

Approved 4/1/26
-H.O.

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Addition/SFD	B26000356	02/05/2026
Description of Work		
SFD/ CONSTRUCT 24' X 24' (2) STORY ADDITION TO CREATE (2) CAR GARAGE, MUSIC ROOM, BEDROOM, AND ATTIC SPACE W/ AN ELEVATOR, 2 STORY, Full Basement, 2R, 0FB, 0HB, 0FP, OTHER STRUCTURE = 2 Car Attached, 0BR, PORCH/DECK = N/A, ENERGY METHOD = ERI,		

[check spelling](#)Online BP.
8/22/24/26

Address * (This section is required.)

Search	Reset	Clear	Get Parcel & Owner
Street #	Street Name	Street Type	
13627	GILBRIDE	LN	
Unit Type	Unit #	X Coordinate	Y Coordinate
-Select-		-76.96824	39.22054
City	State	Zip Code	Primary
CLARKSVILLE	MD	21029	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
877823	30	3.07	296700	1113500	816800	RURAL

Legal Description

IMPSLOT 21 3.078 A[]13627 GILBRIDE LN[]HEDGEROW SEC 1

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	21	605101	5				
Plan Area	State Tax Id	Subdivision Name					
	1405411823	HEDGEROW					
Section	Area	Tax Map					
		28					
Grid	Zoning District	ADC Map					
28-20	RR-DEO	4933-B5					
SDP No.	Final Plan No.	WP File No.					
	F-89-111						
Record Plat No.	WS Contract No.	FDP No.	Primary				
8935			Yes				
Owner Occupied	Year Built	Historic District					
☐ Yes ☐ No	1994	☐ Yes ☒ No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-04A	☐ Yes ☒ No					
Building No							

Owner (This section is not required.)

Search	Reset	Clear
Name *		
BAUMC		
Address Line 1		
13627 GILBRIDE LN		
Address Line 2		
Address Line 3		
Mail City		
CLARKSVILLE		
Mail State		
MD		
Mail Zip Code		
21029		
Phone		
410-446-0048		
Primary		
Yes		
E-mail		

brianbaumg@aol.com

Cell Number

Fax Number

Professionals (This section is not required.)

License # *	Business Name		
08050041426	OSTERICHER ENTERPRISES INC		
License Type *	First Name	Middle Name	Last Name
MHIC Co	▼ DANIEL		OSTERICHER
Primary	Address Line 1		
Yes	▼ 4898 GREEN BRIDGE ROAD		
	Address Line 2		
	City	State	ZIP Code
	DAYTON	MD	21036-1211
	Phone 1	Phone 2	Fax
	3016512467		4105313519
	E-mail		
	DAN@OEIBUILDERS.COM		

Applicant (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type *	First Name	MI	Last Name
Applicant	▼ Daniel		Ostericher
Relationship	Full Name		
Applicant	▼ Daniel Ostericher		
Primary	Organization Name		
No	▼ Ostericher Ent., Inc.		
	Street Address		
	4898 Green Bridge Rd.		
	Address Line 2		
	City	State	Zip Code
	Dayton	MD	▼ 21036
	Phone	Cell	Fax
	301-651-2467		
	E-mail *		
	dan@oeibuilders.com		

Contact (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type	First Name	MI	Last Name
Contact	▼ Daniel		Ostericher
Relationship	Full Name		
Applicant	▼ Daniel Ostericher		
Primary	Organization Name		
Yes	▼ Ostericher Ent., Inc.		
	Street Address		
	4898 Green Bridge Rd.		
	Address Line 2		
	City	State	Zip Code
	Dayton	MD	▼ 21036
	Phone	Cell	Fax
	301-651-2467		
	E-mail		
	dan@oeibuilders.com		

Addtl info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
200000	0	0	No
Construction Type			
434 - Additions, Alterations and Conversions - Residential			

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 *
Full Basement

Basement *
Unfinished

No of Rooms *
2
(Text)

Full Baths *
0
(Number)

Ha
0

SFD/ CONSTRUCT 24' X 24' (2) STORY ADDITION TO CREATE (2) CAR GARAGE, MUSIC ROOM, BEDROOM, AND ATTIC SPACE W/ AN
[check spelling](#)

Other Structure *
2 Car Attached
W & S Fees Paid
☐ Yes ☐ No

Water *
Private

Bedrooms *
0
(Number)

Porch Deck *
N/A

No of Fireplaces *
0
(Number)

Type of Fireplace
--Select--

Sewage *
Private

Utilities *
Gas & Electric

Heating System *
Electric & Natural Gas

Sprinkler System *
None

1st Floor Width
FT (Number)

1st Floor Depth
FT (Number)

2nd Floor Width
FT (Number)

2nd Floor Depth
FT (Number)

Basement Width
FT (Number)

Basement Depth
FT (Number)

Height
FT (Number)

Total Square Footage *
1510
SQFT (Number)

Occupiable Square Footage *
0
SQFT (Number)

Affordable Housing Funding *
N/A

Foundation Measurement
(Text)

Walls
(Text)

Roof
(Text)

Change In Use
☐ Yes ☒ No

Grading Permit No
TBD
(Text)

Senior Housing
☐ Yes ☒ No

MIHU Outside Downtown Columbia
☐ Yes ☒ No

Additional Description Info

Expiration Date
8/23/2026

MIHU Required Units
0
(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
☐ Yes ☐ No

Permeable Pavements A2
☐ Yes ☐ No

Reinforced Turf A3
☐ Yes ☐ No

Disconnection of Rooftop Runoff N1
(Number)

Sheetflow to Conservation Areas N3
☐ Yes ☐ No

Rainwater Harvesting M1
(Number)

Submerged Gravel Wetlands M2
(Number)

Landscape Infiltration
(Number)

Dry Wells M5
(Number)

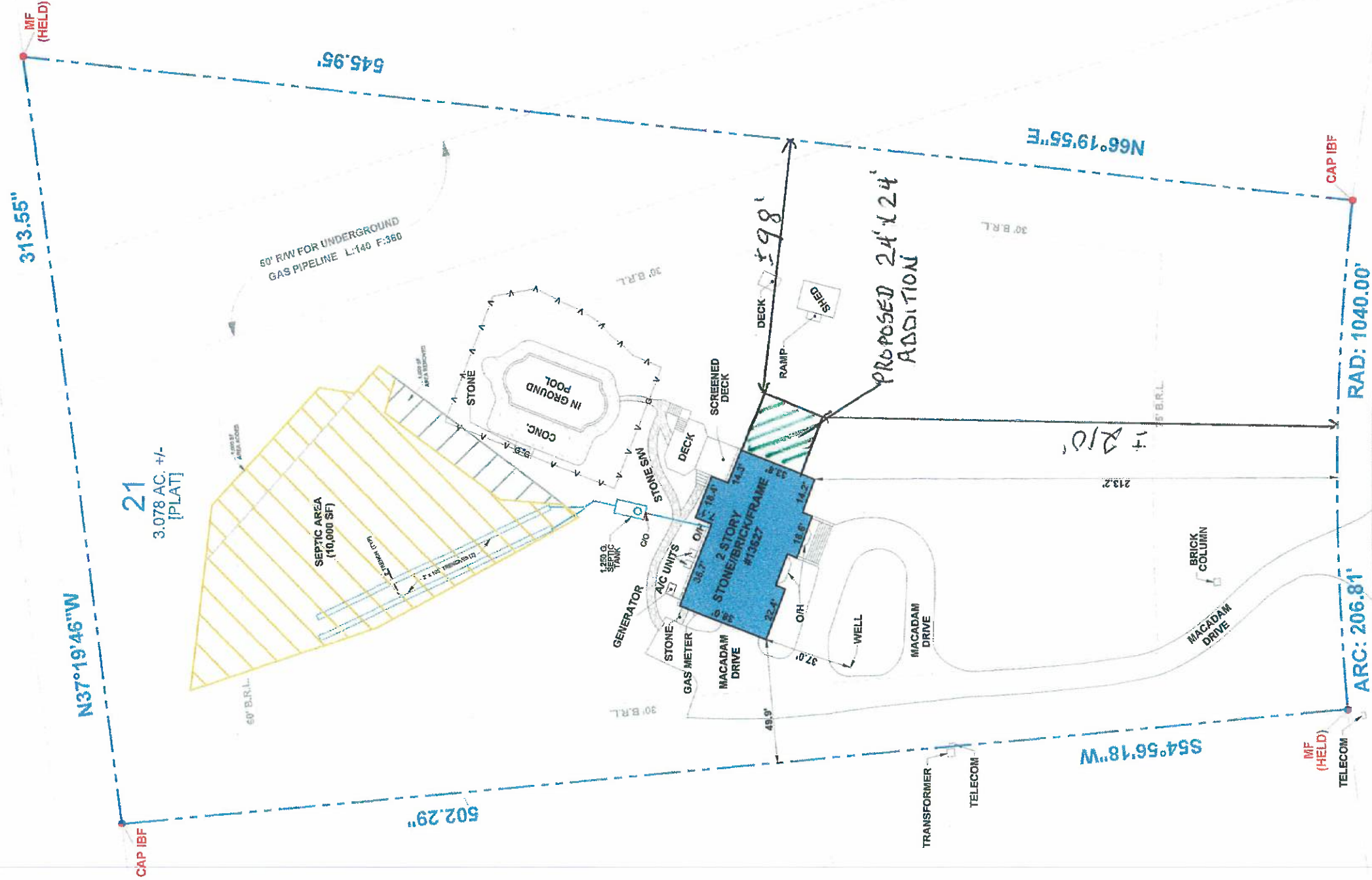
Micro Bioretention M6
(Number)

Rain Gardens M7
(Number)

Swales M8
(Number)

PSWM Certification Received in CID on

Submit Cancel



Gilbride Lane
(80' PUBLIC R/W)

NOTES:
1) Property subject to any/all rights-of-way, easements, and/or covenants of record and/or imposed by law.
2) No title report furnished.
3) Septic Area location and details per Howard County Health Dept. Permit records - P. 49824, Area 40521 - approved 10/27/93. Area revised March 2002 for Pool construction.

SURVEYORS CERTIFICATION:
I hereby certify to the best of my professional knowledge, information, and belief, this information is correct and is based upon a field survey conducted by and under my direct supervision in compliance with the requirements set forth in regulation 09.13.06.12 of the code of Maryland regulations.



License Expires: 4/3/2028

Thomas A. Maddox
THOMAS A. MADDOX-Professional Land Surveyor-MD, License No. 10850

LEGEND

IPF - IRON PIPE FOUND	PF - PIPE FOUND	RET - RETAINING
IBS - IRON BAR SET	C/O - CLEAN OUT	G - GATE
POL - POINT ON LINE	NS - NAIL SET	OH - OVERHANG
CAP - CAPPED PIPE	RW - RIGHT-OF-WAY	CONC - CONCRETE

BOUNDARY PLAT
13627 Gilbride Lane
Howard County, Maryland

LOT: 21 TAX ID: 05-411823

PLAT ENTITLED: HEDGEROW, SECTION ONE

PLAT NO: 8932

LIBER: 20150 FOLIO: 158 CASE NO: BAUMGARDNER

SCALE: 1"=50' DATE: 04/24/2025-R1 JOB NO: LK250162

PROPOSED EXPANSION TO THE RESIDENCE OF

BRIAN AND PAMELA BAUMGARDNER

13627 GILBRIDE LANE CLARKSVILLE, MD 21029

PROJECT DIRECTORY

CLIENT / HOMEOWNER:

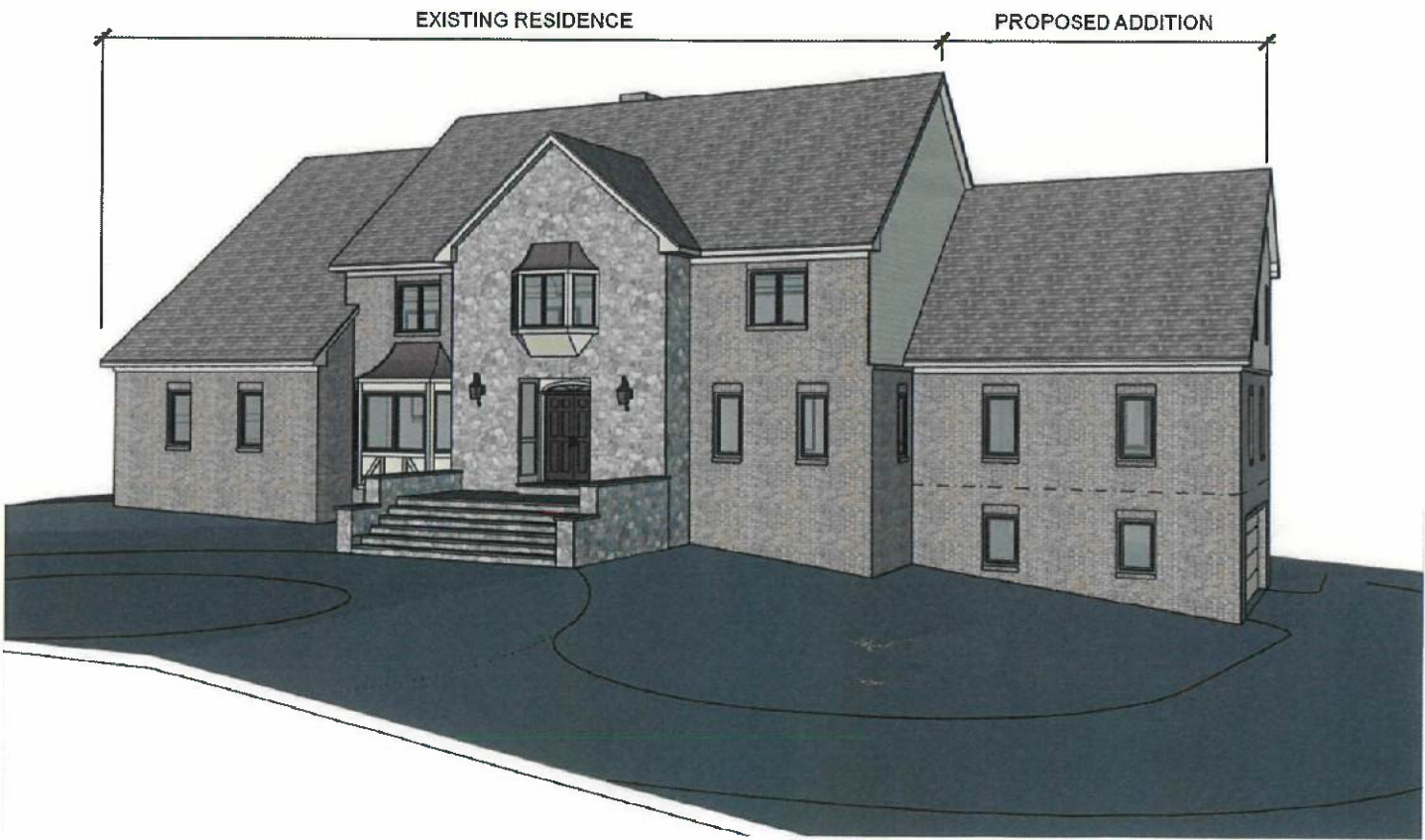
BRIAN BAUMGARDNER 13627 GILBRIDE LANE
CLARKSVILLE, MD 21029
PHONE: 410.531.6176
EMAIL: BRIANBAUMG.AOL.COM

ARCHITECT:

LEHMAN ASSOCIATES, P.C.
JOHN I. LEHMAN, AIA
6888 MINK HOLLOW ROAD
HIGHLAND, MD 20777
PHONE: 301-854-1109
EMAIL: JLEHMAN@LAPC.US

GENERAL PROJECT SCOPE

PROPOSED 24' x 24' ADDITION TO EXISTING 2-STORY, BRICK, STONE AND FRAME RESIDENCE. THE BASEMENT LEVEL TO INCLUDE A 2-CAR GARAGE, THE MAIN LEVEL TO INCLUDE A MUSIC ROOM AND THE UPPER LEVEL SHALL INCLUDE A NEW GUEST BEDROOM. THERE ARE NO PLUMBING CHANGES OR ADDITIONS. ALL NEW SPACES SHALL HAVE DIRECT CONNECTIONS INTO THE EXISTING RESIDENCE AND A PROPOSED ELEVATOR SHALL SERVE AS A DIRECT VERTICAL CONNECTION TO ALL SPACES.



PROPOSED FRONT PERSPECTIVE VIEW

IN COMPLIANCE WITH CODE OF MARYLAND REGULATIONS 09.21.02.04,
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED
BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS
OF THE STATE OF MARYLAND, LICENSE NO. 7270-A EXP. DATE 09.15.26

LIST OF DRAWINGS

CVR	COVER SHEET
A-1	SITE PLAN
A-2	LOWER LEVEL FLOOR PLAN
A-3	MAIN LEVEL FLOOR PLAN
A-4	UPPER LEVEL FLOOR PLAN
A-5	FOUNDATION AND MAIN FLOOR FRAMING PLAN
A-6	EXTERIOR ELEVATIONS
A-7	CROSS SECTIONS AND DETAILS
A-8	CROSS SECTIONS AND DETAILS
A-9	ELEVATOR PLANS AND DETAILS
A-10	ELECTRICAL FLOOR PLANS

BUILDING CODES

-INT'L. RESIDENTIAL CODE - 2024 EDITION
50 LB. psf GROUND SNOW LOAD
-INT'L. ENERGY CONSERVATION CODE, 2024 EDITION
-INT'L. MECHANICAL CODE, 2024 EDITION
-THE LIFE SAFETY CODE, 2024 EDITION (NFPA 101)
LOCAL AMENDMENTS TO INT'L. CODES
-2023 NATIONAL ELECTRICAL CODE (NFPA 70)
WITH LOCAL AMANDMENTS

BUILDING & SITE DATA

LOT SIZE: 3.078 ACRES

EXISTING RESIDENCE: 4,334 SQ. FT.
(NOT INCL. BASEMENT OR EXIST. GARAGE))
PROPOSED EXPANSION: 934 SQ. FT.
PLUS LOWER LEVEL GARAGE: 576 SQ. FT.

TOTAL LIVEABLE: 5,268 SQ. FT.



MAN ASSOCIATES, PC
c h i t e c t s

PROPOSED EXPANSION TO THE RESIDENCE OF

BRIAN AND PAMELA BAUMGARDNER

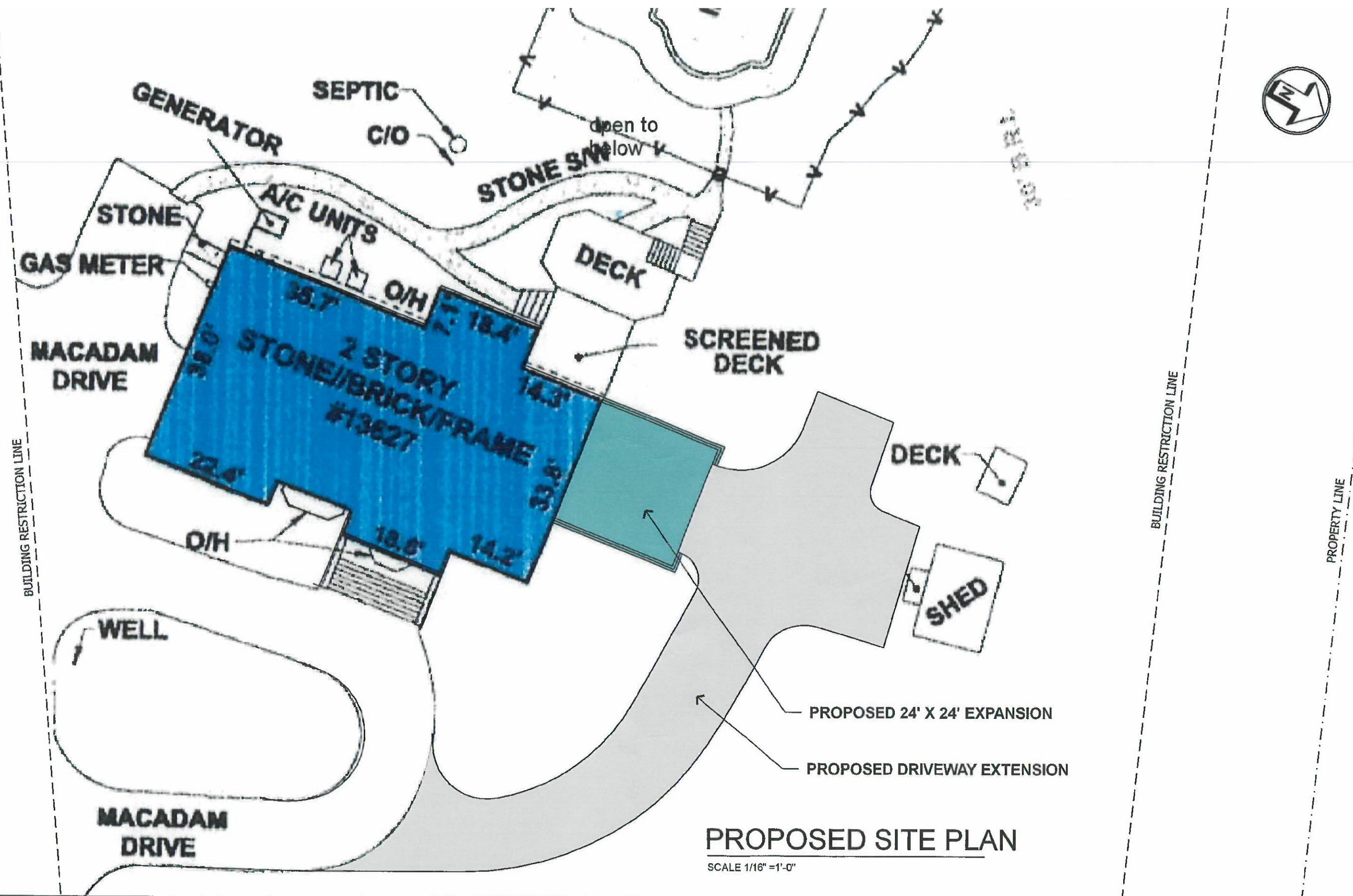
13627 GILBRIDE LANE CLARKSVILLE, MD 21029

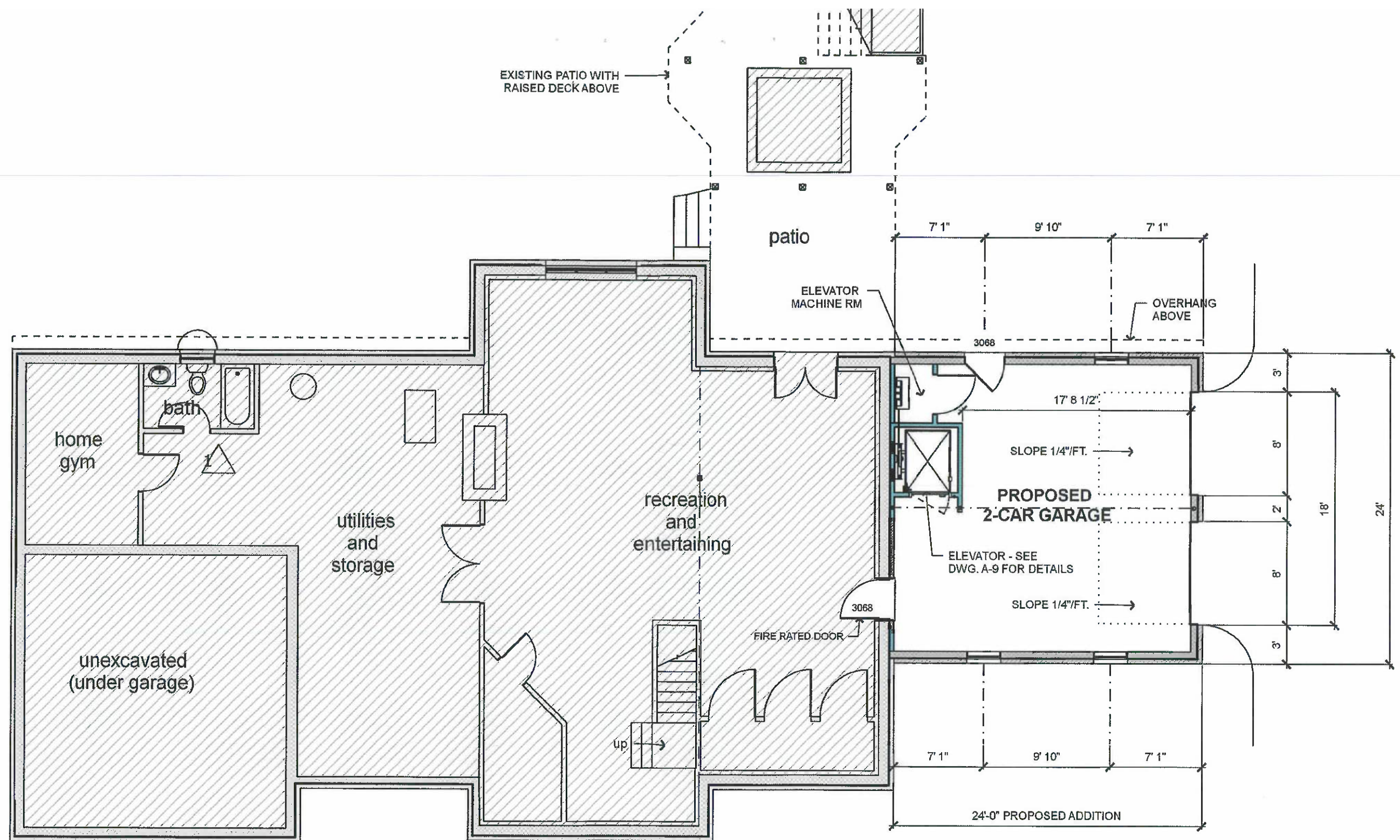
PROJ. NO: 1325-505

DATE: 03.16.26

REV. 1

CVR





PROPOSED LOWER LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"

0-Bedrooms



AN ASSOCIATES, PC
architects

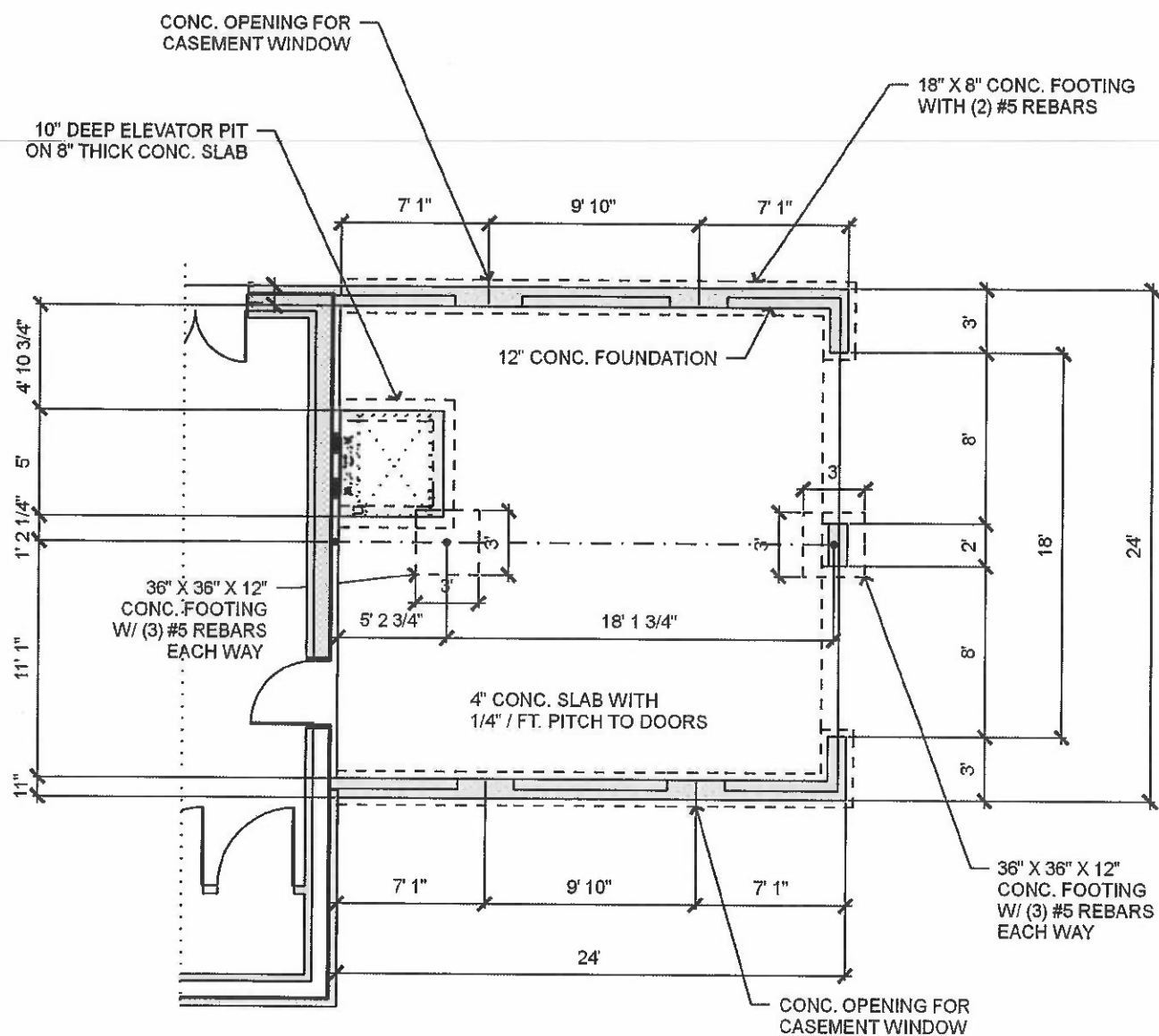
PROPOSED EXPANSION TO THE RESIDENCE OF
BRIAN AND PAMELA BAUMGARDNER
13627 GILBRIDE LANE CLARKSVILLE, MD 21029

PROJ. NO: 1325-505

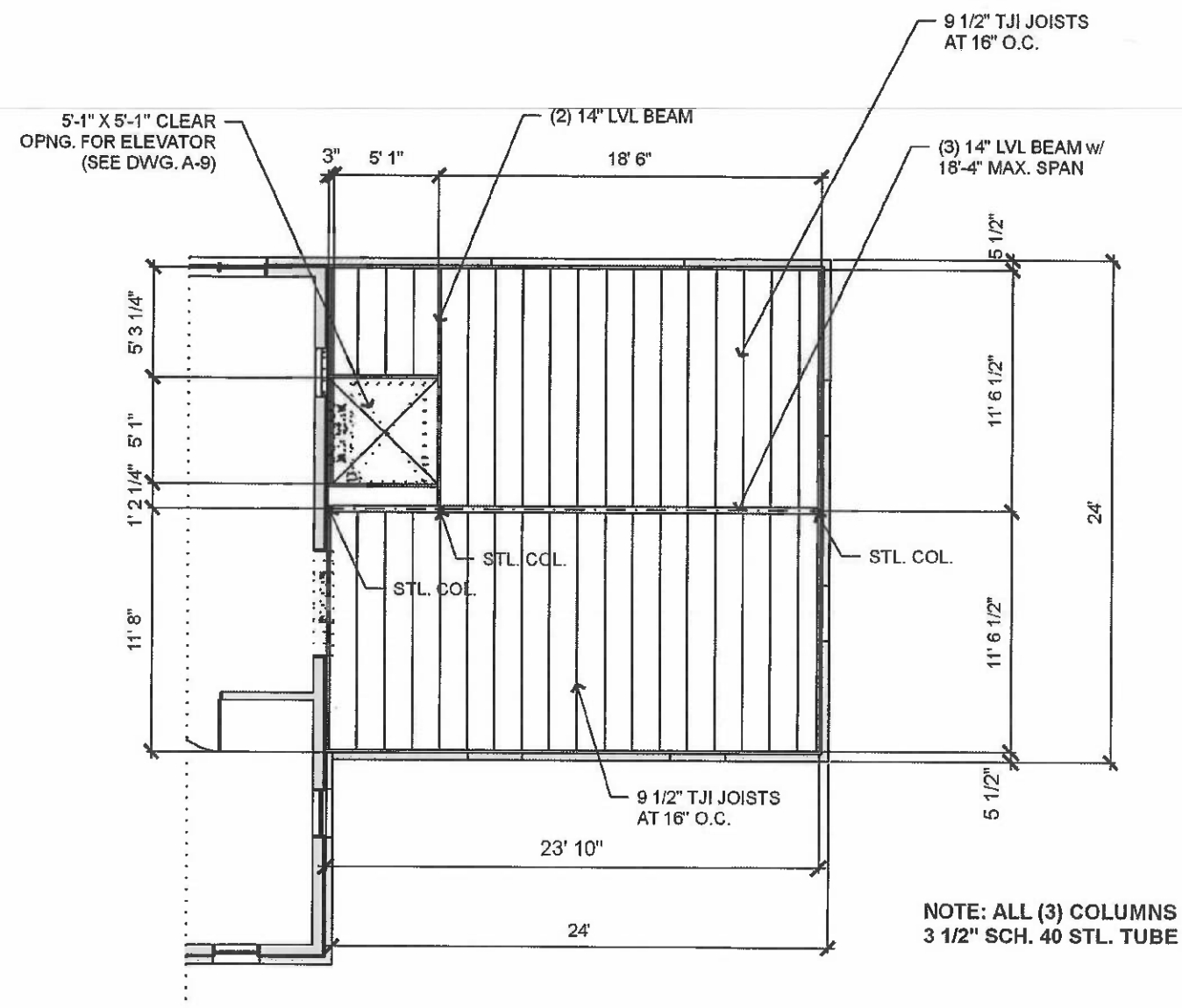
DATE: 03.16.26

REV. 1

A-2

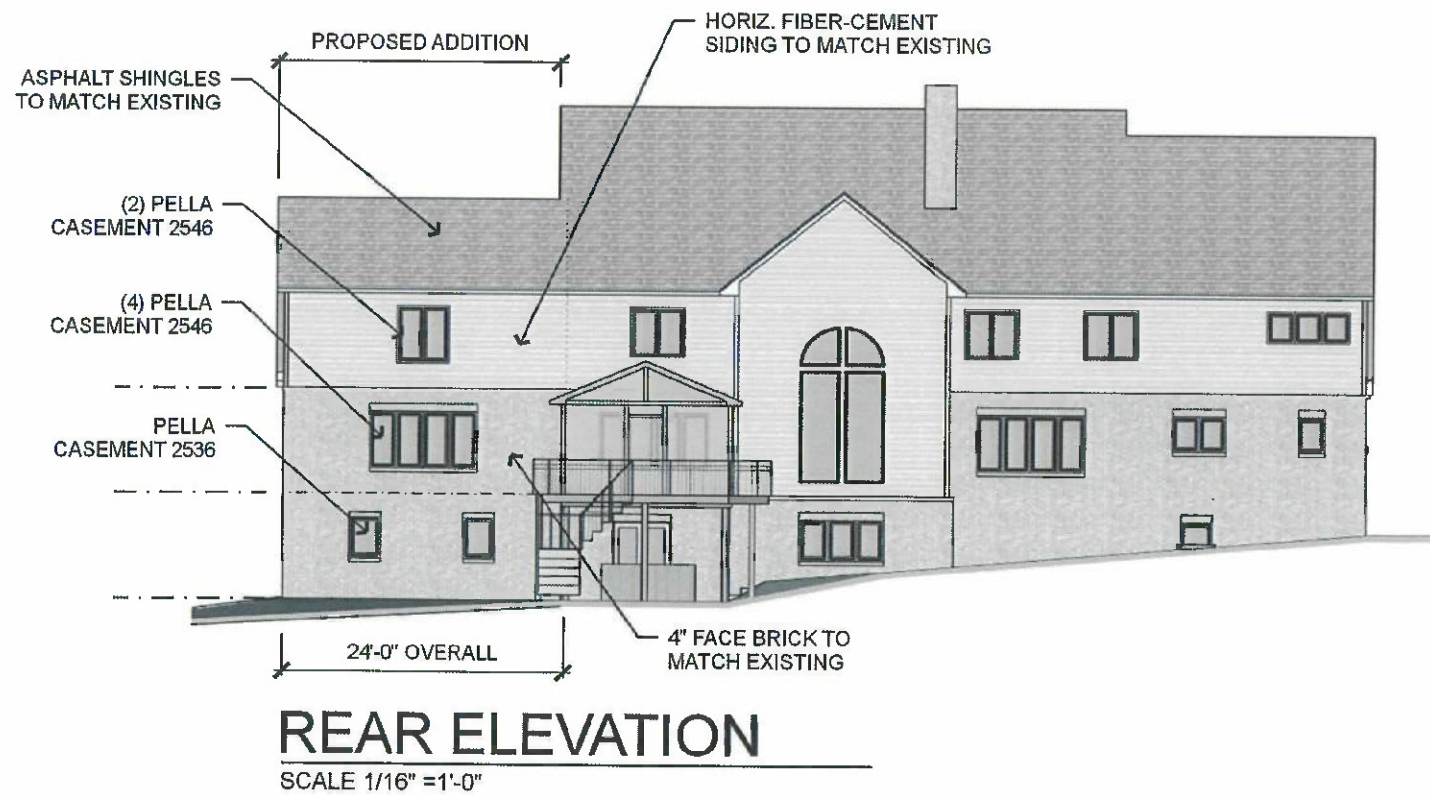
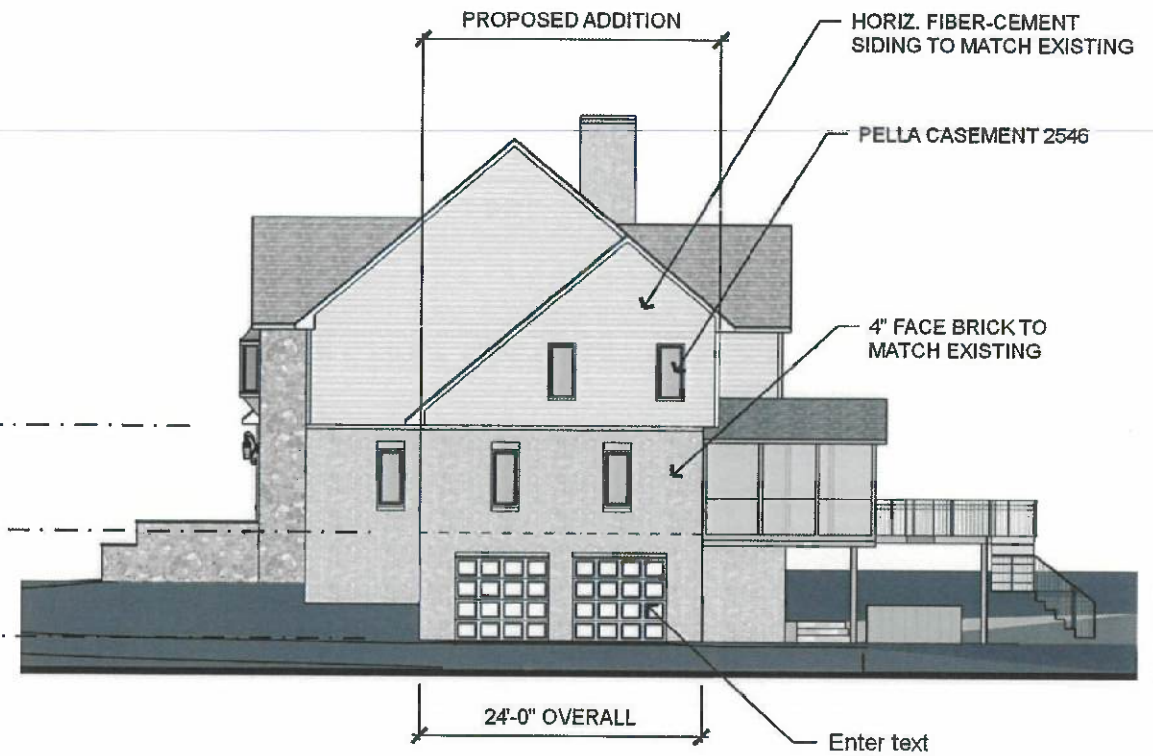
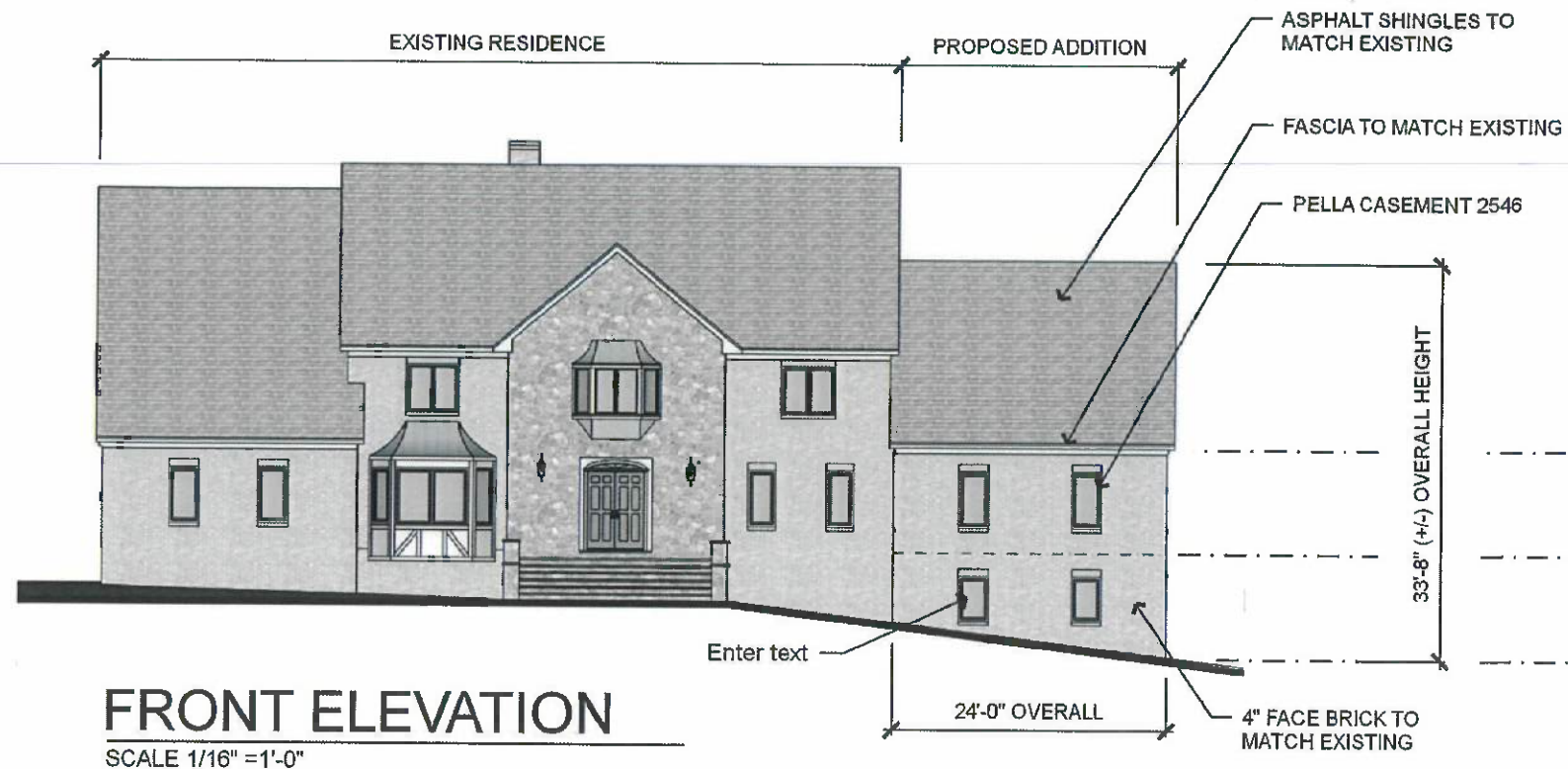


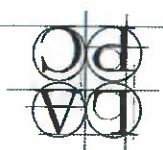
FOOTING / FOUNDATION PLAN
SCALE 1/8" = 1'-0"



FIRST FLOOR FRAMING PLAN
SCALE 1/8" = 1'-0"





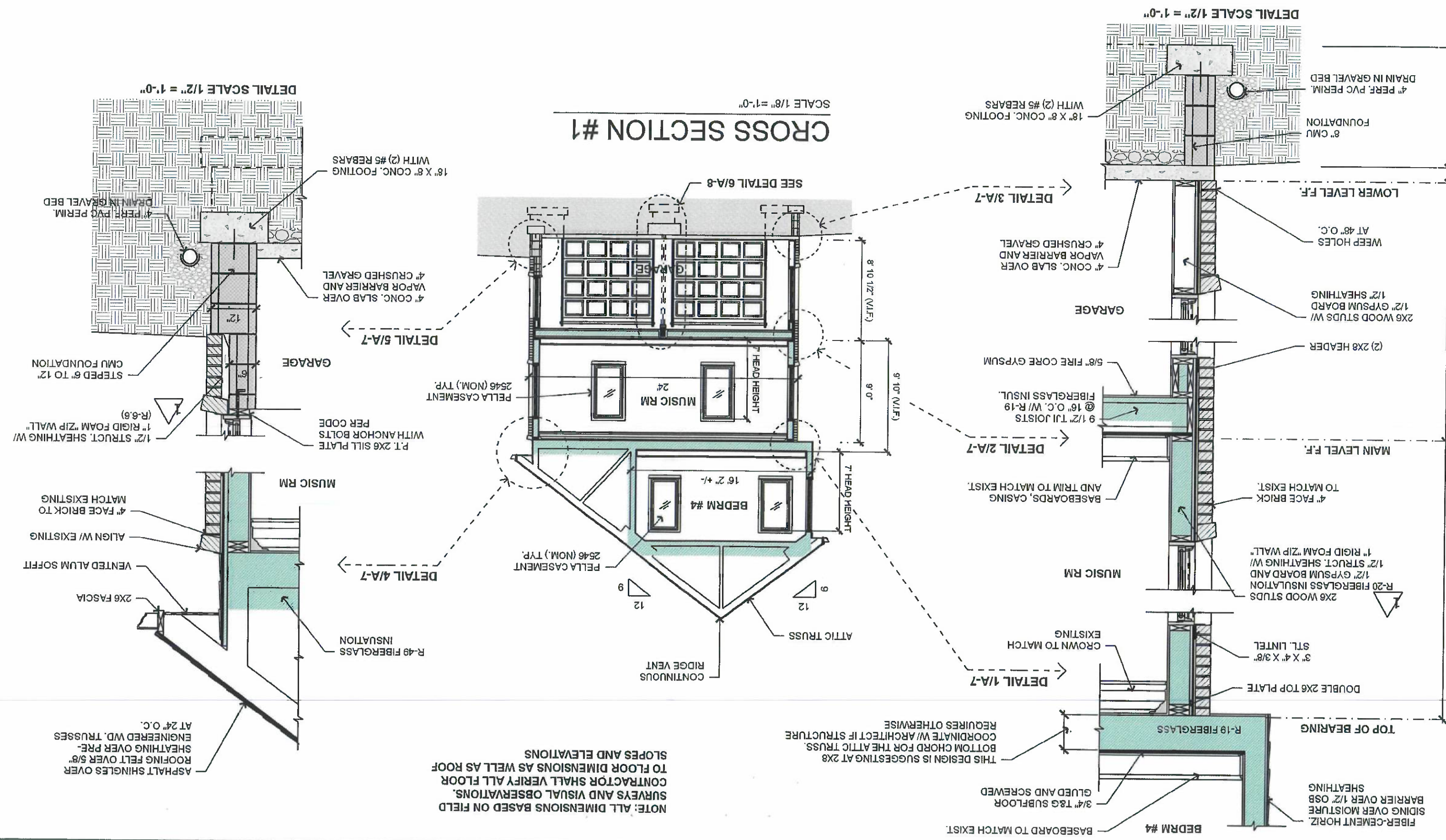


CROSS SECTION #1

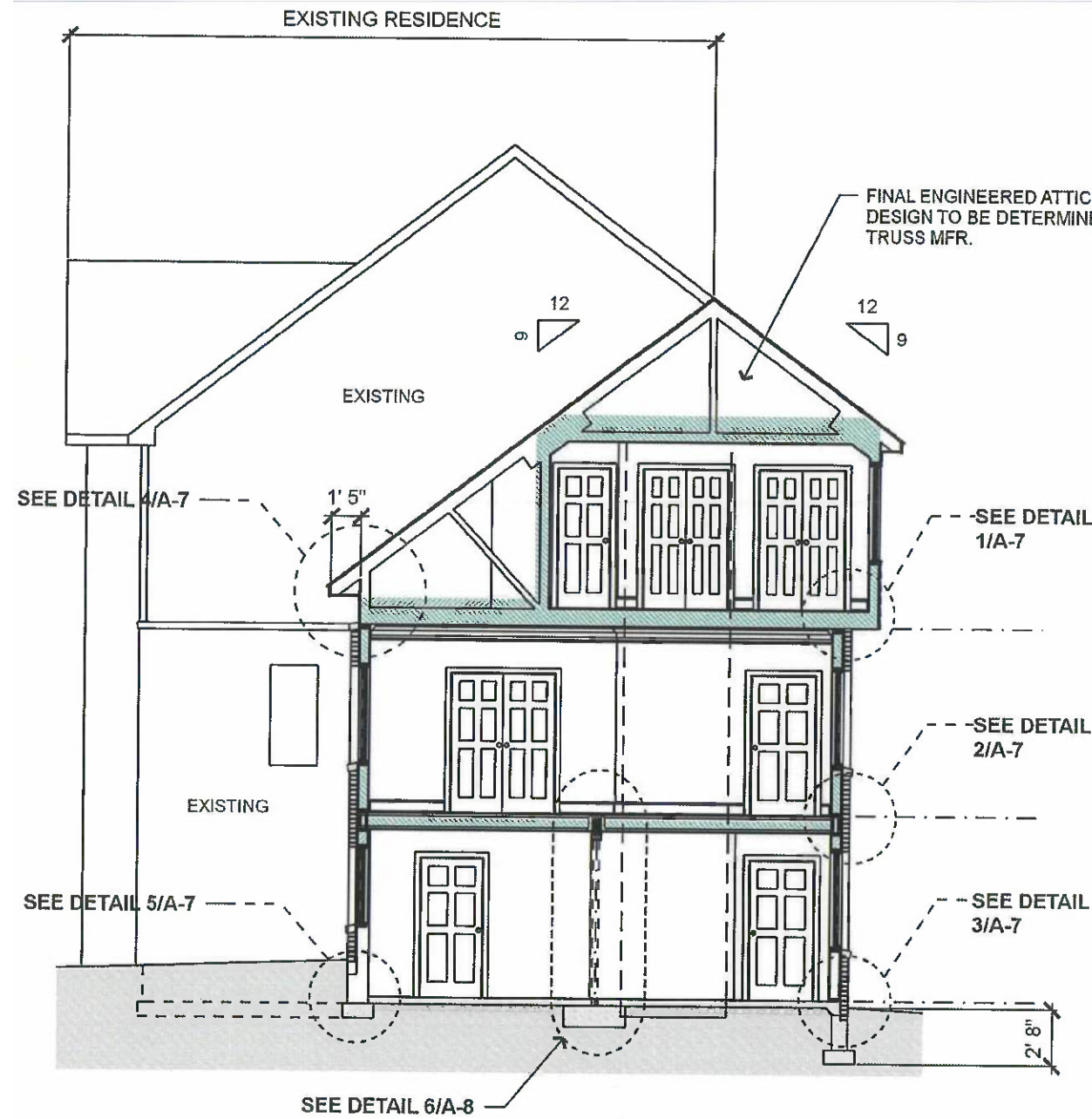
SCALE 1/8" = 1'-0"

NOTE: ALL DIMENSIONS BASED ON FIELD SURVEYS AND VISUAL OBSERVATIONS. CONTRACTOR SHALL VERIFY ALL FLOOR TO FLOOR DIMENSIONS AS WELL AS ROOF SLOPES AND ELEVATIONS

THIS DESIGN IS SUGGESTING AT 2X8 BOTTOM CHORD FOR THE ATTIC TRUSS. COORDINATE W/ ARCHITECT IF STRUCTURE REQUIRES OTHERWISE

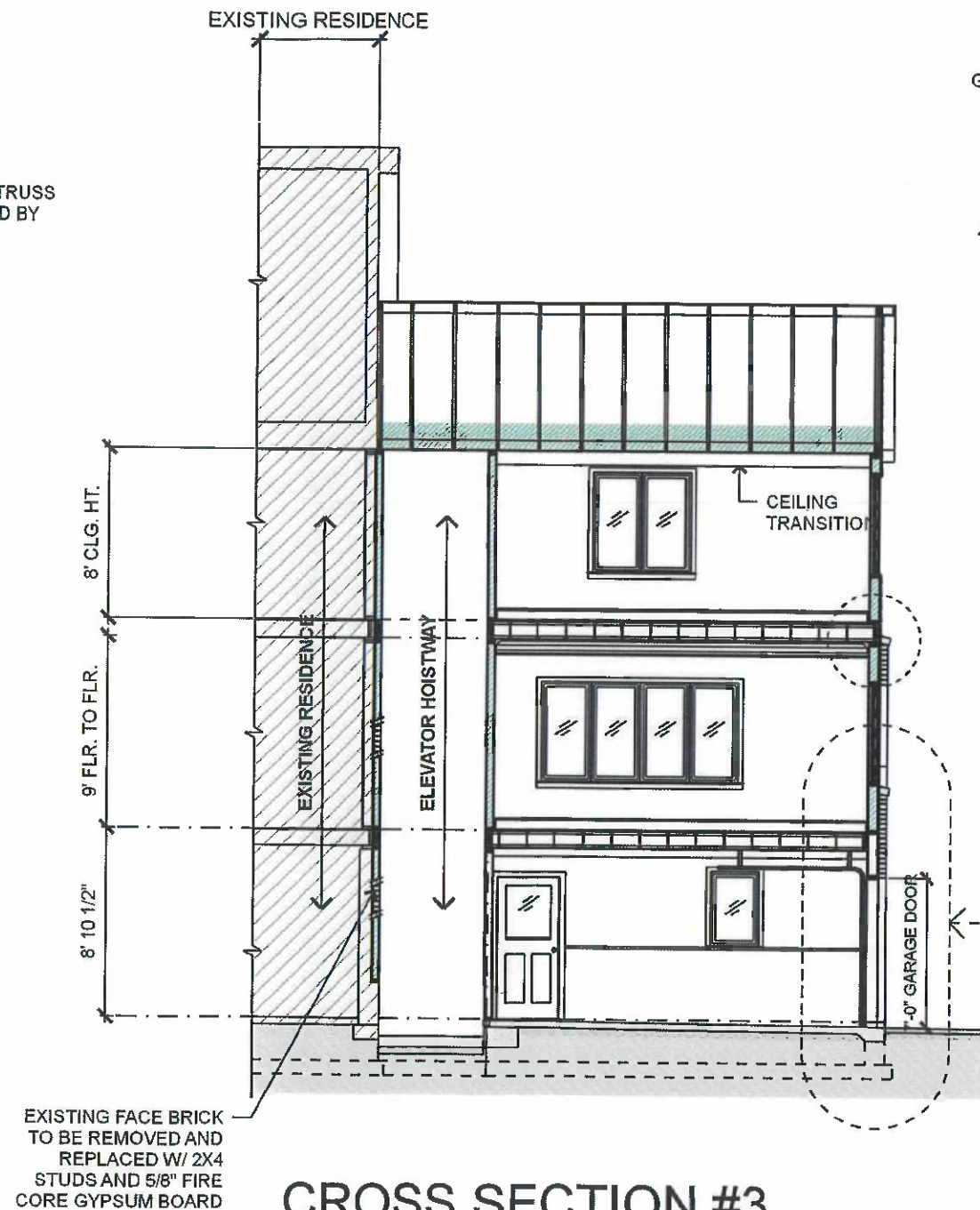


NOTE: ALL DIMENSIONS BASED ON FIELD SURVEYS AND VISUAL OBSERVATIONS. CONTRACTOR SHALL VERIFY ALL FLOOR TO FLOOR DIMENSIONS AS WELL AS ROOF SLOPES AND ELEVATIONS



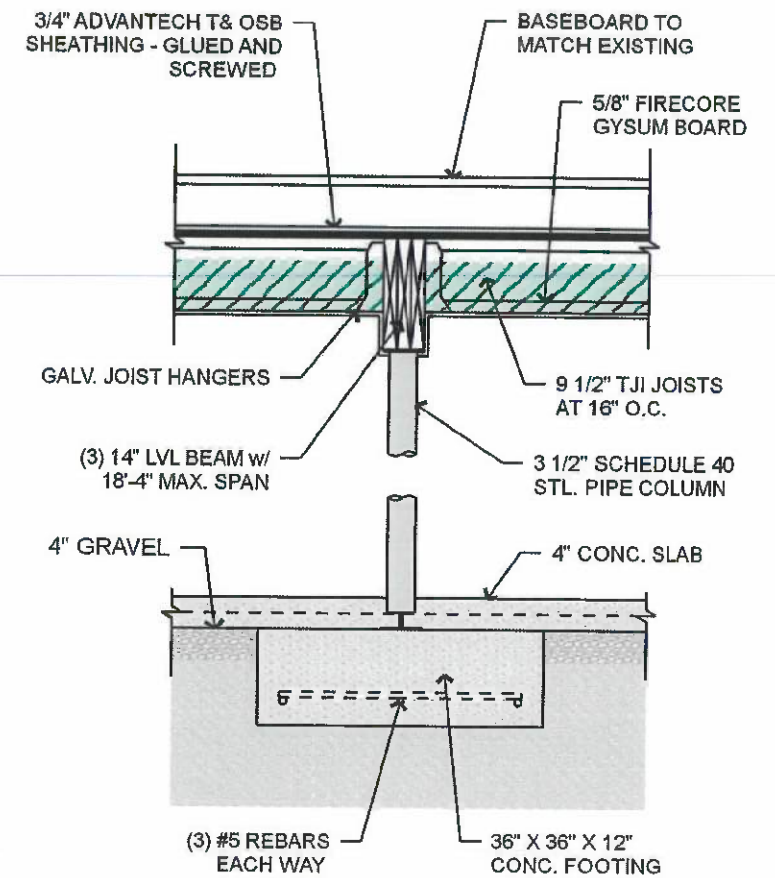
CROSS SECTION #2

SCALE 1/8" = 1'-0"



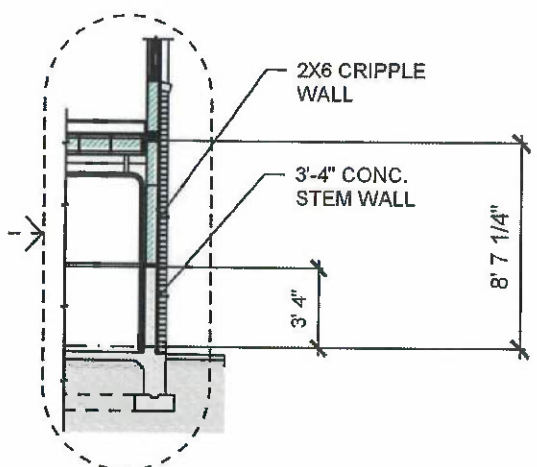
CROSS SECTION #3

SCALE 1/8" = 1'-0"



DETAIL 6/A-8

SCALE 1/2" = 1'-0"



CONDITION AT WALL BETWEEN DOORS



AN ASSOCIATES, PC
c h i t e c t s

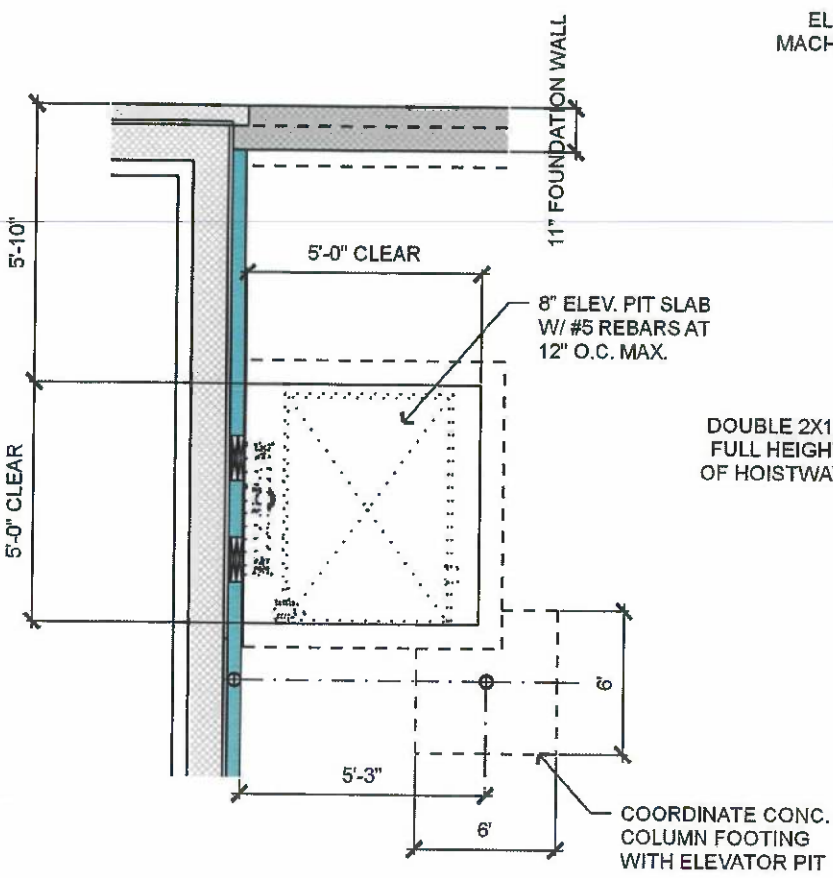
PROPOSED EXPANSION TO THE RESIDENCE OF
BRIAN AND PAMELA BAUMGARDNER
13627 GILBRIDE LANE CLARKSVILLE, MD 21029

PROJ. NO: 1325-505

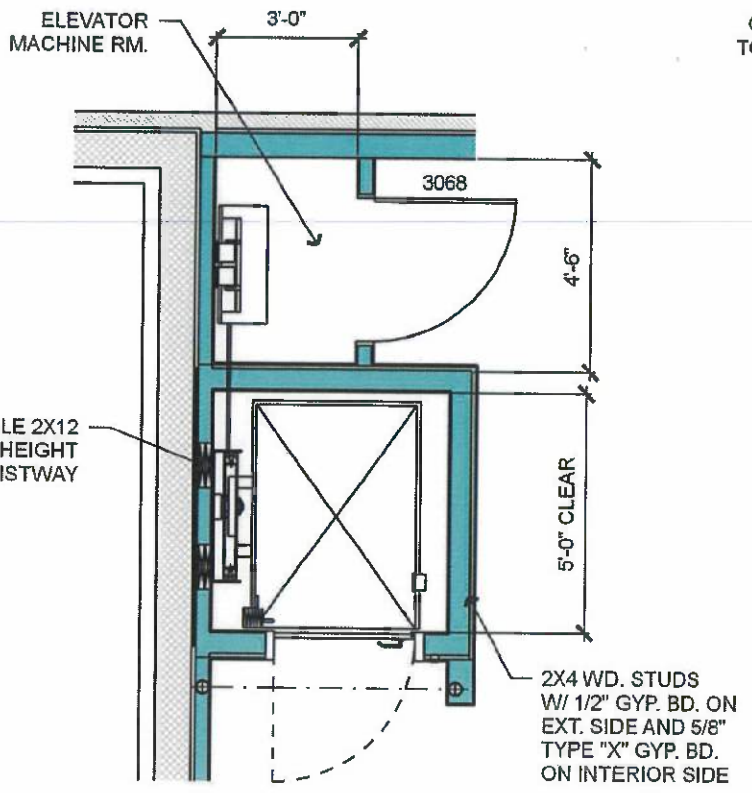
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REV. 1

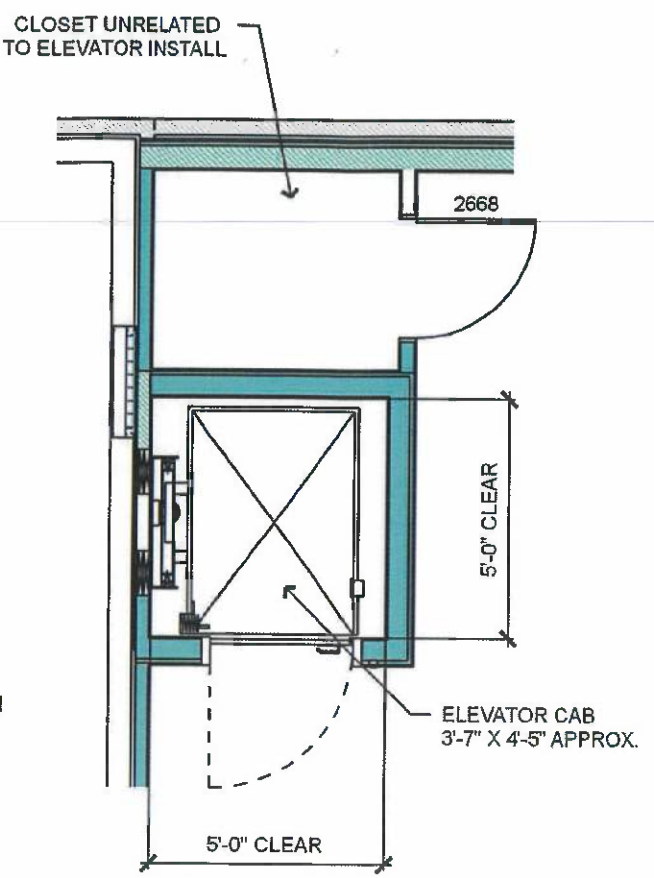
A-8



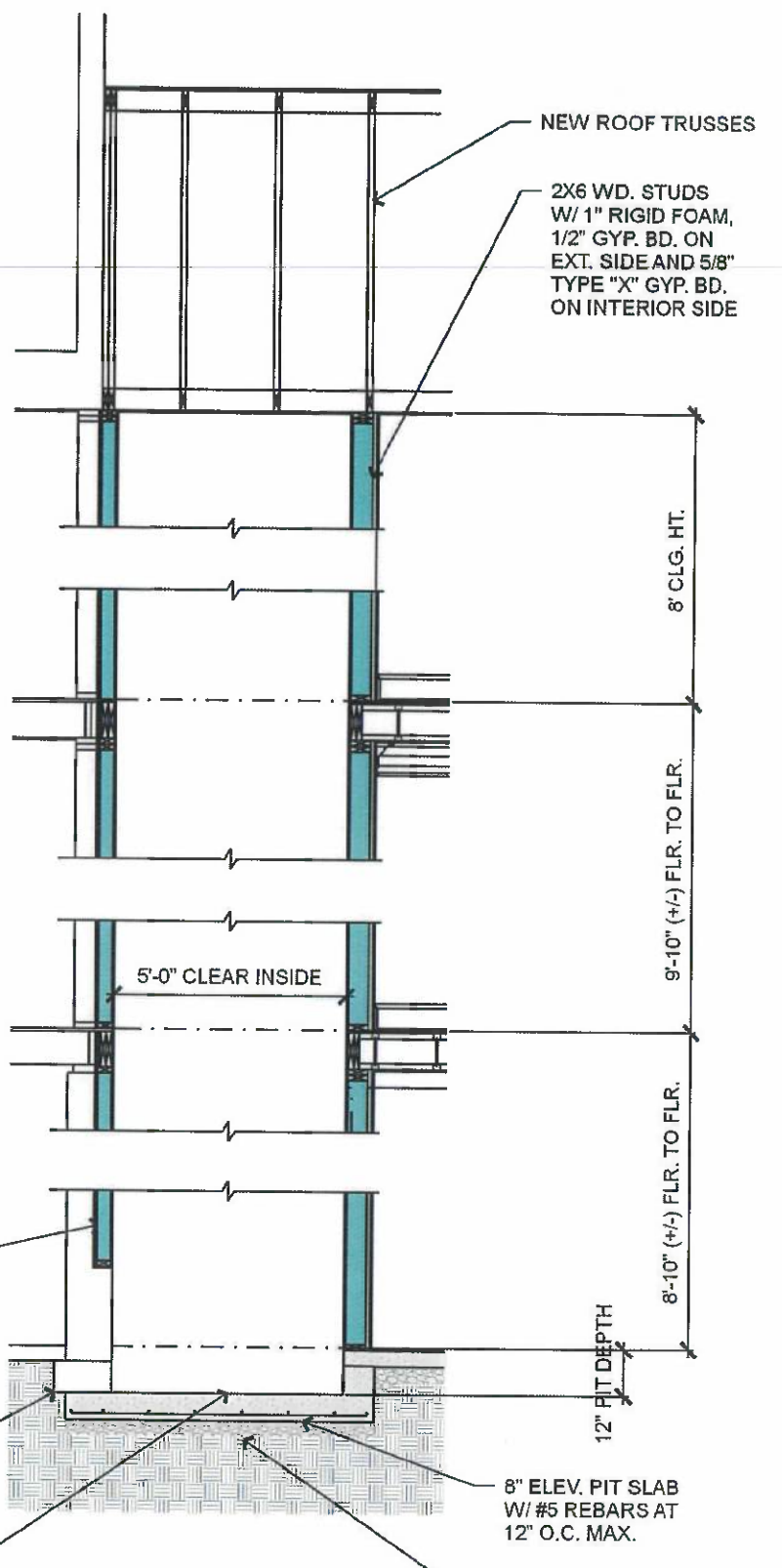
FOUNDATION
SCALE 1/4" = 1'-0"



BASEMENT LEVEL
SCALE 1/4" = 1'-0"



MAIN LEVEL
SCALE 1/4" = 1'-0"



CROSS SECTION
SCALE 1/4" = 1'-0"

ELEVATOR NOTES:

- ALL ELEVATOR DIMENSIONS AND DETAILS ARE BASED ON DELAWARE ELEVATOR "IR-950 MAX" AND SHALL COMPLY WITH ALL LOCAL AND NATIONAL CODES INCLUDING BUT NOT LIMITED TO ASTM A17.1 SAFETY CODE
- FIRE RATED DOORS AT GARAGE LEVEL ELEVATOR AND HOME ENTRY DOOR
- CO2 DETECTORS SHALL BE REQUIRED AT MAIN AND UPPER LEVEL ELEVATOR DOORS
- ELEVATOR SHAFTWALLS TO BE INSULATED WITH R-21 FIBERGLASS AND 1" R-5 RIGID FOAM

ELEVATOR PLANS AND CROSS SECTION
SCALE 1/4" = 1'-0"

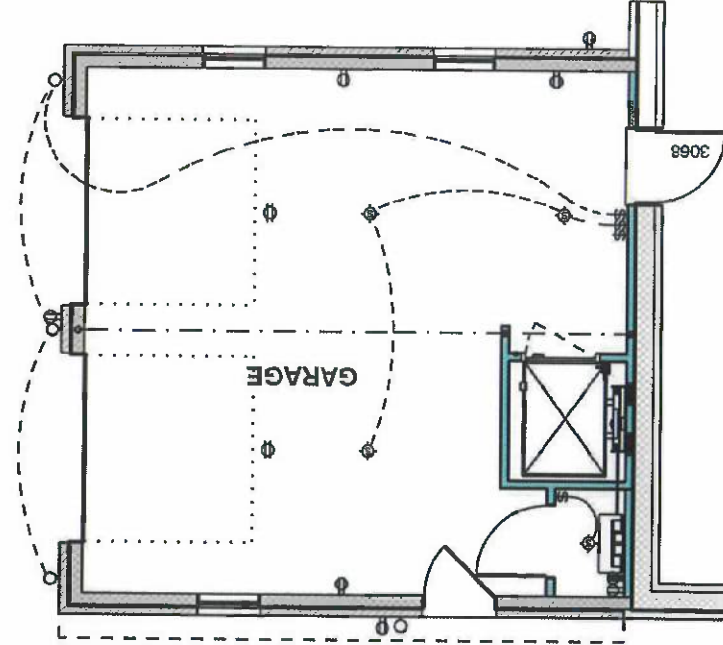
- REMOVE EXISTING FACE BRICK AND REPLACE WITH 2X4 STUDS AND 5/8" TYPE "X" GYP. BD.
- UNDERPIT EXISTING FOOTING IN 36" WIDE POURS TO MAINTAIN STABILITY AT ALL TIMES
- FLOOR DRAIN
- 8" ELEV. PIT SLAB W/ #5 REBARS AT 12" O.C. MAX.
- 4" CRUSHED GRAVEL
- 12" PIT DEPTH
- 8'-10" (+/-) FLR. TO FLR.
- 9'-10" (+/-) FLR. TO FLR.



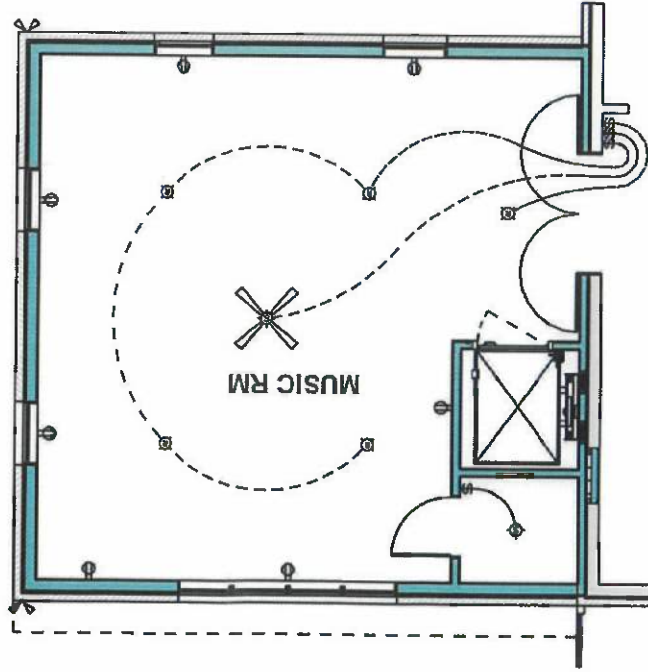
ELECTRICAL PLANS

SCALE 1/8" = 1'-0"

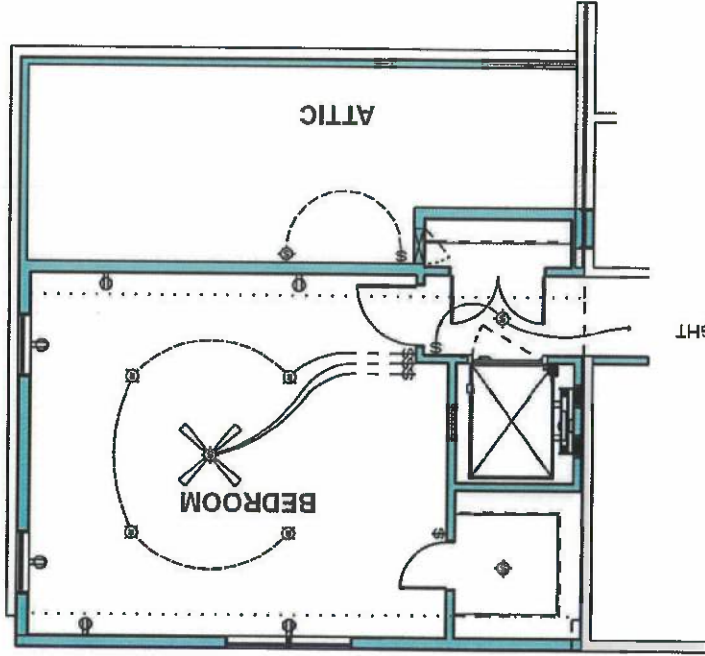
LOWER LEVEL PLAN



MAIN LEVEL PLAN



UPPER LEVEL PLAN



ELECTRICAL LEGEND

- ⚡ LIGHT SWITCH
- ⊕ DUPLEX RECEPTICAL
- ⊕ RECESSED LED CANLIGHT
- ⊕ RECESSED LED WALL WASHLIGHT
- ⊕ PENDANT MOUNTED LIGHT
- ⊕ JUNCTION BOX FOR LIGHT AND/OR PADDLE FAN
- ⊕ WALL SCONCE LIGHT
- ⊕ EXTERIOR SECURITY LIGHTS
- ⊕ JUNCTION BOX FOR SURFACE LIGHT OF CEILING FAN

NOTE: 602 DETECTORS SHALL BE REQUIRED AT BOTH UPPER LEVEL ELEVATOR DOORS



CONNECT CEILING LIGHT TO EXISTING CIRCUIT

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Monday, March 23, 2026 8:16 AM
To: Daniel Ostericher
Subject: RE: B26000356 13627 Gilbride Lane

Hi Daniel,

Good morning. I saw the revised floor plan showing the 4-foot wide cased opening without a door into the room labeled "home office" on the 2nd floor, but I didn't see the revised site plan uploaded to the system. Please let me know when this has been done, so I can approve the building permit.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist Bureau of Environmental Health Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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-----Original Message-----

From: Daniel Ostericher <dan@oeibuilders.com>
Sent: Friday, March 20, 2026 1:04 PM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Cc: Daniel Ostericher <dan@oeibuilders.com>
Subject: B26000356 13627 Gilbride Lane

WARNING!!!

This email originated from someone outside of Howard County ***DO NOT CLICK LINKS OR OPEN ATTACHMENTS*** unless you recognize the sender and know for sure that the content is safe

Dear sir,

I have made the corrections to the plot per your request, and the plans have been re-drawn to reflect the basement bathroom and the omission of the bedroom upstairs turning it into an office.

Please let me know if there is anything else I have to address.

Thank you,

Daniel Ostericher
301-651-2467

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Thursday, February 26, 2026 10:34 AM
To: 'DAN@OEIBUILDERS.COM'
Cc: 'brianbaumg@aol.com'
Subject: B26000356_13627 Gilbride Lane_BP Review Comments
Attachments: as-built_260226_090929.pdf; sewage disposal area_260226_091030.pdf; ENGINEERS_2.4.2020.pdf; SEPTIC CONTRACTORS 2.4.2020.pdf; bedroom defintion.pdf

Hi Mr. Ostericher,

Good morning. This office has reviewed the building permit for the a garage/bedroom addition located at 13627 Gilbride Lane and has the following question/comments.

1. Does the "lower level" have a full bathroom? If yes, then please revise the site plan to show the bathroom and upload it to the permit system.
2. Revise the building permit site plan to include the sewage disposal area (see attached), and ensure the septic tank and trench locations match the as-built drawing (see attached). Prior to uploading the revised site plan, please make sure the plan holds/prints to engineer scale as shown on the plan.
3. While the set of trenches can accommodate an additional bedroom, the 1250 gallon septic tank is undersized for (5) bedrooms. You may either revise the floor plan to keep 4 bedrooms per the bedroom definition (see attached), or upgrade the septic tank to a 1500 gallon prior to building permit approval by this office. If you choose to upgrade the septic tank to accommodate the 5th bedroom, a septic tank installation plan showing all of the necessary details (from either an engineer or licensed septic contractor) must be approved prior to the release of the septic permit by this office.

I have included a list of engineers and septic contractors to assist you. Should you have any questions or concerns, please feel free to contact me.

Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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