

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

Permit Type
Building/Residential/Addition/SFD
Description of Work
SFD/ CONSTRUCT (2) STORY 12' X 21' ADDITION WITH UNFINISHED BASEMENT TO EXPAND KITCHEN AND UNFINISHED SPACE ON SECOND FLOOR, 2 STORY, Full Basement, 2R, 0FB, 0HB, 0FP, OTHER STRUCTURE = None, 0BR, PORCH/DECK = N/A, ENERGY METHOD = N/A,

Permit Number
B25002776
Opened Date
07/16/2025

Approved
MRE 8/11/25

Online BP.

gs 7/31/25

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #
2032
Unit Type
--Select--
City
COOKSVILLE
Street Name
MEADOW TREE
Unit #
X Coordinate
-77.02612
State
MD
Street Type
CT
Y Coordinate
39.31608
Zip Code
21723
Primary
Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *
910209
Parcel
96
Parcel Area
1.33
Land Value
299500
Improved Value
814800
Exemption Value
515300
Plan Area
RURAL
Legal Description
IMPSLOT 40 1.333 A.[]2032 MEADOW TREE CT[]RIGGS MEADOW RSB LT A B

[check spelling](#)

Block
9999
Plan Area
Section
Grid
14-4
SDP No.
Record Plat No.
12963
Owner Occupied
☐ Yes ☐ No
Historic District Registry No.
Building No
Lot
40
Census Tract
605601
State Tax Id
1404360583
Area
Zoning District
RC-DEO
Final Plan No.
F-97-041
WS Contract No.
Year Built
1998
Stat Area
4-06
Council Dist
5
Subdivision Name
RIGGS MEADOW
Tax Map
14
ADC Map
4692-F10
WP File No.
FDP No.
Primary
Yes
DAP Zone

Owner (This section is not required.)

Search Reset Clear

Name *
MILLEF
Address Line 1
2032 MEADOW TREE CT
Address Line 2
Address Line 3

Mail City
COOKSVILLE
Mail State
MD
Mail Zip Code
21723
Phone
443-540-4758
Primary
Yes
E-mail

Cell Number

Fax Number

Professionals (This section is not required.)

License # * 08010090623	Business Name KNJ CONSTRUCTION LLC		
License Type * MHIC Ind	First Name MICHAEL	Middle Name D	Last Name SHARP
Primary Yes	Address Line 1 17005 HARDY RD		
	Address Line 2		
	City MT AIRY	State MD	ZIP Code 21771-0000
	Phone 1 4434722775	Phone 2	Fax 4104899224
	E-mail MSHARP@KNJCONST.COM		

Applicant (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type * Applicant	First Name Michael	MI Dennis	Last Name Sharp
Relationship Applicant	Full Name Michael Dennis Sharp		
Primary No	Organization Name KNJ Construction, LLC.		
	Street Address 17005 Hardy Road		
	Address Line 2		
	City Mount Airy	State MD	Zip Code 21771
	Phone 410-489-9224	Cell 443-472-2775	Fax
	E-mail * msharp@knjconst.com		

Contact (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type Contact	First Name MICHAEL	MI D	Last Name SHARP
Relationship Applicant	Full Name Michael Dennis Sharp		
Primary Yes	Organization Name KNJ CONSTRUCTION LLC		
	Street Address 17005 HARDY RD		
	Address Line 2		
	City MT AIRY	State MD	Zip Code 21771-0000
	Phone 4434722775	Cell	Fax 4104899224
	E-mail MSHARP@KNJCONST.COM		

Addtl Info

Est Construction Cost * 100000	Housing Units * 0	Number of Buildings * 0	Public Owned No
Construction Type 434 - Additions, Alterations and Conversions - Residential			

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee *

☐ Yes ☒ No

Capital Project Number

(Text)

Fee Exempt *

☐ Yes ☒ No

Roadside Tree Project Permit

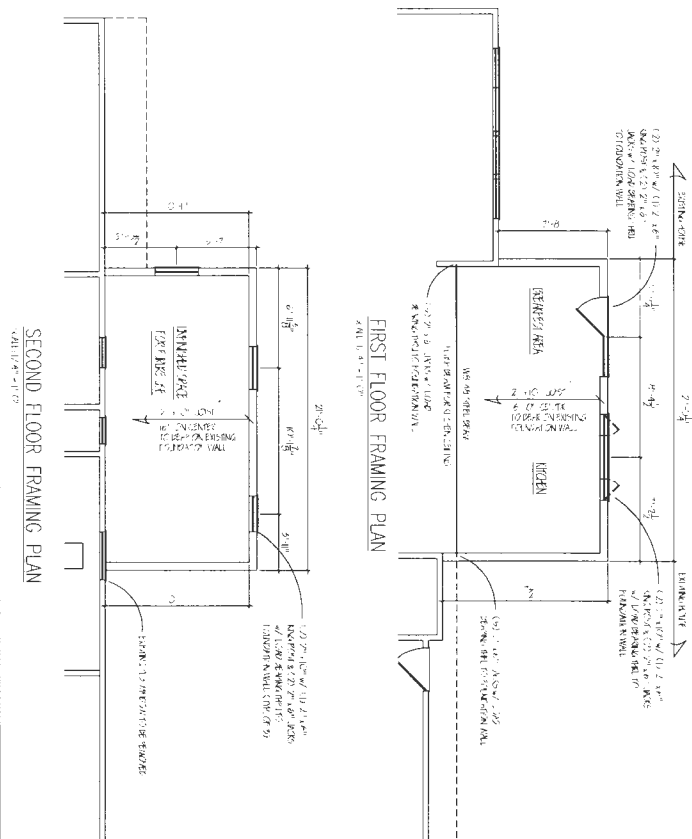
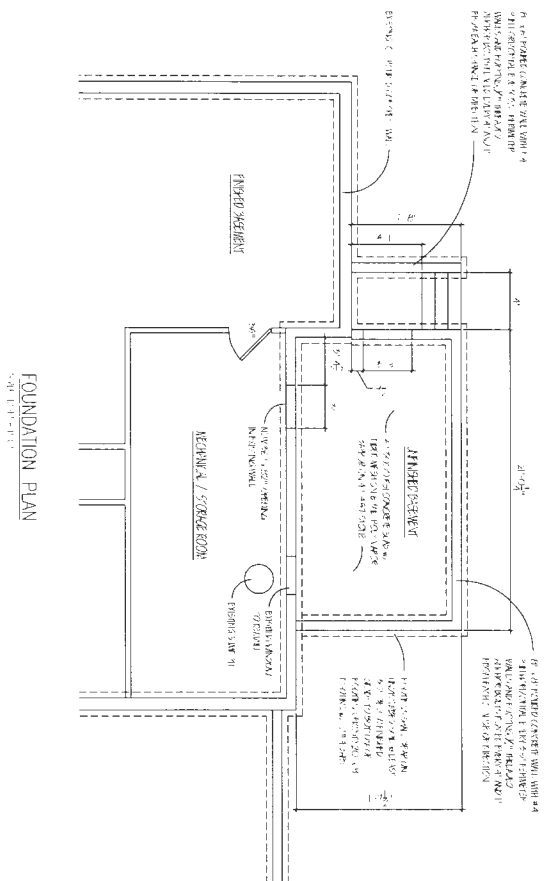
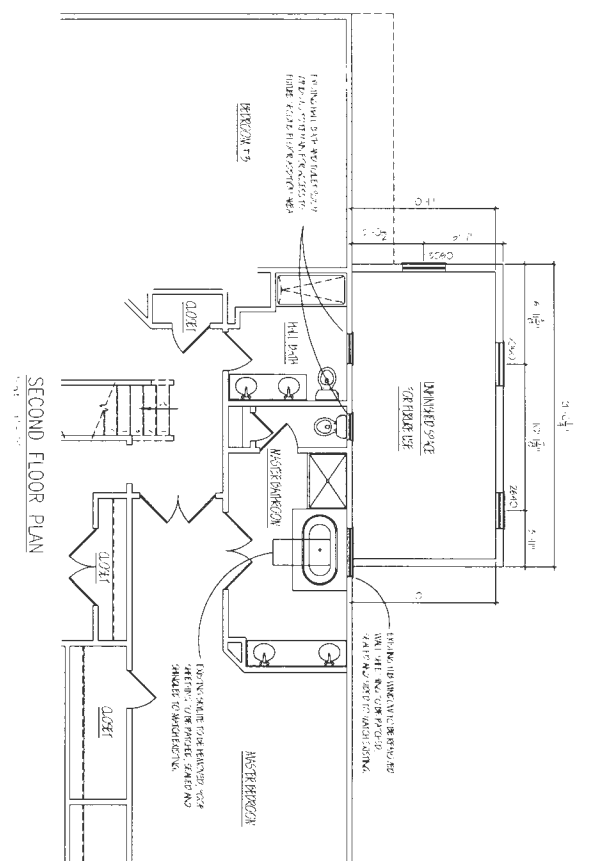
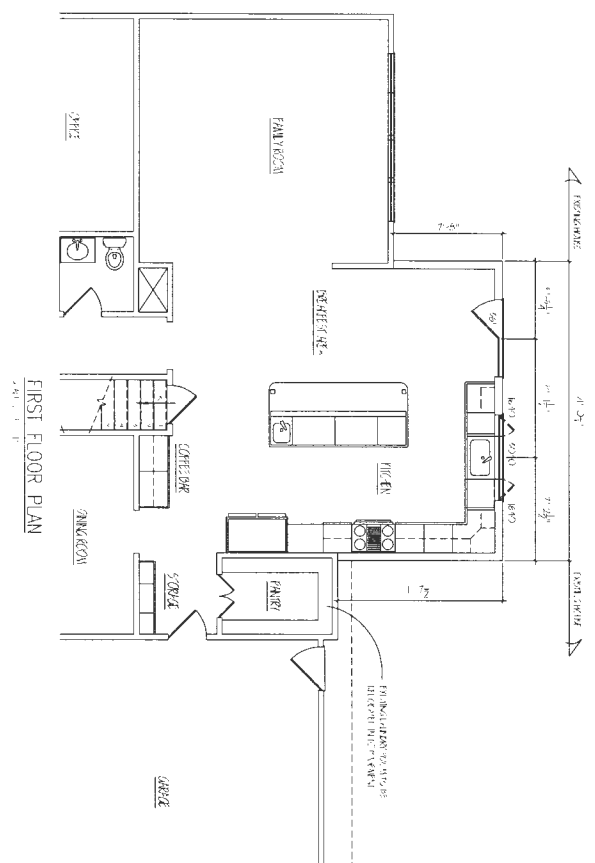
☐ Yes ☒ No

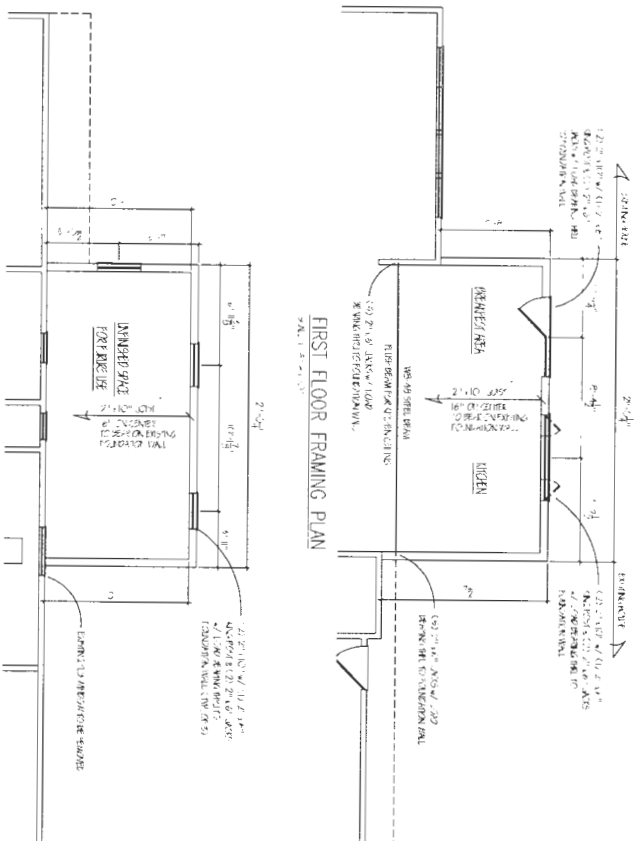
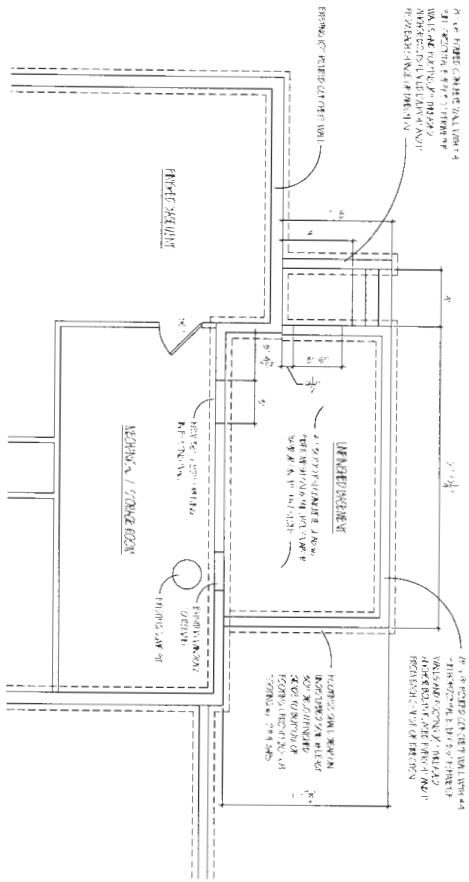
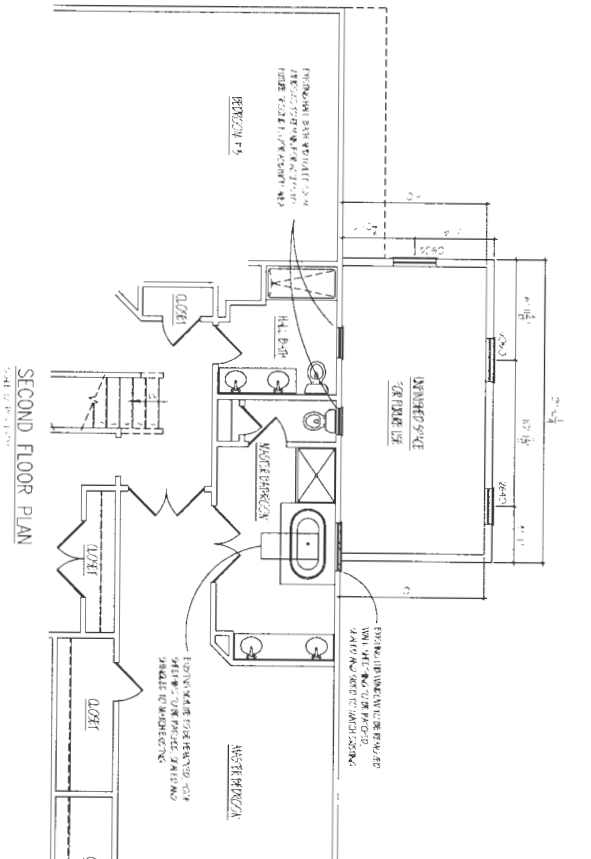
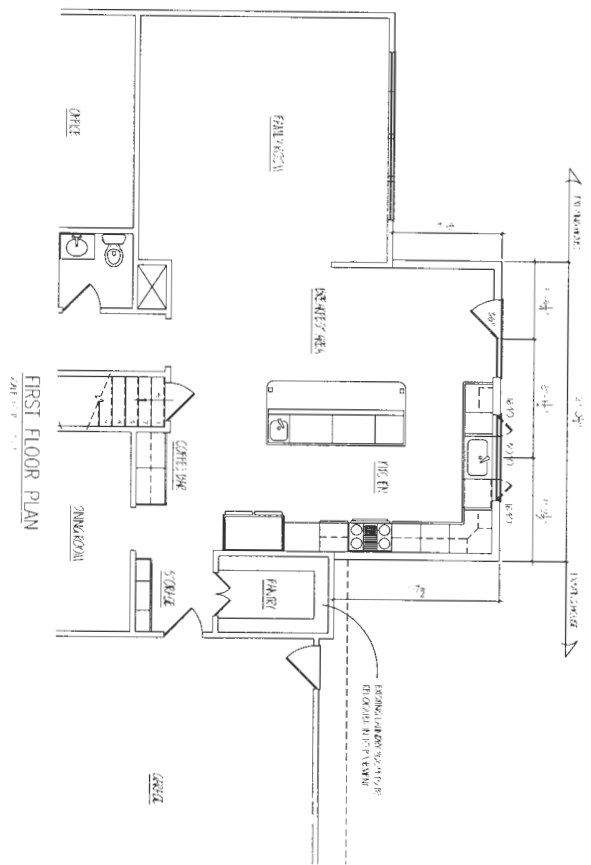
Roadside Tree Pr

No of Stories *	Foundation *	Bedrooms *	Porch Deck *	No of Fireplaces *	Type of Fireplace	Full Baths *	Ha
2 (Text)	Full Basement	0 (Number)	N/A	0 (Number)	--Select--	0 (Number)	0
Model *							
SFD/ CONSTRUCT (2) STORY 12' X 21' ADDITION WITH UNFINISHED BASEMENT TO EXPAND KITCHEN AND UNFINISHED SPACE ON							
check spelling							
Other Structure *	Water *	Sewage *	Utilities *	Heating System *	Sprinkler System *		
None	Private	Private	Electric	Electric	None		
W & S Fees Paid	1st Floor Width	1st Floor Depth	2nd Floor Width	2nd Floor Depth	Basement Width	Basement Depth	Height
☐ Yes ☐ No	FT (Number)	FT (Number)	FT (Number)	FT (Number)	FT (Number)	FT (Number)	FT (Number)
Total Square Footage *	Occupiable Square Footage *	Affordable Housing Funding *	Foundation Measurement				
756 SQFT (Number)	0	N/A	(Text)				
Walls	Roof	Change In Use	Grading Permit No	Senior Housing	MIHU Outside Downtown Columbia		
(Text)	(Text)	☐ Yes ☒ No	(Text)	☐ Yes ☒ No	☐ Yes ☒ No		
Additional Description Info						Expiration Date	
						1/27/2026	
						MIHU Required Units	
						0	(Num
check spelling							

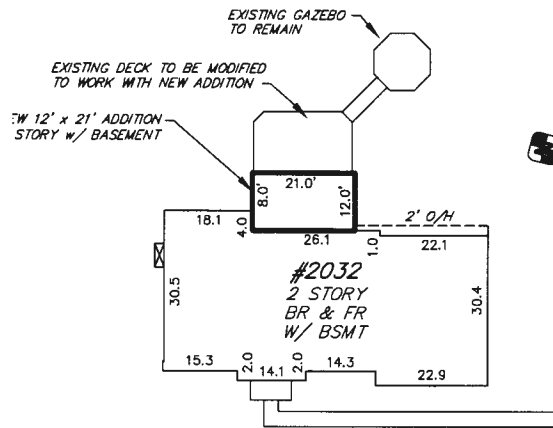
GREEN INFORMATION							
Goal Level	Actual Level	Leed Registration Number	Date of Leed Certification				
--Select--	--Select--	(Text)					
STORM WATER MANAGEMENT							
Green Roofs A1	Permeable Pavements A2	Reinforced Turf A3	Disconnection of Rooftop Runoff N1				
☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	(Number)				
Sheetflow to Conservation Areas N3	Rainwater Harvesting M1	Submerged Gravel Wetlands M2	Landscape Infiltration				
☐ Yes ☐ No	(Number)	(Number)					
Dry Wells M5	Micro Bioretention M6	Rain Gardens M7	Swales M8				
(Number)	(Number)	(Number)	(Number)				
PSWM Certification Received in CID on							

Submit Cancel

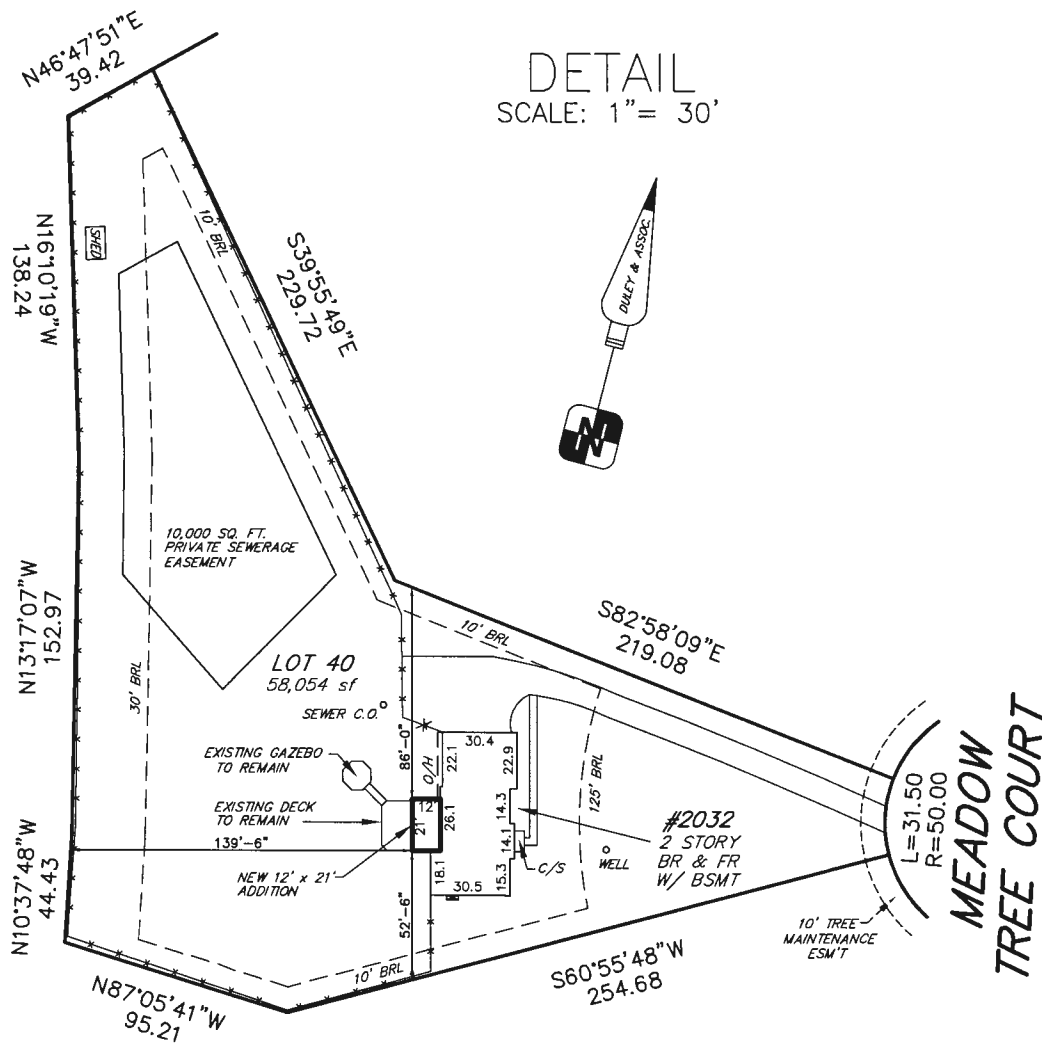




SECOND FLOOR FRAMING PLAN



DETAIL
SCALE: 1" = 30'



SITE PLAN
SCALE: 1" = 60'

KNJ
construction
design · build

ADDITION LOCATION PLAN
Jason and Brianne Miller
2032 Meadow Tree Court
Cocksville, MD 21723
Scale AS NOTED

PERMIT

SEWAGE DISPOSAL SYSTEM

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

HOWARD COUNTY HEALTH DEPARTMENT

BUREAU OF ENVIRONMENTAL HEALTH

~~XXXXXXX~~ 410-313-2640

INDEXED

P 510115

A 50463-1

DISTRICT 4th

DATE 4-29-98

DATE SYSTEM APPROVED 7.30.98

INSPECTOR KM

Walter King P&H Contractors

IS PERMITTED TO INSTALL X ALTER

ADDRESS 5305 King's Ct, Frederick, MD 21703 PHONE 410-831-4070

SUBDIVISION Riggs Property LOT 40 ROAD 2032 Meadow Tree Court

PROPERTY OWNER Ryan Homes John Schoenberg

ADDRESS

SEPTIC TANK CAPACITY 1250 GALLONS

NUMBER OF BEDROOMS 4

180 SQUARE FEET PER BEDROOM

LINEAR FEET OF TRENCH REQUIRED 240

TRENCHES - Trench to be 3 feet wide. Inlet 3.0 feet below original grade. Bottom maximum depth 5.0 feet below original grade. Effective area begins at 3.0 feet below original grade. 2.0 feet of stone below distribution pipe.

LOCATION - Starting at the intersection of the 219.08' and the 229.72' lot lines, place the distribution box 80 feet down the 229.72' lot line and 20 feet off that same lot line as seen when facing the lot from Meadowtree court. Run first trench on contour towards the rear lot line; run all other trenches in both directions.

NOTES - No trench to exceed 100 feet in length. Provide 6" - 8" diameter cleanout and cap to grade or above on septic tank. OK/CW

PLANS APPROVED BY Donna K. Soe DATE 4/02/98

COVER NO WORK UNTIL INSPECTED AND APPROVED

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM

NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS, 90° ELBOWS NOT ACCEPTABLE.

NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX TRENCHES) TO BE 100 FEET FROM WELL (UNLESS OTHERWISE SPECIFICALLY AUTHORIZED)

NOTE: IF DEEP TRENCH(ES) ARE USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH(ES)

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 35/40 PVC OR ABS

PERMIT VOID AFTER TWO YEARS

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL STAND PIPES MUST BE 6 INCHES IN DIAMETER CAST IRON, CONCRETE OR TERRA COTTA OR PVA OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET, MANHOLE TO GRADE REQUIRED.

NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

*INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT

*CALL 461-9933 FOR INSPECTION OF SEPTIC SYSTEM.

HD-260(6-90)

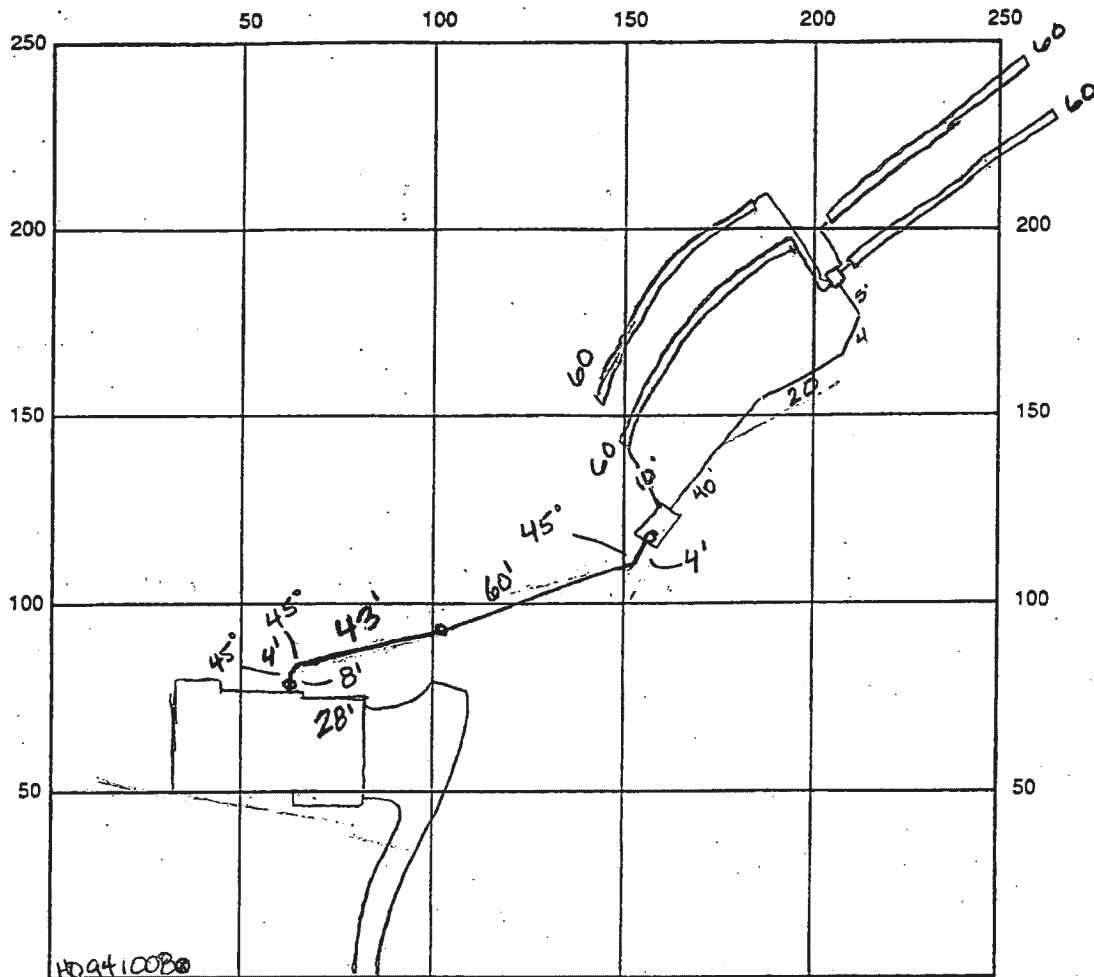
OLD PERMIT SIGNED

AND RETURNED 8-21-98

Sent # B00113481

deh.

A 504631



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE

SEPTIC TANK LEVEL OK 1250 gal CLEANOUTS OK

DISTRIBUTION BOX LEVEL OK battle is in

DRAIN FIELD/TITLE DEPTH 5.0 FT. TRENCH WIDTH 3.0 FT. INLET DEPTH 3.0 FT.

EFFECTIVE GRAVEL DEPTH 2.0 FT. TOTAL LENGTH 240 FT.

NUMBER OF TRENCHES 4 ONE SIDEWALL/BOTTOM AREA 720 SQ. FT.

DRYWALL INSIDE DIAMETER — FT. EFFECTIVE DEPTH BELOW INLET 2.0 FT.

ABSORBENT AREA — SQ. FT.

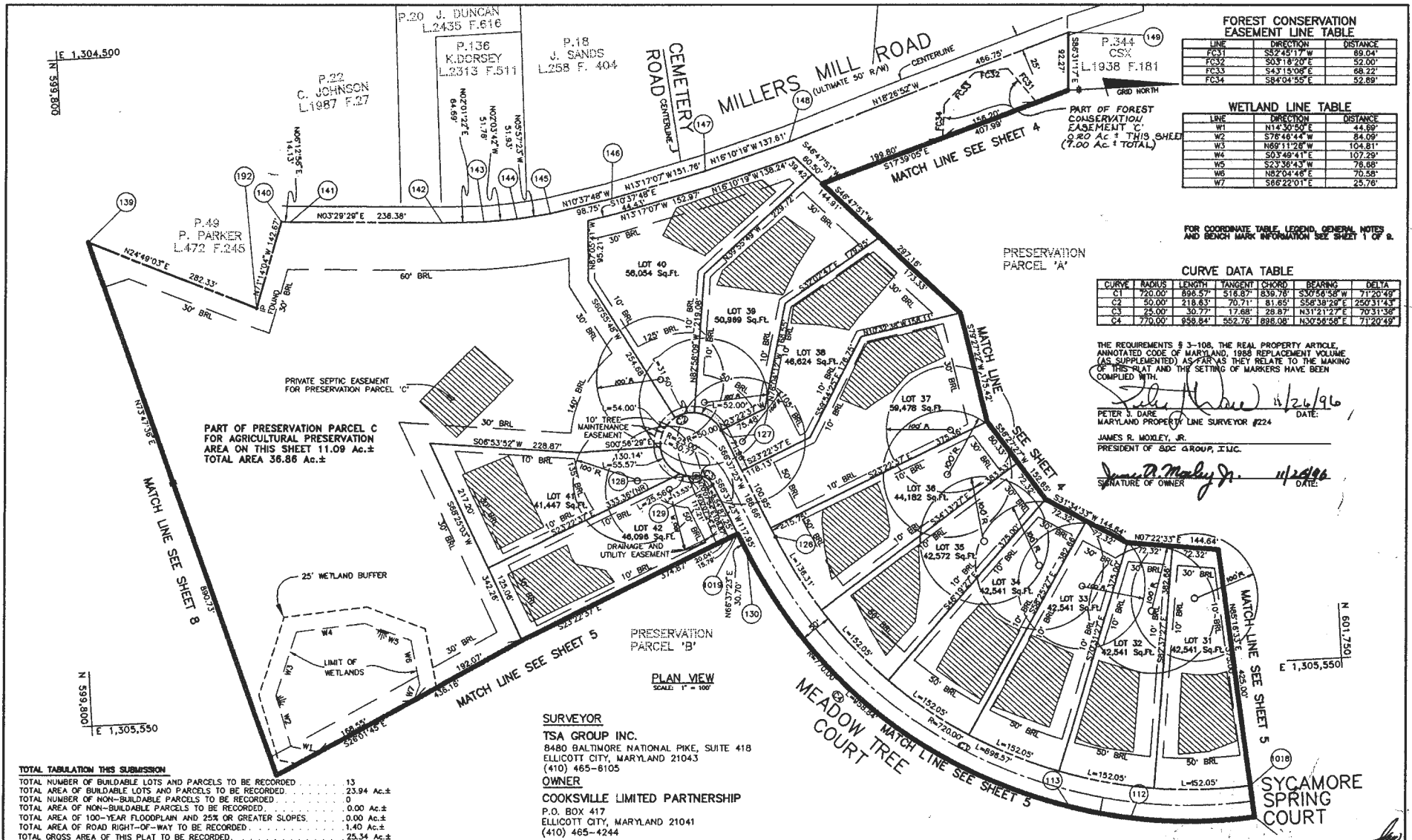
REMARKS: 6/2/98 OK to cover system - no line from tank to house -
call for house connection inspection. All

7.30.98 has house connection, ok to cover all work km

6/22/98 WPI OK to cover all

DATE SYSTEM APPROVED 7.30.98

INSPECTOR Kimberly Phibbs



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS FOR LOTS 1-42 AND PRESERVATION PARCELS A-C AND PRIVATE WATER AND PUBLIC SHARED SEPTIC SYSTEM FOR LOTS 1-4.

James M. Bland 8/18/97
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Michael J. Danner 8/18/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION

James S. Smith 11/5/97
DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY MARILYN BRADY, COOKVILLE LIMITED PARTNERSHIP, BY DEED DATED JANUARY 28, 1997, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3903, AT FOLIO 656 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS NOW AMENDED.

TRUSTEE OF THE AMALIA, D.M. RICE REVOCABLE TRUST AGREEMENT, TO

Peter J. Dare 11/26/96
MD. PROPERTY LINE SURVEYOR #224

OWNER'S DEDICATION

I, JAMES R. MOXLEY, JR., PRESIDENT OF SDG GROUP, I.L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 16th DAY OF November 1996.

GENERAL PARTNER OF COOKVILLE LIMITED PARTNERSHIP.

James R. Moxley Jr. 11/26/96
JAMES R. MOXLEY, JR., PRESIDENT
SDG GROUP, I.L.C.

Charles A. Moxley Jr. 11/26/96
WITNESS

RECORDED AS PLAT 12963 ON 11-20-97 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RIGGS MEADOW
RESUBDIVISION OF BULK PARCELS A - C AND NON-BUILDABLE PARCEL D AS SHOWN ON PLAT Nos. 12686-12689

LOTS 1-42 AND PRESERVATION PARCELS A THRU G

S-95-15 WP-98-82 P-98-20 F-97-40

4TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP NO. 8 & 14
PARCEL NO. 98
BLOCK 22 & 4
ZONED: RC

SCALE: 1"=100'
DATE: NOVEMBER, 1996
SHEET 7 OF 9