



# 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: 1/17/19  
Permit No.: B19000189

Building Address: 12344 HOWARD LODGE DR  
 City: Croftville State: MD Zip Code: 21784  
 Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Subdivision: \_\_\_\_\_  
 Lot: 7-C Tax Map: \_\_\_\_\_ Parcel: 306

Existing Use: Vacant lot  
 Proposed Use: Single family house  
 Estimated Construction Cost: \$ 72,000  
 Description of Work: new 3 sleep "bungalow" w/ 2 car garage, finished basement, updated kitchen and bathroom

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

Property Owner's Name: Brent + Victoria Hanover  
 Address: 10715 K. Kristine Lane  
 City: Windsor State: MD Zip Code: 21163  
 Phone: 443-832-9122 Fax: \_\_\_\_\_  
 Email: bhanover@nwt.com

Applicant's Name & Mailing Address, (if other than stated herein)  
 Applicant's Name: Tom Kowal  
 Address: PO Box 852  
 City: Windsor State: MD Zip Code: 21797  
 Phone: 410-324-7792 Fax: \_\_\_\_\_  
 Email: tom@decorativebuilding.com

Contractor Company: Decorative Building Services  
 Contact Person: Tom Kowal  
 Address: 10715 K. Kristine Lane  
 City: Windsor State: MD Zip Code: 21163  
 License No.: Homeowner  
 Phone: 443-832-9122 Fax: \_\_\_\_\_  
 Email: bhanover@nwt.com

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:	Depth Width
Gross area, sq. ft./floor:	1st floor: _____
Area of construction (sq. ft.):	2nd floor: _____
Use group:	Basement: _____
Construction type:	<input type="checkbox"/> Finished Basement
<input type="checkbox"/> Reinforced Concrete	<input 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>
	No. of efficiency units: _____
	No. of 1 BR units: _____
	No. of 2 BR units: _____
	No. of 3 BR units: _____
	Other Structure: _____
	Dimensions: _____
<input type="checkbox"/> Roadside Tree Project Permit	Footings: _____
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof: _____
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities	
Electric:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Water Supply</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<input type="checkbox"/> Public	
<input type="checkbox"/> Private	
<b>Heating System</b>	
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input 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:	<u>B19000016</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.

Applicant's Signature: \_\_\_\_\_ Print Name: Tom Kowal  
 Email Address: tom@decorativebuilding.com Date: 1/17/2019  
 Title/Company: Decorative Building Services

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY  
 \*\*PLEASE WRITE NEATLY & LEGIBLY\*\*  
 FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA ( Zoning )		
<input checked="" type="checkbox"/> PSZA ( Engineering )		
Health	<u>2/1/19</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</u>
Permit Fee	\$	
Tech Fee	\$	
Excise Tax	\$	
PSFS	\$	
Guaranty Fund	\$	
Add'l per Fee	\$	
Total Fees	\$	
Sub- Total Paid	\$	
Balance Due	\$	
Check	#	<u>7240</u>

## Wolf, Kevin

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**From:** Wolf, Kevin  
**Sent:** Friday, May 24, 2019 8:59 AM  
**To:** Hanauer, Brent  
**Subject:** RE: Passing Well Reports for 12344 Howard Lodge Drive - Permit B19000189

Brent,  
Just to summarize what we just talked about...  
I have 2 water tests from you on this lot. One that was taken on 5/14/19 which indicates a raw Turbidity of 24.1 mg/L. The second water test is from 5/22/19 shows a post treatment for Turbidity a 1.87 mg/L. Is there a raw test for iron? I ask because we can not except a treated sample for Turbidity unless the excess turbidity is caused by the excess iron or manganese. Here is the section of the well regulations taken from COMAR.

(5) Every well shall be developed in order to obtain the full yield of the well and a water quality that meets all of the following requirements:

(a) Contains less than 5 milligrams sand or larger sized particles per liter of water, where particles with a diameter between 0.0625 and 2.0 mm are considered to be sand; and

(b) Has a turbidity of less than 10 NTU (nephelometric turbidity unit) as determined by methods designated in 40 CFR §141.74(a)(1), except if the turbidity is due to the oxidation of dissolved iron or manganese naturally occurring in the water.

Ask the lab if they tested the 5/14/19 analysis report for iron and manganese. If so, forward them to me for review. If not, have them come back out to sample again for pre and post turbidity, iron and manganese. We need to rule out that the turbidity is caused by the excess iron/manganese. Let me know.

Thanks,

Kevin M. Wolf, LEHS, REHS/RS  
Groundwater Mgmt. Sec. Supervisor  
Well & Septic Program  
Bureau of Environmental Health  
8930 Stanford Blvd.  
Columbia, MD 21045  
(o) 410-313-2645  
(f) 410-313-2648



[kwolf@howardcountymd.gov](mailto:kwolf@howardcountymd.gov)

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**From:** Hanauer, Brent <bhanauer@nvrinc.com>  
**Sent:** Friday, May 24, 2019 8:09 AM  
**To:** Wolf, Kevin <KWolf@howardcountymd.gov>; Martin, Sharhonda <smmartin@howardcountymd.gov>  
**Subject:** Passing Well Reports for 12344 Howard Lodge Drive - Permit B19000189

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good Morning, please find the pass well reports for 12344 Howard Lodge Drive, Sykesville MD 21784, Permit #B19000189. If you have any questions please let me know, thanks.

**Brent Hanauer**  
**Sr. Project Manager**  
**Maryland East Division**

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C: 443-832-9102  
[bhanauer@nvrinc.com](mailto:bhanauer@nvrinc.com)  
[www.nvhomes.com](http://www.nvhomes.com)  
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Message classified as *NVR - Business Use Only* on Friday, May 24, 2019 8:09:02 AM

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**COMPLETE THIS FORM WHEN DROPPING OFF ANY  
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY  
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 2/11/2019

To: Hank Oswald Health Dept.  
(Person's Name and Division)

From: Jim Kerwin (443) 309-7792  
(Your Name, Company Name and Telephone Number)

Subject: Project name 12344 Howard Lodge Drive  
Project site address Sykesville MD  
Permit # B19000189 SDP # \_\_\_\_\_  
Other information pertinent to this project \_\_\_\_\_

- Please check the attachments below that you are submitting with this transmittal:
- Letter of response to address plan review comment letter
  - Revised plans and/or revised details: When submitting for a complete re-review, duplicate sets shall be submitted.
  - Letter Summarizing Changes
  - Energy conservation calculations
  - Copies of revised Basement floor plans (be specific). showing plumbing R7 and unfinished basement.
  - Health Department Request     DPZ/ DED Request     Applicant's Request
  - Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # \_\_\_\_\_
  - Other \_\_\_\_\_

**Contact Person Information: (Required)**

Jim Kerwin  
Please Print Name

Telephone No: 443-309-7792

E-Mail Address: Jim@decaturbuilding  
services.com

**PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.**

**RECEIVED**

FEB 11 2019

LICENSES & PERMITS  
DIVISION

Received by [Signature]

*Noted  
Per Health*

## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Tuesday, February 12, 2019 10:29 AM  
**To:** 'Hanauer, Brent'  
**Subject:** RE: 12344 Howard Lodge Drive  
**Attachments:** Basement Bedroom Memo\_12344 Howard Lodge Drive\_2.2019.pdf

Hi Brent:

This is the basement bedroom memo that I mentioned yesterday (see attached).

Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

---

**From:** Hanauer, Brent <bhanauer@nvrinc.com>  
**Sent:** Monday, February 11, 2019 1:59 PM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** RE: 12344 Howard Lodge Drive

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Fantastic...thank you very much!

Message classified as *NVR - Business Use Only* on Monday, February 11, 2019 1:58:53 PM

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**From:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Sent:** Monday, February 11, 2019 1:57 PM  
**To:** Hanauer, Brent <bhanauer@nvrinc.com>  
**Subject:** [Ext] RE: 12344 Howard Lodge Drive

Hi Brent:

Good afternoon. The building permit has been approved by the Health Department. I will follow-up with the basement bedroom memo tomorrow.

Thanks,

Hank

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**From:** Hanauer, Brent <bhanauer@nvrinc.com>  
**Sent:** Monday, February 11, 2019 11:09 AM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** 12344 Howard Lodge Drive

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Hank, just wanted you to know that Jim Kerwin is dropping off the 2 additional basement floorplan pages you requested to DILP today. He's going to request that they scan over to you immediately...so hopefully you will have today.

**Brent Hanauer**  
**Sr. Project Manager**  
**Maryland East Division**

-----  
C: 443-832-9102  
[bhanauer@nvrinc.com](mailto:bhanauer@nvrinc.com)  
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**Maura J. Rossman, M.D., Health Officer**

**MEMORANDUM**

**TO: Brent Hanauer**

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

**RE: 12344 Howard Lodge Drive  
Potential Basement Bedroom**

**DATE: February 12, 2019**

I have reviewed the floor plans in support of Building Permit B19000189 for a new home at 12344 Howard Lodge Drive 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 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.

The Health Department strongly recommends sizing the onsite sewage disposal system at least one bedroom larger than the existing 4 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.

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Friday, February 08, 2019 12:42 PM  
**To:** 'jim@decaturbuildingservices.com'  
**Cc:** 'Tony Fertitta'  
**Subject:** RE: B19000189\_12344 Howard Lodge Drive\_Floor Plan Question

Hi Jim:

The floor plans submitted to DILP and our office shows two basement floor plan layouts; one with and one without a full bathroom rough in. The one with a full bathroom rough-in is crossed out with a marker but shows potential for a 5<sup>th</sup> bedroom. Are the rest of the floor plans highlighted accurate? The building permit description in the system describes a full basement. Furthermore, the documents attached to this building permit in the system indicate a 5-bedroom residence. I mention all of this because the septic plan is sized for a 4 bedroom residence. Please submit floor plans to DILP showing the full bathroom rough in and include any or all portions of the basement to be finished.

Thanks,

Hank

---

**From:** jim@decaturbuildingservices.com <jim@decaturbuildingservices.com>  
**Sent:** Friday, February 08, 2019 12:08 PM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** Re: B19000189\_12344 Howard Lodge Drive\_Floor Plan Question

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Hank,

Yes this house has a full basement bath rough in.

Jim  
Sent from my iPhone

On Feb 8, 2019, at 9:55 AM, Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)> wrote:

Hi Jim:

I have a quick uestion regarding the floor plans for 12344 Howard Lodge Drive. Does the basement have a full bathroom rough in?

Thanks,

Hank

Hank Oswald  
Licensed Environmental Health Specialist  
Howard County Health Department  
Bureau of Environmental Health

Well & Septic Program  
8930 Stanford Boulevard  
Columbia, MD 21045  
410.313.1786 (Office)  
[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)

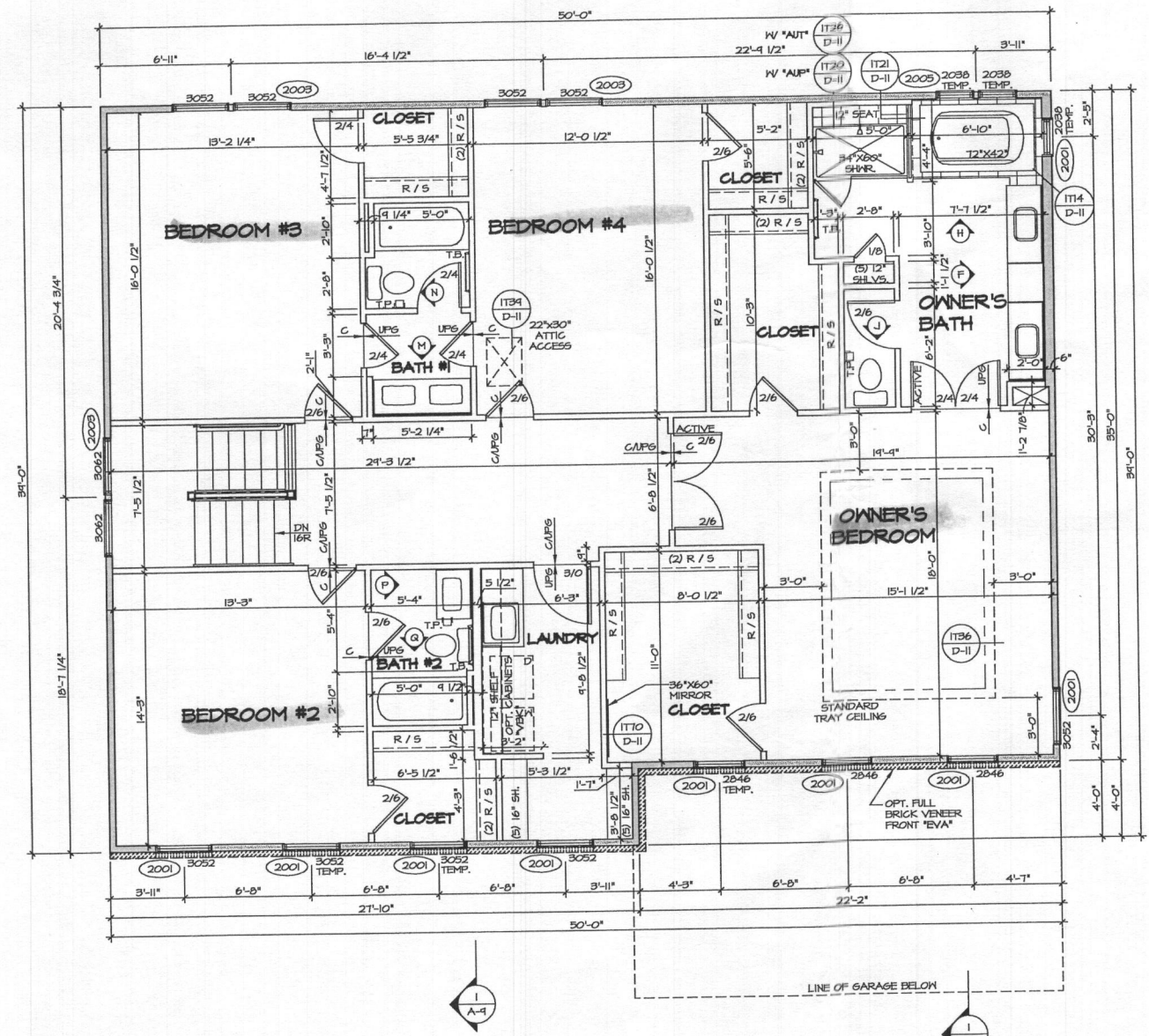
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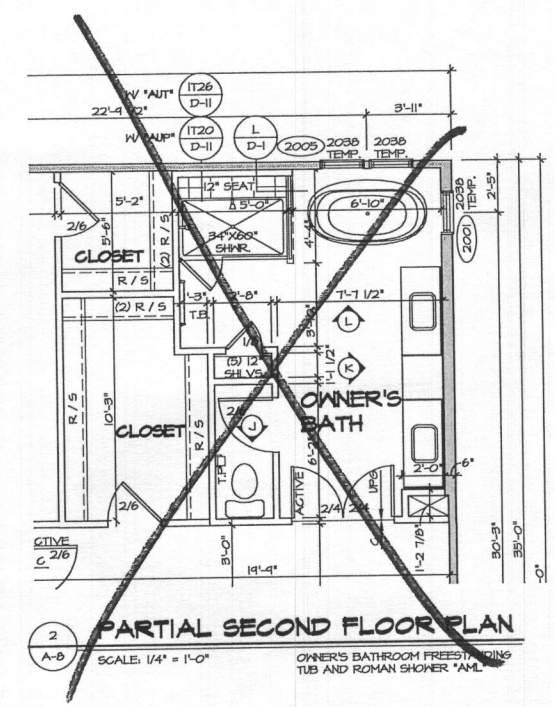








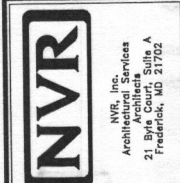
**1 SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" SHOWN W/ ELEVATION A-TLA



**2 PARTIAL SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" OWNER'S BATHROOM FRESH AIRING TUB AND ROMAN SHOWER \*AML

- NOTES:**
- GENERAL NOTES (N-1)
  - SCHEDULES (N-2)
  - LVL NAILING SCHEDULE (N-1)
  - SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION
- LEGEND**
- BEARING WALL
  - NON BEARING WALL
  - INDICATES BEARINGS FROM POINT-LOAD ABOVE
  - JACKS
  - BEAM/HEADER
  - PAD FOOTING
  - STEEL COLUMN
  - PORTAL FRAME
  - JOIST/TRUSS
  - LVL
  - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

SHEET NO. <b>A-8</b>	NOBEL <b>LONGWOOD</b>	VERSION 01	SET NO. 14000	REV. NO.	DATE	REMARKS
		DRAWN BY CAP	DRAWING TITLE SECOND FLOOR PLAN			
		OPTION DESCRIPTION FOUR BEDROOM	DATE: 4/20/16			
			OPTION BDB			

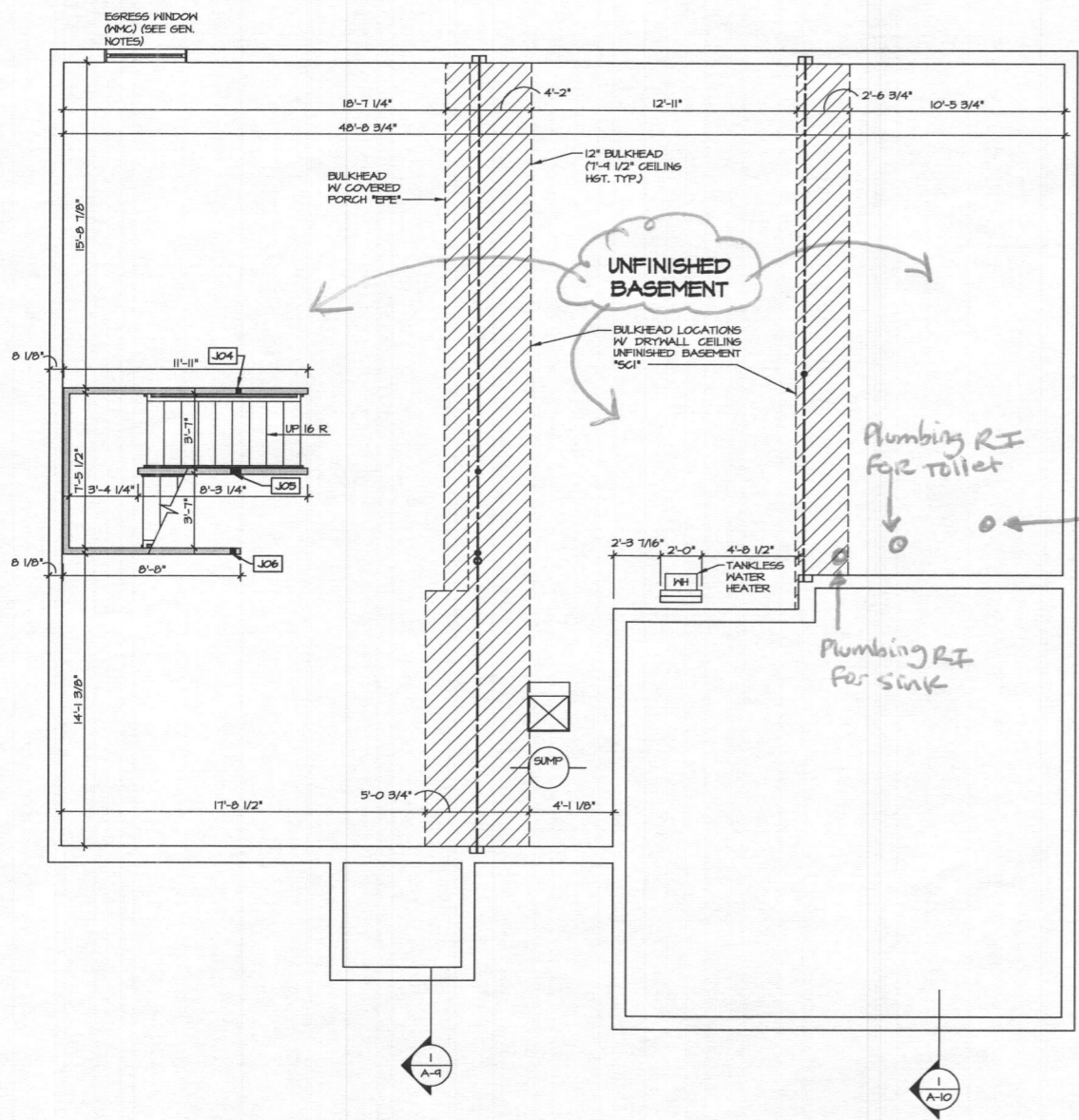


HANK Oswald

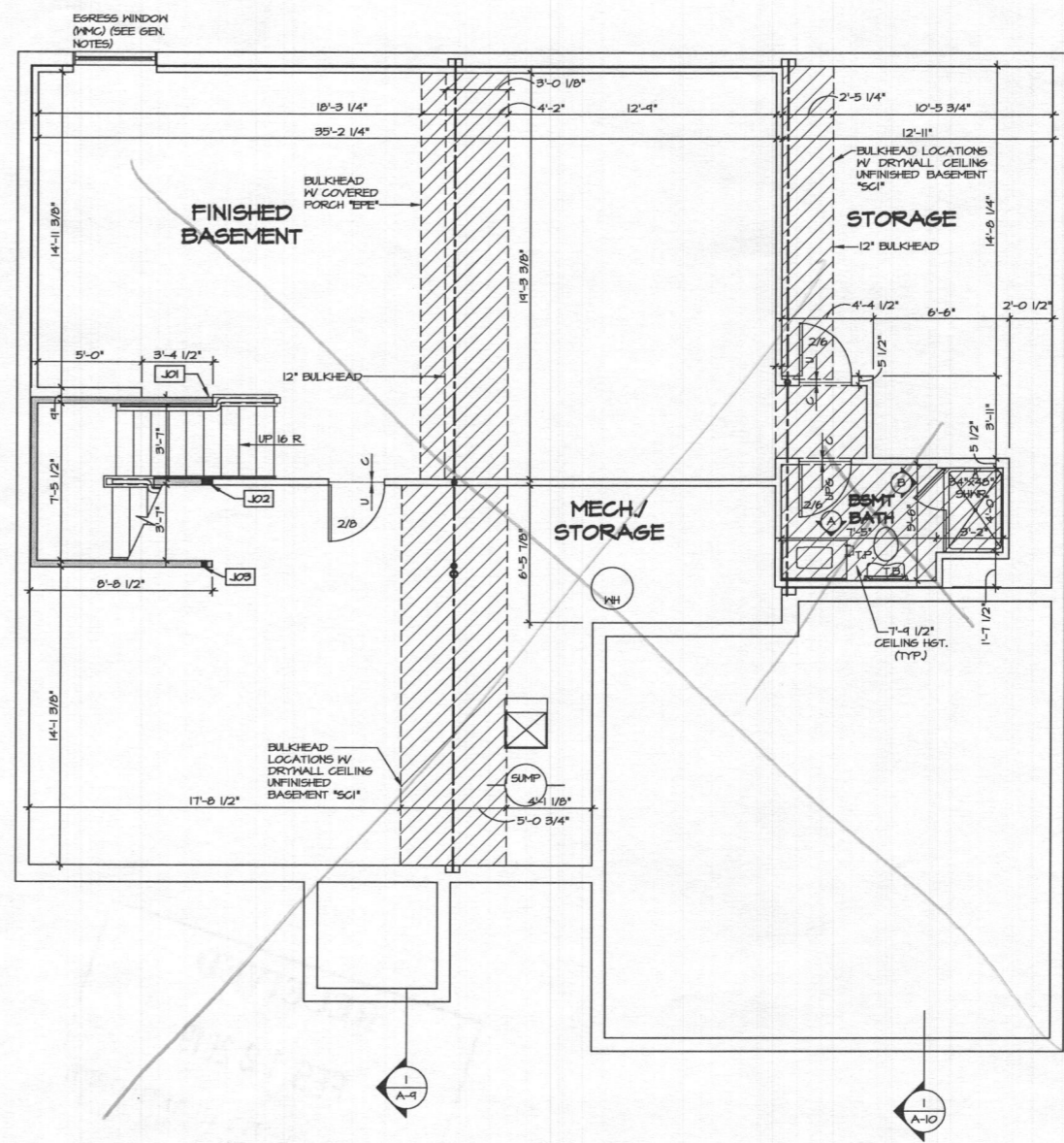
24 Revised unfinished basement  
for 12344 Howard Lodge Drive  
B19000189

HEALTH Dept

- NOTES:**
- GENERAL NOTES (N-1)
  - SCHEDULES (N-2)
  - LVL NAILING SCHEDULE (N-1)
  - SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
- LEGEND**
- BEARING WALL
  - NON BEARING WALL
  - INDICATES BEARING FROM POINT-LOAD ABOVE
  - JACKS
  - BEAM/HEADER
  - PAD FOOTING
  - STEEL COLUMN
  - PORTAL FRAME
  - JOIST/TRUSS
  - LVL
  - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



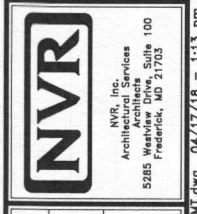
UN finished  
**BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
UNFINISHED BASEMENT "MEC"  
TANKLESS WATER HEATER "HW", "HW"



**BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
FINISHED BASEMENT "MAC"

REV. NO.	DATE	REMARKS
1	6/21/17	DRN - DOOR TO MECHANICAL AREA RELOCATED WITH STORAGE AREA (CHR 1669)
2	9/29/17	JACKS - ADJUST REVISIONS
3	11/27/17	DRN - TANKLESS WATER HEATER PROJECTIONS

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SET NO. 14000	VERSION 01
DRAWN BY NSB	DATE: 9/29/16
OPTION	

MODEL <b>LONGWOOD</b>	DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>
SHEET NO. <b>A-6</b>	OPTION DESCRIPTION <b>22</b>