

Record Detail * (This section is required.)

Permit Type Building/Residential/Accessory/Structure Permit Number B25001666 Opened Date 04/28/2025

Description of Work SFD/ CONSTRUCT 33' X 24' STORAGE BARN, 1 STORY, Part Crawl Space/Part Slab on Grade, 0R, 0FB, 1HB, 0FP, OTHER STRUCTURE = None, 0BR, PORCH/DECK = N/A, ENERGY METHOD = N/A,

Online BP.
gsl 5/7/25

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 14208 Street Name PIONEER Street Type CIR
 Unit Type --Select-- Unit # X Coordinate -77.00231 Y Coordinate 39.26074
 City GLENELG State MD Zip Code 21737 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
892555	184	1.25	277500	501800	187200	RURAL

Legal Description LOT 24 1.255 A. []14208 PIONEER CIR []THE HERITAGE S1

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	24	605101	5				

Plan Area State Tax Id 1405380537 Subdivision Name THE HERITAGE
 Section Area Tax Map 21
 Grid Zoning District RR-DEO ADC Map 4812-K9
 21-18 Final Plan No. WP File No.
 SDP No. Primary Yes
 Record Plat No. 3778 WS Contract No. FDP No.
 Owner Occupied Year Built 1984 Historic District
 Yes No 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 * BRIAN
 Address Line 1 14208 Pioneer Cir
 Address Line 2
 Address Line 3
 Mail City Glenelg
 Mail State MD
 Mail Zip Code 21737
 Phone 410-865-9901
 Primary Yes
 E-mail

theflavins@verizon.net

Cell Number

Fax Number

Professionals (This section is not required.)

License # * 154803
 License Type * Contractor
 Primary Yes

Business Name Flavin Remodeling LLC
 First Name Brian Middle Name John Last Name Flavin
 Address Line 1 14208 Pioneer Cir
 Address Line 2
 City Glenelg State MD ZIP Code 21737
 Phone 1 410-865-9901 Phone 2 Fax
 E-mail theflavins@verizon.net

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * Applicant
 Relationship Applicant
 Primary No

First Name Brian MI John Last Name Flavin
 Full Name Brian John Flavin
 Organization Name
 Street Address 14208 Pioneer Cir
 Address Line 2
 City Glenelg State MD Zip Code 21737
 Phone 410-865-9901 Cell 410-865-9901 Fax
 E-mail theflavins@verizon.net

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Contact
 Relationship Licensed Professional
 Primary Yes

First Name Brian MI John Last Name Flavin
 Full Name Brian John Flavin
 Organization Name
 Street Address 14208 Pioneer Cir
 Address Line 2
 City Glenelg State MD Zip Code 21737
 Phone 410-865-9901 Cell 410-865-9901 Fax
 E-mail theflavins@verizon.net

Addtl Info

Est Construction Cost * 65000
 Housing Units * 0
 Number of Buildings * 0
 Public Owned No

Construction Type 101 - Single Family Houses Detached

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

theflavins@verizon.net

Cell Number

Fax Number

Professionals (This section is not required.)

License # * 154803
 License Type * Contractor
 Primary Yes

Business Name
 Flavin Remodeling LLC

First Name Brian Middle Name John Last Name Flavin

Address Line 1
 Address Line 2 14208 Pioneer Cir

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Relationship Applicant
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Full Name Brian John Flavin
 Organization Name

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 14208 Pioneer Cir
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City Glenelg State MD Zip Code 21737

Phone 410-865-9901 Cell 410-865-9901 Fax

E-mail theflavins@verizon.net

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Contact

Relationship Licensed Professional
 Primary Yes

First Name Brian MI John Last Name Flavin

Full Name Brian John Flavin
 Organization Name

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 14208 Pioneer Cir
 Address Line 2

City Glenelg State MD Zip Code 21737

Phone 410-865-9901 Cell 410-865-9901 Fax

E-mail theflavins@verizon.net

Addtl Info

Est Construction Cost * 65000
 Housing Units * 0
 Number of Buildings * 0
 Public Owned No

Construction Type
 101 - Single Family Houses Detached

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 * Part Crawl Space/Part Slab on Gr ▼ Basement * N/A ▼ No of Rooms * 0 (Text) Full Baths * 0 (Number) Ha 1

Model *
SFD/ CONSTRUCT 33' X 24' STORAGE BARN
[check spelling](#)

Other Structure * None ▼ Bedrooms * 0 (Number) Porch Deck * N/A ▼ No of Fireplaces * 0 (Number) Type of Fireplace --Select-- ▼
W & S Fees Paid Water * Private ▼ Sewage * Private ▼ Utilities * Electric ▼ Heating System * Electric ▼ Sprinkler System * None
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 * 818 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 11/2/2025
MIHU Required Units (Num)

[check spelling](#)

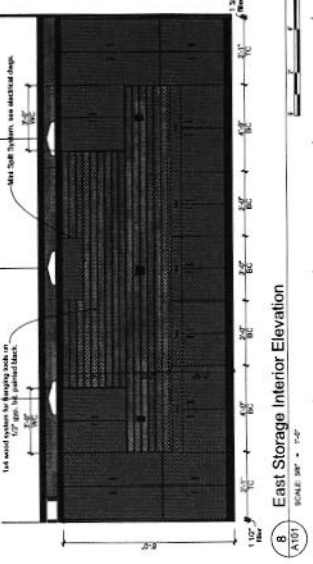
GREEN INFORMATION

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

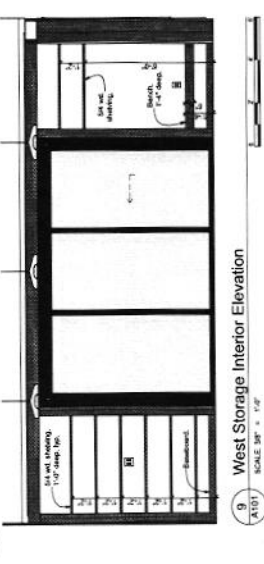
STORM WATER MANAGEMENT

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 Infiltrator
Dry Wells M5 (Number) Micro Bioretention M6 (Number) Rain Gardens M7 (Number) Swales M8 (Number)
PSWM Certification Received in CID on

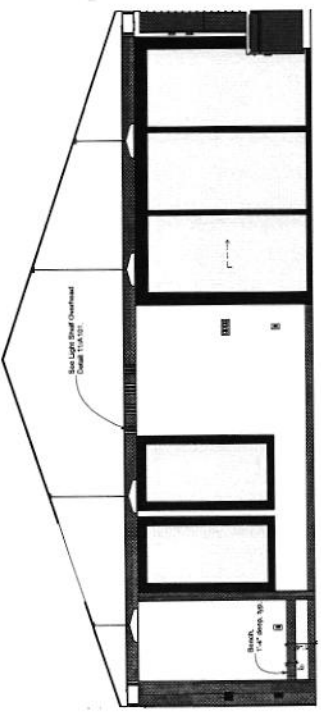
Submit Cancel



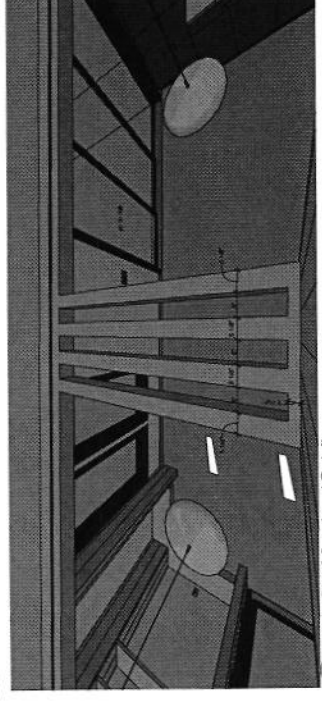
8 East Storage Interior Elevation
 SCALE 3/8" = 1'-0"



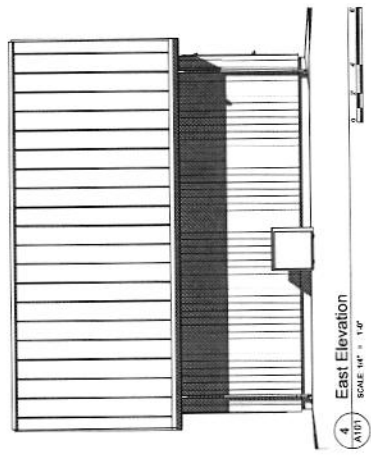
9 West Storage Interior Elevation
 SCALE 3/8" = 1'-0"



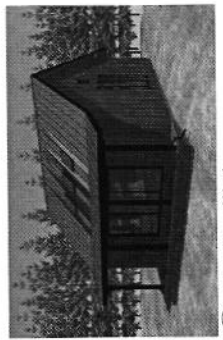
10 North Storage Interior Elevation
 SCALE 3/8" = 1'-0"



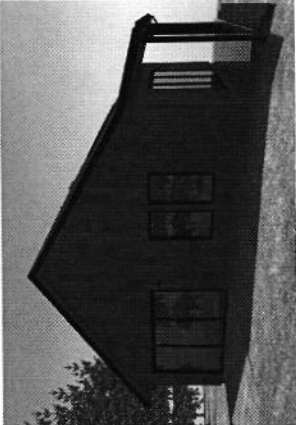
11 Light Shelf Overhead Detail
 NOT TO SCALE



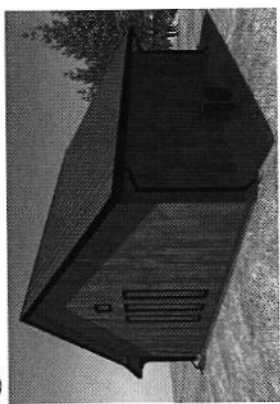
4 East Elevation
 SCALE 1/4" = 1'-0"



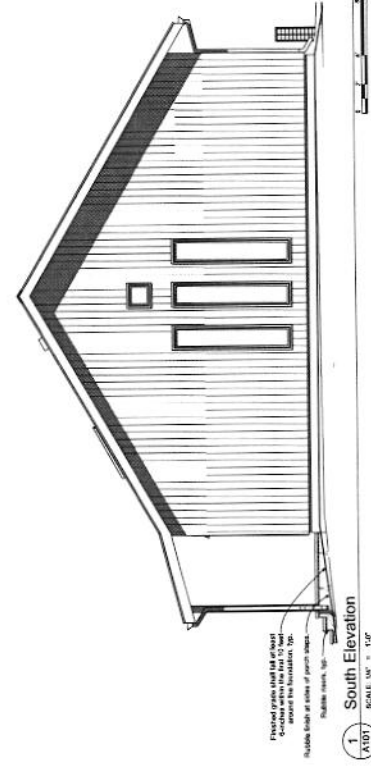
5 View From West
 SCALE 1/4" = 1'-0"



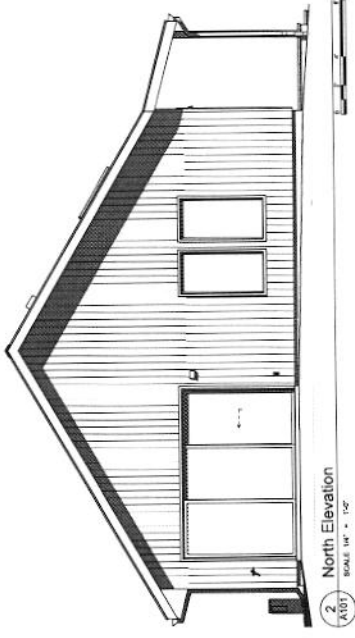
6 View From North
 SCALE 1/4" = 1'-0"



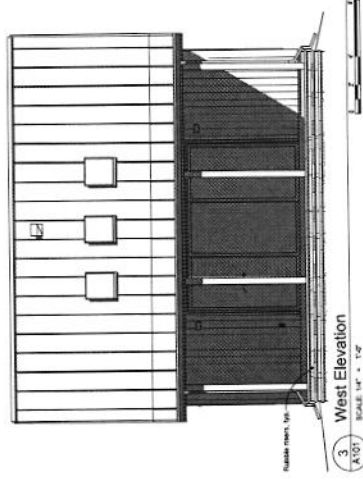
7 View From South
 SCALE 1/4" = 1'-0"



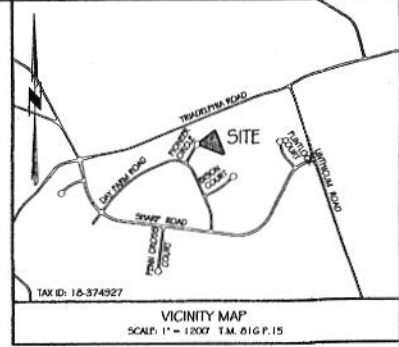
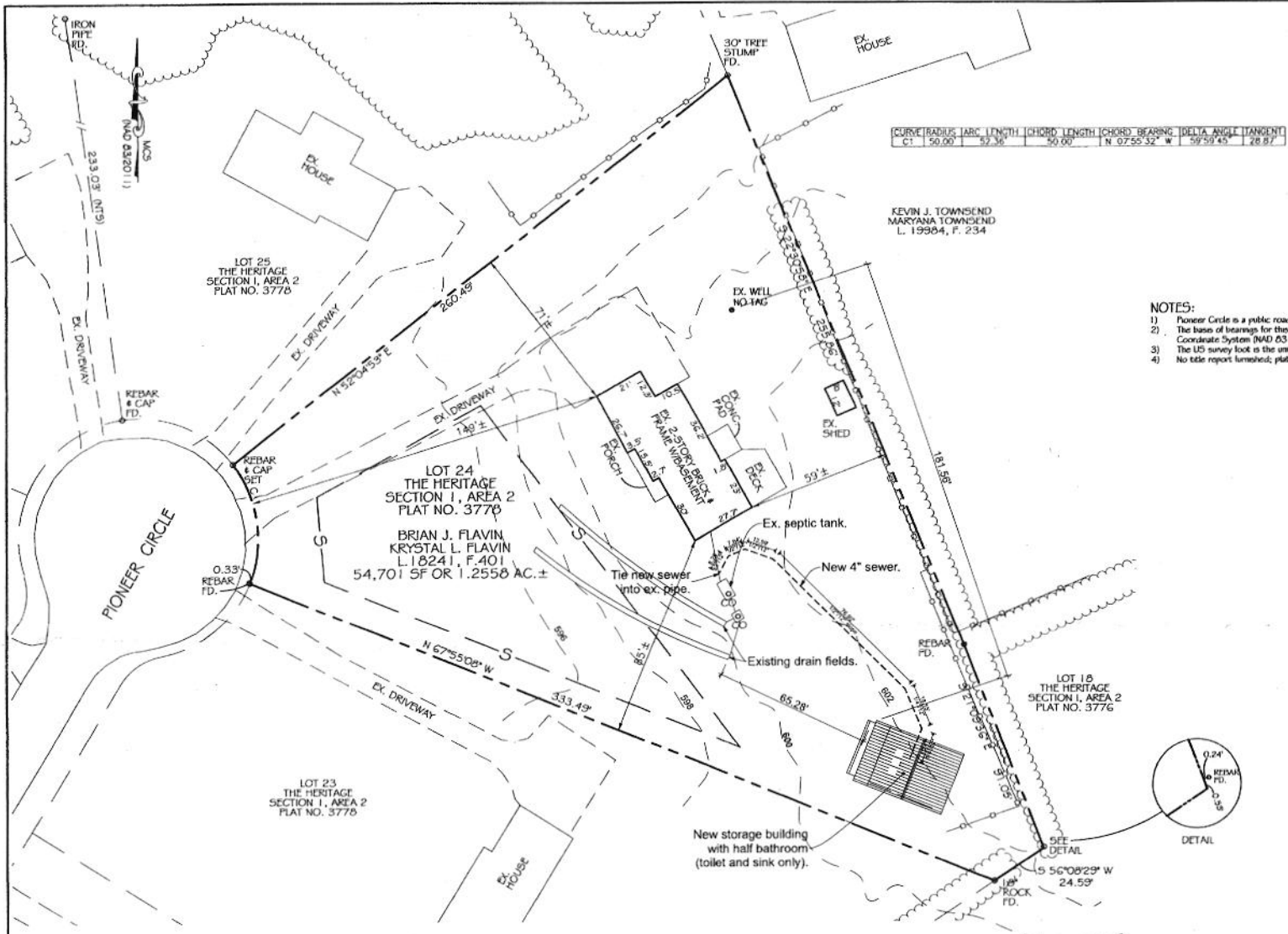
1 South Elevation
 SCALE 1/4" = 1'-0"



2 North Elevation
 SCALE 1/4" = 1'-0"



3 West Elevation
 SCALE 1/4" = 1'-0"

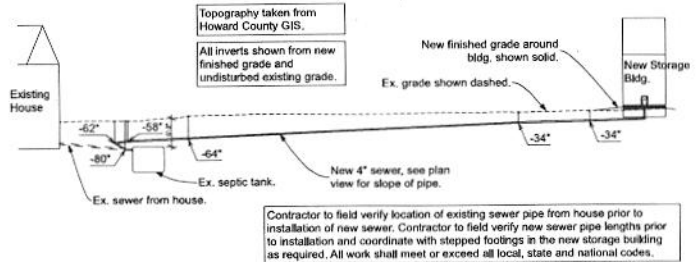


- NOTES:**
- 1) Pioneer Circle is a public road and is publicly maintained.
 - 2) The bases of bearings for the Boundary Survey and the coordinates shown hereon are based upon the Maryland Coordinate System (MAD 83 / 2011) utilizing GPS Real Time Kinematic observations and methods.
 - 3) The US survey foot is the unit of measurement for this survey. All distances are ground distances.
 - 4) No title report furnished; plat is not a comprehensive record of appurtenances or encumbrances of record or in view.

Septic Upgrade Permit Plan
 Prepared by Aperture Architecture,
 443-760-8226 - January 3, 2023

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21266, EXPIRATION DATE SEPTEMBER 9, 2025, IN ACCORDANCE WITH COMAR 09.13.06.12

T. Michael VarClant 10/24/2022
 For VanMar Associates, Inc.
 T. Michael VarClant, Prof. Land Surveyor



New Sewer Profile



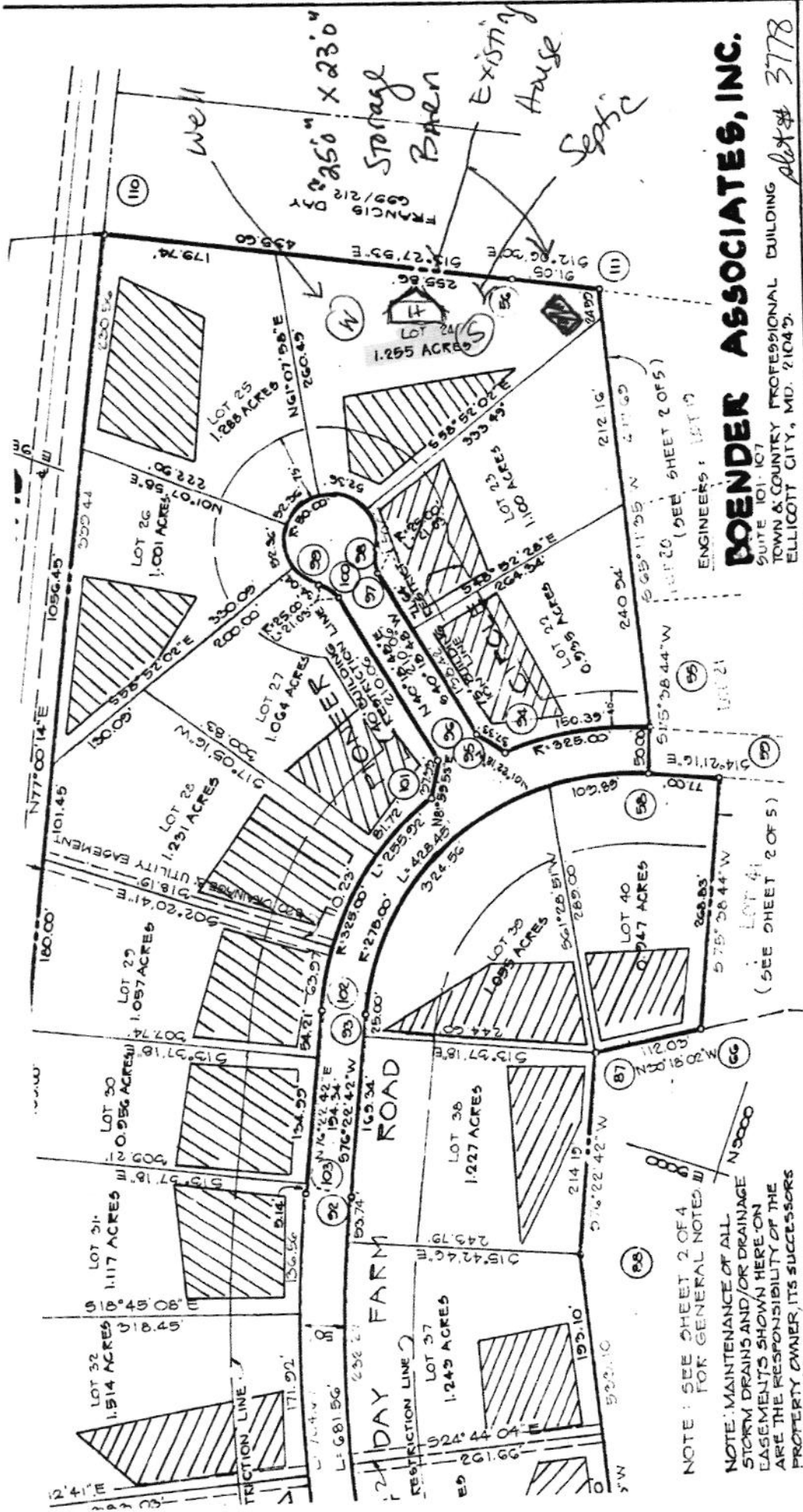
DATE	REVISIONS

PLAT OF SURVEY
 LOT 24
 THE HERITAGE
 SECTION 1, AREA 2
 14208 PIONEER CIRCLE
 ELECTION DISTRICT # 5
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' OCTOBER, 2022

VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 310 South Main Street Mount Airy, Maryland 21771
 (301) 829-2800 (301) 831-5015 (410) 549-2751
 Fax (301) 831-5603 ©Copyright, Latest Date Shown

Records Under
A222571 P33700

- Brian Flavin Storage Barn Proposal



NOTE: SEE SHEET 2 OF 4 FOR GENERAL NOTES
NOTE: MAINTENANCE OF ALL STORM DRAINS AND/OR DRAINAGE EASEMENTS SHOWN HEREON ARE THE RESPONSIBILITY OF THE PROPERTY OWNER, ITS SUCCESSORS OR ASSIGNS.

BOENDER ASSOCIATES, INC.
SUITE 101-107
TOWN & COUNTRY PROFESSIONAL BUILDING
ELLCOTT CITY, MD. 21043
ENGINEERS: 15117
Plot # 3778

SURVEYORS CERTIFICATE OWNER & DEVELOPER
WALGROW JOINT VENTURE CO.,
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREOF IS CORRECT THAT IT IS A RESUBDIVISION OF PART OF THE LAND PARCELS AND EASEMENTS SHOWN ON PLAT NO. 20000

STATEMENT
JOINT VENTURE CO., NORMAN KEITZEN, MANAGER, OWNERS
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREOF IS CORRECT THAT IT IS A RESUBDIVISION OF PART OF THE LAND PARCELS AND EASEMENTS SHOWN ON PLAT NO. 20000

Freemon, Robert

From: Freemon, Robert
Sent: Wednesday, November 30, 2022 11:36 AM
To: Brian Flavin
Cc: Anthony Derro; Krystal Flavin
Subject: RE: 14208 Pioneer Circle- Lot 24

Hi Brian,

Thank you for your patience during this Holiday Season. Hope you had a good holiday weekend. If we are adding a none conditioned none living space addition (detached garage) with a half bath (sink and toilet only) this property will be required to have a Percolation Certification Plan, an up to code well and septic system. According to our records this property does have a Percolation Certification Plan equivalent with corresponding perc notes. The well appears to be an up to code drilled well and the septic system we have construction and location details on. Since we are not adding any living space we do not have to evaluate the existing septic system's size however, we will need to evaluate the proposed upgrade (half bath connection lines) to the septic system.

This will require you to apply for a Septic Upgrade Permit with the Health Dept. You will need to stop by the Health Dept. to fill this out and pay the fee of \$165. Along with the filled out permit and fee, Health will need a separate detailed site plan showing the existing septic system (all components) and the proposed connection. There needs to be an aerial view portion of this site plan along with a profile view showing the exact elevations of the half bath and connecting lines. Once received, someone at the Health Dept. will contact you about the proposed connection and let you know if everything checks out or if more information is required. Once approved the work may begin and an inspection from the Health Dept. will be required prior to covering work.

Below I have listed what is needed for Health's review with this project. If you have any more questions let me know.

Building Permit Application

- Site plan showing all existing and proposed structures on the property.
 - The aerial connection view can be shown on this site plan.
- Floor plans of the proposed garage w/ half bath

Septic Upgrade Permit App (Health Dept. only)

- Filled out application
- Fee \$165
- Site plan showing profile connection with elevations.



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

Website: <https://www.howardcountymd.gov/health/well-septic-program>

From: Freemon, Robert
Sent: Tuesday, November 15, 2022 1:55 PM
To: Brian Flavin <brianflavin@thesanderscompany.com>
Cc: Anthony Derro <tony@aperturearchitecture.com>; Krystal Flavin <kflavin@atlanticpools.net>
Subject: RE: 14208 Pioneer Circle- Lot 24

Hi Brian,
I am letting you know I did receive your email and will get back to you as soon as I can.



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: rfeemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/health/well-septic-program>

From: Brian Flavin <brianflavin@thesanderscompany.com>
Sent: Wednesday, November 2, 2022 2:11 PM
To: Freemon, Robert <rfeemon@howardcountymd.gov>
Cc: Anthony Derro <tony@aperturearchitecture.com>; Krystal Flavin <kflavin@atlanticpools.net>
Subject: RE: 14208 Pioneer Circle- Lot 24

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

Good afternoon Spencer- My wife and I are considering adding a powder room, just toilet and sink to our Barn. The main reason for this barn project is to Store an old Antique truck that will need to be worked on. So while ourselves or others are working on it, it would be nice to have a bathroom. I understand this could possibly drastically change the permit process, costs, ect... So I wanted to ask you about what will probably need to be done ahead of time if we elect to add this 1/2 bathroom. If it's too much trouble other than the obvious costs, we'll forego the idea. Thanks for any input, questions or concerns.

Regards,

Brian Flavin
14208 Pioneer Circle
Glenelg, MD 21737
410-865-9901 Mobile

From: Freemon, Robert <rffreemon@howardcountymd.gov>
Sent: Monday, October 03, 2022 10:39 AM
To: Brian Flavin <brianflavin@thesanderscompany.com>
Cc: Anthony Derro <tony@aperturearchitecture.com>
Subject: RE: 14208 Pioneer Circle- Lot 24

Brian,
Thank you for that. On the site plan for the building permit make sure to show the septic components (tank, trenches & reserve area) along with the well. I would inform whomever is doing the construction work to be aware of the well and septic locations on the property. Other than that this proposal looks approvable. If you have any other questions let me know.



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Bureau of Environmental Health

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Robert "Spencer" Freemon
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Email: rffreemon@howardcountymd.gov
Website: <https://www.howardcountymd.gov/health/well-septic-program>

From: Brian Flavin <brianflavin@thesanderscompany.com>
Sent: Monday, October 3, 2022 10:13 AM
To: Freemon, Robert <rffreemon@howardcountymd.gov>
Cc: Anthony Derro <tony@aperturearchitecture.com>
Subject: RE: 14208 Pioneer Circle- Lot 24

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

Hi Spencer - To answer both questions: No there will Not be a formal driveway leading to the Barn and we are Not going to run any plumbing. Let me know if you have any other questions. Thanks a lot

Regards,

Brian Flavin
14208 Pioneer Circle
Glenelg, MD 21737
410-865-9901 Mobile

From: Freemon, Robert <rffreemon@howardcountymd.gov>
Sent: Monday, October 03, 2022 10:01 AM

To: Brian Flavin <brianflavin@thesanderscompany.com>

Subject: RE: 14208 Pioneer Circle- Lot 24

I forgot to ask in my last email. Is there going to be any finishing living space or plumbing constructed with the storage barn?



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

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Website: <https://www.howardcountymd.gov/health/well-septic-program>

From: Brian Flavin <brianflavin@thesanderscompany.com>

Sent: Monday, September 19, 2022 4:17 PM

To: Freemon, Robert <rfreemon@howardcountymd.gov>

Subject: RE: 14208 Pioneer Circle- Lot 24

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

Hello Spencer- How are you? My architect thought it be best for me to inform you preliminarily that we are planning to build an approx. 25'0" x 23'0" Storage Barn at the back of our property. Please see attached Mark up positioning of the building in RED. Approx. positioning of Well, Septic and existing Home are noted in Blue. Please let me know if you have any questions. Thank you.

Regards,

Brian Flavin
14208 Pioneer Circle
Glenelg, MD 21737
410-865-9901 Mobile

From: Freemon, Robert <rfreemon@howardcountymd.gov>

Sent: Wednesday, November 21, 2018 3:47 PM

To: Brian Flavin <BrianFlavin@thesanderscompany.com>

Subject: 14208 Pioneer Circle

Attached are the documents you requested. If you have any other questions don't hesitate to ask.

Freemon, Robert

From: Freemon, Robert
Sent: Monday, October 3, 2022 10:39 AM
To: Brian Flavin
Cc: Anthony Derro
Subject: RE: 14208 Pioneer Circle- Lot 24
Attachments: A22371_P33700.pdf

Brian,
Thank you for that. On the site plan for the building permit make sure to show the septic components (tank, trenches & reserve area) along with the well. I would inform whomever is doing the construction work to be aware of the well and septic locations on the property. Other than that this proposal looks approvable. If you have any other questions let me know.



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Website: <https://www.howardcountymd.gov/health/well-septic-program>

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Sent: Monday, October 3, 2022 10:13 AM
To: Freemon, Robert <rfreemon@howardcountymd.gov>
Cc: Anthony Derro <tony@aperturearchitecture.com>
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Regards,

Brian Flavin
14208 Pioneer Circle

Glenelg, MD 21737
410-865-9901 Mobile

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Subject: RE: 14208 Pioneer Circle- Lot 24

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Regards,

Brian Flavin
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Glenelg, MD 21737
410-865-9901 Mobile

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Sent: Wednesday, November 21, 2018 3:47 PM

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410-865-9901 Mobile

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Subject: RE: 14208 Pioneer Circle- Lot 24

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

Hi Spencer - To answer both questions: No there will Not be a formal driveway leading to the Barn and we are Not going to run any plumbing. Let me know if you have any other questions. Thanks a lot

Regards,

Brian Flavin
14208 Pioneer Circle

To: Brian Flavin <BrianFlavin@thesanderscompany.com>

Subject: 14208 Pioneer Circle

Attached are the documents you requested. If you have any other questions don't hesitate to ask.

Robert "Spencer" Freemon

Howard County Health Department

8930 Stanford Blvd. Columbia, MD 21045

Bureau of Environmental Health

Well and Septic Program

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