

PERMIT NUMBER: B **2100 2574**

DATE ACCEPTED: JUL 12 2021

RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS DIVISION

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4
www.howardcountymd.gov

BUILDING SITE ADDRESS *REQUIRED*

Street Address: **3212 Landcaster Court** Unit: _____
 City: **Woodbine** State: **MD** Zip Code: **21797**
 Subdivision/Village/Complex Name: **Cabin Branch Farm** SDP/WP/BA #: _____
 Lot: **27** Tax Map: _____ Parcel: _____ Grading Permit #: _____

DESCRIPTION OF WORK *REQUIRED*

Existing Use: **single family home** Proposed Use: **single family home** Estimated Cost: **\$150,000.00**
 Trade Work to Be Completed (*Separate Permits Required*): Mechanical (HVACR) Electrical Plumbing None
Add partial second story over garage 24 x 16 for laundry, full bath and study, convert garage to Mudroom, finished storage and work-out room. New sundeck to extend existing. Add breezeway to detached garage. Remodel kitchen and master bath and closets. And basement study and full bath.

PROPERTY OWNER INFORMATION *REQUIRED*

Owner(s) Name(s) (*As it appears on tax records*): **Courtney and Ian Jones** Primary Residence: Yes No
 Owner's Street Address: **3212 Landcaster Drive**
 City: **Woodbine** State: **MD** Zip Code: **21797**
 Phone: **(301) 529-0572** Email: **courtney_M_jones@mcpsmd.org**

APPLICANT NAME *REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION*

Business Name: **New Outlook Home Design** Contact Name: **Valerie A. Frank**
 Street Address: **8487 Devon Lane**
 City: **Walkersville** State: **MD** Zip Code: **21793**
 Phone: **(301) 641-3938** Email: **valsugarloaf@comcast.net**

CONTRACTOR INFORMATION *REQUIRED*

Business Name: **Owner to Act as Contractor**
 Licensee's Name: _____ License #: _____
 Street Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Email: _____

ARCHITECT/ENGINEER INFORMATION *INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE*

Business Name: _____ Name: _____
 Street Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Email: _____

BUILDING CHARACTERISTICS *REQUIRED*

Primary Structure: SF Dwelling SF Townhouse SF Duplex Mobile Home Multi-Family Dwelling (MF*) Condo: Yes No
 Utilities: Electric Gas Water Supply: Public Private (Well) Sewage Disposal: Public Private (Septic)
 Heating System: Electric Natural Gas Propane Other: **For pool & stove** Roadside Tree Project: No Yes: # _____
 Sprinkler System: NFPA 13 NFPA 13R NFPA 13D None Fire Alarm System: Yes No Voice Evac

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

Model Name & Options: _____
 # of Bedrooms (SF): **3** # of efficiency units (MF*): _____ # of 1 BR (MF*): _____ # of 2 BR (MF*): _____ # of 3 BR (MF*): _____
 # Rooms: **17** # Full Baths: **4** # Half Baths: **1** # Fireplaces: **2**
 Garage/Carport Info: Attached Garage Detached Garage Integral Garage Carport None
 Basement/Foundation Info: Slab on Grade Post & Pier Unfinished Basement Finished Basement: Full or Partial
 1st Fl Width: **58** 1st Fl Depth: **54** 2nd Fl Width: **58** 2nd Fl Depth: **26** Bsmt Width: **58** Bsmt Depth: **39**
 Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: **5,534** sq ft Occupiable Area: **4,133** 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.

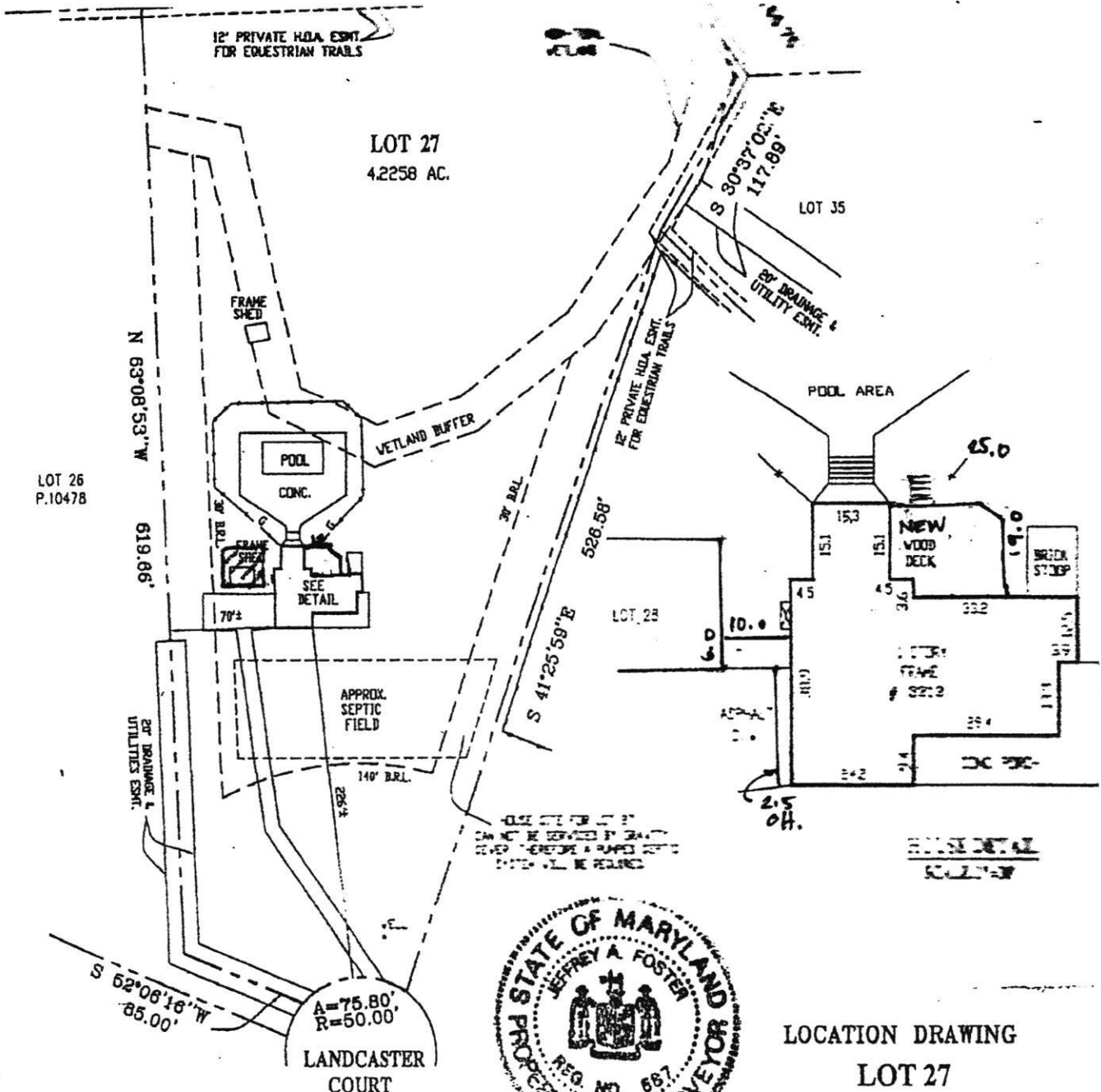
APPLICANT'S ORIGINAL SIGNATURE _____ DATE SIGNED _____

FOR OFFICE USE ONLY CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:

PR _____ DPZ _____ DED _____ Health **5/23/22** SHA _____ CID _____

SUBMITTAL FEES: **25.00** PAYMENT: **100.00** ACCEPTED BY: **[Signature]**



LOCATION DRAWING
 LOT 27
 CABIN BRANCH FARM
 HOWARD COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE	REFERENCES	SNIDER & ASSOCIATES LAND SURVEYORS	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."	PLAT BK. PLAT NO. 10479	22270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100, Fax 301/948-1256	
<i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587	LIBER FOLIO	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 08-19-10	SCALE: 1" = 100' DRAWN BY: E.M.G. JOB NO.: 10-03204

Real Property Data Search

Search Result for HOWARD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 04 Account Number - 353978
Owner Information		
Owner Name:	JONES COURTNEY M JONES IAN M	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	3212 LANDCASTER CT WOODBINE MD 21797-7941	Deed Reference: /13023/ 00019
Location & Structure Information		
Premises Address:	3212 LANDCASTER CT WOODBINE 21797-0000	Legal Description: LOT 27 4.2258 A 3212 LANDCASTER CT CABIN BRANCH FARM
Map:	Grid:	Parcel:
0013	0019	0042
Neighborhood:	Subdivision:	Section:
4010103.14	1301	
Block:	Lot:	Assessment Year:
	27	2020
Plat No:	Plat Ref:	
10479		
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1994	2,255 SF	
Property Land Area	County Use	
4.2200 AC		
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	4	2 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of
		01/01/2020
Land:	207,700	252,700
Improvements	225,700	249,700
Total:	433,400	502,400
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
		456,400
		479,400
Transfer Information		
Seller: PEREZ F MICHAEL JR	Date: 01/25/2011	Price: \$575,000
Type: ARMS LENGTH IMPROVED	Deed1: /13023/ 00019	Deed2:
Seller: MARTIN II INC	Date: 04/25/1994	Price: \$262,002
Type: ARMS LENGTH VACANT	Deed1: /03230/ 00387	Deed2:
Seller: CABIN BRANCH LIMITED PARTNERSHIP	Date: 09/18/1992	Price: \$2,210,000
Type: NON-ARMS LENGTH OTHER	Deed1: /02634/ 00566	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2020
State:	000	0.00
Municipal:	000	0.00
		07/01/2021
		0.00
		0.00
		0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 02/21/2012		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

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 Addition Single Family Dwelling Permit

PERMIT NUMBER: B21002574

APPLICATION DATE: 7/12/2021

ISSUE DATE: 8/11/2021

SITE ADDRESS:

3212 LANCASTER CT
WOODBINE, MD 21797

PROPERTY OWNER INFO:

IAN & COURTNEY JONES
3212 LANCASTER CT
WOODBINE, MD 21797
Phone #: 301-529-0572

Subdivision: CABIN BRANCH FARM

Lot No.: 27

Tax Map: 13

Grid: 13-19

ADC Map: 4811-A4

SDP No.:

Zoning: RC-DEO

Census Tract: 605601

DESCRIPTION OF WORK:

SFD/ADD PARTIAL (2ND) STORY ADDITION OVER GARAGE 24 X 16 FOR LAUNDRY, 1 FB AND STUDY. CONVERT GARAGE TO MUDROOM, FINISHED STORAGE AND WORK-OUT ROOM. NEW DECK TO EXTEND EXISTING. ADD BREEZEWAY TO DETACHED GARAGE. REMODEL KITCHEN AND MASTER BATH AND CLOSETS, AND BASEMENT STUDY & 1FB., 2 STORY, EXISTING, 4R, 0FB, 0HB, 0FP, OTHER STRUCTURE = NONE, 0BR, PORCH/DECK = DECK, ENERGY METHOD = PRESCRIPTIVE METHOD,

PRIMARY CONTRACTOR INFO:

Contractor License No.: 0

License Address: HOMEOWNER TO ACT AS CONTRACTOR
COURTNEY JONES

3212 LANCASTER CT

Phone #: WOODBINE, MD 21797

301-529-0572

PRIMARY CONTACT INFO:

Contact Type: CONTACT

HOMEOWNER TO ACT AS CONTRACTOR

3212 LANCASTER CT

WOODBINE, MD 21797

Phone #: 301-529-0572

Building/Lot Characteristics

Legal Description: IMPSLOT 27 4.2258 A[]3212 LANCASTER CT[]CABIN BRANCH FARM

Existing Use:

Water Supply: Private

Height:

Sewage Disposal: Private

Basement: N/A

SF # of Bedrooms: 0

SF # of Full Baths: 0

SF # of Half Baths: 0

Zoning Setback Requirements:

Front - Proposed: n/a **Required:** 140

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: \$1,125.65

Total Fees Paid: \$1,125.65

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

Approved 5/23/22
-H.D.

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Addition/SFD	B21002574	07/12/2021

Description of Work
 SFD/ADD PARTIAL (2ND) STORY ADDITION OVER GARAGE 24 X 16 FOR LAUNDRY, 1 FB AND STUDY. CONVERT GARAGE TO MUDROOM, FINISHED STORAGE AND WORK-OUT ROOM. NEW DECK TO EXTEND EXISTING. ADD BREEZEWAY TO DETACHED GARAGE. REMODEL KITCHEN AND MASTER BATH AND CLOSETS, AND BASEMENT STUDY & 1FB., 2 STORY. Existing, 4R, 0FB, 0HB, 0FP, OTHER STRUCTURE = None, 0BR, PORCH/DECK = Deck, ENERGY METHOD = Prescriptive Method, /**4.18.22 AMENDMENT REQUEST AND REVISED PLOT PLAN TO REMOVE THE OPEN BREEZEWAY CONNECTING THE EXISTING HOUSE AT THE EXISTING GARAGE TO THE EXISTING DETACHED GARAGE, REMOVAL OF THE 25' REAR DECK AT THE BACK OF THE HOUSE OUTSIDE THE NEW DOOR AND NEW WINDOW TO LEAVE THE EXISTING DECK AS IT**/

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
3212	LANDCASTER	CT
Unit Type	Unit #	X Coordinate
--Select--		-77.11892
		Y Coordinate
		39.28882
City	State	Zip Code
WOODBINE	MD	21797
		Primary
		Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
901963	42	4.22	232700	464200	231500	RURAL
Legal Description						
IMPSLOT 27 4.2258 A[]3212 LANDCASTER CT[]CABIN BRANCH FARM						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	27	605601	5				
Plan Area	State Tax Id	Subdivision Name					
	1404353978	CABIN BRANCH FARM					
Section	Area	Tax Map					
		13					
Grid	Zoning District	ADC Map					
13-19	RC-DEO	4811-A4					
SDP No.	Final Plan No.	WP File No.					
Record Plat No.	WS Contract No.	FDP No.	Primary				
10479			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No	1994	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	4-07	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *
 IAN & COURTNEY JONES

Address Line 1
 3212 LANDCASTER CT

Address Line 2

Address Line 3

Mail City	Mail State	Mail Zip Code
WOODBINE	MD	21797
Phone	Primary	
301-529-0572	Yes	
E-mail		
COURTNEY_M_JONES@MCPSMD.ORG		
Cell Number	Fax Number	

Professionals (This section is not required.)

Search Reset Clear

License # *
 0
License Type *
 Home Owner
Primary
 Yes

Business Name
 HOMEOWNER TO ACT AS CONTRACTOR
First Name **Middle Name** **Last Name**
 COURTNEY JONES
Address Line 1
 3212 LANDCASTER CT
Address Line 2

City **State** **ZIP Code**
 WOODBINE MD 21797
Phone 1 **Phone 2** **Fax**
 301-529-0572
E-mail
 COURTNEY_M_JONES@MCPSMD.ORG

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type *
 Applicant
Relationship
 Applicant
Primary
 No

First Name **MI** **Last Name**
 VALERIE FRANK
Full Name
 VALERIE FRANK
Organization Name
 NEW OUTLOOK HOME DESIGN
Street Address
 8487 DEVON LANE
Address Line 2

City **State** **Zip Code**
 WALKERSVILLE MD 21793
Phone **Cell** **Fax**
 301-641-3938
E-mail *
 VALSUGARLOAF@COMCAST.NET

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type
 Contact
Relationship
 Owner
Primary
 Yes

First Name **MI** **Last Name**
 COURTNEY JONES
Full Name
 COURTNEY JONES
Organization Name
 HOMEOWNER TO ACT AS CONTRACTOR
Street Address
 3212 LANDCASTER CT
Address Line 2

City **State** **Zip Code**
 WOODBINE MD 21797
Phone **Cell** **Fax**
 301-529-0572
E-mail
 COURTNEY_M_JONES@MCPSMD.ORG

Addtl Info

Est Construction Cost * **Housing Units *** **Number of Buildings *** **Public Owned**
 150000 0 0 No
Construction Type
 434 - Additions, Alterations and Conversions - Residential

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

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

No of Stories * **Foundation *** **Basement *** **No of Rooms *** **Full Baths *** **Half Baths *** **Existing Use**
 2 Existing N/A 4 0 0 --Select--

Model *

check spelling

Other Structure * None
 Bedrooms * 0
 Porch Deck * Deck
 No of Fireplaces * 0
 Type of Fireplace --Select--
 Energy Code * Prescriptive Method

W & S Fees Paid Water * Private
 Sewage * Private
 Utilities * Gas & Electric
 Heating System * Propane Gas
 Sprinkler System * None
 Road Frontage --Select--

1st Floor Width FT
 1st Floor Depth FT
 2nd Floor Width FT 16
 2nd Floor Depth FT 24
 Basement Width FT
 Basement Depth FT
 Height FT

Total Square Footage * 353
 Occupiable Square Footage * 353
 Affordable Housing Funding N/A
 Foundation Measurement ex
 Footings ex

Walls wi=ood fr si
 Roof gable f/g
 Change In Use Yes No
 Grading Permit No

Additional Description Info

/**4.18.22 AMENDMENT REQUEST AND REVISED PLOT PLAN TO REMOVE THE OPEN BREEZI

Expiration Date

10/17/2022

check spelling

PAYMENT INFORMATION

Check 1 Payee 1 Check 2 Payee 2 SAP Doc No SAP Entered

Related Records

Showing 1-5 of 5

Permit Number	Record Type Alias	Status	Number	Street Name	Opened Date	Description
B19003514	Residential Detached Garage Permit	Completed	3212	LANCASTER	10/17/2019	SFD/ CONSTRUCT 30' X 26' DETACHED GARAGE/**10.18.19 REVISED PLOT PLAN SH...
B21002574	Residential Addition Single Family Dwelling Permit	Review In Process	3212	LANCASTER	07/12/2021	SFD/ADD PARTIAL (2ND) STORY ADDITION OVER GARAGE 24 X 16 FOR LAUNDRY, 1 ...
E21004603	Residential Electrical Addition Alteration Permit	Issued	3212	LANCASTER	09/10/2021	Add/relocate lights/receptacles/appliances throughout addition/renovatio...

Submit Cancel

RECEIVED

APR 18 2022

LICENSES & PERMITS
DIVISION

April 15, 2022

Department of Inspections, Licenses, and Permits
Howard County, Maryland

To Whom it May Concern:

Permit Number: B21002574

Regarding: Amendments to Permit

Street Address: 3212 Landcaster Court Woodbine, Maryland
21797

We are writing to request amendments to the original permit to include:

- Removal of the open breezeway connecting the existing house at the existing garage to the existing detached garage
- Removal of the 25' rear deck at the back of the house outside the new door and new window to leave the existing deck as is

There were no changes to the plat due to no "footprint" changes and the original plat is included with the updated building plans.

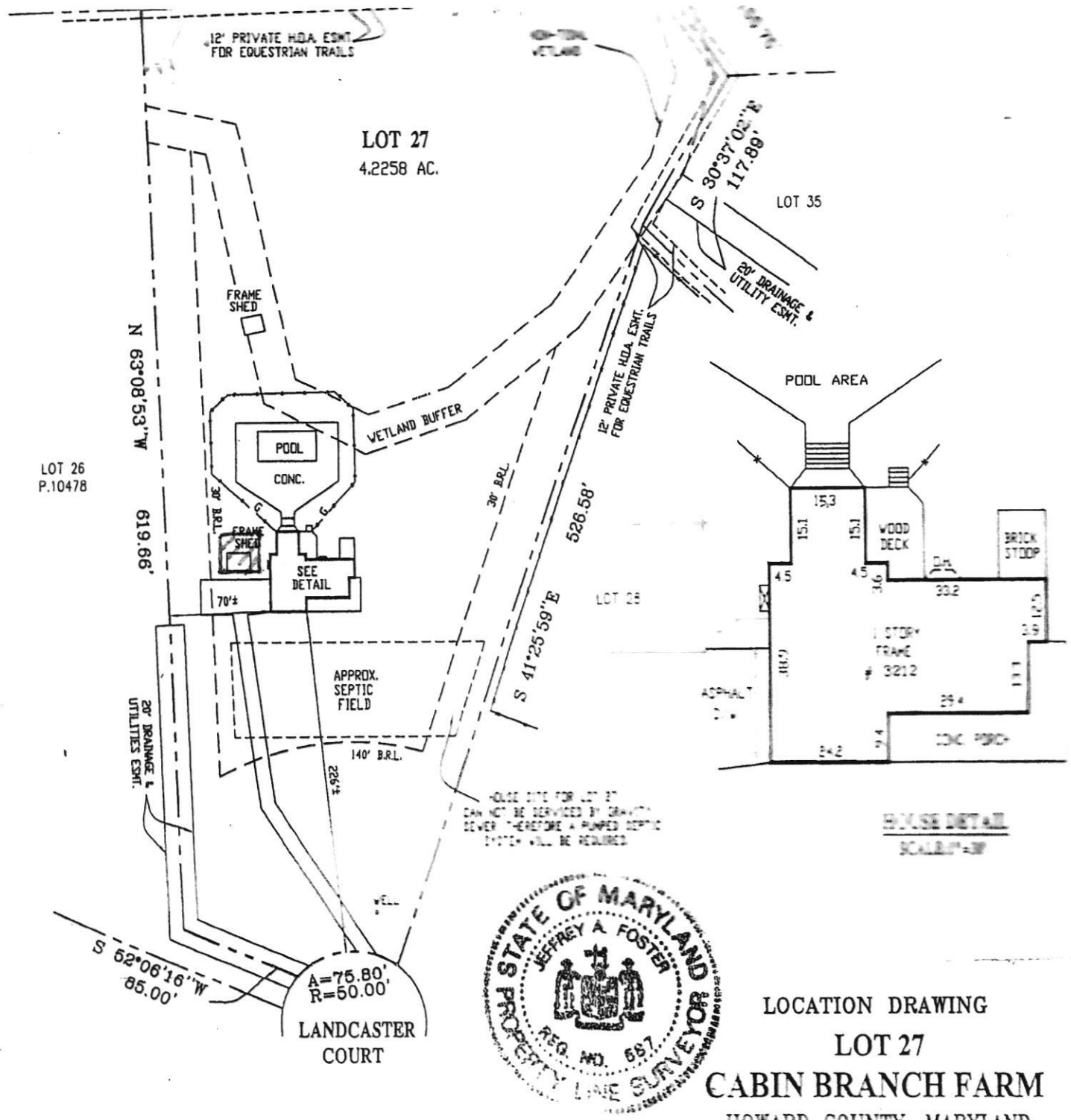
We appreciate your time. Thank you.

Sincerely,
Courtney and Ian Jones
Courtney Jones- 301-529-0572


CC: Zoning
Health

✓ CC# 2075
\$ 50.00

HoCo Health Depart
APR 22 2022
Environmental Health



LOCATION DRAWING
LOT 27
CABIN BRANCH FARM
HOWARD COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100, Fax 301/948-1288	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK.				
		PLAT NO.	10479			
<i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587		LIBER		DATE OF LOCATIONS	SCALE: 1" = 100'	
		FOLIO		WALL CHECK:	DRAWN BY: E.M.G.	
				HSE. LOC.: 08-19-10	JOB NO.: 10-03804	

REVISED
Date: 4/20/22
Comments: B21002574

Remove Bleachers
Remove 25' Deck

Illinois State Department
APR 22 2022
Environmental Health

Oswald, Hank

From: Oswald, Hank
Sent: Monday, April 25, 2022 9:01 AM
To: Valerie Frank
Subject: RE: B21002574_3212 Landcaster Court

Hi Val:

Good morning. Can I get a copy of the latest floor plan for the proposed garage, and for any other floor plan adjustments to the existing house?

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Well & Septic Program
410.313.1786
hoswald@howardcountymd.gov

From: Valerie Frank <Valsugarloaf@comcast.net>
Sent: Wednesday, July 28, 2021 7:51 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: Re: B21002574_3212 Landcaster Court

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

Good morning Mr. Oswald,

I mailed out three copies of the revised floor plan sheet this morning.

Thanks you for your help!

Val

On 7/23/2021 8:12 AM, Oswald, Hank wrote:

Hi Mrs. Frank:

Good morning. All you have to do is revise the floor plan to show permanently built in books cases around the perimeter of the "study", desk and other features that encumber the room and resubmit

that page directly to Department of Inspections, License and Permits. Let me know when you do so I can look for it in the system.

Please let me know if you have any questions.

Thanks,

Hank

From: Valerie Frank <Valsugarloaf@comcast.net>

Sent: Thursday, July 22, 2021 3:34 PM

To: Oswald, Hank <hoswald@howardcountymd.gov>; courtney M jones@mcpsmd.org

Subject: Re: B21002574_3212 Landcaster Court

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

Dear Mr. Oswald,

Thank you very much for the information written regarding the number of proposed bedrooms on the submitted plans.

The proposed basement office does not include a window and so we believe that will not be counted as a bedroom.

As for the proposed Study on the new second floor- we thought that a door might propose a problem but for noisy kids??? LOL

You mentioned a 4'-0" wide cased opening as an alternative but that would create a problem with the hall bath and laundry rooms and so if a 36" wide dry walled opening, (no casing) will not solve the problem then will opt for the bookcases I believe. Please clarify because we would prefer the 36" wide opening option if available.

Thirdly, how can I make these changes on the plans for you? Could I come down in person with white out tape and black pen and my straight edge and make these changes on site?

Thanks very much in advance!

Valerie Frank

On 7/22/2021 10:38 AM, Oswald, Hank wrote:

Hello Mrs. Jones

The following comments pertain to the review of building permit # B21002574 (3212 Landcaster Court):

1. The proposed "study" on the 2nd floor counts as a bedroom by local code definition (see attached code). Therefore, upgrades to the existing septic system which is currently sized for 3 bedrooms would be required. Please note, if the proposed office in the basement also has a window, then it too would count as a bedroom.
2. Provide updated Onsite Sewage Disposal System (OSDS) Plan by engineer to show how 2 replacement systems at the larger size (4 bedrooms) can fit within the existing sewage disposal area (SDA) along with any tank upgrades.
3. Install new septic system components prior to BP approval.

Alternatively, if you were to keep the new floor plan at 3 bedrooms, the above requirements would not be necessary. One way to make the "study" count as a non-bedroom is to revise the floor plan to show a 4 foot wide cased opening without a door into the room or show permanently installed bookcases around the entire perimeter of the room.

Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
(410) 313 - 1786
hoswald@howardcountymd.gov

--

Valerie A. Frank
New Outlook Home Design
(301) 641-3938

Valerie A. Frank
Architectural Home Designer
Talon Construction
Direct line (301) 641-3938

--

Valerie A. Frank
New Outlook Home Design
(301) 641-3938

Valerie A. Frank
Architectural Home Designer
Talon Construction
Direct line (301) 641-3938

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, May 10, 2022 2:52 PM
To: Valerie Frank
Subject: RE: B21002574_3212 Landcaster Court

Hi Val:

Good afternoon. The floor plan received on 5/4/22 still shows a new office with door on the 2nd floor with access to a full bathroom which qualifies this room as a bedroom. As previously discussed, the existing septic system is only sized for 3 bedrooms. To avoid having to make upgrades to the existing system, you could revise the floor plan to show permanently built in bookshelves around the perimeter of the "study", along with desk and other features that encumber the room and submit that page directly to Department of Inspections, License and Permits.

Please let me know who you wish to proceed.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Well & Septic Program
410.313.1786
hoswald@howardcountymd.gov

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Dear Mr. Oswald,

Thank you very much for the information written regarding the number of proposed bedrooms on the submitted plans.

The proposed basement office does not include a window and so we believe that will not be counted as a bedroom.

As for the proposed Study on the new second floor- we thought that a door might propose a problem but for noisy kids??? LOL

You mentioned a 4'-0" wide cased opening as an alternative but that would create a problem with the hall bath and laundry rooms and so if a 36" wide dry walled opening, (no casing) will not solve the problem then will opt for the bookcases I believe. Please clarify because we would prefer the 36" wide opening option if available.

Thirdly, how can I make these changes on the plans for you? Could I come down in person with white out tape and black pen and my straight edge and make these changes on site?

Thanks very much in advance!

Valerie Frank

On 7/22/2021 10:38 AM, Oswald, Hank wrote:

Hello Mrs. Jones

The following comments pertain to the review of building permit # B21002574 (3212 Landcaster Court):

1. The proposed "study" on the 2nd floor counts as a bedroom by local code definition (see attached code). Therefore, upgrades to the existing septic system which is currently sized for 3 bedrooms would be required. Please note, if the proposed office in the basement also has a window, then it too would count as a bedroom.
2. Provide updated Onsite Sewage Disposal System (OSDS) Plan by engineer to show how 2 replacement systems at the larger size (4 bedrooms) can fit within the existing sewage disposal area (SDA) along with any tank upgrades.
3. Install new septic system components prior to BP approval.

Alternatively, if you were to keep the new floor plan at 3 bedrooms, the above requirements would not be necessary. One way to make the "study" count as a non-bedroom is to revise the floor plan to show a 4 foot wide cased opening without a door into the room or show permanently installed bookcases around the entire perimeter of the room.

Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
(410) 313 - 1786
hoswald@howardcountymd.gov

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Direct line (301) 641-3938

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

Date: May 4, 2022

To: Hank Oswald, HEALTH DEPT
(Person's Name and Division)

From: Courtney Jones (301) 529-0572
(Your Name, Company Name and Telephone Number)

Subject: Project name _____
Project site address 3212 Landcaster Ct
Permit # B21002574 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 dwelling model plans to be placed on permanent file: Model name and/or # _____
 - Other _____

Contact Person Information: (Required)

Courtney Jones Telephone No: 301-529-0572
Please Print Name E-Mail Address: cmjones555@gmail.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. 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 3RD SET FOR HEALTH

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MMN 06 2012

TYPIC ACTION

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

CORRESPONDENCE 8/22

DEPARTMENT

Date: 5/15 / tank oswald Health Dept / DAN SUNDER
(Person's Name and Division)
To: Courtney Jones ()
(Your Name, Company Name and Telephone Number)
From: (Per) Project name
Project site address 3212 Landcaster Ct.
Subject: Permit # B21002574 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). **SEE PAGE #16 FOR CHANGES**
- _____ Health Department Request _____ DPZ/ DED Request _____ Applicant's Request
- Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # _____
- Other _____

Contact Person Information: (Required)

Courtney Jones
Please Print Name

Telephone No: 301-529-0572

E-Mail Address: cmjones555@gmail.com

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Received by AKH

PER HEALTH

DILP 2022 MAY 18 PM 3:05

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WATER MONITORING

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RESULTS

H2O2
MAY 20 2022
Environmental Health

31-01-12