

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Addition/SFD	B25002035	05/22/2025

Description of Work
 SFD/ Adding a 700 SF side bedroom addition and converting (1) existing bedroom into family media room, that will include creating a hallway access to the new addition. We will also be doing some exterior modifications to the existing front of home, 1 STORY, Full Basement, OR, 4FB, 1HB, 1FP, OTHER STRUCTURE = Detached Garage, 4BR, PORCH/DECK = Screen Porch and Deck, ENERGY METHOD = Prescriptive Method,

[check spelling](#)

Online BP.
 g 5/29/25

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
5261	TALBOTS LANDING	--Select--	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-76.76855	39.22383
City	State	Zip Code	Primary
ELLCOTT CITY	MD	21043	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
880516	694	1.44	235600	628200	392600	ELKRID

Legal Description
 IMPSP/O LOT 9B 1.4458 A[5261 TALBOTS LANDING[]TALBOTS LAST SHIFT

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	9 B	601101	1	6			
Plan Area	State Tax Id	Subdivision Name					
	1401185144						
Section	Area	Tax Map					
		31					
Grid	Zoning District	ADC Map					
31-22	R-20	4936-G5					
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	1982	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	1-03	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *
 STEVE
 Address Line 1
 5261 TALBOTS LANDING
 Address Line 2
 Address Line 3

Mail City
 ELLCOTT CITY
 Mail State
 MD
 Mail Zip Code
 21043
 Phone
 443-610-2767
 Primary
 Yes
 E-mail

Cell Number

Fax Number

Professionals (This section is not required.)

License # * 08010019661-01
 License Type * MHIC Ind
 Primary Yes

Business Name OWINGS BROTHERS CONTRACTING

First Name MICHAEL Middle Name GERARD Last Name OWINGS

Address Line 1 5340 ENTERPRISES STREET
 Address Line 2

City SYKESVILLE State MD ZIP Code 21784-0000

Phone 1 4107817022 Phone 2 Fax 4105499668
 E-mail INFO@OWINGSBROTHERS.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * Applicant
 Relationship Applicant
 Primary No

First Name Tina MI Last Name Simons

Full Name Tina Simons
 Organization Name Owings Brothers Contracting
 Street Address 5340 Enterprise Street
 Address Line 2

City Sykesville State MD Zip Code 21784
 Phone 410-781-7022 Cell Fax 410-549-9668
 E-mail * tina@owingsbrothers.com

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Contact
 Relationship Licensed Professional
 Primary Yes

First Name Tina MI Last Name Simons

Full Name Tina Simons
 Organization Name Owings Brothers Contracting
 Street Address 5340 Enterprise Street
 Address Line 2

City Sykesville State MD Zip Code 21784
 Phone 410-781-7022 Cell Fax 410-549-9668
 E-mail tina@owingsbrothers.com

Addtl Info

Est Construction Cost * 370000
 Housing Units * 0
 Number of Buildings * 0
 Public Owned No

Construction Type -Select-

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee *

Yes No

Capital Project Number

(Text)

Fee Exempt *

Yes No

Roadside Tree Project Permit

Yes No

Roadside Tree Pr

No of Stories * 1 (Text) Foundation * Full Basement Basement * Full Finished No of Rooms * 0 (Text) Full Baths * 4 (Number) Ha 1

Model * SFD/ Adding a 700 SF side bedroom addition and converting (1) existing bedroom into family media room, that will include creating a hallway

[check spelling](#)

Other Structure * Detached Garage Water * Private Sewage * Private Utilities * Electric Heating System * Electric No of Fireplaces * 1 (Number) Type of Fireplace * Masonry Sprinkler System * None
W & S Fees Paid Yes No
1st Floor Width FT (Number) 1st Floor Depth FT (Number) 2nd Floor Width FT (Number) 2nd Floor Depth FT (Number) Basement Width FT (Number) Basement Depth FT (Number) Height FT (Number)
Total Square Footage * 700 SQFT (Number) Occupiable Square Footage * 0 SQFT (Number) Affordable Housing Funding * N/A Foundation Measurement (Text)
Walls (Text) Roof (Text) Change In Use Yes No Grading Permit No (Text) Senior Housing Yes No MIHU Outside Downtown Columbia Yes No
Additional Description Info Expiration Date 11/25/2025 MIHU Required Units 0 (Num)

[check spelling](#)

GREEN INFORMATION

Goal Level --Select-- Actual Level --Select-- Leed Registration Number (Text) Date of Leed Certification

STORM WATER MANAGEMENT

Green Roofs A1 Yes No Permeable Pavements A2 Yes No Reinforced Turf A3 Yes No Disconnection of Rooftop Runoff N1 (Number)
Sheetflow to Conservation Areas N3 Yes No Rainwater Harvesting M1 (Number) Submerged Gravel Wetlands M2 (Number) Landscape Infiltration (Number)
Dry Wells M5 (Number) Micro Bioretention M6 (Number) Rain Gardens M7 (Number) Swales M8 (Number)
PSWM Certification Received in CID on

Submit Cancel

Freemon, Robert

From: Freemon, Robert
Sent: Tuesday, January 28, 2025 11:41 AM
To: tina@owingsbrothers.com
Subject: 5261 Talbots Landing
Attachments: HCHD BP Process.pdf; General Process Information.pdf; Well & Septic SETBACKS.pdf; ENGINEERS Surveyors REV 6-28-02.pdf; SEPTIC CONTRACTORS_updated 8-14-20.pdf

Hi,
Per our conversation over the phone on 1/24 you were inquiring about a future second story addition which will include a bedroom addition (total 5 bedrooms proposed) for 5261 Talbots Landing. Prior to the Health Dept. approving a building permit of this nature the following would be required. Further information regarding these requirements can be found on our website (see signature below). If you have any further questions let me know. Hope this helps.

1. Revised Percolation Certification Plan (PC)
 - a. This property does have an approved Percolation Certification Plan showing a 10,000sqft sewage disposal area (SDA) with corresponding test notes. However the existing structures on the property (pool, detached garage, concrete pad) appear to not meet setbacks to the approved SDA. According to records these structures do not appear to have been permitted for construction. Due to this a revised percolation certification plan will need to be created showing a revised SDA meeting setbacks, retaining 10,000sqft and able to fit 3 systems (initial/existing and two future replacements). Additional perc testing will very likely be required.
2. On-Site Sewage Disposal System Evaluation (OSDS)
 - a. The existing septic system will need to be evaluated to determine its condition and construction details. Portions of the septic system will need to be dug up during percolation testing for evaluation. According to records there is a discrepancy with the size of the septic tank. The trench ends will need to be uncovered to determine their condition. If the existing septic system is deemed not adequate for the proposed 5 bedroom dwelling the existing septic system will need to be abandoned and a new septic system installed.

Note: Below is a link to an interactive map the property owners can use when talking to an engineer about revising the percolation certification plan.

[Howard County, Maryland Interactive Map \(howardcountymd.gov\)](https://www.howardcountymd.gov/InteractiveMap)



*8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health
Well and Septic Program*

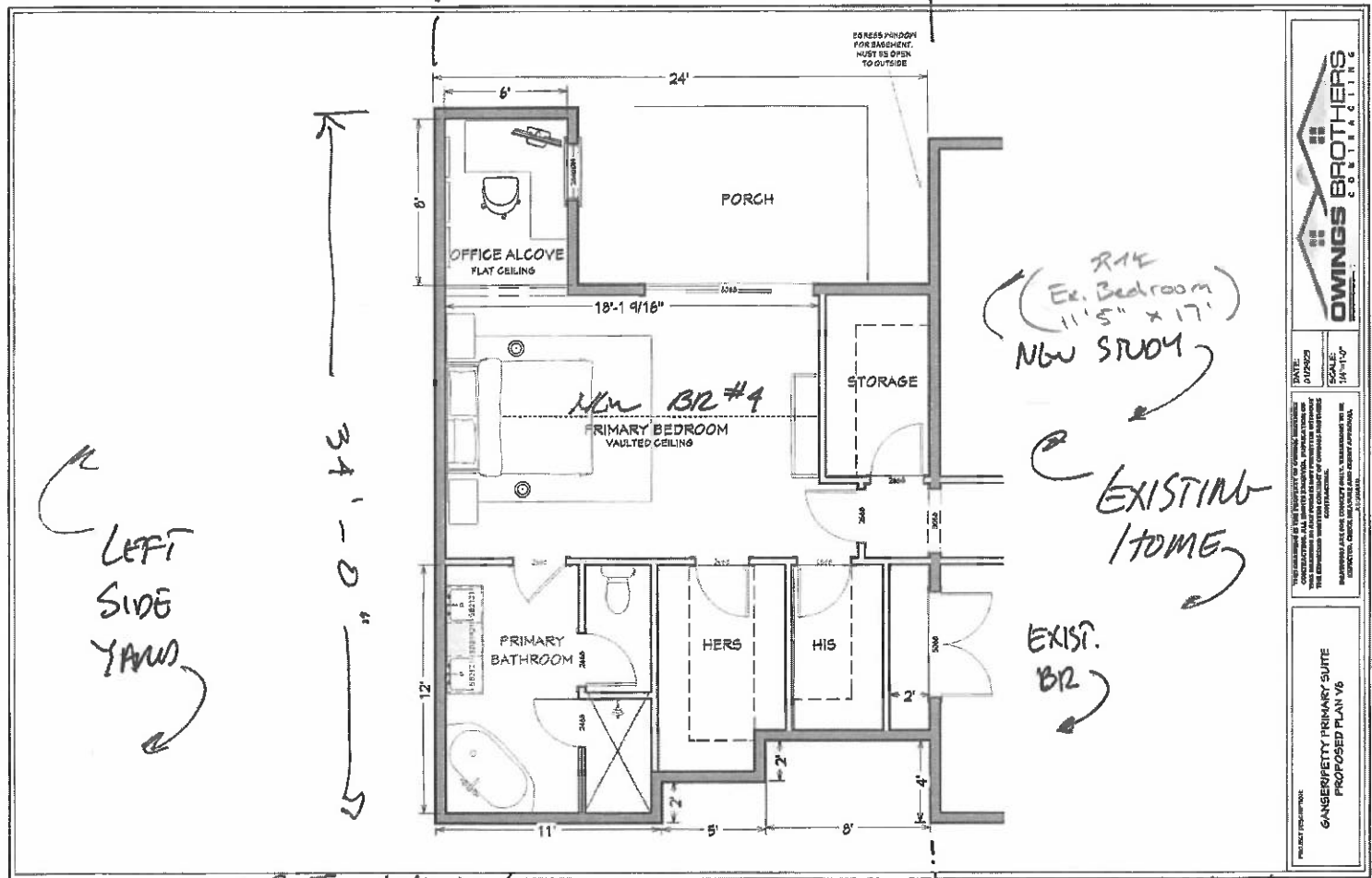
Robert "Spencer" Freemon

Phone: 410-313-6357

Email: rfreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

← 29' - 0" → REAR YARD



OWINGS BROTHERS CONTRACTING

DATE: _____
 PURPOSE: _____
 SCALE: 1/4" = 1'-0"
 PROJECT: GANSEBERRY PRIMARY SUITE PROPOSED PLAN V6

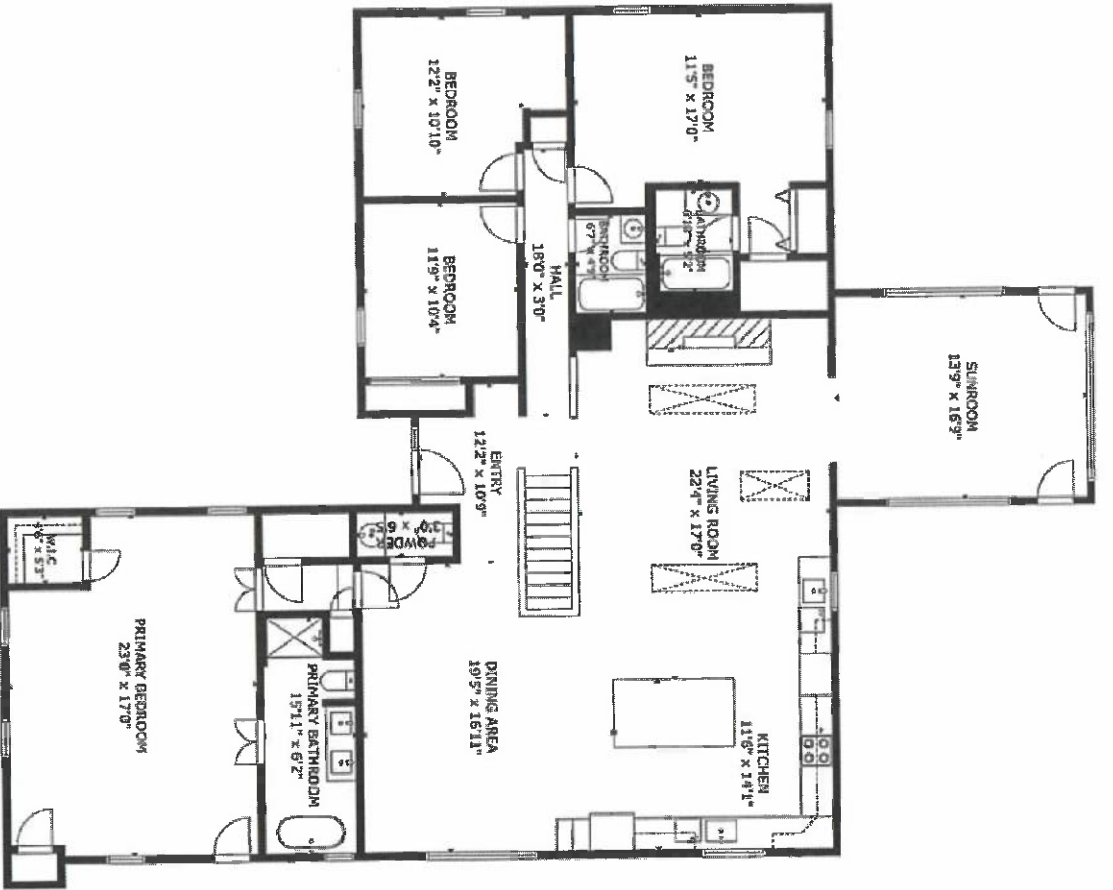
THE INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF OWINGS BROTHERS CONTRACTING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF OWINGS BROTHERS CONTRACTING.

5261 TALBOTS LANDING
 ELLICOTT CITY MD
 21043

ADDITION
 APPROX. 29' X 34'

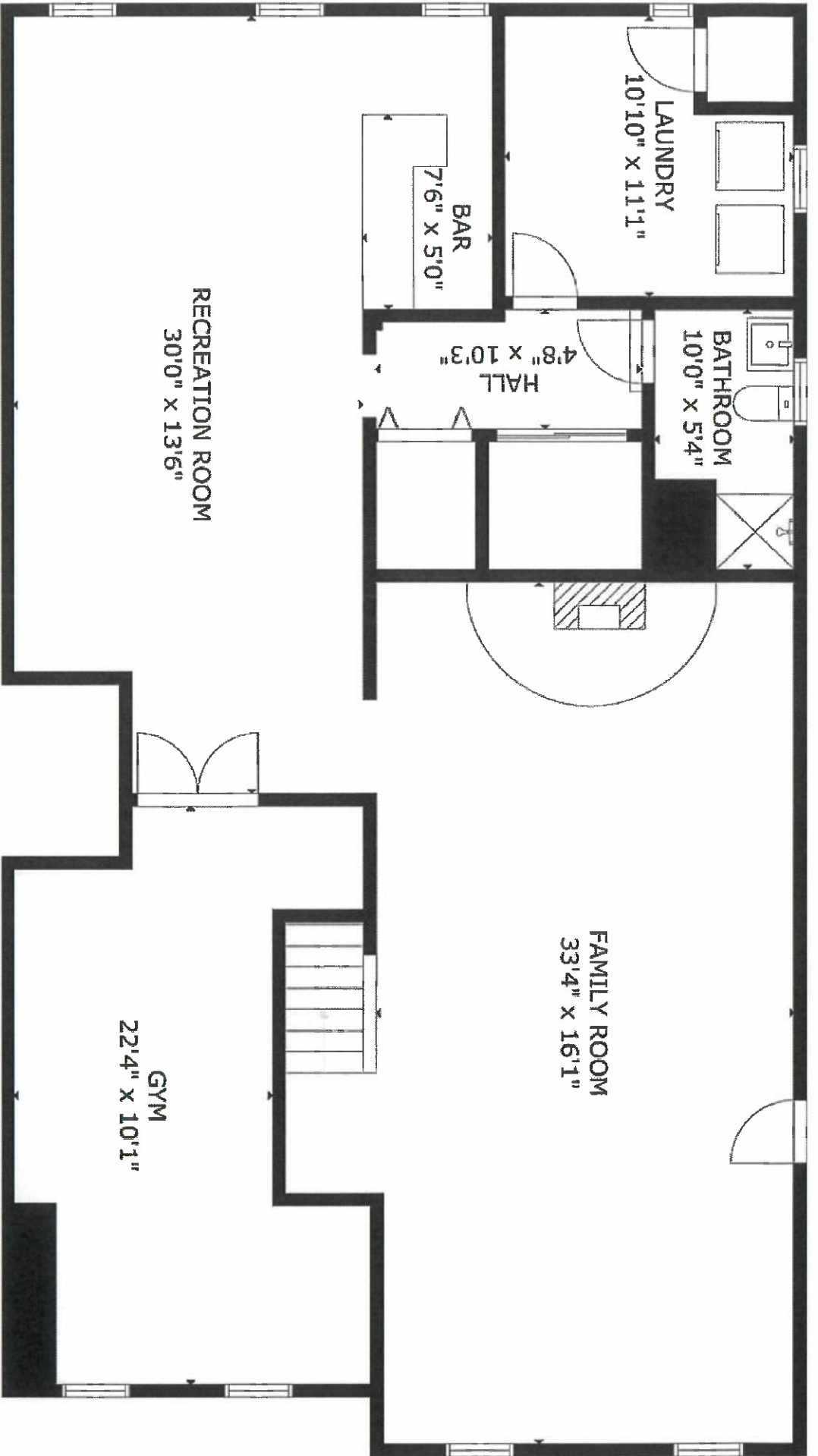
← END OF EXISTING LEFT CORNER
 FRONT YARD

Proposed Addition R1E



GROSS INTERNAL AREA
 TOTAL: 4,130 sq ft
 LOWER FLOOR: 1,981 sq ft, MAIN FLOOR: 2,549 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Existing off Zillow 1/28/2025



GROSS INTERNAL AREA
 TOTAL: 4,130 sq ft
 LOWER FLOOR: 1,581 sq ft MAIN FLOOR: 2,549 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

Existing off Zillow 1/29/2025

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Monday, June 30, 2025 11:35 AM
To: Tina Simons
Subject: RE: B25002035_5261 Talbots Landing Road_Plan Review Comments

Hi Tina,

I have a copy of the report. I was just suggesting confirmation by a septic contractor. With that said, if the tank is going to be replaced, then please have the engineer label the existing septic tank “**Ex. septic tank to be abandoned**” and show the location of new 1500 two-compartment tank with label on the PC plan.

The report also indicates the tank is approx. 5 feet in the ground which exceeds the maximum depth of 3 feet. Any new tank set deeper than 3 feet requires a pre-approval from the Deputy Director, Jeff Williams. When the septic contractor applies for the septic permit, they will need to supply a letter from the manufacturer stating that their septic tank is certified to have more than 3 ft of cover, and provide septic tank specs with the application. **The engineer should also add this note to the PC plan.** “The new septic tank must be ordered from a manufacturer who certifies their tank to have more than 3 feet of cover”. We will need 3 original copies with signature like the last time either mailed in or dropped off. Thanks.

Please let me know if you have any questions.

Regards,

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: Tina Simons <tina@owingsbrothers.com>
Sent: Monday, June 30, 2025 10:42 AM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Subject: RE: B25002035_5261 Talbots Landing Road_Plan Review Comments

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Hank,

The homeowner had a company perform a septic inspection and the tank information is reported below.

The septic system is located in the backyard. The tank is approximately 1500 gallons, single compartment, concrete tank

Tina Simons, Owings Brothers Contracting
Customer Service and Scheduling
410.781.7022
www.owingsbrothers.com



From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Monday, June 30, 2025 10:12 AM
To: Tina Simons <tina@owingsbrothers.com>
Subject: RE: B25002035_5261 Talbots Landing Road_Plan Review Comments

Hi Tina,

Did SC backhoe confirm a single compartment tank?

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: Tina Simons <tina@owingsbrothers.com>
Sent: Monday, June 30, 2025 8:48 AM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Subject: RE: B25002035_5261 Talbots Landing Road_Plan Review Comments

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Good Monday Morning Hank,
Attached is the revised perc plan per county comments. We are just waiting on SC backhoe for the new 2 compartment septic tank cost so we can share this with the homeowner to approve the work. Please let me know if the civil plan will need wet signatures like last time or if this will be okay as attached.

Best regards,
Tina Simons, Owings Brothers Contracting
Customer Service and Scheduling
410.781.7022
www.owingsbrothers.com



From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Thursday, June 26, 2025 11:34 AM
To: Tina Simons <tina@owingsbrothers.com>
Subject: B25002035_5261 Talbots Landing Road_Plan Reivew Comments

Hi Tina,

The perc cert plan came back with a couple of comments. In addition, the existing septic tank may not meet current code. Please see below for more details.

Existing System:

The inspection made by 1st Choice Inspection Services, indicates a 1500 gallon single compartment tank which does not meet current code. The tank must be a two compartment top seam tank. It is recommended that you have a septic contractor pump/evaluate the existing septic tank to confirm this information. If the tank turns out to be a single compartment tank, then it must be replaced with a tank meeting current code prior to BP approval. This will require a septic permit and site plan from a licensed septic contractor.

Perc Cert Plan:

The perc cert plan was returned with the following comments:

1. Add perc test hole #A to the plan. Please see attached document for hole location.
2. Change anything marked with yellow on the plan to another color that's more visible.
3. Add note, Existing septic system is adequate for 4 bedrooms **OR**, Add note (depending on inspection findings), Existing single compartment septic tank must be replaced with a 1500 gallon two compartment tank prior to building permit approval. Existing set of 70' trenches currently in use (closest to the driveway) are adequate for 4 bedrooms.

Please let me know if you have any questions.

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
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and will assist with design and all your interior finishes. <https://homeinteriorsbydesign.com/> <https://homeinteriorsbydesign.com/product/custom=closets>

From: Jim Pohlhaus <jim@owingsbrothers.com>
Sent: Thursday, June 5, 2025 3:02 PM
To: Tina Simons <tina@owingsbrothers.com>; Michael Owings <michael@owingsbrothers.com>
Subject: Re: Ganser Petty Permit - B25002035_5261 Talbots Landing

Tina,
The engineer is working on his comments 1-5, said he would have them back to us next week. Attached here are the signed client waiver, and the floor plan showing the media room opening vs doors per the other county comments. I was not sure if you wanted to wait until you had everything to post or post them as we get these items checked off the list.

We still need to schedule the septic inspection; including per test I will speak with Michael on who he wants to use since the engineer does not coordinate this.

Thank You,
Jim Pohlhaus | Remodeling Consultant



5340 Enterprise Street; Sykesville, MD 21784
OwingsBrothers.com
410.781.7022

We have been a family-owned business for over 42 years serving the local and surrounding area with high quality renovations. In addition to our website, <https://www.owingsbrothers.com> we also have our design studio link here to show you everything else we offer beyond our design/build capabilities. Home Interiors by Design is part of our family business and will assist with design and all your interior finishes. <https://homeinteriorsbydesign.com/> <https://homeinteriorsbydesign.com/product/custom=closets>

From: Tina Simons <tina@owingsbrothers.com>
Sent: Tuesday, June 3, 2025 8:36 AM
To: Michael Owings <michael@owingsbrothers.com>; Jim Pohlhaus <jim@owingsbrothers.com>
Subject: Ganser Petty Permit - B25002035_5261 Talbots Landing

Good morning.
See Health Department Comments below

Tina Simons, Owings Brothers Contracting
Customer Service and Scheduling
410.781.7022
www.owingsbrothers.com



From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Tuesday, June 3, 2025 8:02 AM

To: Tina Simons <tina@owingsbrothers.com>
Subject: B25002035_5261 Talbots Landing

Hi Tina,

The building permit for 5261 Talbots Landing has been reviewed with the following comments:

Perc Cert Plan Review Comments:

1. The existing well appears to be less than 10 feet to the driveway. If this is the case, then please complete the attached waiver form for a reduced setback distance.
2. Show two alternate well sites or a 1500 sq. ft. well box.
3. Purpose statement should be a little more specific.
4. Add elevation # next to each perc test hole.
5. Make perc test hole symbol more noticeable.

Septic System Comments:

1. Confirm the size (gallage) and condition/structural integrity of the septic tank. This will require pumping the tank and providing documentation from a septic contractor. Reason: The septic record has multiple tank sizes stated throughout the years including a 1000 gal tank which is only adequate for 3 bedrooms.
2. Need to confirm 4 foot buffer of adequate soil beneath the existing trenches. Reason: Two of the 4 septic trenches are 10 feet deep, and the perc test data in the record only goes to 12 feet. At some point, I will need to meet with a septic contractor on site to conduct a perc test near the last trench before the driveway.

Floor Plan Comments:

1. The new room labeled "media room" still meets the definition of a bedroom because it has a window and door for privacy. Please see attached definition. One way to convert a bedroom is to remove the doors and show a cased 4 foot wide or greater opening into the room.

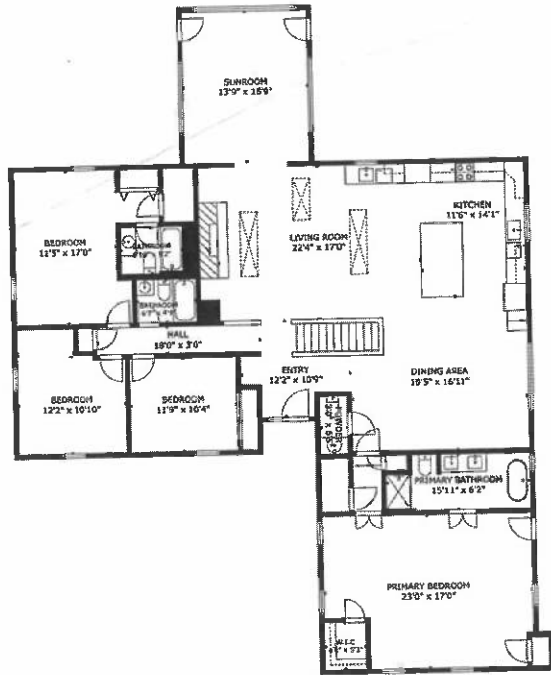
Should you have any questions, please feel free to contact me.

Regards,

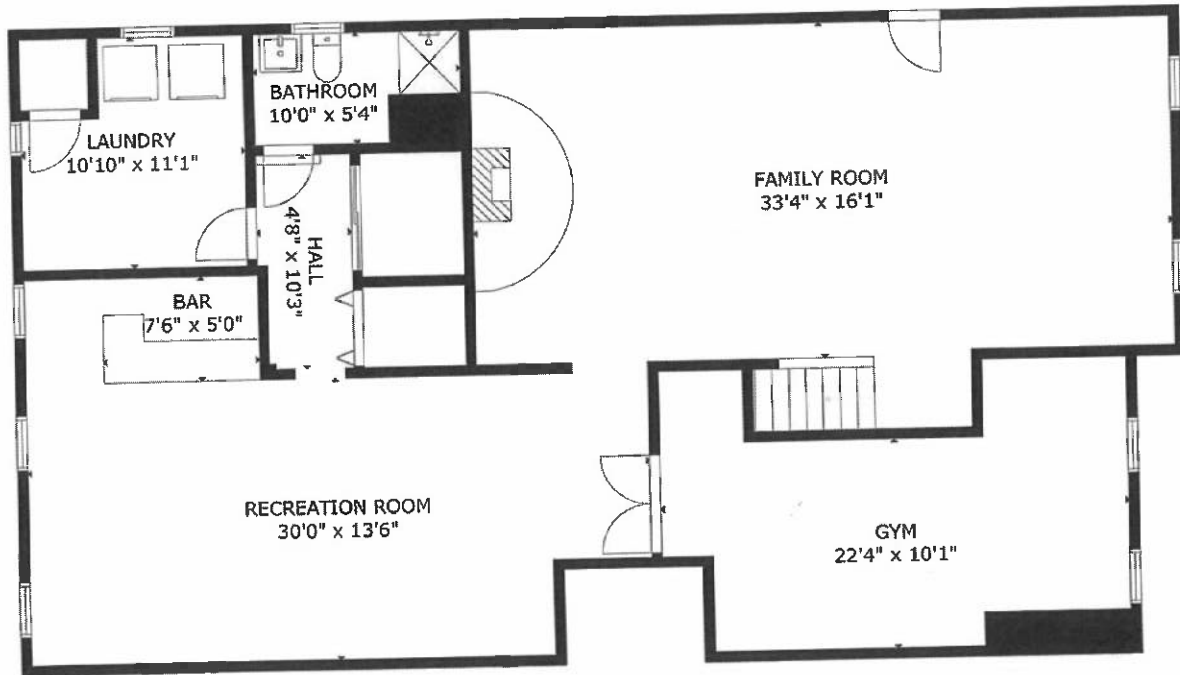
Hank

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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GROSS INTERNAL AREA
TOTAL: 6,130 sq ft
LOWER FLOOR: 1,581 sq ft, MAIN FLOOR: 2,549 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



GROSS INTERNAL AREA
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LOWER FLOOR: 1,581 sq ft, MAIN FLOOR: 2,549 sq ft
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Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Thursday, June 26, 2025 11:34 AM
To: Tina Simons
Subject: B25002035_5261 Talbots Landing Road_Plan Reivew Comments
Attachments: perc test hole A_250626_104605.pdf

Hi Tina,

The perc cert plan came back with a couple of comments. In addition, the existing septic tank may not meet current code. Please see below for more details.

Existing System:

The inspection made by 1st Choice Inspection Services, indicates a 1500 gallon single compartment tank which does not meet current code. The tank must be a two compartment top seam tank. It is recommended that you have a septic contractor pump/evaluate the existing septic tank to confirm this information. If the tank turns out to be a single compartment tank, then it must be replaced with a tank meeting current code prior to BP approval. This will require a septic permit and site plan from a licensed septic contractor.

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Please let me know if you have any questions.

Regards,

Hank

Hank Oswald
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Bureau of Environmental Health
Howard County Health Department
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Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Tuesday, June 3, 2025 8:02 AM
To: Tina Simons
Subject: B25002035_5261 Talbots Landing
Attachments: County Waiver Form interactive_setback distance from a well to a driveway.pdf;
bedroom defintion.pdf

Hi Tina,

The building permit for 5261 Talbots Landing has been reviewed with the following comments:

Perc Cert Plan Review Comments:

1. The existing well appears to be less than 10 feet to the driveway. If this is the case, then please complete the attached waiver form for a reduced setback distance.
2. Show two alternate well sites or a 1500 sq. ft. well box.
3. Purpose statement should be a little more specific.
4. Add elevation # next to each perc test hole.
5. Make perc test hole symbol more noticeable.

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Should you have any questions, please feel free to contact me.

Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
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~~John Foster~~

• Ex well < 10' to d/w

• Purpose statement
should include info
about large addition.
• Show 2 pit well
site on 1500 sq ft.
well box.

• Easement related to
SBA?

• Verify Tank size

• 1.2 8' x 8'

Davis, Michael

From: Steven Krieg -MDE- <steven.krieg@maryland.gov>
Sent: Tuesday, July 22, 2025 10:57 AM
To: Davis, Michael
Cc: Matthew Cumers -MDE-; Naomi Howell -MDE-
Subject: Re: Google form for Talbots Landing

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Mike

I say the tank needs to meet current standards which means a two compartment tank. My interpretation of the revised flow chart supports this.

Steven Krieg, LEHS, REHS/RS
Regional Consultant
On-site Systems Division
Water and Science Administration
Maryland Department of the Environment
1800 Washington Boulevard
Baltimore, Maryland 21230
steven.krieg@maryland.gov
410-537-3680 (O)

[Website](#) | [Facebook](#) | [Twitter](#)

*7/23/25 - Call from Steve Krieg
Matt Cumers indicated this
was the correct
interpretation.
N. Davis*

On Tue, Jul 22, 2025 at 10:43 AM Steven Krieg -MDE- <steven.krieg@maryland.gov> wrote:
Mike

To be clear, I indicated I didn't have the answer to your google form inquiry not the actual inquiry. I can give you a call and we can try to sort out

Steven Krieg, LEHS, REHS/RS
Regional Consultant
On-site Systems Division
Water and Science Administration
Maryland Department of the Environment
1800 Washington Boulevard
Baltimore, Maryland 21230
steven.krieg@maryland.gov
410-537-3680 (O)

----- Forwarded message -----

From: **Davis, Michael** <mjdavis@howardcountymd.gov>

Date: Tue, Jul 22, 2025 at 10:24 AM

Subject: RE: Google form for Talbots Landing

To: Matthew Cumers -MDE- <matthew.cumers1@maryland.gov>

Cc: Steven Krieg -MDE- <steven.krieg@maryland.gov>

Matt,

Thank you for the follow-up. I have notes in our file for this one.

Steve indicated he did not know the answer for this one and the County Executives office is setting up a meeting with me and the owner to discuss their addition. What is the projected timeline for an answer?

Thank you,

Mike

Michael J. Davis, Director

Bureau of Environmental Health

Howard County Health Department

8930 Stanford Blvd.

Columbia, MD 21045



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From: Matthew Cumers -MDE- <matthew.cumers1@maryland.gov>
Sent: Tuesday, July 22, 2025 8:04 AM
To: Davis, Michael <mjdavis@howardcountymd.gov>
Cc: Steven Krieg -MDE- <steven.krieg@maryland.gov>
Subject: Re: Google form for Talbots Landing

WARNING!!!

This email originated from someone outside of Howard County

*****DO NOT CLICK LINKS OR OPEN ATTACHMENTS*****

unless you recognize the sender and know for sure that the content is safe

Mike,

I did some testing on Friday and I will try to turn on the response settings today. It requires me to change formulas on 23 different sheets on the back end, so bear with me as I am working on through it.

Respectfully,

Matt



Matt Cumers

Division Chief, On-site Systems Division
Water and Science Administration
Maryland Department of the Environment
1800 Washington Boulevard
Baltimore, Maryland 21230

matthew.cumers1@maryland.gov

410-537-3583 (O)

[Website](#) | [Facebook](#) | [X](#) | [Instagram](#) | [YouTube](#) | [LinkedIn](#)

On Mon, Jul 21, 2025 at 12:43 PM Davis, Michael <mjdavis@howardcountymd.gov> wrote:

Steve,

FYI, I submitted a google form with a building permit question and did not receive a copy of the form in a bounce back email. I've also looked in clutter and junk but don't see it. Do you know what address it should be coming from? I need a copy for our file.

Mike

Michael J. Davis, Director

Bureau of Environmental Health

Howard County Health Department

8930 Stanford Blvd.



Oswald Jr, Woodin

From: Tina Simons <tina@owingsbrothers.com>
Sent: Wednesday, June 11, 2025 9:36 AM
To: Oswald Jr, Woodin
Subject: Ganser Petty Permit - B25002035_5261 Talbots Landing
Attachments: County Waiver Form interactive_setback distance from a well to a driveway (1).pdf; REV Ganser-Petty Site & Perc Plan.pdf

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

Hank,
Here you go . Let us know if you need anything else.

Tina Simons, Owings Brothers Contracting
Customer Service and Scheduling
410.781.7022
www.owingsbrothers.com



From: Jim Pohlhaus <jim@owingsbrothers.com>
Sent: Tuesday, June 10, 2025 8:23 AM
To: Tina Simons <tina@owingsbrothers.com>; Michael Owings <michael@owingsbrothers.com>
Subject: Re: Ganser Petty Permit - B25002035_5261 Talbots Landing

Tina,
Please find attached the signed waiver, the corrected floor plan, and new site / perc plan that addresses all the county comments from this latest round of permit review. We also have the septic contractor scheduled for next week with Hank, and they are in contact with him about the perc test.

Please let me know if you need anything else. It is very important not to mix up site plans and floor plans on gatekeeper, so only revised versions are attached to this email for upload to county. Please let me know if you have any questions.

Thank You,
Jim Pohlhaus | Remodeling Consultant



5340 Enterprise Street; Sykesville, MD 21784
OwingsBrothers.com
410.781.7022

We have been a family-owned business for over 42 years serving the local and surrounding area with high quality renovations. In addition to our website, <https://www.owingsbrothers.com> we also have our design studio link here to show you everything else we offer beyond our design/build capabilities. Home Interiors by Design is part of our family business