



HEALTH

Howard County M  
Department of Inspections, Lic  
3430 Court House  
Permits: 410-313-2455  
www.howardcountymd.gov

Date Received: SEP 9 PM 3:52

Permit No.: B19003015

Building Address: 12204 HALL SHOP RD.  
City: CLARKSVILLE State: MD Zip Code: 21029  
Suite/Apt. # SDP/WP/BA #: GP 20-21  
Subdivision:  
Lot: Tax Map: 40 Parcel: 530  
Existing Use: VACANT LOT  
Proposed Use: NEW SINGLE FAMILY DWELLING  
Estimated Construction Cost: \$ 350,000  
Description of Work: To construct a new single family dwelling w/garage.  
TWO STORIES W/ PARTIALLY FIN. BSMT. FOUR BEDROOMS, 3 FULL BATHS,  
ONE POWDER RM.  
Occupant/Tenant Name:  
Was tenant space previously occupied? ☐ Yes ☐ No  
Contact Name:  
Address:  
City: State: Zip Code:  
Phone: Fax:  
Email:

Property Owner's Name: KEVIN M. AND JESSICA R. SMITH  
Address: 619 WOODSMAN WAY  
City: CROWNSVILLE State: MD Zip Code: 21029  
Phone: Fax:  
Email: JESSMACKSMITH@GMAIL.COM  
Applicant's Name & Mailing Address, (If other than stated herein)  
Applicant's Name: Vicky MEYER  
Address: 1602 Pinnacle Rd.  
City: TOWSON State: MD Zip Code: 21286  
Phone: 443-250-3690 CELL Fax:  
Email: Mdbldgpermits@comcast.net  
Contractor Company: ENVISION BUILDERS  
Contact Person: BILL HOFHERR  
Address: 7939 HONEYGO BLVD. STE. 113  
City: WHITE MARSH State: Md Zip Code: 21235  
License No.: 6356  
Phone: 410-652-5785 Fax:  
Email: BHOFHERR@ENVISIONBUILD.NET  
Engineer/Architect Company: FCC ENGINEER  
Responsible Design Prof.: DAVE HARWARD, iii  
Address: Balto. National Pike  
City: Ellicott City State: MD Zip Code: 21042  
Phone: 410-461-2855 Fax:  
Email:

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	Depth Width
Gross area, sq. ft./floor:	1st floor: 46 x 54
Area of construction (sq. ft.):	2nd floor: 40 x 34
Use group:	Basement: 46 x 54
	<input checked="" type="checkbox"/> Finished Basement
	<input type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
Construction type:	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: 4
<input type="checkbox"/> Structural Steel	Multi-family Dwelling
<input type="checkbox"/> Masonry	No. of efficiency units:
<input type="checkbox"/> Wood Frame	No. of 1 BR units:
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
> Roadside Tree Project Permit	Footings:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	
Building Shell Permit Number:	

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 CC 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 II 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.

Applicant's Signature: V. Meyer  
Mdbldgpermits@comcast.net  
Email Address:  
AGENT FOR ENVISION BUILDERS  
Title/Company:

Vicky Meyer  
Print Name  
SEPTEMBER 9TH 2019  
Date

RECEIVED  
SEP 09 2019

LICENSES & PERMITS  
DIVISION

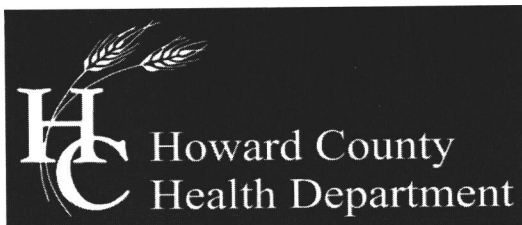
Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY  
\*\*PLEASE WRITE NEATLY & LEGIBLY\*\*  
-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	9/24/19	RB Single
Is Sediment Control approval required for issuance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> CONTINGENCY CONSTRUCTION START		

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval dates:

Filing Fee	\$ 100
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# 5040

tribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA  
Operations\Updated Forms\BuildingPermitApplication03.29.2018.docx  
(simplified approved)  
municipals are larger than  
4



## Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

[www.hchealth.org](http://www.hchealth.org)

Facebook: [www.facebook.com/hocohealth](https://www.facebook.com/hocohealth)

Twitter: HowardCoHealthDep

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

### MEMORANDUM

TO: **Kevin M. and Jessica R. Smith**

FROM: **Robert Bricker, REHS/RS, L.E.H.S.**  
Well & Septic Program

RE: **12204 Hall Shop Road, Potential Basement Bedroom**

DATE: **September 24, 2019**

I have reviewed the floor plans in support of Building Permit **B19003015** for a new home at **12204 Hall Shop Road** and noted that there is a full bathroom planned in a partly finished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms if (in the future) interior walls are installed in the basement living space. As this parcel has a **four (4)**-bedroom limitation, any future building permit for modifying the finished living space in the basement may be denied by the Health Department if the total number of proposed bedrooms in the dwelling is above four.

For reference, the following is the bedroom definition in Howard County Code Section 3.801(b):

- (1) Except as provided in paragraph (2) of this subsection, a bedroom is any space in the conditioned are of a dwelling unit or accessory structure that:
  - (i) Is 90 square feet or greater in size;
  - (ii) May be used as a private sleeping area; and
  - (iii) Has at least one window and one interior door.
- (2) If a home office, library, or similar room is proposed, it may not be a bedroom if there is no closet; and
  - (i) The room contains permanently built-in bookcases around the perimeter of the room, desks, and other features that encumber the room;
  - (ii) A minimum 4 foot-wide opening, without doors, into another room;
  - (iii) A half wall (4-foot maximum height) between the room and another room; or
  - (iv) The room is a first-floor room or basement area that does not have direct access to full bathrooms or "roughed-in" plumbing that would provide direct access to future full bathroom facilities



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

Date: 9/19/19  
To: DAN SWINDER  
DILP - Cathy Anest  
(Person's Name and Division)  
From: Fisher, Collins, & Carter Inc. (410) 461-2855  
(Your Name, Company Name and Telephone Number)  
Subject: Project name Smith Property - (Parcel 530)  
Project site address 12204 Hall Shop Road  
Permit # B19003015 SDP # N/A  
Other information pertinent to this project \_\_\_\_\_

RECEIVED

SEP 20 2019

PLAN REVIEW DIVISION

✓ 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  
7 Copies of Permit (Plot) Plan (be specific). (DIMENSIONED TO PROPERTY LINES) Building ties to property lines added to plan.  
\_\_\_\_ Health Department Request \_\_\_\_ DPZ/ DED Request X Applicant's Request  
\_\_\_\_ Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # \_\_\_\_\_  
\_\_\_\_ Other \_\_\_\_\_

Contact Person Information: (Required)

Dave Harward  
Please Print Name

Telephone No: 410-461-2855

E-Mail Address: daveh@fcc-eng.com

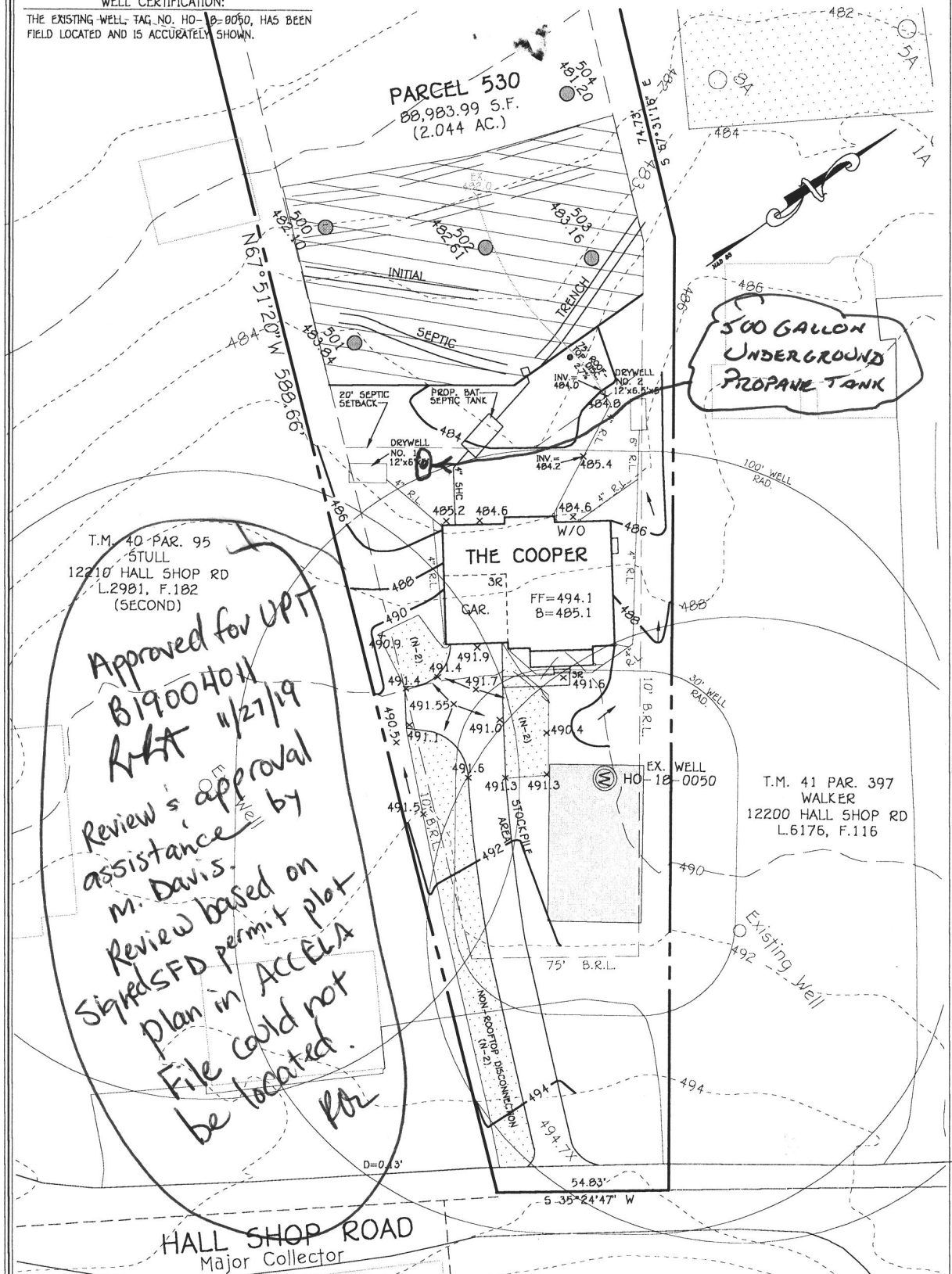
PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT 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. 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 AKH CC: PTZ  
Heath

LOCATED TO PROPERTY  
LINES

WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-18-0050, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.



Approved for UPT  
B19004011  
RHA 11/27/19  
Review's approval  
assistance by  
M. Davis.  
Review based on  
Signed SFD permit plot  
plan in AccELA  
File could not  
be located.  
RA

PERMIT SITE PLAN  
SMITH PROPERTY  
12204 HALL SHOP ROAD

TAX MAP #40 GRID: 6  
5TH ELECTION DISTRICT  
SCALE: 1"=50'

ZONED: RR-DEO PARCEL: 530  
HOWARD COUNTY, MARYLAND  
DATE: AUG. 30, 2019

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2999



**WELL CERTIFICATION:**

THE EXISTING WELL, TAG NO. HO-18-0050, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

**PARCEL 530**  
88,983.99 S.F.  
(2.044 AC.)

T.M. 40 PAR. 95  
STULL  
12210 HALL SHOP RD  
L.2981, F.182  
(SECOND)

T.M. 41 PAR. 397  
WALKER  
12200 HALL SHOP RD  
L.6176, F.116

**REVISED**  
Date: 9/19/19  
Comments: B19003015  
SFD LOCATED TO  
PROPERTY LINES

Approved Septic System Plan  
Howard County Health Department  
4-Bedroom SFD  
approved  
Signature: [Signature]  
Date: 9/26/2019

**HALL SHOP ROAD**  
Major Collector

**PLAN**  
SCALE: 1"=30'

**PERMIT SITE PLAN**  
**SMITH PROPERTY**  
12204 HALL SHOP ROAD

TAX MAP #40 GRID: 6  
5TH ELECTION DISTRICT  
SCALE: 1"=50'

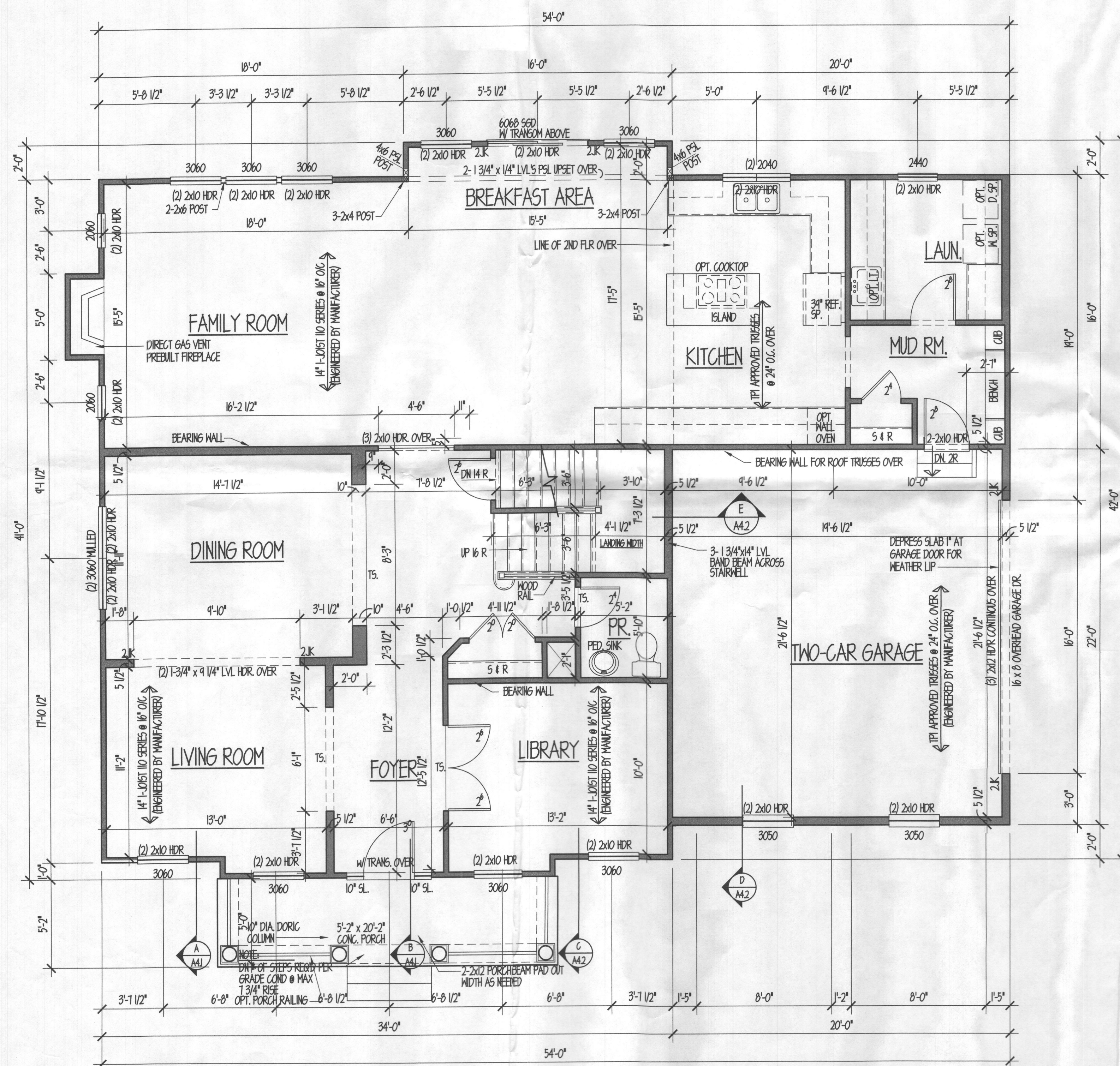
ZONED: RR-DEO PARCEL: 530  
HOWARD COUNTY, MARYLAND  
DATE: SEPT. 19, 2019

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461-2855

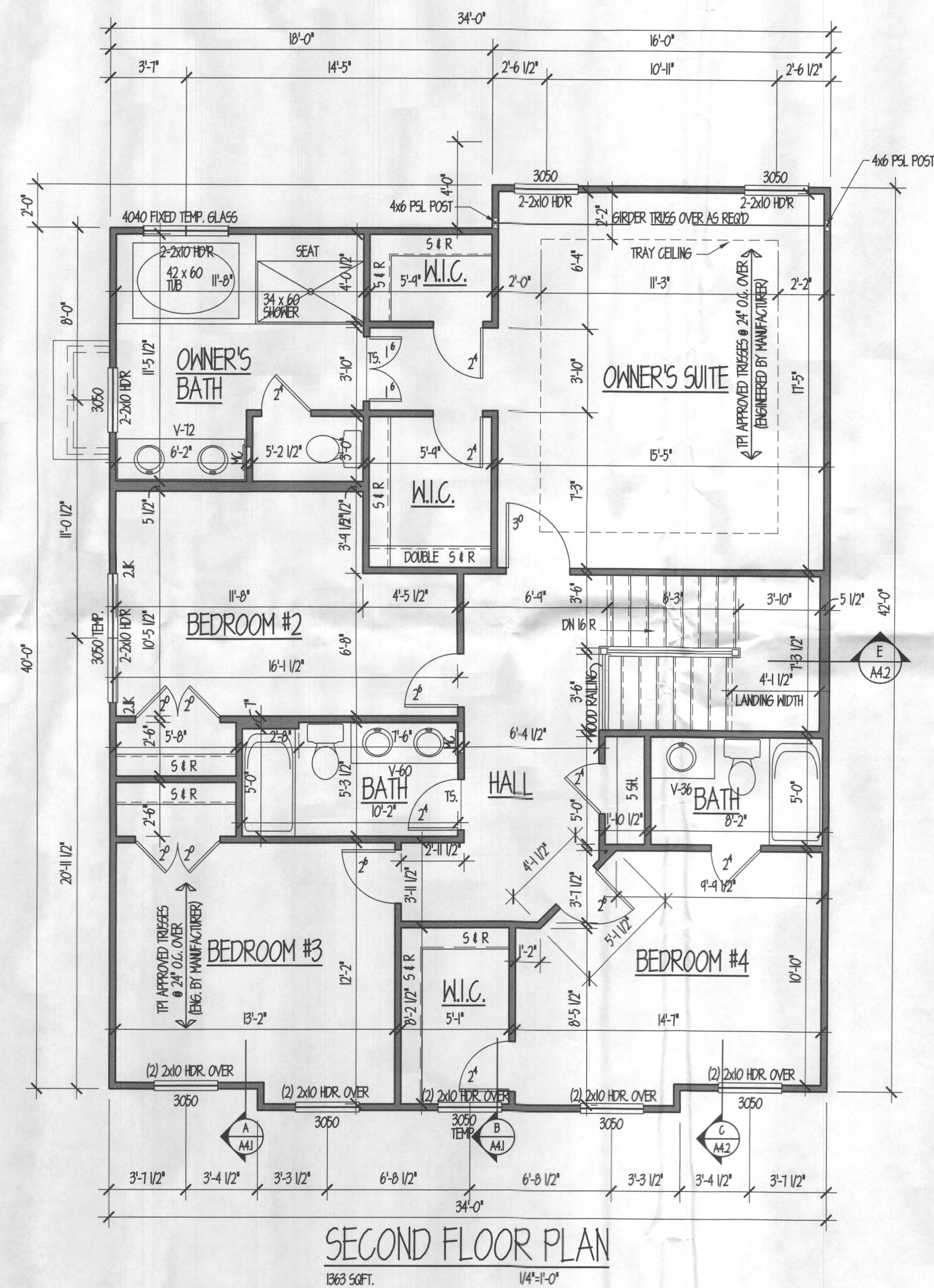






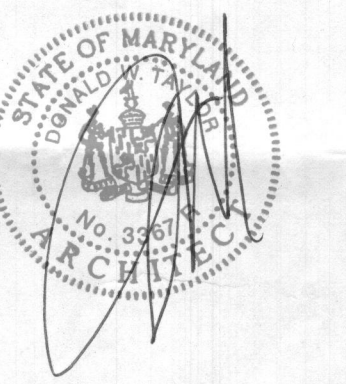


TOTAL: 2895 SQFT.



**NOTE:**

Refer to "AD" Sheets for larger sacle construction details, materials, application, flashing and weather protection requirements that may not be sufficiently defined on this sheet.



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED  
APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS  
OF THE STATE OF MARYLAND, LICENSE # 3367-R, EXPIRATION DATE 10/7/19

**dw taylor**  
associates inc  
**ARCHITECT**

24 DORSEY HALL DR. SUITE 203 ELLICOTT CITY, MD 21042  
P.(410) 964 1181 F. (410) 997 2924 [www.dwtaylor.com](http://www.dwtaylor.com)

BID AND PERMIT

BID AND PERMIT

[illegible]

drawn by BB	checked by
scale 1/4" = 1'-0"	date 04-05-2014

PROJECT TITLE

ENVISION BUILDERS  
THE COOPER

1

FIRST & SECOND FLOOR  
HALL SHOP RD.

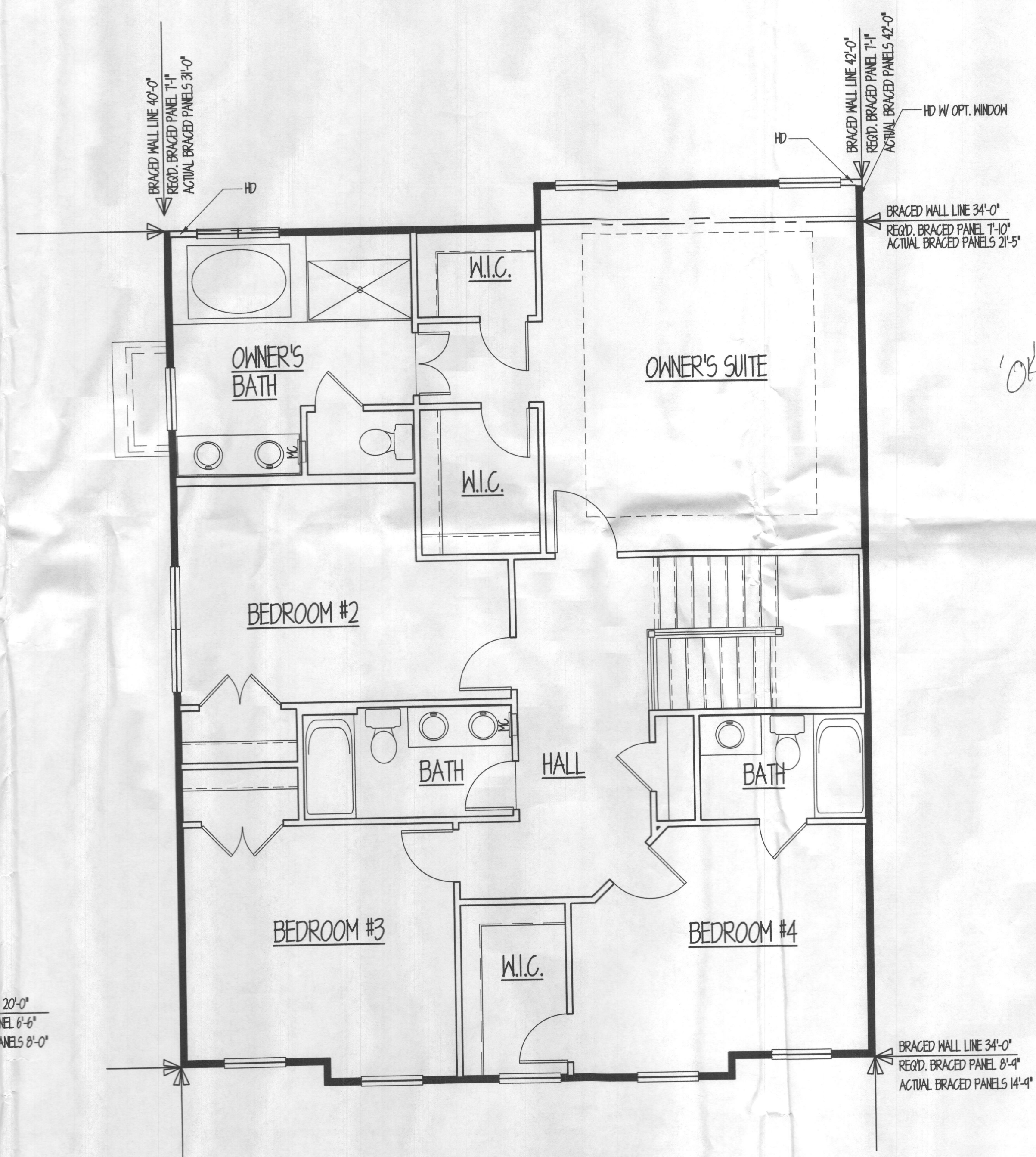
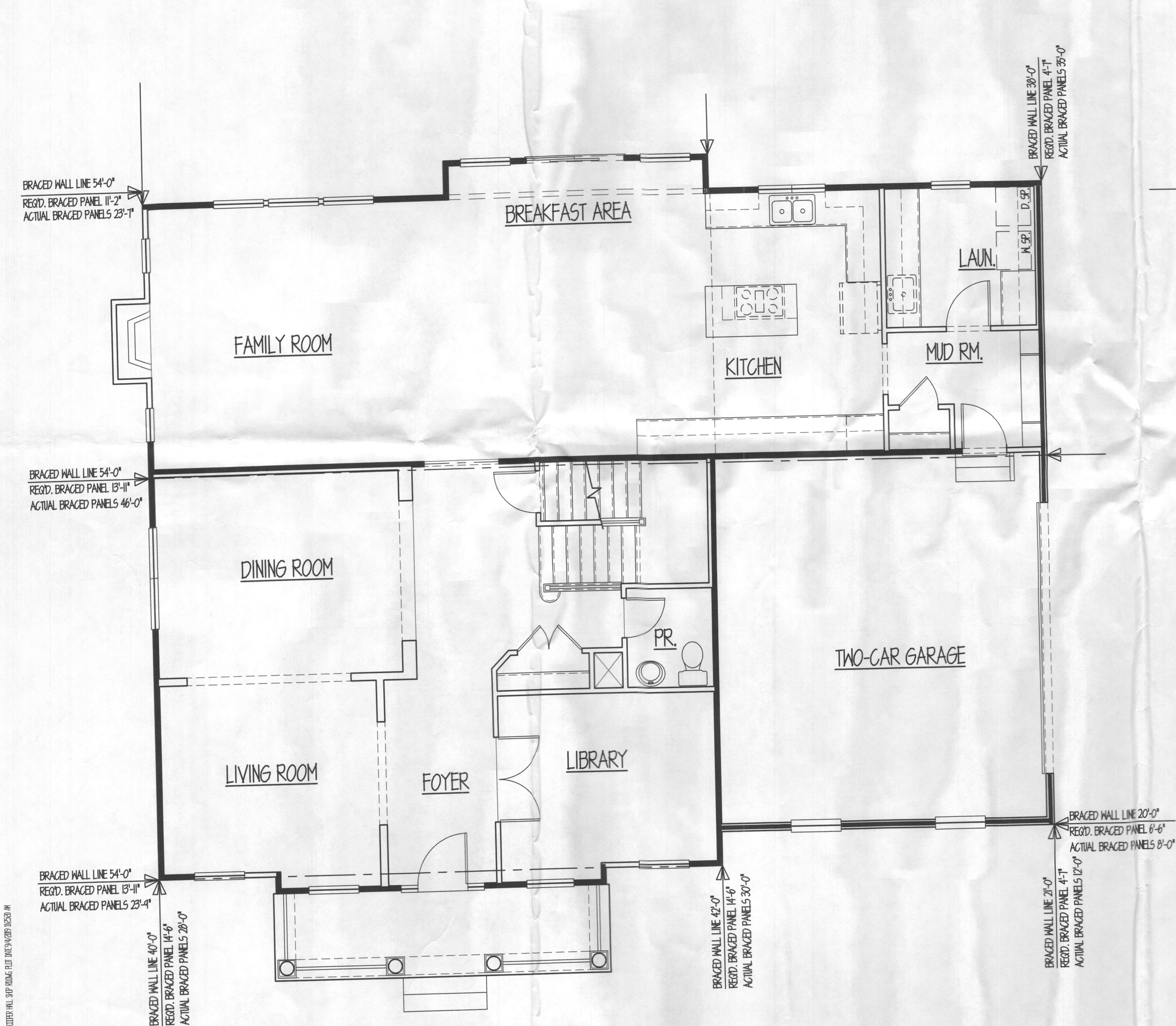
PROJECT NUMBER	DRAWING NUMBER
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DRAWING NUMBER

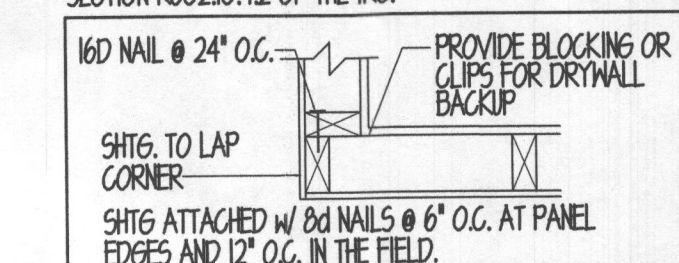
2437

A3.1





THIS DRAWING SHOWS BRACED WALL LINES WITH "CONTINUOUS  
STRUCTURAL PANEL SHEATHING" (CS-WSP) ( ) MEETING  
THE MINIMUM REQUIREMENTS OF  
SECTION R602.10.4.2 OF THE IRC.

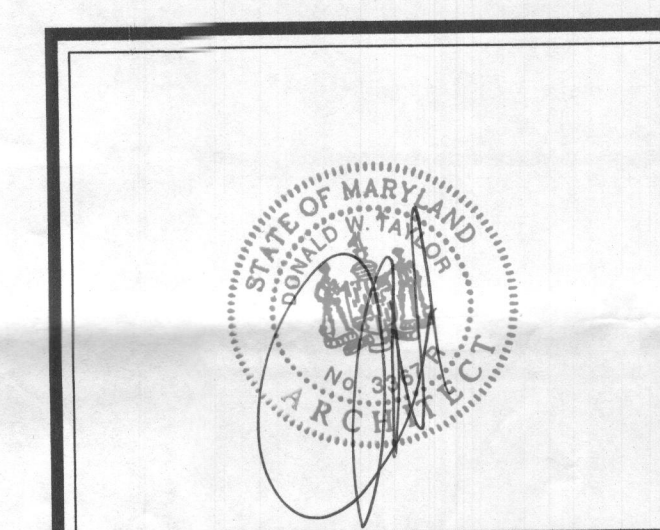


TYP. CORNER FRAMING DETAIL  
SCALE: 1" = 1'-0"

ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 7/8" OSB PANEL SHEATHING ATTACHED TO FRAMING W/ 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATES SHALL BE FASTENED TO JOIST OR SOLID BLOCKING W/ (3) 16d NAILS AT 16" O.C. RM JOIST TO PLATE OR SILL AND 8" O.C. TO NAIL. ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER DETAIL THIS SHEET. ALL DESIGNATED INTERIOR BRACED WALLS SHALL BE MIN. 1/2" GYPSUM BOARD NAILED @ 1" O.C. MAX STUD SPACING @ 24" O.C.

DESIGNATED NARROW WALL BRACING, WHERE SHOWN (CS-PF), (CS-PFH)  
 ( ) ( ) SHALL BE CONSTRUCTED IN ACCORDANCE WITH  
 DETAILS ON SHEET #AD-3a #AD-3b.

HD 800# TENSION HOLD DOWN STRAP  
SIMPSON CS20 STRAP 24" LONG W/ 14- 10d NAILS EACH END



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE # 3367-R. EXPIRATION DATE 10/7/19

**dw taylor**  
associates inc  
**ARCHITECT**

5024 DORSEY HALL DR. SUITE 203 ELLICOTT CITY, MD 210  
P (410) 964 1181 F. (410) 997 2924 [www.dwtaylor.com](http://www.dwtaylor.com)

BID AND PERMIT

[illegible]

PROJECT TITLE

ENVISION BUILDERS  
THE COOPER

## CONTENT

FIRST & SECOND FLOOR  
WIND BRACING PLANS

PROJECT NUMBER	DRAWING NUMBER
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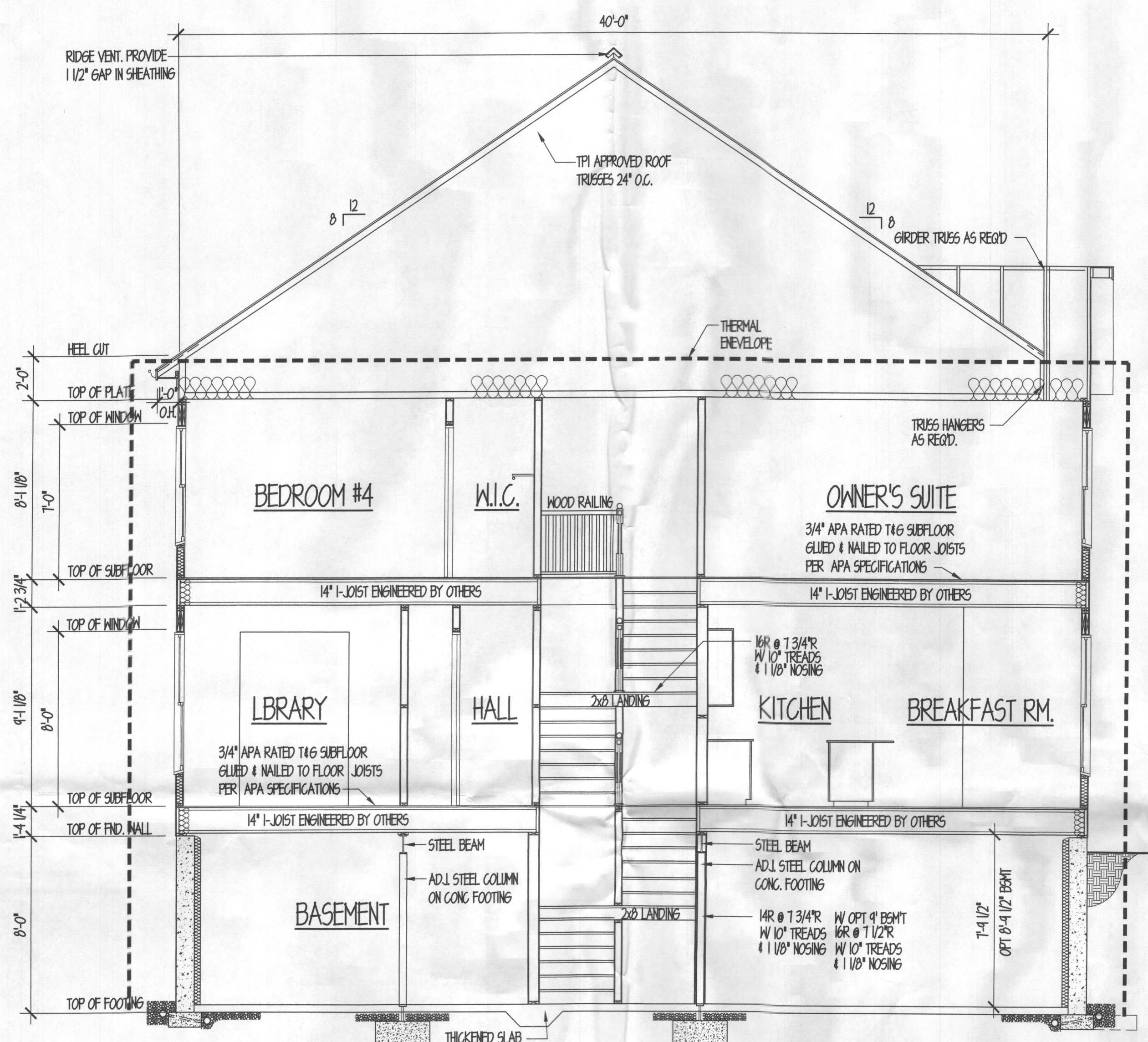
243T

5

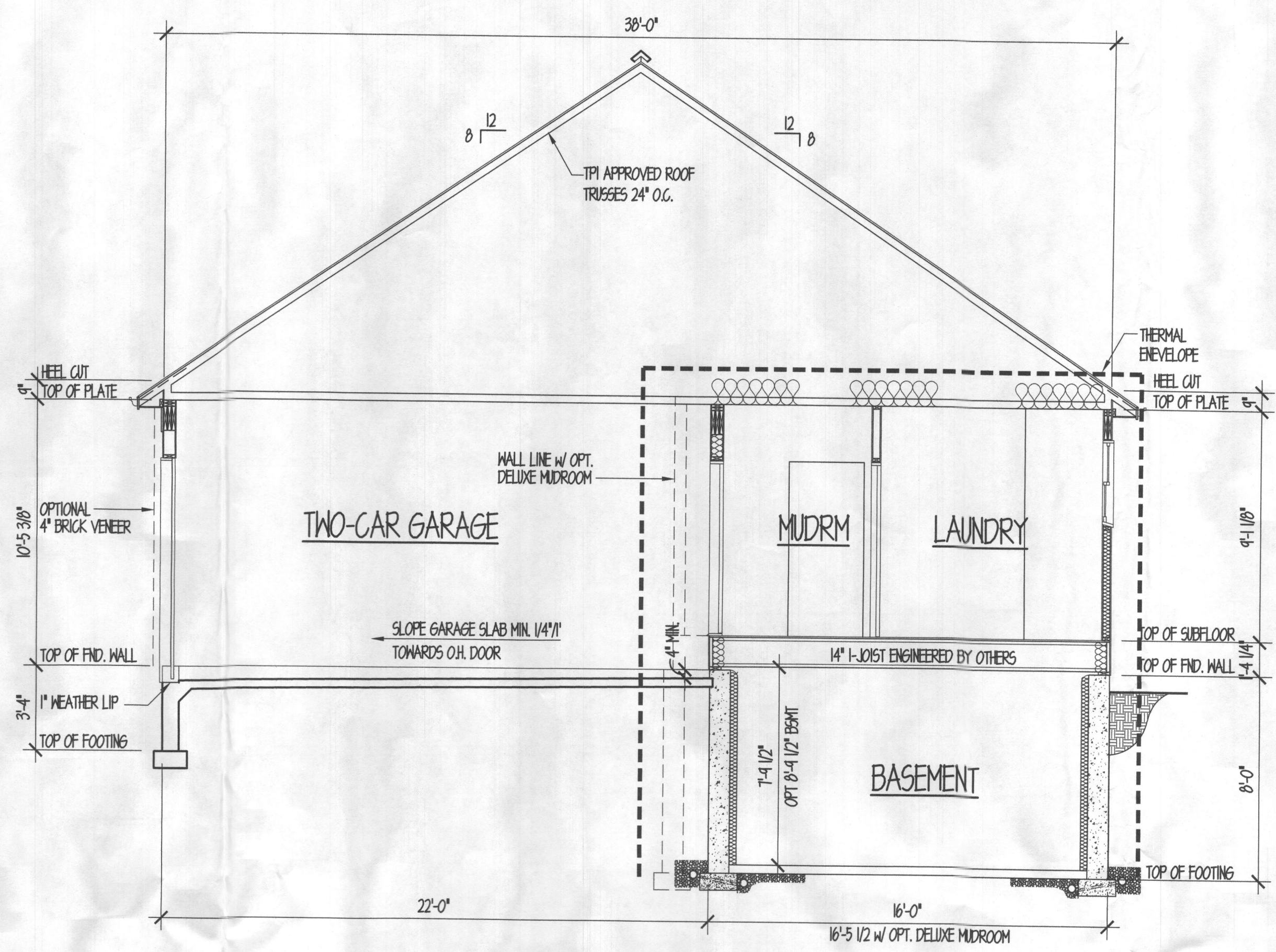




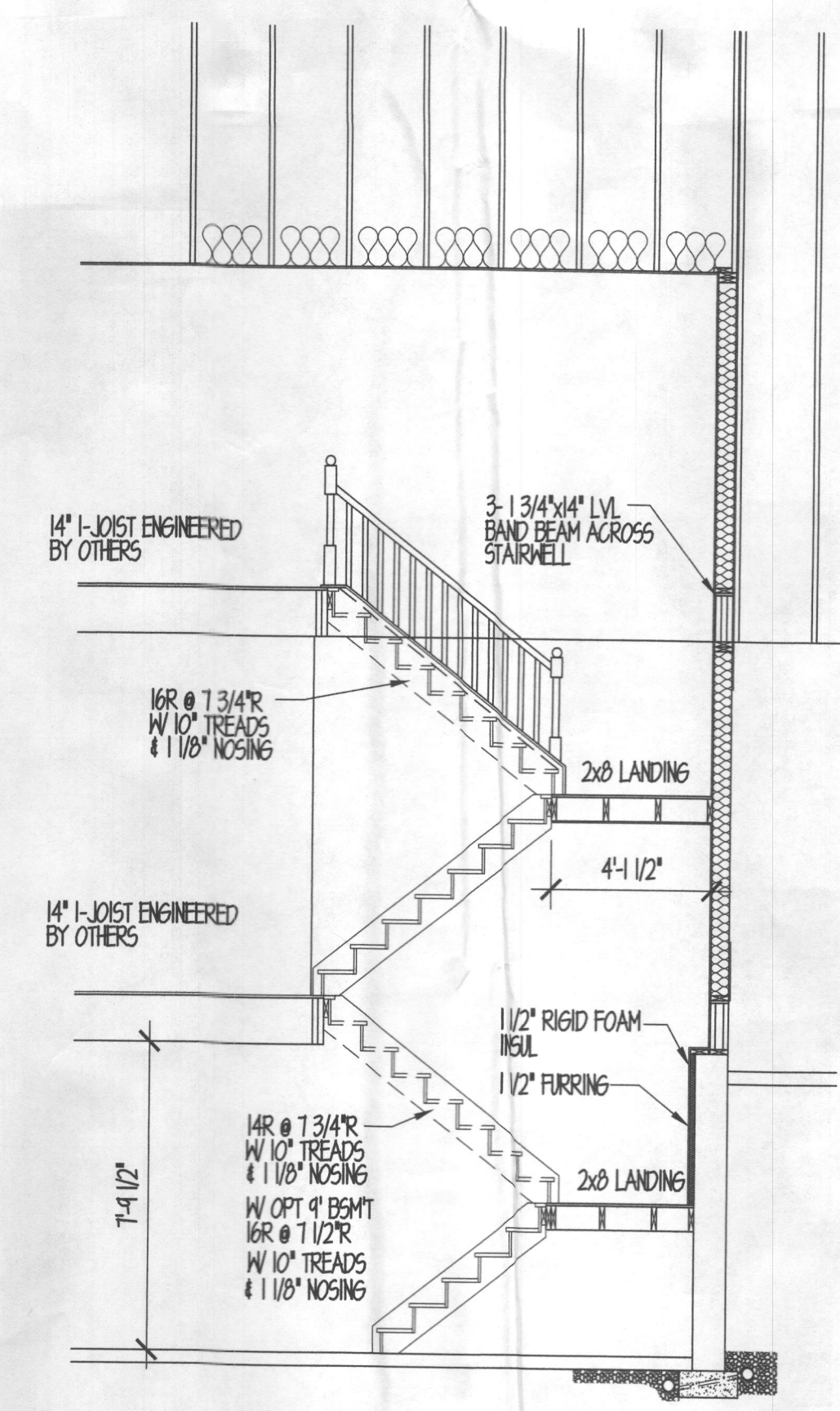




C CROSS SECTION @ LIBRARY & STAIRS  
A4.2

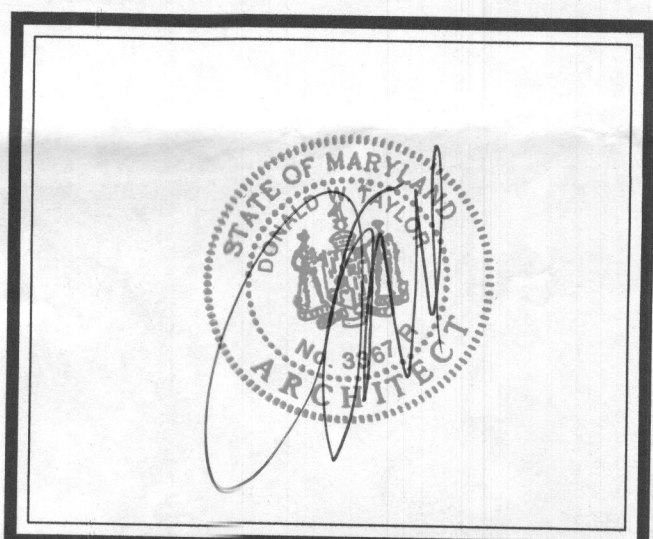


D CROSS SECTION @ GARAGE & MUDROOM  
W/ OPT. GOURMET KITCHEN  
A4.2



E CROSS SECTION @ STAIRS  
A4.2

**NOTE:**  
Refer to the Cover Sheet for Minimum Insulation Values for the Thermal Envelope shown and other mandatory requirements for Compliance with the Prescriptive Method of the IECC. Refer to Sheet AD-1 for large scale Wall section Details for requirements that may not be sufficiently defined on this sheet.



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE # 3367-R, EXPIRATION DATE 10/7/19

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associates inc  
**ARCHITECT**  
5024 DORSEY HALL DR. SUITE 203 ELICOTT CITY, MD 21042  
P (410) 864-1181 F (410) 897-2924 www.dwtaylor.com

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REVISIONS	
date	remarks

Drawn by	BB	checked by	
scale	1/4" = 1'-0"	date	04-05-2019

PROJECT TITLE

ENVISION BUILDERS  
THE COOPER

CONTENT

CROSS SECTIONS 'C','D', & 'E'  
HALL SHOP RD.

PROJECT NUMBER	DRAWING NUMBER
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2437 A4.2