



# 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.: B1600946

Building Address: 12721 Milo Court  
 City: Silver Spring State: MD Zip Code: 21154  
 Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: 107-006  
 Census Tract: \_\_\_\_\_ Subdivision: Terapin Creek  
 Section: NA Area: \_\_\_\_\_ Lot: 6  
 Tax Map: 0015 Parcel: 0285 Grid: 1005  
 Zoning: IC Map Coordinates: \_\_\_\_\_ Lot Size: 44,667  
 Existing Use: VACANT  
 Proposed Use: STD  
 Estimated Construction Cost: \$ 350,000.  
 Description of Work: Charleston II - half porch  
4 Bedroom, 4 Bath, 3 car side  
load garage  
 Occupant or Tenant: n/a  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Property Owner's Name: LLC, Inc.  
 Address: 3601 Georgia Avenue  
 City: Silver Spring State: MD Zip Code: 20910  
 Phone: 301-593-1111 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Applicant's Name & Mailing Address, (if other than stated herein)  
 Applicant's Name: CALANSULE HOMES, LLC  
 Address: 1115 Stratford Court  
 City: NAMMOUTH State: MD Zip Code: 21104  
 Phone: 410-442-2211 Fax: 410-442-2215  
 Email: frank@calansulehomes.com  
 Contractor Company: CALANSULE HOMES, LLC  
 Contact Person: FRANK E. KOTKAN, III  
 Address: 1115 Stratford Court  
 City: NAMMOUTH State: MD Zip Code: 21104  
 License No.: 13158109 / MHBK # 910  
 Phone: 410-442-2211 Fax: 410-442-2215  
 Email: frank@calansulehomes.com  
 Engineer/Architect Company: PLIMOUTH ROAD ARCHITECTS  
 Responsible Design Prof.: Lisa Wernke  
 Address: 640 Plymouth Road  
 City: CALANSULE State: MD Zip Code: 20871  
 Phone: 410-788-0281 Fax: 410-788-1033  
 Email: lwernke@plymouthroadarchitects.com

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

Utilities	
<b>Water Supply</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Heating System</b>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Grading Permit Number:</b> <u>616000112</u>	
<b>Building Shell Permit Number:</b>	

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: frank@calansulehomes.com  
 Email Address: Member, Calansule Homes, LLC  
 Title/Company: \_\_\_\_\_

Print Name: Frank E. Kotkan, III  
 Date: 5/18/16

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>5/18/16</u>	<u>H. Oswald</u>

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

DPZ 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>100.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50.00</u>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$ <u>227.98</u>
Check #	<u>22798</u>



## Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

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

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

[www.hchealth.org](http://www.hchealth.org)

Facebook: [www.facebook.com/hocohealth](https://www.facebook.com/hocohealth)

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

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### MEMORANDUM

TO: ***Pam Walter***  
***Catonsville Homes, LLC***

FROM: ***Hank Oswald***  
***Well & Septic Program***

RE: ***12721 Milo Court***  
***Potential Basement Bedroom***

DATE:

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I have reviewed the floor plans in support of Building Permit **B16001946** for a new home at **12721 Milo Court** and noted that there is a rough-in for a full bathroom in the unfinished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon conversion of the basement to finished living space.

For reference, the following is the bedroom definition in Howard County Code Section 3.801(b):

- (1) Except as provided in paragraph (2) of this subsection, a bedroom is any space in the conditioned area of a dwelling unit or accessory structure that:
  - (i) Is 90 square feet or greater in size;
  - (ii) May be used as a private sleeping area; and
  - (iii) Has at least one window and one interior door.
- (2) If a home office, library, or similar room is proposed, it may not be a bedroom if there is no closet; and
  - (i) The room contains permanently built-in bookcases around the perimeter of the room, desks, and other features that encumber the room;
  - (ii) A minimum 4 foot-wide opening, without doors, into another room;
  - (iii) A half wall (4 foot maximum height) between the room and another room; or
  - (iv) The room is a first floor room or basement area that does not have direct access to full bathrooms or "roughed in" plumbing that would provide direct access to future full bathroom facilities.

The Health Department strongly recommends sizing the onsite sewage disposal system at least one bedroom larger than the existing 5 bedroom design to accommodate a future finished basement. If you choose to only size for the existing design, any future building permit for a finished basement may be placed on hold until the system is upgraded to accommodate the proposed number of bedrooms. This memo will be retained in the Health Department file for future reference.



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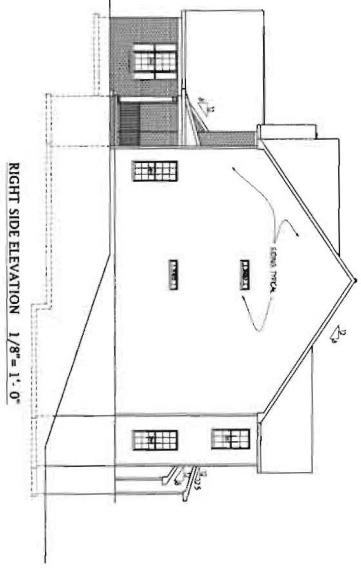
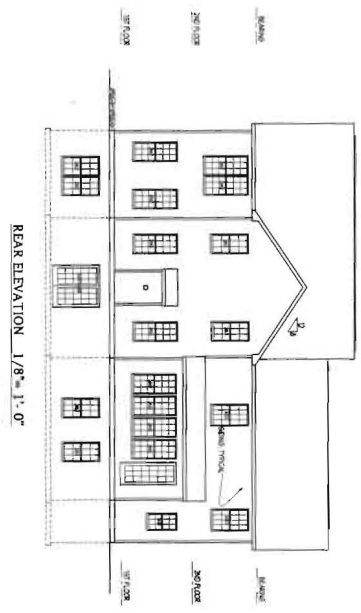
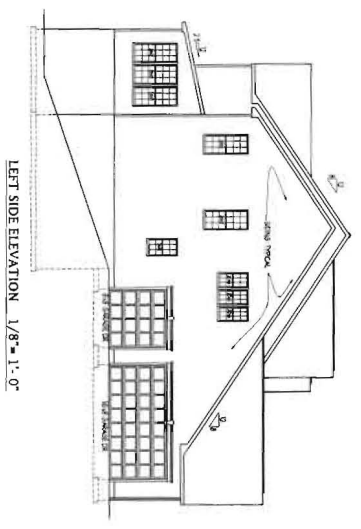
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**GENERAL NOTES:**

1. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND RECORDS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPLICABLE AGENCIES.
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FINAL SET 4/18/16

1

Project No.: C16.04  
Date: 4/16  
Scale: NOTED

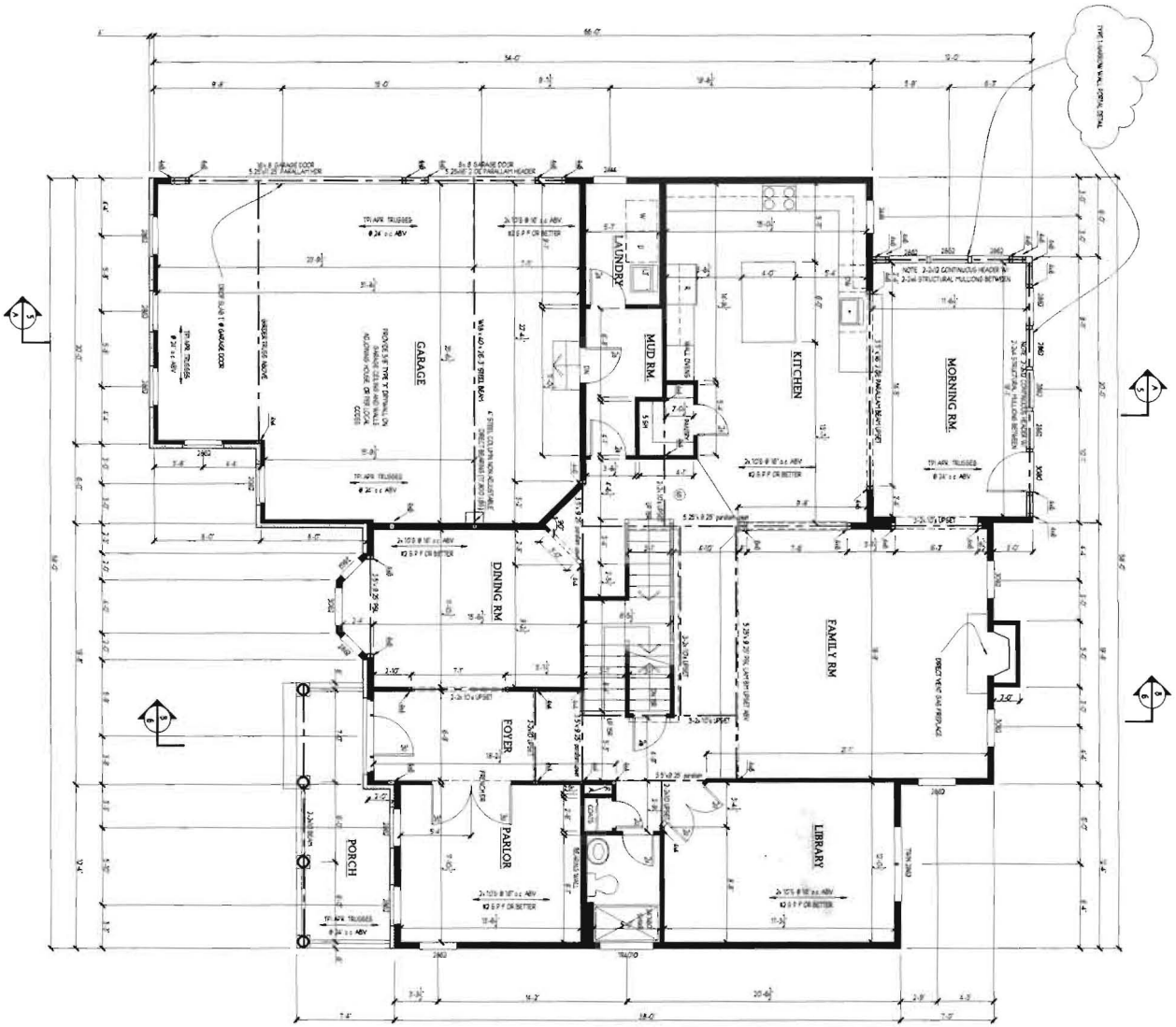
Drawing: ELEVATIONS  
Project: CATONVILLE HOMES  
CHARLESTON 2  
TERRAPIN CREEK LOT 6

FL1 SQ.FT: 2116  
FL2 SQ.FT: 1830  
Notes:

**Plymouth Road Architects**  
640 Plymouth Road, Baltimore, MD 21229. 410-788-0281  
PlymouthRoadArchitects.com

12721 MILO CT.





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FINAL SET 4/18/16

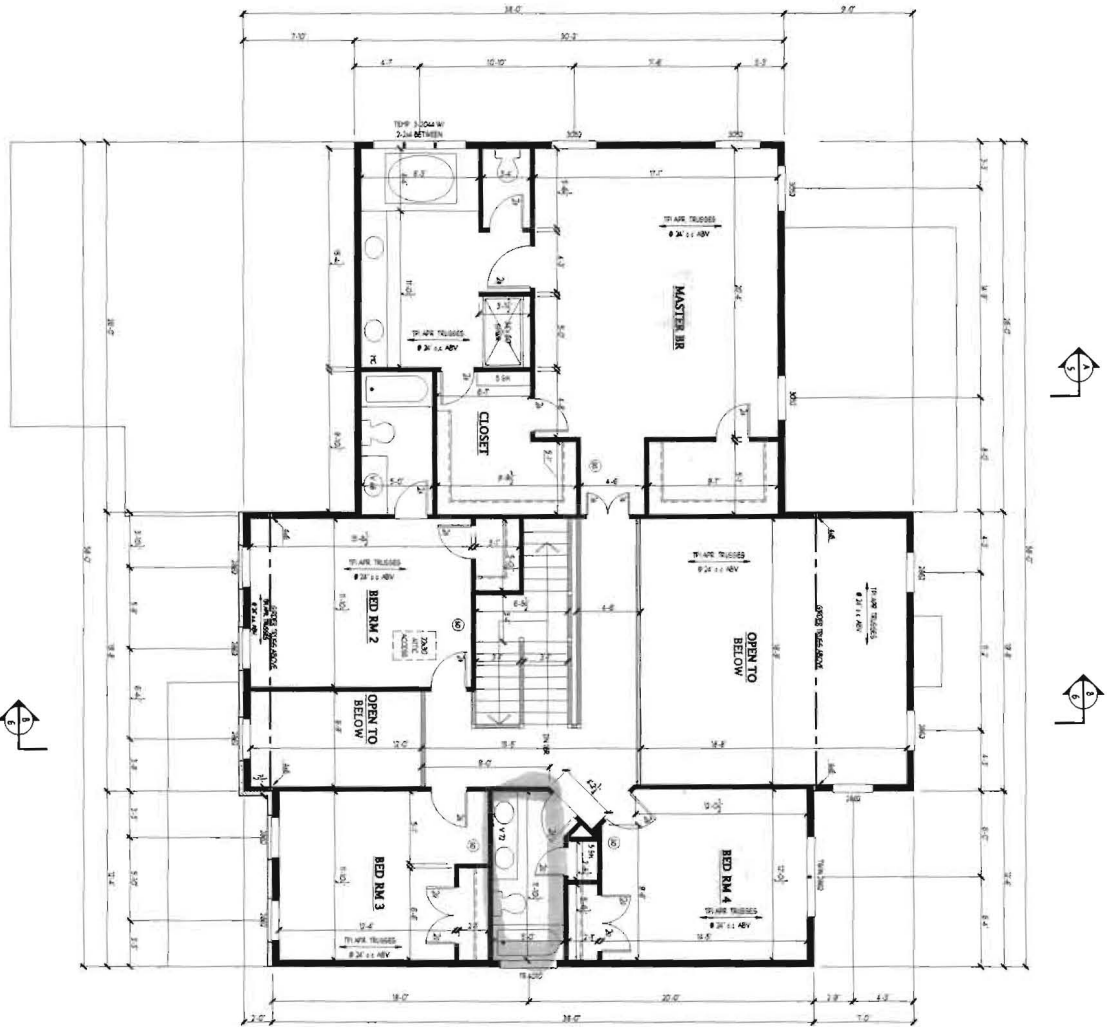
3

Project No.: C16.04  
 Date: 4/16  
 Scale: 1/4" = 1'-0"

Drawing: FIRST FLOOR PLAN  
 Project: CATONSVILLE HOMES  
 CHARLESTON 2  
 TERRAPIN CREEK LOT 6

Notes:

**Plymouth Road Architects**  
 640 Plymouth Road, Baltimore, MD 21229 - 410-788-0281  
 PlymouthRoadArchitects.com



NOTE: ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
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FINAL SET 4/18/16

4/18/16 10:48 AM



Project No.: C16.04  
 Date: 4/16  
 Scale: 1/4"=1'-0"

Drawing: SECOND FLOOR PLAN  
 Project: CATONVILLE HOMES  
 CHARLESTON 2  
 TERRAPIN CREEK LOT 6

Notes:

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 640 Plymouth Road, Baltimore, MD 21229. 410-788-0281  
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