



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: B18004038

Permit No.: B18004038

Building Address: 12251 Scaggsville Rd.
 City: _____ State: _____ Zip Code: _____
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Subdivision: Fulton Woods
 Lot: 3 Tax Map: _____ Parcel: _____

Existing Use: _____
 Proposed Use: _____
 Estimated Construction Cost: \$ _____
 Description of Work: _____

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

Property Owner's Name: BHDC
 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: BHDC
 Contact Person: 12251 SCAGGSVILLE RD
 Address: _____
 City: _____ State: _____ Zip Code: _____
 License No.: _____
 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 type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	Depth Width
Gross area, sq. ft./floor:	1st floor: <u>2774</u>
Area of construction (sq. ft.):	2nd floor: <u>2774</u>
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: <u>4</u>
<input type="checkbox"/> State Certified Modular	Multi-family Dwelling
<input checked="" type="checkbox"/> Roadside Tree Project Permit	No. of efficiency units:
<input type="checkbox"/> Yes <input checked="" 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	
Electric:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input checked="" 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 checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<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.

David W. Catter
 Applicant's Signature Print Name

 Email Address Date

 Title/Company

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>4/2/19</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	\$	
Permit Fee	\$	<u>100</u>
Tech Fee	\$	
Excise Tax	\$	
PSFS	\$	
Guaranty Fund	\$	<u>0</u>
Add'l per Fee	\$	
Total Fees	\$	
Sub- Total Paid	\$	
Balance Due	\$	
Check	#	<u>5694</u>

Oswald, Hank

From: Williams, Jeffrey
Sent: Tuesday, October 08, 2019 3:49 PM
To: tonyf@fcc-eng.com; 'stephanie@fcc-eng.com'
Cc: Oswald, Hank
Subject: 12251 Blue Sky Evening Way Fulton Woods lot 3

We didn't conduct a full review of this new plan, but after glancing at it, the building sewer running from the side of the house around the corner, across the back yard to discharge into a tank that is getting a waiver to the foundation setback is not an appropriate system design if we have other options to get the tank closer and more of a straight shot from the house.

I just spoke with Donald Carter and he stated that he was not aware of any homeowner requests or other future backyard use that would prevent this tank from getting moved over to the other side. I see that we have some well arcs cutting things close, but it looks to me like we could get the tank towards that side, but kind of near the middle, stick a d-box in the upper center of the area and run two trenches off to either side and also do the double duty of not stacking the trenches.

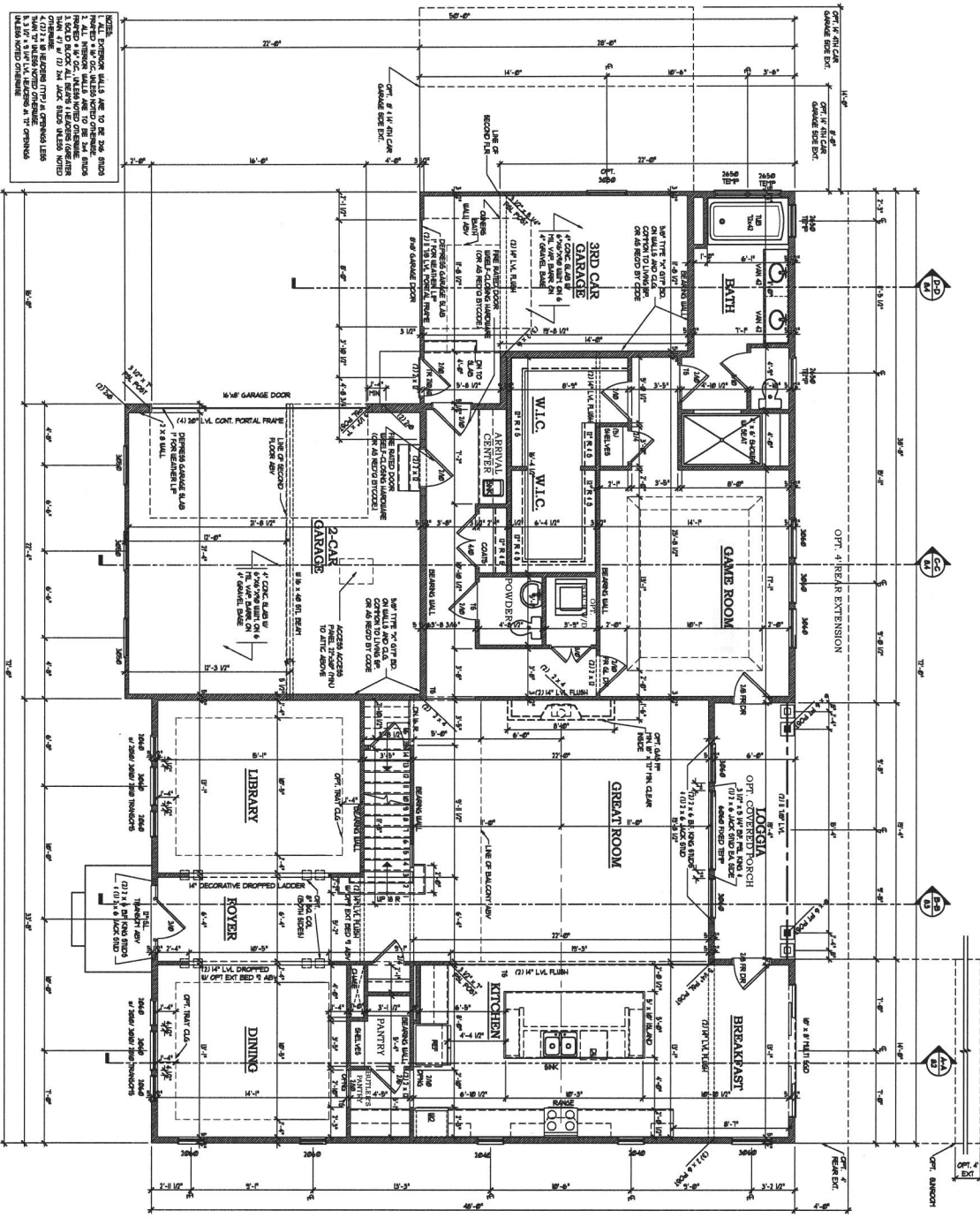
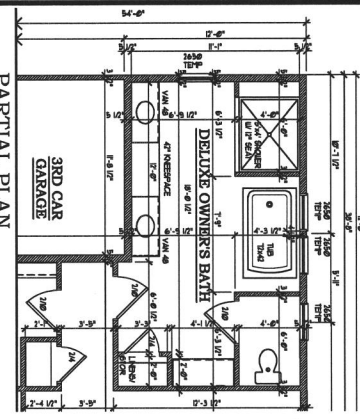
Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

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**PARTIAL PLAN
4' REAR EXT. W/
DELUXE OWNER'S BATH**

SCALE (SHEET) 1/4" = 1'-0"
SCALE (BLOCK) 1/4" = 1'-0"



1. ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS
2. ALL INTERIOR WALLS ARE TO BE 5/8" STUDS
3. ALL INTERIOR WALLS ARE TO BE 5/8" STUDS
4. ALL INTERIOR WALLS ARE TO BE 5/8" STUDS
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8. ALL INTERIOR WALLS ARE TO BE 5/8" STUDS
9. ALL INTERIOR WALLS ARE TO BE 5/8" STUDS
10. ALL INTERIOR WALLS ARE TO BE 5/8" STUDS

FIRST FLOOR PLAN - ELEV. - 1

SCALE (SHEET) 1/4" = 1'-0"
SCALE (BLOCK) 1/4" = 1'-0"
2314 SQ. FT.

11/13/2018 10:28:57 AM, Architecture Collaborative, Inc.

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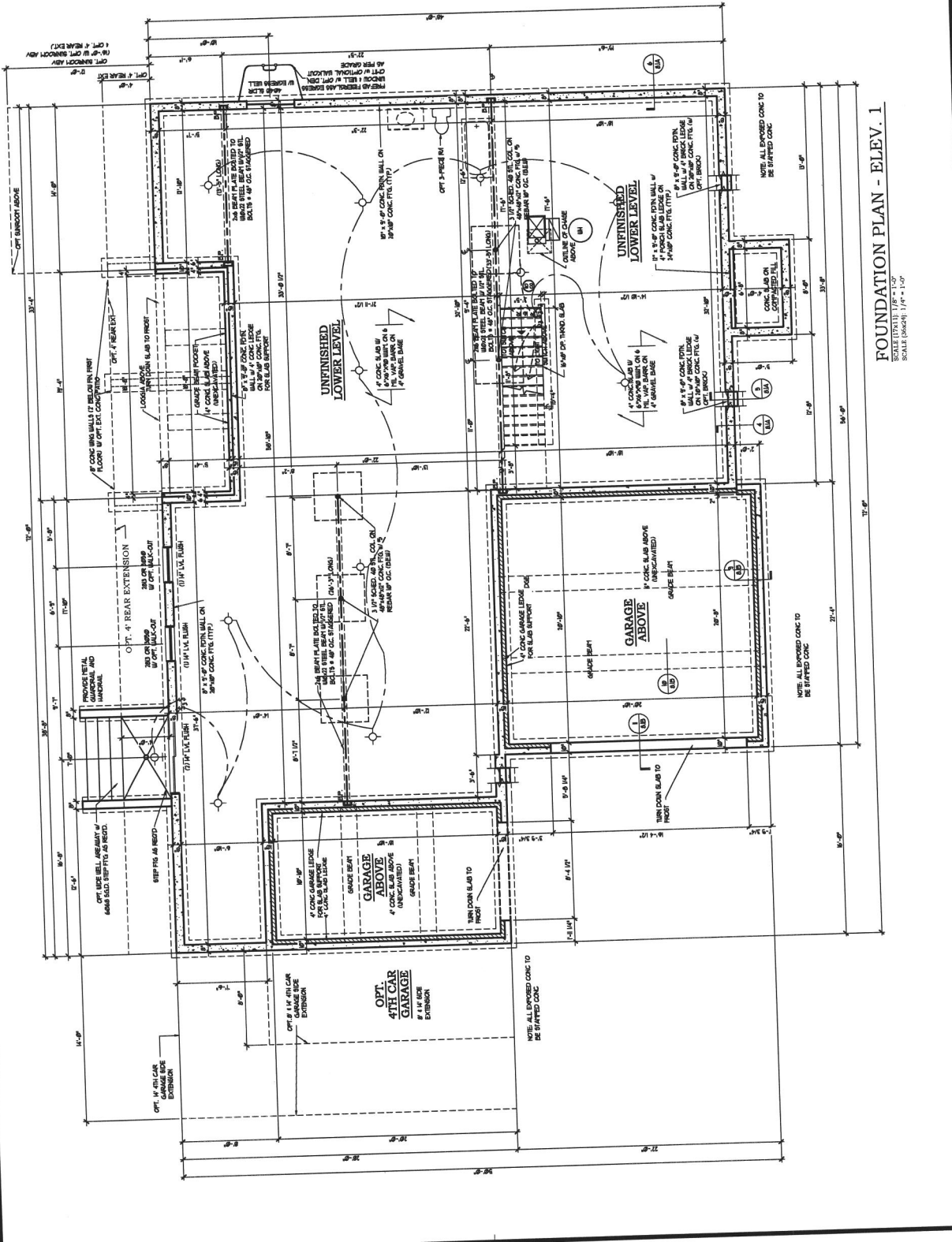
Professional Certification	date	revision	by	content
5.1				

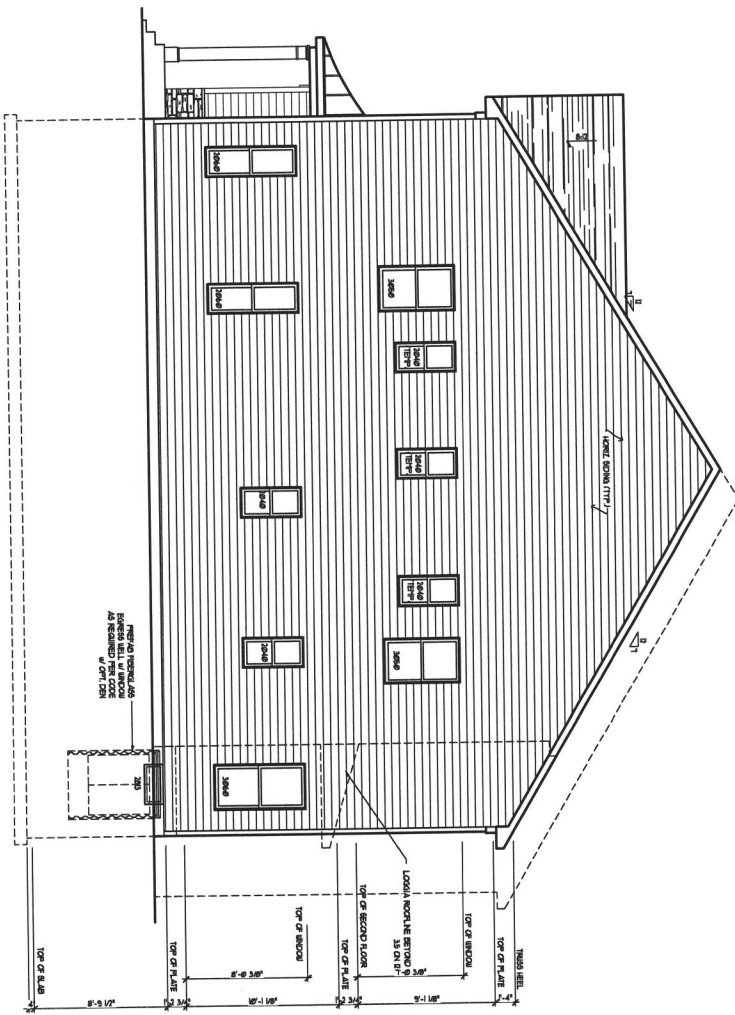
FIRST FLOOR PLAN			
Scale: 1/4" = 1'-0"	Drawn: SF	Date: 06/26/18	
BHC MANAGEMENT GROUP			
OXFORDSHIRE			

Architecture Collaborative, Inc.
8334 Main Street
Elliott City, MD 21043
www.archcool.com
Tel: (410) 465-7500 Fax: (410) 465-0903

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PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or checked by me, the undersigned, a duly Licensed Professional Engineer, in accordance with the laws of the State of Maryland.
 License number: PE-00000000
 Signature date: 06-28-2018
 SHEET 1
 4.1





RIGHT SIDE ELEVATION #1
 SCALE: 1/8" = 1'-0"
 UNLESS OTHERWISE NOTED

UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED

11/13/2018 10:26:45 AM Architecture Collaborative, Inc.

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Professional Certification
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.
 License number:
 expiration date: 06-28-2020

SHEET #
3.1A

date	revision	by

content: **RIGHT SIDE ELEVATION #1**
 scale: 1/8" = 1'-0" (84x22) U.S.D. 1/8" = 1'-0" (17x11)
 title: **BHBC MANAGEMENT GROUP**
 OXFORDSHIRE
 date: 06/28/18
 drawn: SF
 sheets: 3.1A

Architecture Collaborative, Inc.
 8334 Main Street
 Ellicott City, MD 21043
 www.archcool.com
 Tel: (410) 465-7500 Fax: (410) 465-0903

Oswald, Hank

From: Oswald, Hank
Sent: Thursday, February 21, 2019 9:39 AM
To: 'Crystal Jones'
Cc: Stephanie Tuite (Stephanie@fcc-eng.com)
Subject: RE: Building permit #B18004038 Update

Hi Ms. Jones:

The septic design plan is sized for a 4 bedroom (BR) residence while the floor plans show 7 BRs.

- Basement Den
- 1st floor game room
- 2nd floor Den and 4 BR

Prior to Health approval of the building permit, the floor plan or the septic plan must be revised to match.

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

Respectfully,

Hank

From: Crystal Jones <cjones@bhbcmd.com>
Sent: Tuesday, February 19, 2019 3:41 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: Building permit #B18004038 Update

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

Good afternoon Mr. Oswald,

Can you please tell me the status of the above permit? When you will be signing off on the health department section of the building permit?

Thanks,

Crystal Jones
BHBC
Operations Manager
cjones@bhbcmd.com
(P) 443-681-2400
(C) 704-352-8620
(F) 443-681-2403

12251 Scaggsville Rd.

Anest, Cathy

From: Crystal Jones <cjones@bhbcmd.com>
Sent: Friday, January 04, 2019 4:36 PM
To: Anest, Cathy
Subject: Re: Building Permit #B18004038

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

Please let me know you received.

Thanks,

On Thu, Jan 3, 2019 at 2:54 PM Crystal Jones <cjones@bhbcmd.com> wrote:

Good afternoon Cathy,

As per our conversation the plans for the Oxfordshire have already been submitted and assigned builder permit #B18004038. Please include a finished basement with exercise room, recreation room, home theatre room, den, bath and finished storage.

Please confirm you received this email.

Thanks,

Crystal Jones
BHBC
Operations Manager
cjones@bhbcmd.com
(P) 443-681-2400
(C) 704-352-8620
(F) 443-681-2403

Revised to add finish bsmt

APPROVED BY

DEPARTMENT OF INSPECTIONS,
LICENSES AND PERMITS
HOWARD COUNTY

DATE: 1/3/19

BY: [Signature]

SUBJECT TO COMMENTS OF REVIEW SHEET

SUBJECT TO FIELD INSPECTION

SUBJECT TO COMMENTS ON PLANS

PRELIMINARY FINAL

Anest, Cathy

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MEMORANDUM

**TO: Better Homes For Better Communities, LLC
Donald Carter
DCARTER@BHBCMD.COM**

**Crystal Jones
CJONES@BHBCDMD.COM**

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

**RE: 12251 Blue Sky Evening Way
Fulton Woods, Lot 3
Potential Basement Bedroom**

DATE: 4/2/2019

I have reviewed the floor plans in support of Building Permit B18004038 for a new home at 12251 Blue Sky Evening Way 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.

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

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: Tuesday, April 02, 2019 7:35 AM
To: 'Donald Carter'
Subject: RE: Building permit #B18004038
Attachments: Basement Bedroom Memo_2019_B18004038.pdf

Hello Mr. Carter:

Attached, please find a copy of our basement bedroom memo concerning the unfinished basement under BP#18004038. BP#18004038 has been approved by the Health Department under the new set of floor plans received on 3.28.19. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

From: Donald Carter <dcarter@bhbcmd.com>
Sent: Monday, April 01, 2019 11:17 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: Building permit #B18004038

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

Hello Mr. Oswald,

We believe the challenges mentioned in your original email have been resolved. Hopefully, you have received the new plans sheets which will apply to all well and septic homes for this model. Please let me know if you have any questions and when you expect to have the plans approved. Thanks.

With Much Respect,

Donald Carter
BHBC
443-681-2400

From: "Oswald, Hank" <hoswald@howardcountymd.gov>
Date: February 21, 2019 at 9:39:25 AM EST
To: Crystal Jones <cjones@bhbcmd.com>
Cc: "Stephanie Tuite (Stephanie@fcc-eng.com)" <Stephanie@fcc-eng.com>
Subject: RE: Building permit #B18004038 Update

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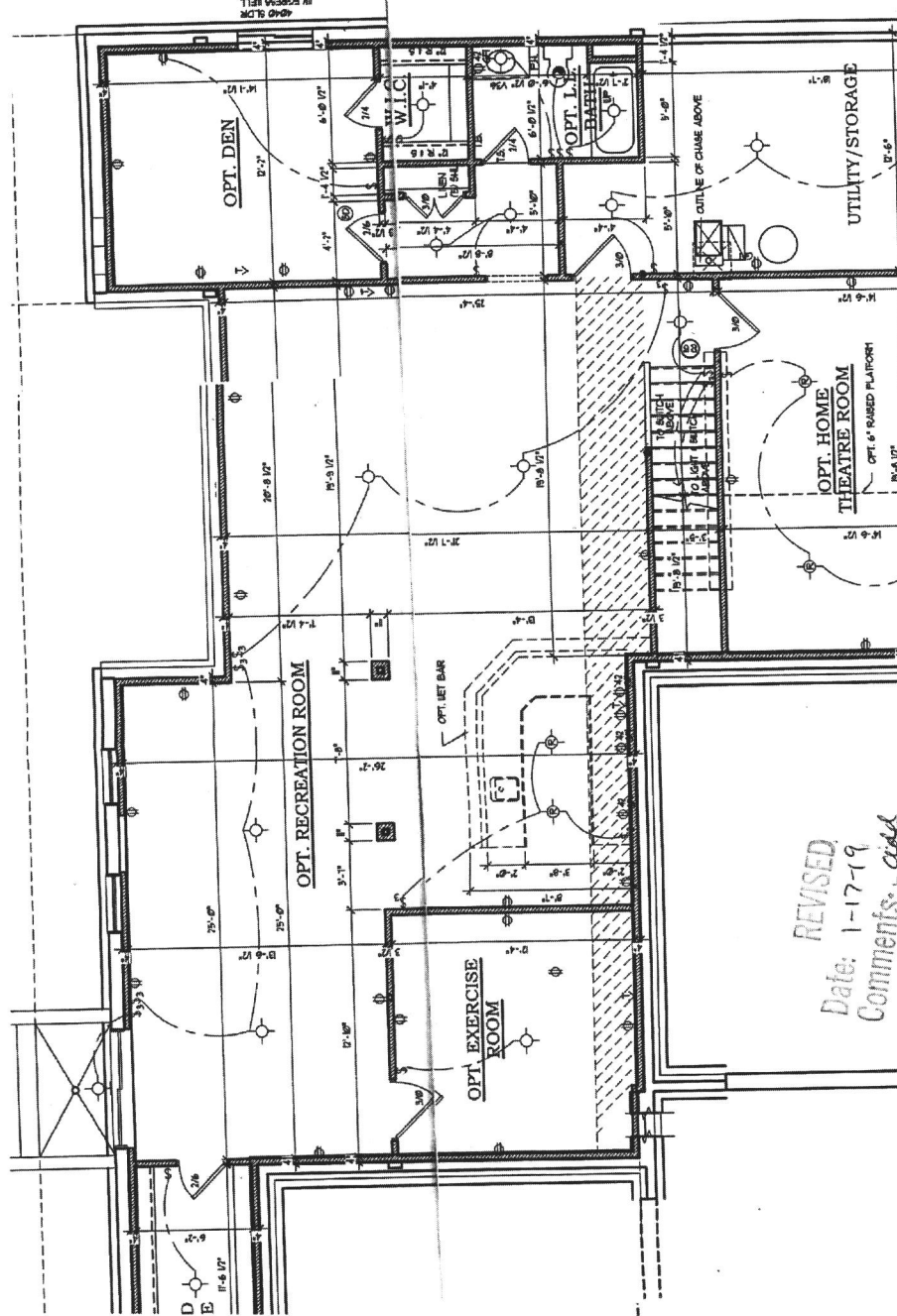
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Cc: "Stephanie Tuite (Stephanie@fcc-eng.com)" <Stephanie@fcc-eng.com>
Subject: RE: Building permit #B18004038 Update

Hi Ms. Jones:



REVISED
 Date: 1-17-19
 Comments: add

4440 Q/LTR
 W/ EGRESS BELL

D
 E
 11'-6 1/2"

OPT. HOME
 THEATRE ROOM
 OPT. 6' RABED PLATFORM

OPT. RECREATION ROOM

OPT. EXERCISE
 ROOM

OPT. DEN

OPT. L.
 BATH

UTILITY/STORAGE

OPT. LET BAR

OUTLINE OF GAME ABOVE

TO LOFT
 TO LOFT
 TO LOFT

