

PERMIT NUMBER: B 21002548

DATE ACCEPTED:

LICENSES & PERMITS DIVISION



RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4

www.howardcountymd.gov

BUILDING SITE ADDRESS REQUIRED

Street Address: 1511 GROOMS LANE
City: WOODSTOCK
State: MD
Zip Code: 21163
Subdivision/Village/Complex Name: 0003
SDP/WP/BA #:
Lot: N/A
Tax Map: 0011
Parcel: 0062
Grading Permit #: N/A

DESCRIPTION OF WORK REQUIRED

Existing Use: RESIDENCE
Proposed Use: FAMILY ROOM, DECK
Estimated Cost: \$65,000.00
Trade Work to Be Completed (Separate Permits Required):
Proposed - 1 STORY FAMILY ROOM ADDITION ON PIERS (285 SF)
- WOOD DECK ON PIERS (228 SF)

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): BRIAN WARMAN III & ANGELA ANNE NICHOLS
Primary Residence: Yes
Owner's Street Address: 1511 GROOMS LANE
City: WOODSTOCK
State: MD
Zip Code: 21163
Phone: 443-960-5300
Email: TREWARMAN@VERIZON.NET

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: KESWICK YOUNG CO. INC.
Contact Name: DANIEL P. DEITEMER
Street Address: 1514 GROOMS LANE
City: WOODSTOCK
State: MD
Zip Code: 21163
Phone: 443-463-8021
Email: KESWICKYOUNG@VERIZON.NET

CONTRACTOR INFORMATION REQUIRED

Business Name: KESWICK YOUNG CO. INC.
Licensee's Name: DANIEL P. DEITEMER
License #: 47166
Street Address: 1514 GROOMS LANE
City: WOODSTOCK
State: MD
Zip Code: 21163
Phone: 443-463-8021
Email: KESWICKYOUNG@VERIZON.NET

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: KESWICK YOUNG CO. INC
Name: DANIEL P. DEITEMER
Street Address: 1514 GROOMS LANE
City: WOODSTOCK
State: MD
Zip Code: 21163
Phone: 443-463-8021
Email: KESWICKYOUNG@VERIZON.NET

BUILDING CHARACTERISTICS REQUIRED

Primary Structure: SF Dwelling
Utilities: Electric
Water Supply: Private (Well)
Sewage Disposal: Private (Septic)
Heating System: Propane
Roadside Tree Project: No
Sprinkler System: None
Fire Alarm System: No

ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)

Model Name & Options:
# of Bedrooms (SF): 3/600
# of efficiency units (MF\*):
# of 1 BR (MF\*):
# of 2 BR (MF\*):
# of 3 BR (MF\*):
# Rooms: 6
# Full Baths: 2
# Half Baths: 1
# Fireplaces: 0
Garage/Carport Info: None
Basement/Foundation Info: Unfinished Basement
1st Fl Width: 30'
1st Fl Depth: 30'
2nd Fl Width: 30'
2nd Fl Depth: 30'
Bsmt Width: 30'
Bsmt Depth: 30'
Energy Method: Prescriptive
Gross Area: 2100 sq ft
Occupiable Area: 1350 sq ft

AGREEMENT/ DISCALIMER REQUIRED

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 ORIGINAL SIGNATURE: [Signature]
DATE SIGNED: 7/8/2021

FOR OFFICE USE ONLY

AGENCIES REQUIRED/APPROVALS:
PR
DPZ
DED
Health
SHA
CID

SUBMITTAL FEES: \$25.00
PAYMENT: No check
ACCEPTED BY: Drop Box

## Freemon, Robert

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**From:** Freemon, Robert  
**Sent:** Friday, September 3, 2021 10:18 AM  
**To:** keswickyoung@verizon.net  
**Cc:** treywarman@verizon.net  
**Subject:** RE: 1511 Grooms Lane

Dan,  
Thank you for the response. There is an issue with proposing additional living space on this property. Anytime a building permit is proposing additional living space the Health Dept. must confirm the property has replacement area available for sewage disposal. All septic systems will fail at some point so it is important to have reserve sewage disposal area prior to upgrading the property with additional living space. In this case, the addition is insulated and connected to the livable space of the existing house. To the Health Dept. this is considered additional conditioned living space. I only noticed the insulation note on the plans after asking about possible duck work. With this property, the steep slopes/terrain make it difficult to confirm replacement sewage disposal area without percolation testing. Typically building permit applicants can ask for a waiver to the Percolation Certification Plan requirement if the addition is within 100' of the existing well. Septic systems cannot be installed within 100' of a well. Unfortunately it seems the only potential replacement area is within the 100' well arch. Of course if this area is to be needed for sewage disposal in the future the well would have to be moved.

If the owners wish to the change the proposed family room to a screened in porch (not insulated) this may be approvable. I would need to see proposed floor plans of this. If you have any questions let me know.



*Howard County Health Department  
8930 Stanford Blvd. Columbia, MD 21045  
Bureau of Environmental Health*

**Well and Septic Program**  
**Robert "Spencer" Freemon**  
**Phone: 410-313-6357**  
**Email: [rfreemon@howardcountymd.gov](mailto:rfreemon@howardcountymd.gov)**  
**Website: <https://www.howardcountymd.gov/health/well-septic-program>**

**From:** keswickyoung@verizon.net <keswickyoung@verizon.net>  
**Sent:** Wednesday, September 1, 2021 11:17 PM  
**To:** Freemon, Robert <rfreemon@howardcountymd.gov>  
**Subject:** Re: 1511 Grooms Lane

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

Hi Spencer,



HEALTH

Building Permit Application
Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2456
www.howardcountymd.gov

Date Received: 3/9/17

Permit No.: B17000936

Building Address: 1511 Grooms Lane
City: Woodstock State: MD Zip Code: 21163
Suite/Apt. # SDP/WP/BA #:
Census Tract: Subdivision: 0000
Section: Area: Lot:
Tax Map: 0011 Parcel: 0062 Grid: 0013
Zoning: Map Coordinates: Lot Size: 27,773 s.f.

Existing Use: SFR
Proposed Use: SFR
Estimated Construction Cost: \$ 35,000.

Description of Work: Proposed first floor Alterations comprising kitchen, bathroom and laundry and second floor Alterations comprising Master Bedroom, New Master Bathroom and Bathroom
REMOVE BATHROOM WALL 6" TO MAKE TOP PLATE 7'-0" IN LENGTH 6'-6" ADDITION 4'-0" IN LENGTH REAR

Occupant or Tenant:
Was tenant space previously occupied? Yes No

Contact Name:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Property Owner's Name: Above Grade Renovations LLC
Address: 2705 Thornbrook Road
City: Ellicott City State: MD Zip Code: 21042
Phone: 410 707 5865 Fax:
Email:

Applicant's Name & Mailing Address, (if other than stated herein)
Applicant's Name: Carl Dyhrberg
Address: 1619 Mussula Road
City: Towson State: MD Zip Code: 21286
Phone: 443-465 6899 Fax: 410 - 853 7436
Email: cdesignconsultants@yahoo.com

Contractor Company: Floor Decor
Contact Person: Lynda Siebold
Address: 1626 Postal Road
City: Chester State: MD Zip Code: 21619
License No.: 100774
Phone: 410 758 6800 Fax:
Email: floordecor@atlanticbb.net

Engineer/Architect Company:
Responsible Design Prof.:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Table with 2 columns: Commercial Building Characteristics and Residential Building Characteristics. Includes fields for Height, No. of stories, Gross area, Area of construction, Use group, Construction type, etc.

Table with 2 columns: Utilities and Building Shell. Includes sections for Water Supply, Sewage Disposal, Heating System, Sprinkler System, Grading Permit Number, and 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: [Signature]
Email Address: cdesignconsultants@yahoo.com
Title/Company:

Print Name: Carl Dyhrberg
Date: 3/9/2017
RECEIVED
MAR 09 2017
LICENSES & PERMITS DIVISION

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

Table with 3 columns: AGENCY, DATE, SIGNATURE OF APPROVAL. Includes rows for State Highways, Building Officials, PSZA (Zoning), PSZA (Engineering), and Health.

Table with 2 columns: DPZ SETBACK INFORMATION and other permit details. Includes rows for Front, Rear, Side, Side St., All minimum setbacks met, etc.

Table with 2 columns: Fee Category and Amount. Includes rows for Filing Fee (\$25.00), Permit Fee, Tech Fee, Excise Tax, PSFS, Guaranty Fund, Add'l per Fee, Total Fees, Sub-Total Paid, Balance Due, and Check (\$490).

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA



## Oswald, Hank

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**From:** Carl Dyhrberg <cddesignconsultants@yahoo.com>  
**Sent:** Wednesday, March 22, 2017 8:09 AM  
**To:** Oswald, Hank  
**Cc:** Nicholas F. Pugh  
**Subject:** Re: Basement Floor Plan\_1511 Grooms Lane  
**Attachments:** Drawings - Hank.pdf

Good Morning Hank

Please find attached the drawings relevant to the basement. Please call me if you need anything else. I was good speaking the other day, it has been some time.

Regards

Carl Dyhrberg (M.N.Z.I.A., A.A.I.M.) Principal C. D. Design Consultants 1619 Mussula Road, Baltimore, MD 21286 Telephone: (443) 465 6899 Facsimile: (410) 853 7436

"Success is not final, failure is not fatal: it is the courage to continue that counts." — Winston S. Churchill

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**From:** "Oswald, Hank" <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>  
**To:** "Carl Dyhrberg ([cddesignconsultants@yahoo.com](mailto:cddesignconsultants@yahoo.com))" <[cddesignconsultants@yahoo.com](mailto:cddesignconsultants@yahoo.com)>  
**Sent:** Monday, March 20, 2017 3:00 PM  
**Subject:** Basement Floor Plan\_1511 Grooms Lane

Hi Carl:

Please forward the basement floor plan for 1511 Grooms Lane at your earliest convenience.

Thanks,

Hank

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Bureau of Environmental Health  
Well & Septic Program  
8930 Stanford Boulevard  
Columbia, MD 21045  
410.313.1786 (Office)  
410.313.2648 (Fax)

HEALTH DEPT  
COPY

B17000936

**Proposed Alterations  
For  
Above Ground Renovations LLC  
At  
1511 Grooms Lane, Woodstock, MD 21163**



**ARCHITECTURAL & DEVELOPMENT CONSULTANTS**

1619 Mussula Road, Baltimore, MD 21286  
Telephone: (443) 465 6899 Facsimile: (410) 853 7436  
Email: [cddesignconsultants@yahoo.com](mailto:cddesignconsultants@yahoo.com)

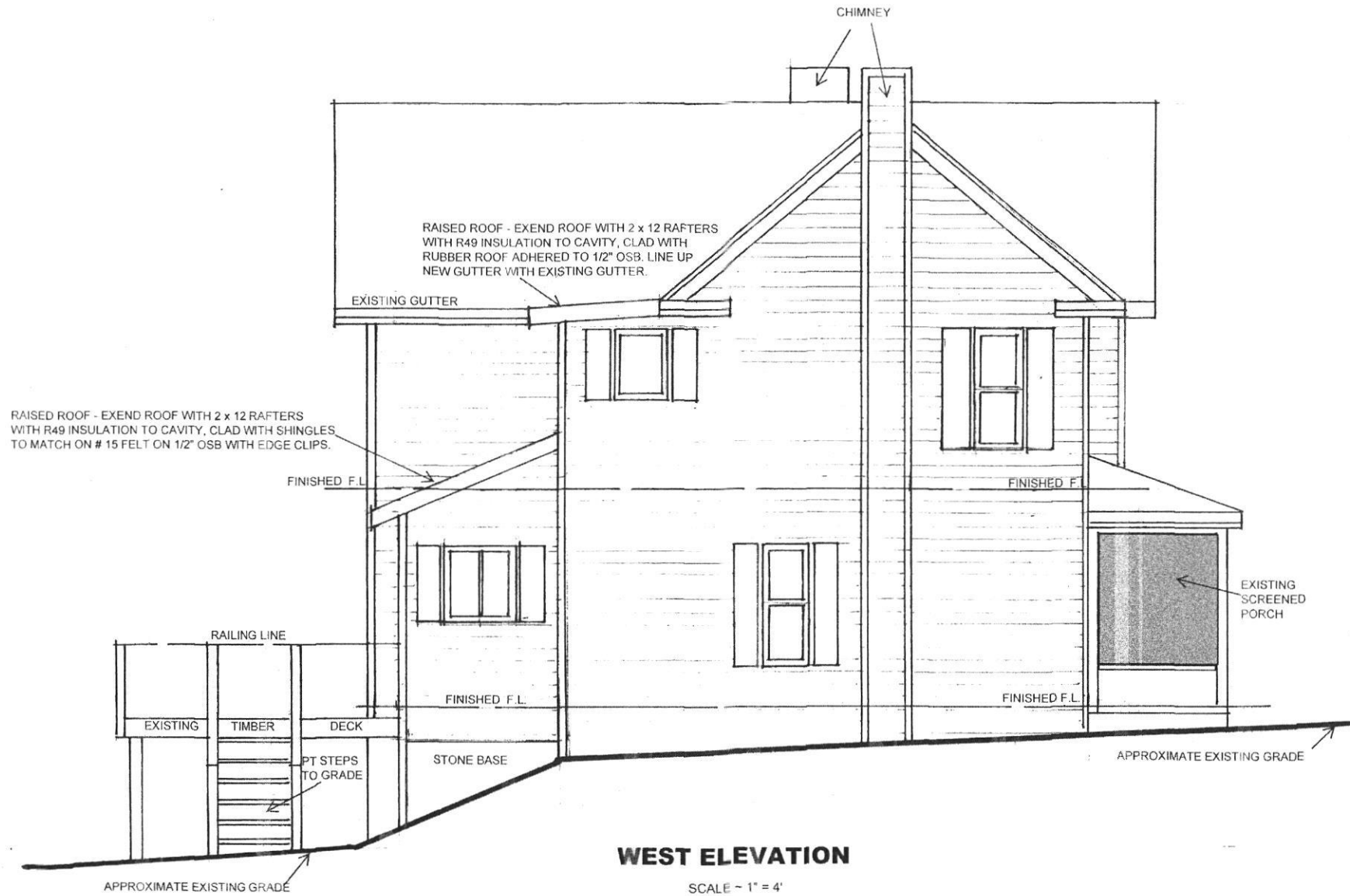


**NORTH ELEVATION**

SCALE ~ 1" = 4'

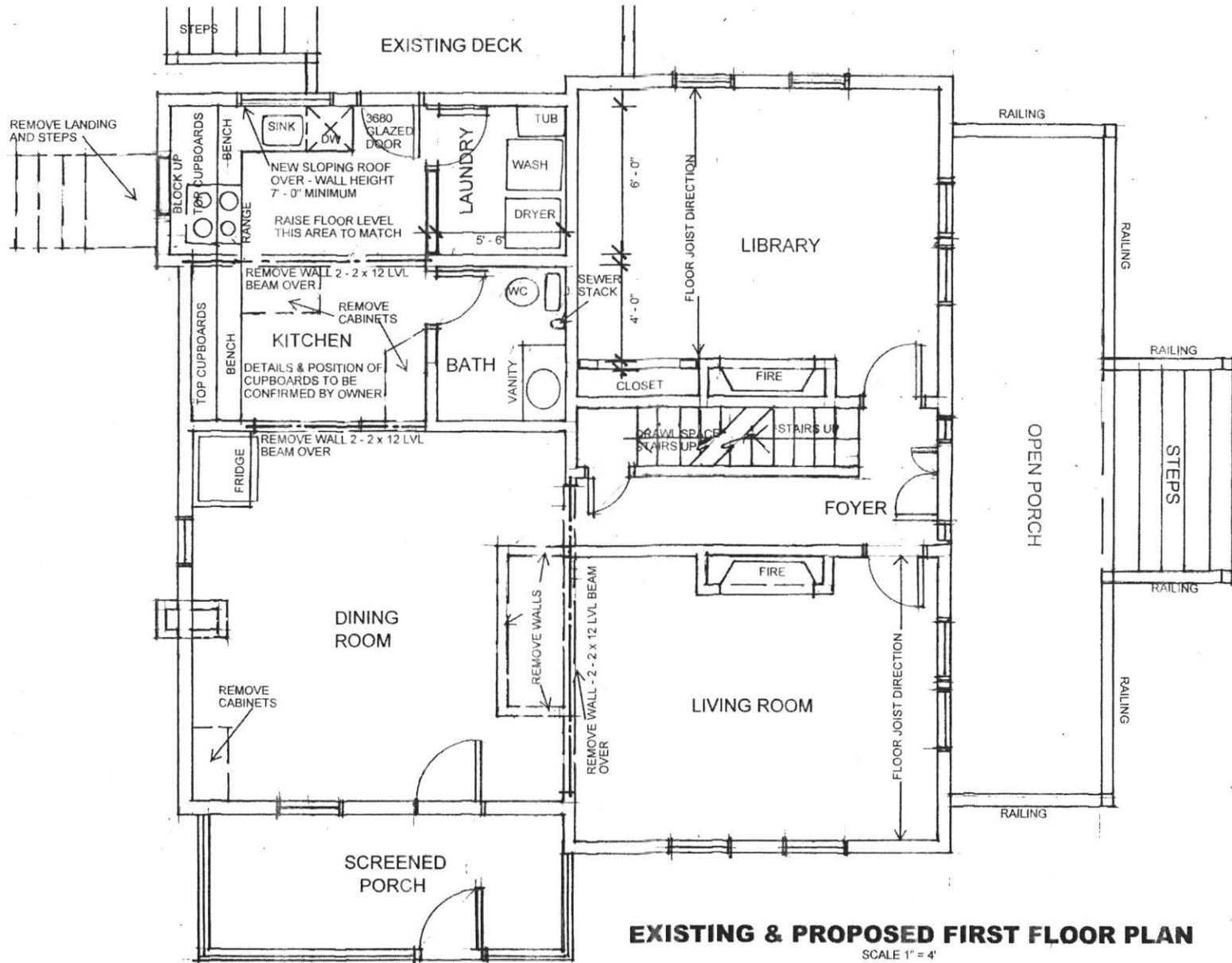
**SHEET**

**3**



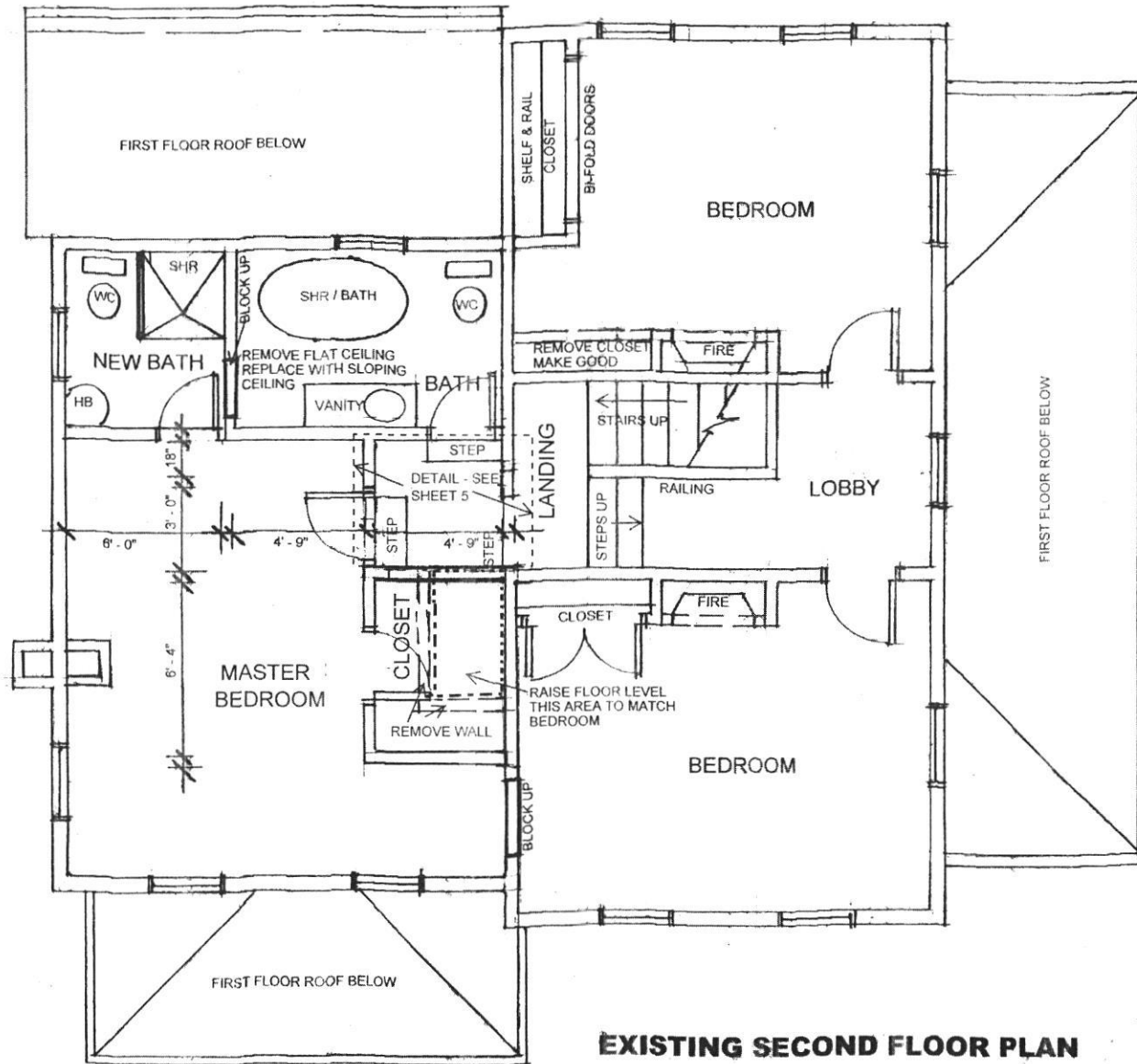
**WEST ELEVATION**

SCALE - 1" = 4'



**EXISTING & PROPOSED FIRST FLOOR PLAN**

SCALE 1" = 4'



**EXISTING SECOND FLOOR PLAN**

SCALE 1" = 4'

**SHEET**

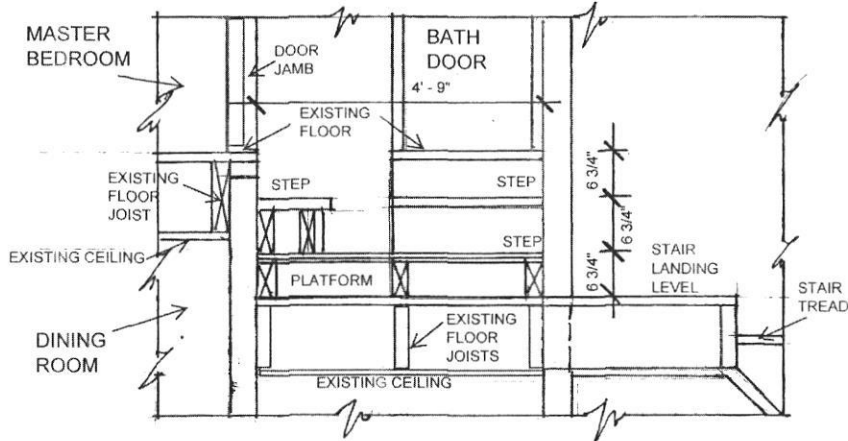
**2**

**NOTES**

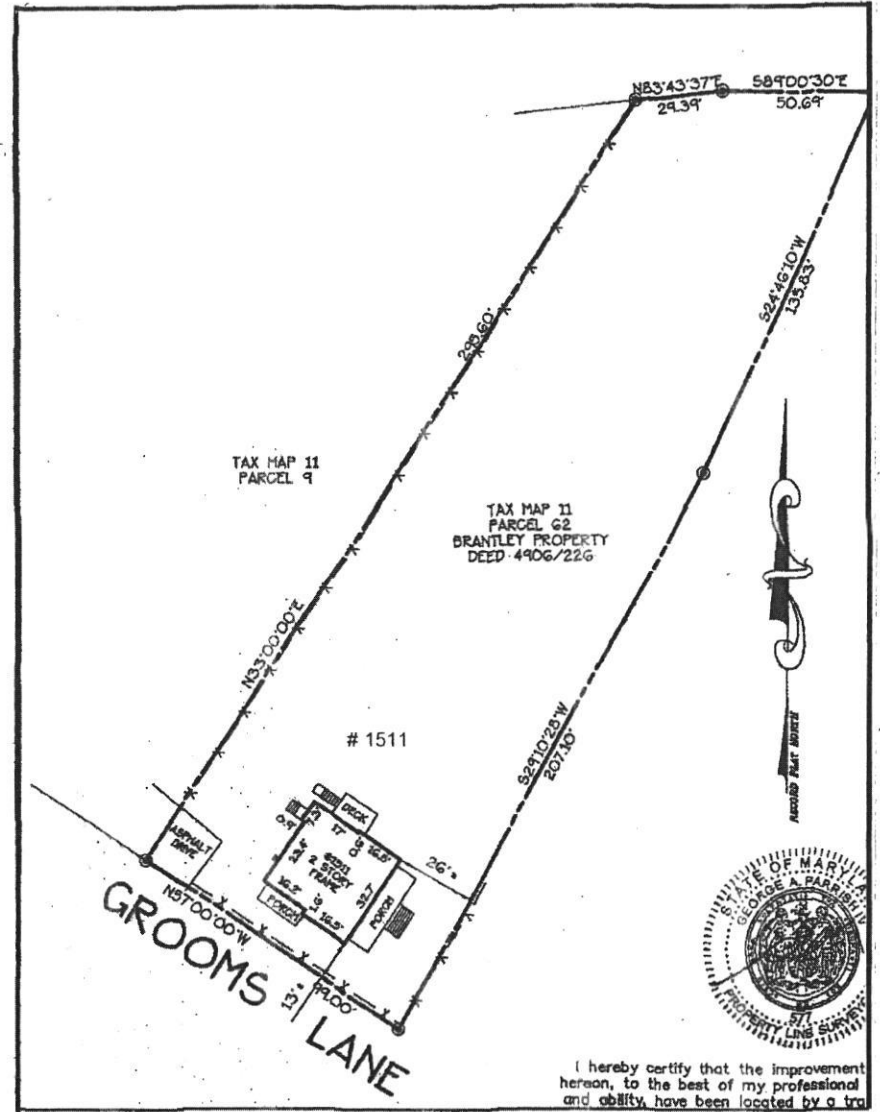
1. ALL WORK TO COMPLY WITH THE CODE OF LOCAL PUBLIC LOCAL LAWS AND ORDINANCES OF HOWARD COUNTY AND THE 2015 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED.
2. THESE PLANS WERE PREPARED WITH REGARD TO LAYOUT AND STRUCTURAL SUPPORT AND ASSUMES THE STRUCTURAL INTEGRITY OF ALL EXISTING MEMBERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE INTEGRITY OF THESE MEMBERS OR EMPLOY THE SERVICES OF A QUALIFIED FRAMING INSPECTOR TO DO THE SAME. IF ANY MEMBERS ARE FOUND TO BE STRUCTURALLY DEFICIENT, IS THE CONTRACTOR'S RESPONSIBILITY TO CONSULT A QUALIFIED STRUCTURAL ENGINEER IMMEDIATELY.

**DETAIL CONSTRUCTION METHODOLOGY**

OVER EXISTING FLOOR, INSTALL A PLATFORM AS SHOWN FROM 2 x 6 JOISTS @ 16" O.C. AND INSTALL 3/4" FLOORING PLY. TNSTALL THE TWO STEPS, 12" x 3/4" TREADS.



**DETAIL**  
SCALE - 1" = 2'



**SITE PLAN**  
SCALE - 1" = 40'

I hereby certify that the improvement hereon, to the best of my professional and ability, have been located by a tra

RESIDENCE RENOVATION FOR:

**WARMAN**

1514 GROOMS LANE  
WOODSTOCK, MD. 21163

REVISIONS

SHEET DESCRIPTION

**PLAN  
FRAMING  
SECTION  
ELEVATION**

SCALE

1/4" = 1'-0"

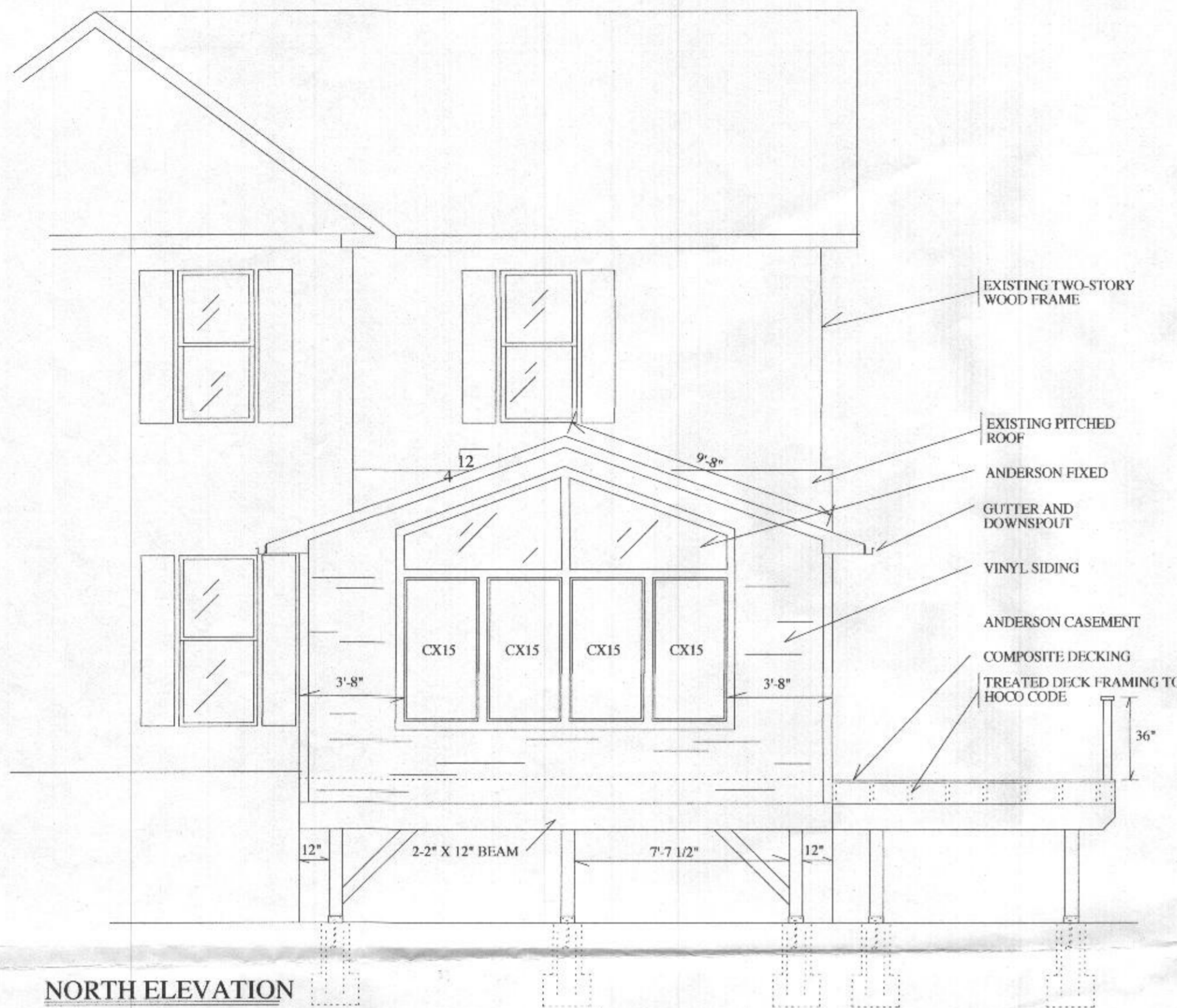
PLANS PREPARED BY:

KESWICK YOUNG CO INC  
DANIEL DEITEMYER  
1514 GROOMS LANE  
WOODSTOCK, MD. 21163

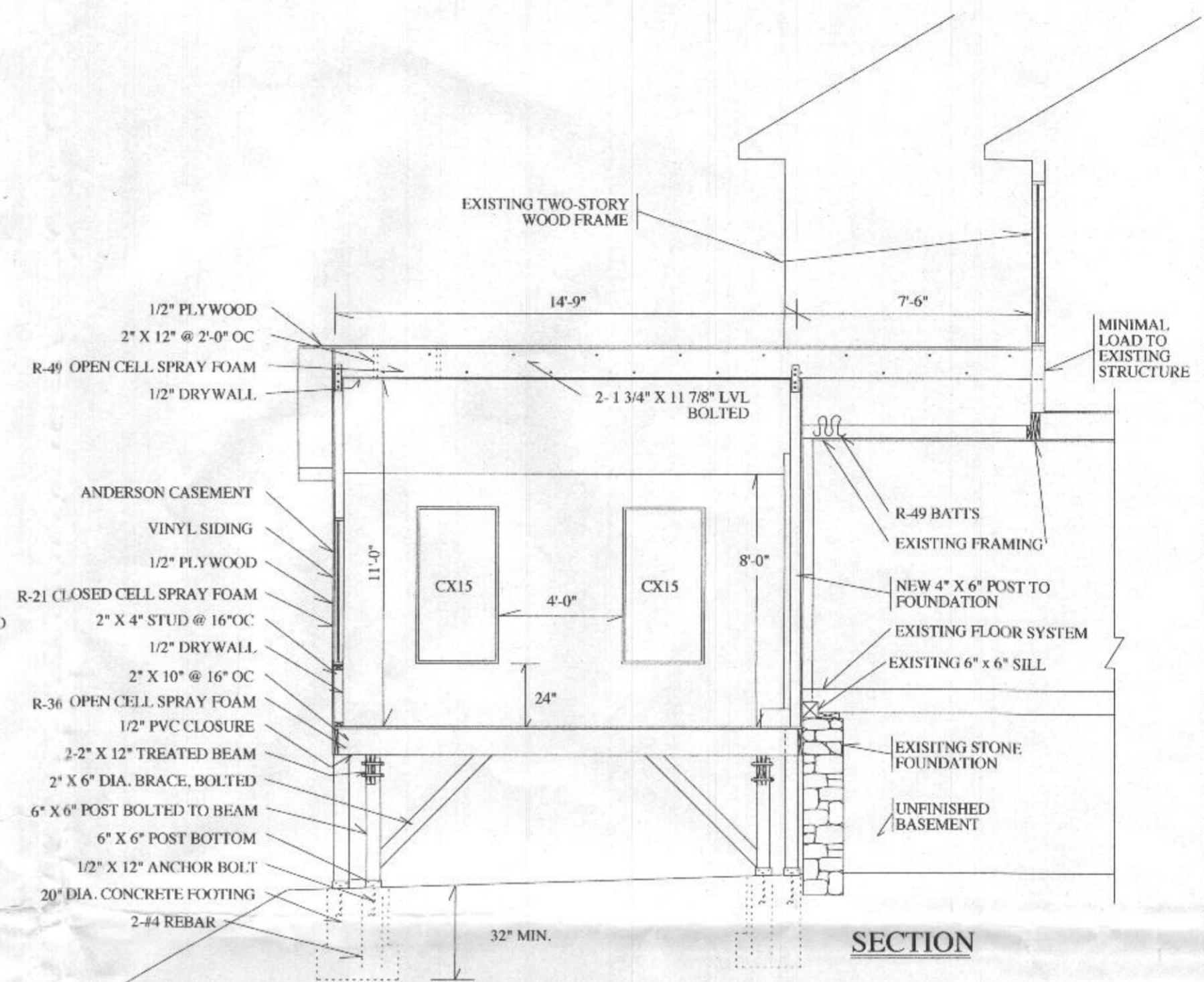
443-463-8021  
keswickyoung@verizon.net

SHEET NUMBER

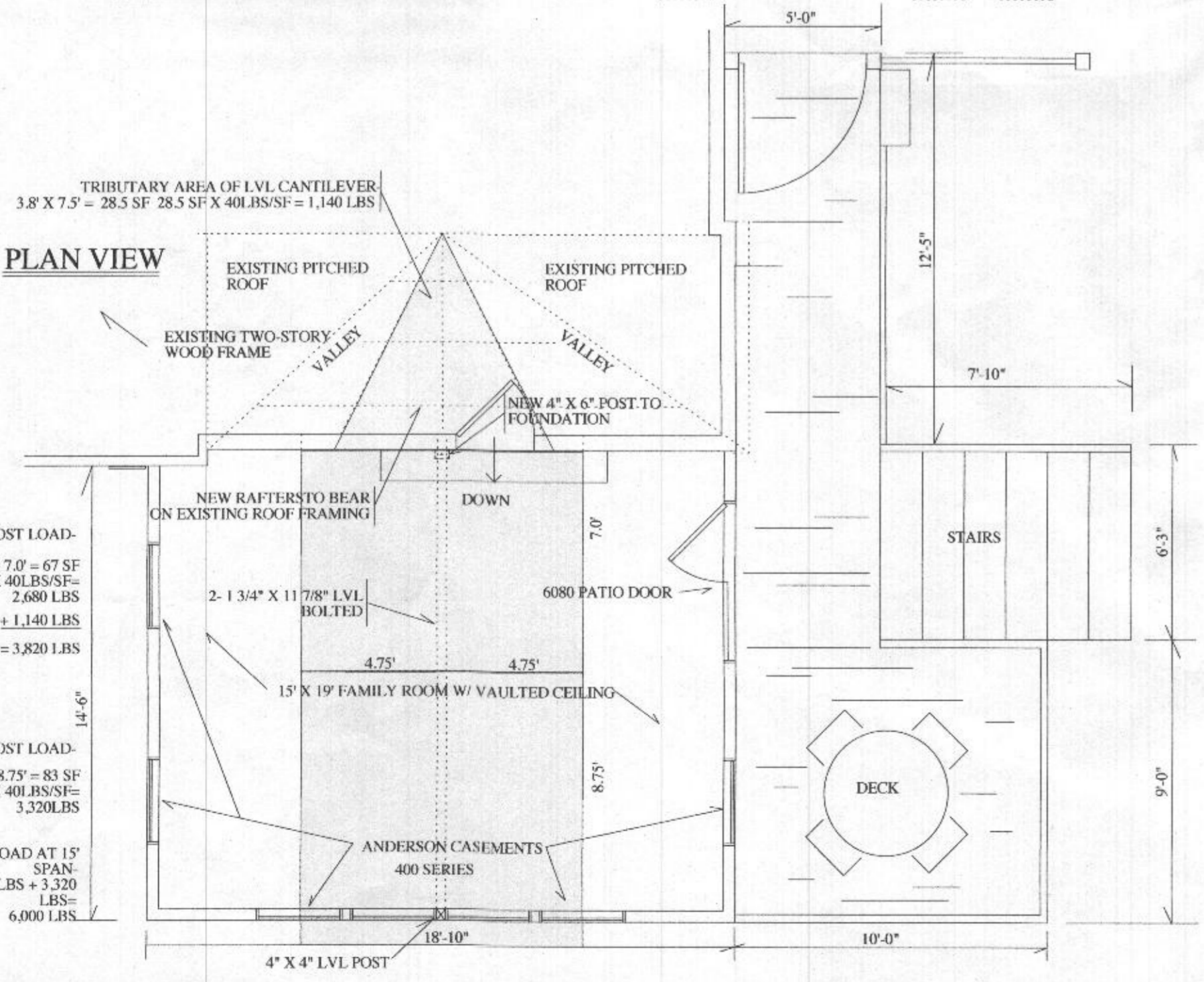
**A-1**



**NORTH ELEVATION**



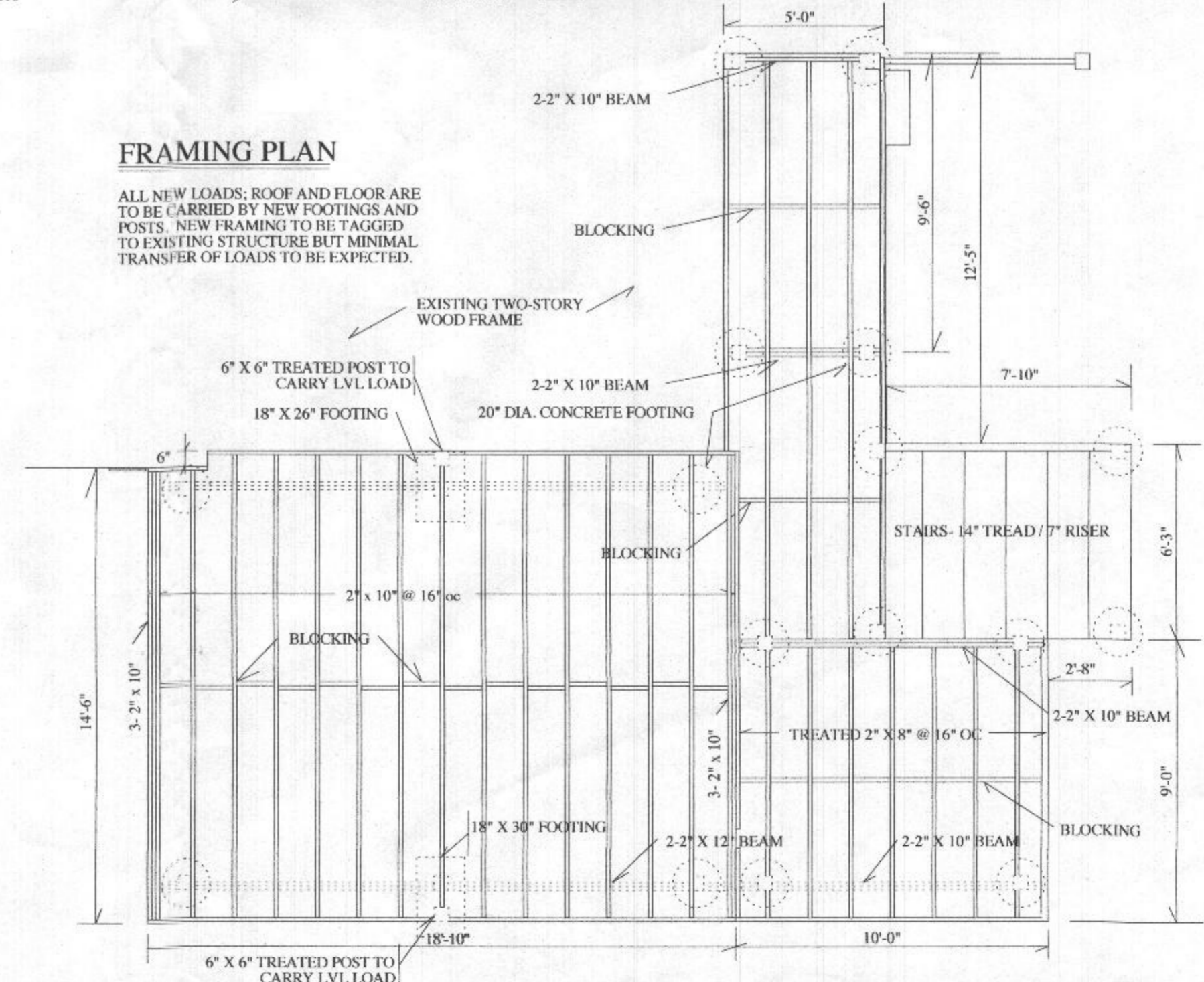
**SECTION**



**PLAN VIEW**

**FRAMING PLAN**

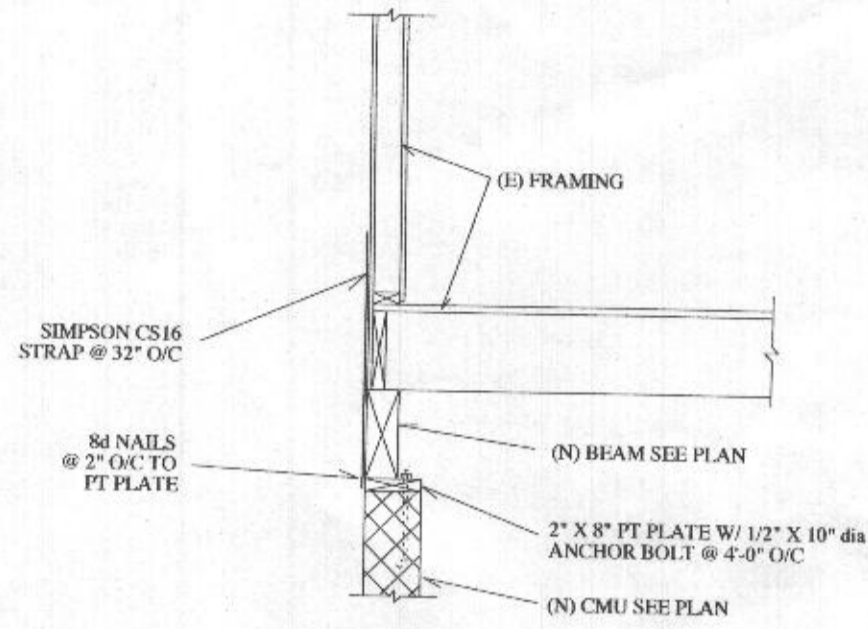
ALL NEW LOADS; ROOF AND FLOOR ARE TO BE CARRIED BY NEW FOOTINGS AND POSTS. NEW FRAMING TO BE TAGGED TO EXISTING STRUCTURE BUT MINIMAL TRANSFER OF LOADS TO BE EXPECTED.



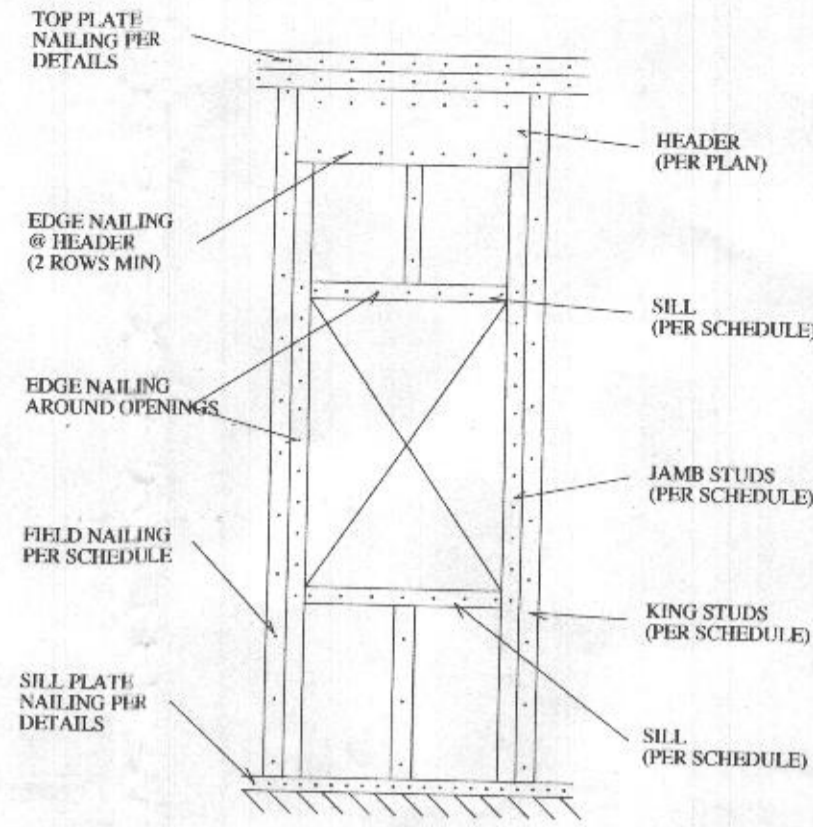
**SHEAR WALL FRAMING SCHEDULE**

MARK	SHEATHING	FASTENING	ANCHOR BOLTS TO FDN	FLR TO FLR CONNECTION	WALL TO BEAM CONN.
SW SHEAR WALL	1/2" WOOD SHEATHING W/ BLOCKED JOINTS (ONE SIDE)	8d NAILS @ 4" O/C SPACING @ PANEL EDGES 12" IN THE FIELD	1/2" DIA. BOLTS @ 4'-0" O/C SPACING @ MAX 12" MAX FROM ENDS	SHEATHING LAP/NAILING PATTERN (SEE DETAIL.)	1/4" X 5" SDS SCREW @ 24" O/C MAX INTO BEAM OR BLOCKING

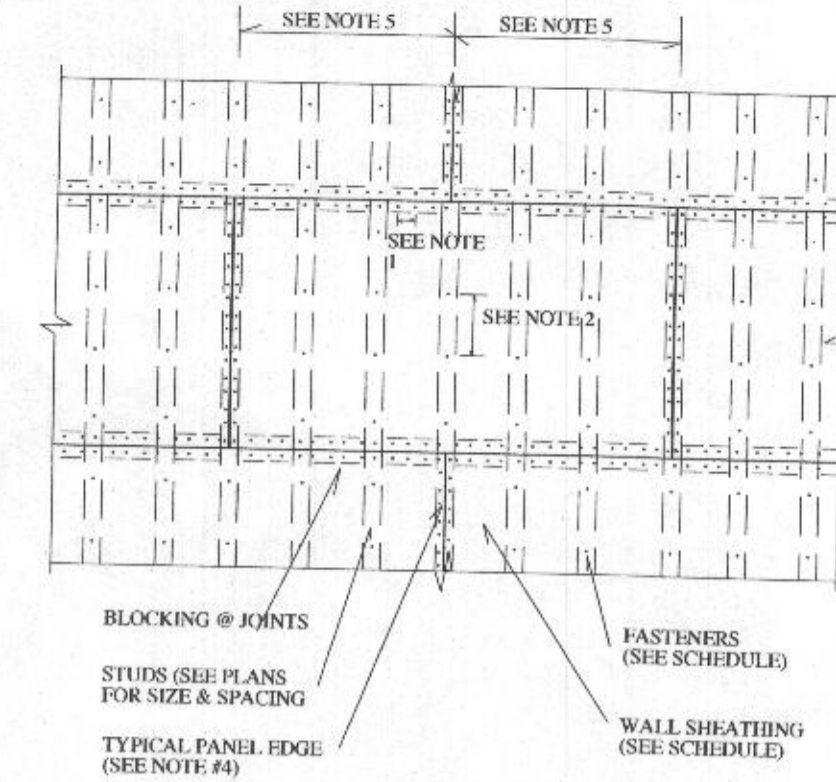
FASTENER SCHEDULE	
TYPE	PROPERTIES
5d COOLER NAIL	0.086" dia X 1 5/8" LONG
6d COOLER NAIL	0.092" dia X 1 7/8" LONG
8d NAIL	0.134" dia X 2 1/2" LONG
10d NAIL	0.148" dia X 3" LONG
16d NAIL	0.162" dia X 3 1/2" LONG
#6 SCREW	0.135 dia
#8 SCREW	0.164 dia
#10 SCREW	0.190 dia



**(E) EXISTING HOUSE CONNECTION TO NEW GIRDER**

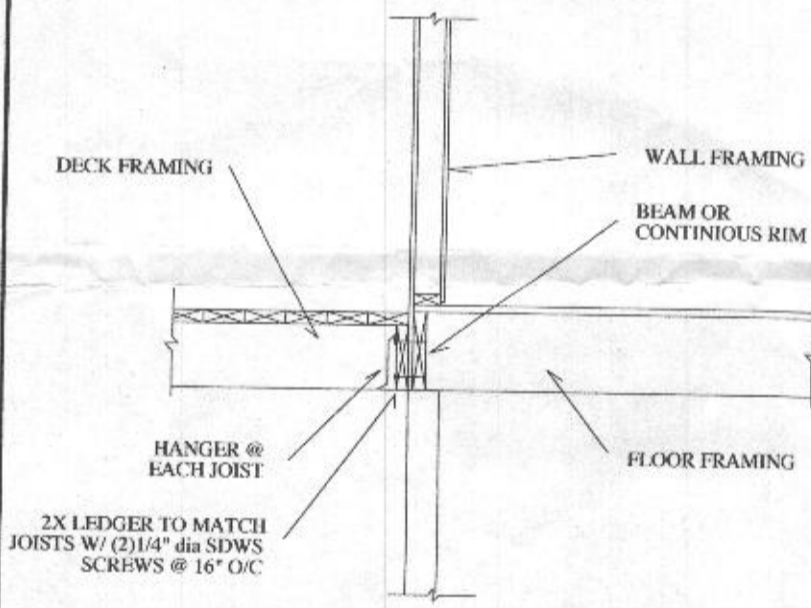


**TYPICAL OPENING FRAMING**

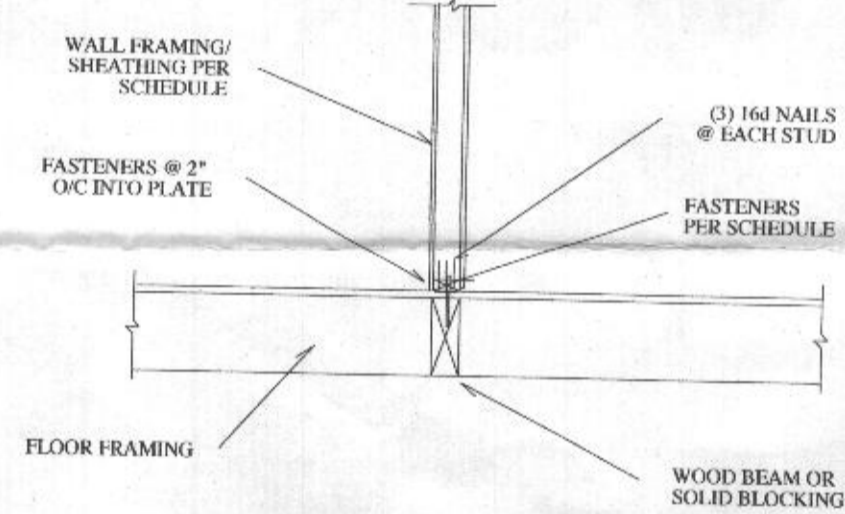


**TYPICAL SHEAR WALL PANEL FASTENING PATTERN**

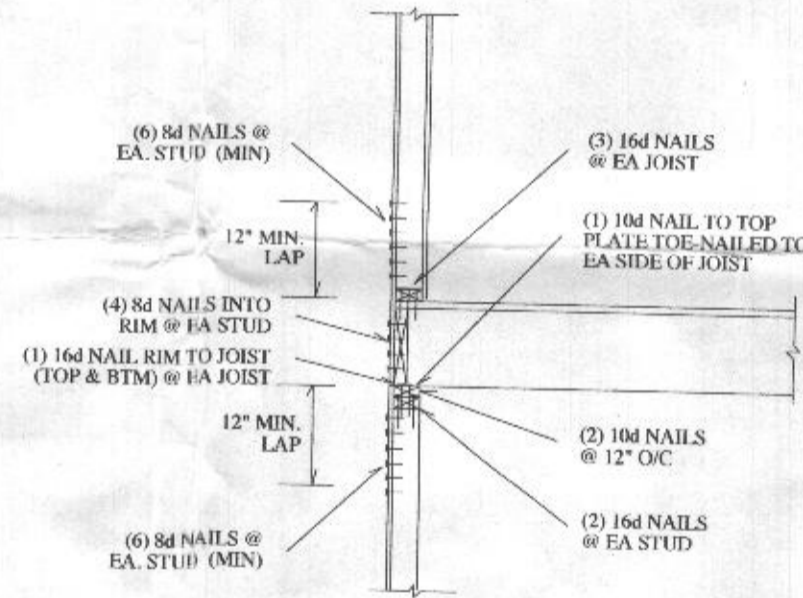
- NOTES:
1. SEE SHEAR WALL SCHEDULE FOR NAIL SPACING AT PANEL EDGES.
  2. SEE SHEAR WALL SCHEDULE FOR NAIL SPACING AT PANEL FIELD.
  3. STAGGER ALL JOINTS IN SHEATHING.
  4. SHEATHING SHALL BE NAILED DIRECTLY TO WALL STUDS AND BLOCKING PANEL EDGES INCLUDE EDGES OF SHEATHING AROUND WINDOW AND DOOR OPENINGS.
  5. SEE PLANS AND DETAILS FOR STUD SIZE AND SPACING.



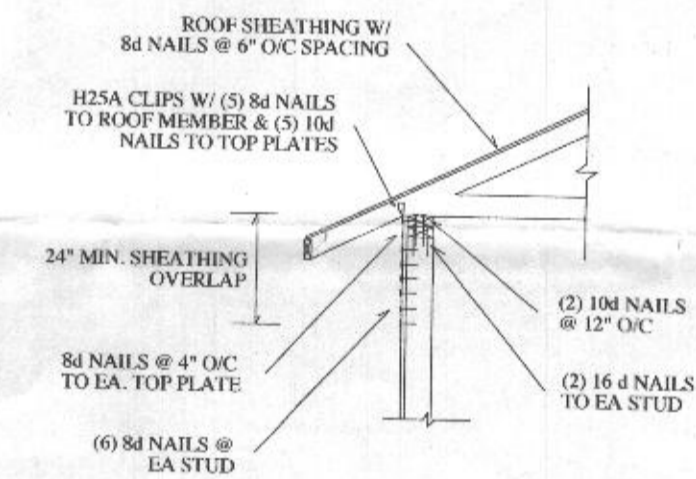
**TYPICAL LEDGER FRAMING**



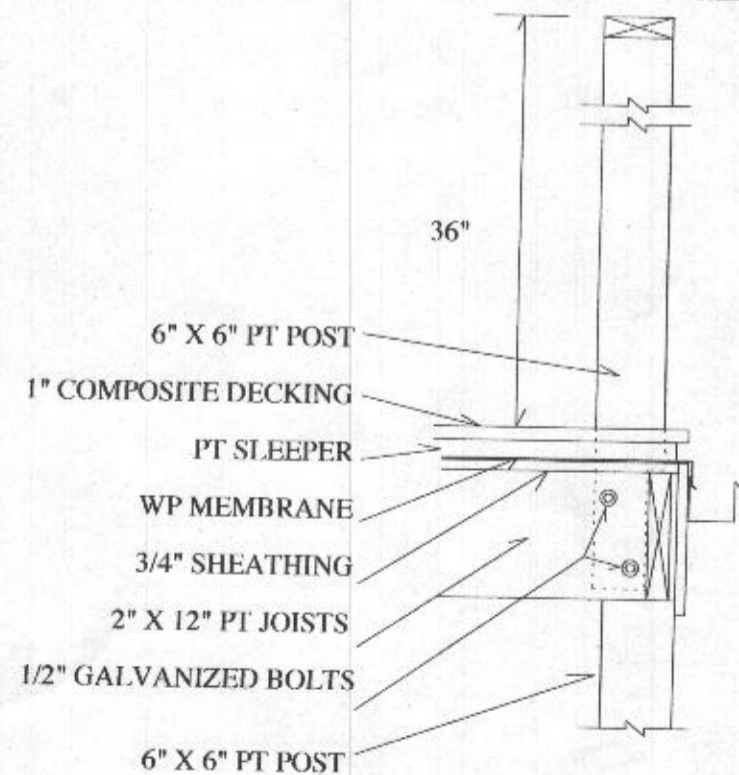
**TYPICAL WALL TO BEAM FRAMING**



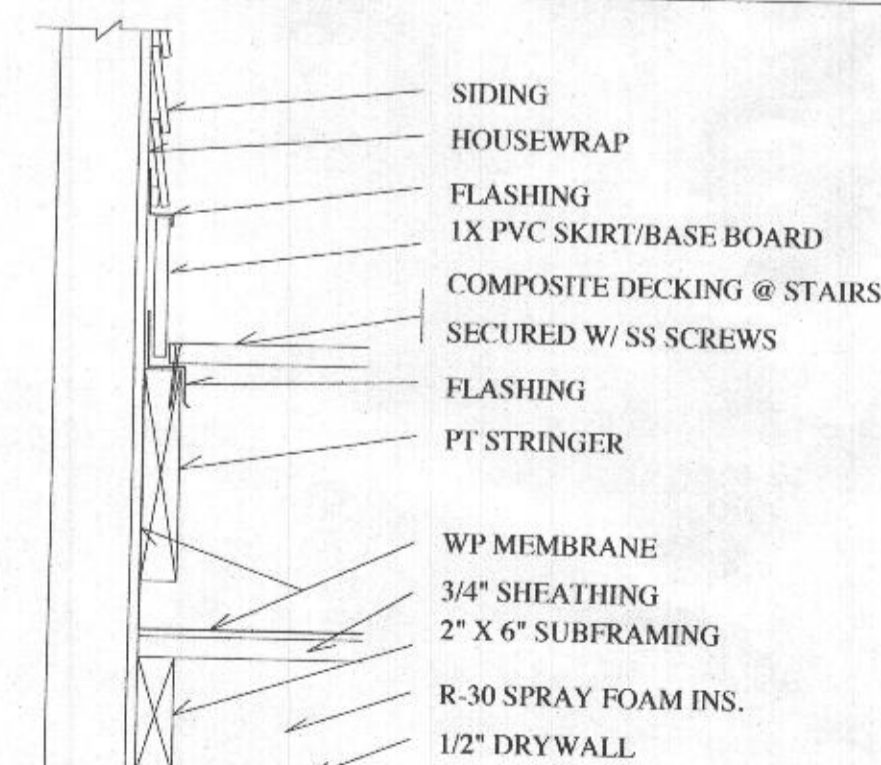
**TYPICAL FLOOR TO FLOOR FRAMING**



**TYPICAL ROOF FRAMING**



**DETAIL AT RAIL POST AND OVERHANG**



**WATERPROOFING AT STAIRS**

CONSULTANTS

RESIDENCE RENOVATION FOR:

**WARMAN**

1514 GROOMS LANE  
WOODSTOCK, MD. 21163

REVISIONS

11/20/20

11/30/20 FLASHING

SHEET DESCRIPTION

**STRUCTURAL  
DETAILS**

SCALE

1" = 1'-0"

PLANS PREPARED BY:

KESWICK YOUNG CO INC  
DANIEL DETEMYER  
1514 GROOMS LANE  
WOODSTOCK, MD. 21163

443-463-8021

keswickyoung@verizon.net

SHEET NUMBER

**S-1**