

Edit Record By Single

Approved 7.28.22

-H.O.

Menu Save Reset Cancel Help

Record Detail \* (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Alteration/SFD	B22000252	01/26/2022
Description of Work		
SFD/ REMODEL EXISTING ATTACHED GARAGE TO CREATE AN IN-LAW SUITE, INCLUDING: BEDROOM, FULL BATH, KITCHEN, & OPEN LIVING SPACE, APPROXIMATELY 400 SQ FT		

check spelling

Address \* (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
7157	DEER VALLEY	RD	
Unit Type	Unit #	X Coordinate	Y Coordinate
-Select-		-76.97831	39.17343
City	State	Zip Code	Primary
HIGHLAND	MD	20777	Yes

Parcel \* (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
849175	377	5	255000	628400	373400	RURAL
Legal Description						
IMPS5.000 AR( J7157 DEER VALLEY RD) HIGHLAND						

check spelling

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
		605101	5				
Plan Area	State Tax Id	Subdivision Name					
	1405352037						
Section	Area	Tax Map					
		40					
Grid	Zoning District	ADC Map					
40-9	RR-DEO	5051-D3					
SDP No.	Final Plan No.	WP File No.					
Record Plat No.	WS Contract No.	FDP No.	Primary				
			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No	1989	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-04A	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *		
HELENE ALAN B		
Address Line 1		
7157 DEER VALLEY RD		
Address Line 2		
Address Line 3		
Mail City	Mail State	Mail Zip Code
HIGHLAND	MD	20777
Phone	Primary	
443-812-4178	Yes	
E-mail		
Cell Number	Fax Number	

Professionals (This section is not required.)

Search    Reset    Clear

License # *	Business Name		
08010109659	ECH MARYLAND LLC		
License Type *	First Name	Middle Name	Last Name
MHIC Ind <input type="checkbox"/>	PETR		ZUNT
Primary	Address Line 1		
Yes <input checked="" type="checkbox"/>	2100 MERRITT AVE		
	Address Line 2		
	City	State	ZIP Code
	DUNDALK	MD	21222-0000
	Phone 1	Phone 2	Fax
	4437427785		
	E-mail		
	ZUNTPETR@GMAIL.COM		

Applicant (This section is not required.)

Search    As Owner    As Lic. Prof    As Contact

Type *	First Name	MI	Last Name
Applicant <input checked="" type="checkbox"/>	NINA MARIA		ZUNT
Relationship	Full Name		
Applicant <input checked="" type="checkbox"/>	NINA MARIA ZUNT		
Primary	Organization Name		
No <input checked="" type="checkbox"/>	EHS Maryland		
	Street Address		
	8400 COVE ROAD		
	Address Line 2		
	City	State	Zip Code
	DUNDALK	MD	21222
	Phone	Cell	Fax
	443-812-4178		
	E-mail *		
	ehsmaryland@gmail.com		

*gabriel@iner@gmail*

Contact (This section is not required.)

Search    As Owner    As Lic. Prof    As Contact

Type	First Name	MI	Last Name
Contact <input checked="" type="checkbox"/>	PETR		ZUNT
Relationship	Full Name		
Licensed Professional <input checked="" type="checkbox"/>			
Primary	Organization Name		
Yes <input checked="" type="checkbox"/>	ECH MARYLAND LLC		
	Street Address		
	2100 MERRITT AVE		
	Address Line 2		
	City	State	Zip Code
	DUNDALK	MD	21222-0000
	Phone	Cell	Fax
	4437427785		
	E-mail		
	ZUNTPETR@GMAIL.COM		

Addtl Info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
70000	0	0	No <input checked="" type="checkbox"/>
Construction Type			
434 - Additions, Alterations and Conversions - Residential			

RESIDENTIAL ALTERATION INFO

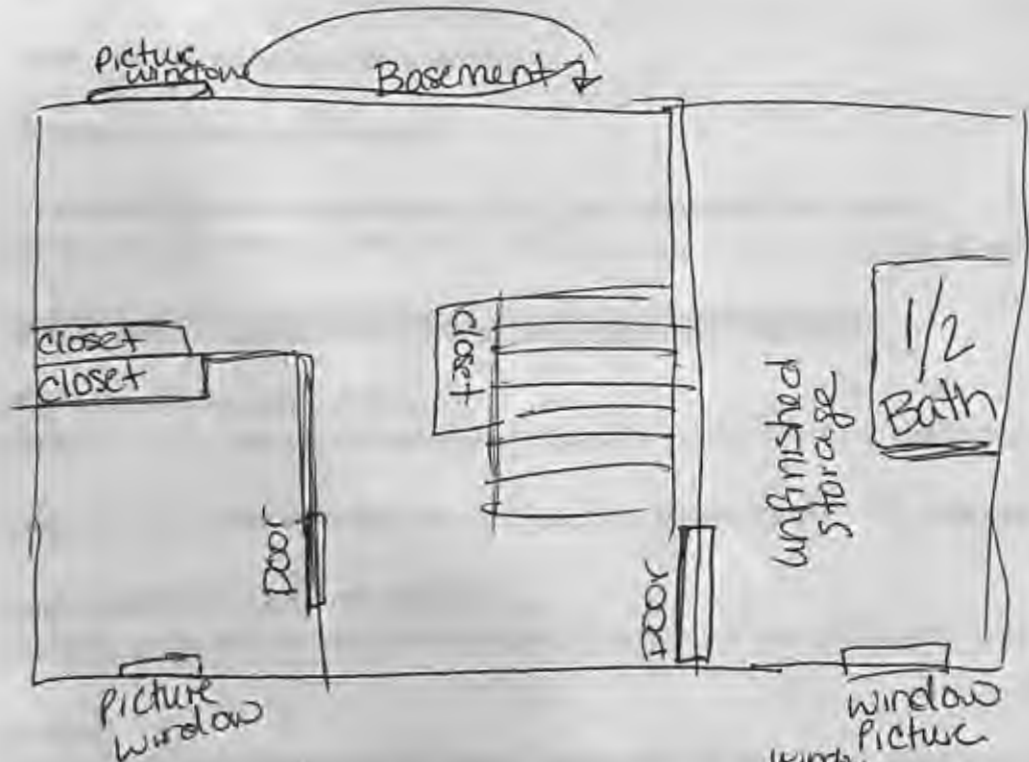
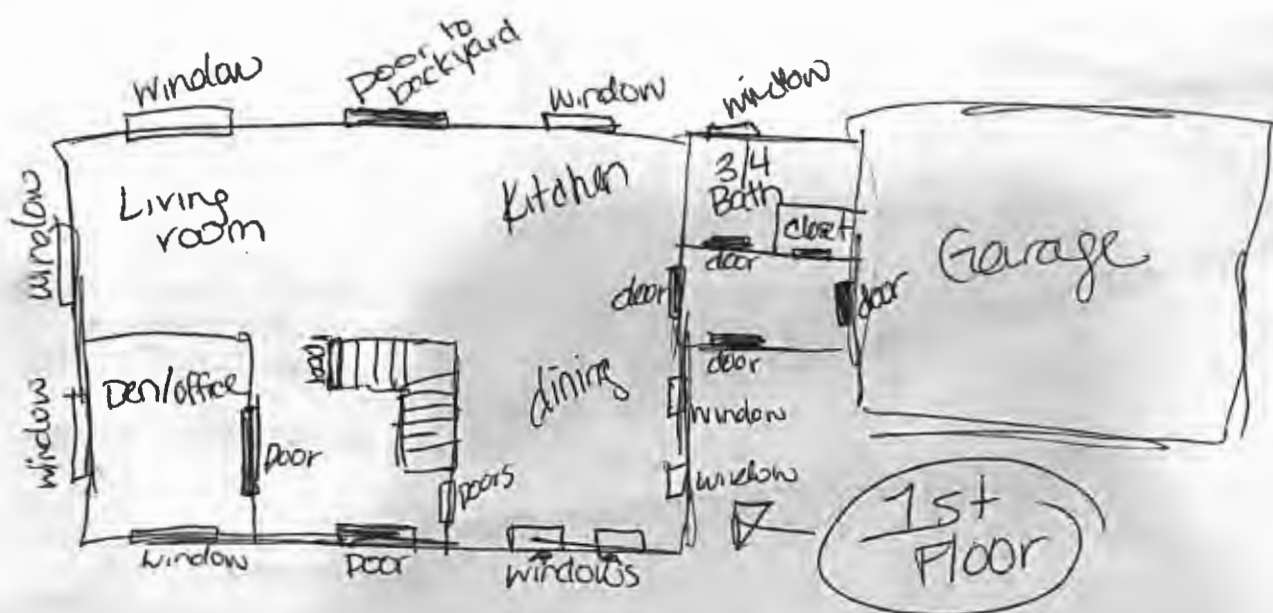
RESIDENTIAL ALTERATION INFORMATION

Total Square Footage *	Bedrooms	Full Baths	Half Baths	Water *	Sewage *	Existing Utilities *
400	1	1	0	Private <input checked="" type="checkbox"/>	Private <input checked="" type="checkbox"/>	Gas & Electric <input checked="" type="checkbox"/>
Existing Heating System *	Existing Sprinkler System *	Type of New Fireplace	Expiration Date	Fee Exempt *		
Electric & Natural Gas <input checked="" type="checkbox"/>	None <input checked="" type="checkbox"/>	--Select-- <input checked="" type="checkbox"/>	7/30/2022	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

PAYMENT INFORMATION

Check 1	Payee 1	Check 2	Payee 2	SAP Doc No	SAP Entered

Submit Cancel



## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Monday, January 31, 2022 12:17 PM  
**To:** ZUNTPETR@GMAIL.COM  
**Cc:** ehsmaryland@gmail.com  
**Subject:** B22000252\_7157 Deer Valley Road\_In-law suite  
**Attachments:** Building Permit Application Process.pdf; WS\_DeerValley\_7157\_SepticPermit-2009.pdf; A19101\_P44170.pdf; ENGINEERS\_2.4.2020.pdf; SEPTIC CONTRACTORS 2.4.2020.pdf; Percolation & Plan Requirements For Developed Lots.pdf

Hello Mr. Zunt:

This office is in receipt of a building permit for a living space addition/in-law suite located 7157 Deer Valley Road. Prior to building permit approval, **the following requirements must be completed:**

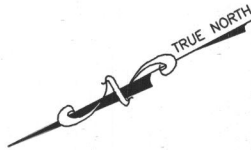
1. Conduct perc testing (PT) to establish a sewage disposal area (SDA) on the property for future septic system repairs.
2. Develop a percolation certification plan to formally establish the SDA.
3. Certify the existing system (confirm a 4 foot buffer of adequate soil beneath the existing system)
4. Design an onsite sewage disposal system (OSDS) plan (TBD).
5. Make upgrades to the existing septic system (TBD).
6. Well upgrades (TBD).

The perc test process starts with a perc test application, test plan from an engineer and fee (\$506). I've attached information about your existing septic system, BP application review process, perc test application, and a list of engineers and septic contractors to assist you.

Thanks,

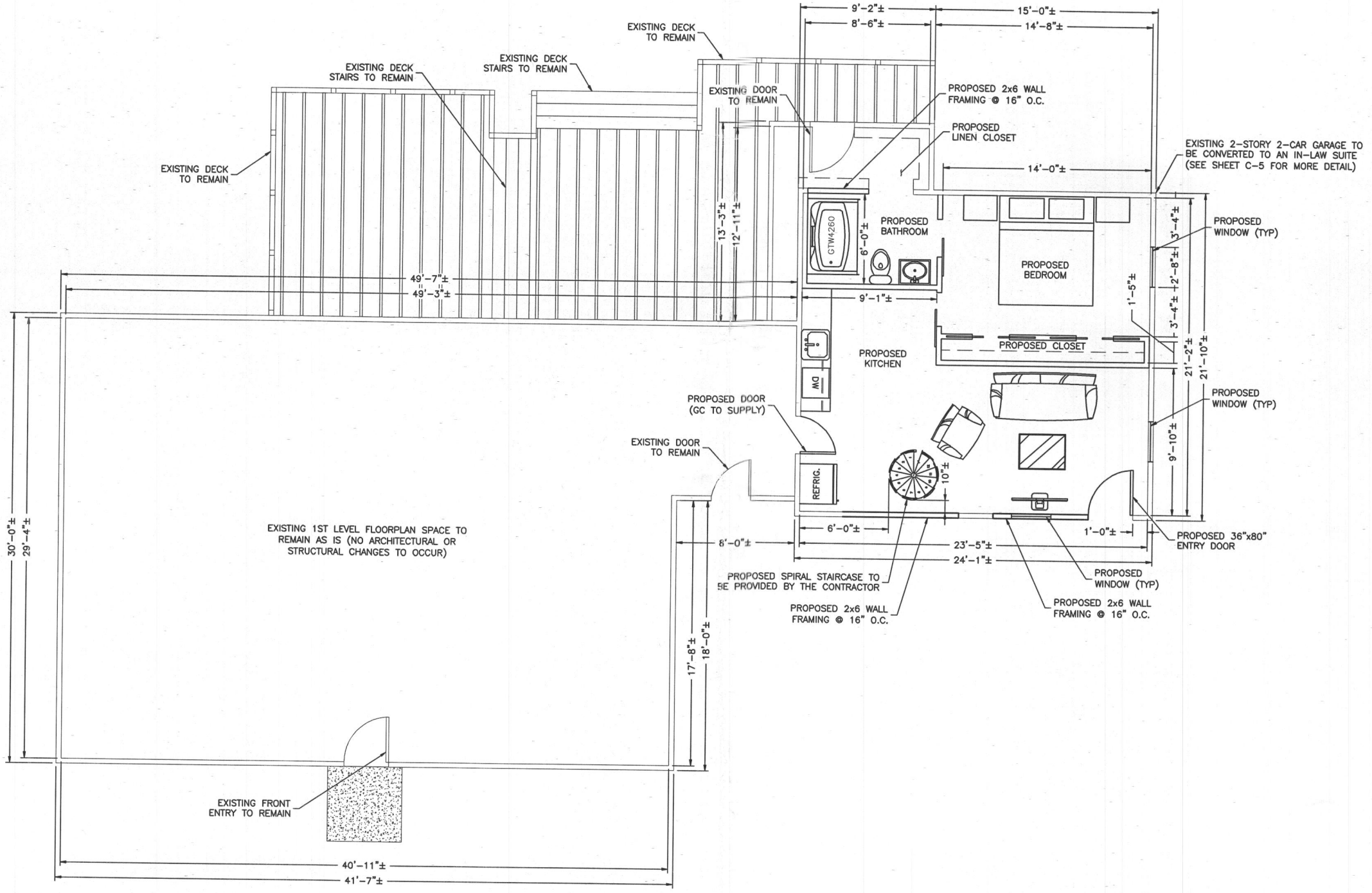
Hank

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Well & Septic Program  
410.313.1786  
hoswald@howardcountymd.gov



NOTE: ALL EXTERIOR FRAMED WALLS TO MEET MINIMUM R-20 INSULATION. ALL CEILING JOISTS TO HAVE MINIMUM R-30 INSULATION. ATTIC CEILING TO HAVE MINIMUM R-38 INSULATION.

NOTE: GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS BEFORE CONSTRUCTION COMMENCES.



(OWNER)  
**JARED PHILLIP CINER**  
**GABRIELE KAPLAN CINER**  
 7157 DEER VALLEY ROAD  
 HIGHLAND, MARYLAND 20777

(CONTRACTOR)  
**EHS MARYLAND**  
 2100 MERRITT AVENUE  
 DUNDALK, MARYLAND 21222

**7157 DEER VALLEY ROAD**  
**HIGHLAND, MARYLAND 20777**

**REVISIONS**

REV	DATE	DESCRIPTION	BY
1	01/28/22	REVISED PER COUNTY COMMENTS	JTD
0	01/25/22	FINAL	JTD

PROFESSIONAL STAMP

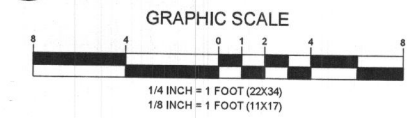


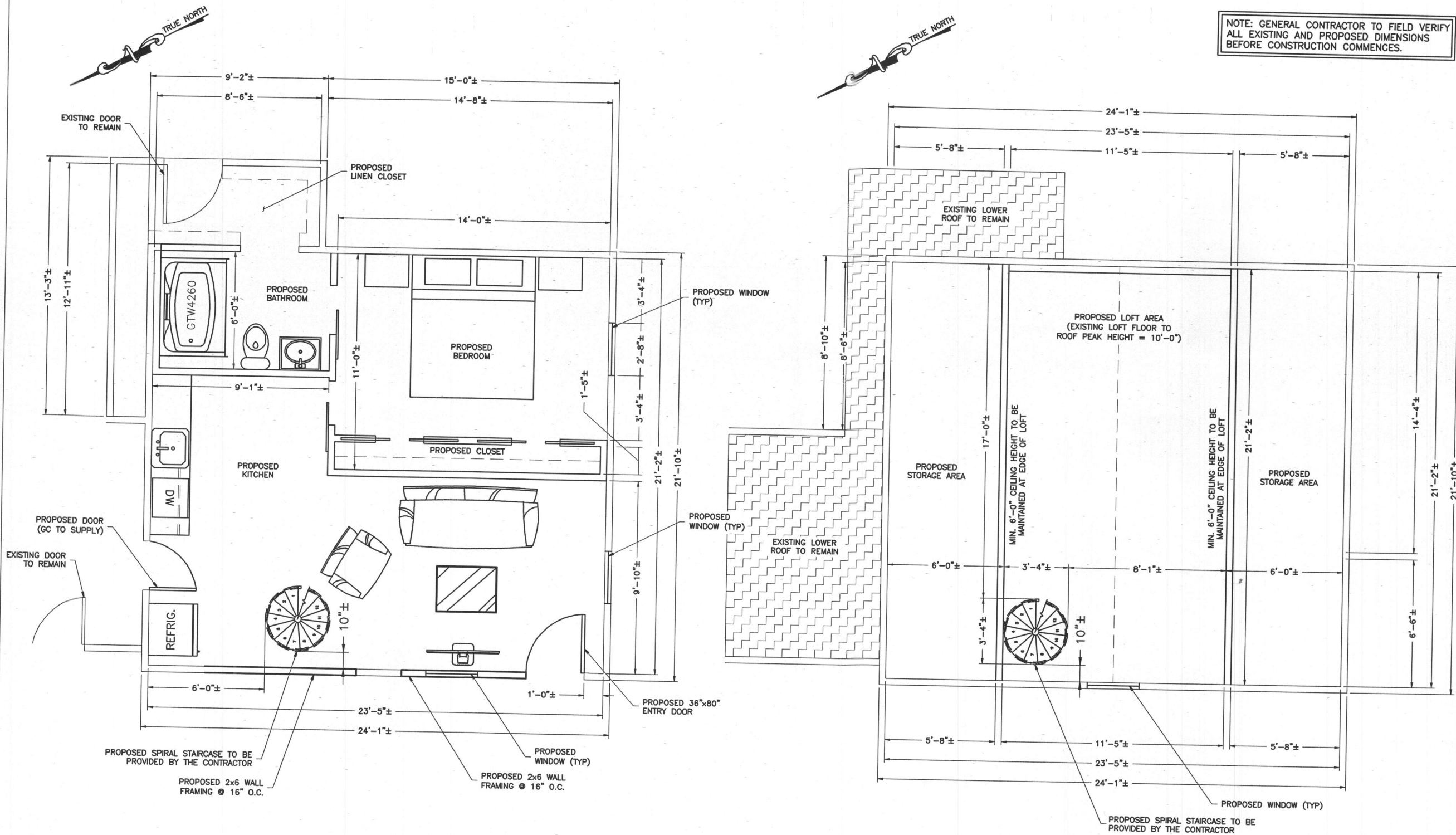
RICHARD A. NEGRI, P.E.  
 MD PROFESSIONAL ENGINEER LIC. #45588

**PROPOSED FIRST FLOOR PLAN**

**C-2**

1 **PROPOSED FIRST FLOOR PLAN**  
 C-2  
 SCALE: 1/4" = 1' (22X34)  
 SCALE: 1/8" = 1' (11X17)





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(OWNER)  
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**GABRIELE KAPLAN GINER**  
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RICHARD A. NEGRI, P.E.  
 MD PROFESSIONAL ENGINEER LIC. #45588

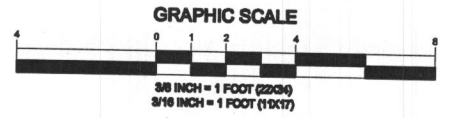
**PROPOSED FLOOR PLANS (ENLARGED)**

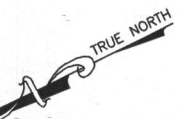
**C-5**

**1 PROPOSED FIRST FLOOR PLAN (OPTION 1)**  
 SCALE: 3/8" = 1' (22X34)  
 SCALE: 3/16" = 1' (11X17)

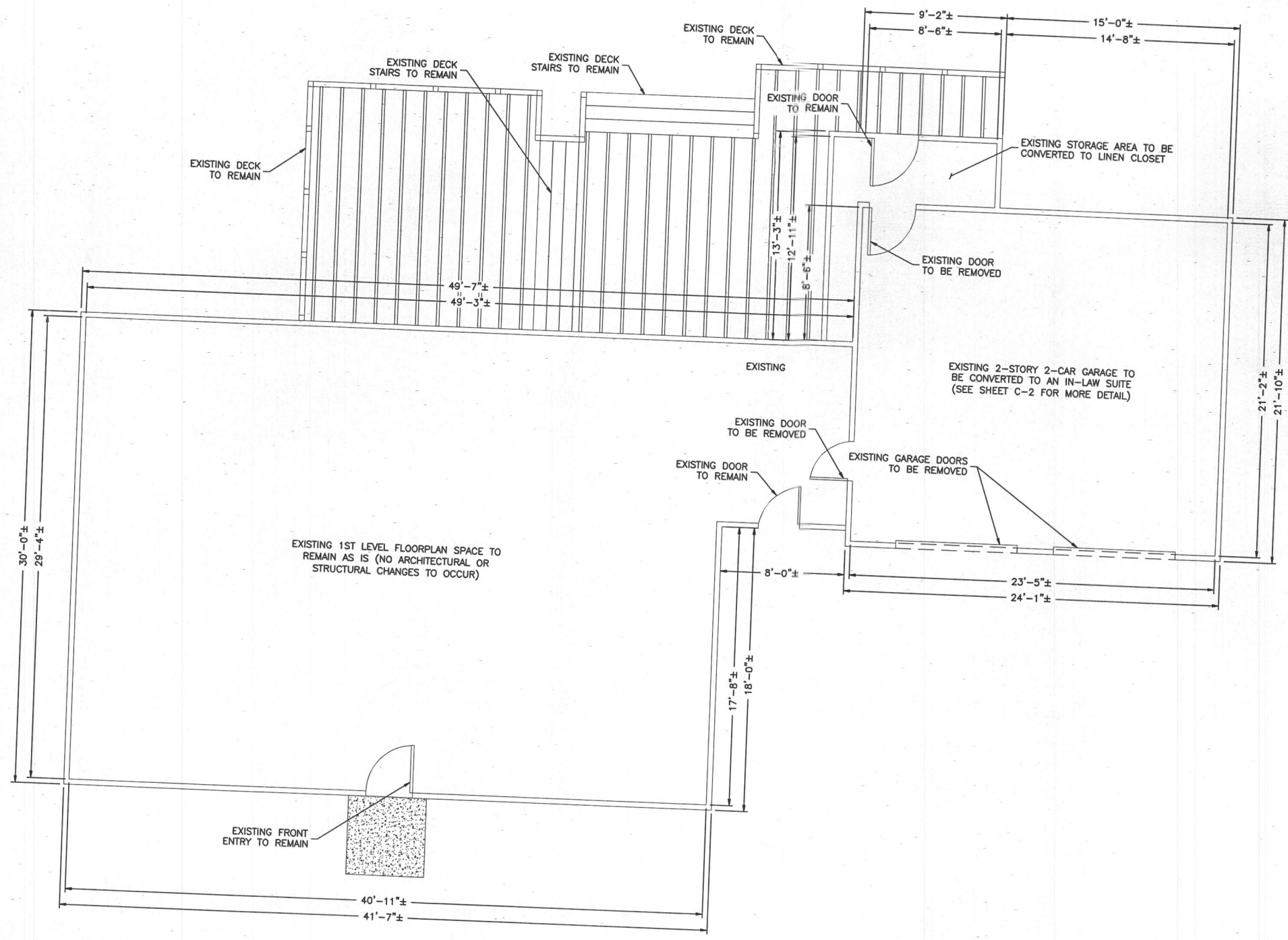


**1 PROPOSED FIRST FLOOR PLAN (OPTION 2)**  
 SCALE: 3/8" = 1' (22X34)  
 SCALE: 3/16" = 1' (11X17)





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(OWNER)  
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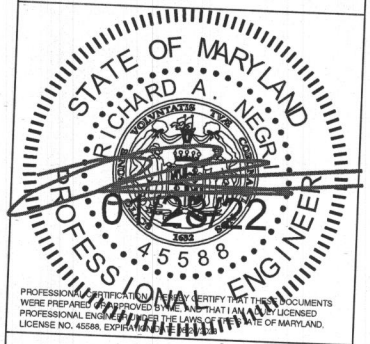
(CONTRACTOR)  
**EHS MARYLAND**  
2100 MERRITT AVENUE  
DUNDALK, MARYLAND 21222

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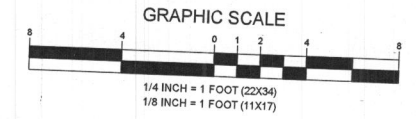


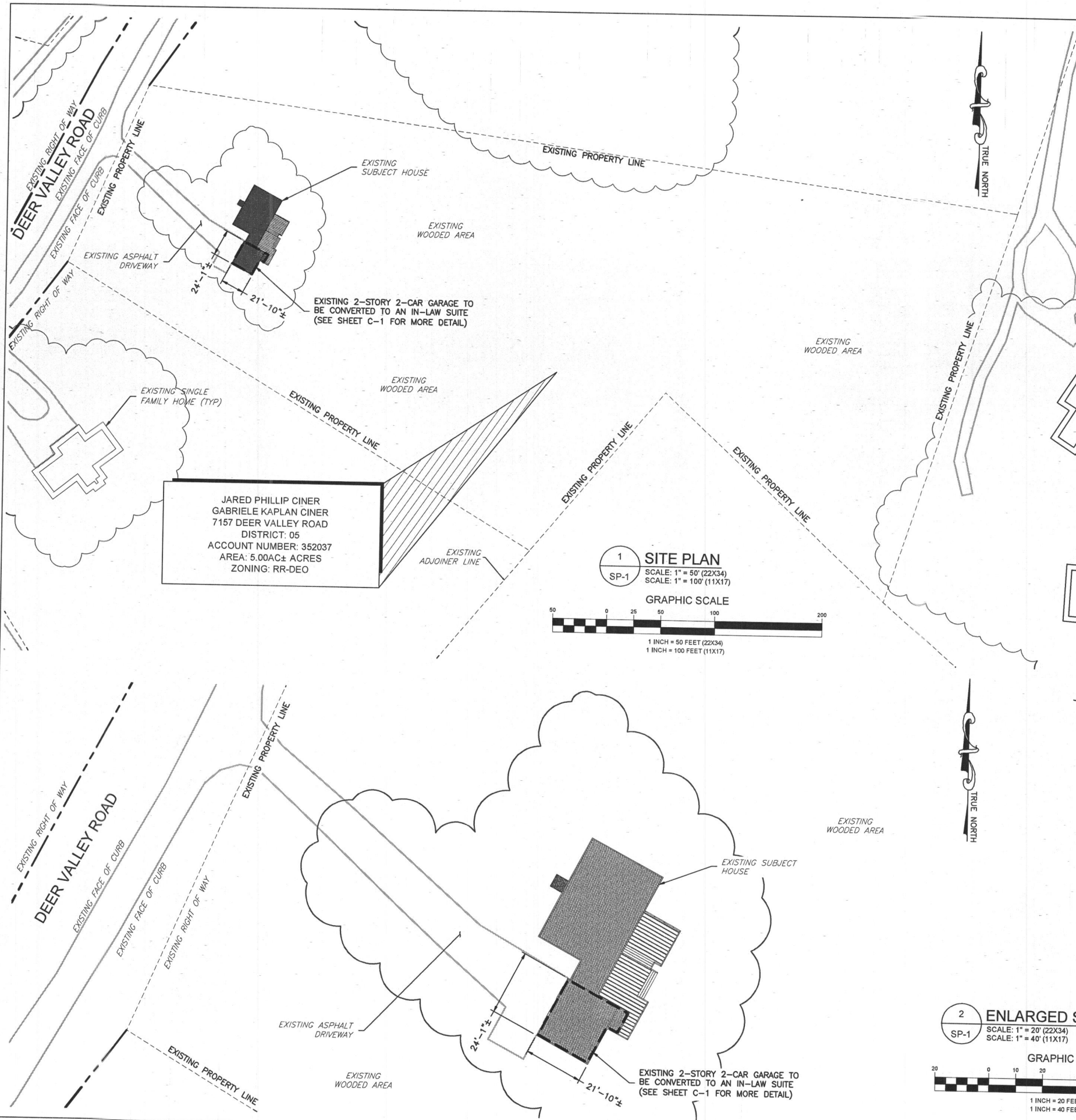
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**EXISTING FIRST FLOOR PLAN**

**C-1**

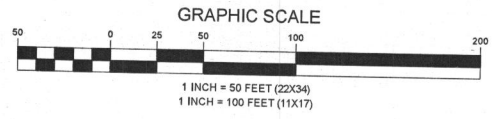
**1** EXISTING FIRST FLOOR PLAN  
C-1 SCALE: 1/4" = 1' (22X34)  
SCALE: 1/8" = 1' (11X17)



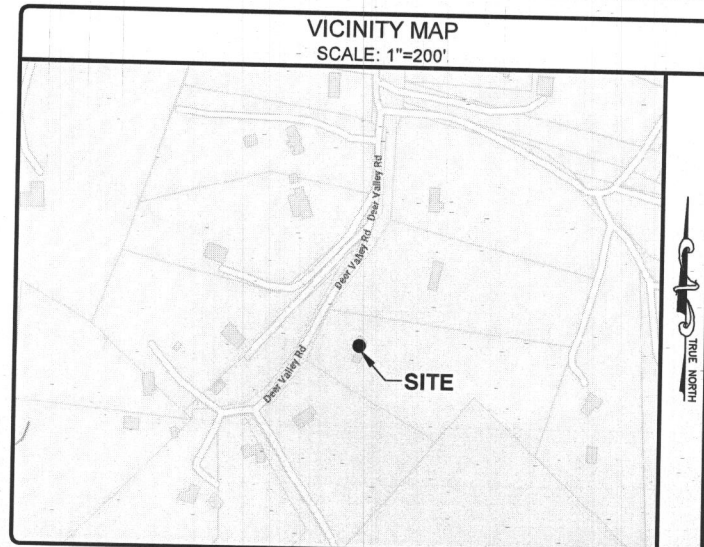
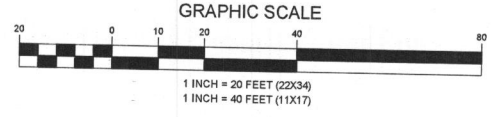


JARED PHILLIP CINER  
 GABRIELE KAPLAN CINER  
 7157 DEER VALLEY ROAD  
 DISTRICT: 05  
 ACCOUNT NUMBER: 352037  
 AREA: 5.00AC± ACRES  
 ZONING: RR-DEO

**1 SITE PLAN**  
 SCALE: 1" = 50' (22X34)  
 SCALE: 1" = 100' (11X17)



**2 ENLARGED SITE PLAN**  
 SCALE: 1" = 20' (22X34)  
 SCALE: 1" = 40' (11X17)



ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2018 INTERNATIONAL BUILDING CODE
- 2017 NFPA 70, NATIONAL ELECTRICAL CODE
- 2021 NFPA 101, LIFE SAFETY CODE
- 2018 INTERNATIONAL FIRE CODE
- 2019 ACI 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- 2016 ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
- 2016 AISC 360, SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS
- ANSI/TIA-222-G

INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION OF DRAWINGS
SP-1	SITE PLANS
C-1	EXISTING FIRST FLOOR PLAN
C-2	PROPOSED FIRST FLOOR PLAN
C-3	EXISTING SECOND FLOOR PLAN
C-4	PROPOSED SECOND FLOOR PLAN
C-5	PROPOSED FLOOR PLANS (ENLARGED)
C-6	EXISTING & PROPOSED FRONT ELEVATIONS
S-1	STRUCTURAL NOTES
S-2	STRUCTURAL FRAMING PLANS
S-3	STRUCTURAL DETAILS
S-4	CLIMATE ZONES

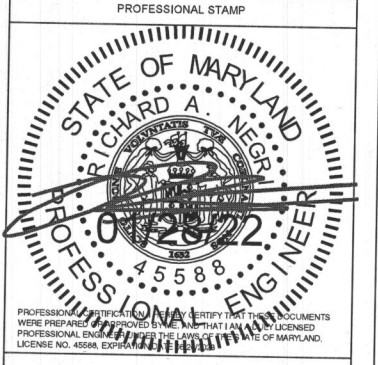
(OWNER)  
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**SITE PLANS**

**SP-1**

TOP OF MAIN ROOF 31'-6"± AGL V.I.F.

TOP OF LOWER ROOF 20'-5"± AGL V.I.F.

SECOND FLOOR LEVEL 11'-0"± AGL V.I.F.

FIRST FLOOR LEVEL 2'-0"± AGL V.I.F.

EXISTING GRADE 0'-0"± AGL V.I.F.

EXISTING GRADE -8'-0"± AGL V.I.F.  
TOP OF MAIN ROOF 31'-6"± AGL V.I.F.

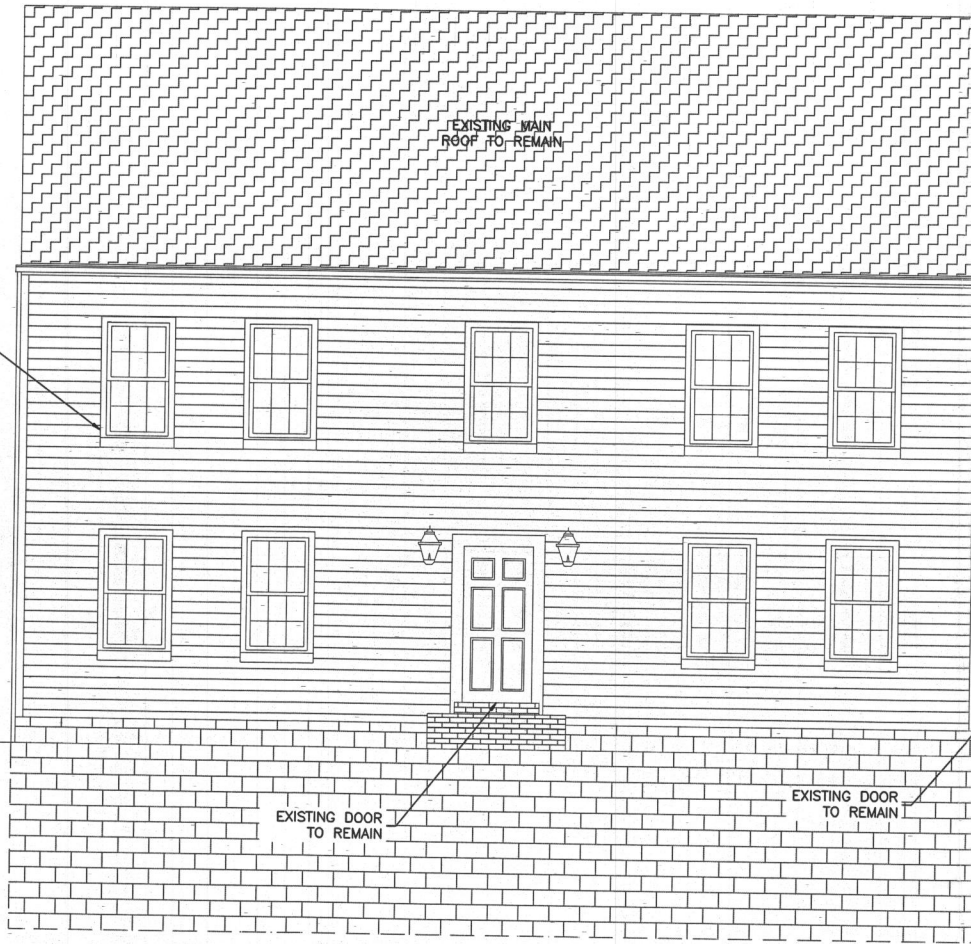
TOP OF LOWER ROOF 20'-5"± AGL V.I.F.

SECOND FLOOR LEVEL 11'-0"± AGL V.I.F.

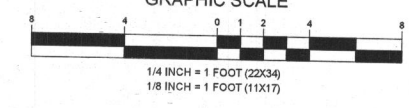
FIRST FLOOR LEVEL 2'-0"± AGL V.I.F.

EXISTING GRADE 0'-0"± AGL V.I.F.

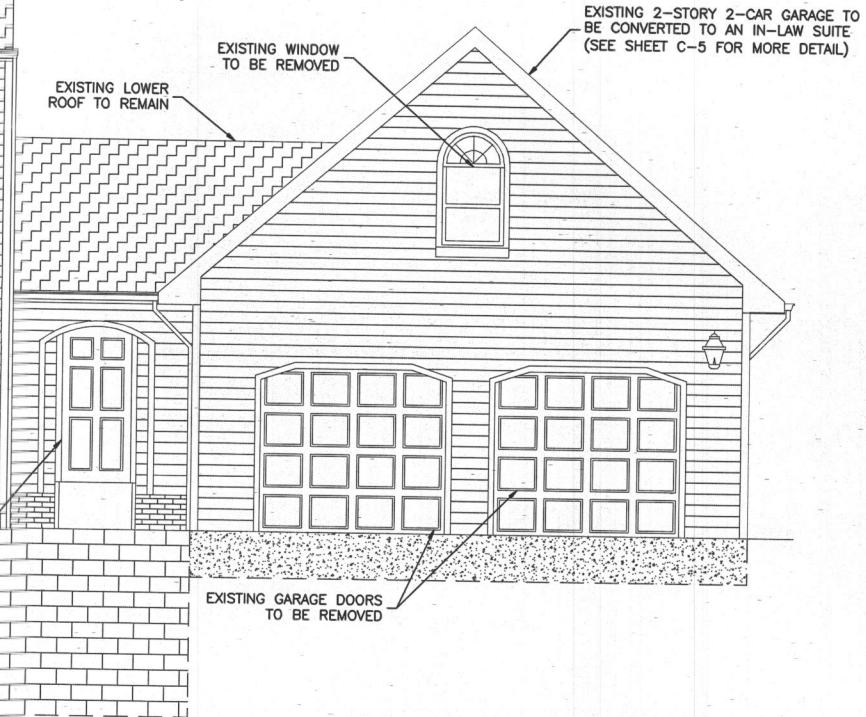
EXISTING GRADE -8'-0"± AGL V.I.F.



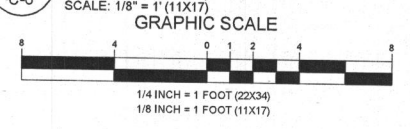
1 EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1' (22X34)  
SCALE: 1/8" = 1' (11X17)



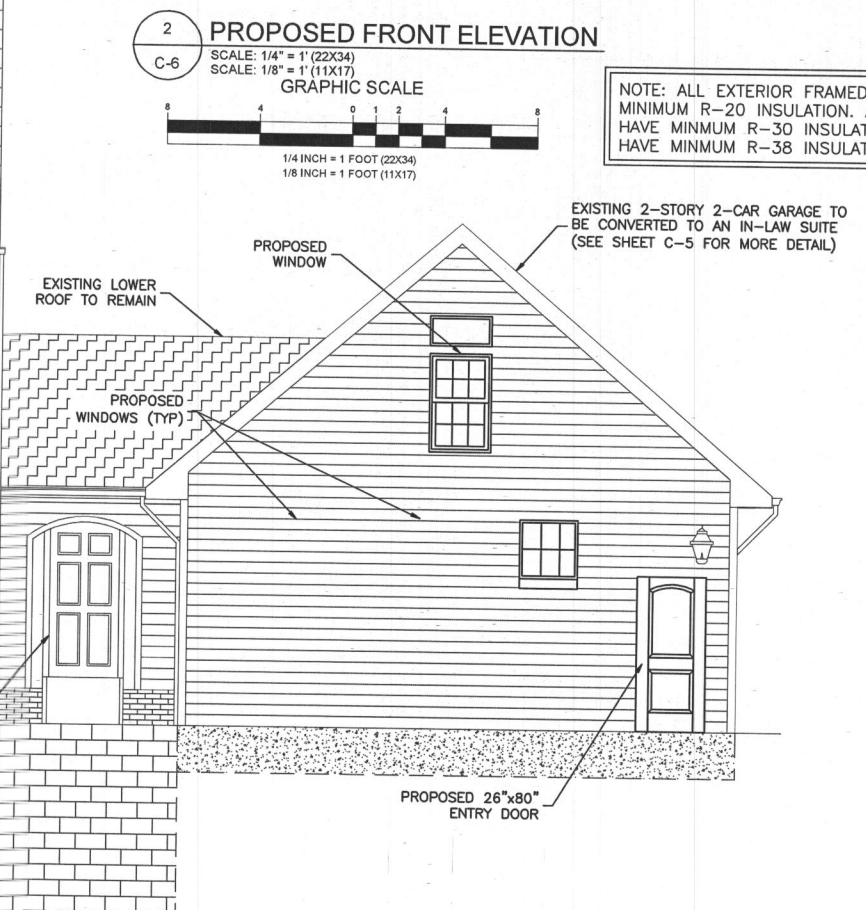
NOTE: GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS BEFORE CONSTRUCTION COMMENCES.



2 PROPOSED FRONT ELEVATION  
SCALE: 1/4" = 1' (22X34)  
SCALE: 1/8" = 1' (11X17)



NOTE: ALL EXTERIOR FRAMED WALLS TO MEET MINIMUM R-20 INSULATION. ALL CEILING JOISTS TO HAVE MINIMUM R-30 INSULATION. ATTIC CEILING TO HAVE MINIMUM R-38 INSULATION.



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EXISTING & PROPOSED FRONT ELEVATIONS

C-6