

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Tanks	B23000809	03/10/2023

Description of Work


SFD/ INSTALL (1) 1000 GAL UNDERGROUND PROPANE TANK

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
13601	NOBLE	WAY
Unit Type	Unit #	
--Select--		
	X Coordinate	Y Coordinate
	-76.95852	39.19609
City	State	Zip Code
HIGHLAND	MD	20777
	Primary	
	Yes	

Approved 3/14/23


Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
11059889	0389	51515	241800	241800	0	RURAL

Legal Description

LOT 9 51,515 SQ[]13601 NOBLE WAY[]THE ESTATES @ RIVER HILL

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
16	9	605101	5				
Plan Area	State Tax Id	Subdivision Name					
	1405601937	The Estates at River Hill					
Section	Area	Tax Map					
		34					
Grid	Zoning District	ADC Map					
34-16	RR-DEO	4933-G9					
SDP No.	Final Plan No.	WP File No.					
	ECP-16-064						
Record Plat No.	WS Contract No.	FDP No.			Primary		
25085-2509					Yes		
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-04A	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner * (This section is required.)

Search Reset Clear

Name *

ESTATES AT RIVER HILL LLC

Address Line 1

3675 PARK AVE

Address Line 2

STE 301

Address Line 3**Mail City**

ELLCOTT CITY

Mail State

MD

Mail Zip Code

21043

Phone

301-723-3232

Primary

Yes

E-mail**Cell Number****Fax Number****Professionals** (This section is not required.)**License # ***

68408

Business Name

HJ POIST

License Type *

Propane Gs

**First Name**

JEFF

Middle Name**Last Name**

WISEMAN

Primary

Yes

**Address Line 1**

360 MAIN ST

Address Line 2**City**

LAUREN

State

MD

ZIP Code

20707

Phone 1

3017253232

Phone 2**Fax****E-mail**

JEFF@HJPOIST.COM

Applicant (This section is not required.)**Search****As Owner****As Lic. Prof****As Contact****Type ***

Applicant

**First Name**

MICHELLE

MI**Last Name**

CLANCY

Relationship

Applicant

**Full Name**

MICHELLE CLANCY

Primary

Yes

**Organization Name**

APPLIED & APPROVED PERMITS LLC

Street Address

P.O. BOX 310

Address Line 2**City**

PERRY HALL

State

MD

Zip Code

21128

Phone

443-340-1229

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

MICHELLE@APPLIEDANDAPPROVED.COM

Addtl Info**Est Construction Cost ***

2000

Housing Units *

0

Number of Buildings *

0

Public Owned

No

**Construction Type**

--Select--

**TANK INFORMATION****RESIDENTIAL TANK INFORMATION****Capital Project-No Fee ***☐ Yes ☒ No**Capital Project Number****Fee Exempt ***☐ Yes ☒ No**Roadside Tree Project Permit *****Roadside Tree Permit #**☐ Yes ☒ No**Existing Use ***

SFD

Number of Tanks Installed *

1

Number of Tanks Removed *

0

Water Supply**Sewage Disposal****Expiration Date****Relocate Existing Tank ***

Oswald, Hank

From: Tim Keane <tkeane@trinityhomes.com>
Sent: Wednesday, January 18, 2023 9:09 AM
To: Oswald, Hank
Subject: RE: B19003294_13601 Noble Way

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

Thank you

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Oswald, Hank" <hoswald@howardcountymd.gov>
Date: 1/18/23 9:08 AM (GMT-05:00)
To: Tim Keane <tkeane@trinityhomes.com>
Subject: B19003294_13601 Noble Way

Hi Tim:

The revised floor plans for building permit # B19003294 have been approved by the Health Department. Please see attached basement bedroom memo regarding the unfinished basement. Should you have any questions, please don't hesitate to ask.

Thanks,

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

MEMORANDUM

TO: Trinity Homes Maryland LLC
3675 Park Ave
Ellicott City MD 21043
Attn: Tim Keane

FROM: Hank Oswald
Howard County Health Department
Well & Septic Program

RE: 13601 Noble Way
Highland, MD 20777
Potential Basement Bedroom

DATE: 01/18/23

I have reviewed the revised floor plans in support of Building Permit B19003294 for a new home at 13601 Noble Way 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.

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.

The Health Department strongly recommends sizing the onsite sewage disposal system at least one bedroom larger than the existing 5-bedroom design to accommodate a future finished basement bedroom. If you choose to only size for the existing design, any future building permit for a finished basement room may be placed on hold until the system is upgraded to accommodate the proposed number of bedrooms. This memo will be retained in the Health Department file for future reference.

TRINITY HOMES MARY LAND, LLC
3675 PARK AVENUE
ELLCOTT CITY, MD 21043
443-324-9806

January 12, 2023

To: Howard County Department of Licenses and Permits

From: Michael Pfau, President
Trinity Homes Mary Land, LLC
3675 Park Avenue
Ellicott City, MD 21043

RE: Revised permit for B19003294, Estates at River Hill Lot 9

Dear sir or madam,

This letter will serve as a request to revise an existing permit B19003294,
13601 Noble Way, Highland, MD 20777, also known as Estates at River Hill Lot 9.

The reason for the revision and the Description of Work is as follows:

- Delete the two (2) story Family Room, and make it into a one (1) story Family Room
- Add Bedroom over the Family Room
- Reconfiguring Bedrooms #3 & #4 and Bath #3

Please find attached the following:

- Three (3) sets of house plans.
- Five (5) sets of Plot Plans
- Check for \$50.00

Respectfully,


Tim Keane
tkeane@trinityhomes.com
443-324-9806

RECEIVED
JAN 12 2023
LICENSES & PERMITS
DIVISION

TRINITY HOMES MARY LAND, LLC
3675 PARK AVENUE
ELLICOTT CITY, MD 21043
443-324-9806

June 3, 2022

To: Howard County Department of Licenses and Permits

From: Michael Pfau, President
Trinity Homes Mary Land, LLC
3675 Park Avenue
Ellicott City, MD 21043

RE: Revised permit for B19003294, Estates at River Hill Lot 9

Dear sir or madam,

This letter will serve as a request to revise an existing permit for B19003294, 13601 Noble Way, Highland, MD 20777, also known as Estates at River Hill Lot 9.

The House type changed from a Abbey to the following Description of Work:

- SFD,
- Yorkshire Manor III
- 2 story,
- Full Basement, (un-finished),
- 3-car integral garage
- 5 Bedrooms
- 4 full baths
- Powder Room
- Family Room
- Dining Room
- Foyer
- Kitchen
- Sunroom
- Sitting-Room
- Laundry

DELP 2022 JUN 5 4:08:14

Please find attached the following:

- Three (3) sets of house plans.
- Five (5) sets of Plot Plans
- Check for \$50.00

Respectfully,

A handwritten signature in cursive script, appearing to read "Tim Keane".

Tim Keane

tkeane@trinityhomes.com

443-324-9806

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

Date: 7-11-22 DAN/ANNETTE
To: Debbie Whalen (Reviewer/Requestor's Name) DILP / DPZ (Division) permit review
From: Vogel Engineering + Timmons Group (Your Name, Company Name) 410-461-7666 (Phone Number)
Subject: Project name The Estates at River Hill
Project site address 13601 Noble Way, Highland MD 20777
Permit # B19003294 SDP# F-18-064
Other information pertinent to this project redline has been approved, mylars revised and returned to County

✓ 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 revised plot plan (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)

Tim Keane
Please Print Name

Telephone No: 443-324-9806

E-Mail Address: tkeane@trinityhomes.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 by

AKH

DILP 2022 JUL 11 PM 4:26

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

MEMORANDUM

TO: **Tim Keane, Trinity Homes Maryland, LLC**

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

RE: **13601 Noble Way**, Potential Basement Bedroom

DATE: October 10, 2019

I have reviewed the floor plans in support of Building Permit **B19003294** for a new home at **13601 Noble Way** 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.

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.

The Health Department strongly recommends sizing the onsite sewage disposal system at least one bedroom larger than the existing **five (5)**-bedroom design to accommodate a future finished basement. If you choose to only size for the existing design, any future building permit for a finished basement may be placed on hold until the system is upgraded to accommodate the proposed number of bedrooms. This memo will be retained in the Health Department file for future reference.



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:

9/27/19

Permit No.:

B19003294

Building Address: 13601 NOBLE WAY
City: Highland State: MD Zip Code: 20717
Suite/Apt. #: SDP/WP/BA #: GP-19-080
Subdivision: ESTATE at River Hill
Lot: 9 Tax Map: 34 Parcel: 389

Existing Use: VACANT LOT
Proposed Use: NEW SFD
Estimated Construction Cost: \$ 300,000.00

Description of Work: ABBLy: FR, SUN ROOM, BREAKFAST
Kitchen, Gallery, Library, L.R.
3 Car Garage, D.R., 5 Bedroom, 3 1/2 Baths
Loft.
16'x16' Deck

Occupant/Tenant Name: N/A
Was tenant space previously occupied? ☐ Yes ☒ No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Property Owner's Name: ESTATE at River Hill, LLC
Address: 3675 Park Ave
City: EC State: MD Zip Code: 21043
Phone: 443.324.9806 Fax: 410.480.0013
Email: TKeane@TrinityHome.com

Applicant's Name & Mailing Address, (if other than stated herein)

Applicant's Name: N/A
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Contractor Company: Trinity Homes Maryland, LLC
Contact Person: Tim Keane
Address: 3675 Park Ave
City: EC State: MD Zip Code: 21043
License No.: 7646
Phone: 443.324.9806 410.480.0013
Email: TKeane@TrinityHome.com

Engineer/Architect Company: N/A
Responsible Design Prof.: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ 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: 60' x 71'8"
Area of construction (sq. ft.):	2nd floor: 49 60
Use group:	Basement:
Construction type:	<input type="checkbox"/> Finished Basement
<input type="checkbox"/> Reinforced Concrete	<input checked="" type="checkbox"/> Unfinished Basement
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Crawl Space
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Wood Frame	No. of Bedrooms: 5
<input type="checkbox"/> State Certified Modular	Multi-family Dwelling
	No. of efficiency units:
	No. of 1 BR units:
	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 type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas
Other: Fireplace
Sprinkler System:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Grading Permit Number: 619000136
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.

Applicant's Signature

Email Address

Title/Company

Print Name

Date

RECEIVED

SEP 27 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	11/4/19	R. Buehler

Is Sediment Control approval required for issuance? ☐ Yes ☒ No

☐ CONTINGENCY CONSTRUCTION START

Reviewed F.P.'s approved 1/18/23 H. Oswald

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	# 00203

Distribution of Copies: White: Building Officials

Green: PSZA, Zoning

Yellow: PSZA, Engineering

Pink: Health

Gold: SHA