



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.: B16001094

Building Address: 2101 MILLERS MILL ROAD
City: COOKESVILLE State: MD Zip Code: 21723
Suite/Apt. # _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: _____
Section: _____ Area: _____ Lot: _____
Tax Map: _____ Parcel: _____ Grid: _____
Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: _____
Proposed Use: NEW IN GROUND SWIMMING POOL
Estimated Construction Cost: \$ 50,000.00

Description of Work: _____
INSTALLATION OF IN GROUND GUNITE POOL 16x36 WITH 8x8 TANNING LEDGE

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

Property Owner's Name: TODD ALTERBURN
Address: 2101 MILLERS MILL ROAD
City: COOKESVILLE State: MD Zip Code: 21723
Phone: 443-829-9224 Fax: _____
Email: TALTERBURN@THE-RAINMAKERGROUP.COM

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Contractor Company: PARADISE POOLS, INC
Contact Person: BOB BRUCKSCH
Address: 7901 POPULAR GROVE ROAD
City: SEVERN State: MD Zip Code: 21144
License No.: _____
Phone: 240-712-1900 Fax: _____
Email: BOB@PARADISE-POOLS.MD.COM

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:	<u>Depth</u>	<u>Width</u>
Gross area, sq. ft./floor:	1 st floor:	
	2 nd floor:	
Area of construction (sq. ft.):	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<u>Construction type:</u>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:	
<input type="checkbox"/> Structural Steel	<u>Multi-family Dwelling</u>	
<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 checked="" type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

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

BOB@PARADISE-POOLS.MD.COM
Email Address
PRESIDENT/ PARADISE POOLS, INC
Title/Company

ROBERT F. BRUCKSCH, JR.
Print Name
3/17/2016
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	<u>3/23/16</u>	<u>R Brucksch</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	\$
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



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: 8/13/15

Permit No.: B1500349

Building Address: 2101 MILLERS MILL RD
 City: COOKSVILLE State: MD Zip Code: 21723
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: _____
 Section: _____ Area: _____ Lot: 2
 Tax Map: 001A Parcel: 0076 Grid: 0004
 Zoning: RC-DEO Map Coordinates: _____ Lot Size: 2 AC

Existing Use: SF HOME
 Proposed Use: SAME
 Estimated Construction Cost: \$ 200,000
 Description of Work: NEW GARAGE, FLOORING, KITCHEN REMODEL 3 BATHS, NEW ROOF, NEW WINDOWS, NEW SIDING, MODIFY FRONT PORCH
 Occupant or Tenant: NONE
 Was tenant space previously occupied? Yes No
 Contact Name: SCOTT ARTERBURN
 Address: 6755 BUSINESS PKWY SUITE 103
 City: ELK RIDGE State: MD Zip Code: 21075
 Phone: 443 829 9222 Fax: _____
 Email: SARTERBURN@THERAINMAKERGROUP.COM

Property Owner's Name: RAINMAKER DEVELOPMENT
 Address: 6755 BUSINESS PKWY SUITE 103
 City: ELK RIDGE State: MD Zip Code: 21075
 Phone: 443 829 9222 Fax: _____
 Email: SARTERBURN@THERAINMAKERGROUP.COM

Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: SAME
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Contractor Company: RAINMAKER CONTRACTING
 Contact Person: SCOTT ARTERBURN
 Address: SAME
 City: _____ State: _____ Zip Code: _____
 License No.: 107064 (MHIC)
 Phone: _____ Fax: _____
 Email: _____

Engineer/Architect Company: SINEX DESIGN
 Responsible Design Prof.: ROXY SINEX
 Address: 8600 FAWNDRY ST.
 City: SARASOTA State: MD Zip Code: 20763
 Phone: 301 776 8285 Fax: _____
 Email: ROXANA@SINEXDESIGN.COM

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 st floor: <u>40</u>	<u>118</u>
	2 nd floor: <u>N/A</u>	
Area of construction (sq. ft.):	Basement:	
	<input checked="" type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
Construction type:	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>4</u>	
<input type="checkbox"/> Structural Steel	Multi-family Dwelling	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input checked="" 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 checked="" type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

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

Scott Arterburn
 Applicant's Signature
SARTERBURN@THERAINMAKERGROUP.COM
 Email Address
V.P. / RAINMAKER DEVELOPMENT
 Title/Company

SCOTT ARTERBURN
 Print Name
8/12/15
 Date
RECEIVED
 AUG 13 2015
 LICENSES & PERMITS DIVISION

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

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health	<u>8/13/15</u>	<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>25.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>1890</u>

Williams, Jeffrey

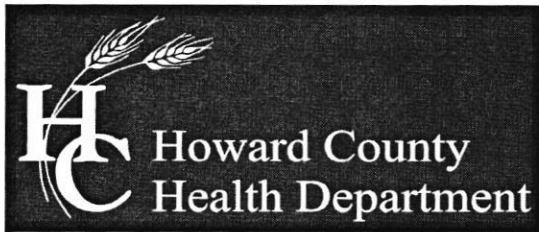
From: Williams, Jeffrey
Sent: Wednesday, August 26, 2015 11:44 AM
To: Scott Arterburn (sarterburn@therainmakergroup.com)
Subject: 2101 Millers Mill Rd B15003497
Attachments: B15003497 2101 Millers Mill Rd.pdf

Hello Scott. Attached find Health comments for B15003497. This one is a bit awkward in that we cannot approve a building permit for an addition to a residence without having a sewage disposal area established for future replacement systems. However, the area we established is based on the proposed lot line changes via adjoiner deed. Do you have a timeframe on when that might go through? Thanks

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

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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](https://twitter.com/HowardCoHealthDep)

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

MEMORANDUM

TO: Scott Arterburn
Rainmaker Development

FROM: Jeff Williams
Program Supervisor, Well & Septic Program

RE: B15003497
2101 Millers Mil Road

DATE: August 25, 2015

I have reviewed the above referenced building permit and the following items must be completed prior to Health approval of the permit:

- The plot plan for the building permit must be revised to show the locations of the existing well, sewage disposal system components, and existing sewage disposal area.
- A copy of the existing and proposed house floor plans must be submitted to the Health Department to evaluate whether the existing sewage disposal system is adequate to serve the existing and proposed use. The plans may be emailed to me at jewilliams@howardcountymd.gov

The Building Permit will be placed on hold until the above item is completed. If you have any questions regarding this response, you may contact me at 410-313-1771 or jewilliams@howardcountymd.gov

HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS
3430 COURT HOUSE DRIVE
ELLCOTT CITY, MD 21043

Residential Electrical Addition Alteration Permit

PERMIT NUMBER: E15005323

APPLICATION DATE: 9/25/2015

ISSUE DATE: 9/25/2015

SITE ADDRESS:

2101 MILLERS MILL RD
COOKSVILLE, MD 21723

PROPERTY OWNER INFO:

MCCULLOUGH CLARENCE
2101 MILLERS MILL RD
COOKSVILLE, MD 21723
Phone #: 443-829-9222

Subdivision:

Lot No.:

Tax Map: 14

Grid:

ADC Map: 4812-F1

SDP No.:

Zoning:

Census Tract: 605601

DESCRIPTION OF WORK:

INSTALL WIRING FOR HOME RENOVATION AND GARAGE ADDITION. REPLACE EXISTING 200A MCB PANEL BOARD WITH NEW PANEL AND CIRCUIT BREAKERS. RECONNECT EXISTING SUB PANEL TO MAIN PANEL BOARD. INSTALL NEW WIRING FOR BASEMENT, KITCHEN, DINING ROOM, DEN, MASTER BATH, FAMILY ROOM, GARAGE, AND LAUNDRY. REPLACE DEVICES IN REMAINDER OF HOME INCLUDING BEDROOMS, HALLWAYS, STAIRS, BATHROOMS. REPLACE SMOKE DETECTORS, AND INSTALL NEW DETECTORS AS REQUIRED. REPLACE CIRCUIT BREAKERS WITH COMBINATION ARC FAULT AND DUAL FUNCTION BREAKERS AS REQUIRED; INSTALL DW RNG MW SEPTIC AERATOR 75 REC 66 SW 48 LTG

PRIMARY CONTRACTOR INFO:

Licensee: MICHAEL BYRNES

HC Elec State License No.: ES 09828

Business Name: J.A. SMITH & CO INC

License Address: 7080 KIT KAT RD

ELKRIDGE, MD 21075

Building / Electrical Characteristics

Building Permit #:	B15003497	Utility Company:	BGE
Residential Use:	SFD	WMS No.:	
Commercial Use:		Service Equipment AMPS:	200
Improvement Type:	Alteration	Heavy Up AMPS:	0
Miscellaneous Type:		No. of Service Feeders:	
Bonding:	No	No. of Devices:	146
Trench:	No	Low Voltage:	Yes

Permit Fees:

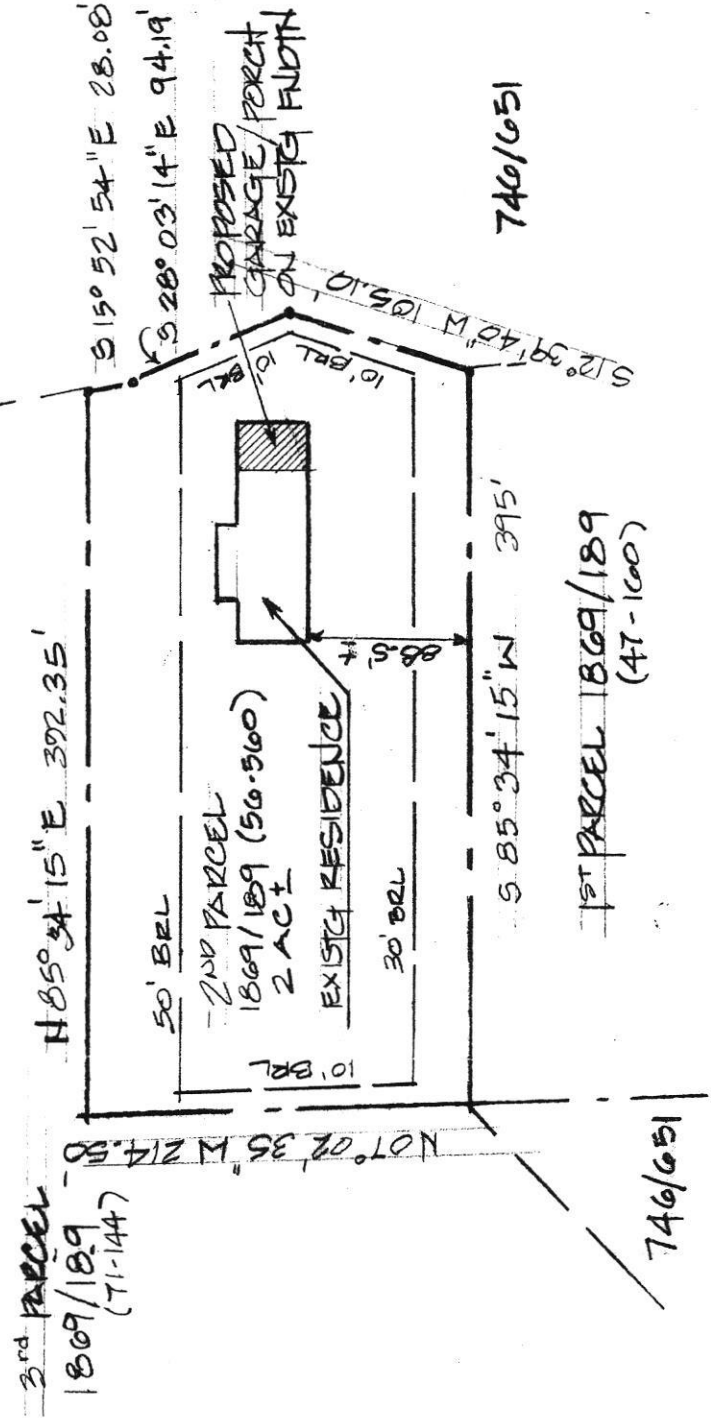
Total Fees Invoiced:	\$215.00
Total Fees Paid:	\$215.00
Balance Due:	\$0.00



607/224

MILLERS MILL ROAD

809/530



LOT INFORMATION BY:
 SHALA BERGER & LAINE
 8720 TOWN & COUNTRY BLVD
 SUITE 201
 ELICOTT CITY, MD 21043
 410-401-9503

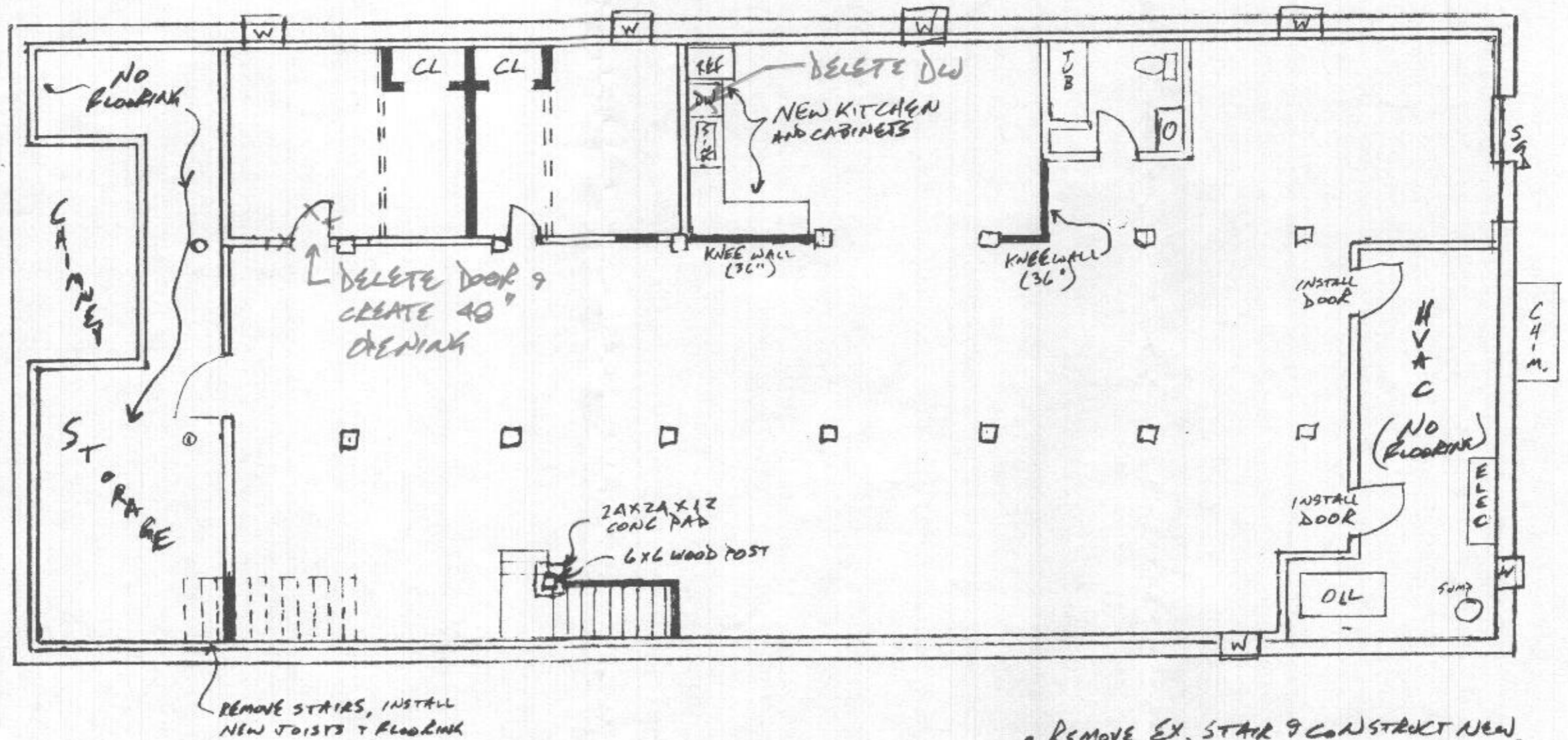
SURVEYOR: RICHARD LAINE
 REG # 301 7/14/89

LOT INFORMATION
 MCULLOUGH PROPERTY - 2nd PARCEL
 DEED REF 1809/189 (56.560)
 4th ELECTION DISTRICT HOWARD COUNTY
 OWNER: RAINMAKER DEVELOPMENT, INC
 ZONING: RCDEO

SITE PLAN 1" = 100'

150806	ADDITIONS & ALTERATIONS FOR RESIDENCE LOCATED AT	210 MILLERS MILL RD COOKSVILLE MD 21223	8.10.15	SHEET	3 OF 3
KAI	CTS	40.	DATE		

REVISED 8/31/15



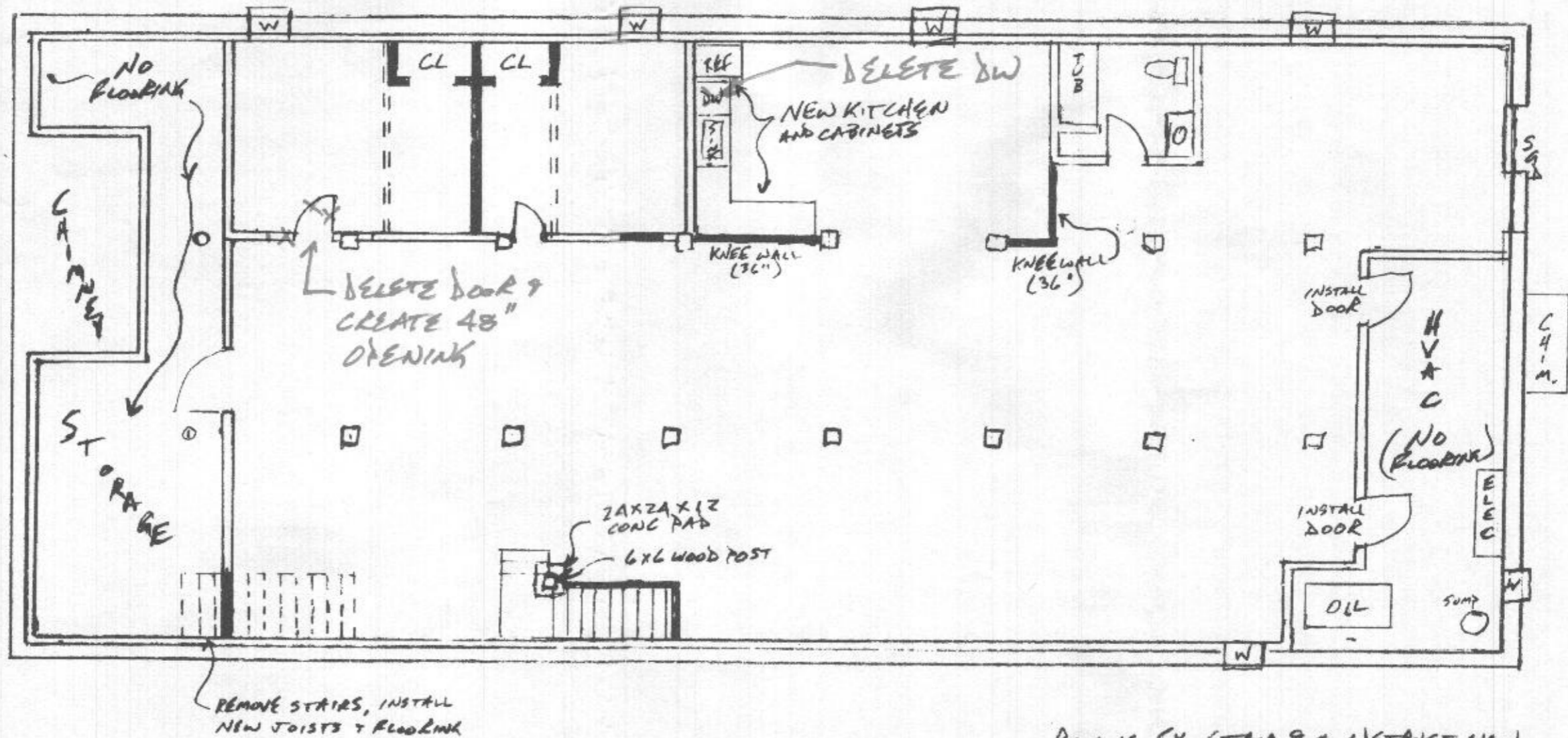
BASEMENT
FLOOR PLAN 1/8"=1'-0"
SCHEMATIC DESIGN

- REMOVE EX. STAIR & CONSTRUCT NEW.
- NEW FLOORING IN ENTIRE BSMT EXCEPT AS SHOWN.
- REMOVE EX. DROP CEILING AND REPLACE WITH 1/2" GWB.
- REPLACE ALL EXISTING DRYWALL WHERE DAMAGED

2101 MILLERS MILL ROAD
RAINMAKER DEVELOPMENT, INC
ELKRIDGE, MD 21075
8-12-15

COOKSVILLE, MD 21723
6755 BUSINESS PARKWAY SUITE 103
410-379-1525

REVISED 8/31/15



BASEMENT
FLOOR PLAN 1/8"=1'-0"
SCHEMATIC DESIGN

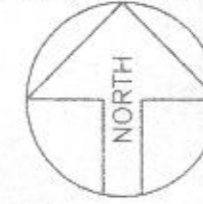
- REMOVE EX. STAIR & CONSTRUCT NEW.
- NEW FLOORING IN ENTIRE BSMT EXCEPT AS SHOWN.
- REMOVE EX. DROP CEILING AND REPLACE WITH 1/2" GWB.
- REPLACE ALL EXISTING DRYWALL WHERE DAMAGED

2101 MILLERS MILL ROAD
RAINMAKER DEVELOPMENT, INC
ELK RIDGE, MD 21075
8-12-15

COOKSVILLE, MD 21723
6755 BUSINESS PARKWAY SUITE 103
410-379-1525

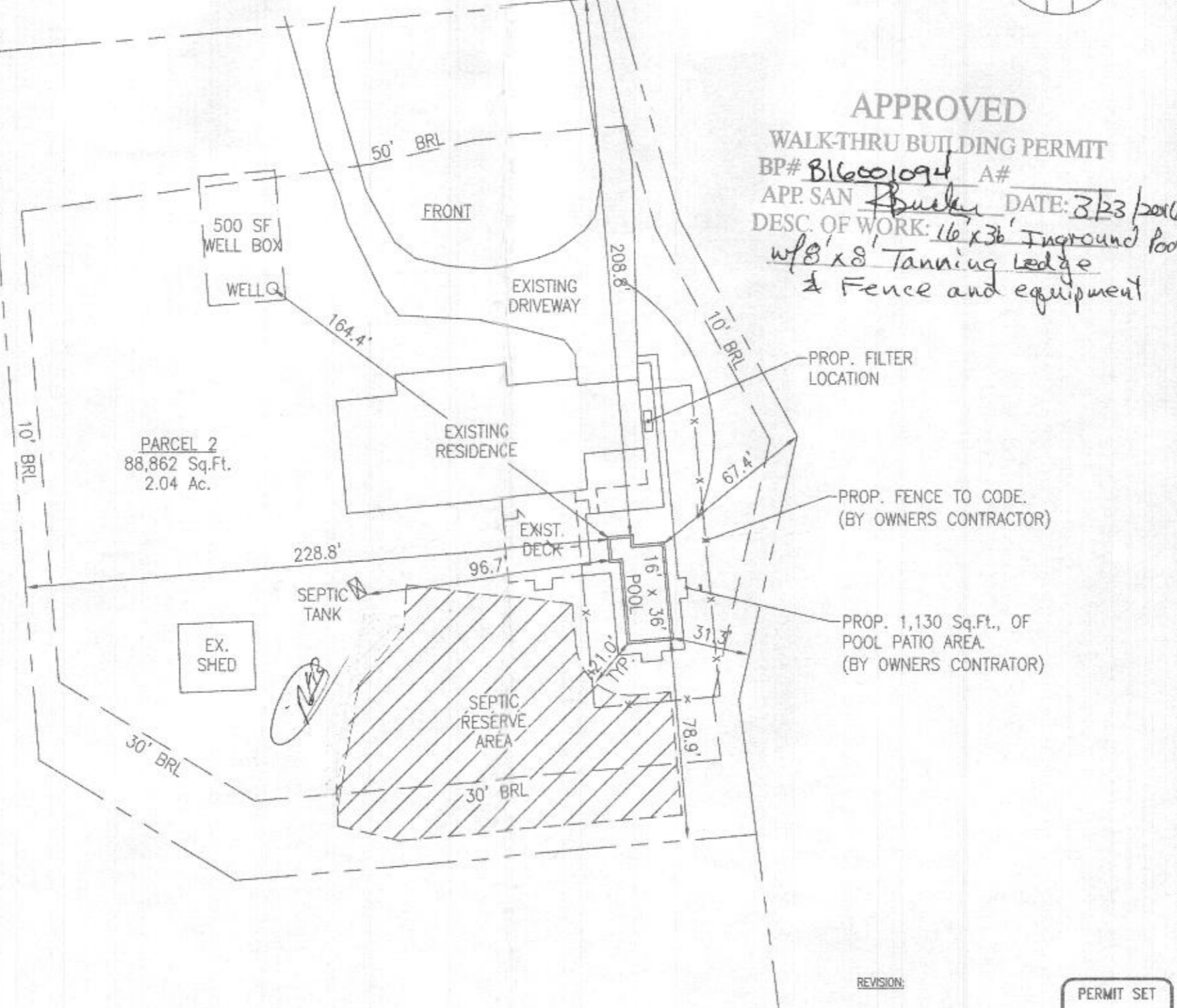
SETBACKS:
 REAR PL. 10'
 SIDE PL. 10'
 HOUSE 0'
 SEPTIC 20'
 WELL 20'

PRIVATE WELL
& PRIVATE SEPTIC



P.O. BOX 137
 ANNAPOLIS JUNCTION, MARYLAND 20791
 301-725-0005 (OFFICE)
 240-712-1900 (CELL)
 908@PARADISEPOOL.SMD.COM

MILLERS MILL ROAD



APPROVED
WALK-THRU BUILDING PERMIT
 BP# B16001094 A# _____
 APP SAN Buckley DATE: 3/23/2016
 DESC. OF WORK: 16 x 36' Inground Pool
w/ 8' x 8' Tanning ledge
& Fence and equipment

EQUIPMENT LIST

DIRT/GRADING: NORMAL
 SPA: NONE
 RAISED BEAM: NONE
 TILE: TO BE DETERMINED
 COPING: 12" PA FULL RANGE FLAGSTONE
 PLASTER: LUNA QUARTZ
 FILTER SYS: C&C 420 SF CART. W/V.S. PUMP
 CLEANING SYS: PCC-2000
 TREATMENT SYS: INTELICHLOR CELL W/MINERAL SPRINGS
 CONTROL SYS: NONE
 HEATER: 400K BTU (PROPANE)
 LIGHTS: (3) LED WATTS: 300 VOLTS: 120
 LOVESEAT: (2) @ 4' (INSIDE)
 AQUA BENCH: (1) @ 12'
 RAIL GOODS: NONE
 DECKING: BY OWNERS CONTRACTOR
 FENCE: BY OWNERS CONTRACTOR
 POOL COVER: LOOP-LOC TYPE: MESH (SAFETY COV)
 CHEMICALS: \$50 CHEMICAL ALLOWANCE
 OTHER ITEMS: 2ND STEP TANNING LEDGE (64 SF);
 SINGLE STREAM DECK JETS; SILT FENCE (DOWNSIDE);
 ORANGE SAFETY FENCE; 50 LF OF TRIM TILE ON ALL S;
 AND BENCHES;
 ELECTRIC: 0 FT.

POOL STATISTICS

SIZE/SHAPE: 16' x 36' - RECTANGLE (NON-DIVING)
 POOL AREA: 560 SPA: OTHER: 64
 TOTAL AREA: 624
 PERIMETER: 120 SPA:
 GALLONAGE: 22,230 DEPTH: 3'-6" TO 6'-0"

DIRECTIONS TO SITE

TO BE DETERMINED

MAP #	TBD
GRID	TBD

Todd Arterburn
 2101 Millers Mill Road
 Cooksville, Maryland 21723
 Howard County

HOME PHONE:
 WORK PHONE: (410) 379-1525
 CELL PHONE 1: (443) 829-9224
 E-MAIL ADDRESS: TARTERBURN@THERAINMAKERGROUP.COM

LOT:	SUBDIVISION NAME:	DISTRICT:	ACCT. NO.:
	2101 MILLER MILL RD	04	320026
SITE PLAN			ZONE:
SCALE:	BY:	DATE:	JOB NUMBER:
1"=50'	J3	03/12/16	BB-002
SHEET #:			1 of 5

SITE PLAN

1"=50'
 LOT #
 2101 MILLERS MILL ROAD
 ACCOUNT NO.: 320026
 MAP 0014, GRID 0004, PARCEL 0076
 ELECTION DISTRICT: 04
 HOWARD COUNTY, MARYLAND

REVISION:

PERMIT NUMBERS
 POOL:
 ELECT:
 OTHER:

PERMIT SET
 DATE: 12-05-15

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, August 31, 2015 10:59 AM
To: 'Scott Arterburn'
Subject: RE: 2101 Millers Mill Rd B15003497

Hi Scott. Unfortunately, the egress window requirement is not in our portion of the code and we define a bedroom based on having any window to the outside. I know they aren't supposed to count it without egress for building dept purposes, but people will still potentially use it as one and provide wastewater flow even if it isn't technically egress.

In your situation, having the basement set up as a potential home office could present a bit of a flow issue based on the employee situation. The way I see it, you could think about removing the tub/shower down there and they would no longer be counted as bedrooms. You would then have 4 bedrooms upstairs and two offices. Your trenches are good for 5 bedrooms, so if you added the appropriate BAT unit, you would have 150 gpd of flow available to cover some home business employees.

Your other alternatives would be to keep the floorplan as-is and add a BAT for 6 bedrooms and add some trenching. Or, you could alter 3 of the rooms to go down to 3 bedrooms and keep the existing system, or you could keep the full bath and do one of the other exemptions to one of the 6 rooms and keep the existing trenching and add a BAT for the 5 bedroom house.

Sorry for the bad news. I will confirm with Kent Sheubrooks on the adjoiner. As long as I hear that there is no expectation of denial from them, I won't have to wait for official approval. Let me know what you want to do with the septic/bedroom stuff. Thanks
Jeff

From: Scott Arterburn [mailto:sarterburn@therainmakergroup.com]
Sent: Friday, August 28, 2015 11:49 AM
To: Williams, Jeffrey
Subject: RE: 2101 Millers Mill Rd B15003497

Thanks for the information. Very helpful. Couple of comments:

- I checked our submittal date and it was August 4th for the adjoiner plan. Since the County has 45 days, I expect to hear back from them in the next 3 weeks. But I sure hope I don't have to wait that long to get a building permit for this house...
- I'm not sure how the septic was built for only 3 bedrooms when the plan you see is the original layout. There are obviously 4 bedrooms on the first floor, each of which had a closet/interior door and a window when we bought it (and those will remain the same).
- The basement rooms are not legal bedrooms since the windows do not meet code for egress. Both are too high off the floor and one is even located beneath an existing deck. Our plan for these two rooms was for home offices since there is a really nice outbuilding that a contractor could use for his equipment. And, since the existing basement bathroom has a toilet, vanity and tub/shower, we thought that would be a perfect amenity for employees. We are simply updating that bath to make it a little more current.
- As for the change from 3 basement rooms/offices to 2, we thought it would be a horrible office if there was no light in it, so combining the 3 into 2 eliminated that problem.

I actually thought our changes would reduce the number of possible occupants from that which existed prior to starting this project. However, that said, it would seem we should install a tank to support a 4 bedroom house since we obviously had (and currently have) that condition on the main floor.

Way to ruin my weekend...☺

Scott E. Arterburn, P.E., Principal
Rainmaker Development, Inc.
Rainmaker Contracting, Inc.
6755 Business Parkway, Suite 103
Elkridge, Maryland 21075
410-379-1525 (office)
443-829-9222 (cell)
410-379-8351 (fax)

From: Williams, Jeffrey [<mailto:jewilliams@howardcountymd.gov>]
Sent: Friday, August 28, 2015 9:38 AM
To: Scott Arterburn
Subject: RE: 2101 Millers Mill Rd B15003497

Regarding the adjoiner, we will try to confirm with DPZ that the plan is acceptable, but just has to go through the process. If so, we should be fine with the reserve area as its shown on the perc cert with the new lot lines even if the adjoiner is not finalized.

Regarding the proposal: COMAR 26.04.02 requires a health department, before approving any building permit for renovations to a residence, to certify that the existing system is adequate to serve the existing and proposed use. The proposed use is not greater than the existing use in this case. However, the existing use is 4 bedrooms on the 1st floor and it looks like two more bedrooms in the basement. I see two rooms with doors and windows with access to a full bathroom down there. What is the intent of the basement area? It looks like you are changing walls to move from 3 rooms down to 2 coming off the main room.

Here's how this relates to the existing system: The septic installation permit indicated 3 bedrooms and the tank installed was a 1000 gallon tank, which was and is the size to serve 3 bedrooms. Because of this, you have two options: you could revise the permit to include a change to one of the bedrooms upstairs and the rooms in the basement that would make them meet one of our exemptions in our code to no longer be counted as a bedroom, so that your net total would be down to 3. Here is our bedroom definition and the possible exemptions:

- (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.

Your other option would be to upgrade the tank, which under COMAR would mean installation of a BAT unit big enough to accommodate the number of bedrooms. The trenches under current sizing criteria are large enough to accommodate 5 bedrooms. Thanks

Jeff

From: Scott Arterburn [<mailto:sarterburn@therainmakergroup.com>]
Sent: Wednesday, August 26, 2015 12:58 PM
To: Williams, Jeffrey
Subject: RE: 2101 Millers Mill Rd B15003497

Hi Jeff:

We submitted the adjoiner plan about 3 weeks ago and I know the County is now processing it because I met Nicole Yan and another County person at the site yesterday. That said, it's my understanding that they have 45 days to review it and comment, so I am not sure when we will receive approval.

Regarding our building permit application, I guess I never saw the garage/screen porch as an addition. When the original house was constructed in 1992, they obtained the necessary permits and built the garage footings, foundation wall (including anchor bolts for the wood walls) and poured the garage slab – then stopped. So all of the structural elements are already there for the vertical portion to be continued. We are not creating any additional conditioned space at the property, and in fact have eliminated what one might have called one of three “bedrooms” in the basement. Further, the basement was already finished – drywall, vinyl flooring, acoustical tile ceiling, kitchen (including a refrigerator, sink and stove/oven), and full bathroom. We are removing the full kitchen (now will not have a stove/oven), and are updating the rest of what is there now.

Per your comments:

1. Attached is the original documentation we obtained from the Health Department with regard to the septic system that was approved and installed when the house was constructed. I can also take this information and insert it on the plot plan and submit that as soon as it's completed.
2. Floor plans reflecting the remodeled/updated home are attached. The existing floor plan is incorporated into these drawings. There were four bedrooms when we started; there will be four when we are done. Two keys: Dashed wall lines are walls that are to be removed during remodel; solid wall lines are to be constructed. I forgot that DILP keeps Health out of the loop when we submit for a building permit and doesn't provide drawings to you. Should have dropped a set off for you myself.

I'll send over the plot plan as soon as I input the septic information on it. I'll also keep you posted on the adjoiner review progress. Please let me know your thoughts about our proposed “addition”.

Thanks for your help.

p.s. Supposedly, the State will have the actual well log for our neighbor on Millers Mill in the next couple of weeks. As soon as that's available, I'll forward you a copy and we can discuss what needs to be done to her well.

Scott E. Arterburn, P.E., Principal
Rainmaker Development, Inc.
Rainmaker Contracting, Inc.
6755 Business Parkway, Suite 103
Elkridge, Maryland 21075
410-379-1525 (office)
443-829-9222 (cell)
410-379-8351 (fax)

From: Williams, Jeffrey [<mailto:jewilliams@howardcountymd.gov>]
Sent: Wednesday, August 26, 2015 11:44 AM
To: Scott Arterburn (sarterburn@therainmakergroup.com)
Subject: 2101 Millers Mill Rd B15003497

Hello Scott. Attached find Health comments for B15003497. This one is a bit awkward in that we cannot approve a building permit for an addition to a residence without having a sewage disposal area established for future replacement systems. However, the area we established is based on the proposed lot line changes via adjoiner deed. Do you have a timeframe on when that might go through? Thanks

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

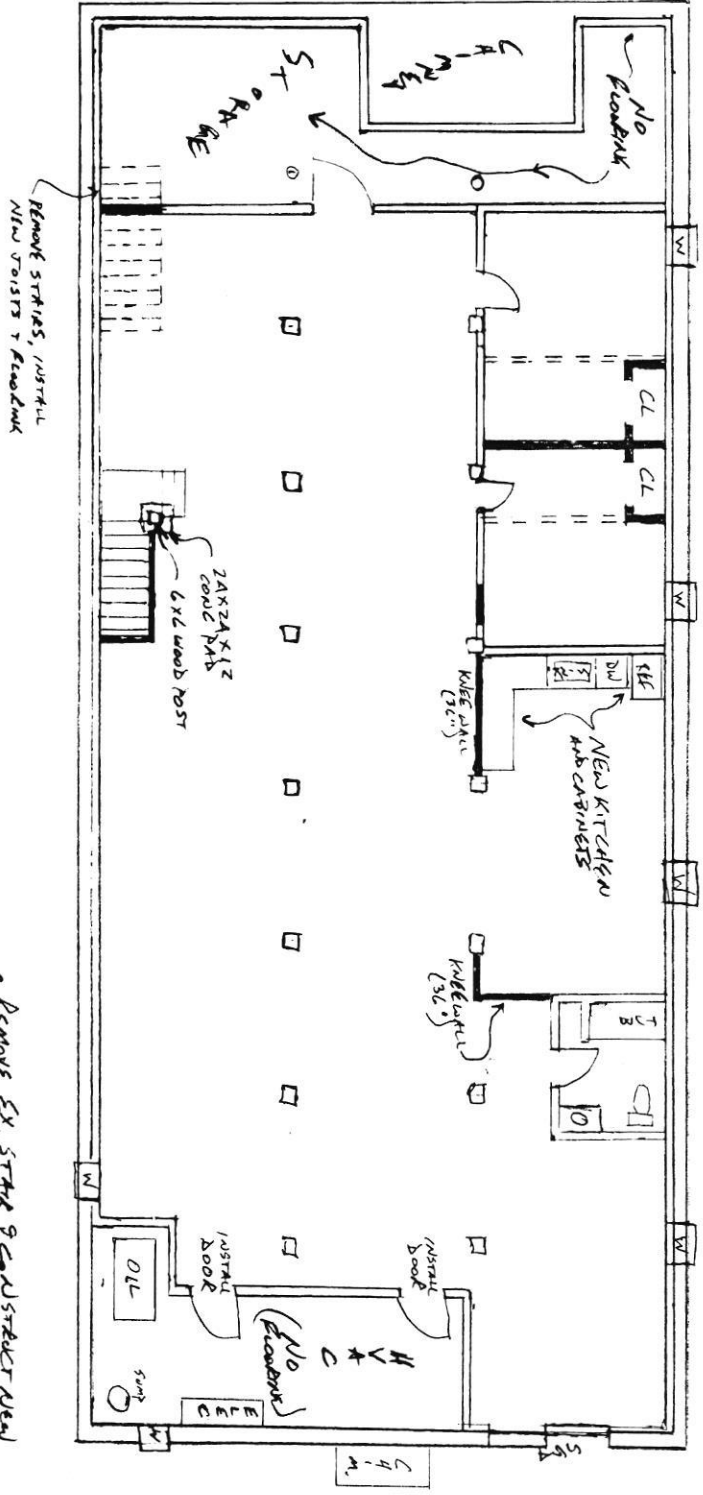
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BASEMENT
FLOOR PLAN 1/8" = 1'-0"
 SCHEMATIC DESIGN

2101 MILLERS MILL ROAD
 RAINWATER DEVELOPMENT, INC
 ELK RIDGE, MD 21075
 8-12-15

COCKESVILLE, MD 21723
 6755 BUSINESS PARK SUITE 103
 410-379-1525

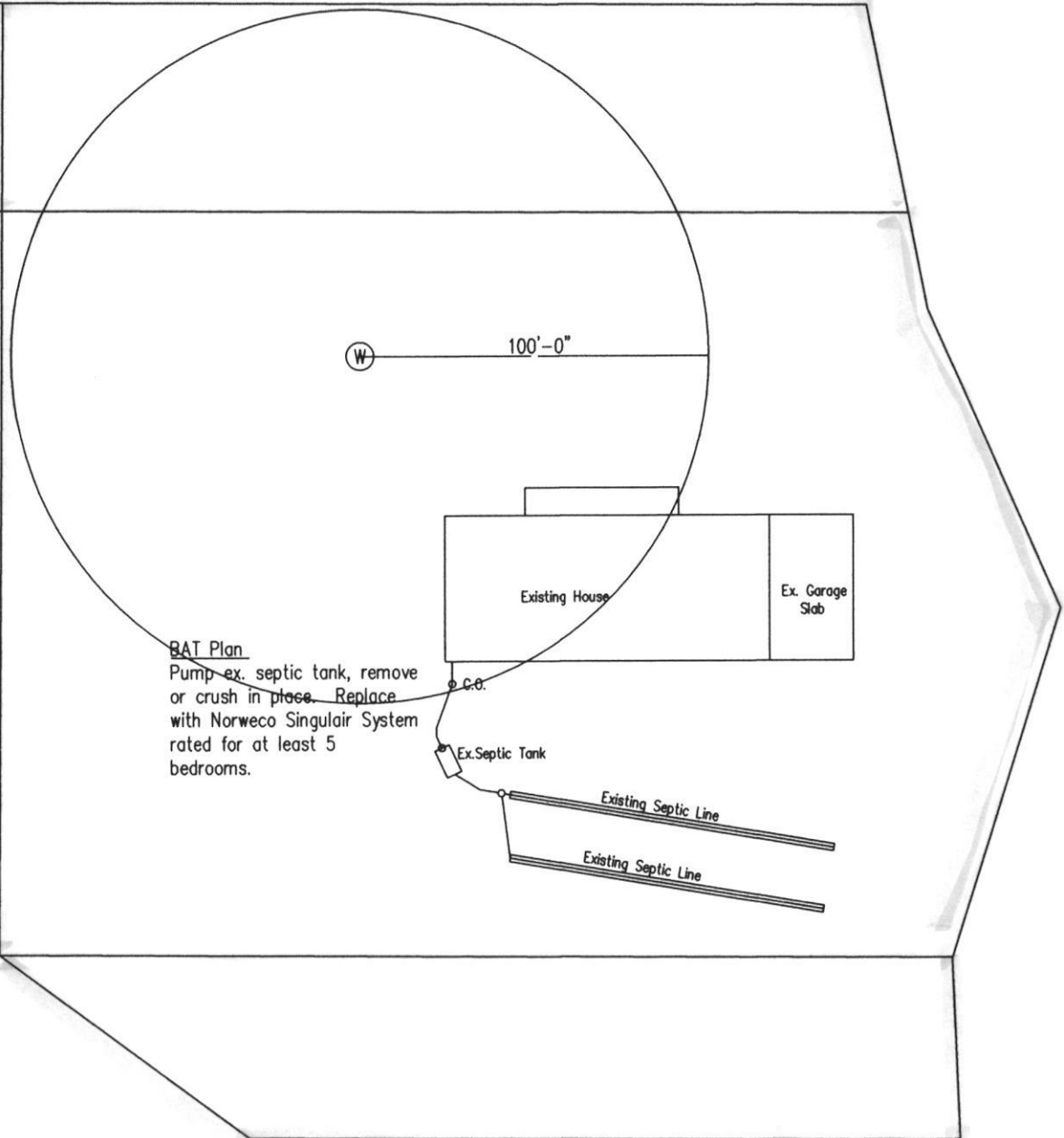


- REMOVE EX. STAIR & CONSTRUCT NEW.
- NEW FLOORING IN ENTIRE BSMT EXCEPT AS SHOWN.
- REMOVE EX. DROP CEILING AND REPLACE WITH 1/2" GWS.
- REPLACE ALL EXISTING DEMOL WHERE DAMAGED

9/3/15

2101 Millers Mill Road, Cooksville, MD
Scale: 1"=50'

EXISTING
PROP.



Rainmaker Development, Inc.
6755 Business Parkway, Ste 103
Elkridge, MD 21075
September 2, 2015

(LOCAL ROAD 30
RIGHT-OF-WAY
20'± TRAVEL WIDTH)
PROPOSED 50' RESERVATION

PROVIDE SIGHT
DISTANCE

WHITE
PAINT
LINES

N 599,538
E 1,304,898

N85° 33' 09"E 383.00'

EX. 30
ROW
25' TO
RESERVATION

EX. INGRESS & EGRESS
EASEMENT FOR THE BENEFIT
OF PARCEL No. 2

EXISTING DIVISION
LINE TO BE
EXTINGUISHED

S15° 54' 07"E
62.79'

IMPROVED
ACCESS POINT
PARCELS 1
AND 3

50' BRL

RAINMAKER DEVELOPMENT, INC
TAX MAP 14, PARCEL 76
PARCEL 2
ZONED: RC-DEO

N15° 40' 28"W
28.26'

ACCESS
POINT TO BE
EXTINGUISHED
DIVISION
LINE TO BE
EXTINGUISHED

SEPTIC
RESERVE AREA
10,014 SF

S85° 33' 09"W
392.80'

500 S.F.
WELL
BOX

WELL TAG
HO-81-2787

N28° 25' 27"
94.07'

16' PAVING

PARCEL 2
EXISTING 2.02 AC.
PROPOSED 2.03 AC.

EXISTING DWELLING
CIRCA 1990

10' BRL

PROPOSED
DWELLING

24' INGRESS &
EGRESS EASEMENT
FOR THE BENEFIT
OF PARCEL Nos. 1
AND 3 30' BRL

EXISTING DIVISION
LINE TO BE
EXTINGUISHED

EX.
EXTINGUISHED

APPROXIMATE LOCATION
OF SEPTIC AREA
- SEPTIC
RESERVE AREA
10,201 SF

N12° 31' 5
105.13'

N85° 33' 23"E 326.00'

590
30' BRL

30' BRL

NEW LINES
OF DIVISION

N85° 33' 23"E 202.65'

590

S58° 34' 59"E
89.19'

570

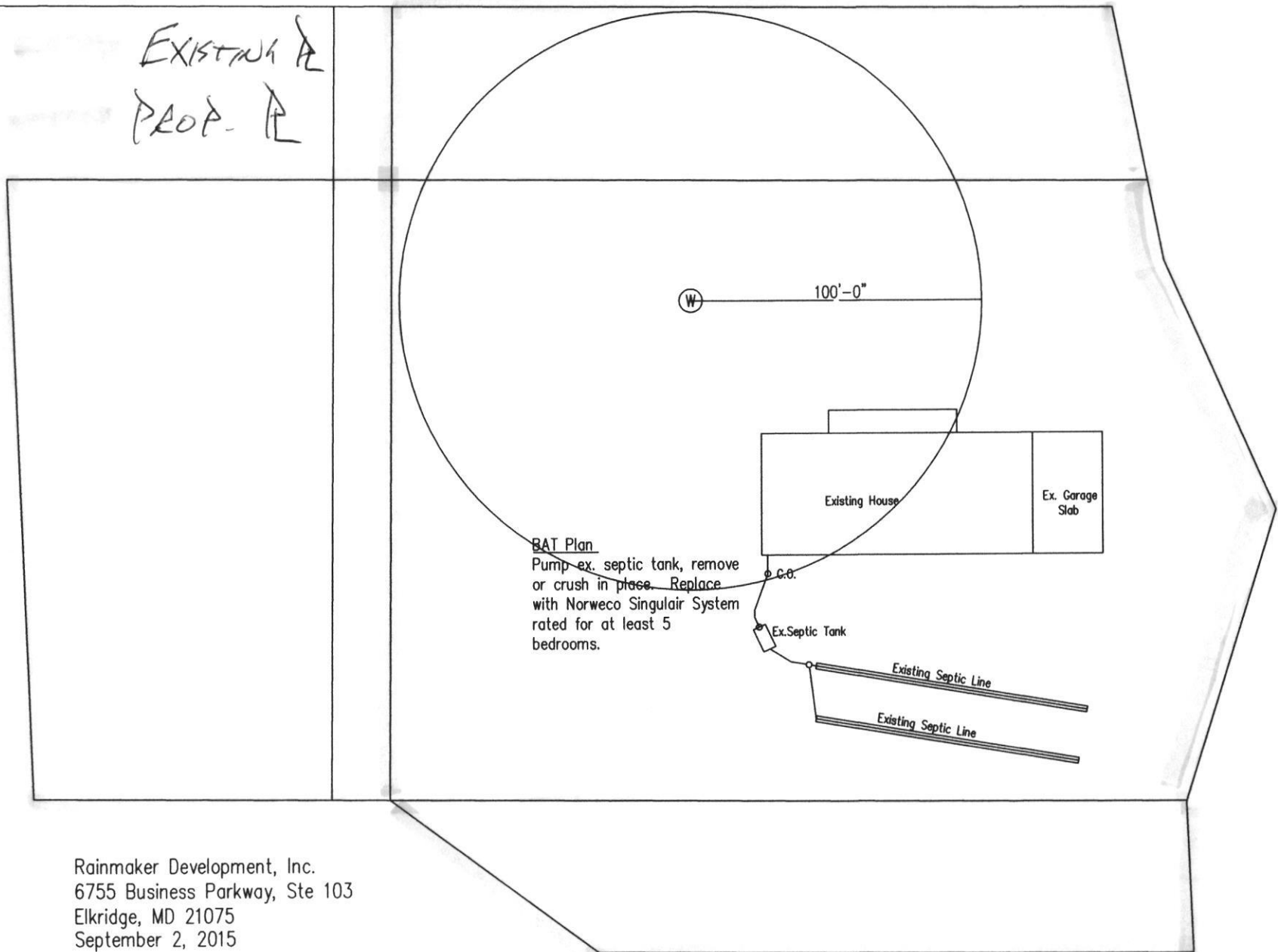
PROPOSED 2.27 AC
DEVELOPMENT, INC.
PARCEL 76

570

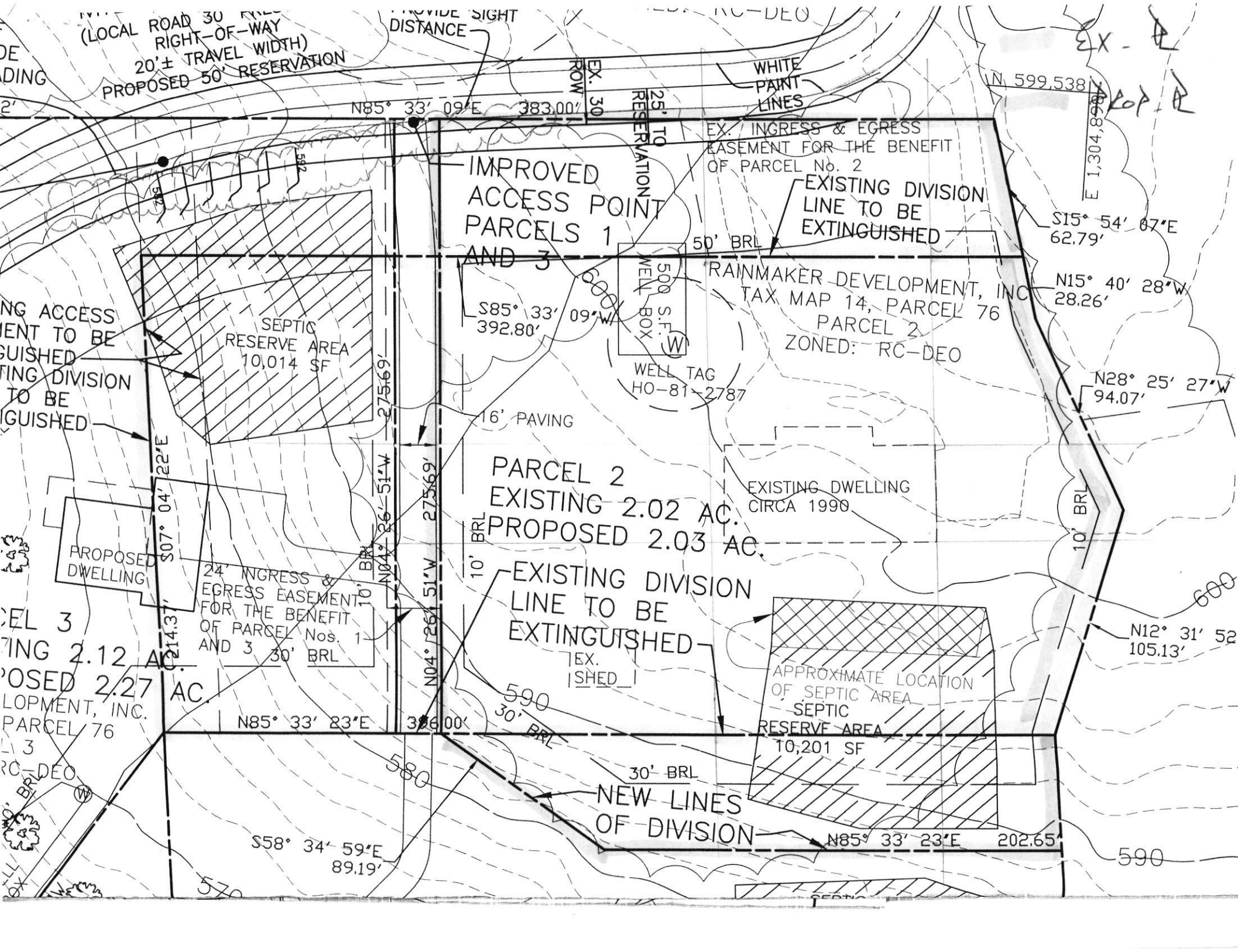
9/3/15

2101 Millers Mill Road, Cooksville, MD
Scale: 1"=50'

EXISTING A
PROP. A



Rainmaker Development, Inc.
6755 Business Parkway, Ste 103
Elkridge, MD 21075
September 2, 2015



(LOCAL ROAD 30
RIGHT-OF-WAY
20'± TRAVEL WIDTH)
PROPOSED 50' RESERVATION

PROVIDE SIGHT
DISTANCE

WHITE
PAINT
LINES

N 599.538'

E 1,304.898'

N85° 33' 09"E 383.00'

EX. 30
RESERVATION
25' TO

EX. INGRESS & EGRESS
EASEMENT FOR THE BENEFIT
OF PARCEL No. 2

EXISTING DIVISION
LINE TO BE
EXTINGUISHED

S15° 54' 07"E
62.79'

IMPROVED
ACCESS POINT
PARCELS 1
AND 3

50' BRL

RAINMAKER DEVELOPMENT, INC
TAX MAP 14, PARCEL 76
PARCEL 2
ZONED: RC-DEO

N15° 40' 28"W
28.26'

ING ACCESS
MENT TO BE
GUISHED
TING DIVISION
TO BE
GUISHED

SEPTIC
RESERVE AREA
10,014 SF

S85° 33' 09"W
392.80'

500 S.F.
WELL BOX
W

WELL TAG
HO-81-2787

N28° 25' 27"W
94.07'

16' PAVING

PARCEL 2
EXISTING 2.02 AC.
PROPOSED 2.03 AC.

EXISTING DWELLING
CIRCA 1990

10' BRL

PROPOSED
DWELLING

24' INGRESS &
EGRESS EASEMENT
FOR THE BENEFIT
OF PARCEL Nos. 1
AND 3 30' BRL

EXISTING DIVISION
LINE TO BE
EXTINGUISHED

CEL 3
TING 2.12 AC.
PROPOSED 2.27 AC.
LOPMENT, INC.
PARCEL 76

S07° 04' 22"E
214.3'

N04° 26' 51"W
275.69'

N04° 26' 51"W
275.69'

10' BRL

N85° 33' 23"E
326.00'

326.00'

590
30' BRL

APPROXIMATE LOCATION
OF SEPTIC AREA
SEPTIC
RESERVE AREA
10,201 SF

N12° 31' 52"
105.13'

NEW LINES
OF DIVISION

30' BRL

N85° 33' 23"E 202.65'

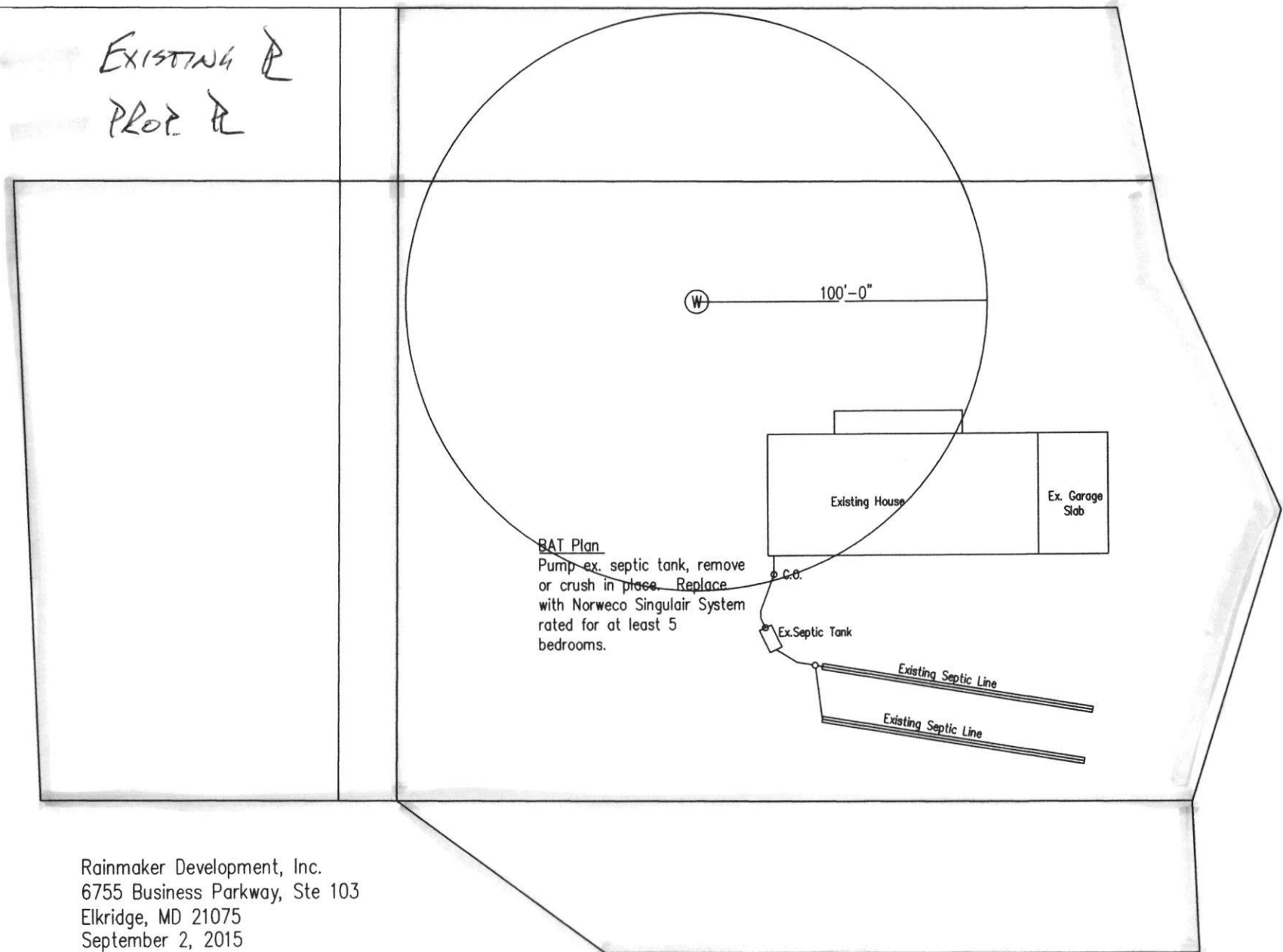
S58° 34' 59"E
89.19'

590

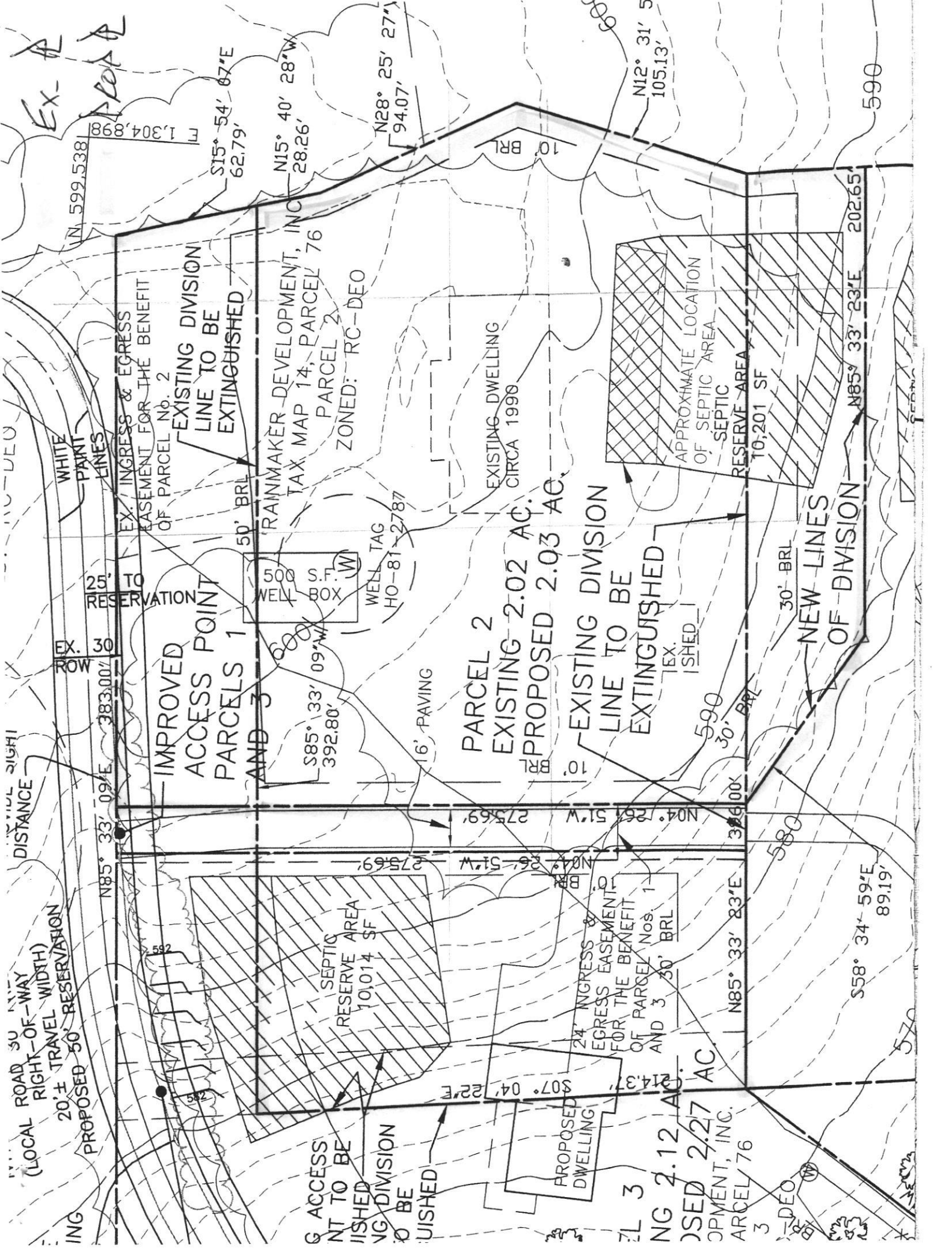
9/3/15

2101 Millers Mill Road, Cooksville, MD
Scale: 1"=50'

EXISTING R
PROP R



Rainmaker Development, Inc.
6755 Business Parkway, Ste 103
Elkridge, MD 21075
September 2, 2015



Ex-A
Prop A

LOCAL ROAD 30' N.W. DISTANCE
(LOCAL RIGHT-OF-WAY
20'± TRAVEL WIDTH)
PROPOSED 50' RESERVATION

IMPROVED ACCESS POINT PARCELS 1 AND 3
EX. INGRESS & EGRESS EASEMENT FOR THE BENEFIT OF PARCEL No. 2
EXISTING DIVISION LINE TO BE EXTINGUISHED

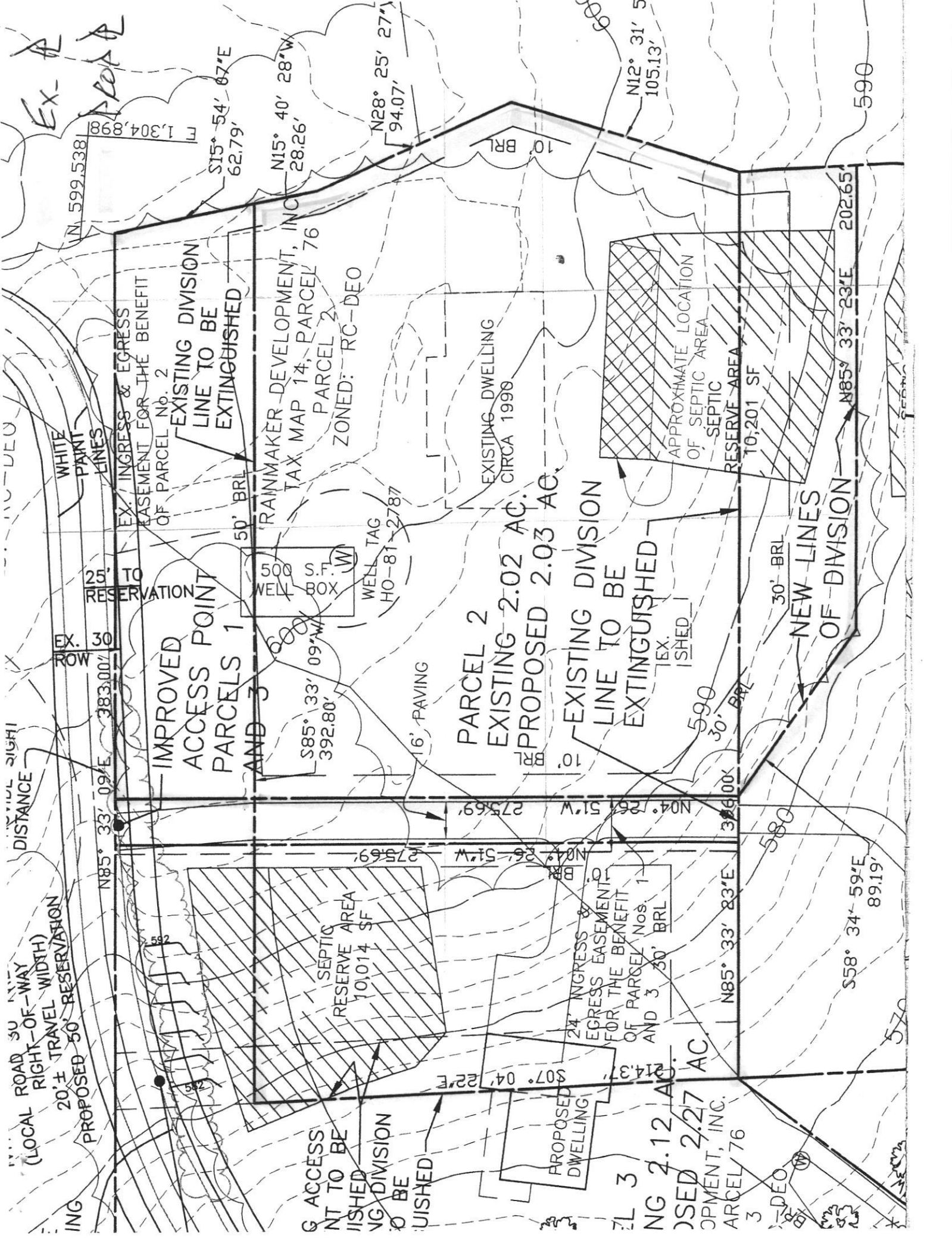
RAINMAKER DEVELOPMENT, INC.
TAX MAP 14, PARCEL 76
PARCEL 2
ZONED: RC-DEO

EXISTING DWELLING CIRCA 1998
PARCEL 2 EXISTING 2.02 AC.
PROPOSED 2.03 AC.

APPROXIMATE LOCATION OF SEPTIC AREA
RESERVE AREA 10,201 SF

NEW LINES OF DIVISION

PROPOSED DWELLING
PARCEL 3
PROPOSED 2.12 AC.
COMPTON, INC.
PARCEL 76
3
DEO



UN 599.538

FL 1,304.898

S15° 54' 67" E
62.79'

N15° 40' 28" W
28.26'

N28° 25' 27" E
94.07'

N12° 31' 5
105.13'

590

202.65'

N85° 33' 23" E

30' BRL

580

S58° 34' 59" E
89.19'

570

25' TO RESERVATION

500 WELL BOX (W)

WELL TAG HO-81-2787

16' PAVING

EXISTING DIVISION LINE TO BE EXTINGUISHED

EXISTING DIVISION LINE TO BE EXTINGUISHED

590

30' BRL

30' BRL

NEW LINES OF DIVISION

202.65'

N85° 33' 23" E

30' BRL

580

S58° 34' 59" E
89.19'

570

25' TO RESERVATION

500 WELL BOX (W)

WELL TAG HO-81-2787

16' PAVING

EXISTING DIVISION LINE TO BE EXTINGUISHED

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