

15522 Foxpaw Trail

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Thursday, October 27, 2022 3:14 PM
To: 'Dennis Matthey'
Subject: RE: test email

Hello. I'm guessing that this doorway from laundry to landing to garage is not the only way to get from the house to the garage from the inside? If not, then this whole space of the landing/full bath/fitness room would count as a bedroom area. It has two doors, but can be private because there are other ways to get to both the laundry and garage without going through this area. It also has the full bath, is over 90 sq ft, and has windows. The only way to make this not a bedroom would be to get rid of the full bath or the windows.

Outside of that, I looked at the property file available from our public file search site here: http://hcnvhealthinfo.org/hcnvapp_2/. In that file, it looks like this addition might be getting close to the septic tank and/or trenches and sewage disposal area. The setback from a building to those components is 20 feet (10 feet to the tank if the space is on a slab). Since this is a large living space addition, we would have to look at floor plans for the whole house to verify the existing system is adequate to serve the existing house. The system looks like it was sized for 4 bedrooms, so if the total is 4 or less, it should be ok. One other option would be to convert an existing bedroom to meet one of our exemptions to keep the net total bedroom count at 4. Below is our bedroom definition for reference. Let me know if there are additional questions. Thanks
Jeff

From: Dennis Matthey <dennis.matthey@columbiaassociation.org>
Sent: Tuesday, October 18, 2022 3:16 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: Re: test email

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

----- Forwarded message -----
From: dennis matthey <dennismatthey@gmail.com>
Date: Tue, Oct 18, 2022 at 1:45 PM
Subject: Fwd: Garage Conversion
To: <jewilliams@howardcountymd.gov>

Please see attached concept sketch

Mr. Williams

I am planning to convert a three car attached garage to a combination one car garage and 20'x24' workout space with a full bath.

The house is well and septic and in my conversations with Don Mock he mentioned that you are the point of contact regarding permitting in the health department office.

The workout space will be accessed through an existing laundry room that will exit into the new finished space. There is an existing fire rated door from the laundry room into the new space which I would like to keep. I will not be installing a closet in the workout space and the only new interior door will access the full bathroom. I am also planning to add an exterior door into the new workout room so that I can go directly from a detached garage into the workout room. In essence, I will park in the garage, enter the new finished space at the new landing and then either go into the laundry or into the new workout space.

For the sake of general permitting I can submit plans that I create and I do not need to hire an architect. I am wondering if my current thinking regarding the workout space falls within health department guidelines concerning bedroom designation and what level of documents you need for your review.

Dennis Matthey
443.375.7983

On Tue, Oct 18, 2022 at 2:01 PM Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

You can respond to this with your house question

Jeff Williams

Deputy Director

Bureau of Environmental Health

Howard County Health Dept.

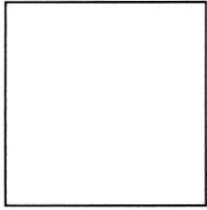
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