

PERMIT NUMBER: B23003722

DATE ACCEPTED:



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: 13805 Point Breeze Dr | | | Unit: |
| City: Dayton | State: MD | Zip Code: 21036 | |
| Subdivision/Village/Complex Name: Castleberry At Ten Oaks | | SDP/WP/BA #: | |
| Lot: 37 | Tax Map: 0022 | Parcel: 0090 | Grading Permit #: |

DESCRIPTION OF WORK *REQUIRED*

| | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------|
| Existing Use: Unfinished basement | Proposed Use: Bathroom, Storage and Rec Room | Estimated Cost: \$73,000 |
| Trade Work to Be Completed (<i>Separate Permits Required</i>): <input type="checkbox"/> Mechanical (HVACR) <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> None | | |

ADD / alterations to existing dwelling to include, finishing a portion of the basement to create the following: recreation room, den with existing egress window, finished storage closet, full bath using existing rough-ins, and unfinished storage and utility closets. Total area of construction 655 square feet.

PROPERTY OWNER INFORMATION *REQUIRED*

| | | |
|------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------------------------------|
| Owner(s) Name(s) (<i>As it appears on tax records</i>): Cheryl J. Ritter & William P. Newdeck | | Primary Residence: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Owner's Street Address: 13805 Point Breeze Dr | | |
| City: Dayton | State: MD | Zip Code: 21036 |
| Phone: 301-651-7403 | Email: CherylRitter@gmail.com | |

APPLICANT NAME *REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION*

| | |
|----------------------------------------------|-----------------------------------------|
| Business Name: | Contact Name: Cheryl Ritter |
| Street Address: 13805 Point Breeze Dr | |
| City: Dayton | State: MD Zip Code: 21036 |
| Phone: 301-651-7403 | Email: CherylRitter@gmail.com |

CONTRACTOR INFORMATION *REQUIRED*

| | |
|------------------------------------------|-------------------------------------------|
| Business Name: Wantz Construction | |
| Licensee's Name: Edward Hobbs | License #: MHIC 1020 |
| Street Address: P.O. Box 693 | |
| City: Hampstead | State: MD Zip Code: 21074 |
| Phone: 410-781-4770 | Email: wantzconstruction@gmail.com |

ARCHITECT/ENGINEER INFORMATION *INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE*

| | | |
|-----------------|--------|-----------|
| Business Name: | Name: | |
| Street Address: | | |
| City: | State: | Zip Code: |
| Phone: | Email: | |

BUILDING CHARACTERISTICS *REQUIRED*

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Primary Structure: <input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse <input type="checkbox"/> SF Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Multi-Family Dwelling (MF*) | Condo: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Utilities: <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas | Water Supply: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Well) Sewage Disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Septic) |
| Heating System: <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Other: | Roadside Tree Project: <input type="checkbox"/> No <input type="checkbox"/> Yes: # |
| Sprinkler System: <input type="checkbox"/> NFPA 13 <input type="checkbox"/> NFPA 13R <input type="checkbox"/> NFPA 13D <input checked="" type="checkbox"/> None | Fire Alarm System: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Voice Evac |

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

| | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------|---------------------------|---------------------------|
| Model Name & Options: | | | | |
| # of Bedrooms (SF): | # of efficiency units (MF*): | # of 1 BR (MF*): | # of 2 BR (MF*): | # of 3 BR (MF*): |
| # Rooms: | # Full Baths: | # Half Baths: | # Fireplaces: | |
| Garage/Carport Info: <input type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input type="checkbox"/> Integral Garage <input type="checkbox"/> Carport <input type="checkbox"/> None | | | | |
| Basement/Foundation Info: <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Post & Pier <input type="checkbox"/> Unfinished Basement <input type="checkbox"/> Finished Basement: <input type="checkbox"/> Full or <input type="checkbox"/> Partial | | | | |
| 1 st Fl Width: | 1 st Fl Depth: | 2 nd Fl Width: | 2 nd Fl Depth: | Basmt Width: Basmt Depth: |
| Energy Method: <input type="checkbox"/> Prescriptive <input type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI | | Gross Area: 1100 sq ft | Occupiable Area: 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.

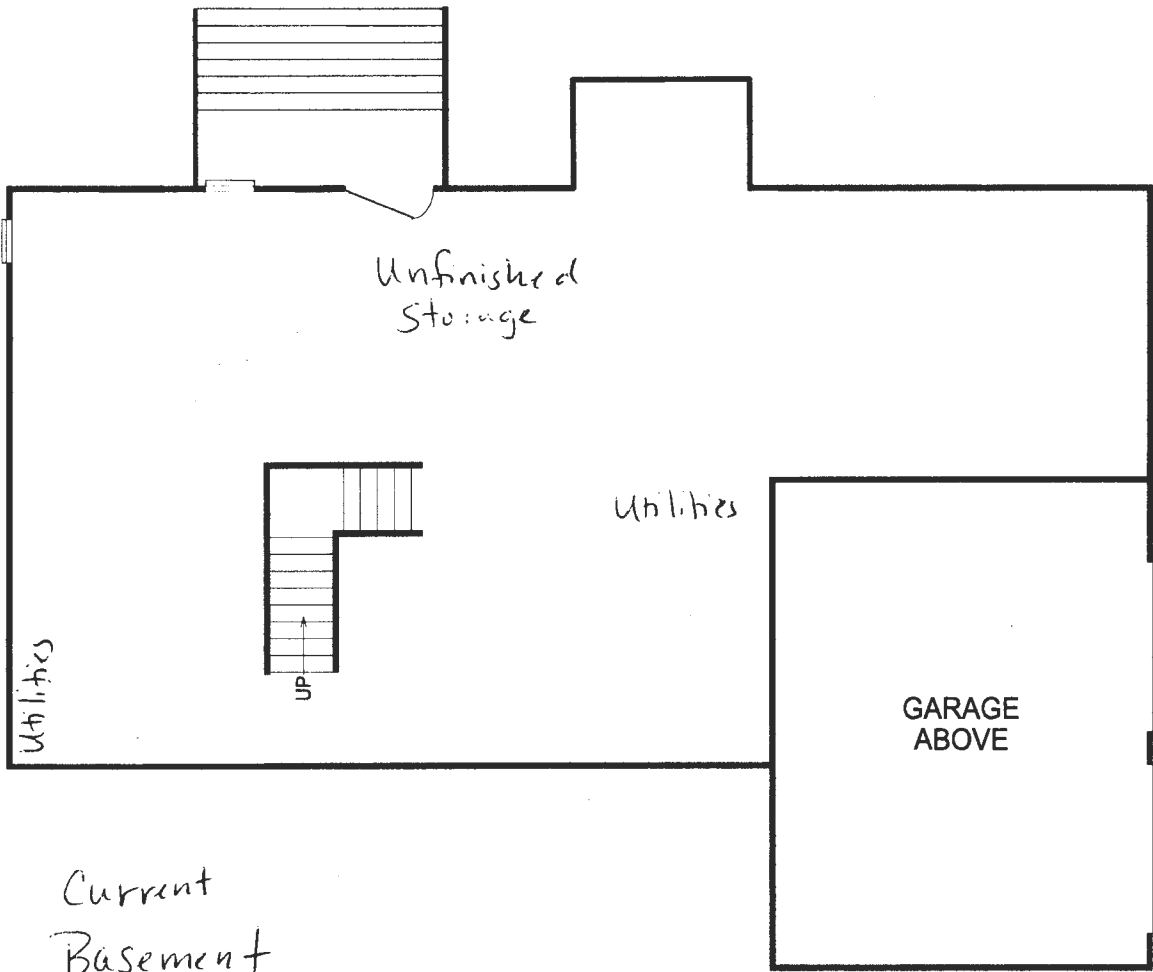
Cheryl Ritter
APPLICANT'S ORIGINAL SIGNATURE

9/12/2023
DATE SIGNED

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

| | | | | |
|---------------------------------|------------------------------|------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|
| AGENCIES REQUIRED/APPROVALS: | | | | |
| <input type="checkbox"/> PR | <input type="checkbox"/> DPZ | <input type="checkbox"/> DED | <input checked="" type="checkbox"/> Health 9/20/23 | <input type="checkbox"/> SHA <input type="checkbox"/> CID |
| SUBMITTAL FEES: \$135-00 | PAYMENT: Check #165 | ACCEPTED BY: PR | | |



Unfinished
Storage

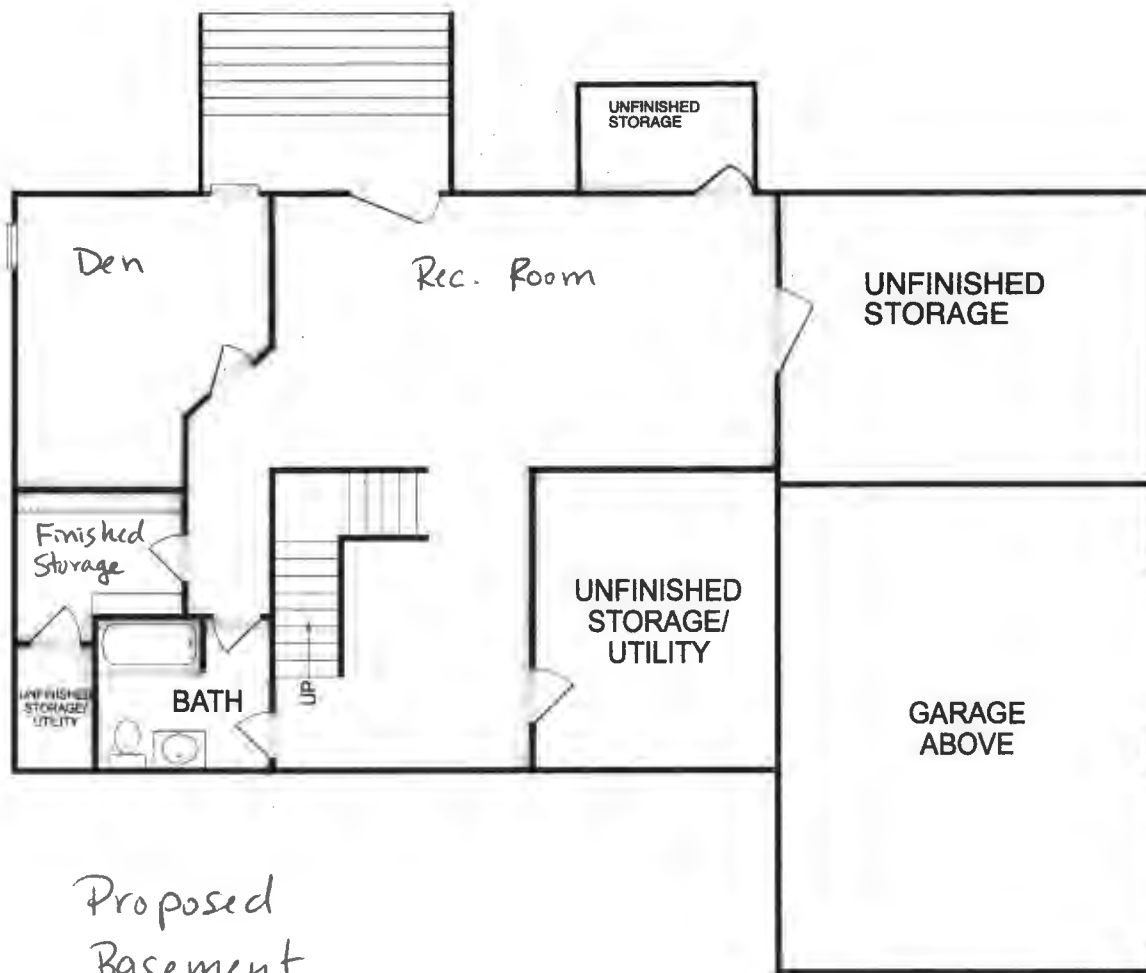
Utilities

Utilities

UP

GARAGE
ABOVE

Current
Basement



Proposed
Basement

Record Detail * (This section is required.)

Permit Type Building/Residential/Alteration/SFD Permit Number B23003722 Opened Date 09/12/2023
 Description of Work SFD/INTERIOR ALTERATIONS TO INCLUDE FINISHING BASEMENT TO CREATE REC ROOM, STORAGE ROOM, BATHROOM AND DEN

Online BP.

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 13805 Street Name POINT BREEZE Street Type DR
 Unit Type --Select-- Unit # X Coordinate -76.98485 Y Coordinate 39.25566
 City DAYTON State MD Zip Code 21036 Primary 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 |
|----------|-----------|-------------|------------|----------------|-----------------|-----------|
| 924293 | 60,90,551 | 1.13 | 266300 | 761400 | 495100 | RURAL |

Legal Description
 IMPSLOT 37 1.1354 A[]13805 POINT BREEZE DR[]CASTLEBERRY AT TEN OAKS

[check spelling](#)

| Block | Lot | Census Tract | Council Dist | Inspection Dist | Supervisor Dist | Map # | DAP Zone |
|-------|-----|--------------|--------------|-----------------|-----------------|-------|----------|
| | 37 | 605101 | 5 | | | | |

Plan Area State Tax Id 1405447399 Subdivision Name Castleberry At Ten Oaks
 Section Area Tax Map 22
 Grid Zoning District RR-DEO ADC Map 4813-C10
 SDP No. Final Plan No. F-06-130 WP File No.
 Record Plat No. 19096-1910 WS Contract No. FDP No. Primary No
 Owner Occupied Year Built 2014 Historic District Yes No
 Historic District Registry No. Stat Area 5-01 Flood Plain Yes No
 Building No

Owner (This section is not required.)

Search Reset Clear

Name *
 CHERYL J RITTER & WILLIAM P NEWDECK
 Address Line 1 13805 POINT BREEZE DR
 Address Line 2
 Address Line 3

Mail City DAYTON Mail State MD Mail Zip Code 21036
 Phone 301-651-7403 Primary Yes
 E-mail CHERYLITTER@GMAIL.COM
 Cell Number Fax Number

Oswald, Hank

From: Oswald, Hank
Sent: Wednesday, September 20, 2023 1:07 PM
To: 'Cheryl Ritter Newdeck'
Cc: wantzconstruction@gmail.com
Subject: RE: B23003722_13805 Point Breeze Drive_Finish Basement

Thank you Ms. Ritter. Your building permit application has been approved by the Health Department.

Best Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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From: Cheryl Ritter Newdeck <cherylritter@gmail.com>
Sent: Wednesday, September 20, 2023 11:20 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: wantzconstruction@gmail.com
Subject: Re: B23003722_13805 Point Breeze Drive_Finish Basement

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

Good Morning,
Updated floor plans and letter starting changes have been submitted to the permits office and they said it all should be "visible in the system" by this afternoon.
Thanks,
Cheryl Ritter

On Tue, Sep 19, 2023, 12:05 PM Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi Ms. Ritter:

Yes, this is fine. Please submit the revised floor plan to the permit office. You should be able to upload this page along with a cover page with a description about the change. Please let me know when you do, so I can look for it in the system.

Thanks,

Hank

Hank Oswald

Licensed Environmental Health Specialist

Bureau of Environmental Health

Howard County Health Department

8930 Stanford Blvd. Columbia, MD 21045

(410) 313 - 1786

www.hchealth.org

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From: Cheryl Ritter Newdeck <cherylritter@gmail.com>

Sent: Tuesday, September 19, 2023 11:35 AM

To: Oswald, Hank <hoswald@howardcountymd.gov>

Cc: wantzconstruction@gmail.com

Subject: Re: B23003722_13805 Point Breeze Drive_Finish Basement

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

Good Morning,

Sorry for the delay - Attached please find an updated drawing for the residential basement enhancement project that is the subject of requested permit # B23003722 for my home at 13805 Point Breeze Dr, Dayton, MD 21036. Please let me know if there are any questions or anything further is needed.

Thanks,

Cheryl Ritter

On Mon, Sep 18, 2023 at 10:02 AM Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi Ms. Ritter:

Thanks for the quick follow-up. Please make sure you show and spell out that the bookcase units, desk etc. are permanently built in, and encumber the main walls.

Please let me know if you have any questions.

Thanks,

Hank

Hank Oswald

Licensed Environmental Health Specialist

Bureau of Environmental Health

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From: Cheryl Ritter Newdeck <cherylritter@gmail.com>
Sent: Monday, September 18, 2023 9:31 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: wantzconstruction@gmail.com
Subject: Re: B23003722_13805 Point Breeze Drive_Finish Basement

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

Good Morning Mr Oswald,

Since the room in question in our basement will be used as a den, I will be re-submitting the drawing to show a desk and bookcases around some part of the parameter of the room. I will try to get the drawing re-submitted before the end of the day today.

Thank you,

Cheryl Ritter

On Mon, Sep 18, 2023 at 8:42 AM Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi Ms. Ritter:

Good morning. This office is in receipt of building permit for a finished basement including a Den which meets the definition of a bedroom (see attached bedroom definition). To confirm the # of bedrooms, please forward a copy of the existing floor plans directly to this office. The floor plans may be hand drawn. You may send them electronically to me.

Currently, the existing septic system is sized for 4 bedrooms (see attached septic record). Should the # of bedrooms exceed the capacity of the existing system, upgrades to the septic system including a septic plan by an engineer will be required prior to building permit approval by this office. Alternatively, if the basement Den/bedroom or some other bedroom were modified, so it didn't meet the definition of a bedroom under local code (see attachment), and the max bedroom count is 4, no upgrades to the septic system will be required.

One of the easiest ways to modify a bedroom is to show a cased 4 foot wide opening into the room without a door, or you may show permanently built in bookcases around the perimeter of the room, desks and other features that impede the room. If you opt to change the # of bedrooms by revising the floor plan, please submit a copy of the revised floor plan to the permits office. Please let me know when you do, so I may look for it in the system.

At this time, the building permit approval will remain on hold until the above mentioned requirements have been satisfied. Should you have any questions or concerns, please don't hesitate to ask.

Kind Regards,

Hank

Hank Oswald

Licensed Environmental Health Specialist

Bureau of Environmental Health

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

Date: 9/20/23 ONLINE SUBMITTAL PAPER SUBMITTAL

To: ~~Cheryl Ritter~~ Hank Oswald Bureau of Environmental Health
(Reviewer/Requestor's Name) (Division)

From: Cheryl Ritter 3014517403
(Your Name/Company Name) (Phone Number)

Subject: Project name Point Breeze Dr Basement Den
Project site address 13805 Point Breeze Dr Dayton MD 21036
Permit # B.23003722 SDP # NA
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
 - Copies of _____ (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)

Please Print Name _____ Telephone No: _____
E-Mail Address: _____

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

Revision

Cheryl Ritter & William Newdeck
13805 Point Breeze Dr.
Dayton, MD 21036

Howard County Maryland
Inspections, Licensing & Permits Office
3430 Courthouse Dr.
Ellicott City, MD 21043

September 19, 2023

To Whom It May Concern,

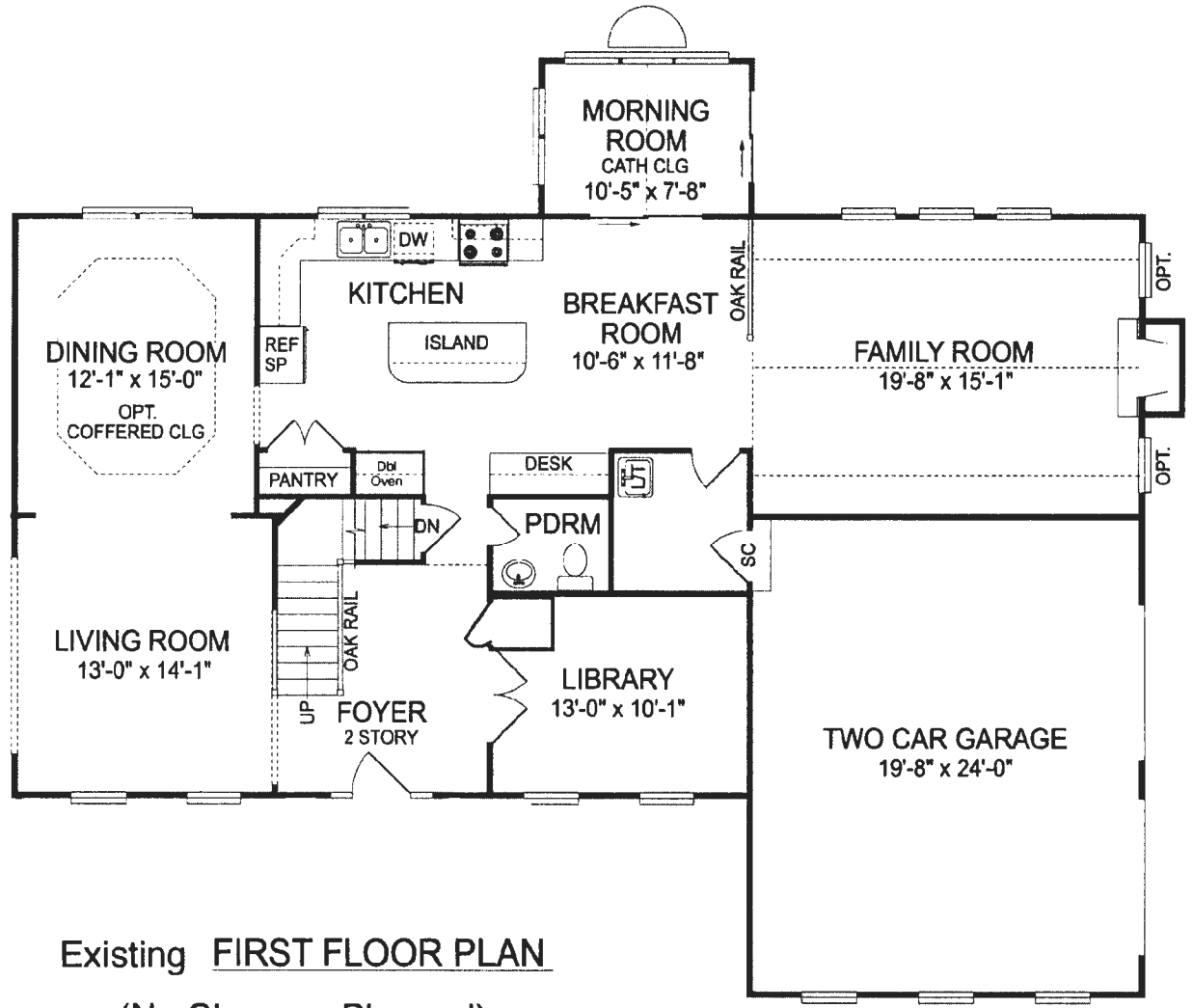
Attached please find an updated drawing which is to added the Residential Interior Alteration Single Family Dwelling application for **Permit #B23003722**. This letter and drawings are in response to the comment/question received from the Licensed Environmental Health Specialist reviewing our permit application. The den room has been labeled as such and shows the permanent/built-in bookcases and desk that are intended for the new room.

Thank you for your time. Please let me know if there is anything else needed to obtain this permit.

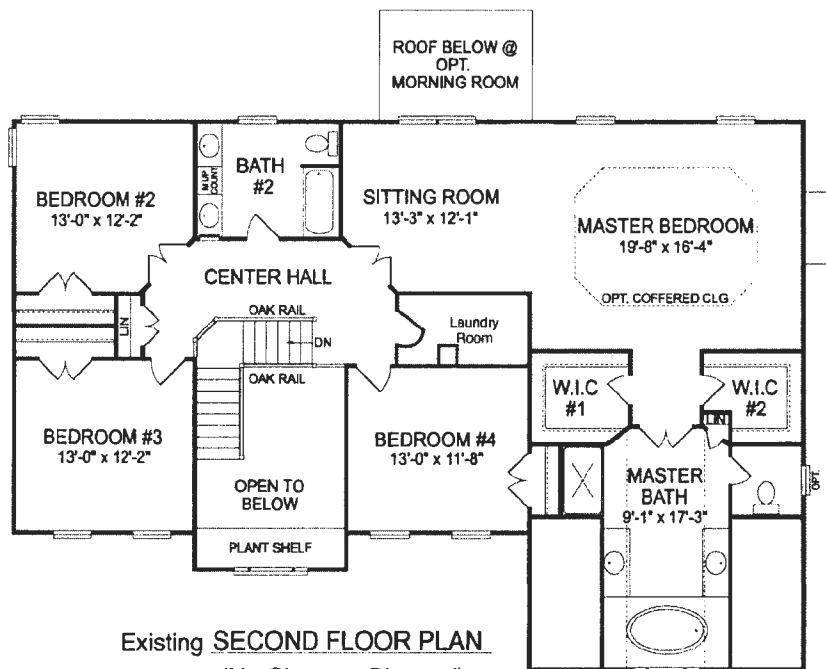
Sincerely,

A handwritten signature in cursive script that reads "Cheryl Ritter".

Cheryl Ritter

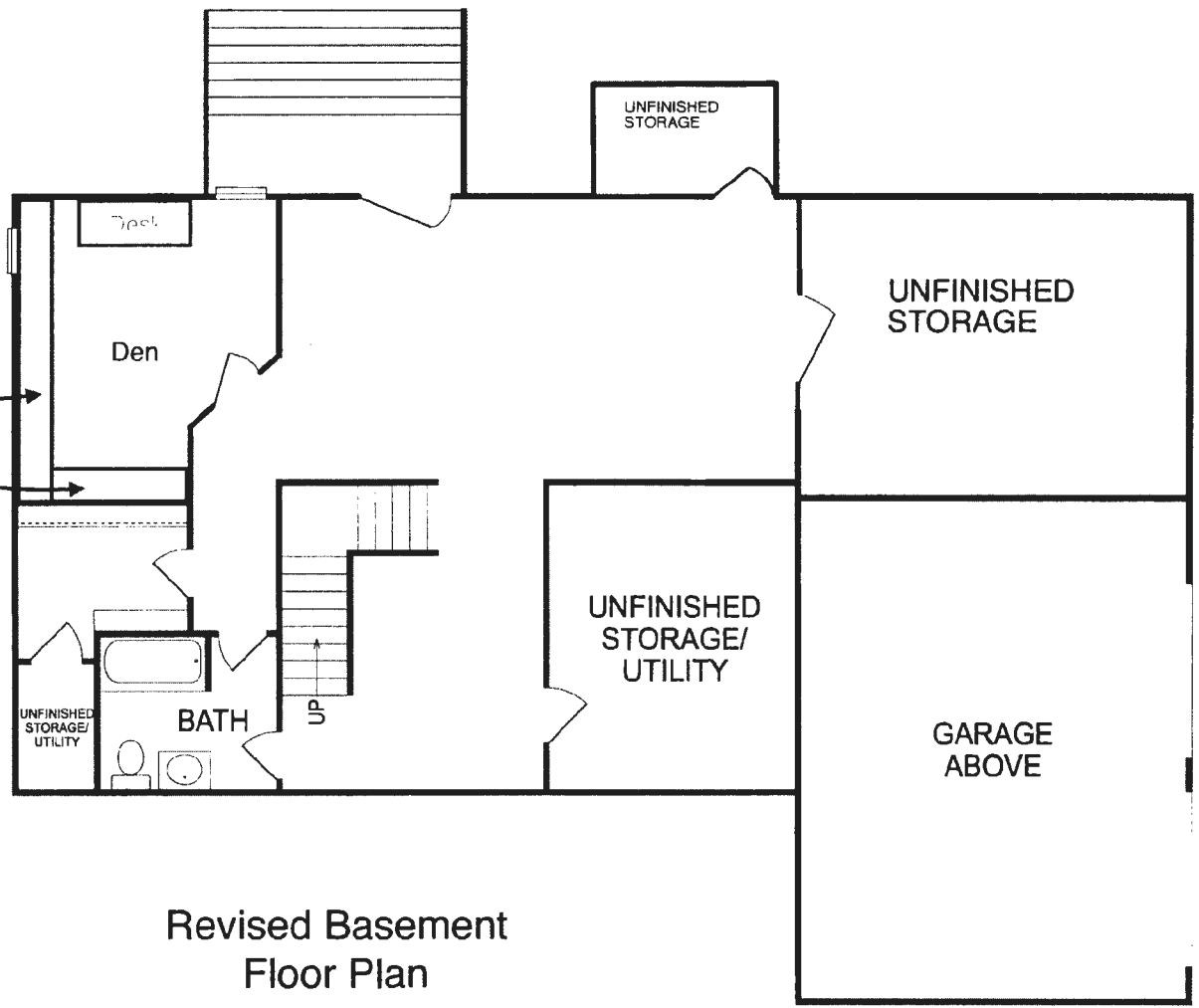
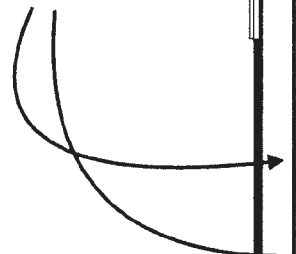


Existing FIRST FLOOR PLAN
 (No Changes Planned)



Existing SECOND FLOOR PLAN
(No Changes Planned)

Permanent Built-in
Bookcase



Revised Basement
Floor Plan

Oswald, Hank

From: Oswald, Hank
Sent: Monday, September 18, 2023 8:42 AM
To: CherylRitter@gmail.com
Cc: wantzconstruction@gmail.com
Subject: B23003722_13805 Point Breeze Drive_Finish Basement
Attachments: bedroom defintion.pdf; WS_PointBreezeDrive_13805_SepticPermit_2013.pdf

Hi Ms. Ritter:

Good morning. This office is in receipt of building permit for a finished basement including a Den which meets the definition of a bedroom (see attached bedroom definition). To confirm the # of bedrooms, please forward a copy of the existing floor plans directly to this office. The floor plans may be hand drawn. You may send them electronically to me.

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Kind Regards,

Hank

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