



# Building Permit Application

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

DILP 2016 APR 27 AM 10:0

Date Received: \_\_\_\_\_

Permit No.: B160001790

6298

Building Address: 6298 HEATHER GLEN WAY  
 City: CLARKSVILLE State: MD Zip Code: 21029  
 Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: WILLOW POND  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 13  
 Tax Map: 34 Parcel: 444 Grid: \_\_\_\_\_  
 Zoning: RR-D60 Map Coordinates: \_\_\_\_\_ Lot Size: 1.05AC  
 Existing Use: VACANT LOT  
 Proposed Use: NEW SFD  
 Estimated Construction Cost: \$ 1.5M  
 Description of Work: 5 BR, 5 FB, 2 HB, 2 FIRE ALARM, 4 CAR GAR, UNFIN FINISH  
 Occupant or Tenant: OWNER  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Property Owner's Name: ABEAN / GREENFIELD  
 Address: 6056 LUSTER DR  
 City: HIGHLANDS State: MD Zip Code: 20777  
 Phone: 410-365-3702 Fax: \_\_\_\_\_  
 Email: RAMINOR @ COMCAST.NET  
 Applicant's Name & Mailing Address, (If other than stated herein)  
 Applicant's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Contractor Company: GREENFIELD HOMES  
 Contact Person: RICK MINOR  
 Address: 6056 LUSTER DR  
 City: HIGHLANDS State: MD Zip Code: 20777  
 License No.: 361  
 Phone: 410-365-3702 Fax: \_\_\_\_\_  
 Email: RAMINOR @ COMCAST.NET  
 Engineer/Architect Company: MARK DADDY  
 Responsible Design Prof.: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: FULLERTON CITY State: MD Zip Code: \_\_\_\_\_  
 Phone: 410-750-7262 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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 <sup>st</sup> floor: <u>1826</u> <u>139-1</u>
Area of construction (sq. ft.):	2 <sup>nd</sup> floor: <u>2176</u> <u>317-1</u>
Use group:	Basement:
<b>Construction type:</b>	<input type="checkbox"/> Finished Basement
<input type="checkbox"/> Reinforced Concrete	<input checked="" type="checkbox"/> Unfinished Basement
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Crawl Space
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Wood Frame	No. of Bedrooms:
<input type="checkbox"/> State Certified Modular	<b>Multi-family Dwelling</b>
<input checked="" type="checkbox"/> Roadside Tree Project Permit	No. of efficiency units:
<input type="checkbox"/> Yes <input type="checkbox"/> No	No. of 1 BR units:
Roadside Tree Project Permit #	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
	Footings:
	Roof:
	<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	<u>SEPTIC SYSTEM</u>
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	
Grading Permit Number: _____	
Building Shell Permit Number: _____	<u>016000103</u>

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: RAMINOR @ COMCAST.NET  
 Email Address: GREENFIELD HOMES  
 Title/Company: \_\_\_\_\_

Print Name: RICK MINOR  
 Date: 4-27-16

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>4/27/2016</u>	<u>Paul [Signature]</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?  Yes  No  
 Is Entrance Permit Required?  Yes  No  
 Historic District?  Yes  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	\$
Check	# <u>11277</u>



# 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.: \_\_\_\_\_

Building Address: 6298 HEATHER GLEN WAY  
 City: CARYSVILLE State: MD Zip Code: 21029  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Subdivision: WILLOW POND  
 Lot: 13 Tax Map: 34 Parcel: 444

Existing Use: RESIDENTIAL  
 Proposed Use: RESIDENTIAL  
 Estimated Construction Cost: \$ 30,000  
 Description of Work: CONSTRUCT 35'x25' (IRREGULAR) POOL AND SPA (550 SQ FT COMBINED) WITH 4' FENCE AND GATES TO CODE

Occupant/Tenant Name: \_\_\_\_\_  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Property Owner's Name: JOSEPH ABBAN + MARIAN MENSAN  
 Address: 15012 DAHLIA DR  
 City: BOWIE State: MD Zip Code: 20721  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Applicant's Name & Mailing Address, (If other than stated herein)  
 Applicant's Name: ALAN ENG  
 Address: PO BOX 130  
 City: TRAVS LANDING State: MD Zip Code: 20779  
 Phone: 410-353-1432 Fax: \_\_\_\_\_  
 Email: DIANE PERMITS @ GMAIL.COM

Contractor Company: SUNSET POOL CONTRACTORS  
 Contact Person: ALAN ENG  
 Address: PO BOX 130  
 City: TRAVS LANDING State: MD Zip Code: 20779  
 License No.: MHIC 65155  
 Phone: 410-353-1432 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Engineer/Architect Company: \_\_\_\_\_  
 Responsible Design Prof.: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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 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:
<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"/> Roadside Tree Project Permit	Footings:
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof:
<b>Roadside Tree Project Permit #</b>	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities	
Electric:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Grading Permit Number:	<u>G16000103</u>
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.

[Signature]  
 Applicant's Signature  
DIANE PERMITS @ GMAIL.COM  
 Email Address  
SUNSET POOL CONTRACTORS  
 Title/Company

ALAN ENG  
 Print Name  
 \_\_\_\_\_  
 Date

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		

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	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	#

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

Menu Save Reset Cancel Help

Record Detail \* (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Deck	B17003319	09/07/2017
Description of Work		
SFD/ CONSTRUCT APPROX. 20' X 60' IRREGULAR SHAPE DECK WITH STEPS		

Received 9/11/17 - H.O.  
Approved 9/11/17 - H.O.

check spelling

Address \* (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
6298	HEATHER GLEN	WAY	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-76.94922	39.19696
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
1014651	444	1.05	325400	325400	0	RURAL
Legal Description						
LOT 13, 1.049 A. N[ ]6298 HEATHER GLEN WAY[ ]WILLOW POND						

check spelling

Block	Lot	Census Tract	Council Dist	Supervisor Dist	Map #	DAP Zone	Primary
	13	605101	5				Yes
Plan Area	State Tax Id	Subdivision Name					
	1405593286	WILLOW POND					
Section	Area	Tax Map					
		34					
Grid	Zoning District	ADC Map					
34-17	RR-DEO	4933-19					
SDP No.	Final Plan No.	WP File No.					
	F-10-106						
Record Plat No.	WS Contract No.	FDP No.					
21628-2163							
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-04A	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner \* (This section is required.)

Search Reset Clear

Name *	JOSEPH B. ABBAN JR		
Address Line 1	15012 DAHLIA DR		
Address Line 2			
Address Line 3			
Mail City	Mail State	Mail Zip Code	
BOWIE	MD	20721	

Phone  Primary

E-mail

Cell Number  Fax Number

Professionals (This section is not required.)  
 Search Reset Clear

License # \*  Business Name

License Type \*  First Name  Middle Name  Last Name

Primary  Address Line 1   
 Address Line 2

City  State  ZIP Code

Phone 1  Phone 2  Fax

E-mail

Applicant (This section is not required.)  
 Search As Owner As Lic. Prof As Contact

Type \*  First Name  MI  Last Name

Relationship  Full Name

Primary  Organization Name   
 Street Address   
 Address Line 2

City  State  Zip Code

Phone  Cell  Fax

E-mail \*

Addtl Info

Est Construction Cost  \*Housing Units \*  Number of Buildings  \*Public Owned

Construction Type

BLDGMIS

MISCELLANEOUS PERMIT INFORMATION

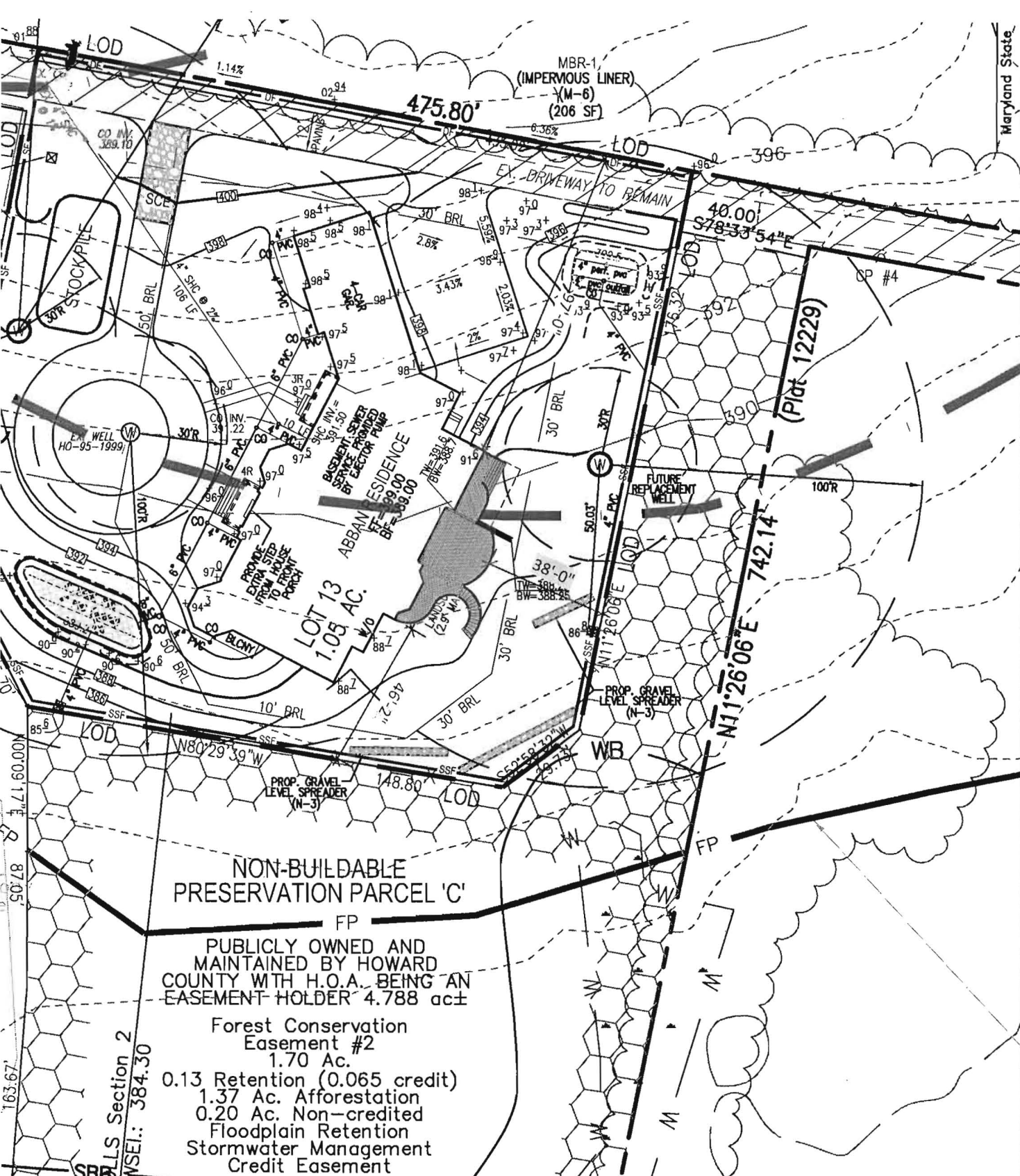
Capital Project-No Fee \*  Yes  No Capital Project Number  Fee Exempt \*  Yes  No Roadside Tree Project Permit \*  Yes  No Roadside Tree Project Permit #

Existing Use \*  Water  Sewage  Expiration Date

PAYMENT INFORMATION

Check 1  Payee 1  Check 2  Payee 2  SAP Doc No  SAP Entered

Submit Cancel



**NON-BUILDABLE PRESERVATION PARCEL 'C'**  
 PUBLICLY OWNED AND MAINTAINED BY HOWARD COUNTY WITH H.O.A. BEING AN EASEMENT-HOLDER 4.788 ac±  
 Forest Conservation Easement #2  
 1.70 Ac.  
 0.13 Retention (0.065 credit)  
 1.37 Ac. Afforestation  
 0.20 Ac. Non-credited  
 Floodplain Retention  
 Stormwater Management  
 Credit Easement

**GRADING PLAN**  
 SCALE: 1"=40'

**ROBERT H. VOGEL ENGINEERING, INC.**  
 SURVEYORS • PLANNERS  
 1400 W. STREET  
 CLARKSVILLE, MD 21043  
 TEL: 410.461.7666  
 FAX: 410.461.8961

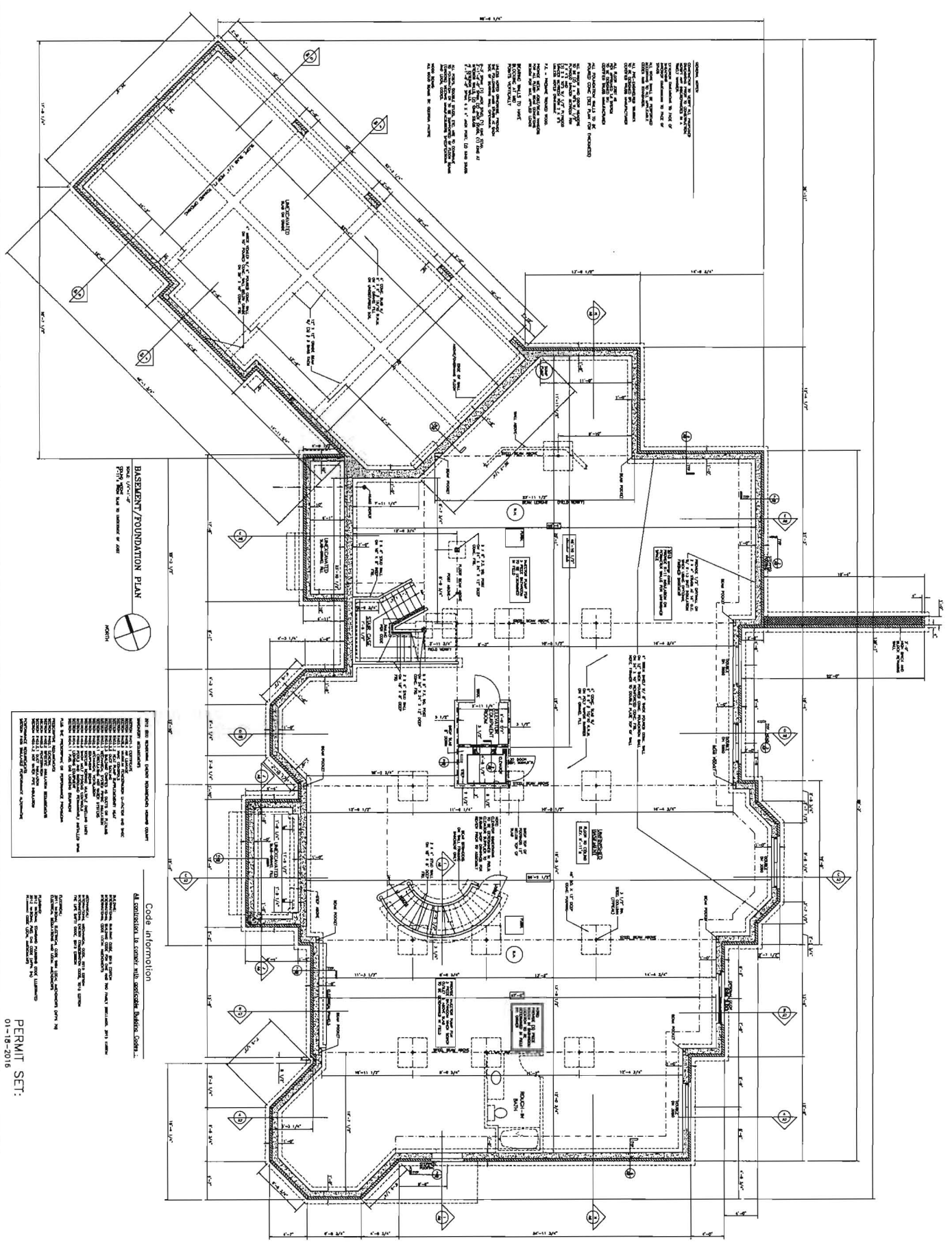
**OWNER/BUILDER**  
 GREENFIELD HOMES, INC.  
 6656 LUSTER DRIVE  
 HIGHLAND, MD 20777  
 (410) 365-3702

**PLOT PLAN**  
**WILLOW POND – LOT 13**  
 6298 HEATHER GLEN WAY  
 CLARKSVILLE, MD 21029  
 REF: F-10-106

5TH ELECTION DISTRICT  
 TAX MAP: 34 PARCEL: 444

BLOCK: 17  
 ZONED: RR-DEO  
 HOWARD COUNTY, MARYLAND

Approved for BP B1600179D  
*Paul [Signature]*



**BASEMENT/FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"  
 DATE: 01-18-2016

FOR THE SUBMITTER: DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE FOUNDATION AND STRUCTURAL ELEMENTS ONLY. THE SUBMITTER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO HIM BY ANY OTHER PARTY. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THE FOUNDATION AND STRUCTURAL ELEMENTS ONLY. THE SUBMITTER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO HIM BY ANY OTHER PARTY.

**Code Information**  
 ALL CONSTRUCTION IS SUBJECT TO ALL APPLICABLE BUILDING CODES.

PERMIT SET:  
 01-18-2016

**A1**

FOUNDATION/BASEMENT PLAN  
 SCALE: 1/4" = 1'-0"

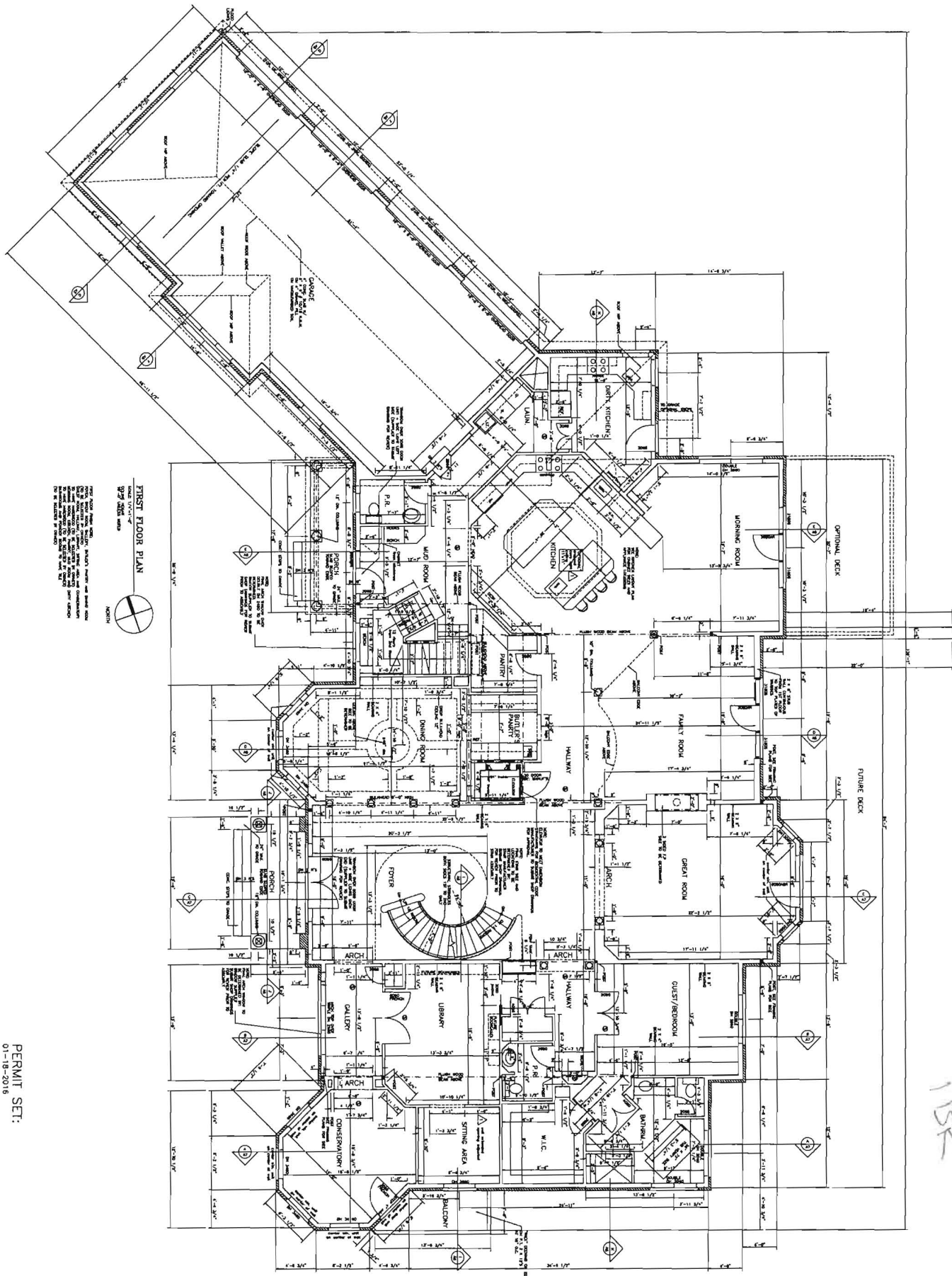
**GREENFIELD HOMES**  
 THE ABBAN RESIDENCE LOT-13

PERMIT DRAWINGS:  
 DATE: 01-18-2016

STRUCTURAL ENGINEER:  
 JOHN SCHNIDER  
 100 N. ROLLING ROAD  
 CATONSVILLE, MD 21228  
 phone: 410 744 1845

NO.	DATE	DESCRIPTION

DRAWN BY:  
 MARK J. BANDY, INC.  
 (410) 750 2262  
 DATE: 01-18-2016



**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 NORTH

15R

PERMIT SET:  
 01-18-2016

**A2**  
 FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

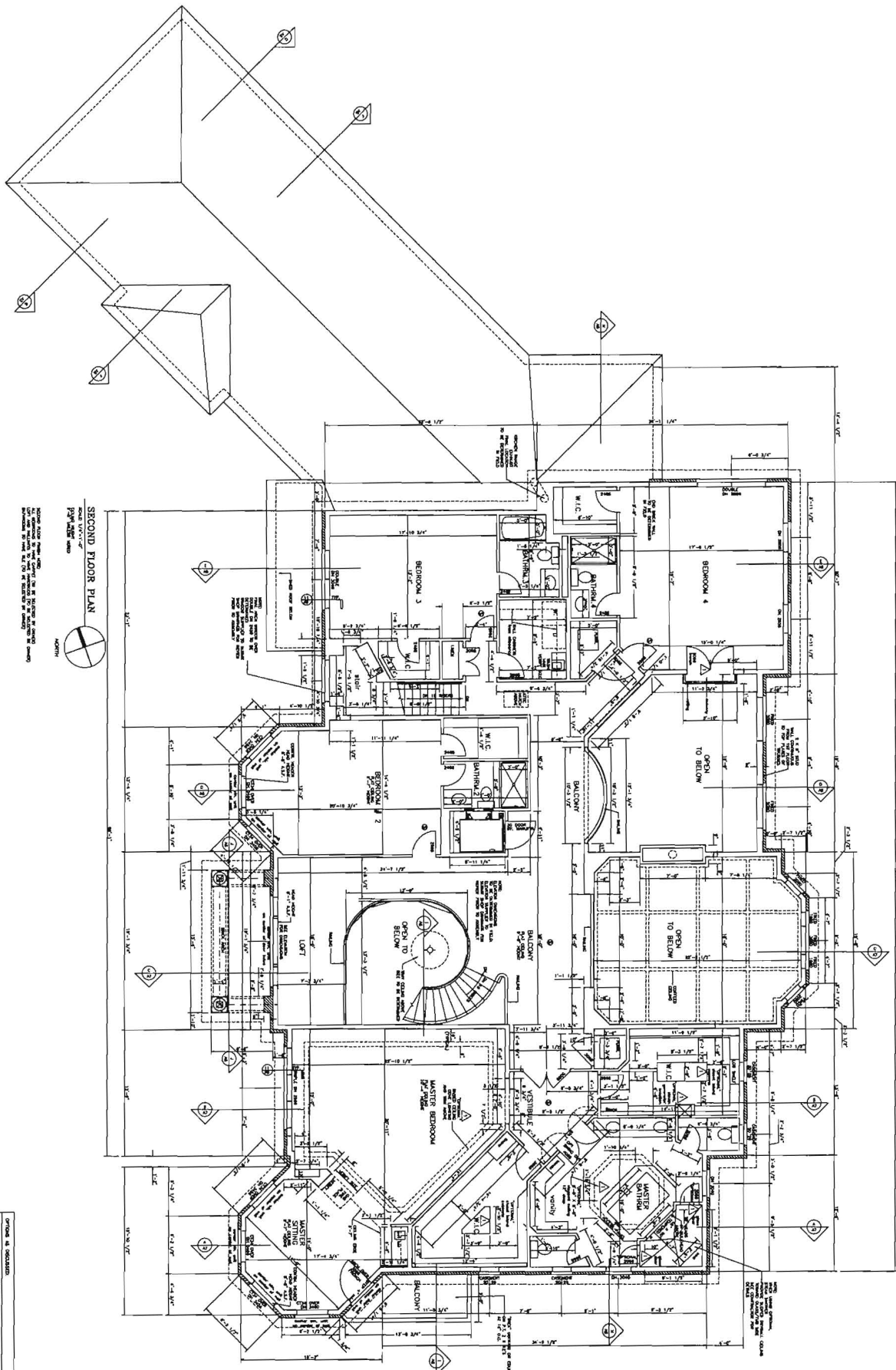
**GREENFIELD HOMES**  
 THE ABBAN RESIDENCE LOT-13

PERMIT DRAWINGS:  
 DATE: 01-18-2016

STRUCTURAL ENGINEER:  
 JOHN SCHMIDT  
 100 N ROLLING ROAD  
 CATONSVILLE, MD 21228  
 phone: 410 744 1945

NO.	DATE	DESCRIPTION

DRAWN BY:  
 MARK J. BANDY, INC.  
 (410) 750 2262  
 DATE: 01-18-2016



SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 NORTH

1152

PERMIT SET:  
 01-18-2016

OWNER	DATE
DESIGNER	DATE
CHECKER	DATE
APPROVER	DATE

**A3**  
 SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

**GREENFIELD HOMES**  
 THE ABBAN RESIDENCE LOT-13

PERMIT DRAWINGS:  
 DATE: 01-18-2016

STRUCTURAL ENGINEER:  
 JOHN SCHNEIDER  
 100 N ROLLING ROAD  
 CATONSVILLE, MD 21228  
 PHONE: 410 744 1945

NO.	DATE	DESCRIPTION

DRAWN BY:  
 MARK J. BANDY, INC.  
 (410) 750 2262  
 DATE: 01-18-2016



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

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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

MEMORANDUM

TO: Rick Minor  
6656 Luster Dr.  
Highland MD 20777

FROM: Robert Freemon *RIF*  
Well & Septic Program

RE: 6298 Heather Glen Way  
Clarksville MD 21029  
Potential Basement Bedroom

DATE: 6/7/2016

I have reviewed the floor plans in support of Building Permit **B16001791** for a new home at **6298 Heather Glen Way Clarksville MD 21029** 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. As this lot is connected to the shared sewage system with a **five** bedroom per lot limitation, any future building permit for converting all or a portion of the basement into finished living space may be denied by the Health Department if the total number of proposed bedrooms in the dwelling is above five.

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 are 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

## Freemon, Robert

---

**From:** Freemon, Robert  
**Sent:** Tuesday, June 07, 2016 9:50 AM  
**To:** 'Rick Minor'  
**Subject:** RE: Lot 13 Willow Pond  
**Attachments:** 6298 Heather Glen Way.pdf

Hi Rick,

Thanks for the email. I have looked at the floor plans for 6298 Heather Glen Way and have some comments about the basements rough in for a full bath. The shared septic system allows for a 5 bedroom limit per lot. The floor plans currently show 5 bedrooms. Having the rough in for a full bath in the unfinished basement makes it likely to convert the unfinished space into additional bedrooms. I have attached the memo concerning this for you and the homeowners to review. We will keep a copy of this memo in the file for future reference. If you have any questions let me know.

*Robert Freemon*  
*Howard County Health Department*  
*8930 Stanford Blvd. Columbia, MD 21045*  
*Well and Septic Program*  
*Phone: 410-313-6357*  
*Email: [rfreemon@howardcountymd.gov](mailto:rfreemon@howardcountymd.gov)*

---

**From:** Rick Minor [<mailto:raminor@comcast.net>]  
**Sent:** Monday, June 06, 2016 5:15 PM  
**To:** Freemon, Robert  
**Subject:** Fwd: Lot 13 Willow Pond

Please see attached  
Rick

---

**From:** "Rick Minor" <[raminor@comcast.net](mailto:raminor@comcast.net)>  
**To:** [freeman@howardcountymd.gov](mailto:freeman@howardcountymd.gov)  
**Cc:** "Vogel Robert" <[rvogel@vogeleng.com](mailto:rvogel@vogeleng.com)>  
**Sent:** Monday, June 6, 2016 5:12:47 PM  
**Subject:** Fwd: Lot 13 Willow Pond

Robert  
This is Rick Minor from Greenfield Homes  
Rob Vogel asked I send you floorplans per your request  
Please see attached

Thank you  
Rick Minor ( you had my last name spelled incorrectly

## Freemon, Robert

---

**From:** Rick Minor <raminor@comcast.net>  
**Sent:** Tuesday, June 07, 2016 1:10 PM  
**To:** Freemon, Robert  
**Cc:** Robert Vogel  
**Subject:** Re: Lot 13 Willow Pond

Robert

Thank you.

I do not know what or how the homeowners intend on using the basement, however, they have been talking about sports rooms- exercise room, driving range room, etc. Because we install a rough in for plumbing doesn't automatically assume that the basement will be finished or will have a bedroom.

This family only has 3 ( three ) family members that will be living there, and occupying 2 ( two ) bedrooms. I doubt that they will be overloading the septic system.

Thanks for your help

Rick

On Jun 7, 2016, at 9:49 AM, Freemon, Robert <[rfreemon@howardcountymd.gov](mailto:rfreemon@howardcountymd.gov)> wrote:

Hi Rick,

Thanks for the email. I have looked at the floor plans for 6298 Heather Glen Way and have some comments about the basements rough in for a full bath. The shared septic system allows for a 5 bedroom limit per lot. The floor plans currently show 5 bedrooms. Having the rough in for a full bath in the unfinished basement makes it likely to convert the unfinished space into additional bedrooms. I have attached the memo concerning this for you and the homeowners to review. We will keep a copy of this memo in the file for future reference. If you have any questions let me know.

**Robert Freemon**  
**Howard County Health Department**  
**8930 Stanford Blvd. Columbia, MD 21045**  
**Well and Septic Program**  
**Phone: 410-313-6357**  
**Email: [rfreemon@howardcountymd.gov](mailto:rfreemon@howardcountymd.gov)**

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**Sent:** Monday, June 06, 2016 5:15 PM  
**To:** Freemon, Robert  
**Subject:** Fwd: Lot 13 Willow Pond

Please see attached  
Rick

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**From:** "Rick Minor" <[raminor@comcast.net](mailto:raminor@comcast.net)>  
**To:** [freeman@howardcountymd.gov](mailto:freeman@howardcountymd.gov)  
**Cc:** "Vogel Robert" <[rvogel@vogeleng.com](mailto:rvogel@vogeleng.com)>

**Sent:** Monday, June 6, 2016 5:12:47 PM  
**Subject:** Fwd: Lot 13 Willow Pond

Robert  
This is Rick Minor from Greenfield Homes  
Rob Vogel asked I send you floorplans per your request  
Please see attached

Thank you  
Rick Minor ( you had my last name spelled incorrectly

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<6298 Heather Glen Way.pdf>

**Freemon, Robert**

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**From:** Freemon, Robert  
**Sent:** Thursday, May 05, 2016 11:46 AM  
**To:** 'raminer@comcast.net'  
**Subject:** 6298 Heather Glen Way

Hi Rick,

I am reviewing building permit B16001790 for 6298 Heather Glen Way. I need to see floor plans for the proposed building. You can drop them off at 8930 Stanford Blvd. Columbia, MD 21045 or email them to me either way works.

*Robert Freemon*  
*Howard County Health Department*  
*Well and Septic Program*  
*Phone: 410-313-6357*  
*Email: [rfeemon@howardcountymd.gov](mailto:rfeemon@howardcountymd.gov)*

## Williams, Jeffrey

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**From:** Williams, Jeffrey  
**Sent:** Friday, May 06, 2016 10:09 AM  
**To:** 'Rob Vogel'  
**Cc:** jerimiah reynolds; Freemon, Robert  
**Subject:** RE: Willow Pond lot 13

I double checked the plan and it looks to me like the alt well is just a few feet shy of 200'. A 200' radius around the wells would clear up any confusion. It's hard to gauge the exact center of the large well symbol when it is close like this. Also, the other well is over 50' from the raingarden itself, but is only about 25' from the outfall discharge point. The setback to an outfall is 50'. If you cannot get it 50' away and cannot get another well location to work, send us that justification for why it is not possible to move either of them and we might allow the reduced setback as the outfall is downhill from the well and the distance is maximized as much as possible.

We have also received the building permit and plot plan for the property and have the following comments for revision of that plan:

- Any revisions to the perc cert before signature must be reflected on the plan.
- Has the elevation of the existing sewer line stub out been field measured? It is shown as 389.1. If not, it needs to be and the true elevation shown so that we make sure we have fall and a proper proposed elevation for the line leaving the foundation.
- The proposed line must show details of a sleeve in the part that travels under the driveway.
- As the sewer line is less than 50' from the well, lable the line to be constructed of solvent welded schedule 40 PVC (with that construction, the detback distance is reduced to 10').
- Show the well line location where it is proposed to enter the house. If it is less than 10' from the sewer line at any point, it must be sleeved or shown in a cross-section detail to be at least 1' vertically above the sewer line.

Thanks,  
Jeff

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**From:** Rob Vogel [<mailto:rvogel@vogeleng.com>]  
**Sent:** Wednesday, May 04, 2016 8:11 PM  
**To:** Williams, Jeffrey  
**Cc:** Wolf, Kevin; jerimiah reynolds  
**Subject:** RE: Willow Pond lot 13

Hi Jeff

I checked our plan and the well is placed exactly 200' below the uphill SDA. Also the outside of the rain garden (with liner) is located 50' from the alternate well. Please advise. Thanks, Rob

Robert H. Vogel, P.E., M.ASCE

Robert H. Vogel Engineering, Inc.  
8407 Main Street  
Ellicott City, Maryland 21043  
Phone: 410-461-7666  
FAX: 410-461-8961

HEATHER GLEN WAY

DA TO DIVERSION FENCE 3.36 AC.

Fill From Pool TO BE TAKEN OFF SITE

SUNSET POOL CONTRACTORS  
PO BOX 130  
TRACEYS LANDING, MD 20779  
MHIC NO 65155

6298 HEATHER GLEN WAY  
CLARKSVILLE 21029

SCALE 1"=40'0"

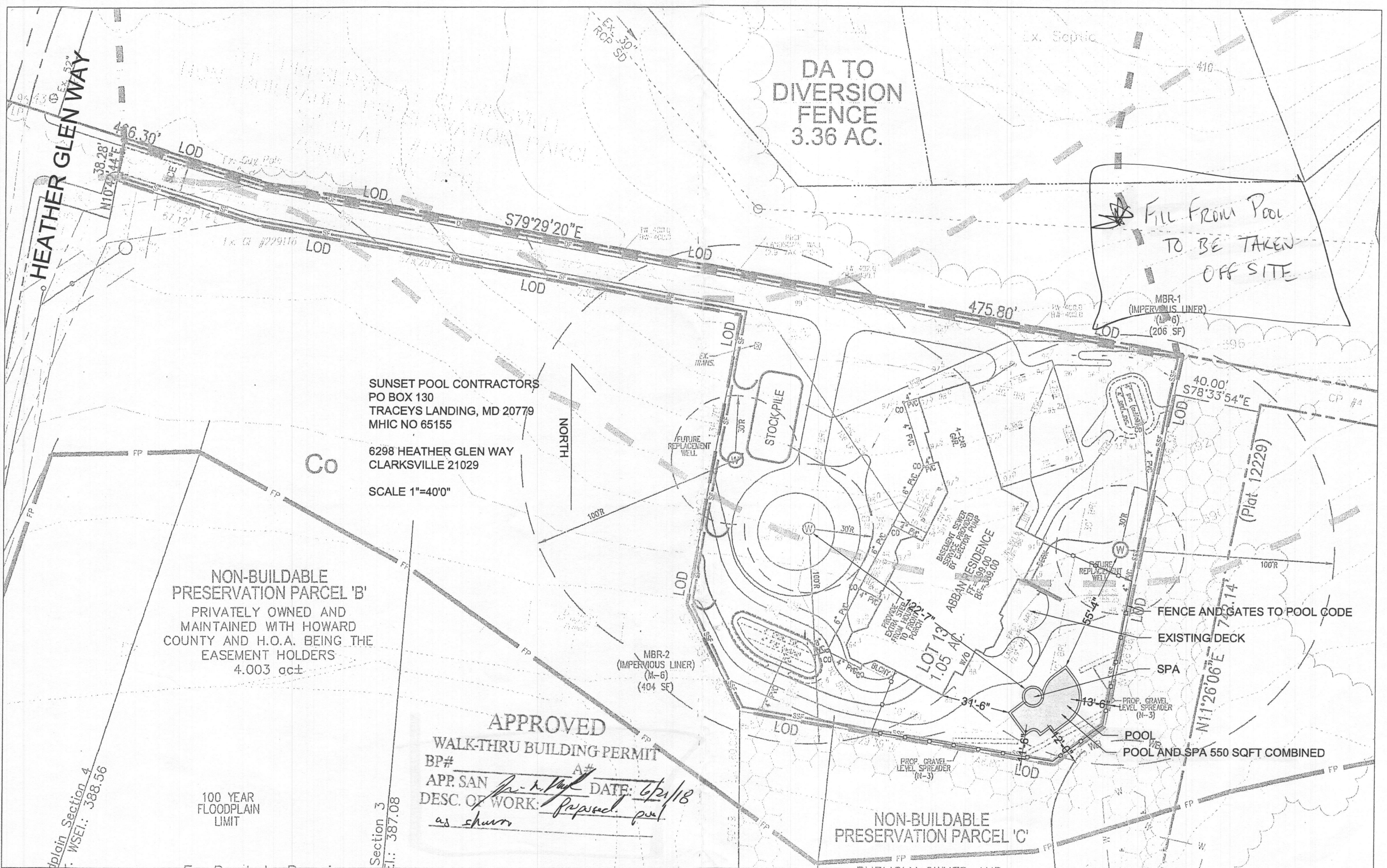
NON-BUILDABLE PRESERVATION PARCEL 'B'  
PRIVATELY OWNED AND MAINTAINED WITH HOWARD COUNTY AND H.O.A. BEING THE EASEMENT HOLDERS  
4.003 ac±

APPROVED WALK-THRU BUILDING PERMIT

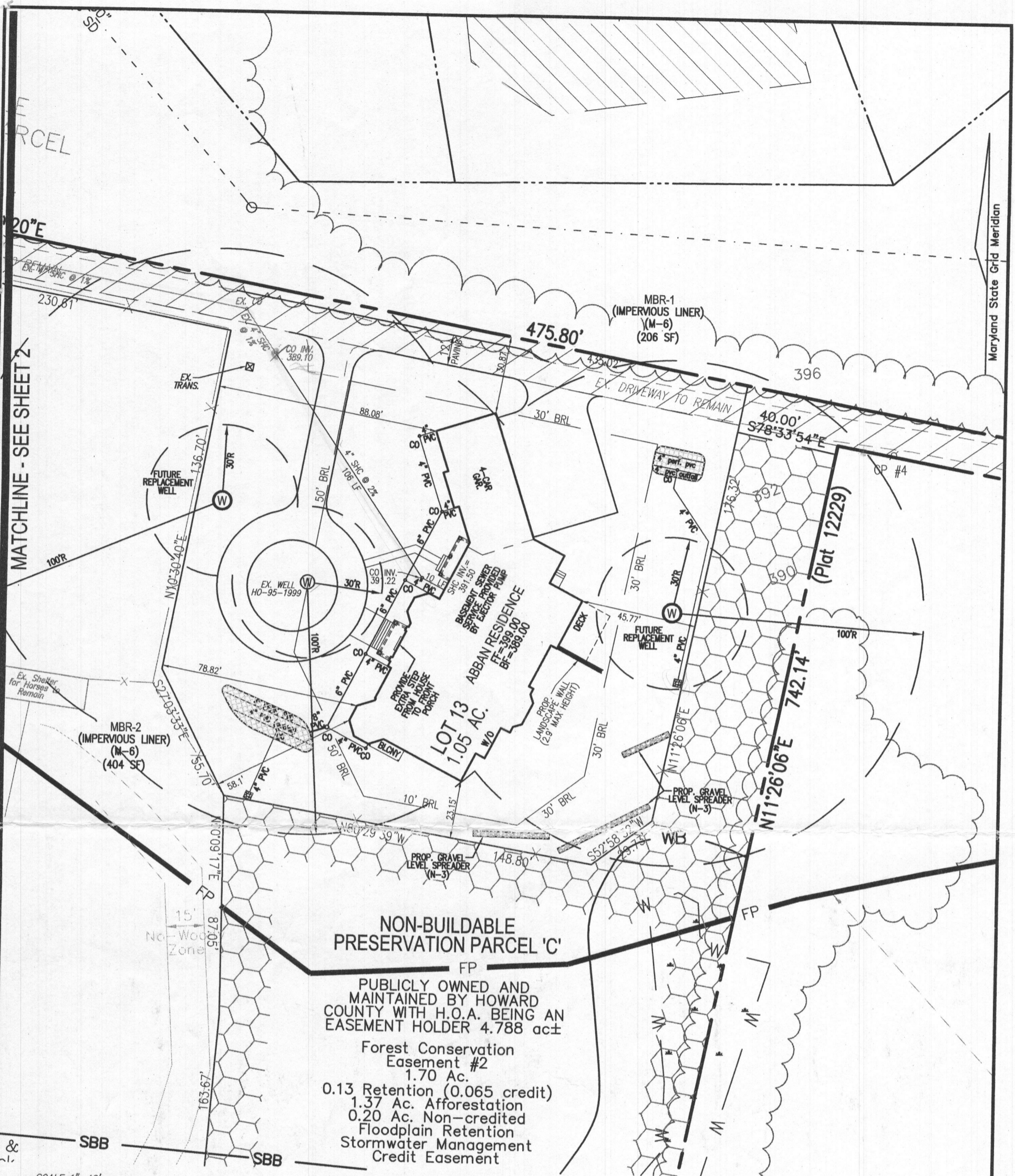
BP# \_\_\_\_\_ A# \_\_\_\_\_  
APP. SAN \_\_\_\_\_ DATE: 6/21/18  
DESC. OF WORK: *approved pool as shown*

100 YEAR FLOODPLAIN LIMIT

NON-BUILDABLE PRESERVATION PARCEL 'C'



Maryland State Grid Meridian



**NON-BUILDABLE PRESERVATION PARCEL 'C'**  
 PUBLICLY OWNED AND MAINTAINED BY HOWARD COUNTY WITH H.O.A. BEING AN EASEMENT HOLDER 4.788 ac±  
 Forest Conservation Easement #2  
 1.70 Ac.  
 0.13 Retention (0.065 credit)  
 1.37 Ac. Afforestation  
 0.20 Ac. Non-credited  
 Floodplain Retention Stormwater Management Credit Easement

**LAYOUT PLAN**  
 SCALE: 1"=40'

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET ELLICOTT CITY, MD 21043  
 TEL: 410.461.7666 FAX: 410.461.8961

*Approved for BP 1516001790*

*Robert Vogel*  
**OWNER/BUILDER**  
 GREENFIELD HOMES, INC.  
 6656 LUSTER DRIVE  
 HIGHLAND, MD 20777  
 (410) 365-3702

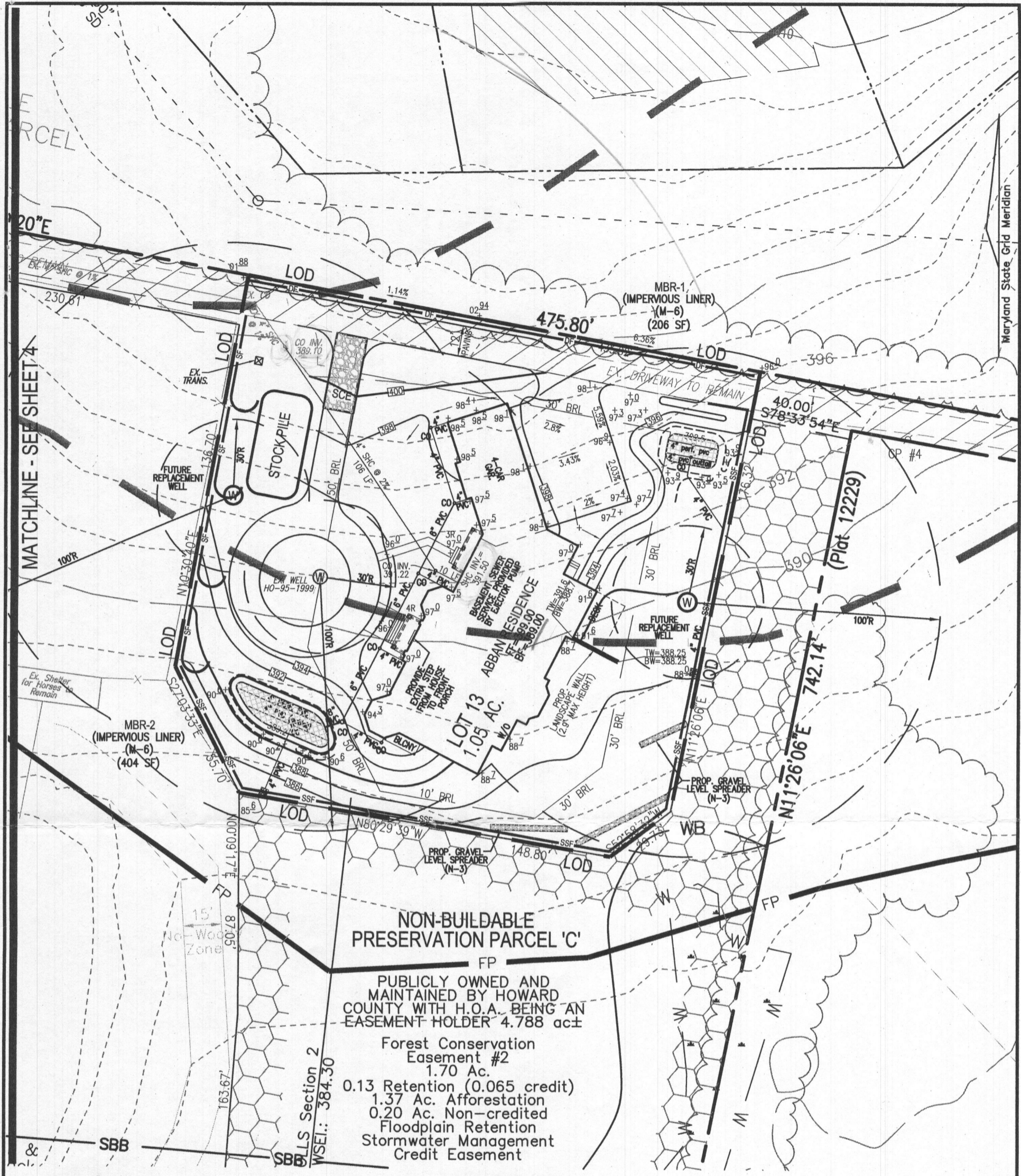
SCALE	AS SHOWN
DRAWN BY	JMR
CHECKED BY	RHV
DATE	APRIL 2016
W. O. #	14-33
SHEET#	1 OF 4

5TH ELECTION DISTRICT  
 TAX MAP: 34 PARCEL: 444

**PLOT PLAN**  
**WILLOW POND - LOT 13**  
 6298 HEATHER GLEN WAY  
 CLARKSVILLE, MD 21029  
 REF: F-10-106

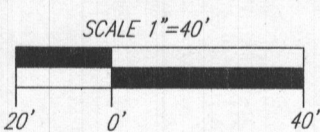
BLOCK: 17  
 ZONED: RR-DEO  
 HOWARD COUNTY, MARYLAND





**NON-BUILDABLE PRESERVATION PARCEL 'C'**  
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 1.37 Ac. Afforestation  
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 Floodplain Retention  
 Stormwater Management  
 Credit Easement

**GRADING PLAN**  
 SCALE: 1"=40'



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 8407 MAIN STREET TEL: 410.461.7666  
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

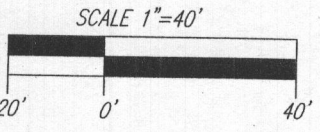
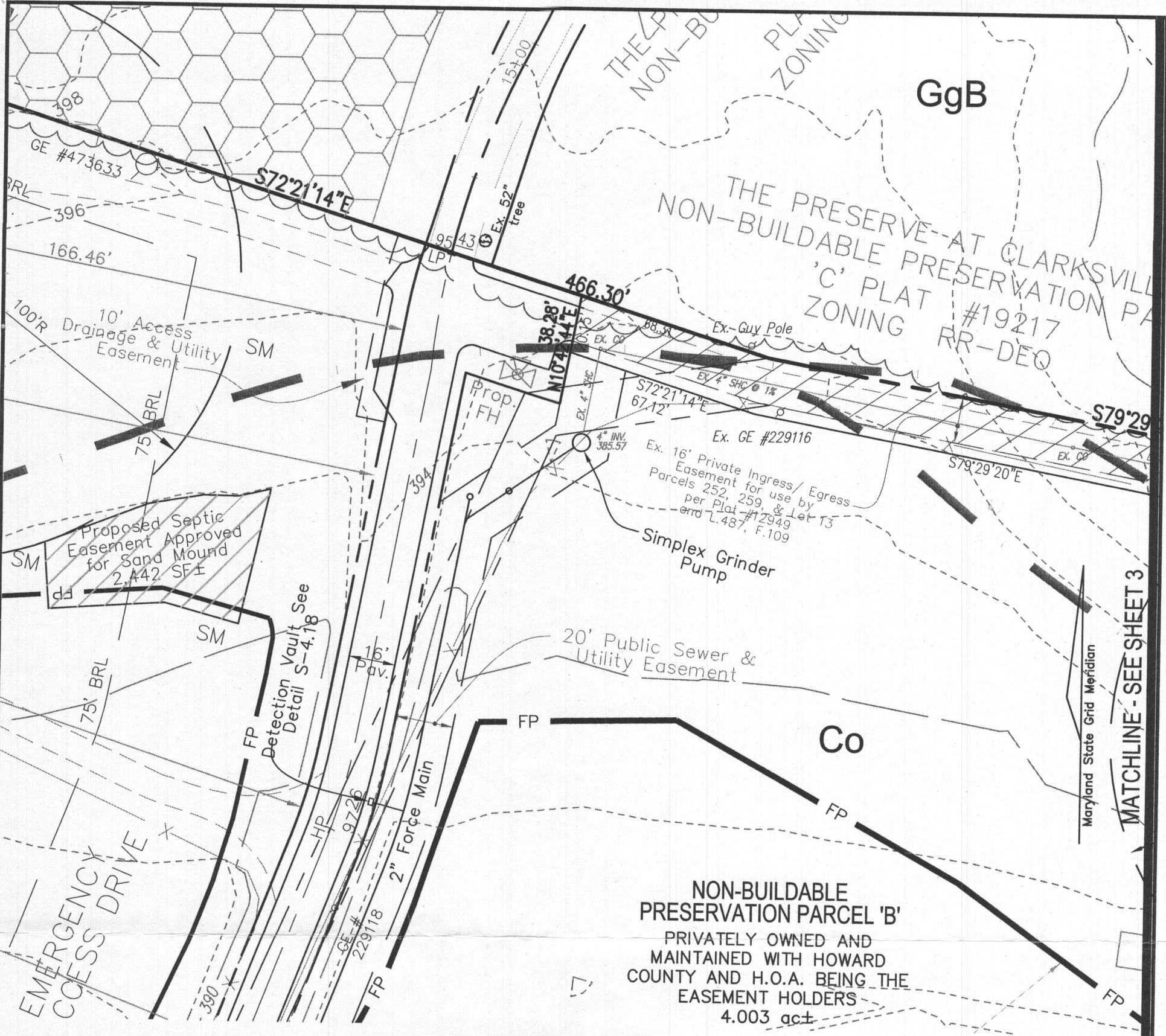
**OWNER/BUILDER**  
 GREENFIELD HOMES, INC.  
 6656 LUSTER DRIVE  
 HIGHLAND, MD 20777  
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**PLOT PLAN**  
**WILLOW POND – LOT 13**  
 6298 HEATHER GLEN WAY  
 CLARKSVILLE, MD 21029  
 REF: F-10-106

SCALE AS SHOWN  
 DRAWN BY JMR  
 CHECKED BY RHV  
 DATE APRIL 2016  
 W. O. # 14-33  
 SHEET# 3 OF 4

5TH ELECTION DISTRICT  
 TAX MAP: 34 PARCEL: 444

BLOCK: 17  
 ZONED: RR-DEO  
 HOWARD COUNTY, MARYLAND



**GRADING PLAN**  
SCALE: 1"=40'

**NON-BUILDABLE PRESERVATION PARCEL 'B'**  
PRIVATELY OWNED AND MAINTAINED WITH HOWARD COUNTY AND H.O.A. BEING THE EASEMENT HOLDERS  
4.003 ac±

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SCALE AS SHOWN  
DRAWN BY JMR  
CHECKED BY RHV  
DATE APRIL 2016  
W. O. # 14-33  
SHEET# 4 OF 4

5TH ELECTION DISTRICT  
TAX MAP: 34 PARCEL: 444

**PLOT PLAN**  
**WILLOW POND - LOT 13**  
6298 HEATHER GLEN WAY  
CLARKSVILLE, MD 21029  
REF: F-10-106

BLOCK: 17  
ZONED: RR-DEO  
HOWARD COUNTY, MARYLAND

MATCHLINE - SEE SHEET 3