

Approved MRE
10/6/25

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Garage/Detached	B25001934	05/16/2025

Description of Work
 SFD/ CONSTRUCT 24 X36 (2) STORY DETACHED GARAGE/, 2 STORY, Slab on Grade, 0R, 0FB, 0HB, 0FP,
 OTHER STRUCTURE = None, 0BR, PORCH/DECK = N/A, ENERGY METHOD = N/A,

[check spelling](#)

BP Assigned to MRE for review.

gsl 7/14/25

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
13223	MAY ESTATE	CIR
Unit Type	Unit #	X Coordinate
--Select--		-76.97122
		Y Coordinate
		39.27223
City	State	Zip Code
ELLCOTT CITY	MD	21042
	Primary	
	Yes	

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
896562	560	40000	349500	884900	535400	RURAL

Legal Description
 IMPSLOT 8 40000 SQ[]13223 MAY ESTATE CIR[]BENSON BRANCH OVERLOOK A

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
9999	8	603000	5				
Plan Area		State Tax Id		Subdivision Name			
		1403326802		BENSON BRANCH OVERLOK			
Section		Area		Tax Map			
				22			
Grid		Zoning District		ADC Map			
22-9		RR-DEO		4813-E7			
SDP No.		Final Plan No.		WP File No.			
		S-97-018					
Record Plat No.		WS Contract No.		FDP No.	Primary		
13377					Yes		
Owner Occupied		Year Built		Historic District			
<input type="radio"/> Yes <input type="radio"/> No		1999		<input type="radio"/> Yes <input checked="" type="radio"/> No			
Historic District Registry No.		Stat Area		Flood Plain			
		3-08A		<input type="radio"/> Yes <input checked="" type="radio"/> No			
Building No							

Owner (This section is not required.)

Search Reset Clear

Name
KENNE

Address Line 1
13223 MAY ESTATE CIR

Address Line 2

Address Line 3

Mail City
ELLCOTT CITY

Mail State
MD

Mail Zip Code
21042

Phone
443-890-5245

Primary
Yes

E-mail

Cell Number Fax Number

Professionals (This section is not required.)

License # * 08010103063 Business Name STOLTZFUS STRUCTURES LLC

License Type * MHIC Ind First Name JONATHAN Middle Name Last Name ZOOK

Primary Yes Address Line 1 5075 LOWER VALLEY ROAD Address Line 2

City ATGLEN State PA ZIP Code 19310-0000

Phone 1 6105937700 Phone 2 Fax 6105937701

E-mail JONATHAN@MYSHEDS.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * Applicant First Name JOHN MI Last Name CHRZANOWSKI

Relationship Applicant Full Name JOHN CHRZANOWSKI

Primary No Organization Name

Street Address 5075 LOWER VALLEY RD Address Line 2

City ATGLEN State PA Zip Code 19310

Phone 610-593-7700 Cell 484-467-0670 Fax 610-593-7701

E-mail * myshedspermits@gmail.com

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Contact First Name JOHN MI Last Name CHRZANOWSKI

Relationship Licensed Professional Full Name JOHN CHRZANOWSKI

Primary Yes Organization Name STOLTZFUS STRUCTURES LLC

Street Address 5075 LOWER VALLEY RD Address Line 2

City ATGLEN State PA Zip Code 19310

Phone 610-593-7700 Cell 484-467-0670 Fax 610-593-7701

E-mail myshedspermits@gmail.com

Addtl Info

Est Construction Cost * 102101 Housing Units * 0 Number of Buildings * 0 Public Owned No

Construction Type --Select--

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee *

Yes No

Capital Project Number

(Text)

Fee Exempt *

Yes No

Roadside Tree Project Permit

Yes No

Roadside Tree Pr

No of Stories * 2 (Text) Foundation * Slab on Grade Basement * N/A No of Rooms * 0 (Text) Full Baths * 0 (Number) Ha 0

Model * SFD/ CONSTRUCT 24 X36 (2) STORY DETACHED GARAGE/ check spelling

Other Structure * None Bedrooms * 0 (Number) Porch Deck * N/A No of Fireplaces * 0 (Number) Type of Fireplace --Select--
W & S Fees Paid Water * Private Sewage * Private Utilities * Electric Heating System * Electric Sprinkler System * None
1st Floor Width 1st Floor Depth 2nd Floor Width 2nd Floor Depth Basement Width Basement Depth Height
Total Square Footage * 864 SQFT (Number) Occupiable Square Footage * 0 SQFT (Number) Affordable Housing Funding * N/A Foundation Measurement (Text)
Walls Roof Change in Use Grading Permit No Senior Housing MIHU Outside Downtown Columbia
Additional Description Info Expiration Date 12/29/2025 MIHU Required Units (Num)

check spelling

GREEN INFORMATION

Goal Level --Select-- Actual Level --Select-- Leed Registration Number (Text) Date of Leed Certification

STORM WATER MANAGEMENT

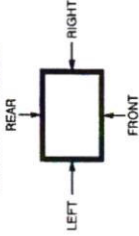
Green Roofs A1 Permeable Pavements A2 Reinforced Turf A3 Disconnection of Rooftop Runoff N1
Sheetflow to Conservation Areas N3 Rainwater Harvesting M1 Submerged Gravel Wetlands M2 Landscape Infiltrator
Dry Wells M5 Micro Bioretention M6 Rain Gardens M7 Swales M8
PSWM Certification Received in CID on

Submit Cancel

Cross Section Labels



Elevation Labels



CONSTRUCTION NOTES:

Snow Live Load: 25 psf
 Floor Live Load: 40 psf
 Wind Load: 115 mph
 Weathering: Severe
 Termite: Moderate to Heavy
 Decay: Slight to Moderate
 Flood Hazard: see Local Flood Map

Client:

Kevin Kennedy

Project Location:

13223 May Estate Circle
 Ellicott City
 Maryland
 21042

DATE:

Monday, May 12, 2025

SCALE:

1/8" = 1'-0"

Size:

8.5" x 11"

PAGE:

3 / 5

DRAWN BY:

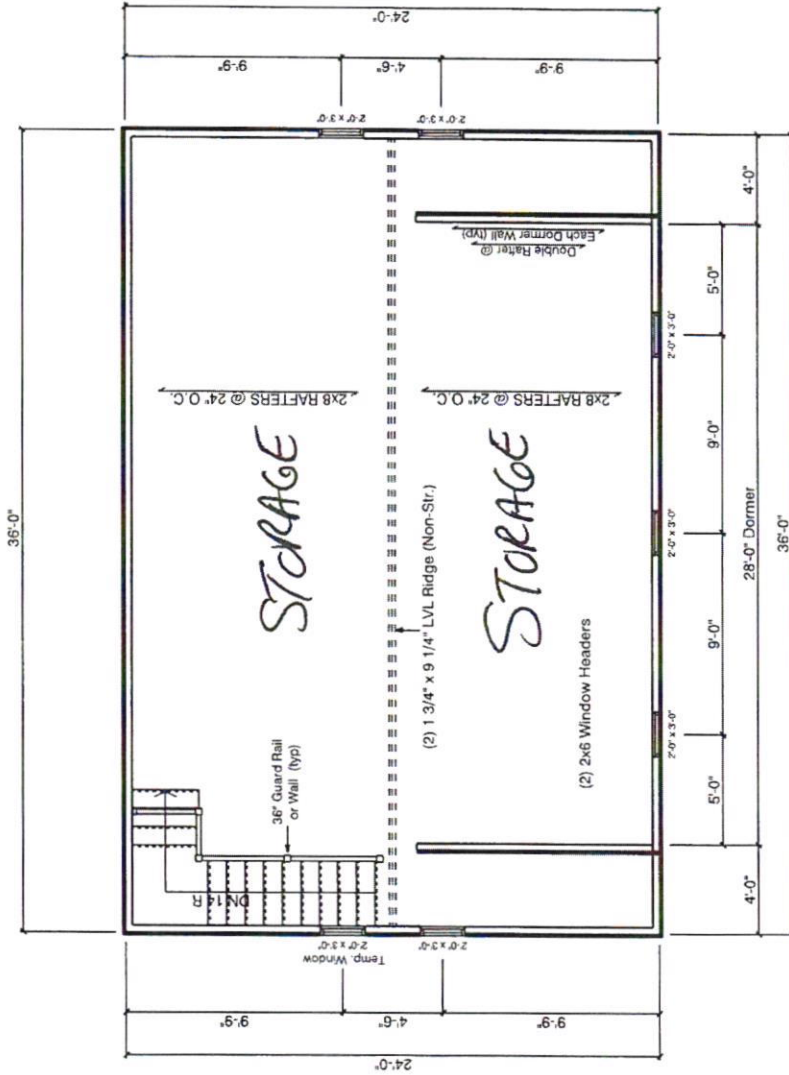
James Lapp



5075 Lower Valley Rd
 Atglen PA 19310
 PHONE: 610-593-7700
 EMAIL: info@mysheds.com



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 Or scan this code
 For more info!



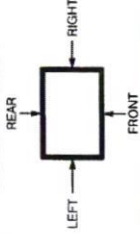
2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

Cross Section Labels



Elevation Labels



CONSTRUCTION NOTES:

Snow Live Load: 25 psf
Floor Live Load: 40 psf
Wind Load: 115 mph
Weathering: Severe
Termites: Moderate to Heavy
Decay: Slight to Moderate
Flood Hazard: see Local Flood Map

Client:

Kevin Kennedy

Project Location:

13223 May Estate Circle
Ellicott City
Maryland
21042

DATE:

Tuesday, June 3, 2025

SCALE:

1/8" = 1'-0"

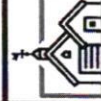
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PAGE:

4 / 6

DRAWN BY:

James Lapp

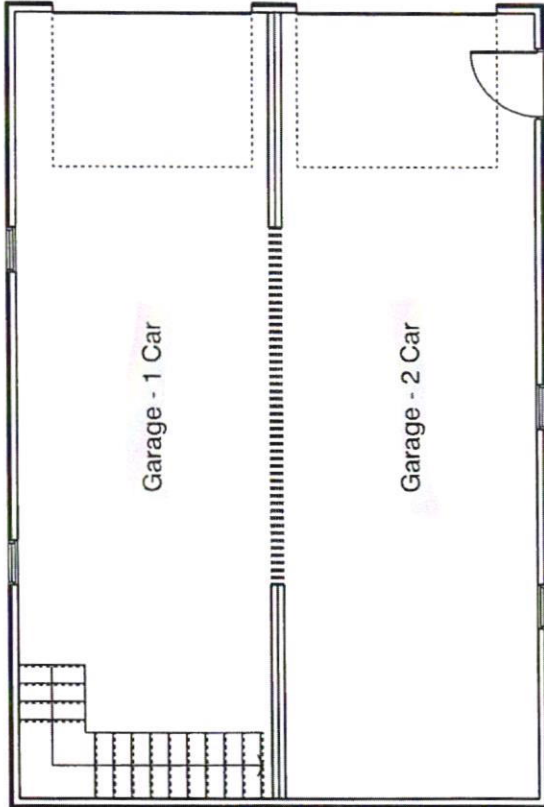


5075 Lower Valley Rd
Atglen PA 19310

PHONE: 610-593-7700

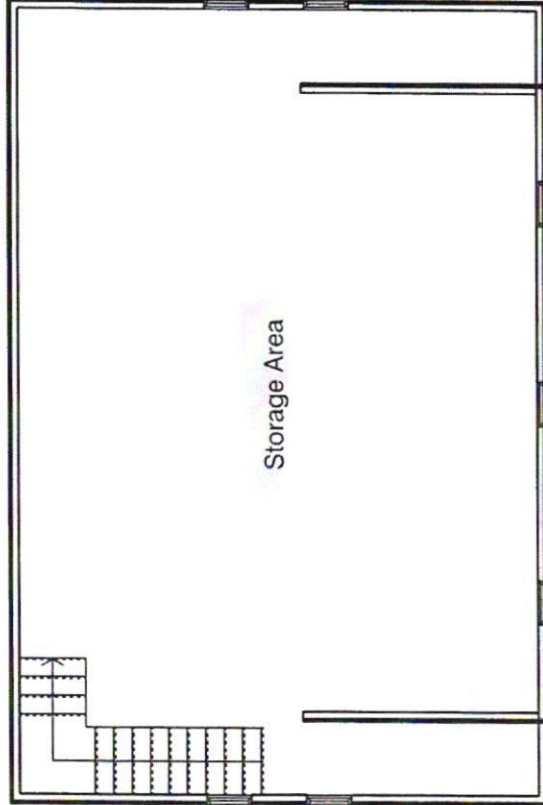
EMAIL: info@mysheds.com

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MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"



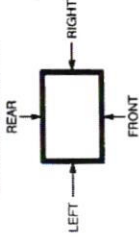
2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

Cross Section Labels



Elevation Labels



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 Maryland
 21042

DATE:

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1/8" = 1'-0"

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8.5" x 11"

PAGE:

6 / 6

DRAWN BY:

James Lapp



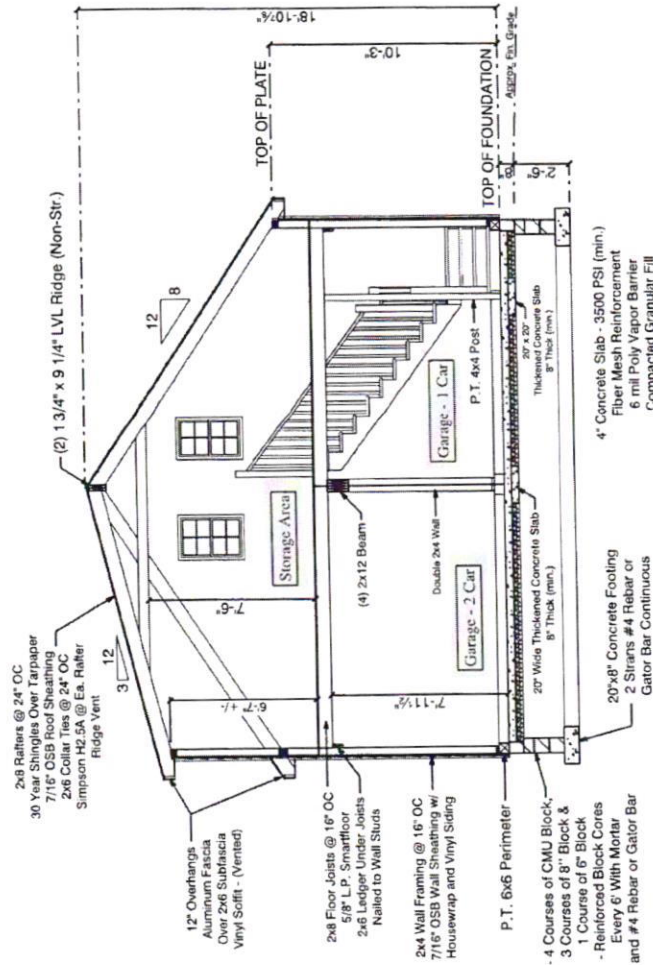
5075 Lower Valley Rd
 Alghen PA 19310

PHONE: 610-593-7700

EMAIL: info@mysheds.com



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CROSS SECTION A
 SCALE: 1/8" = 1'-0"



6/30/99
am 4pm

PERMIT

SEWAGE DISPOSAL SYSTEM

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

P 511963

A 58028-C

DISTRICT _____

DATE 6/22/99

DATE SYSTEM APPROVED 6/30/99

INSPECTOR BB

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
~~XXXXXXXX~~ 410-313-2640

#326802

INDEXED

Covey Construction IS PERMITTED TO INSTALL ALTER

ADDRESS P.O. Box 254, Woodstock, MD 21163 PHONE 410-750-0398

SUBDIVISION Benson Branch Overlook LOT 8 ROAD 13223 May Estates Circle

PROPERTY OWNER Hamilton Reed

ADDRESS _____

SEPTIC TANK CAPACITY 1250 GALLONS

NUMBER OF BEDROOMS 4

180 SQUARE FEET PER BEDROOM

LINEAR FEET OF TRENCH REQUIRED 240

TRENCHES - Trench to be 3 feet wide. Inlet 3 feet below original grade. Bottom maximum depth 5 feet below original grade. Effective area begins at 3 feet below original grade. 2 feet of stone below distribution pipe.

LOCATION - Place the distribution box 135 feet down the right lot line and 55 feet off this same lot line. Run trenches on contour to right side of lot.

NOTES - No trench to exceed 100 feet in length. Provide 6" - 8" diameter cleanout and cap to grade or above on septic tank. OK 3/25/99 DCS

PLANS APPROVED BY Mark Rifkin DATE 3-08-1999

COVER NO WORK UNTIL INSPECTED AND APPROVED

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM

NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS, 90° ELBOWS NOT ACCEPTABLE.

NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX TRENCHES) TO BE 100 FEET FROM WELL (UNLESS OTHERWISE SPECIFICALLY AUTHORIZED)

NOTE: IF DEEP TRENCH(ES) ARE USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH(ES)

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 25/40 PVC OR ABS

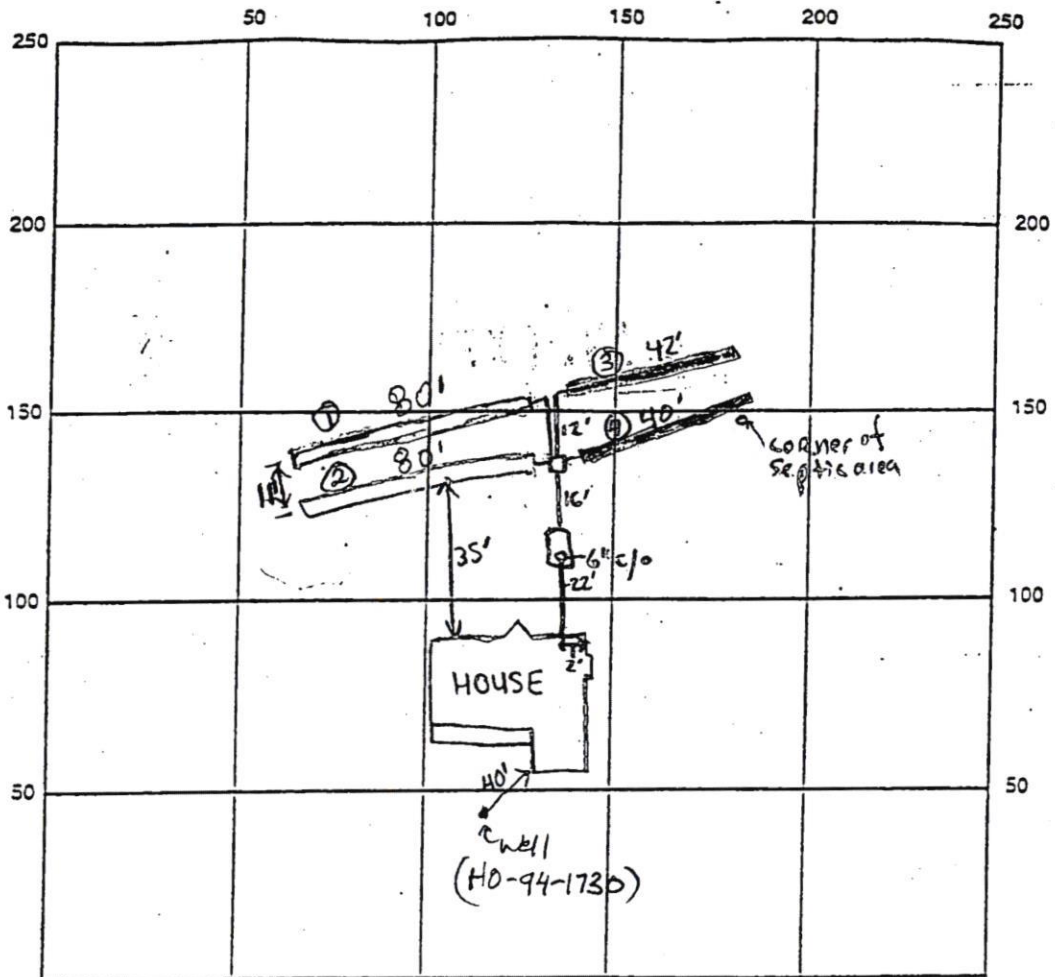
PERMIT VOID AFTER TWO YEARS

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL STAND PIPES MUST BE 6 INCHES IN DIAMETER CAST IRON. CONCRETE OR TERRA COTTA OR PVA OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET. MANHOLE TO GRADE REQUIRED.

NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

***INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT**

A58028-C



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE
 MAY ESTATES CIRCLE

SEPTIC TANK LEVEL \checkmark 1250 midseam CLEANOUTS 6" @ tank

DISTRIBUTION BOX LEVEL \checkmark

DRAIN FIELD/TITLE DEPTH 5 FT. TRENCH WIDTH 3 FT. INLET DEPTH 3 FT.

EFFECTIVE GRAVEL DEPTH 2 FT. TOTAL LENGTH 80' 80' 42' 40' FT. (242)

NUMBER OF TRENCHES _____ ONE-SIDED / BOTTOM AREA 720 SQ. FT.

DRYWALL INSIDE DIAMETER N/A FT. EFFECTIVE DEPTH BELOW INLET N/A FT.

ABSORBENT AREA N/A SQ. FT.

REMARKS: 6/30/99 - HOUSE CONNECTION MADE OK TO CONTINUE WORK (SRK)

6/30/99 Septic system O.K. Can cover all work (BB)

DATE SYSTEM APPROVED 6/30/99 INSPECTOR Brian Baker

PARCEL A

N 74°27'51" E 220.00

13223 May Estate Circle

FOREST CONSERVATION EASEMENT (F.C.E.)

124' Rear

N 39°26'16" W 307.69

S 10°45'53" E 265.87

AS BOUNDARY

10' Side

92' Side

99' Front

LOT 8
0.9183 ACRES

24x36
Garage

2-STORY HOUSE
#13223

DECK

ASPHALT DRIVEWAY

WALK

POCKET

REBAR CAP 1
"FCC

REBAR CAP FOUND
"FCC 106"

R=50.00

R=100.00

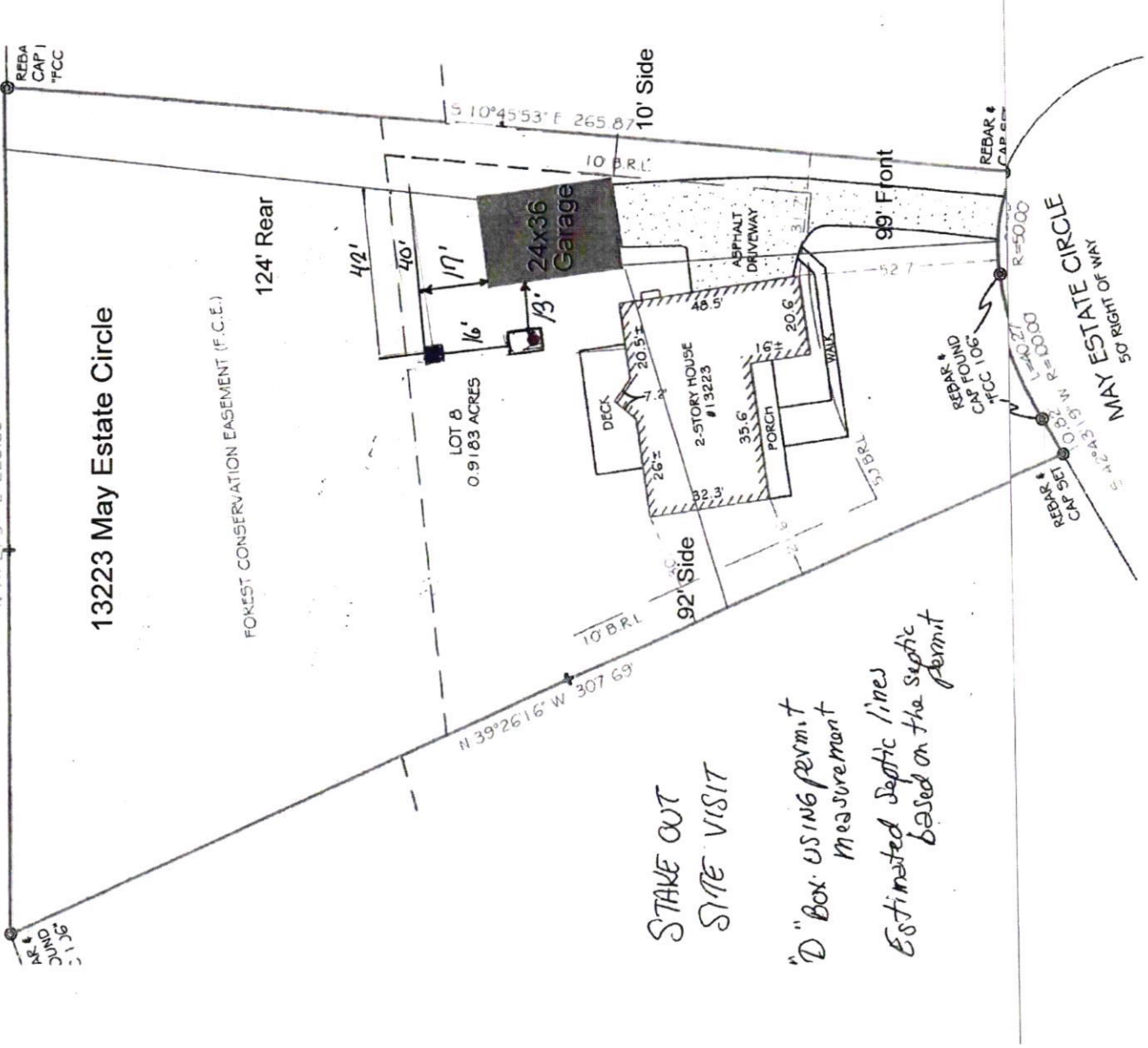
R=200.00

MAY ESTATE CIRCLE

OF RIGHT OF WAY

STAKE OUT
SITE VISIT

"D" Box: USING permit
measurement
Estimated Septic lines
based on the permit



PARCEL 'A'

N 74°27'51" E 220.00'

REBAR #
CAP SET
106"

REBAR
CAP SET
106"

13223 May Estate Circle

FOREST CONSERVATION EASEMENT (F.C.E.)

124' Rear

LOT 8
0.9183 ACRES

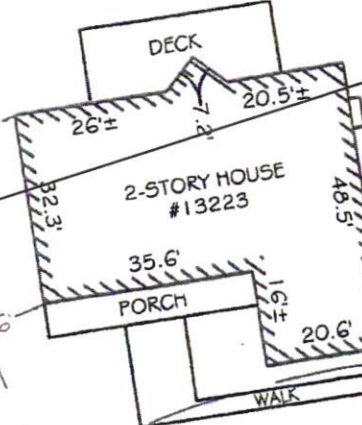
N 39°26'16" W 307.69'

S 10°45'53" E 265.87'

24x36
Garage

10' Side

92' Side



99' Front

REBAR #
CAP FOUND
106"

REBAR #
CAP SET

REBAR #
CAP SET

S 42°43'19" W 10.82'
L=40.27
R=100.00

L=26.99
R=50.00

MAY ESTATE CIRCLE
50' RIGHT OF WAY

Eshenbaugh, Melanie

From: Eshenbaugh, Melanie
Sent: Monday, August 11, 2025 9:23 AM
To: Kevin Kennedy
Subject: RE: Garage and septic stake out
Attachments: County Waiver Form_PC.pdf

Good morning,

I went out to conduct a site visit and determined that the setback to the proposed garage is less than 20' from the existing trench based on both the revised plan and using a pipe locator tool. In order to determine the exact location of the septic trenches a septic contractor can field locate and mark them for a follow-up if it is believed to be more than 20' from the trenches. The septic tank location is expected to meet the minimum setback distance requirement. Please reach out to a licensed septic contractor to field locate and stake the top trenches. Also, if the distance requirement is not met with field locating the trenches, a waiver request can be submitted (see attached) for review for a setback reduction. Please let me know if you have any questions and hope you have a nice week.

Melanie Eshenbaugh
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
www.hchealth.org



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From: Kevin Kennedy <kwkennedy76@gmail.com>
Sent: Saturday, August 9, 2025 10:44 PM
To: John Chrzanowski <permits@mysheds.com>
Cc: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>; Jason Smith <jason@mysheds.com>
Subject: Re: Garage and septic stake out

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This email originated from someone outside of Howard County
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Hi Melanie

Eshenbaugh, Melanie

From: Eshenbaugh, Melanie
Sent: Friday, October 3, 2025 1:15 PM
To: John Chrzanowski
Subject: RE: 13223 May Estates Circle
Attachments: A58028-C_326802_13223_MAY_ESTATES_CIRCLE (2).pdf

Good afternoon John,

The site plan is missing a couple things, the rest of the septic needs to be shown, this is the 2@80' trenches (see attached on pg. 2) as well as the distance from the SDA to the proposed garage. Please ensure the plan is to scale as this was printed out on an 11X17 and the scale was off a little bit. I was able to scale it, but since we are trying to determine whether a waiver for a setback reduction is necessary based on this information which is critical for us to make a decision. I hope this explanation is helpful and the site plan was very good otherwise. Let me know if you have any questions and hope you have a nice weekend.

Melanie Eshenbaugh
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
www.hchealth.org



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From: John Chrzanowski <permits@mysheds.com>
Sent: Thursday, October 2, 2025 11:00 AM
To: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Cc: Kevin Kennedy <kwkennedy76@gmail.com>
Subject: RE: 13223 May Estates Circle

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Thank you

Have a Great Day!

John Chrzanowski

Permits & Inspections

P: 610 593 7700

W: www.mysheds.com



From: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>

Sent: Thursday, October 2, 2025 10:59 AM

To: John Chrzanowski <permits@mysheds.com>

Subject: RE: 13223 May Estates Circle

Good morning John,

I will be reviewing the plan today and let you know if everything looks good. Thank you.

Melanie Eshenbaugh
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
www.hchealth.org



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From: John Chrzanowski <permits@mysheds.com>

Sent: Thursday, October 2, 2025 8:47 AM

To: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>; Kevin Kennedy <kwkennedy76@gmail.com>

Cc: Jason Smith <jason@mysheds.com>

Subject: 13223 May Estates Circle

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New 24x36 proposed garage

Melanie

Attached is a scaled site plan with all locations marked and measured. We used the attached permit information for all locations.

Let me know if you need anything else

Thank you

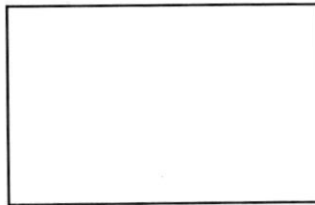
Have a Great Day!

John Chrzanowski

Permits & Inspections

P: 610 593 7700

W: www.mysheds.com



Eshenbaugh, Melanie

From: Eshenbaugh, Melanie
Sent: Wednesday, July 16, 2025 12:10 PM
To: John Chrzanowski
Subject: RE: B25001934
Attachments: 14 Well and On-site Sewage Disposal System Setbacks 10-2402018.pdf

Hi John,

Please see the attached for the setback requirements from the garage to the septic tank (10') & septic area (20' to SDA). Thank you.

Melanie Eshenbaugh
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
www.hchealth.org



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From: John Chrzanowski <permits@mysheds.com>
Sent: Wednesday, July 16, 2025 12:01 PM
To: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Subject: RE: B25001934

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Melanie
What is the setback requirement form the septic field and the septic tank?

Thank you

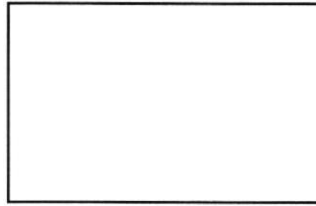
Have a Great Day!

John Chrzanowski

Permits & Inspections

P: 610 593 7700

W: www.mysheds.com



From: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>

Sent: Tuesday, July 15, 2025 3:51 PM

To: myshedspermits@gmail.com

Subject: B25001934

Good afternoon,

After review of the building permit proposal, submitted plans, and conducting a site visit to the property, we kindly request the proposed garage & septic area to be staked to verify setback requirements to the septic tank/septic area. Please inform me when the proposed garage location and the septic area (SDA shown on attached record) are staked in order to schedule a site visit to the property. Thank you kindly!

Melanie Eshenbaugh
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
www.hchealth.org



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