

PERMIT NUMBER: B 22004134

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: 14430 Triadelphia Mill Road		Unit:
City: Dayton	State: MD	Zip Code: 21036
Subdivision/Village/Complex Name:		SDP/WP/BA #:
Lot:	Tax Map: 0027	Parcel: 0096
Grading Permit #: G22000201		

DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant wooded parcel	Proposed Use: Single family detached dwelling	Estimated Cost: \$650,000.00
Trade Work to Be Completed (Separate Permits Required): <input checked="" type="checkbox"/> Mechanical (HVACR) <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Plumbing <input type="checkbox"/> None		

Construct a new two story single family detached home with 3 car garage, loft and finished basement.

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Kory & Tonii Gedin		Primary Residence: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Owner's Street Address: 1418 Madison Avenue		
City: Baltimore	State: MD	Zip Code: 21217
Phone: (202) 368-0289	Email: kory.gedin@hotmail.com	

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Timberlake Building & Renovations, LLC		Contact Name: Brian Messineo
Street Address: 304 Harry S. Truman Parkway, Suite M		
City: Annapolis	State: MD	Zip Code: 21401
Phone: (443) 837-3115	Email: bmessineo@timberlakehomes.com	

CONTRACTOR INFORMATION REQUIRED

Business Name: Timberlake Building & Renovations, LLC		
Licensee's Name: Brian Messineo	License #: MHBR 3769	
Street Address: 304 Harry S. Truman Parkway, Suite M		
City: Annapolis	State: MD	Zip Code: 21401
Phone: (443) 837-3115	Email: bmessineo@timberlakehomes.com	

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: Architecure Collaborative		Name: Dave Robbins
Street Address: 8334 Main Street		
City: Ellicott City	State: MD	Zip Code: 21043
Phone: (410) 465-7500	Email: davidrobbins@archcol.com	

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 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 type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Other:		Roadside Tree Project: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes: #
Sprinkler System: <input type="checkbox"/> NFPA 13 <input type="checkbox"/> NFPA 13R <input checked="" type="checkbox"/> NFPA 13D <input type="checkbox"/> None		Fire Alarm System: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Voice Evac

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

Model Name & Options: Hawthorne with 3 car garage, finished basement and loft.					
# of Bedrooms (SF): 6	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):	
# Rooms: 18	# Full Baths: 6	# Half Baths: 1	# Fireplaces: 1		
Garage/Carport Info: <input checked="" 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 checked="" type="checkbox"/> Finished Basement: <input checked="" type="checkbox"/> Full or <input type="checkbox"/> Partial					
1st Fl Width: 76	1st Fl Depth: 62	2nd Fl Width: 58	2nd Fl Depth: 58	Bsmt Width: 76	Bsmt Depth: 62
Energy Method: <input type="checkbox"/> Prescriptive <input type="checkbox"/> Performance <input checked="" type="checkbox"/> UA Alternative <input type="checkbox"/> ERI		Gross Area: 9,045	sq ft	Occupiable Area: 7,840	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.

APPLICANT'S ORIGINAL SIGNATURE

DATE SIGNED

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:				
<input checked="" type="checkbox"/> PR	<input checked="" type="checkbox"/> DPZ	<input checked="" type="checkbox"/> DED	<input checked="" type="checkbox"/> Health <i>Hank Oswald</i>	<input type="checkbox"/> SHA <input checked="" type="checkbox"/> CID
SUBMITTAL FEES: \$ 150.00		PAYMENT: CK # 0005-00049993		ACCEPTED BY:

Record Detail * (This section is required.)

Permit Type Building/Residential/Misc/Tanks Permit Number B23001733 Opened Date 05/17/2023
 Description of Work SFD/ Install (1) 500 gallon underground propane tank

Wrong address is
 HD Accela

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner
 Street # 14430 Street Name TRIADELPHIA MILL Street Type RD
 Unit Type Unit # X Coordinate Y Coordinate
 --Select-- --Select-- -77.0132 39.2302
 City DAYTON State MD Zip Code 21036 Primary Yes

5/22/23 - reviewed, can't see on this plan where the tank is going, must provide a revised plan that shows well, septic & tank locations.

5/23/23 - large scale plan provided and well & septic set backs look good.

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner
 GIS ID * 883206 Parcel 96 Parcel Area 5.11 Land Value 275800 Improved Value 0 Exemption Value 0 Plan Area RURAL
 Legal Description 5.112 A [14430 TRIADELPHIA MILL R] DAYTON

[check spelling](#)

Block Lot Census Tract Council Dist Inspection Dist Supervisor Dist Map #
 605101 5
 Plan Area State Tax Id Subdivision Name
 1405361583
 Section Area Tax Map
 27
 Grid Zoning District ADC Map
 27-17 RR-DEO 4932-H4
 SDP No. Final Plan No. WP File No.
 Record Plat No. WS Contract No. FDP No.
 Owner Occupied Year Built Historic District
 Yes No Yes No
 Historic District Registry No. Stat Area Flood Plain
 5-01 Yes No
 Building No

Approved 5/23/23
 HD

HD Accela - B23001733
 as 6015 offshore green is incorrect.
 Should be 14430 Tri. Mill Rd.

Owner * (This section is required.)

Search Reset Clear
 Name * GEDIN KORY
 Address Line 1 1418 MADISON AVENUE

Address Line 2

Address Line 3

Mail City
BALTIMORE
Phone
240-517-9971
E-mail

Mail State
MD
Primary
Yes

Mail Zip Code
21217

Cell Number

Fax Number

Professionals (This section is not required.)

License # *
20100079809
License Type *
Propane Gs
Primary
Yes

Business Name
MID ATLANTIC COOPERATIVE SOLUTIONS DBA AERO ENERGY

First Name
31CHARD
Address Line 1
230 LINCOLN WAY EAST
Address Line 2

Middle Name
THOMAS

Last Name
JARCY

City
NEW OXFORD
Phone 1
2406744592
E-mail
RJARCY@AEROENERGY.COM

State
PA

ZIP Code
17350-0000

Phone 2

Fax

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type *
Applicant
Relationship
--Select--
Primary
Yes

First Name
steve
Full Name
steve dannenfeldt
Organization Name
Aero Energy
Street Address
230 lincoln way East
Address Line 2

MI

Last Name
dannenfeldt

City
New Oxford
Phone
717-577-5923
E-mail *
sdannenfeldt@aeroenergy.com

State
PA

Zip Code
17350

Cell

Fax

Addtl Info

Est Construction Cost *
6600
Construction Type
--Select--

Housing Units *
0

Number of Buildings *
0

Public Owned
No

TANK INFORMATION

RESIDENTIAL TANK INFORMATION

Capital Project-No Fee * Capital Project Number Fee Exempt * Roadside Tree Project Permit * Roadside Tree Permit #
☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No

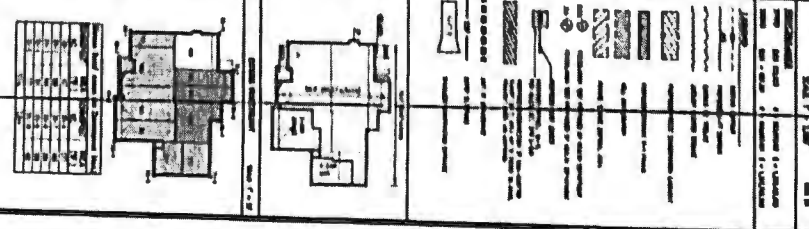
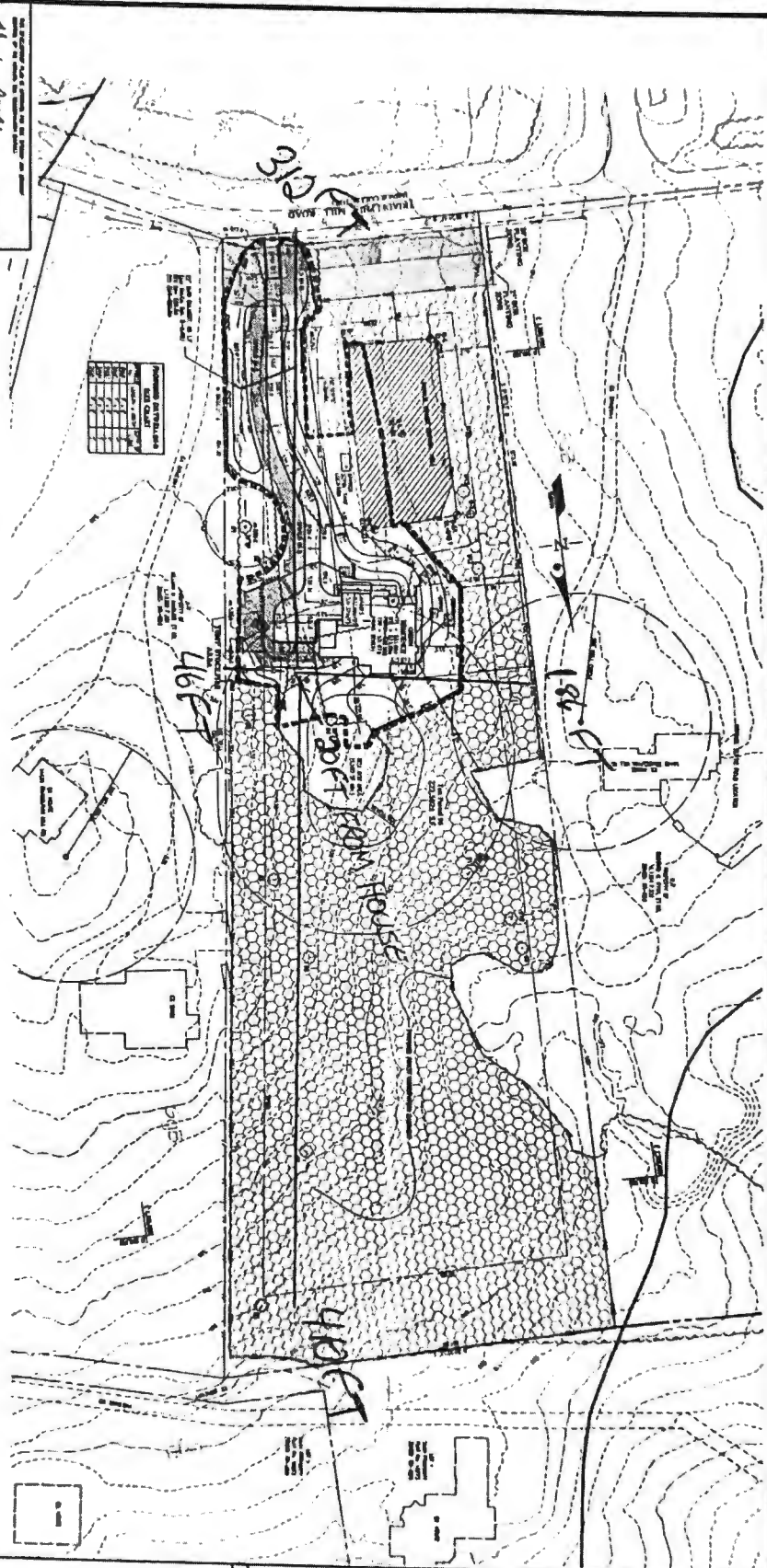
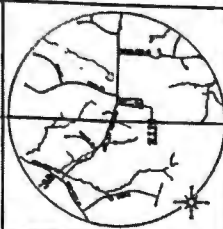
Existing Use * Number of Tanks Installed * Number of Tanks Removed *
SFD 1 0

Water Supply Sewage Disposal Expiration Date Relocate Existing Tank *

Scale too small - see large
scale plan
attached

DATE	BY	FOR
1/17/2012	GLW	1/17/2012

1. The project is located on the east side of the road, south of the intersection with the road.
2. The project is located on the east side of the road, south of the intersection with the road.
3. The project is located on the east side of the road, south of the intersection with the road.
4. The project is located on the east side of the road, south of the intersection with the road.
5. The project is located on the east side of the road, south of the intersection with the road.
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8. The project is located on the east side of the road, south of the intersection with the road.
9. The project is located on the east side of the road, south of the intersection with the road.
10. The project is located on the east side of the road, south of the intersection with the road.



GLW GEORGE L. WILSON & COMPANY, INC. 172002		PREPARED BY: <i>GLW</i> DATE: 1/17/2012	
PROJECT: GEDIN PROPERTY 4400 TRAILBLAZER HILL ROAD THE VILLAGE, NEW HAMPSHIRE		SCALE: 1" = 40' SHEET: 21 OF 2	



HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS
3430 COURT HOUSE DRIVE - ELLICOTT CITY, MD 21043
*** THIS PERMIT MUST BE CONSPICUOUSLY POSTED ON SITE ***

Residential New Single Family Dwelling Permit

PERMIT NUMBER: B22004134

APPLICATION DATE: 11/3/2022

ISSUE DATE: 12/13/2022

SITE ADDRESS:

14430 TRIADELPHIA MILL RD
DAYTON, MD 21036

PROPERTY OWNER INFO:

KORI & TONII GEDIN
1418 MADISON AVENUE
BALTIMORE, MD 21217
Phone #: 202-368-0289

Subdivision:

Lot No.: **Tax Map:** 27 **Grid:** 27-17

ADC Map: 4932-H4 **SDP No.:** **Zoning:** RR-DEO **Census Tract:** 605101

DESCRIPTION OF WORK:

SFD/ MODEL 'HAWTHORNE', 2 STORY, FULL BASEMENT, BASEMENT = FULL FINISHED, 18R, 6FB, 1HB, 1FP, 3 CAR ATTACHED, 6BR, N/A, ENERGY METHOD = UA ALTERNATIVE, SUBJECT TO CB-76-2018.LOFT/**11.15.22 REVISION REQUEST TO REMOVE SOLID WALL THAT SHOULD HAVE BEEN A DOORWAY BETWEEN THE EXERCISE/THEATRE ROOM, REMOVED THE HALLWAY DOOR TO THE BATHROOM.

PRIMARY CONTRACTOR INFO:

Contractor License No.: 3769

License Address: TIMBERLAKE BUILDING AND
RENOVATIONS, LLC
BRIAN MESSINEO
304 HARRY S. TRUMAN PKWY STE M

Phone #: ANNAPOLIS, MD 21401
443-837-3131

PRIMARY CONTACT INFO:

Contact Type: CONTACT

TIMBERLAKE BUILDING AND
RENOVATIONS, LLC

304 HARRY S. TRUMAN PKWY STE M
ANNAPOLIS, MD 21401

443-837-3131

Phone #:

Building/Lot Characteristics

Legal Description: 5.112 A[] TRIADELPHIA RD[] DAYTON

Existing Use: Vacant Lot

Water Supply: Private

Height:

Sewage Disposal: Private

Basement: Full Finished

SF # of Bedrooms: 6

SF # of Full Baths: 6

SF # of Half Baths: 1

Zoning Setback Requirements:

Front - Proposed: n/a **Required:** 75

Rear - Proposed: n/a **Required:** 60

Side - Proposed: n/a **Required:** 30

Side Street - Proposed: n/a **Required:** n/a

Meets Minimum Required Setbacks?: Yes

Lot Coverage for NT Zoning:

Permit Fees:

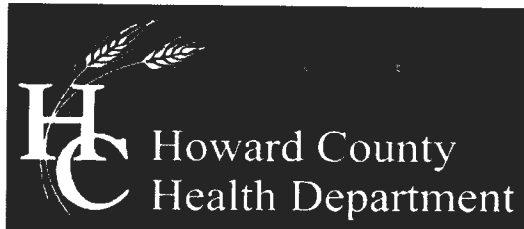
Total Fees Invoiced: \$80,535.38

Total Fees Paid: \$80,535.38

Balance Due: \$0.00

To schedule an inspection or check the results of an inspection please call (410) 313-3800

APPROVED BY THE DIRECTOR OF INSPECTIONS, LICENSES AND PERMITS - BUILDING OFFICIAL



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

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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

MEMORANDUM

TO: Interested Parties

FROM: Jeff Williams
Program Supervisor, Well & Septic Program

RE: Building Permit attachments for properties with onsite sewage disposal

DATE: February 1, 2017

Howard County Health Department, in its review of Building Permit applications, must accurately determine the number of bedrooms in a proposed dwelling or existing dwelling with a proposed addition in order to ensure adequate onsite sewage disposal on properties not served by public sewer. As the definition of a bedroom in Howard County Code Title 3, Subtitle 8, Onsite Sewage Disposal Systems, differs from the definition in the Building Code, the Health Department must review floor plans as part of the building permit review process.

In order to make the review process more efficient and consistent across Departments, all building permit applications for construction of new dwellings or additions/renovations to existing dwellings must include a simplified floor plan in addition to the two full construction plans required by DILP. The simplified plan will be forwarded by DILP to Health with a copy of the plot plan. The simplified plan may be shrunk to fit smaller size sheets, ideally 11x17. This floor plan must contain a diagram of each room, labeled with intended use and level of the dwelling including windows, doors, plumbing fixtures, and rough-in plumbing. Unfinished space must be clearly indicated. Floor plan packages for home models must clearly indicate the optional features chosen for this house.





pics from Contractor
 (#2) lower trench complete
 3/29/23 (M)

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

Date: 11/15/2022 ☐ ONLINE SUBMITTAL ☒ PAPER SUBMITTAL

To: Hank Oswald Health Department
(Reviewer/Requestor's Name) (Division)

From: Brian Messineo, Timberlake Homes (443) 837-3115
(Your Name, Company Name) (Phone Number)

Subject: Project name Gedin Property
Project site address 14430 Tridelphia Mill Road, Dayton, MD 21036
Permit # B22004134 SDP # _____
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/ # _____
- ☐ Other _____

Contact Person Information: (Required)

Brian Messineo

Please Print Name

Telephone No: (443) 837-3115

E-Mail Address: bmessineo@timberlakehomes.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 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

Received by _____

NOV 15 2022



November 15, 2022

Hank Oswald
Howard County Health Department
3430 Court House Drive
Ellicott City, MD 21043
(410) 313-2455

***RE: Building Permit #B22004134 - 14430 Triadelphia Mill Road, Dayton,
Maryland***

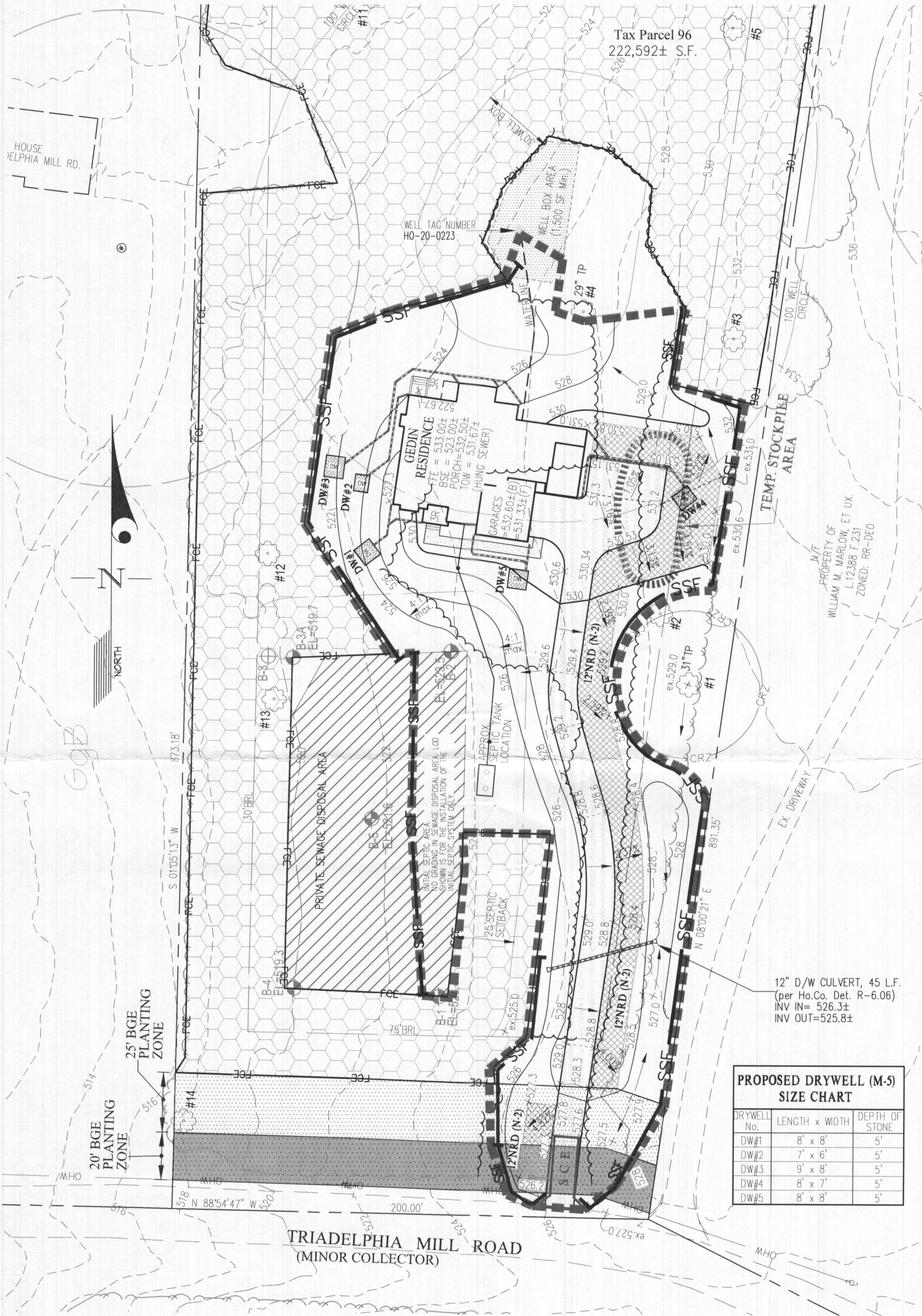
Dear Hank,

Please find enclosed one (1) copy of revised architectural plan sheets A401 and A402 for permit #B22004134. As we discussed last week on sheet A402 we removed the solid wall that should have been a doorway going into the exercise/theatre room and we removed the hallway door to the bathroom. If you have any questions, please let me know.

Thank you,

A handwritten signature in dark ink, appearing to read 'Brian Messineo', with a long horizontal stroke extending to the right.

Brian Messineo
bmessineo@timberlakehomes.com
(443) 837-3115



Tax Parcel 96
222,592± S.F.

WELL TAG NUMBER
HO-20-0223

GEDIN
RESIDENCE
FFE = 533.00±
BSE = 523.00±
PORCH = 532.50±
TOW = 531.67±
(HUNG SEWER)

GARAGES
= 532.60±(B)
= 531.33±(F)

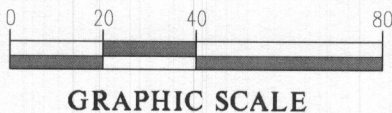
PRIVATE SEWAGE DISPOSAL AREA
INITIAL SEPTIC AREA.
NO GRADING IN SEWAGE DISPOSAL AREA LOD
SHOWN IS FOR THE INSTALLATION OF THE
INITIAL SEPTIC SYSTEM ONLY

25' SEPTIC
SETBACK

12" D/W CULVERT, 45 L.F.
(per Ho.Co. Det. R-6.06)
INV IN= 526.3±
INV OUT=525.8±

PROPOSED DRYWELL (M-5) SIZE CHART		
DRYWELL No.	LENGTH x WIDTH	DEPTH OF STONE
DW#1	8' x 8'	5'
DW#2	7' x 6'	5'
DW#3	9' x 8'	5'
DW#4	8' x 7'	5'
DW#5	8' x 8'	5'

BUILDER:
TIMBERLAKE HOMES
304 HARRY S. TRUMAN PKWY., SUITE M
ANNAPOLIS, MD 21401
ATTN: BRIAN MESSINEO
443-837-3115
bmessineo@timberlakehomes.com



BUILDING PERMIT PLOT PLAN

DES.
DRN.
CHK.

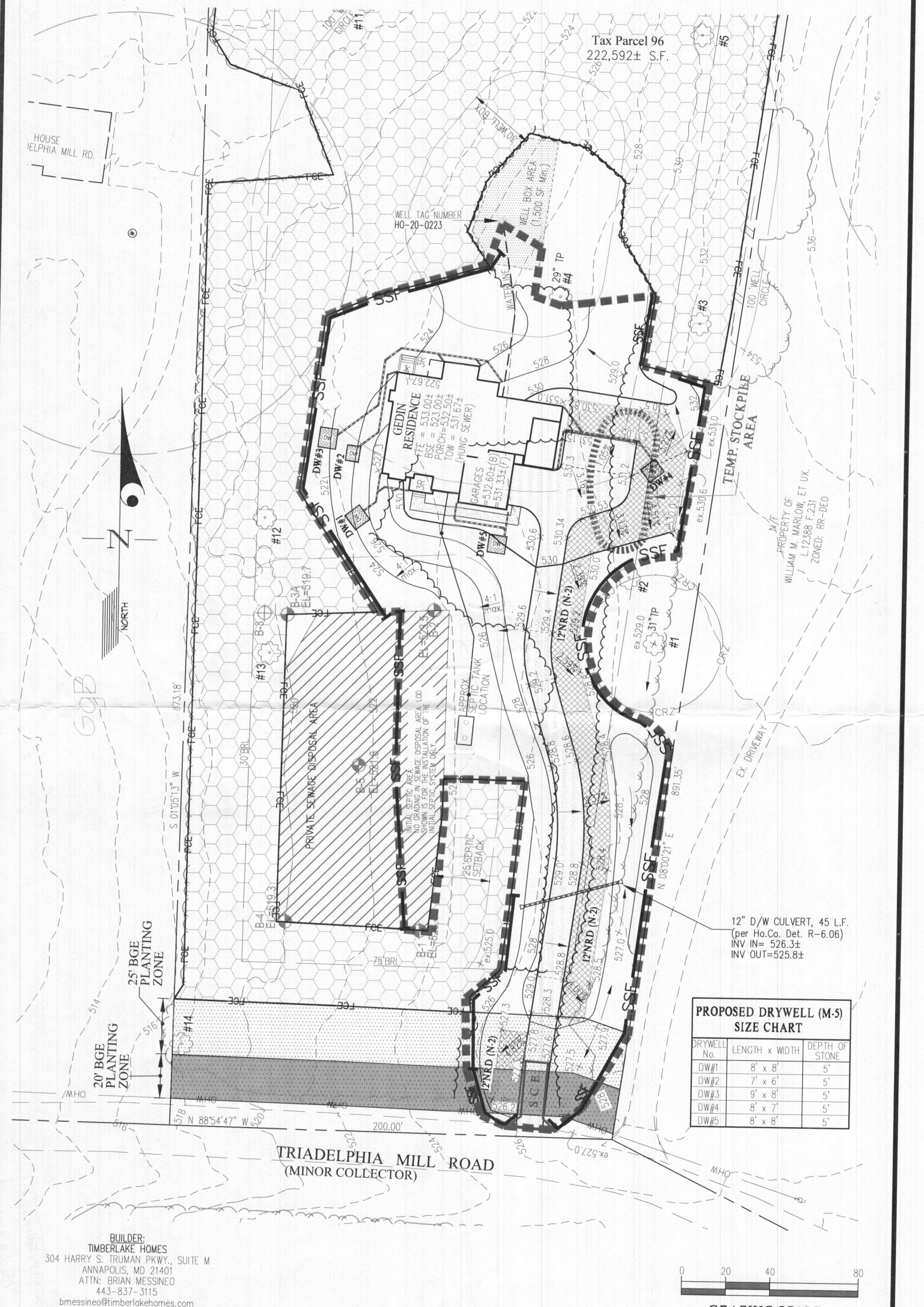
OWNER:
KORY and TONII GEDIN
1418 MADISON AVE.
BALTIMORE, MD 21217
202-368-0289

Tax Parcel 0096
GEDIN PROPERTY
14430 TRIADELPHIA MILL ROAD
L. _____ F. _____

G. L. W. No.	21165
ZONING	RR-DEO
TAX MAP/GRID	27-17
DATE	SEPT. 2022
SCALE	1"=40'
SHEET	2 OF 2



L:\CADD\DRAWINGS\21165\PLANS BY GLW\GP and PLOT PLAN\21165_GP.dwg



Tax Parcel 96
222,592± S.F.

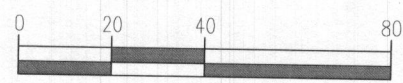


TEMP. STOCKPILE AREA

PROPERTY OF
WILLIAM M. MARLOW, ET UX.
L12388 F.231
ZONED: RR-DEO

12" D/W CULVERT, 45 L.F.
(per Ho.Co. Det. R-6.06)
INV IN= 526.3±
INV OUT=525.8±

PROPOSED DRYWELL (M-S) SIZE CHART		
DRYWELL No.	LENGTH x WIDTH	DEPTH OF STONE
DW#1	8' x 8'	5'
DW#2	7' x 6'	5'
DW#3	9' x 8'	5'
DW#4	8' x 7'	5'
DW#5	8' x 8'	5'



GRAPHIC SCALE

BUILDER:
TIMBERLAKE HOMES
304 HARRY S. TRUMAN PKWY., SUITE M
ANNAPOLIS, MD 21401
ATTN: BRIAN MESSINEO
443-837-3115
bmessineo@timberlakehomes.com

BUILDING PERMIT PLOT PLAN



DES.
DRN.
CHK.

OWNER:
KORY and TONII GEDIN
1418 MADISON AVE.
BALTIMORE, MD 21217
202-368-0289

Tax Parcel 0096
GEDIN PROPERTY
14430 TRIADELPHIA MILL ROAD
L. _____ F. _____

G. L. W. No.	21165
ZONING	RR-DEO
TAX MAP/GRID	27-17
DATE	SEPT. 2022
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SHEET	2 OF 2

L:\CADD\DRAWINGS\21165\PLANS BY GLW\GP and PLOT PLAN\21165_GP.dwg