

Record Detail * (This section is required.)

Permit Type

Building/Residential/Misc/Pool Spa

Permit Number

B24003531

Opened Date

09/18/2024

Description of Work

SFD/ INSTALL 32'X16' INGROUND CONCRETE POOL, DEPTH 3' TO 6', 150 LIN.FT. OF FENCE TO CODE, FILLED BY TRUCK**SUBJECT TO FIELD INSPECTION**

[check spelling](#)Online BP.
g/g 9/24/24

Address * (This section is required.)

Search

Reset

Clear

Get Parcel & Owner

Street

12384

Street Name

HOWARD LODGE

Street Type

DR

Unit Type

-Select-

Unit

X Coordinate

-76.94415

Y Coordinate

39.34027

City

SYKESVILLE

State

MD

Zip Code

21784

Primary

Yes

Parcel * (This section is required.)

Search

Reset

Clear

Get Address & Owner

GIS ID *

831633

Parcel

306

Parcel Area

1.06

Land Value

7950

Improved Value

543400

Exemption Value

0

Plan Area

RURAL

Legal Description

P/O LOT 2-A 1.065 AR [] 12384 HOWARD LODGE DR [] SYKESVILLE

[check spelling](#)

Block

Lot

2 A

Census Tract

603000

Council Dist

5

Inspection Dist

Supervisor Dist

Map #

DAP Zone

Plan Area

State Tax Id

1403301117

Subdivision Name

Section

Area

Tax Map

9

Grid

9-12

Zoning District

RR-DEO

ADC Map

4693-J6

SDP No.

Final Plan No.

WP File No.

Record Plat No.

WS Contract No.

FDP No.

Primary

Yes

Owner Occupied

☐ Yes ☐ No

Year Built

2008

Historic District

☐ Yes ☒ No

Historic District Registry No.

Stat Area

3-01

Flood Plain

☐ Yes ☒ No

Building No

Owner * (This section is required.)

Search

Reset

Clear

Name *

RYAN :

Address Line 1

12384 HOWARD LODGE DR

Address Line 2

Address Line 3

Mail City

SYKESVILLE

Mail State

MD

Mail Zip Code

21784

Phone

410-971-9881

Primary

Yes

E-mail

Cell Number

Fax Number

Professionals (This section is not required.)

License # * 08010023797
License Type * MHIC Ind
Primary Yes

Business Name STEVENSON CONSTRUCTION COMPANY INC
First Name DOUGLAS Middle Name A Last Name STEVENSON
Address Line 1 1925 NORFOLK DRIVE
Address Line 2 1925 NORFOLK DRIVE
City OWINGS State MD ZIP Code 20736-0000
Phone 1 3018556512 Phone 2 Fax 3018557068
E-mail JROMANO@STEVENSONPOOLS.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * Applicant
Relationship Agent for Applicant
Primary Yes

First Name KAREN MI H Last Name ROWLEY
Full Name KAREN H ROWLEY
Organization Name KH & K
Street Address 293 SOUTHLAND COURT
Address Line 2
City DUNKIRK State MD Zip Code 20754
Phone 410-507-7705 Cell Fax
E-mail * KHKPERMITS05@YAHOO.COM

Addtl Info

Est Construction Cost * 50000
Construction Type --Select--

Housing Units * 0
Number of Buildings * 0 Public Owned No

POOL INFORMATION

MISCELLANEOUS POOL INFORMATION

Capital Project-No Fee * ☐ Yes ☒ No
Capital Project Number (Text)
Fee Exempt * ☐ Yes ☒ No
Water Supply * Private Sewage Disposal * Private
Existing Use * SFD
Type of Pool or Spa * In Ground Pool
Pool Safety Device * Fence Electrical Permit Number E24005282 Expiration Date (Text) 3/19/2025

Related Records

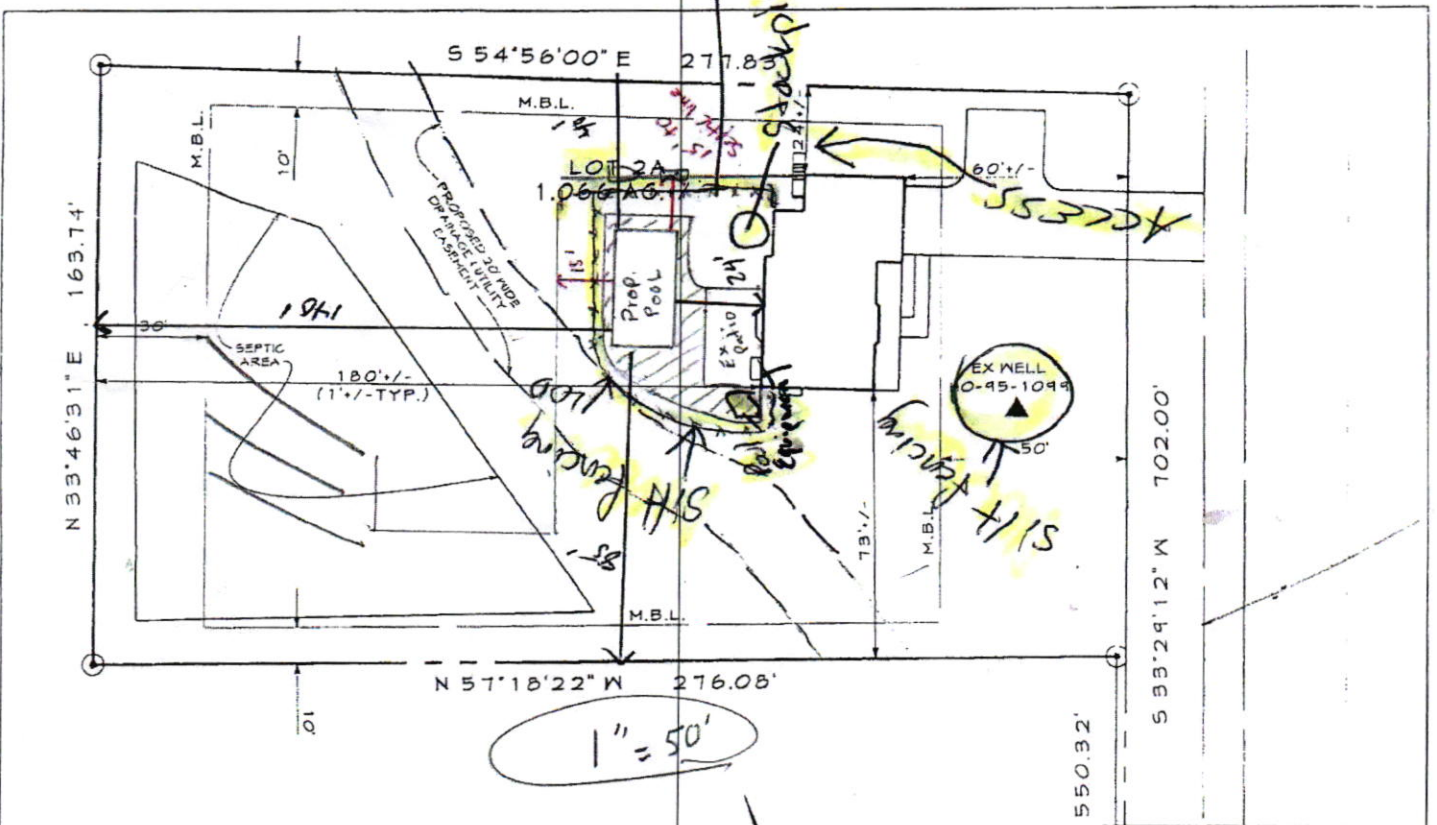
Showing 1-2 of 2

Permit Number	Record Type Alias	Status	Number	Street Name	Opened Date	Description
B24003531	Residential Pool or Spa Permit	Review In Process	12384	HOWARD LODGE	09/18/2024	SFD/ INSTALL 32'X16' INGROUND CONCRETE POOL
E24005282	Residential Electrical Miscellaneous Permit	Issued	12384	HOWARD LODGE	09/17/2024	Bonding & wiring of an inground swimming pool

Page 1 of 1

Submit Cancel

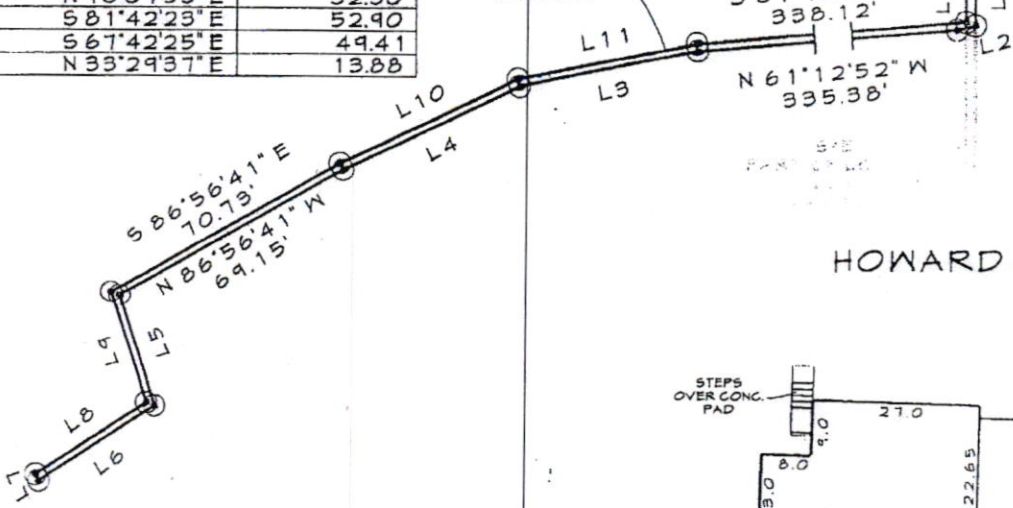
Proposed pool
16' x 32' x 4' deep
with surrounding
concrete patio
approx 150 sq ft
stackable
deck & fence
concrete
steps



LINE TABLE

Ref #	Bearing	Distance
L1	S 33°29'15" W	15.40
L2	N 69°32'25" W	5.11
L3	N 67°42'25" W	49.08
L4	N 81°42'24" W	52.58
L5	S 16°07'52" W	32.24
L6	N 89°48'51" W	37.24
L7	N 08°35'35" E	1.88
L8	S 89°52'21" E	35.56
L9	N 16°07'53" E	32.30
L10	S 81°42'23" E	52.90
L11	S 67°42'25" E	49.41
L12	N 33°29'37" E	13.88

ADD-ON PARCEL
PART OF LOT 1D
TO LOT 2A
846/691



HOWARD LODGE RD.

60' WIDE R/W FOR
INGRESS AND EGRESS
TO HOWARD LODGE RD.

STEPS
OVER CONC.
PAD

TWO STORY
STONE & VINYL
TOP OF HALL
ELEV. 532.05

BLACKTOP
DRIVE

Owner: Stephen Ryan
12384 Howard Lodge Dr.
Sykesville, MD
21784



Real Property Data Search ()
Search Result for HOWARD COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 301117

Owner Information

Owner Name: RYAN STEPHEN M Use: RESIDENTIAL
RYAN KAREN D T/E Principal Residence: YES
Mailing Address: 12384 HOWARD LODGE DR Deed Reference: /10934/ 00500
SYKESVILLE MD 21784-5405

Location & Structure Information

Premises Address: 12384 HOWARD LODGE DR Legal Description: P/O LOT 2-A 1.065 AR
SYKESVILLE 21784-0000 12384 HOWARD LODGE DR
SYKESVILLE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0009 0012 0306 3010103.14 0002 2 A 2025 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
2008 2,300 SF 1.0600 AC

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
2 YES STANDARD UNITSIDING/5 3 full/ 1 half 1 Attached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2024	07/01/2025
Land:	221,800	221,800		
Improvements	410,800	410,800		
Total:	632,600	632,600	632,600	
Preferential Land:	0			

Transfer Information

Seller: NELSON GREGORY SCOTT	Date: 10/17/2007	Price: \$250,000
Type: ARMS LENGTH VACANT	Deed1: /10934/ 00500	Deed2:
Seller: WEISENSEL DONALD J	Date: 09/10/1985	Price: \$43,000
Type: NON-ARMS LENGTH OTHER	Deed1: /01382/ 00280	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2024	07/01/2025
County: 000	0.00	
State: 000	0.00	
Municipal: 000	0.00	0.00

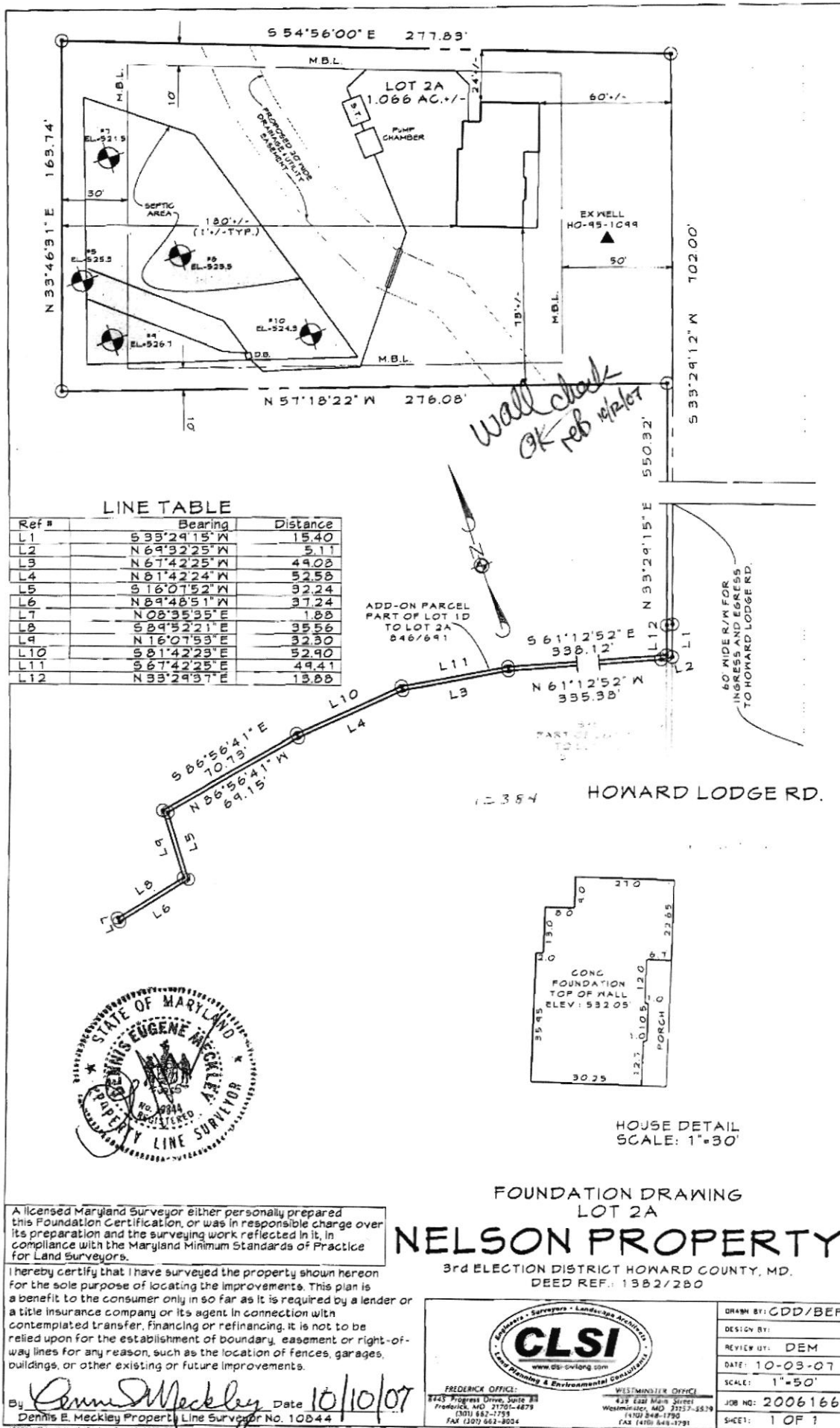
Special Tax Recapture: None

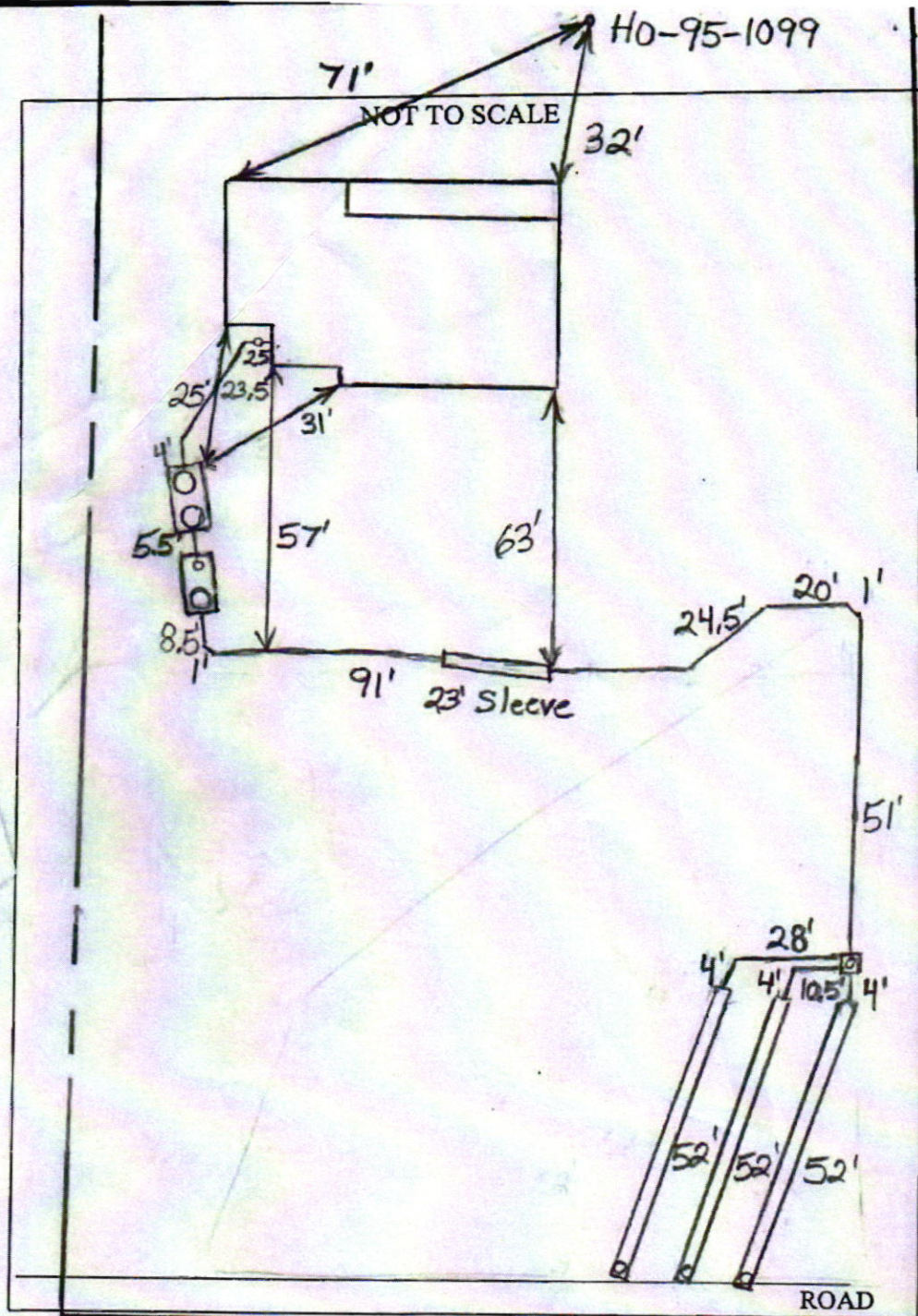
Homestead Application Information

Homestead Application Status: Approved 01/31/2011

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:





TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
3'	3'	6'
NUMBER OF TRENCHES 3		
TOTAL LENGTH 156'		
ABSORPTION AREA 468+Sidewalk		
DISTRIBUTION BOX LEVEL Yes		
DISTRIBUTION BOX BAFFLE Yes		
DISTRIBUTION BOX PORT Yes		

SEPTIC TANK DATA	
SEPTIC TANK 1 LEVEL	Yes
CAPACITY	2000 GAL
SEAM LOC	Top
TANK LID DEPTH	2'-3'
BAFFLES	Yes Babylon
BAFFLE FILTER	No 2-Comp.
MANHOLE LOC	Front+Rear
6" PORT LOC	None
WATERTIGHT TEST	No
SEPTIC TANK 2 LEVEL	Yes
CAPACITY	1500 GAL
SEAM LOC	Top
TANK LID DEPTH	0.5-1.5'
BAFFLES	Front
BAFFLE FILTER	No
MANHOLE LOC	Rear
6" PORT LOC	Front
WATERTIGHT TEST	No

PRE-CONSTRUCTION
 10/16/07 Keep tanks 20' from house and out of sun, place D box @ highest area, start at first trench.

Install 3x 52' trenches on contour, running away from house (KW)
 10/17/07 Tanks set. (BB) 10/17/07 Tanks set. (BB) 10/18/07
 INSTALLATION: House connection made. Two trenches done. 10/18/07
 10/19/07 System finished O.K. to backfill. Need pump and alarm test. (BB) 1/7/08 p/A test good. Need to have pump set on blocks. (KW) 1/7/08 Block in place under pump. Sys. complete.

FINAL INSPECTOR H. Wolf DATE OF APPROVAL 1/7/08

Eshenbaugh, Melanie

From: Eshenbaugh, Melanie
Sent: Monday, October 7, 2024 11:24 AM
To: KHKPERMITS05@YAHOO.COM
Subject: B24003531

Good morning Karen,

I conducted my site visit to the property on Friday afternoon. After speaking with the property owner, I informed her that the well cap/conduit would need to be repaired in order to gain final permit approval. The building permit has been approved and a condition has been placed on the permit for final inspection/approval pending supportive documentation showing that the well work has been taken care of to ensure potability standards of the well water. When the well cap & conduit has been repaired, please have the property owner email me photos/documents for our records. Also, if you could forward my information to Mr. & Mrs. Ryan, I would greatly appreciate it. 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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