

9/22/20 Approved

- 14.0.

Menu Save Reset Cancel Help

## Record Detail \* (This section is required.)

|  |               |             |
|--|---------------|-------------|
| Permit Type  | Permit Number | Opened Date |
| Building/Residential/Misc/Porch  | B20003179     | 09/20/2020  |
| Description of Work  |               |             |
| SFD/Construct 16 x 16 screened porch, 32 x 16 deck, 4x16 deck with landing and stairs to grade |               |             |

[check spelling](#)

## Address \* (This section is required.)

Search Reset Clear Get Parcel &amp; Owner

|               |             |              |
|---------------|-------------|--------------|
| Street #      | Street Name | Street Type  |
| 5027          | CAPE MYRTLE | CT           |
| Unit Type     | Unit #      | X Coordinate |
| --Select--    |             | -76.94584    |
|               |             | Y Coordinate |
|               |             | 39.2362      |
| City          | State       | Zip Code     |
| ELLICOTT CITY | MD          | 21042        |
|               | Primary     | Yes          |

## Parcel \* (This section is required.)

Search Reset Clear Get Address &amp; Owner

|  |        |             |            |                |                 |           |
|--|--------|-------------|------------|----------------|-----------------|-----------|
| GIS ID *   | Parcel | Parcel Area | Land Value | Improved Value | Exemption Value | Plan Area |
| 1105369  | 49     | 33840       | 334400     | 1101300        | 766900          | RURAL     |
| Legal Description  |        |             |            |                |                 |           |
| IMPSLOT 141, 33,840 SQ[F] 5027 CAPE MYRTLE CT[WALNUT CREEK PHASE 4 |        |             |            |                |                 |           |

[check spelling](#)

|  |                 |   |              |                 |                 |       |          |
|--|-----------------|---|--------------|-----------------|-----------------|-------|----------|
| Block  | Lot             | Census Tract  | Council Dist | Inspection Dist | Supervisor Dist | Map # | DAP Zone |
|  | 141             | 605101  | 5            |                 |                 |       |          |
| Plan Area  | State Tax Id    | Subdivision Name  |              |                 |                 |       |          |
|  | 1405598894      | Walnut Creek  |              |                 |                 |       |          |
| Section  | Area            | Tax Map   |              |                 |                 |       |          |
|  |                 | 28  |              |                 |                 |       |          |
| Grid   | Zoning District | ADC Map   |              |                 |                 |       |          |
| 28-12  | RC-DEO          | 4933-J3   |              |                 |                 |       |          |
| SDP No.  | Final Plan No.  | WP File No.   |              |                 |                 |       |          |
|  | F-07-076        |   |              |                 |                 |       |          |
| Record Plat No.                                    | WS Contract No. | FDP No.   |              |                 |                 |       |          |
| 23611-2362   |                 |   |              |                 |                 |       |          |
| Owner Occupied                                     | Year Built      | Historic District   |              |                 |                 |       |          |
| <input type="radio"/> Yes <input type="radio"/> No | 2018            | <input type="radio"/> Yes <input checked="" type="radio"/> No |              |                 |                 |       |          |
| Historic District Registry No.                     | Stat Area       | Flood Plain   |              |                 |                 |       |          |
|  | 5-02A           | <input type="radio"/> Yes <input checked="" type="radio"/> No |              |                 |                 |       |          |
| Building No  |                 |   |              |                 |                 |       |          |

**Owner** \* (This section is required.)

Search      Reset      Clear

**Name** \*

RANGANATHAN SENTHIL K

**Address Line 1**

5027 CRAPE MYRTLE CT

**Address Line 2****Address Line 3****Mail City**

ELLCOTT CITY

**Mail State**MD ☒**Mail Zip Code**

21042

**Phone**

410-812-9714

**Primary**Yes ☒**E-mail****Cell Number****Fax Number****Professionals** (This section is not required.)

Search      Reset      Clear

**License #** \*

08010095285

**Business Name**

TIMELESS CONSTRUCTION

**License Type** \*MHIC Ind ☒**First Name**

DAVID

**Middle Name****Last Name**

BENFER

**Primary**Yes ☒**Address Line 1**

5364 HESPERUS DRIVE

**Address Line 2****City**

COLUMBIA

**State**

MD

**ZIP Code**

21044-0000

**Phone 1**

3016743604

**Phone 2****Fax**

4432838022

**E-mail**

DCBENFER@HOTMAIL.COM

**Applicant** (This section is not required.)

Search      As Owner      As Lic. Prof      As Contact

**Type** \*Applicant ☒**First Name**

DAVID

**MI**

CHRIS

**Last Name**

BENFER

**Relationship**Applicant ☒**Full Name**

DAVID CHRISTOPHER BENFER

**Primary**Yes ☒**Organization Name**

TIMELESS CONSTRUCTION

**Street Address**

5364 HESPERUS DRIVE

**Address Line 2****City**

COLUMBIA

**State**MD ☒**Zip Code**

21044(-1846)

**Phone**

301-674-3604

**Cell****Fax****E-mail \***

DCBENFER@GMAIL.COM

## Addtl Info

|  |                 |                       |              |
|--|-----------------|-----------------------|--------------|
| Est Construction Cost *                                    | Housing Units * | Number of Buildings * | Public Owned |
| 25000  | 0               | 0                     | No           |
| Construction Type  |                 |                       |              |
| 434 - Additions, Alterations and Conversions - Residential |                 |                       |              |

## PORCH INFORMATION

## PORCH INFORMATION

|   |                        |   |   |                                |
|---|------------------------|---|---|--------------------------------|
| Capital Project-No Fee *                                      | Capital Project Number | Fee Exempt *  | Roadside Tree Project Permit *                                | Roadside Tree Project Permit # |
| <input type="radio"/> Yes <input checked="" type="radio"/> No |                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | <input type="radio"/> Yes <input checked="" type="radio"/> No |                                |
| Existing Use *  | Type of Porch *        | Type of Porch Foundation *                                    | Total Square Footage *  |                                |
| SFD   | Screened Porch         | New Deck  | 256 SQFT  |                                |
| Water Supply  | Sewage Disposal        | Expiration Date   |   |                                |
| Private   | Private                | 3/20/2021   |   |                                |

## PAYMENT INFORMATION

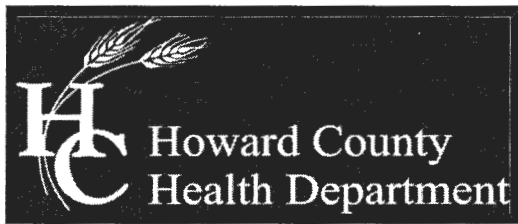
|         |         |         |         |            |             |
|---------|---------|---------|---------|------------|-------------|
| Check 1 | Payee 1 | Check 2 | Payee 2 | SAP Doc No | SAP Entered |
|         |         |         |         |            |             |

Submit

Cancel

Out 1000000





## 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: Decatur Building Services  
P.O. Box 552  
Woodbine, MD 21797

FROM: Robert Freemon *RIF*  
Well & Septic Program

RE: Walnut Creek, Lot 141  
5027 Crape Myrtle Court  
Ellicott City, MD 21042  
**"Potential Basement Bedroom"**

DATE: 9/1/17

I have reviewed the floor plans in support of Building Permit **B17003036** for a new home at **5027 Crape Myrtle Ct.** and noted that there is a rough-in for a full bathroom in the unfinished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon conversion of the basement to finished living space. As this lot is connected to the shared sewage system with a **five** bedroom per lot limitation, any future building permit for converting all or a portion of the basement into finished living space may be denied by the Health Department if the total number of proposed bedrooms in the dwelling is above five.

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 area 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

## Freemon, Robert

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**From:** Faris, Taylor <tfaris@nvrinc.com>  
**Sent:** Friday, September 01, 2017 9:03 AM  
**To:** Freemon, Robert; jim@decaturbuildingservices.com  
**Cc:** Cagle, Clint  
**Subject:** RE: 5027 Crape Myrtle Ct.

Robert,

We are comfortable with the attached memo, and will explain the circumstances to the customer. Please let us know if you're able to approve this permit with our acceptance of the included memo.

Thank you

**Taylor Faris**  
**Construction Cost Manager**  
**Maryland East Division**  
-----



P: 410-379-5956  
C: 443-864-3479  
F: 410-379-2430

9720 Patuxent Woods Drive  
Columbia, MD 21046

[tfaris@nvrinc.com](mailto:tfaris@nvrinc.com)  
[www.nvhomes.com](http://www.nvhomes.com)

Follow us on [Facebook](#)  
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**From:** Freemon, Robert [<mailto:rffreemon@howardcountymd.gov>]  
**Sent:** Friday, September 01, 2017 8:48 AM  
**To:** [jim@decaturbuildingservices.com](mailto:jim@decaturbuildingservices.com)  
**Cc:** Faris, Taylor <tfaris@nvrinc.com>  
**Subject:** 5027 Crape Myrtle Ct.

Hey Jim,  
Attached is a memo concerning the rough in the unfinished basement for Walnut Creek Lot 141. Let me know your thoughts.

**Robert Freemon**



**Building Permit Application**  
Howard County Maryland  
Department of Inspections, Licenses and Permits  
3430 Court House Drive  
Permits: 410-313-2455  
www.howardcountymd.gov

Date Received: 8/15/17  
Permit No. B17003036

Building Address: 5027 Grape Myrtle Court  
City: Ellicott City State: MD Zip Code: 21042  
Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: GP-17-049  
Census Tract: \_\_\_\_\_ Subdivision: Walnut Creek  
Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 141  
Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Grid: \_\_\_\_\_  
Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Existing Use: Vacant lot  
Proposed Use: Single family home  
Estimated Construction Cost: \$ 240,000  
Description of Work: New 2 story "Clifton Park II" with 3 car garage, morning RM, sitting area and unfinished basement,  
Occupant or Tenant: \_\_\_\_\_  
Was tenant space previously occupied? ☐ Yes ☐ No  
Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Property Owner's Name: NVR Inc  
Address: 9720 Patuxent Woods Drive  
City: Columbia State: MD Zip Code: 21046  
Phone: 410-379-5956 Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Applicant's Name & Mailing Address, (If other than stated herein)  
Applicant's Name: Decatur Building Services  
Address: PO Box 552  
City: Woodsbine State: MD Zip Code: 21797  
Phone: 443-309-7792 Fax: \_\_\_\_\_  
Email: Jim@DecaturbuildingServices.com

Contractor Company: NV Homes  
Contact Person: Taylor Faris  
Address: 9720 Patuxent Woods Drive  
City: Columbia State: MD Zip Code: 21046  
License No.: 56  
Phone: 410-379-5956 Fax: \_\_\_\_\_  
Email: Tfaris@NVRINC.com

Engineer/Architect Company: \_\_\_\_\_  
Responsible Design Prof.: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

*Need grading permit*

| Commercial Building Characteristics                                 | Residential Building Characteristics                                       |
|---|--|
| Height:   | <input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse |
| No. of stories:   | Depth Width  |
| Gross area, sq. ft./floor:  | 1 <sup>st</sup> floor:   |
|   | 2 <sup>nd</sup> floor:   |
| Area of construction (sq. ft.):                                     | Basement:  |
|   | <input type="checkbox"/> Finished Basement                                 |
| Use group:  | <input checked="" 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: <u>5</u>  |
| <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  |
|--|
| Water Supply   |
| <input checked="" type="checkbox"/> Public   |
| <input type="checkbox"/> Private   |
| Sewage Disposal  |
| <input type="checkbox"/> Public  |
| <input checked="" type="checkbox"/> Private  |
| Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No                   |
| Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No                        |
| Heating System   |
| <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil            |
| <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas |
| 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 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.

Jim Kerwin  
Applicant's Signature  
Jim@DecaturbuildingServices.com  
Email Address  
AGENT NV Homes  
Title/Company

Jim Kerwin  
Print Name  
8/15/2017  
Date  
**RECEIVED**  
AUG 15 2017

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             | <u>8/15/17</u> | <u>[Signature]</u>    |

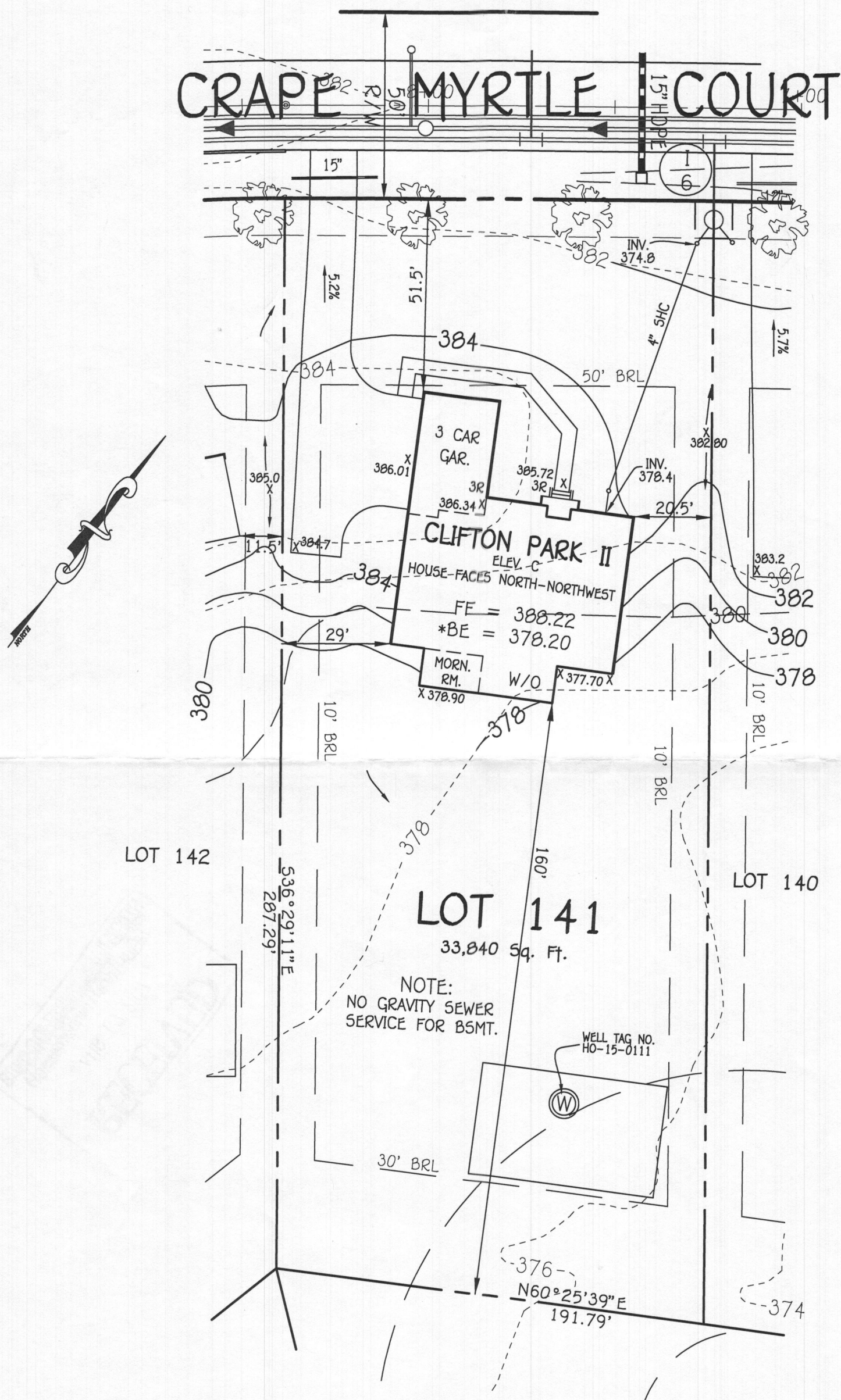
Is Sediment Control approval required for issuance? ☐ Yes ☐ No  
☐ CONTINGENCY CONSTRUCTION START

| 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 date:   |

|                |          |
|----------------|----------|
| 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          | # 118770 |



THE EXISTING WELL, TAG NO. HO-15-0111, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.



Approved  
B1700 3036  
R1E 9/1/17

NV HOMES INC.  
9720 PATUXENT WOODS  
COLUMBIA, MARYLAND 21046

BV BUSINESS TRUST  
P.O. BOX 482  
LISBON, MARYLAND 21765-0482

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461 - 2855

SCALE: 1"=30'

TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: AUG. 10, 2017