



# 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: 1/16/18

Permit No.: B18000181

Building Address: 2022 Terrapin Creek Rd  
City: Sykesville State: MD Zip Code: 21784  
Suite/Apt. # SDP/WP/BA #:   
Census Tract: Subdivision: Terrapin Creek  
Section: N/A Area: Lot: 18  
Tax Map: 0015 Parcel: 0085 Grid: 0005  
Zoning: Map Coordinates: Lot Size: 1.1320A

Existing Use: Vacant  
Proposed Use: SFD  
Estimated Construction Cost: \$ 300,000.00  
Description of Work: 4 Bedroom, 4 Bath, 3 car garage, 1000 sq. ft. w/ full porch  
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: LLC, Inc.  
Address: 2401 Gwynn Avenue  
City: Sykesville State: MD Zip Code: 21784  
Phone: 201-485-7000 Fax:   
Email:

Applicant's Name & Mailing Address, (if other than stated herein)  
Applicant's Name: Sykesville Home LLC  
Address: 1175 Slough Creek  
City: Sykesville State: MD Zip Code: 21784  
Phone: 410-442-2211 Fax: 410-442-2215  
Email: sykesvillehome.com

Contractor Company: Sykesville Home LLC  
Contact Person: Frank E. Polyan, III  
Address: 1175 Slough Creek  
City: Sykesville State: MD Zip Code: 21784  
License No.: 12144501/MHBR# 910  
Phone: 410-442-2211 Fax: 410-442-2215  
Email: frank@sykesvillehome.com

Engineer/Architect Company: Plymouth Real Architects  
Responsible Design Prof.: Lisa Wernick  
Address: 1000 Plymouth Road  
City: Sykesville State: MD Zip Code: 21784  
Phone: 410-788-0281 Fax: 410-788-1023  
Email: lisa@plymouthrealarchitects.com

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:
<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 type="checkbox"/> No	Roof:
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities
Electric: <input 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 type="checkbox"/> Propane Gas
Other:
Sprinkler System:
<input 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.

Applicant's Signature:   
Email Address:   
Title/Company:

Print Name:   
Date: 1/19/18

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	1/28/18	H. Oswald

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	# 488

Distribution of Copies: White: Building Officials Green: PSZA, Zoning Yellow: PSZA, Engineering Pink: Health Gold: SHA

## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Friday, January 26, 2018 1:42 PM  
**To:** FPOTEPAN@CATONSVILLEHOMES.COM  
**Cc:** ron@vanmar.com  
**Subject:** B18000181\_2022 Terrapin Creek Road  
**Attachments:** Basement bedroom memo\_2022 Terrapin Creek Road.pdf

Hello Mr. Potepan:

Attached, please find a memo pertaining to the unfinished basement located at 2022 Terrapin Creek road. The OSDS Plan & building permit (B18000181) have been approved by the Health Department.

Should you have any questions or concerns, please don't hesitate to contact me.

Respectfully,

Hank

Hank Oswald  
Licensed Environmental Health Specialist  
Howard County Health Department  
Bureau of Environmental Health  
Well & Septic Program  
8930 Stanford Boulevard  
Columbia, MD 21045  
410.313.1786 (Office)  
[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)

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## 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](https://twitter.com/HowardCoHealthDep)

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

### MEMORANDUM

TO: **Catonsville Homes, LLC**  
Frank Potepan

FROM: **Hank Oswald**  
Well & Septic Program

RE: **2022 Terrapin Creek Road**  
Potential Basement Bedroom

DATE: January 26, 2018

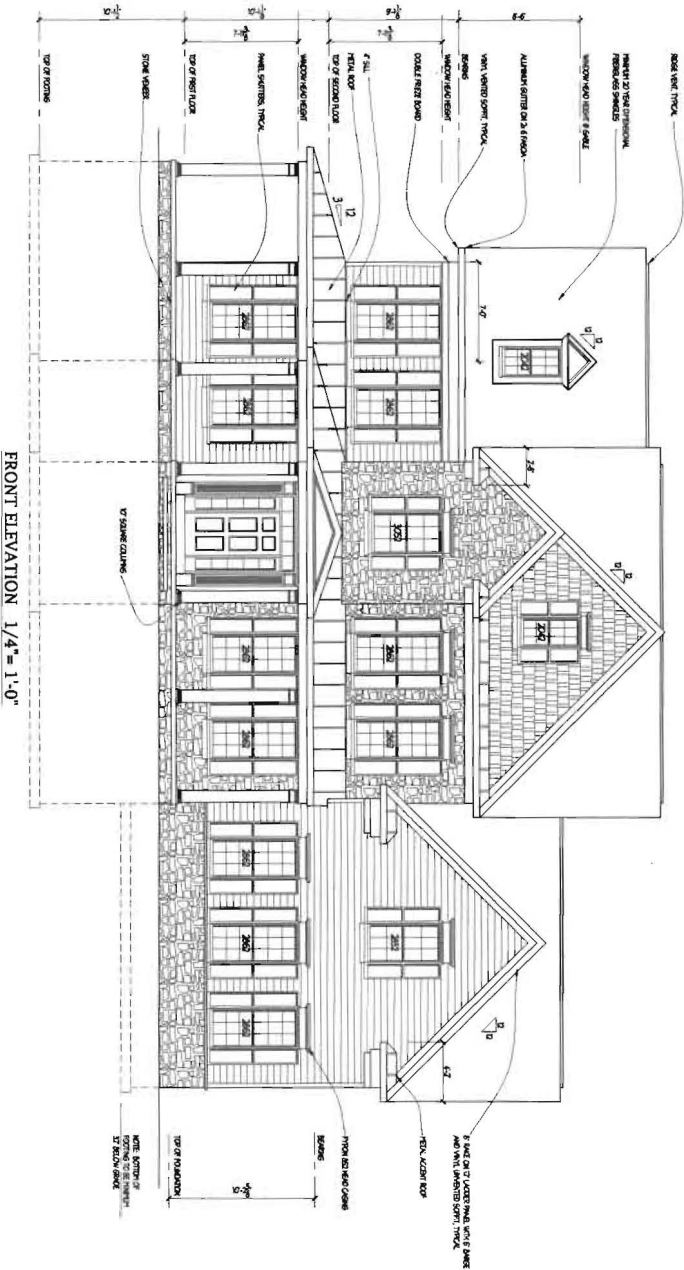
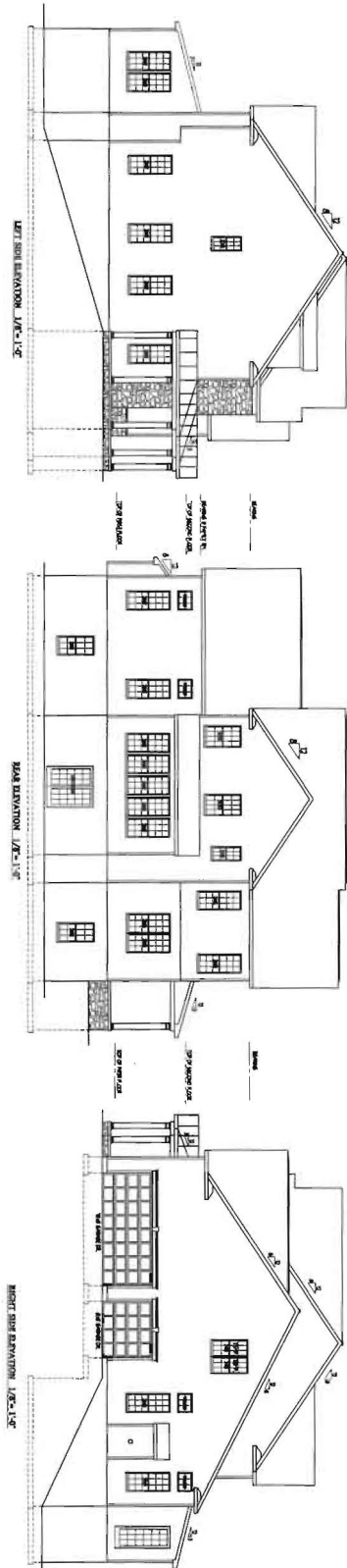
I have reviewed the floor plans in support of Building Permit **B18000181** for a new home at **2022 Terrapin Creek Road** and noted that there is a rough-in for a full bathroom in the unfinished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon 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 **4** 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.

B18000181



FRONT ELEVATION 1/4"=1'-0"

FINAL SET 1/11/18

the witness	12/11/2011 9:23 AM	Case of Indication: Observed
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Project No.: C17.14
Date: 12/17
Scale: NOTED

Drawing: ELEVATIONS

Project: CATONSVILLE HOMES  
LEXINGTON  
TERRAPIN CREEK LOT 18

FL1 SQ.FT:
FL2 SQ.FT:
Notes:

**Plymouth Road Architects**  
640 Plymouth Road, Baltimore, MD 21229. 410-788-0281  
PlymouthRoadArchitects.com

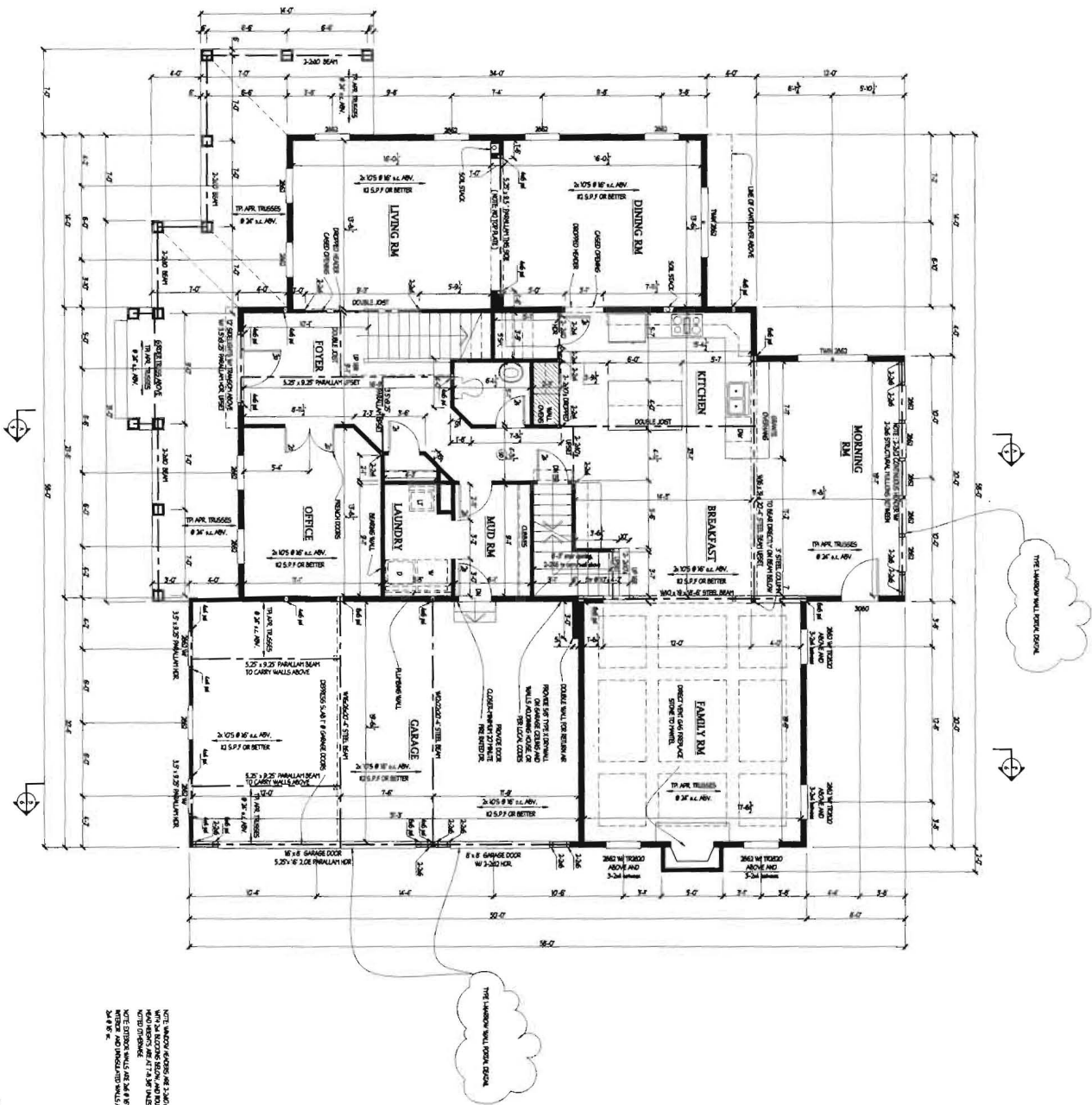
2022 TERRAPAN CREEK ROAD 21784





File # 2018-045-AM Copy of Lexington TOLB proceedings

**Plymouth Road Architects**  
640 Plymouth Road, Baltimore, MD 21229. 410-788-0281  
PlymouthRoadArchitects.com



FINAL SET 1/11/18

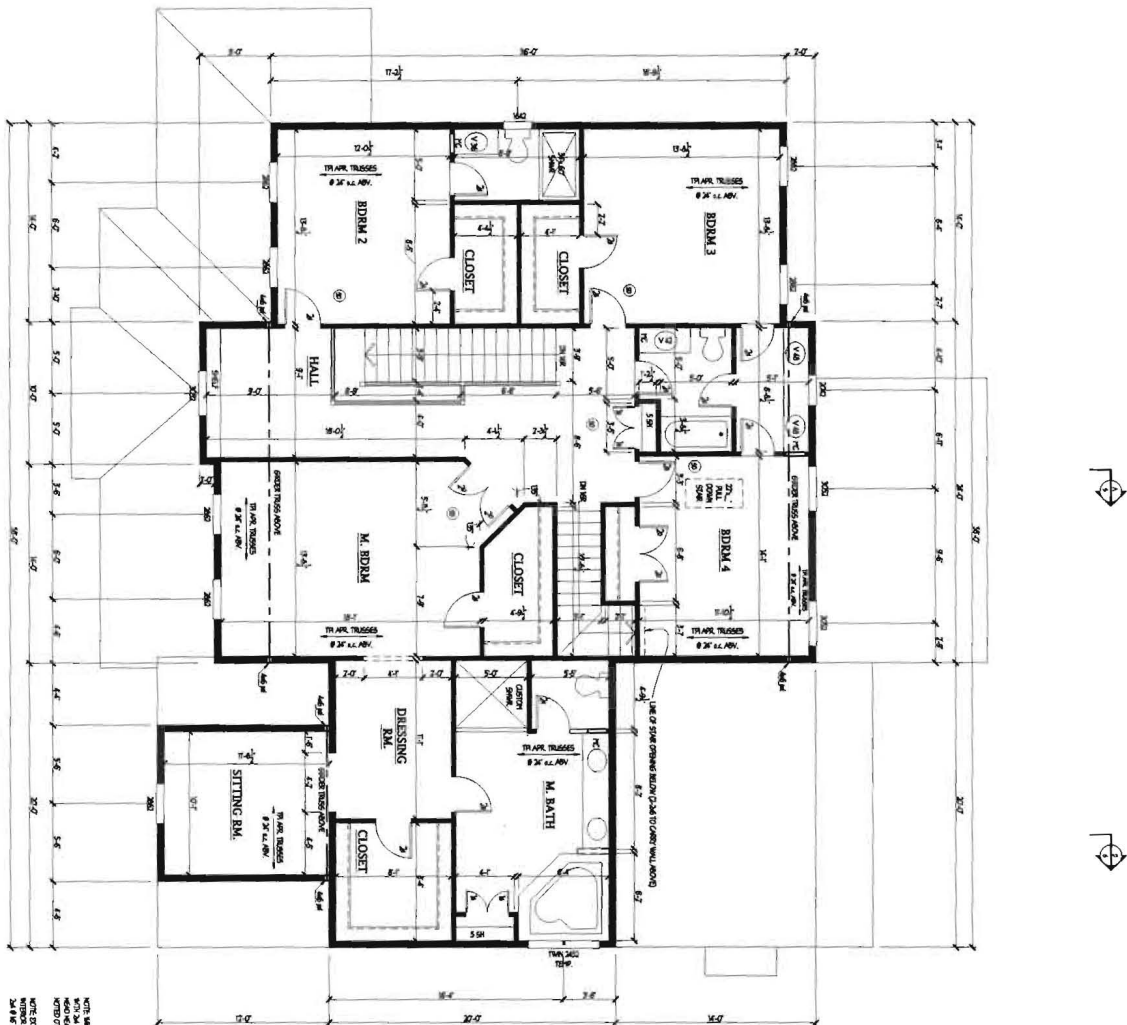
Project No.: C17.14  
Date: 12/17  
Scale: 1/4"=1'-0"

Drawing: FIRST FLOOR PLAN  
Project: CATONSVILLE HOMES  
LEXINGTON  
TERRAPIN CREEK LOT 18

Notes:

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640 Plymouth Road, Baltimore, MD 21229 - 410-788-0281  
PlymouthRoadArchitects.com

3



FINAL SET 1/11/18

1/1/2018 9:48 AM

Copy of drawings (100) per set

4

Project No.: C17.14  
Date: 12/17  
Scale: 1/4"=1'-0"

Drawing: SECOND FLOOR PLAN  
Project: CATONSVILLE HOMES  
LEXINGTON  
TERRAPIN CREEK LOT 18

Notes:

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PlymouthRoadArchitects.com



