



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

EC/OK  
AKH 9/18/19

Permit No.: B19003155

Building Address: 5324 Catalpa Court  
 City: Ellicott City State: MD Zip Code: 21042  
 Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: GP-15-48A  
 Subdivision: Walnut Creek  
 Lot: 91 Tax Map: 28 Parcel: 49  
 Lot Size: 48,712 SF  
 Existing Use: Vacant lot  
 Proposed Use: S.F.D  
 Estimated Construction Cost: \$ 493,600  
 Description of Work: 2 story, 10 rooms, 6 bedrooms, 5 baths, 1 FP, 5 car garage, 1/2 bath full unfinished basement.  
 Occupant/Tenant Name: N/A  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Property Owner's Name: Pandit, Kapil  
 Address: 10548 Gorman RD, Laurel  
 City: Laurel State: MD Zip Code: 20723  
 Phone: 301 490 5317 Fax: \_\_\_\_\_  
 Email: jasmine@cairncustomhomes.com  
 Applicant's Name & Mailing Address, (if other than stated herein)  
 Applicant's Name: Jasmine Strain  
 Address: 10548 Gorman RD  
 City: Laurel State: MD Zip Code: 20723  
 Phone: 301 490 5317 Fax: \_\_\_\_\_  
 Email: jasmine@cairncustomhomes.com  
 Contractor Company: Cairn Custom Homes  
 Contact Person: Jasmine Strain  
 Address: 10548 Gorman RD  
 City: Laurel State: MD Zip Code: 20723  
 License No.: 7518  
 Phone: 301 490 5317 Fax: \_\_\_\_\_  
 Email: jasmine@cairncustomhomes.com  
 Engineer/Architect Company: FCC/DW Taylor  
 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>64</u>	<u>117'8"</u>
Area of construction (sq. ft.):	2 <sup>nd</sup> floor: <u>52'5 1/2</u>	<u>73'8"</u>
Use group:	Basement: <u>64</u> <u>117'8"</u>	
Construction type:	<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: <u>6</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	
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 checked="" 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 checked="" 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.

Applicant's Signature: Jasmine Strain Print Name: Jasmine Strain  
 Email Address: jasmine@cairncustomhomes.com Date: 9/18/19  
 Title/Company: Sales / Cairn Custom Homes

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>10/23/2019</u>	<u>Robert...</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</u>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	<u>19205</u>

**Freemon, Robert**

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**From:** Freemon, Robert  
**Sent:** Thursday, October 10, 2019 4:16 PM  
**To:** Jasmine Strain  
**Cc:** Tony Fertitta  
**Subject:** 5324 Catalpa Ct.  
**Attachments:** 5324 Catalpa Crt..pdf

Hi,

I have looked over the building permit for Walnut Creek Lot 91 and attached are my comments. Please make sure the owner/future owner of this property gets this memo. I can approve the building permit and septic plan as is however I will need something in writing stating they have read and understand the attached memo and would like to move forward with the project as is. If you have any questions let me know.

**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>**



## 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: Kapil Pandit  
10548 Gorman Rd.  
Laurel, MD 20723

FROM: Robert Freemon *RF*  
Well & Septic Program

RE: 5324 Catalpa Court  
Ellicott City, MD 21047

DATE: 10/10/2019

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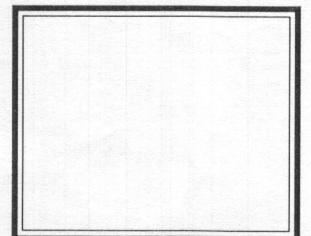
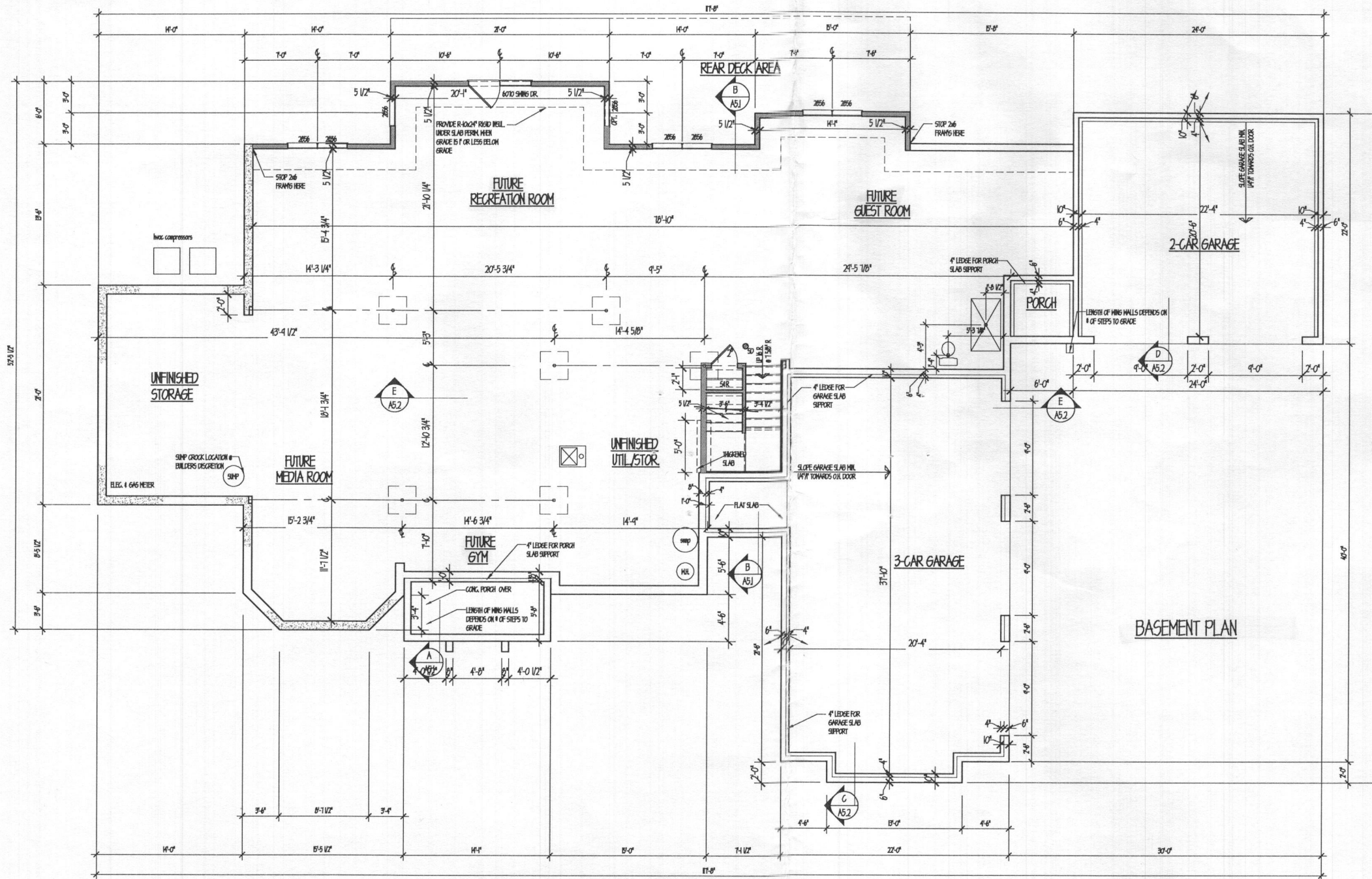
I have reviewed the floor plans in support of Building Permit B19003155 for a new home at 5324 Catalpa Ct. and noted that there is a rough-in for a full bathroom in the unfinished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon conversion of the 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 6 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.





PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE # 33837-6, EXPIRATION DATE 10/7/19.

**dw taylor**  
 associates inc  
 ARCHITECT  
 5024 DORSEY HALL DR. SUITE 203 ELLICOTT CITY, MD 21042  
 P: (410) 264-1181 F: (410) 987-2824 www.dwtaylor.com

PERMIT SET

REVISIONS	
date	remarks

drawn by: EG/BB checked by:   
 scale: 3/8" = 1'-0" date: 04-18-2019

PROJECT TITLE

CAIRN CUSTOM HOMES  
 PANDIT RESIDENCE

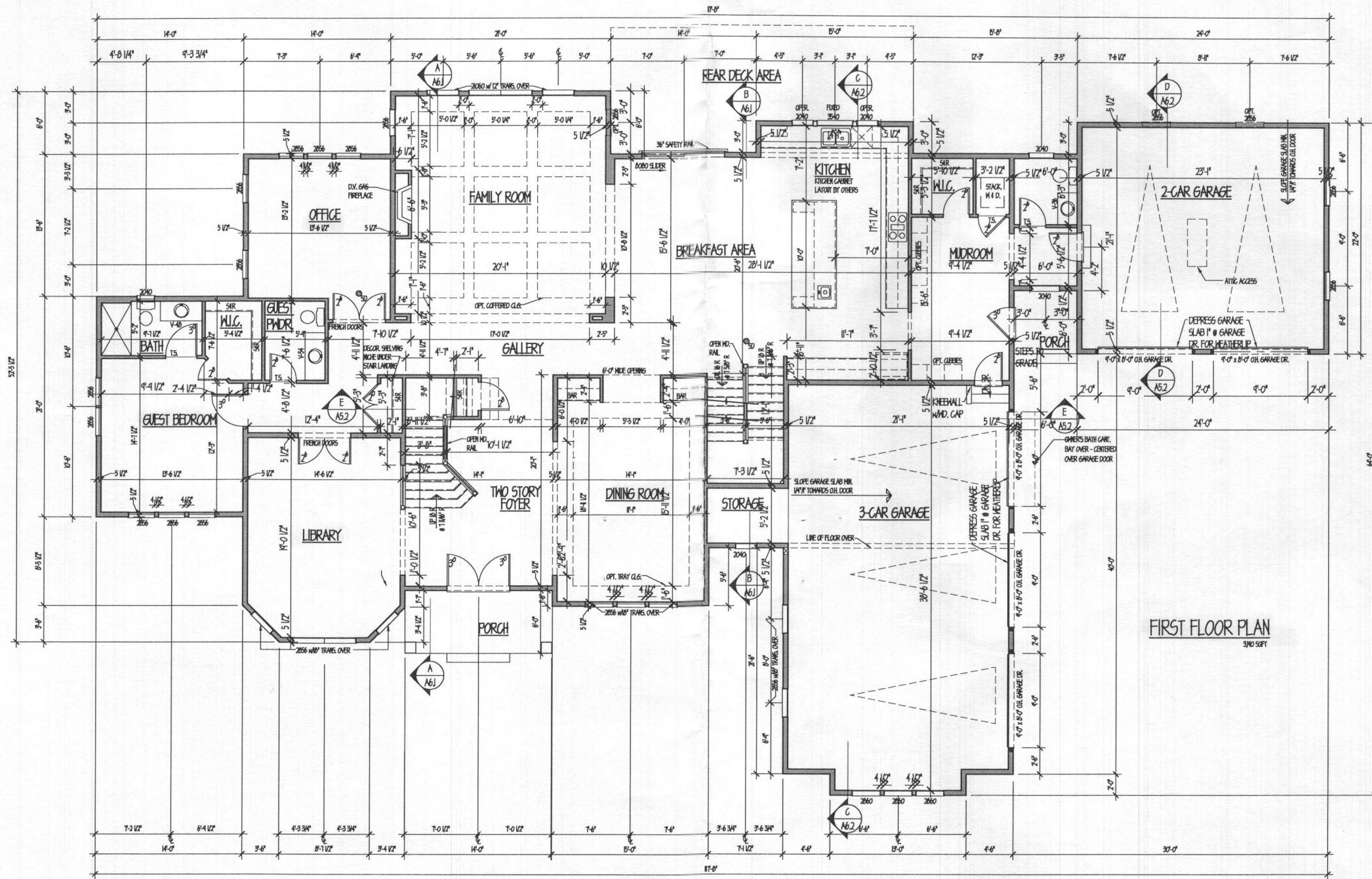
CONTENT

BASEMENT PLAN

PROJECT NUMBER	DRAWING NUMBER
2625	A2.1

Approved B19003155  
 R14 10/23/2019

RECEIVED  
 SEP 23 2019  
 HOWARD COUNTY HEALTH DEPT.  
 FOOD PROTECTION PROGRAM



FIRST FLOOR PLAN  
3/10 SFT

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE # 3302-4, EXPIRATION DATE 10/31/18

**dw taylor**  
associates inc  
ARCHITECT

5024 DORSEY HALL DR. SUITE 203 ELICOTT CITY, MD 21042  
P: (410) 964-1181 F: (410) 967-2024 www.dwtaylor.com

PERMIT SET

REVISIONS	
date	remarks

drawn by	EG:EBB	checked by	
scale	3/16" = 1'-0"	date	04-13-2011

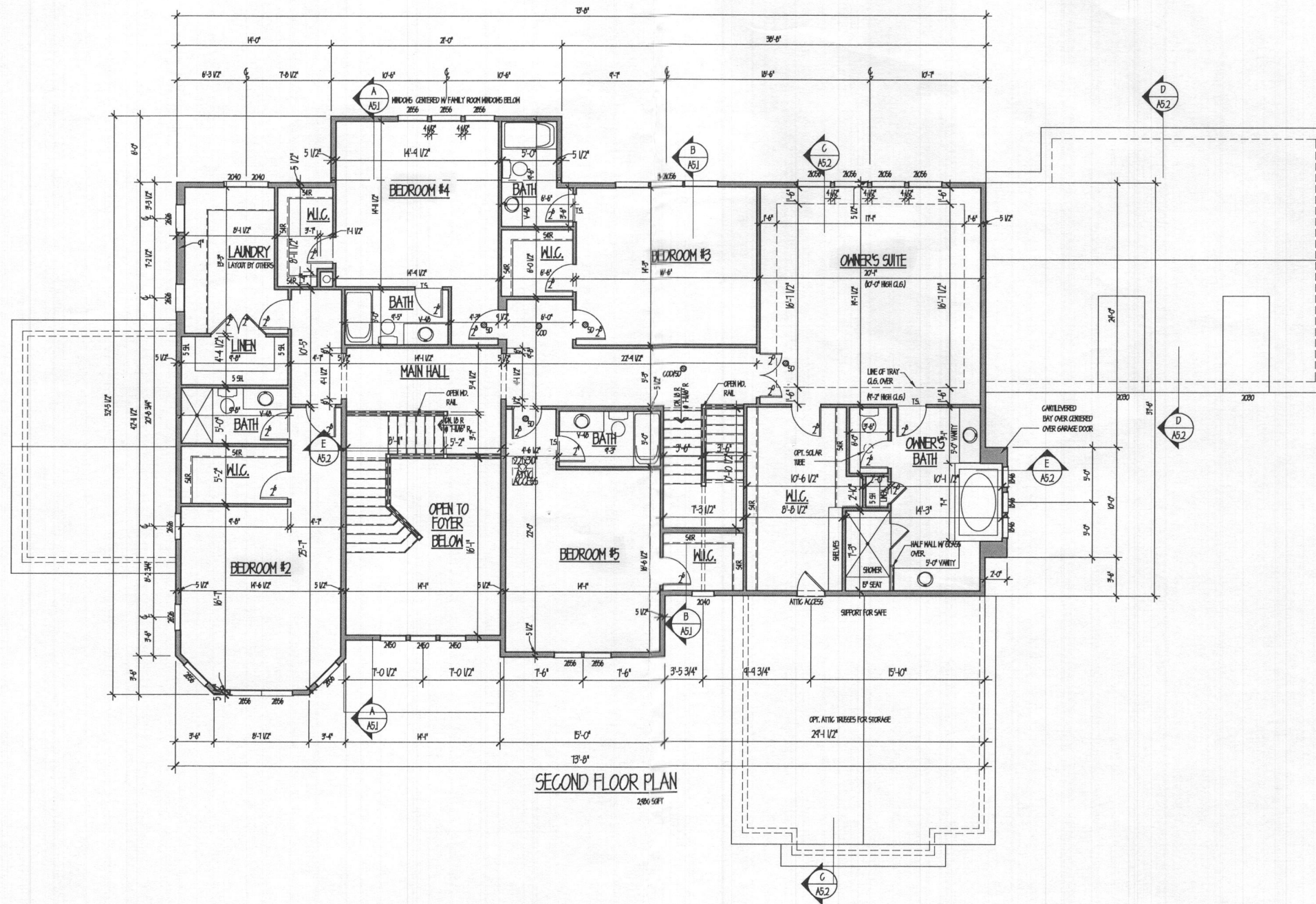
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CAIRN CUSTOM HOMES  
PANDIT RESIDENCE

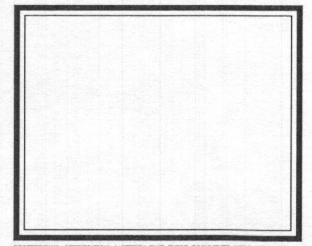
CONTENT

FIRST FLOOR  
PLAN

PROJECT NUMBER	DRAWING NUMBER
2625	A3.1



SECOND FLOOR PLAN  
2800 SFT



PROFESSIONAL CERTIFICATION: 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 # 3387-R, EXPIRATION DATE 10/7/18

**dw taylor**  
associates inc  
ARCHITECT

5024 DORSEY HALL DR. SUITE 203 ELICOTT CITY, MD 21042  
P: (410) 984-1181 F: (410) 987-2824 www.dwtaylor.com

PERMIT SET

REVISIONS	
date	remarks

drawn by	EG/BB	checked by	
scale	3/16" = 1'-0"	date	04-13-2011

PROJECT TITLE

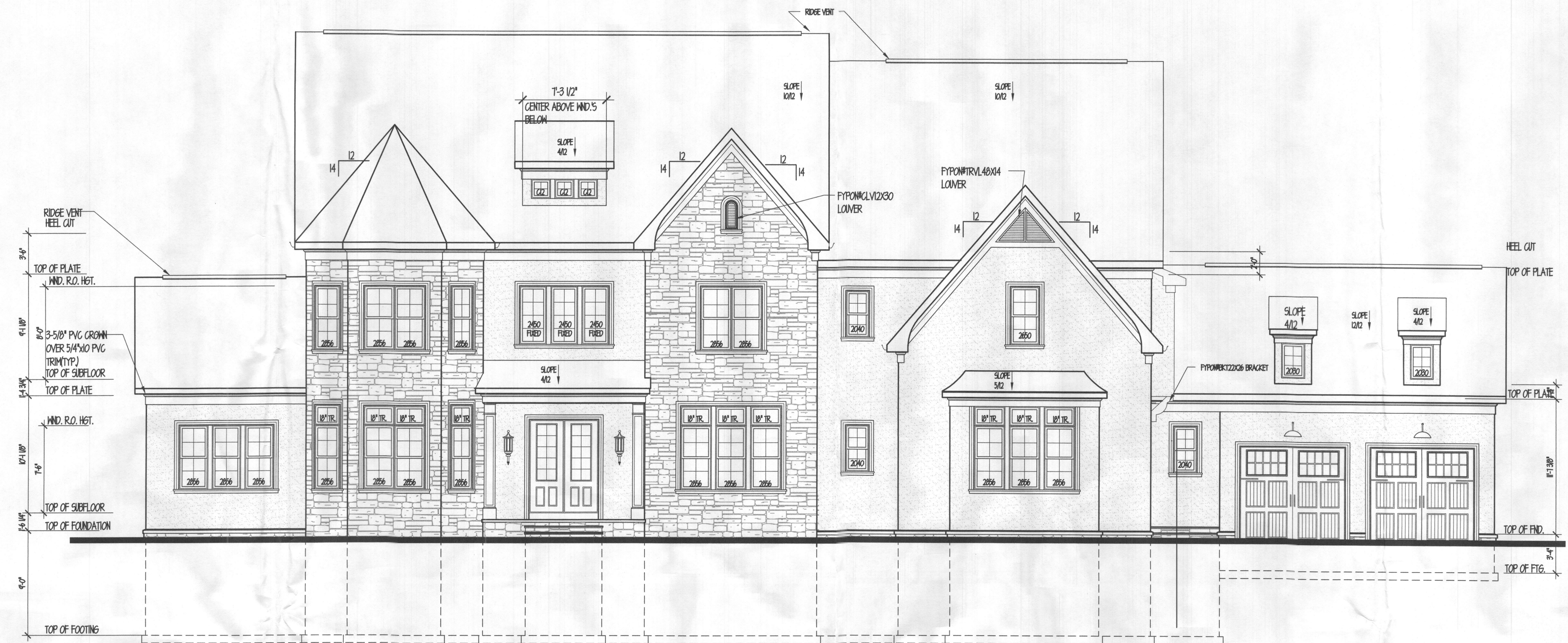
CAIRN CUSTOM HOMES  
PANDIT RESIDENCE

CONTENT

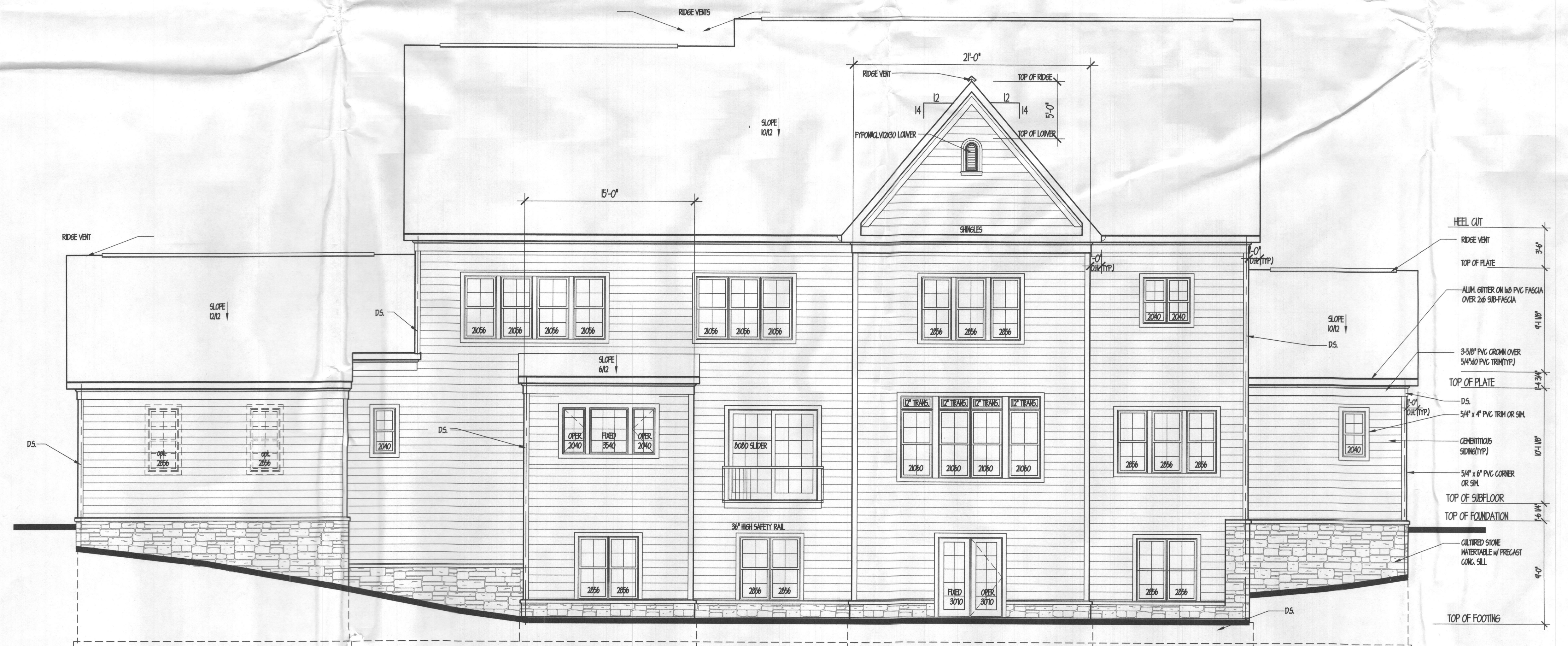
SECOND FLOOR  
PLAN

PROJECT NUMBER	DRAWING NUMBER
2625	A4.1

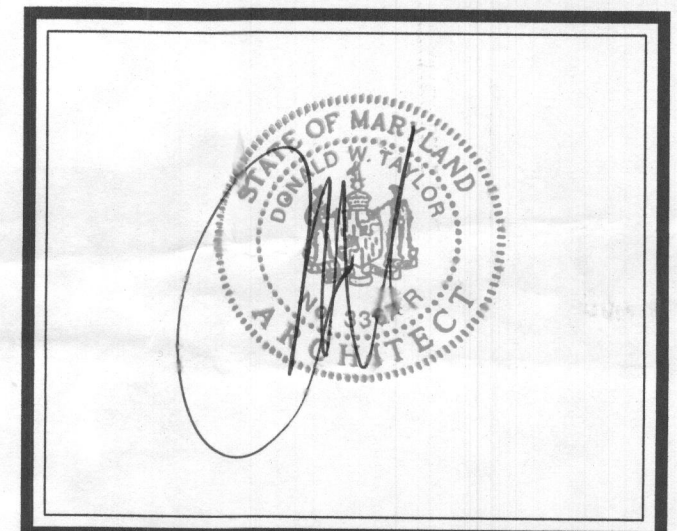
3/05 - DWG CLOUD HOSTING/PRINT RESOLUTION/PRINT RESOLUTIONS BUT NOT DESIGN ERROR



FRONT ELEVATION



REAR ELEVATION



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE # 33657-PL EXPIRATION DATE 10/27/19

**dw taylor**  
 associates, inc  
 ARCHITECT

5024 DORSEY HALL DR. SUITE 203 ELLICOTT CITY, MD 21042  
 P.(410) 984 1181 F. (410) 997 2924 www.dwtaylor.com

PERMIT SET

REVISIONS	
date	remarks

Drawn by: EC/BB checked/ably by:  

scale: 3/16" = 1'-0" date: 04-13-2019

PROJECT TITLE  
 CAIRN CUSTOM HOMES  
 PANDIT RESIDENCE

CONTENT  
 FRONT & REAR  
 ELEVATIONS

PROJECT NUMBER: 2625 DRAWING NUMBER: A.1

Approved  
 B19 00 3155  
 R-14 10/23/2019