



## 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

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

### MEMORANDUM

TO: David Shoen  
Craftmark Homes INC  
1355 BEVERLY ROAD SUITE 330  
Mclean, VA 22101

FROM: Robert Freemon *RF*  
Well & Septic Program

RE: 5030 Crape Myrtle Court  
Ellicott City, MD 21042  
**Potential Basement Bedroom**

DATE: 8/9/2018

I have reviewed the floor plans in support of Building Permit B18002699 for a new home at 5030 Crape Myrtle Ct. Ellicott City 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 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;
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  - (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



**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: 7/25/18

Permit No.: B18002699

Building Address: 15030 Cape Myrtle Court  
 City: Elkridge State: MD Zip Code: 21043  
 Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: Walnut Creek  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 154  
 Tax Map: 28 Parcel: 49 Grid: 11  
 Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: 34,205 SF

Property Owner's Name: RV Business Trust  
 Address: PO Box 482  
 City: Lisman State: MD Zip Code: 21065  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Existing Use: Vacant lot  
 Proposed Use: SFD  
 Estimated Construction Cost: \$ 250,000  
 Description of Work: Model on file - hardwood fl, Elev 9, 3-pan side load garage, fl. lower, levels, custom stairs relocated, wall out to garage, 1st floor lower level.  
 Occupant of Tenant: \_\_\_\_\_

Applicant's Name & Mailing Address (if other than stated herein)  
 Applicant's Name: Rachel Case  
 Address: 6555 Baltimore Lane  
 City: Clarksville State: MD Zip Code: 21037  
 Phone: 410-888-1305 Fax: \_\_\_\_\_  
 Email: carrotrache@gmail.com

Contractor Company: Cremall Homes  
 Contact Person: David Schoen  
 Address: 1215 Beverly Rd Ste 330  
 City: Vienna State: VA Zip Code: 22180  
 License No.: 451-1131  
 Phone: 703-898-0377 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

Engineer/Architect Company: \_\_\_\_\_  
 Responsible Design Prof.: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ 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>34' x 52' deep</u>
Area of construction (sq. ft.): _____	2 <sup>nd</sup> floor: <u>34' x 52' deep</u>
Use group: _____	Basement: <u>34' wide x 52' deep</u>
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: <u>5</u>
<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 checked="" type="checkbox"/> Roadside Tree Project Permit	Footings: _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof: _____
Roadside Tree Project Permit # _____	<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 checked="" 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: <u>G18000188</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 REFORM 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 PURPOSES OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: [Signature] Print Name: Rachel Case  
 Email Address: carrotrache@gmail.com Date: 7/25/18  
 Title/Company: owner / CPS

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>[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? <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	\$ <u>50.00</u>
Add'l per Fee	\$ _____
Total Fees	\$ _____
Sub-Total Paid	\$ _____
Balance Due	\$ _____
Check # <u>6007A</u>	



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### MEMORANDUM

TO: David Shoen  
Craftmark Homes INC  
1355 BEVERLY ROAD SUITE 330  
Mclean, VA 22101

FROM: Robert Freemon *RIF*  
Well & Septic Program

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Approved B18002699  
 RME 8/10/2018  
 (5 Finished BRs)

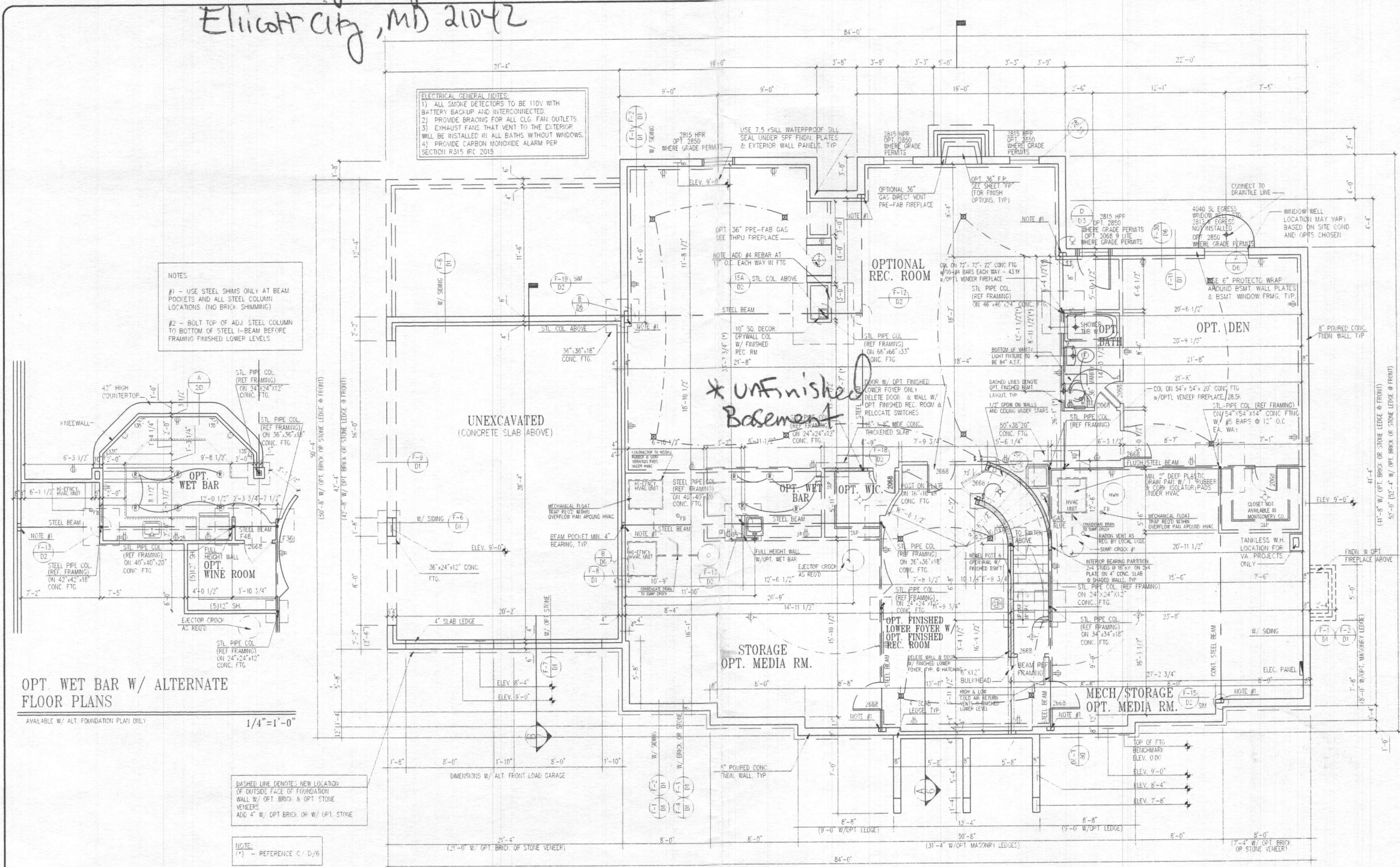
Walnut Creek - lot 154  
 5030 Crape Myrtle Ct  
 Ellicott City, MD 21042

5 Bedrooms / 5 Baths

B18002699  
 Health

Pinnacle Design & Consulting Inc.  
 ARCHITECTURE • PLANNING • CONSULTING • MARKET ANALYSIS • INTERIORS  
 11150 Fairfax Rd. • Suite 402 • Fairfax, Virginia 22030  
 PH: 703.216.5400 • Web Site: www.pdc-va.com

FNDN / BSMT PLAN w/ ALT. EXT. STUDY  
 CRAFTMARK HOMES / KENWOOD II



FOUNDATION/BASEMENT FLOOR PLAN

W/ OPT. EXTENDED STUDY @ FIRST FLOOR OR ALTERNATE FIRST FLOOR  
 SHOWN W/ ELEVATION #6  
 UNLESS OTHERWISE NOTED SET WINDOW HEAD HEIGHT @ 8'-8" ABOVE TOP OF SLAB

1/4" = 1'-0"

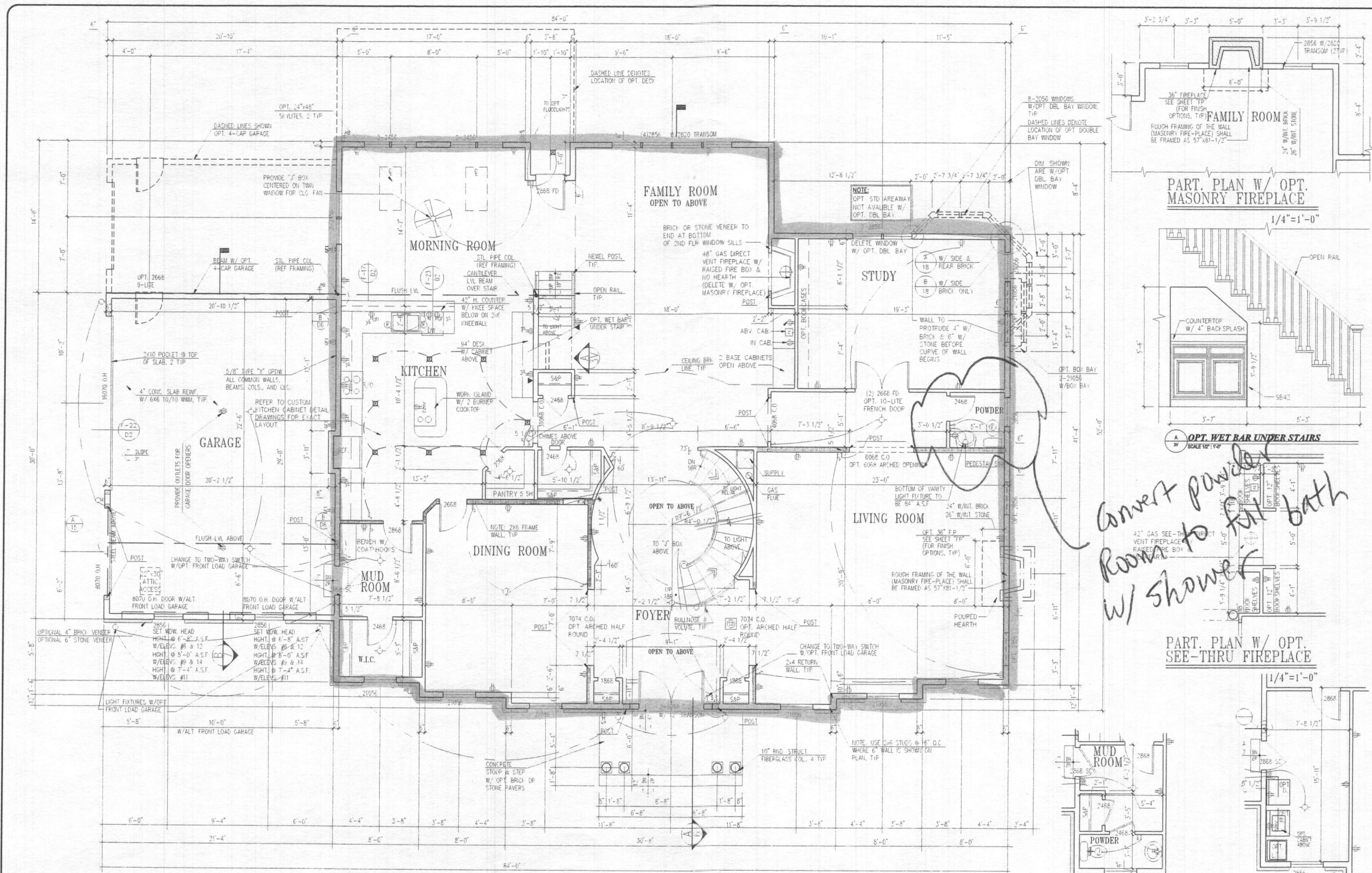
This drawing is an instrument of service and shall remain the property of Pinnacle Design and Consulting Inc. It shall not be modified or reproduced in any manner without the written permission of Pinnacle Design and Consulting Inc.

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 9438, EXPIRATION DATE 03/09/17.

REV. NO.	DATE
1/4/2001	
REV. #3	10/05/2012
ACR #1001	10/05/2012
REV. #4	07/28/2013
ACR #1010	08/20/2013
REV. #5	06/27/2013
ACR #1024	10/22/2013
ACR #1038	03/13/2014
REV. #6	08/21/2014
REV. #8	10/10/2014
REV. #10	08/05/2015

PS4003D  
 SHEET NO. 2D

= finished Areas of home



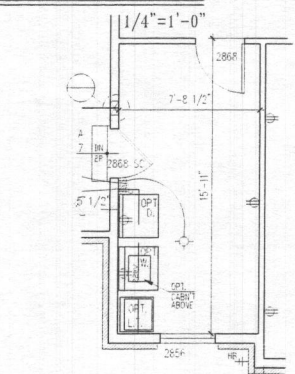
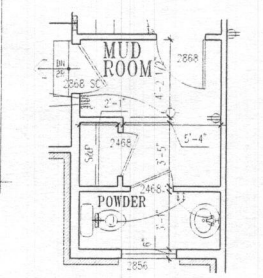
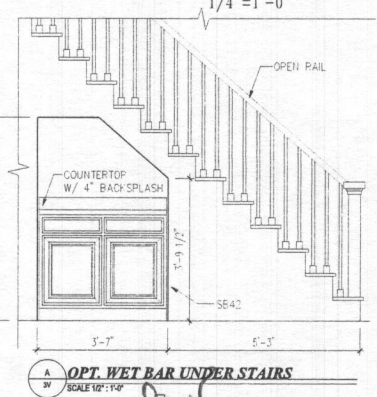
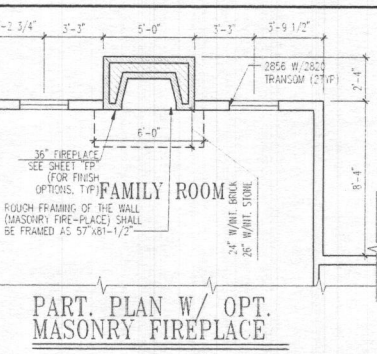
**ALT. LOWER FLOOR PLAN**  
 SHOWN W/ ELEVATION #6  
 UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT SHALL BE 8'-0" ABOVE SUBFLOOR

1/4"=1'-0"

**NOTE:**  
 WINDOWS WHERE THE OPERABLE OPENING IS LOCATED MORE THAN 7'-0" ABOVE THE GRADE OR SURFACE BELOW SHALL HAVE THE LOWEST PART OF THE CLEAR OPENING A MINIMUM OF 24" TOP PER LOCAL CODE ABOVE THE FINISHED FLOOR UNLESS EQUIPPED WITH AN APPROVED OPENING LIMITING OR FALL PREVENTION DEVICE.

**NOTE:**  
 1) WASHING MACHINE WILL ALWAYS BE ON THE LEFT, DRYER WILL ALWAYS BE ON THE RIGHT EVEN IN THE REVERSE PLAN.

*Convert powder room to full bath w/ shower*



**PART. PLAN W/ OPT. 1ST FLR POWDER @ MUD ROOM**  
 1/4"=1'-0"

**PART. PLAN W/ OPT. 1ST FLR LAUNDRY**  
 1/4"=1'-0"

**PINNACLE DESIGN & CONSULTING INC.**  
 ARCHITECTURE & INTERIOR DESIGN  
 11150 Fairfax Blvd. • Suite 402 • Fairfax, Virginia 22030  
 PH: 703.218.3400 • Web Site: www.pdc-home.com

**SHEET TITLE: OPT. ALTERNATE LOWER FLOOR PLAN**  
**CLIENT INFORMATION: CRAFTMARK HOMES / KENWOOD II**

REV. NO.	DATE
RTS	1/4/2001
REV. #1	1/16/2012
ACR #1001	1/16/2012
REV. #4	02/28/2013
ACR #1013	08/20/2013
REV. #5	08/27/2013
ACR #1024	10/22/2013
ACR #1028	03/13/2014
REV. #6	08/21/2014
REV. #9	10/16/2014
REV. #10	06/05/2015

SHEET NO. **34**

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 9438, EXPIRATION DATE 03/09/17.



## **Freemon, Robert**

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**From:** David Schoen <dschoen@CraftmarkHomes.com>  
**Sent:** Friday, August 10, 2018 7:02 AM  
**To:** Freemon, Robert  
**Cc:** Rachel Carr  
**Subject:** RE: 5030 Crape Myrtle

Good morning Mr. Freemon,

This email is to let you know I understand the memo and would like to proceed.

Thank you,

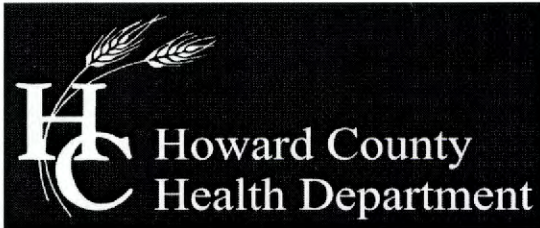
Dave Schoen  
Production Manager  
Craftmark Homes, Inc.  
703-898-0377

---

**From:** Freemon, Robert [<mailto:rfreemon@howardcountymd.gov>]  
**Sent:** Thursday, August 09, 2018 12:13 PM  
**To:** David Schoen <[dschoen@CraftmarkHomes.com](mailto:dschoen@CraftmarkHomes.com)>  
**Cc:** Rachel Carr <[carrache@gmail.com](mailto:carrache@gmail.com)>  
**Subject:** 5030 Crape Myrtle

Hi,  
Attached is a memo concerning the unfinished basement with the rough in plumbing for a full bath. As it stands now there are 5 finished bedrooms (4BR 2<sup>nd</sup> Floor & 1BR 1<sup>st</sup> Floor Study Room) in total. The unfinished basement with the full bath leaves room for a possible sixth bedroom and possible increase in wastewater flow. The shared septic system for the Walnut Creek subdivision is designed to handle 5 bedrooms per house. If you would like to proceed forward with the current floor plans I will just need an email response stating you understand the memo and would like to proceed. If you would like to change the floor plans, revised plans will need to be submitted to Dept. of Inspections Licenses and Permits with a copy for the Health Dept. Let me know how you would like to move forward.

**Robert "Spencer" Freemon**  
**Howard County Health Department**  
**8930 Stanford Blvd. Columbia, MD 21045**  
**Bureau of Environmental Health**  
**Well and Septic Program**  
**Phone: 410-313-6357**  
**Email: [rfreemon@howardcountymd.gov](mailto:rfreemon@howardcountymd.gov)**  
**Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>**



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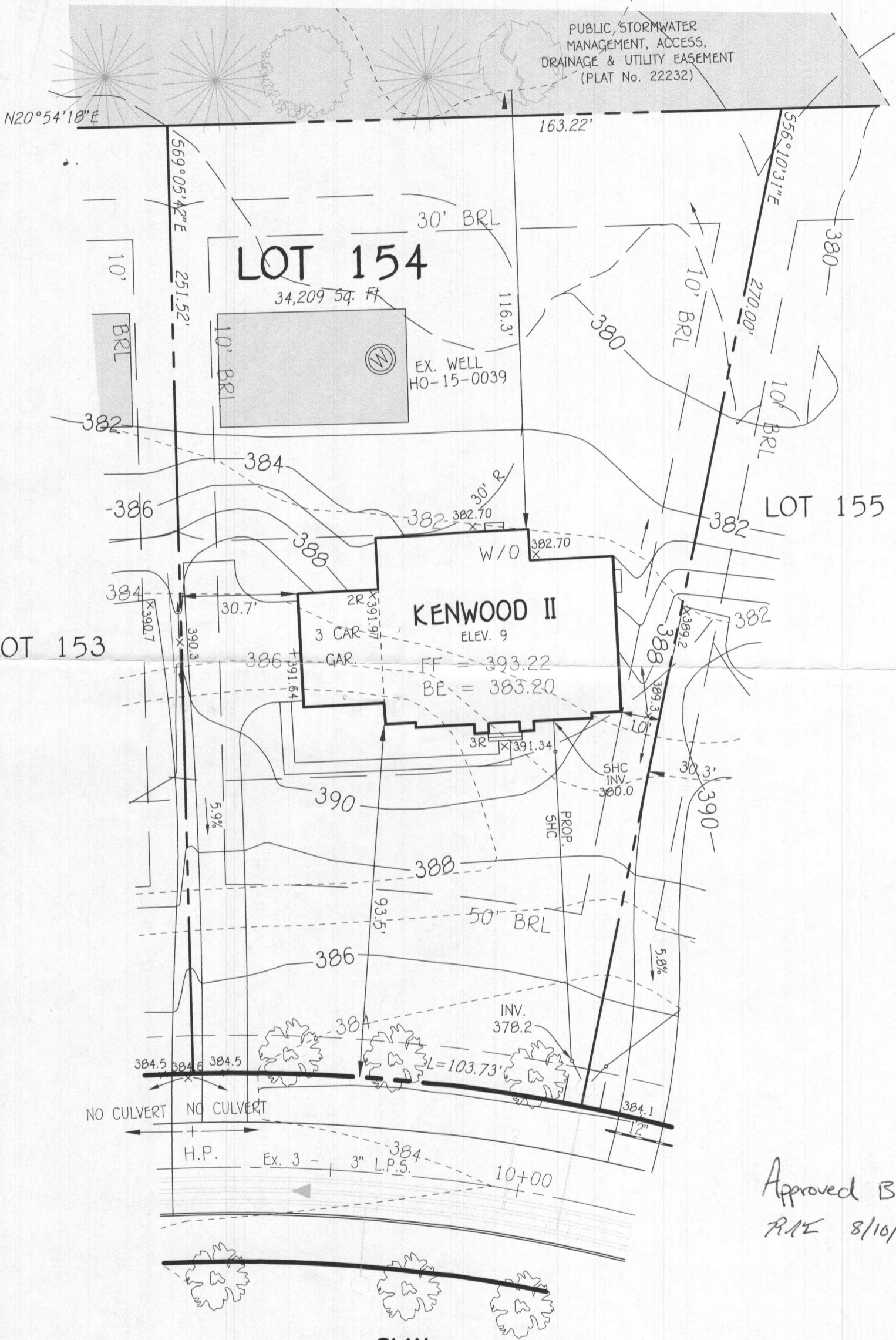
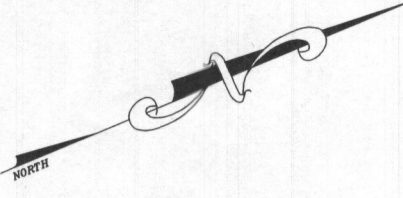
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**PLAN**

SCALE: 1"=30'

**WELL CERTIFICATION:**

THE EXISTING WELL, TAG NO. HO-15-0039, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461 - 2855

**OWNER**

BV BUSINESS TRUST  
 P.O. BOX 482  
 LISBON, MARYLAND 21765-0482

**PERMIT SITE PLAN  
 LOT 154**

5030 CRAPE MYRTLE COURT  
**WALNUT CREEK**

ZONED: RC-DEO  
 TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: JULY 13, 2018