

**COMPLETE THIS FORM WHEN DROPPING OFF ANY  
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY  
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 6/1/2023       ONLINE SUBMITTAL -  PAPER SUBMITTAL  
DILP 2023 JUN 1 AM 10:44

To: Plan Review      Permitting  
(Reviewer/Requestor's Name)      (Division)

From: Chris Pickett, Pickett's Choice Builders      443-398-1592  
(Your Name, Company Name)      (Phone Number)

Subject: Project name The Rosenberg Residence Garage  
Project site address 14545 Roxbury Road Glen Dale, MD 21737  
Permit # B23001897      SDP # \_\_\_\_\_  
Other information pertinent to this project \_\_\_\_\_

- Please check the attachments below that you are submitting with this transmittal:
- Letter of response to address plan review comment letter
  - Revised plans and/or revised details: When submitting for a complete re-review, duplicate sets shall be submitted.
  - Letter Summarizing Changes
  - Energy conservation calculations
  - 3 Copies of Plans & Plat (be specific).
  - Health Department Request       DPZ/ DED Request       Applicant's Request
  - Two sets of single-family model plans to be placed on permanent file: Model name and/or # \_\_\_\_\_
  - Other \_\_\_\_\_

**Contact Person Information: (Required)**

Chris Pickett      Telephone No: 443-398-1592  
Please Print Name      E-Mail Address: pickettschoice@gmail.com

**PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455 OPTION #4 OR BY VISITING MYHOWARD.INFO. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.**

Received by JK  
White-Plan Review / Yellow-Applicant / Pink-Permit Division  
t:\Operations\Updated forms\HoCoTransmittalForm05.2022

Online permit  
Submission

## Williams, Jeffrey

---

**From:** Williams, Jeffrey  
**Sent:** Thursday, July 13, 2023 3:18 PM  
**To:** Christopher Pickett; Berg2620123@aol.com  
**Cc:** Eshenbaugh, Melanie  
**Subject:** RE: B23001897

Hello. I have reviewed the request from the builder below. The request was to waive the requirement to conduct percolation testing in order to approve a building permit for a 30x40 foot detached garage on the property. Our review of the property concluded that a repair onsite sewage disposal system was installed in 2022. There were two perc tests done in the front yard at that time with an indication that the western portion of the front yard was a swale unsuitable for future sewage disposal. The well is located in the southwestern portion of the rear yard, with its 100 foot setback cutting off most of the back yard from potential sewage disposal area. Additionally, passing percolation tests were done on a neighboring property at 14510 Triadelphia Rd on the West side near where the garage is proposed. There is no established sewage disposal area on the property.

The purpose of the requirement for a sewage disposal area on a property before approving a building permit for an out building is partially to make sure that the building does not take up area that might be needed for a future sewage disposal system. On this property, the area that seems most likely to be suitable for sewage disposal is the area around where the garage is proposed. For this reason, the request to waive percolation testing for this proposal is *denied*. In order to proceed with the building permit application, you will need to submit an application for perc testing with a perc test plan prepared by a licensed engineer or surveyor showing the area for proposed testing meeting all relevant setbacks. If perc testing is successful, the engineer/surveyor must submit a perc certification plan showing the proposed area based on the passing tests, proving that it is large enough for two future disposal systems meeting the setbacks to the proposed garage. Let me know if you have any questions. Thanks

Jeff Williams  
Deputy Director  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
410-313-4261  
[www.hchealth.org](http://www.hchealth.org)

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**From:** Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>  
**Sent:** Tuesday, July 11, 2023 2:22 PM  
**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Subject:** FW: B23001897

Melanie Eshenbaugh  
Bureau of Environmental Health

Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)



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**From:** Christopher Pickett <[pickettschoice@gmail.com](mailto:pickettschoice@gmail.com)>  
**Sent:** Friday, July 7, 2023 5:12 PM  
**To:** Eshenbaugh, Melanie <[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)>; [Berg2620123@aol.com](mailto:Berg2620123@aol.com)  
**Subject:** Re: B23001897

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

Melanie

Just checking in to see the status of Mr. Rosenburgs project waiver so we can have the permit released. We are ready to break ground so please advise and let us know if there is anything else you may need.

On Fri, Jun 30, 2023 at 2:48 PM Eshenbaugh, Melanie <[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)> wrote:

Thanks for letting me know, my colleague informed me of the completed inspection and the project waiver is under review. Hope you have a nice holiday weekend.

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

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**From:** Christopher Pickett <[pickettschoice@gmail.com](mailto:pickettschoice@gmail.com)>  
**Sent:** Wednesday, June 28, 2023 1:18 PM  
**To:** Eshenbaugh, Melanie <[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)>  
**Subject:** Re: B23001897

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

Melanie

The customer Steve has had the work completed by fogles and passed inspections.

On Sat, Jun 24, 2023 at 8:29 AM Christopher Pickett <[pickettschoice@gmail.com](mailto:pickettschoice@gmail.com)> wrote:

Melanie

Thank you for the update. I will keep you posted with fogles schedule and county inspections once set up. I appreciate your help.

On Fri, Jun 23, 2023, 4:40 PM Eshenbaugh, Melanie <[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)> wrote:

Good afternoon,

The waiver request has been sent to our director and is under review. Mr. Rosenberg stated he would be contacting Fogle's today. Have a nice weekend and we will be in touch soon. Thank you.

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

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**From:** Christopher Pickett <[pickettschoice@gmail.com](mailto:pickettschoice@gmail.com)>  
**Sent:** Tuesday, June 20, 2023 1:24 PM  
**To:** Eshenbaugh, Melanie <[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)>  
**Subject:** Re: B23001897

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

**Deer Mike Davis; Director of the Bureau of Environmental Health**

I am writing to you to request a Percolation waiver on building permit #B23001897 for address 14545 Roxbury Road, Glenelg, MD 21737. We are building a fully unfinished detached garage for this customer that they will only be using for storage. This garage will be one large open space with no interior partitions, rooms, or bathrooms. This garage is being built for this customer so that they can finish moving the remainder of their

personal belongings. They just moved into this property within the last year with expectations of hiring my company to build them a garage as soon as possible. They did their due diligence before hiring me with the county to make sure that there weren't any issues with doing so. I also did mine as well before submitting for this permit. It would be much appreciated if you would approve this waiver so that I could proceed with building their garage. Additionally, just because the customer has recently mentioned it; I do not believe that they would have purchased this home if they couldn't build on the property. Please advise as to what you may need from me in order to proceed. Thank you for your assistance in the matter.

Chris Pickett

Pickett's Choice Builders.

On Fri, Jun 16, 2023 at 10:19 AM Eshenbaugh, Melanie <[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)> wrote:

Good morning Mr. Pickett,

Would early afternoon work for you to discuss the details of the email? If so, let me know a good time to call, thank you.

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

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**From:** Christopher Pickett <[pickettschoice@gmail.com](mailto:pickettschoice@gmail.com)>  
**Sent:** Friday, June 16, 2023 10:06 AM  
**To:** Eshenbaugh, Melanie <[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)>  
**Subject:** Re: B23001897

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Melanie.

Are you available for a quick phone call? I don't understand why we need to do anything with the septic system. All I am building is a simple detached garage that will be completely unfinished. We are not building a home addition or adding any bedrooms or bathrooms to the property. It is just a wide open garage with no interior partitions at all.

On Fri, Jun 16, 2023 at 9:26 AM Eshenbaugh, Melanie <[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)> wrote:

Good morning,

After conducting a site visit and internal discussion of our review of the recently submitted building permit (#B23001897) for 14545 Roxbury Rd, this includes the proposed floor plans and all Health Department well & septic records. The requirements for permit approval involves percolation testing and an evaluation of the existing septic system, which would then hopefully lead to an approved perc certification plat establishing a suitable Sewage Disposal Area (SDA) for the property. The size of the garage addition (>250 sq.ft) would require the establishment of a SDA with the Health Department for a future septic system replacement since property does not have an SDA established for future septic repair which is common with older properties. Code requires establishment of an SDA per two replacement systems. This process starts with submitting a perc test application and test plan from a licensed engineer (see Well & Septic link down below for application guidance documents). In

addition there is an outstanding septic repair permit that did not receive final inspection approval due to the electrical components being installed inside of the septic pump chamber riser. The compliance concern will need to be resolved with the septic contractor (Fogle's Septic) in order to bring the septic system up to Howard County Code (HC Bldg. Code Sec. 3.817).

Please utilize the Health Department website for guidance as the content of this email will be reiterated and can go more in-depth: <https://www.howardcountymd.gov/sites/default/files/media/2016-01/HCHDBuildingPermitApplicationWellSeptic.pdf> . Thank you and have a great day.

Melanie Eshenbaugh

Bureau of Environmental Health

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--

***Thank You***

***Christopher***

***J.***

***Pickett***

***Pickett's Choice***

***Builders***

***, LLC***

***Cell: (443) 398-1592***

***Fax: (443) 293-8746***

***www.pickettschoice.com***

***MHIC License #96623***

***MHBR No:7960***



***Thank You***

***Christopher***

***J.***

***Pickett***

***Pickett's Choice***

***Builders***

***, LLC***

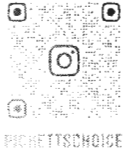
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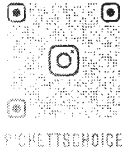
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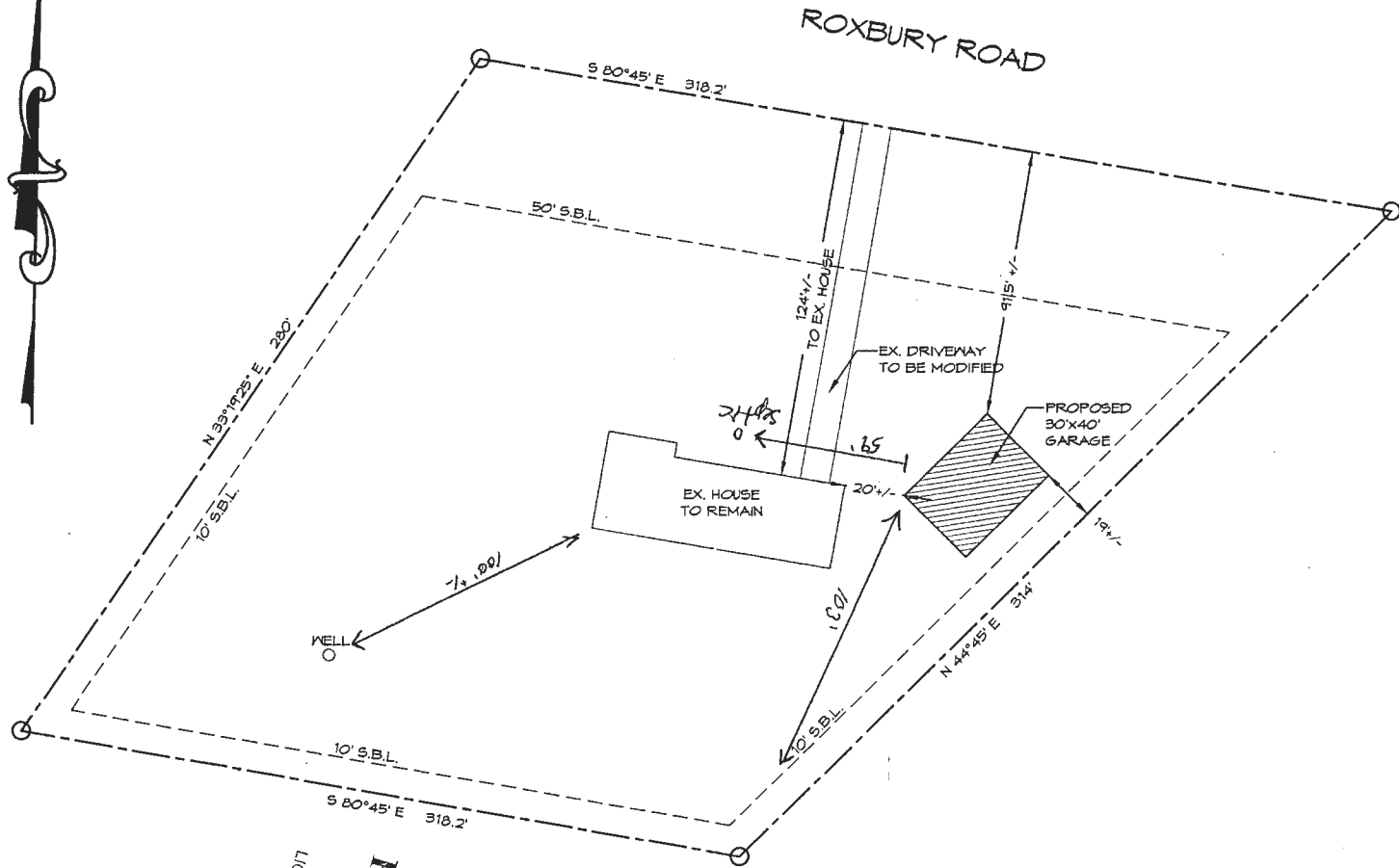
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MHR No:7960**





**RECEIVED**  
 JUN 01 2023  
 LICENSES & PERMITS  
 DIVISION

**SITE PLAN**  
 SCALE= 1"=40'-0"

PROJECT ADDRESS:  
 14545 ROXBURY ROAD  
 GLENELG, MD. 21737  
 HOWARD COUNTY, MD.

FILE: ROXBURY LOT & SITE PLAN

PLS. NOTED  
 5/2/23

THE BGENRIRIC RECINENCE

This owner is seeking a waiver  
to a required PC. He also has  
an unresolved septic permit with his  
electrical components located inside his tank  
risers. Kevin has said proposed garage may  
take up only usable OSDS area. Property  
owner is irked. -ZS/MRE

**Eshenbaugh, Melanie**

---

**From:** Christopher Pickett <pickettschoice@gmail.com>  
**Sent:** Tuesday, June 20, 2023 1:24 PM  
**To:** Eshenbaugh, Melanie  
**Subject:** Re: B23001897

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Deer Mike Davis; Director of the Bureau of Environmental Health  
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Chris Pickett  
Pickett's Choice Builders.

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Good morning Mr. Pickett,

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Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

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Please utilize the Health Department website for guidance as the content of this email will be reiterated and can go more in-depth: <https://www.howardcountymd.gov/sites/default/files/media/2016-01/HCHDBuildingPermitApplicationWellSeptic.pdf> . Thank you and have a great day.

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

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***Christopher***

***J.***

***Pickett***

***Pickett's Choice***

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***MHBR No:7960***



PICKETTSCHOICE

**COMPLETE THIS FORM WHEN DROPPING OFF ANY  
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY  
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 6/1/2023       ONLINE SUBMITTAL -  PAPER SUBMITTAL  
DILP 2023 JUN 1 AM 10:44

To: Plan Review      Permitting  
(Reviewer/Requestor's Name)      (Division)


From: Chris Pickett, Pickett's Choice Builders      443-398-1592  
(Your Name, Company Name)      (Phone Number)

Subject: Project name The Rosenberg Residence Garage  
 Project site address 14545 Roxbury Road Glenelg, MD 21737  
 Permit # B23001897      SDP # \_\_\_\_\_  
 Other information pertinent to this project \_\_\_\_\_

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- Letter Summarizing Changes
- Energy conservation calculations
- 3 Copies of Plan & Plat (be specific).
- Health Department Request       DPZ/ DED Request       Applicant's Request
- Two sets of single-family model plans to be placed on permanent file: Model name and/or # \_\_\_\_\_
- Other \_\_\_\_\_

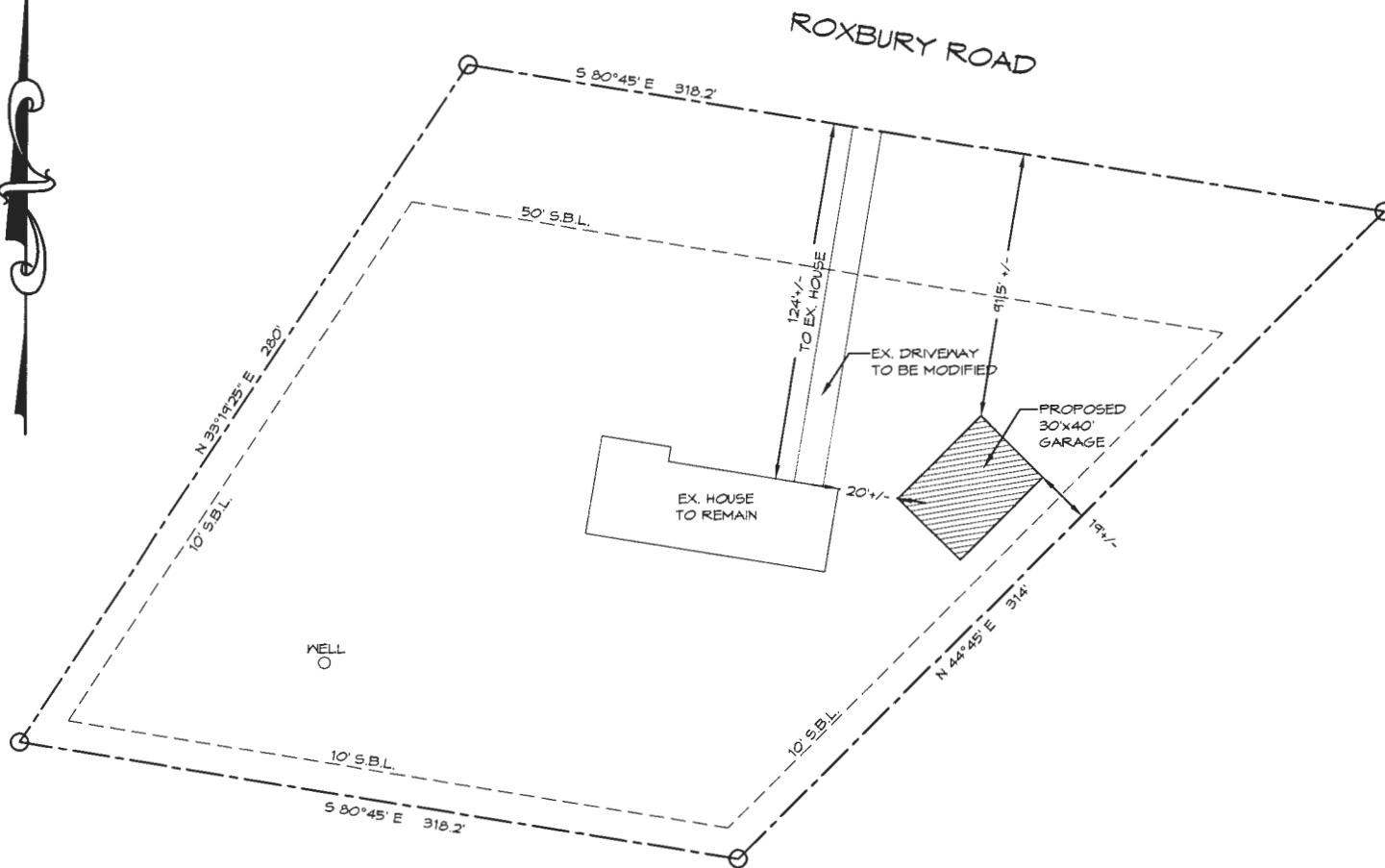
**Contact Person Information: (Required)**

      Telephone No: 443-398-1592  
 Please Print Name      E-Mail Address: pickett@choicebuilders.com

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Received by   
 White-Plan Review / Yellow-Applicant / Pink-Permit Division  
 t:\Operations\Updated forms\HoCoTransmittalForm05.2022

Online permit  
 submission



# SITE PLAN

SCALE = 1" = 40'-0"

PROJECT ADDRESS:  
14545 ROXBURY ROAD  
GLENELG, MD. 21131

HOWARD COUNTY, MD.

# THE ROSENBERG RESIDENCE

FILE: ROXBURY LOT & SITE PLAN

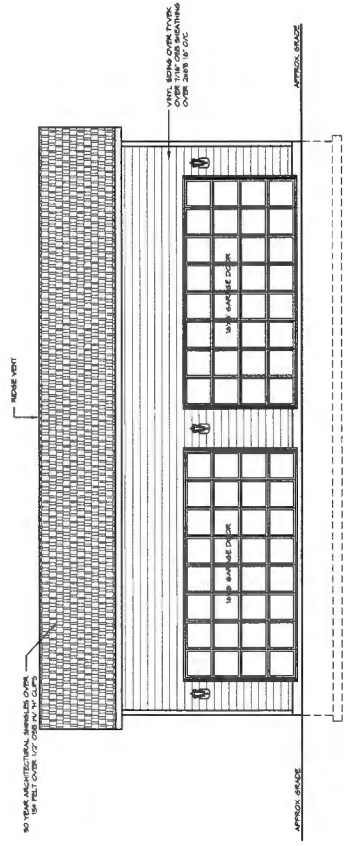
SCALE NOTED  
DATE: 5/2/23  
SHEET NO.

GRL CUSTOM HOME  
DESIGN INC.  
PO BOX 327 FRODOX RD 2004  
FREDERICK, MD 21704

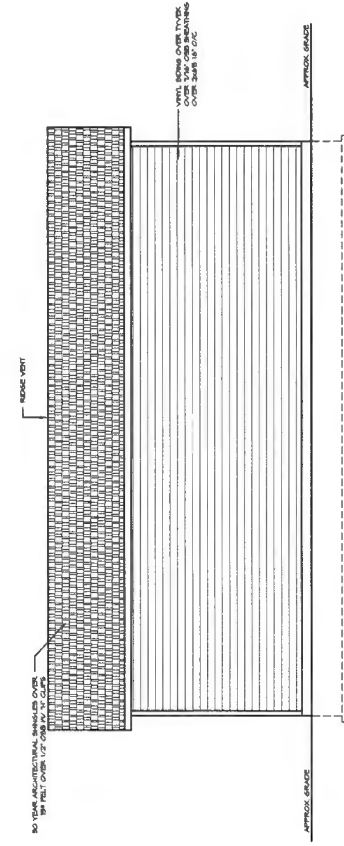
# THE ROSENBERG RESIDENCE

GRI CUSTOM HOME  
DESIGN INC.  
PO BOX 237 FINGERSH, MD 21048  
PHONE 410-833-8300

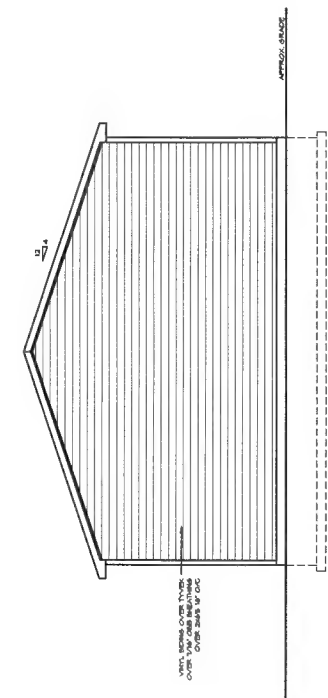
SHEET NO. X  
DATE: 05/20/23  
SCALE: 1/4" = 1'-0"



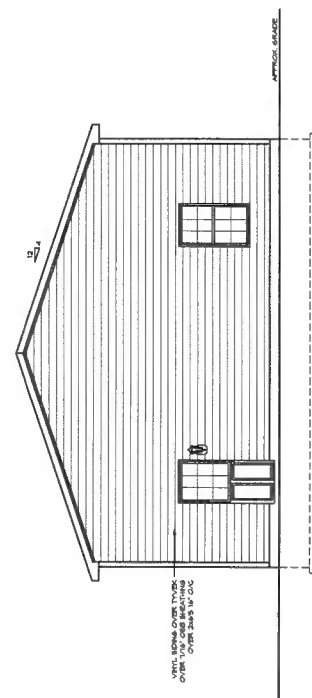
**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**REAR ELEVATION**  
SCALE: 1/4"=1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

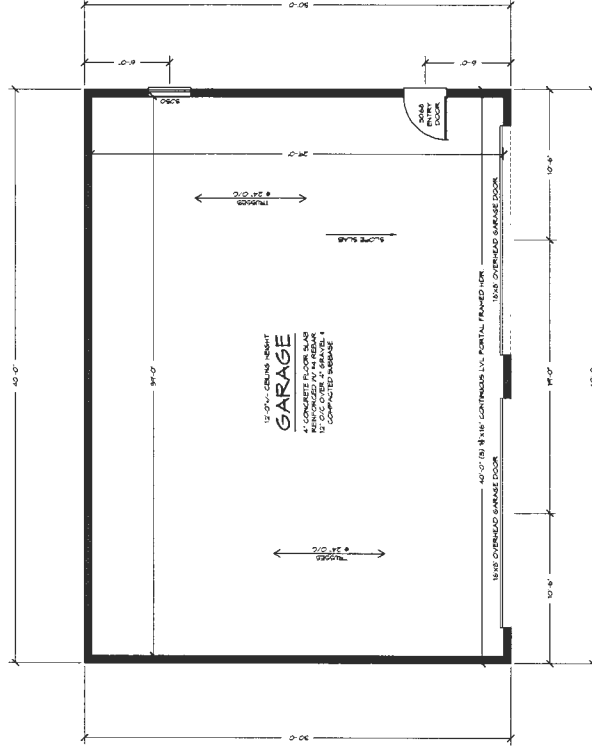
# THE ROSENBERG RESIDENCE

GBI CUSTOM HOME  
DESIGN INC.  
PO BOX 137 PINEBLUFF, MO 21648  
PHONE 417-833-8320

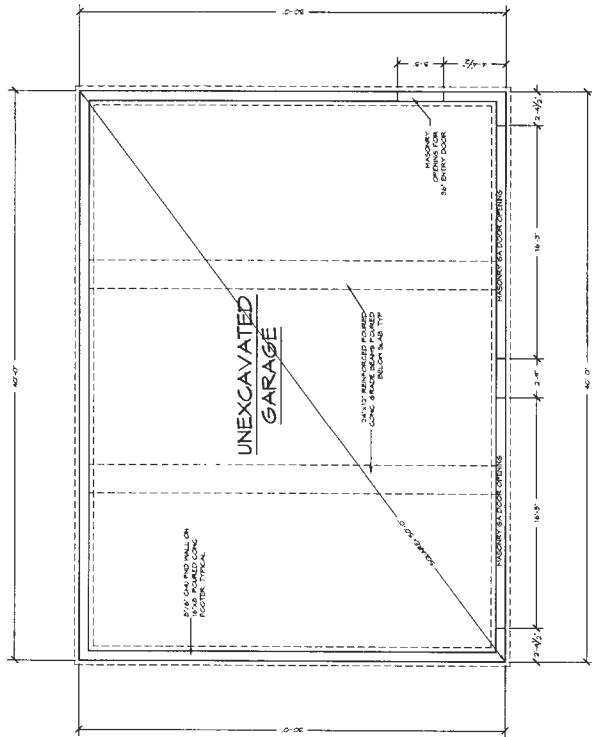
SHEET NO. 14

DATE: 05/2023

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



## NOTICE OF VIOLATION

*September 13<sup>th</sup>, 2022*



*David Bushman  
580 Obrecht Road  
Sykesville, MD 21797*

CERTIFIED MAIL: 7020 1290 0001 2048 2558

**RE: Violation Howard County Building Code 3.8 Onsite Sewage Disposal Systems – 14545  
Roxbury Road**

Kim Fogle:

On **February 28<sup>th</sup>, 2022** a site inspection was conducted at **14545 Roxbury Road to assess the pump and alarm function of the onsite wastewater system.** At the time of investigation, **electrical components were observed to be installed inside the pump chamber riser.**

This is a direct violation of **The Howard County Building Code 3.817 Sewage effluent pumping equipment for on-site sewage disposal systems section (g) Electrical Connections.**

(g)Electrical Connections. All electrical connections to the pump and float switches shall be located outside the pump chamber and protected from the weather.

The electrician, David Buschman was informed on site that his installation did not meet the requirements of Howard County Building Code 3.8 for Septic System Installation.

On **March 4<sup>th</sup>, 2022**, email correspondence was communicated to Jeff Palmer of Fogle's regarding the septic pump electrical install by David Buschman at **12397 Lime Kiln Road** that does not meet Howard County code. **The email stated that the system was not approved and included attachment of one count of photograph showing the work that was installed and three count of photographs showing passing installations.**

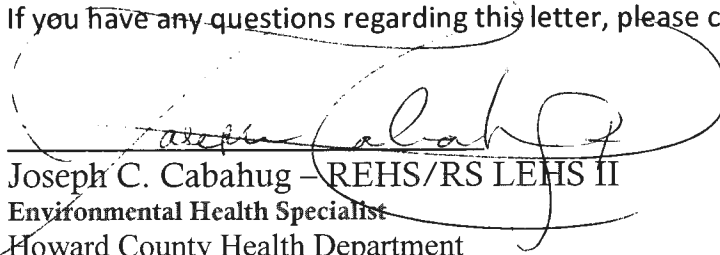
Maura J. Rossman, M.D., Health Officer

As of September 13<sup>th</sup>, 2022 the electrical installation remains out of compliance, showing Fogle's Septic Clean has failed to bring the system into compliance to Howard County Building Code 3.8 in excess of one hundred and ninety days.

You are hereby ordered to correct the violation and contact our office at 410-313-1771 within 15 days to schedule a pump and alarm inspection with the Howard County Health Department Well and Septic Program.

If you believe that the condition described above is not and could not be a hazard to health, or that the Health Department is not acting in compliance with pertinent laws and regulations, you may request a formal hearing before the Board of Health within 15 (fifteen) days of receipt of this letter. All requests are to be made in writing and directed to the Executive Secretary of the Board of Health at the above address.

If you have any questions regarding this letter, please contact me at 410-313-1771.



Joseph C. Cabahug – REHS/RS LEHS II  
Environmental Health Specialist  
Howard County Health Department  
8930 Stanford Blvd.  
Columbia, MD 21045  
410-313-2643 Office

CC: Rosenberg, Steven B; Rosenberg Lisa G 14545 Roxbury Road, Glenelg, MD 21737

## Cabahug, Joseph

---

**From:** Cabahug, Joseph  
**Sent:** Friday, March 4, 2022 11:23 AM  
**To:** Jeff Palmer  
**Cc:** Wolf, Kevin  
**Subject:** Septic pump electrical install does not meet Howard County Code  
**Attachments:** FoglesInstall1.1.jpg; PassingInstall1.3.jpg; PassingInstall1.2.jpg; PassingInstall1.1.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Jeff,

I spoke with Dave the electrician who has installed junction boxes in the septic manhole risers at 12397 Lime Kiln Road and 14545 Roxbury Road.

Attached are some pictures of his install and three pictures of an example passing installation that meets both Howard County Code and NEC.

As it stands these two systems are not approved. Currently, Dave's installs are a violation under Howard County Code 3.821c against Howard County Code 3.817g electrical.

Dave mentioned he'd like to plead his case for the way he installs. I'm willing to have him come in to the office and present his information, his case has been made in the past and the vapor proof ratings of the boxes have not been sufficient to prevent sewer gas intrusion.

Joseph C. Cabahug – REHS/RS LEHS II  
Environmental Health Specialist  
Howard County Health Department  
8930 Stanford Blvd.  
Columbia, MD 21045  
410-313-2643 Office  
[www.hchealth.org](http://www.hchealth.org)



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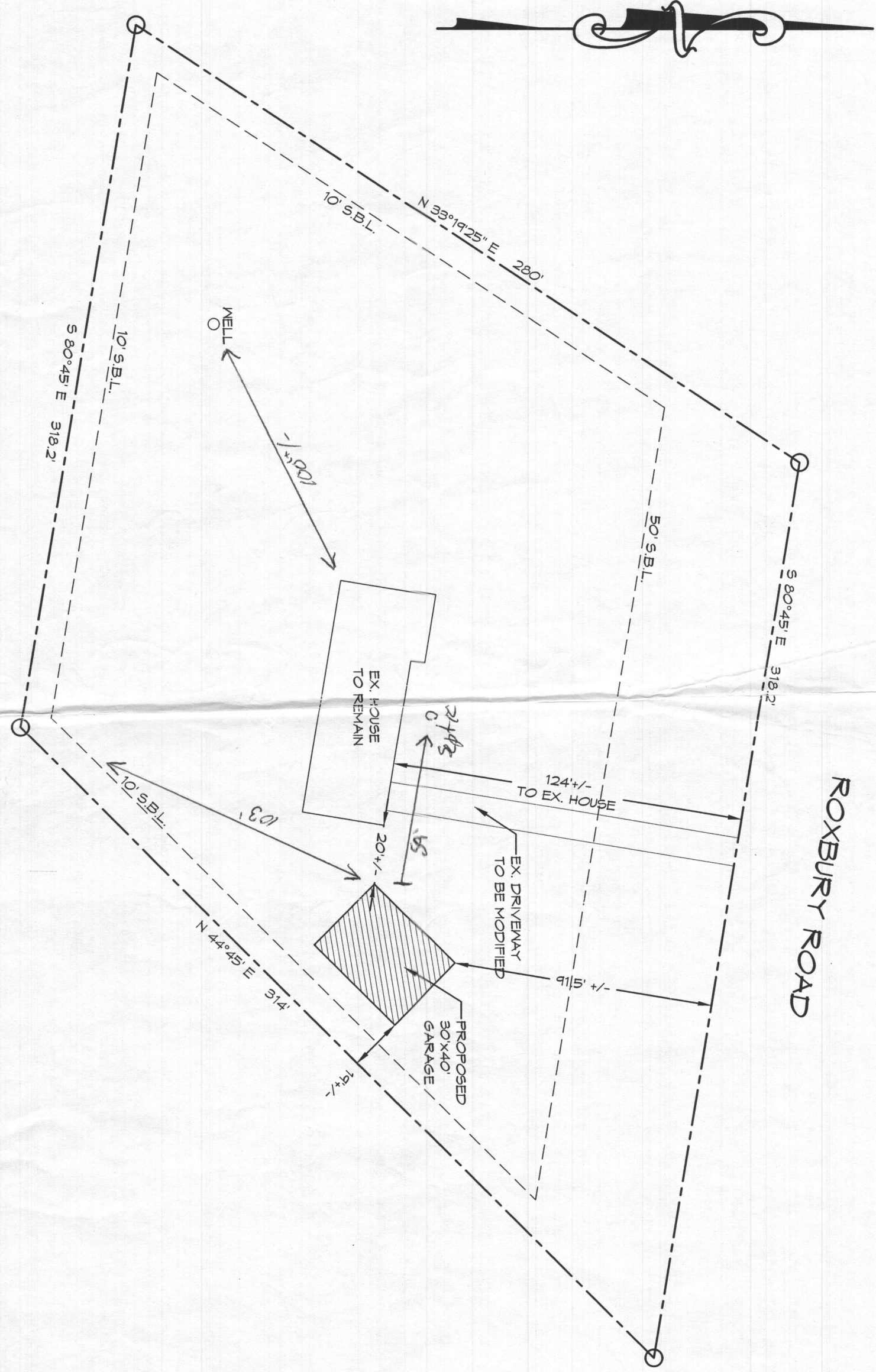




PASSING INSTALL

PROJECT ADDRESS:  
 14545 ROXBURY ROAD  
 GLENELG, MD. 21737  
 HOWARD COUNTY, MD.

RECEIVED  
 JUN 01 2023  
 DIVISION  
 LICENSES & PERMITS



ROXBURY ROAD

**SITE PLAN**  
 SCALE = 1" = 40'-0"

FILE: ROXBURY LOT 6 SITE PLAN

SCALE: NOTED  
 DATE: 5/2023  
 SHEET NO.:

**THE ROSENBERG RESIDENCE**

**GBL CUSTOM HOME DESIGN INC.**  
 PO BOX 237 FINKSBURG, MD 21048  
 PHONE 410-833-8320