



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: _____

Permit No.: B14002232

Building Address: 2012 Meadow Tree Ct
 City: Cockeville State: MD Zip Code: 21723
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: _____
 Section: _____ Area: _____ Lot: 35
 Tax Map: 8 Parcel: 96 Grid: 22
 Zoning: RL-DEO Map Coordinates: _____ Lot Size: 42,572 sq

Property Owner's Name: Tom & Allison Kern
 Address: 2012 Meadow Tree Ct
 City: Cockeville State: MD Zip Code: 21723
 Phone: 410-409-8229 Fax: _____
 Email: _____

Existing Use: SFD Frontyard
 Proposed Use: SFD w addition + garage
 Estimated Construction Cost: \$ 150,000
 Description of Work: additions
Construct 2 story 850sq add. to include expansion bedroom 2nd floor
 Occupant or Tenant: Occupant additions to garage
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Contractor Company: Arocon Rehab & Construction
 Contact Person: Al Stearns
 Address: 101 R John St
 City: Westminster State: MD Zip Code: 21157
 License No.: 126649
 Phone: 443-248-4400 Fax: 443-243-8868
 Email: Al.stearns@arocnllc.com

Engineer/Architect Company: Morgan Design Group
 Responsible Design Prof.: Jeff Morgan
 Address: 2775 Green Leaf Ct S118
 City: Westminster State: MD Zip Code: 21157
 Phone: 410-356-0122 Fax: 443-246-4964
 Email: jmorgan@mdgarch.com

Commercial Building Characteristics	Residential Building Characteristics	
Height: _____	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories: _____	Depth	Width
Gross area, sq. ft./floor: _____	1 st floor: <u>49</u>	<u>54.5</u>
	2 nd floor: <u>317</u>	<u>54.5</u>
Area of construction (sq. ft.): _____	Basement: _____	
Use group: _____	<input checked="" type="checkbox"/> Finished Basement	
	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
	<input type="checkbox"/> Slab on Grade	
<u>Construction type:</u>	No. of Bedrooms: <u>4</u>	
<input type="checkbox"/> Reinforced Concrete	<input checked="" type="checkbox"/> Multi-family Dwelling	
<input type="checkbox"/> Structural Steel	No. of efficiency units: _____	
<input type="checkbox"/> Masonry	No. of 1 BR units: _____	
<input checked="" type="checkbox"/> Wood Frame	No. of 2 BR units: _____	
<input type="checkbox"/> State Certified Modular	No. of 3 BR units: _____	
	Other Structure: _____	
	Dimensions: _____	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings: _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof: _____	
<input checked="" type="checkbox"/> Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
<u>Water Supply</u>	
<input checked="" type="checkbox"/> Public	
<input type="checkbox"/> Private	
<u>Sewage Disposal</u>	
<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Not Public
<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Yes
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
<u>Heating System</u>	
<input type="checkbox"/> Electric	<input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other:	
<u>Sprinkler System:</u>	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
Grading Permit Number: _____	
Building Shell Permit Number: _____	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: [Signature]
 Email Address: Arocon LLC
 Title/Company: _____

Print Name: Jammie Lawrence
 Date: 6/24/14

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

PLEASE WRITE NEATLY & LEGIBLY
FOR OFFICE USE ONLY

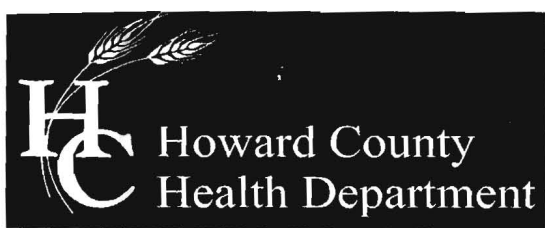
AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>8/14/14</u>	<u>H. Oswald</u>

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

OPZ SETBACK INFORMATION
Front: _____
Rear: _____
Side: _____
Side St.: _____
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone: _____
SDP/Red-line approval date: _____

Filing Fee	\$	<u>25.00</u>
Permit Fee	\$	
Tech Fee	\$	
Excise Tax	\$	
PSFS	\$	
Guaranty Fund	\$	
Add'l per Fee	\$	
Total Fees	\$	
Sub- Total Paid	\$	
Balance Due	\$	
Check	#	<u>5300</u>

Distribution of Copies: White: Building Officials Green: PSZA, Zoning Yellow: PSZA, Engineering Pink: Health Gold: SHA



Bureau of Environmental Health

7178 Columbia Gateway Drive, Columbia, MD 21046-2147

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

July, 11 2014

AROCON ROOFING AND CONSTRUCTION LLC
101-R JOHN STREET
WESTMINSTER, MD 21157
JAMMIE TAVENNER

Sent via email to: AL.STEARN@AROCONLLC.COM

RE: B14002232
2012 Meadow Tree Court
Cooksville, MD 21723

JAMMIE TAVENNER:

This letter is in response to building permit B14002232. The application describes the construction of a 2 story 850 sq ft to include expansion of 2nd floor bedroom and garage addition. Upon review of the submittal, the site plan did not include all septic components. This is needed to ensure all required setbacks are met.

Please revise your plan to scale and show the proposed addition, existing well and all existing septic system components including the septic tank, trench, and septic disposal area. Also include the location of the new septic tank meeting all site requirements and include topographical contour lines at two foot intervals. This office will also need information on the square footage of the house including the proposed addition (the new septic tank will be sized according to this figure).

Prior to issuing the building permit, a septic permit will have to be obtained for the relocation of the septic tank. The tank must be relocated prior to issuing the building permit but not before this office has an approved site plan.

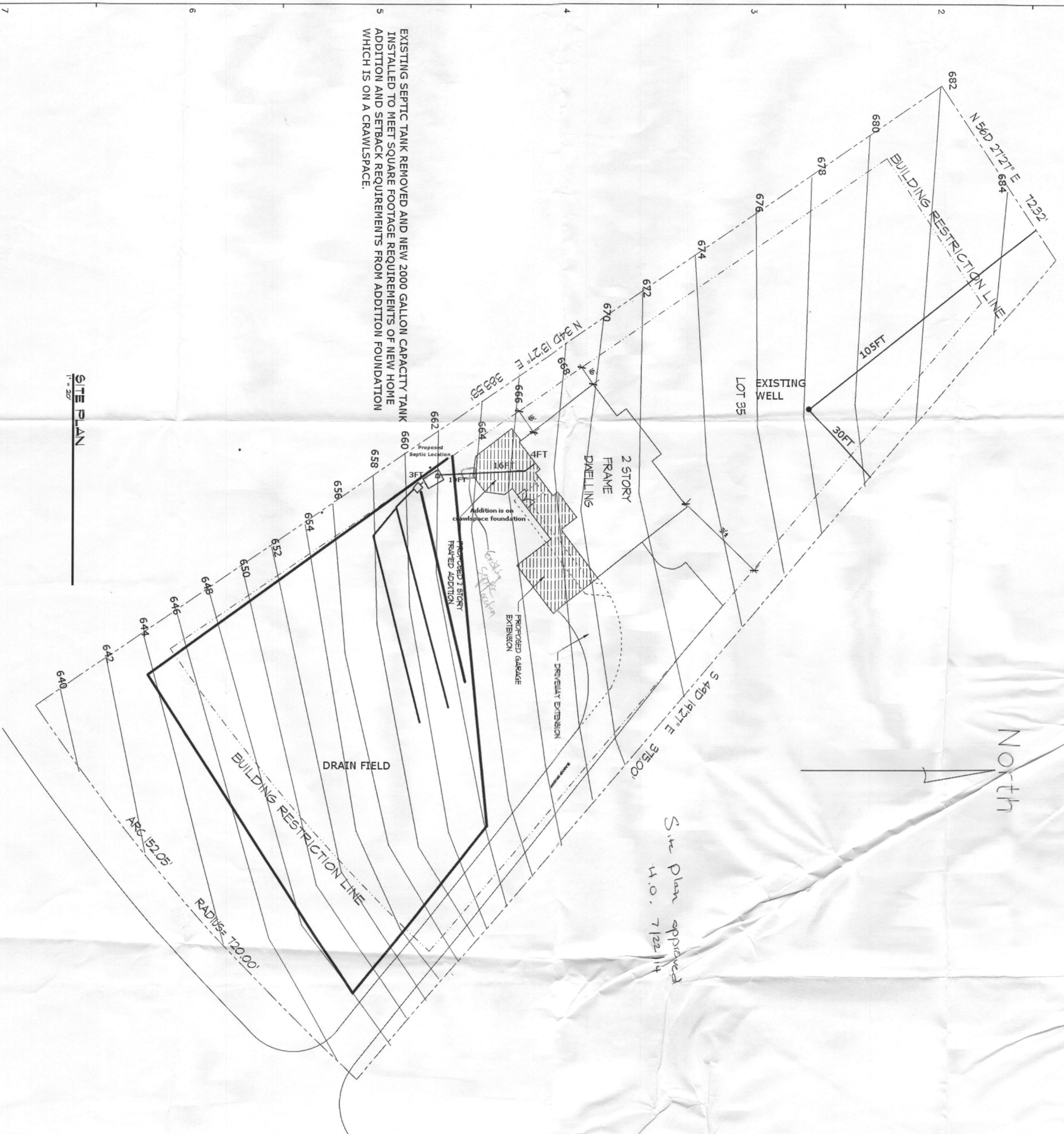
Building permit approval is being withheld until a revised site plan has been forwarded to the Health Department and approved and septic tank relocation has been completed. I may be reached at (410) 313-1786 if you would like to discuss the project.

Respectfully,

Hank Oswald

Hank Oswald, L.E.H.S
Bureau of Environmental Health
Well & Septic Program

Proposed Septic Location
HOME SQUARE FOOTAGE BEFORE ADDITION
HOME SQUARE FOOTAGE INCLUDING ADDITION 4016 SQFT



North

Site Plan approved
 11.0. 7/22/14

EXISTING SEPTIC TANK REMOVED AND NEW 2000 GALLON CAPACITY TANK
 INSTALLED TO MEET SQUARE FOOTAGE REQUIREMENTS OF NEW HOME
 ADDITION AND SETBACK REQUIREMENTS FROM ADDITION FOUNDATION
 WHICH IS ON A CRAWLSPACE

SITE PLAN
 11.0. 2014

PROPERTY DATA
 PROPERTY OWNER: Tom & Alison Kern, C/O
 ADDRESS: 2012 Meadow Tree Court, Cooksville, MD 21728-4915
 LIBER: 474
 VALUE: 0000
 GED: 0074
 PARCEL: 0076
 515 DISTRICT: 0000
 SECTION: 16
 BLOCK: 4444
 LOT: 35
 SITE ZONE: 47H
 COANG/LIANTZ DISTRICT: 42372 SF
 LAND AREA: 36053
 TAX ACCOUNT NO.: 08718/00036
 DEED REF: 36053
 PERMITS: PERMITS/RESPONSE
 SENES: NONE
 PRIOR HEARINGS: PUBLIC
 THERE ARE NO KNOWN PRIOR ZONING HEARINGS OR CASES.
 THE PROPERTY IS NOT IN A HISTORIC DISTRICT.

REVISIONS

Owner:
 Tom & Alison Kern
 2012 Meadow Tree Court
 Cooksville, MD 21728
Construction Manager:
 101 R John Street
 P.O. Box 11197
 Prince Georges, MD 20777
 Phone: (410) 881-9797 21197
Structural Engineer:

Mechanical/Electrical/Plumbing Engineer:
Civil Engineer:

Addition to
KERN RESIDENCE
 2012 Meadow Tree Court
 Cooksville, Maryland

MORGAN DESIGN GROUP
 Architecture
 Interior Design
 Landscape Design
 2775 Green Leaf Ct.
 Suite B
 Silver Spring, Maryland 21157
 Phone: 410-358-0122
 Fax: 443-288-8584
 www.morgandesign.com

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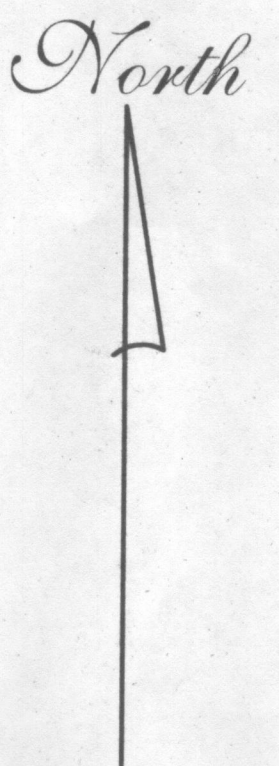
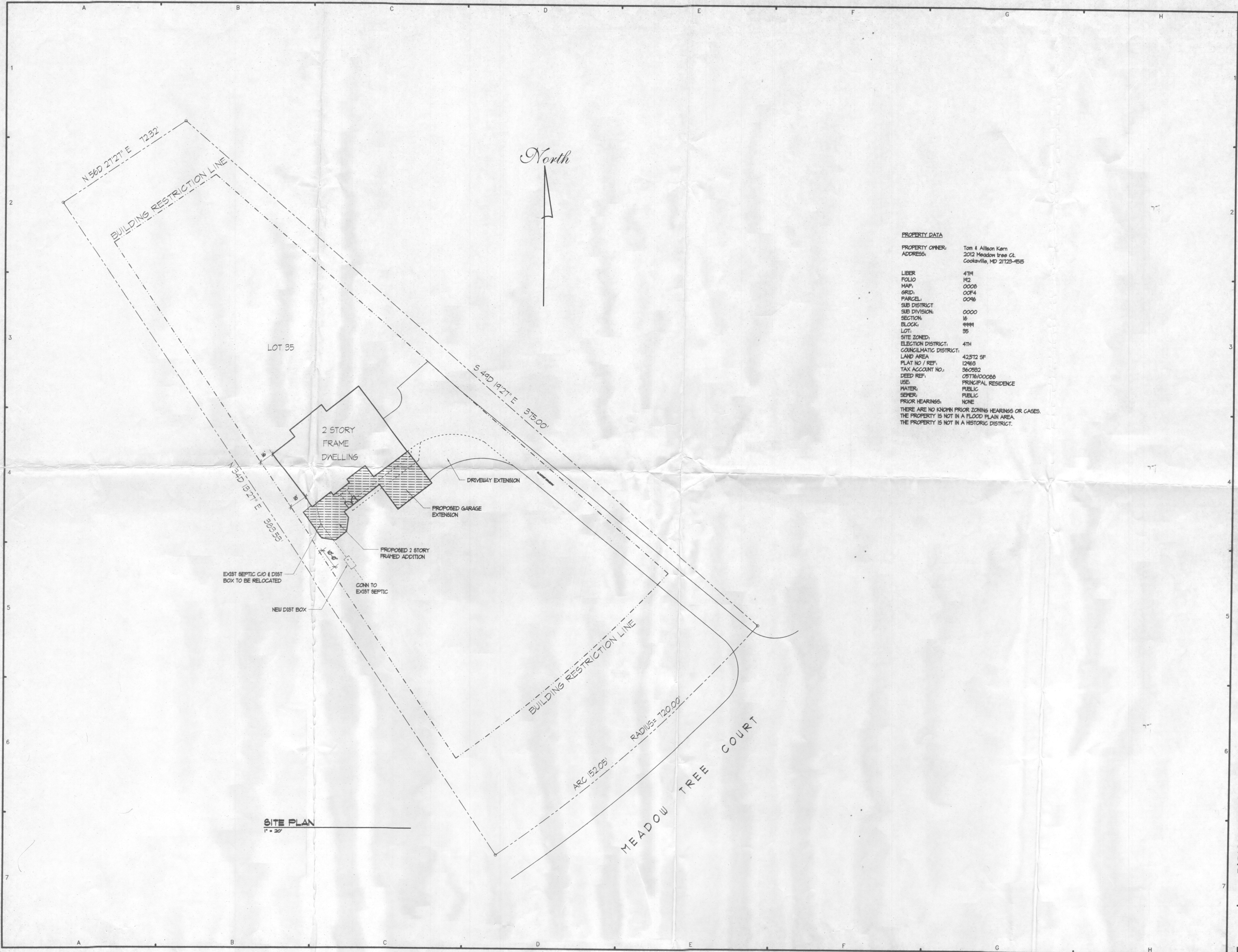
SEAL

DESIGN: JMH
 DRAWN: STAFF
 APPROVED:
 SCALE: AS SHOWN
 DATE: JUNE 3, 2014
 CAD FILE:
 PROJECT NO.:
 DRAWING TITLE:
SITE PLAN

SD-1

*I certify that these documents were prepared or checked by me, and that I am duly licensed architect in the State of Maryland. My license number is 7973-R. Expiration date April 5, 2015

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PROPERTY DATA

PROPERTY OWNER: Tom & Allison Kern
 ADDRESS: 2012 Meadow Tree Ct. Cookeville, MD 21723-4515

LIBER: 4714
 FOLIO: H2
 MAP: 0006
 GRID: 00F4
 PARCEL: 0096
 SUB DISTRICT: 0000
 SECTION: 16
 BLOCK: 4994
 LOT: 35
 SITE ZONED: 4TH
 ELECTION DISTRICT: 4TH
 COUNCILMATIC DISTRICT: 4TH
 LAND AREA: 42,512 SF
 PLAT NO / REF: 12463
 TAX ACCOUNT NO.: 360322
 DEED REF: 05716/00028
 USE: PRINCIPAL RESIDENCE
 WATER: PUBLIC
 SEWER: PUBLIC
 PRIOR HEARINGS: NONE

THERE ARE NO KNOWN PRIOR ZONING HEARINGS OR CASES.
 THE PROPERTY IS NOT IN A FLOOD PLAIN AREA.
 THE PROPERTY IS NOT IN A HISTORIC DISTRICT.

NO.	DATE	DESCRIPTION

REVISIONS

Owner:
 Tom & Allison Kern
 2012 Meadow Tree Ct.
 Cookeville, MD 21723
 Phone:

Construction Manager:
 Aronson Roofing & Construction
 101 E John Street
 Westminster, Maryland 21157
 Phone: (410) 861-0787

Structural Engineer:

Mechanical/Electrical/Plumbing Engineer:

Civil Engineer:

Addition to
KERN RESIDENCE
 2012 Meadow Tree Court
 Cookeville, Maryland

Architecture
 Interior Design
 Landscape Design

MORGAN DESIGN GROUP

2775 Green Leaf Ct.
 Suite B
 Westminster, Maryland 21157
 Phone: 410-356-0122
 Fax: 443-296-9984
 www.mdgarch.com

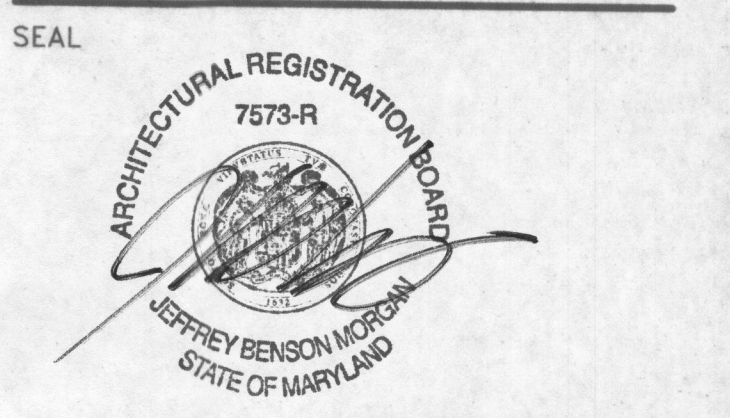
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DESIGN	JEM
DRAWN	STAFF
APPROVED	
SCALE	AS SHOWN
DATE	JUNE 5, 2014
CAD FILE	
PROJECT NO.	
DRAWING TITLE	SITE PLAN

SD-1

NO.	DESCRIPTION	DATE

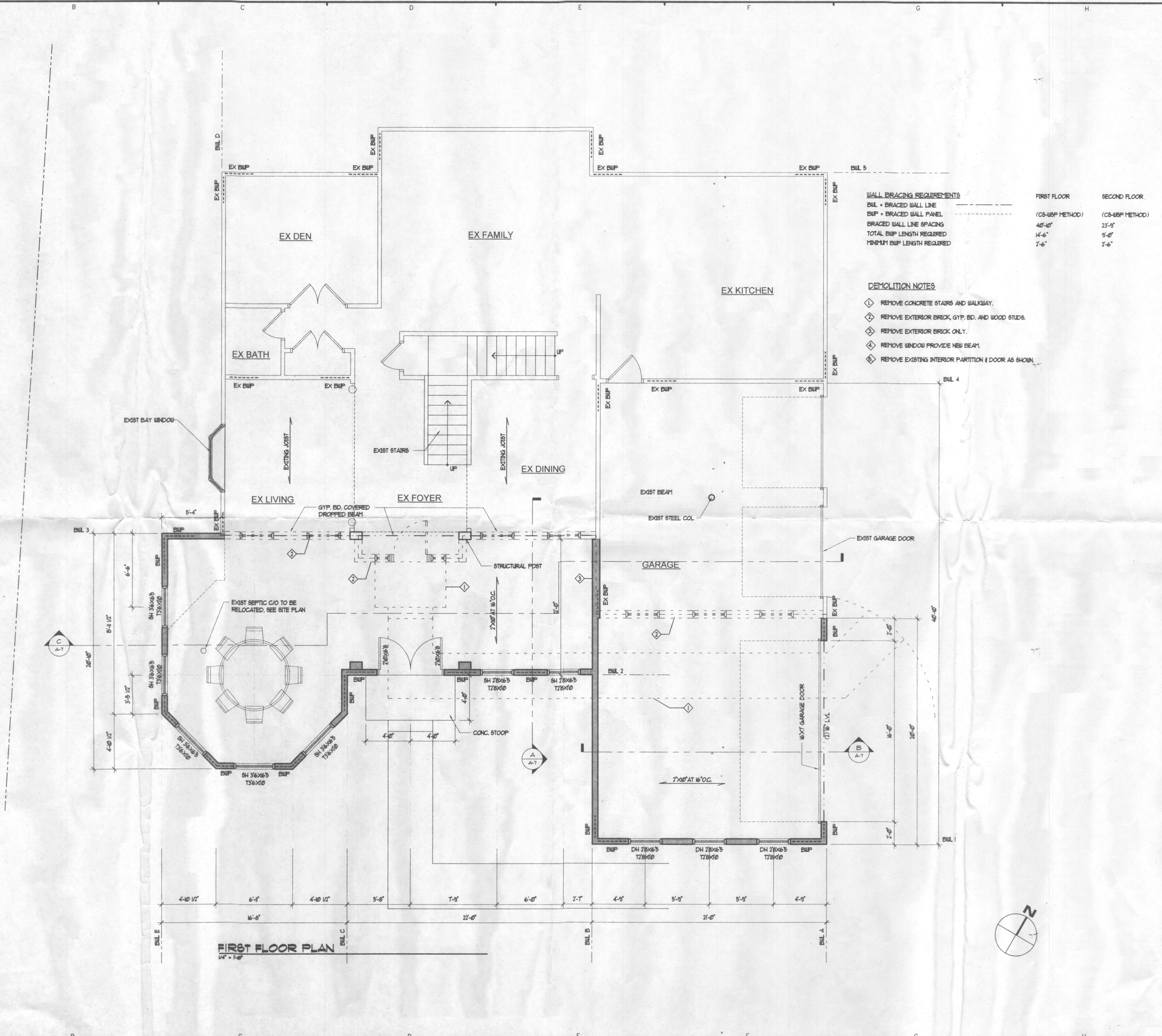
Owner:
Tom & Allison Kern
2012 Meadow Tree Ct.
Cookeville, MD 21723
Phone: (410) 861-8767

Construction Manager:
Arcon Roofing & Construction
101 R John Street
Westminster, Maryland 21157
Phone: (410) 861-8767

Structural Engineer:
Mechanical/Electrical/Plumbing Engineer:
Civil Engineer:

WALL BRACING REQUIREMENTS	FIRST FLOOR	SECOND FLOOR
BUL = BRACED WALL LINE	(CS-WSP METHOD)	(CS-WSP METHOD)
BUP = BRACED WALL PANEL	4'-0"	2'-6"
BRACED WALL LINE SPACING	14'-6"	9'-0"
TOTAL BUP LENGTH REQUIRED	7'-6"	7'-6"
MINIMUM BUP LENGTH REQUIRED	7'-6"	7'-6"

- DEMOLITION NOTES**
- 1. REMOVE CONCRETE STAIRS AND WALKWAY.
 - 2. REMOVE EXTERIOR BRICK, GYP. BD. AND WOOD STUDS.
 - 3. REMOVE EXTERIOR BRICK ONLY.
 - 4. REMOVE WINDOW PROVIDE NEW BEAM.
 - 5. REMOVE EXISTING INTERIOR PARTITION & DOOR AS SHOWN.



Addition to
KERN RESIDENCE
2012 Meadow Tree Court
Cookeville, Maryland

Architecture
Interior Design
Landscape Design

MORGAN DESIGN GROUP

2775 Green Leaf Ct.
Suite B
Westminster, Maryland 21157
Phone: 410-366-0122
Fax: 443-396-9964
www.mdgarch.com

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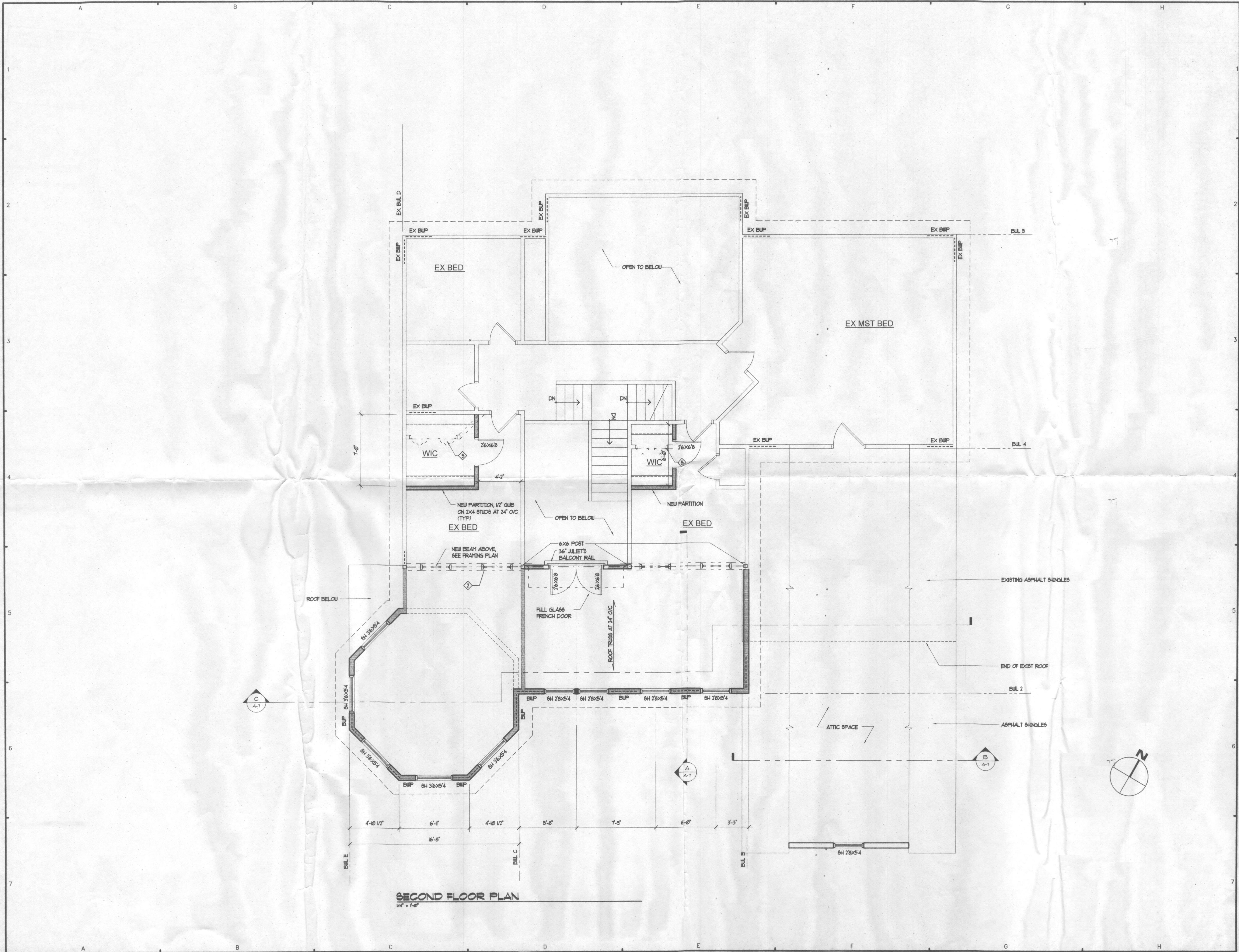
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SCALE	AS SHOWN
DATE	JUNE 5, 2014
CAD FILE	
PROJECT NO.	
DRAWING TITLE	

FIRST FLOOR PLAN

A-2



SECOND FLOOR PLAN
1/4" = 1'-0"

NO.	DESCRIPTION	DATE

REVISIONS

Owner:
Tom & Allison Kern
2012 Meadow Tree Ct.
Cookeville, MD 21723
Phone:

Construction Manager:
Arcon Roofing & Construction
101 E. John Street
Westminster, Maryland 21157
Phone: (410) 861-6767

Structural Engineer:

Mechanical/Electrical/Plumbing Engineer:

Civil Engineer:

Addition to
KERN RESIDENCE
2012 Meadow Tree Court
Cookeville, Maryland

Architecture
Interior Design
Landscape Design

MORGAN DESIGN GROUP

2775 Green Leaf Ct.
Suite B
Westminster, Maryland 21157
Phone: 410-366-0122
Fax: 443-296-9964
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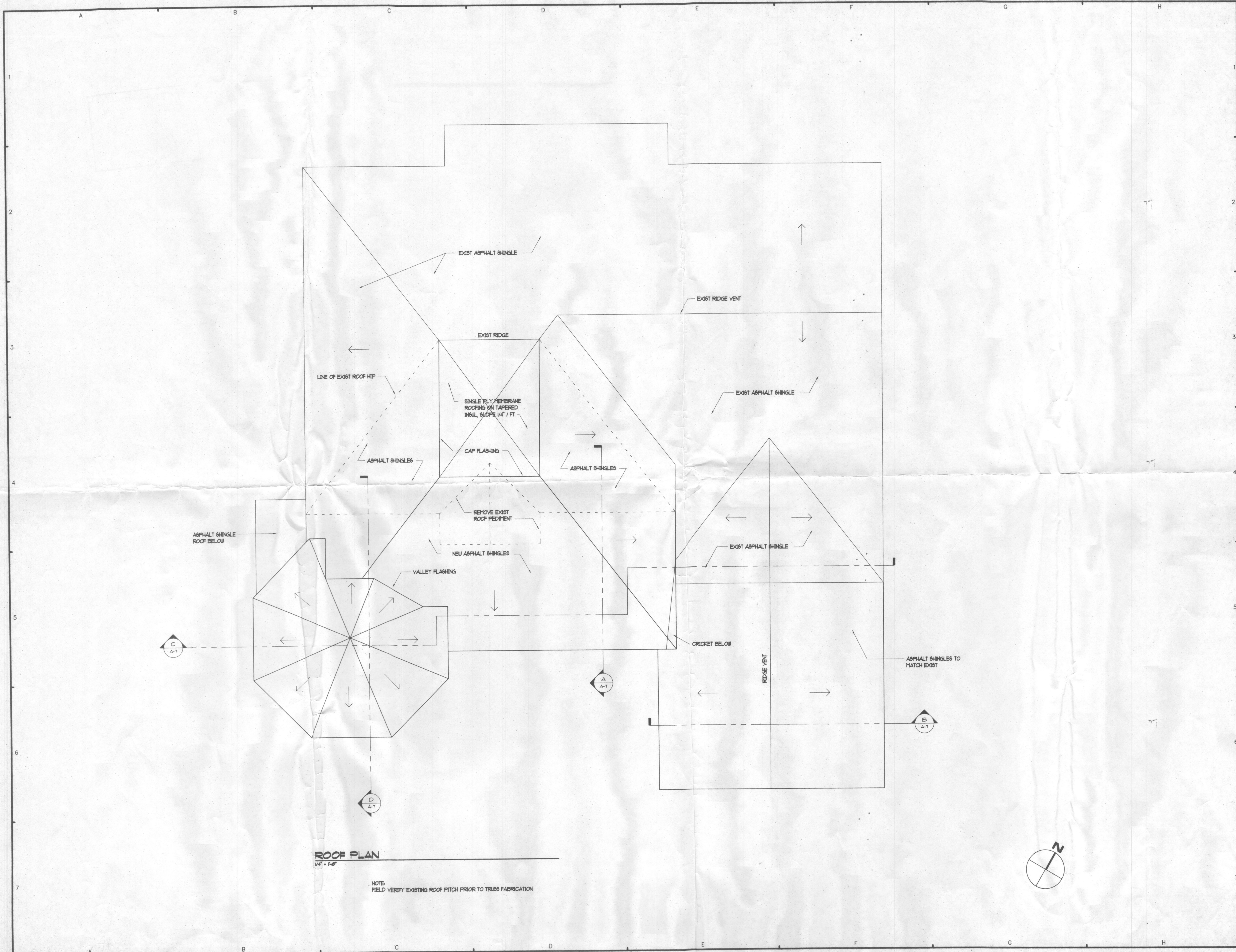


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DRAWING TITLE	

SECOND FLOOR PLAN



ROOF PLAN
1/4" = 1'-0"

NOTE:
FIELD VERIFY EXISTING ROOF PITCH PRIOR TO TRUSS FABRICATION

NO.	DESCRIPTION	DATE

REVISIONS

Owner:
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Cookeville, MD 21723
Phone

Construction Manager:
Arocon Roofing & Construction
101 R John Street
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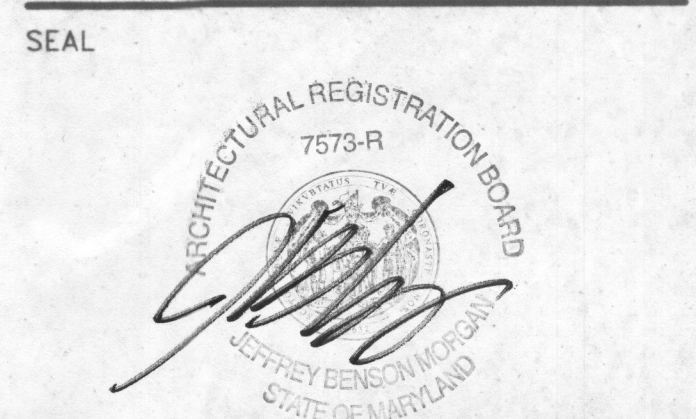
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SCALE	AS SHOWN
DATE	JUNE 5, 2014
CAD FILE	
PROJECT NO.	

DRAWING TITLE
SECOND FLOOR PLAN

A-4