

Menu Save Reset Cancel Help

Record Detail ** (This section is required.)

Case # EH-PLANS-25-0
Type EnvHealth/Environmental Health/Plan Check/Application

Status In Review

Opened Date 10/15/2025

Single Entry Edit-View Record Form

Application Name B25004570

Description SFD/ Alterations to existing Pole Barn including the removal of 3 horse stalls and a horse wash bay. Construct new interior walls to create a conditioned entry area, golf simulation and practice area, yoga room, meditation room, changing area, steam shower, and dry sauna. Upgrade flooring, ceiling and wall insulation, and install a high-performance ductless heat pump HVAC system. Replace barn doors with new doors as needed. Approximately 1203 SFT. Release of existing conditioned and unconditioned spaces to existing use.

Total Invoiced 0.00

Total Paid 0.00

Balance 0.00

Assigned to Department Current Department

Well and Septic Progre

Assigned to Staff Current User

Zack Silvast

Address * (This section is required.)

New Search Delete Set Primary

Parcel (This section is not required.)

Search Delete Get Address & Owner Set Primary

Owner (This section is not required.)

Search Delete Set Primary

Applicant * (This section is required.)

Search As Owner As Lic. Prof As Contact

Single Entry Applicant Form

Type * Applicant

Primary Yes

First Name * Stewart

Middle Name

Last Name * Rom

Home Phone ((xxx)xxx-xxxx)

Organization Name * Distinct Living Spaces

Mobile Phone ((xxx)xxx-xxxx) (443) 756-6534

E-mail srom18@gmail.com

Business Phone ((xxx)xxx-xxxx)

Preferred Channel --Select--

Approved
MCC 11/25/25

Online BP. # 10/16/25

Applicant Address

New Look Up Deactivate Remove

Custom Fields

DATE TRACKING

Received Date: 10/15/2025 Due Date: 10/29/2025

Dates to Complete: 14 Received by Food: []

Food Review Type: --Select-- Equipment Specification Sheets Submitted: []

Equipment Specification Sheet: [] Received by Community Hygiene: []

Received by Well and Septic: 10/15/2025

FACILITY INFORMATION

Name of Business (dba) *: n/a (Text)

Associated Building Permit Number: [] (Text)

Owner Switch Date: []

Does this project include an Aquatic Facility such as a Public Pool? If Yes, forward to CH Program. Yes No

Does this project include Private Septic? If Yes, forward to WS Program. Yes No

Is this a Prototype Food Service Facility? If Yes, refer to State. Yes No

Facility Fax: 0 (Text)

Days of Operation: 0 (Text)

Does this project have a Building Permit? Yes No

Building Permit Issued Date: []

Non-Profit

Does the project include Private Well? If Yes, forward to WS Program. Yes No

Does the project include Food Services? If Yes, forward to FP Program. Yes No

Facility Phone: 0 (Text)

Facility Email: 0 (Text)

PROPERTY INFORMATION

Water Source: Private Sewage Disposal: Private

Design Wastewater Flow: [] (Number) Permit Type: --Select--

PLAT STATS

Total Number of buildable lots to be recorded: 0 (Number)

Total number of bulk parcels to be recorded: 0 (Number)

New buildable lots created: 0 (Number)

PLAT Type: --Select--

Total number of open space lots to be recorded: 0 (Number)

Total number of lots / parcels to be recorded: 0 (Number)

Date PLAT signed by Health Officer: []

Date Preliminary Plan Signed by HO: []

Extension Granted

DEVELOPMENT PLANS

Property Type: Residential Plan Version: Initial

Signature Required: Yes No Engineer: 0 (Text)

Number of paper copies: 0 (Number) Number of mylar copies: 0 (Number)

Number of buildable lots created: 0 (Number) Number of non-buildable lots created: 0 (Number)

Total Number of Lots: 0 (Number) Associated Plans: []



WELL AND SEPTIC INTERNAL

State Review Required

Yes No

Coordinate State Review

Yes No

Proposed Septic System Type

--Select--

FOOD ESTABLISHMENT FACILITY

Priority Assessment

--Select--

Licensed Type

--Select--

License Category

--Select--

FOOD ESTABLISHMENT INFORMATION

Hours of Operation

(Text)

Operating Seasonally Only

If Operating Seasonally, What is the start month?

(Text)

Are pets allowed in a outdoor seating area?

Yes No

Full Bar?

Yes No

RESTAURANT AND FOOD SERVICE

Food Service Facility Secondary Category

--Select--

Total Seating Capacity

(Number)

Number of Restrooms

(Number)

Interior Restaurant Seating Capacity

(Number)

Bar Seating Capacity

(Text)

Outdoor Seating Capacity

(Text)

Does the restaurant have outdoor seating

Yes No

EQUIPMENT

Evaluated non NSF, ANSI, CF or other standards

Yes No

Description of Refrigeration Units

Number of Walk-In Refrigerator Units

(Number)

Description of Walk-In Freezer Units

(Text)

Is there a bulk ice machine available

Yes No

Space Limitation

Number of Hand Sinks Available

(Number)

Hood System

(Text)

Ventless Equipment

(Text)

PLUMBING

Size and installation of the water heater?

(Text)

Is there a grease interceptor or grease trap?

--Select--

REFUSE AND RECYCLABLES

Dumpsters Located on a impervious surface?

--Select--

Will there be a grease receptacle?

--Select--

WAREWASHING DISHWASHING

Dishwashing Method

--Select--

HACCP

Plan Review Response Letter Received

Yes No

Date HACCP Approved by the State

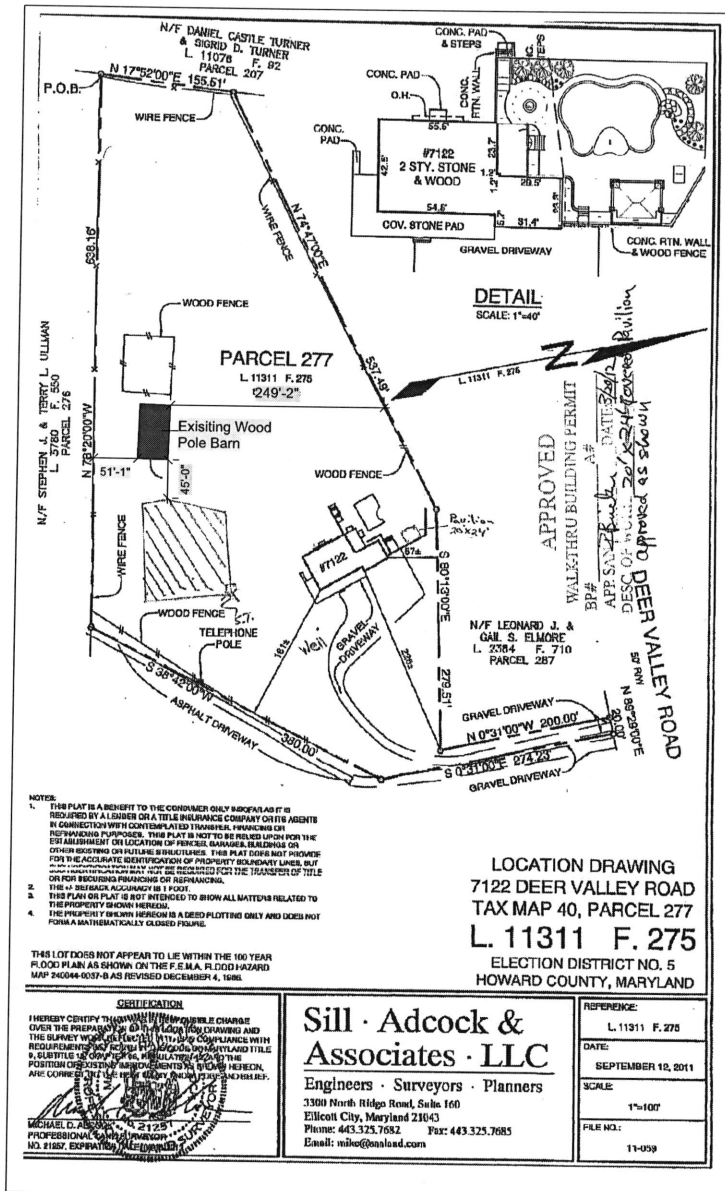
(Date)

Date HACCP Plan Submitted

(Date)

HACCP Plan Approved

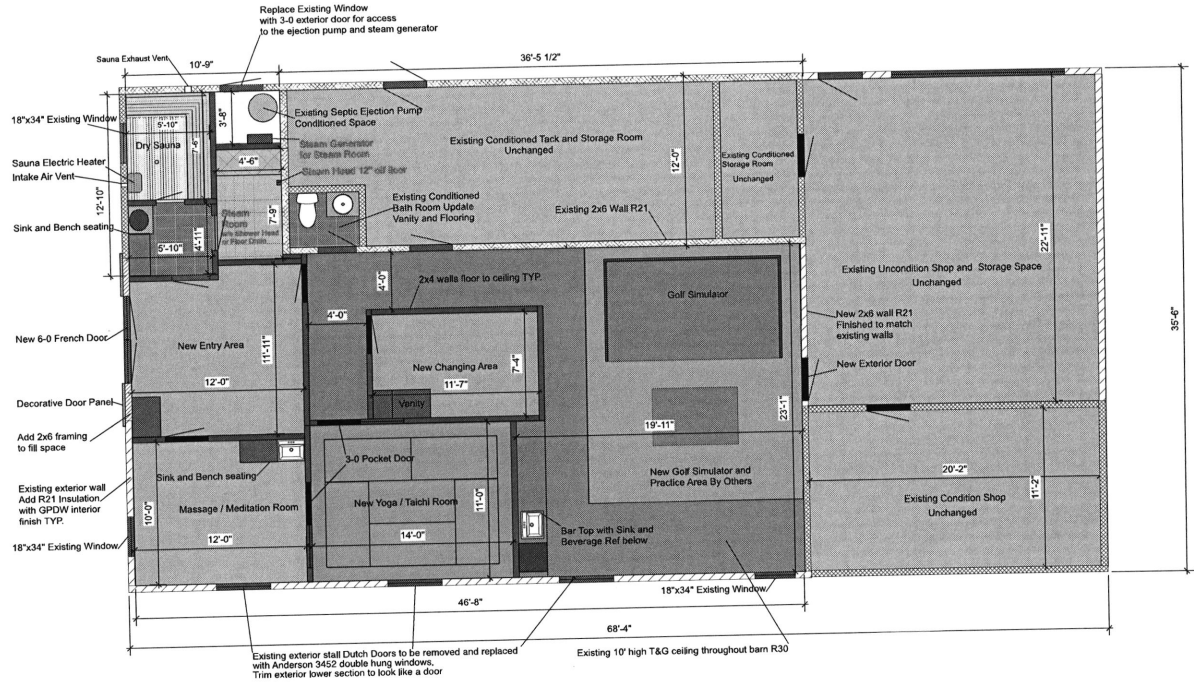
(Date)



2 Calvery Barn Alterations
 Scale: 1" = 100'-0"

Calvery - Existing Horse Pole Barn Location Plot Plan	Title 7122 Deer Valley Rd, Highland, MD 20777
Distinct Living Spaces Fulton, Maryland 443-756-6534	Drawing Number Sheet 3
	Drawn By SAR
	Date 10/09/2025
	CAD File Name Calvery Pole Barn Location Drawing

2024 IRC
 2021 MD Alternative Energy
 R49c
 R20w
 R10s
 .30U windows



- Notes:
- Existing wood stall walls to be removed
 - Existing rubber stall floors to be removed and replaced with a 4" concrete floor with wire 10 mil vapor barrier R10-ft slab insulation per code. Existing concrete floor to be replaced as needed to create a sound level subfloor for new flooring materials.
 - Existing exterior stall Dutch Doors to be removed and replaced with Anderson 3452 double hung windows. Trim exterior lower section to look like a door
 - Existing windows to remain except for window near ejection pump, replace with exterior door
 - Main Barn doors to be replaced with 6" French door
 - Existing Exterior T&G walls to be removed as needed to allow for insulation upgrade to R21n conditioned space
 - Existing 2x6 T&G ceiling to be removed to allow for insulation upgrade to R49 in conditioned space
 - All interior walls and ceiling to be drywall and/or T&G wood finishes
 - Flooring to be Tile, LVT, carpet, or T&G Mats
 - HVAC to be ductless High Performance heat pump system greater than or equal to 10HSPF/18 Seer
 - New interior walls to be 2x4 framing with drywall (shown in Brown)
 - Steam Room w/o shower head or floor drain - to have sloped ceiling and venting
 - Dry Sauna to have a floor drain for cleaning purposes

1 Calvery Barn Alterations
 Scale: 1/4" = 1'-0"

Calvery - Existing Horse Pole Barn Interior Alterations Floor Plan Rev 3		Title 7122 Deer Valley Rd, Highland, MD 20777		REVIEWED FOR CODE COMPLIANCE DEPARTMENT OF INSPECTIONS LICENSING AND PERMITS HOWARD COUNTY	
Distinct Living Spaces Fulton, Maryland 443-756-6534		Drawing Number Sheet 1	Drawn By SAR	Date 10/21/2025	BY: <i>Michael Blawie</i> SUBJECT TO FIELD INSPECTION
		CAD File Name Calvery Pole Barn Interior Alterations			



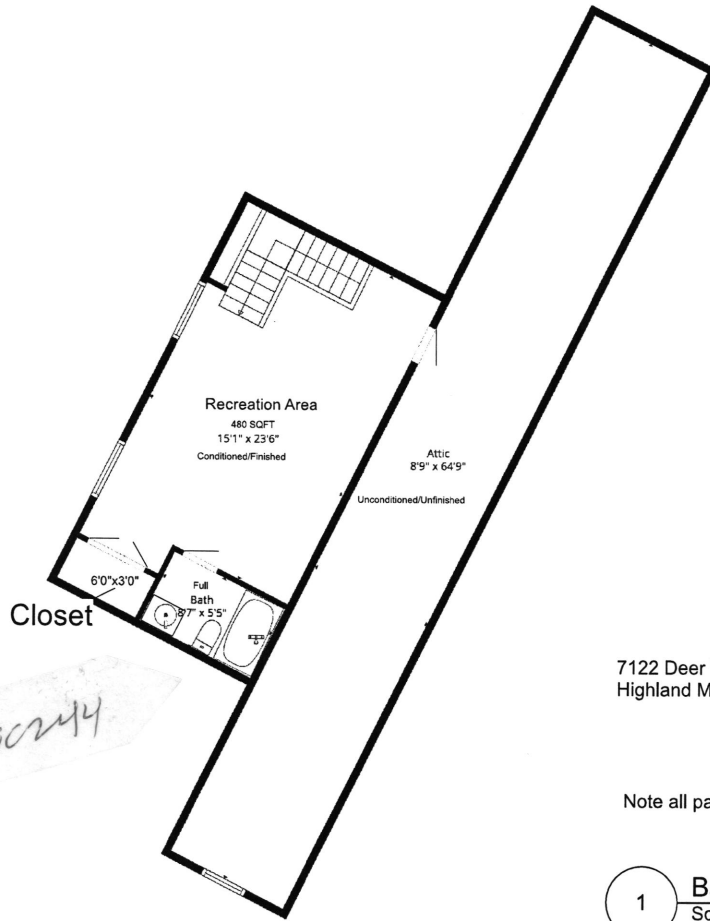
7122 Deer Vally Dr
Highland MD

Note all passage doors are 3'0"
All Stable Doors are 42"

1 **Barn Main Level**
Scale: 1/8" = 1'-0"



Measurements Are Deemed Highly Reliable But Not Guaranteed.



P1200024

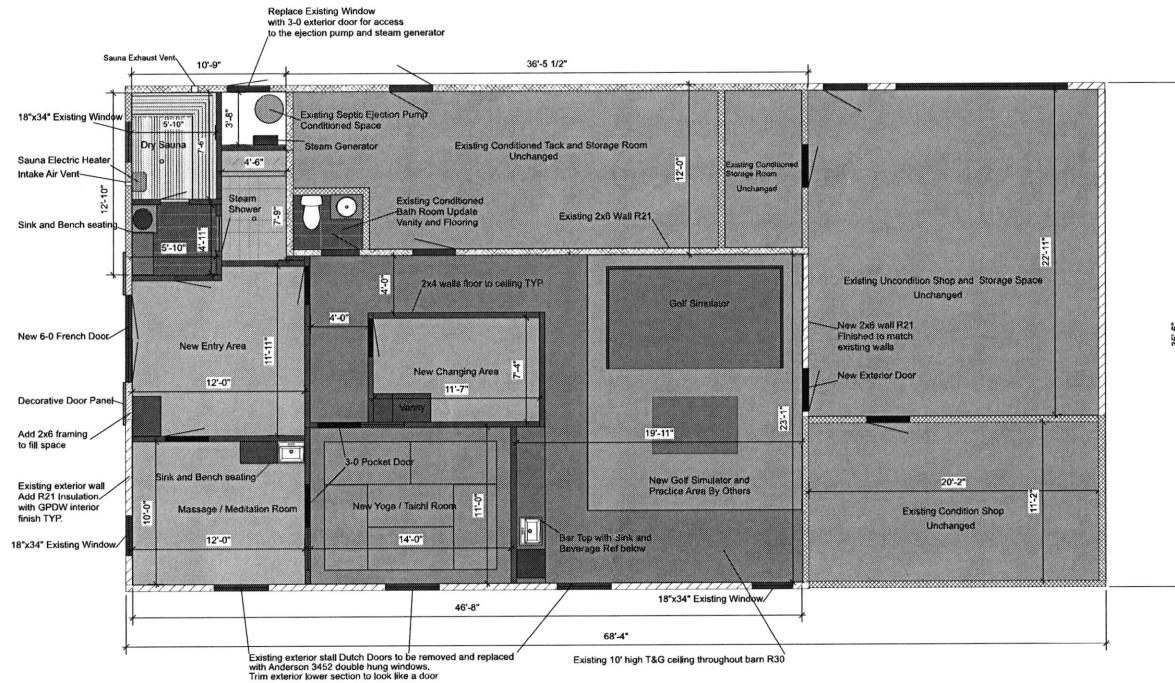
7122 Deer Valley
Highland MD

Note all passage doors are 3'0"

1 Barn 2nd Floor
Scale: 1/8" = 1'-0"



Measurements Are Deemed Highly Reliable But Not Guaranteed.



Notes:

1. Existing wood stall walls to be removed
2. Existing rubber stall floors to be removed and replaced with a 4" concrete floor with wire 10 mil vapor barrier R10-#1 slab insulation per code. Existing concrete floor to be replaced as needed to create a sound level subfloor for new flooring materials.
3. Existing exterior stall Dutch Doors to be removed and replaced with Anderson 3452 double hung windows. Trim exterior lower section to look like a door
4. Existing windows to remain except for window near ejection pump, replace with exterior door
5. Main Barn doors to be replaced with 6' French door
6. Existing Exterior T&G walls to be removed as needed to allow for insulation upgrade to R21 in conditioned space
7. Existing 2x6 T&G ceiling to be removed to allow for insulation upgrade to R49 in conditioned space
8. All interior walls and ceiling to be drywall and or T&G wood finishes
9. Flooring to be Tile, LVT, carpet, or Tatami Mats
10. HVAC to be ductless High Performance heat pump system greater than or equal to 10HSPF/18 Seer
11. New interior walls to be 2x4 framing with drywall (shown in Brown)
12. Steam sauna to have sloped ceiling, venting, and floor drain.
13. Dry Sauna to have a floor drain for cleaning purposes

1 Calvery Barn Alterations
Scale: 1/4" = 1'-0"

Calvery - Existing Horse Pole Barn
Interior Alterations Floor Plan Rev 1

Title
7122 Deer Valley Rd, Highland, MD 20777

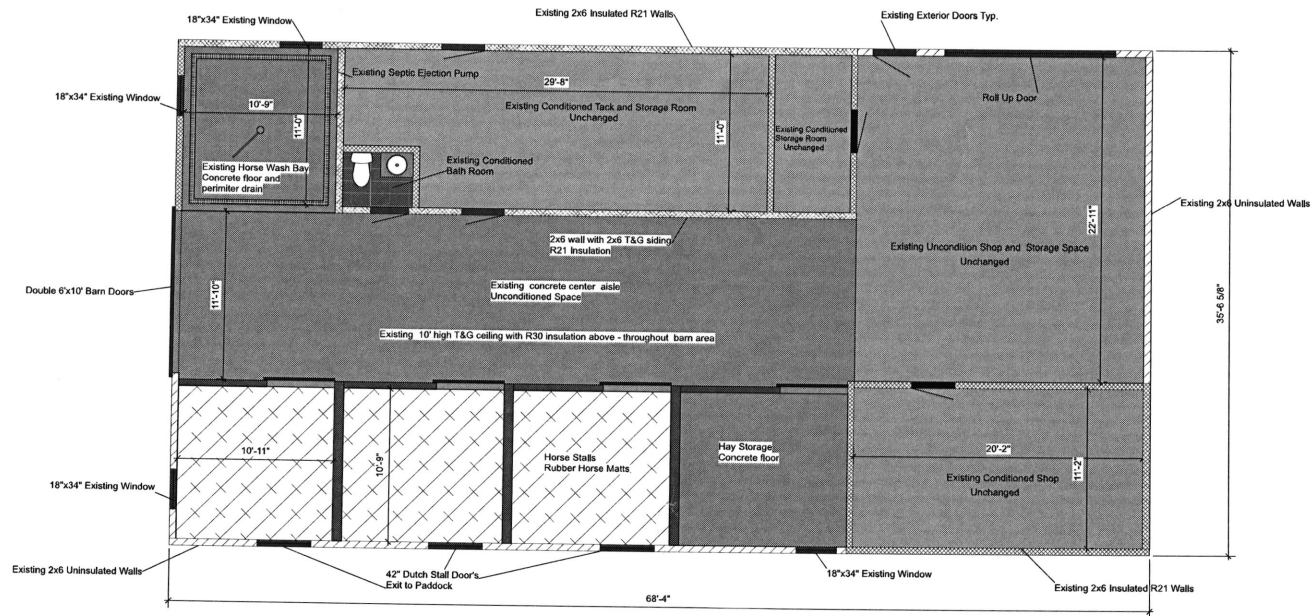
Drawing Number
Sheet 1

Drawn By
SAR

Date
10/09/2025

Distinct Living Spaces
Fulton, Maryland 443-756-6534

CAD File Name
Calvery Pole Barn Interior Alterations

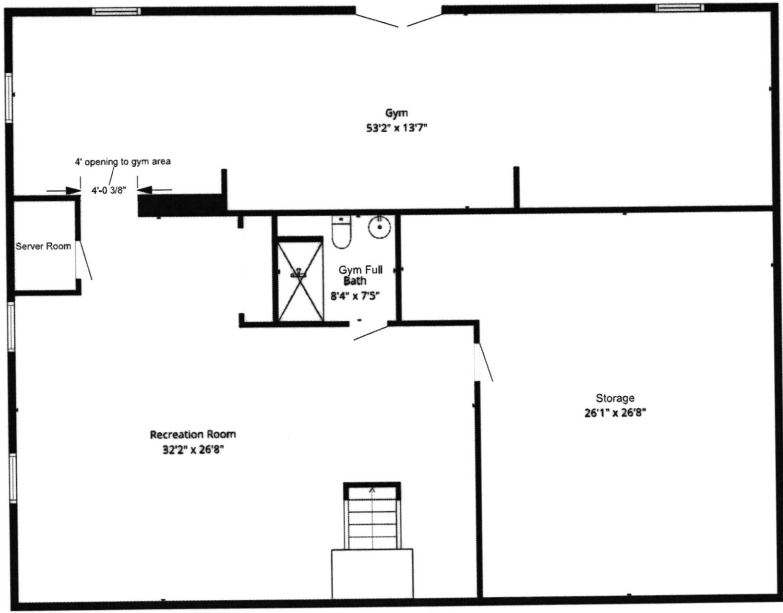


Notes:

1. Existing wood stall walls to be removed
2. Existing rubber stall floors to be removed and replaced with a 4" concrete floor with wire 10 mil vapor barrier R10-4ft slab insulation per code. Existing concrete floor to be replaced as needed to create a sound level subfloor for new flooring materials.
3. Existing exterior stall Dutch Doors to be removed and replaced with Anderson 3452 double hung windows. Trim exterior lower section to look like a door
4. Existing windows to remain.
5. Main Barn doors to be replaced with 6' French door.

2 Calvery Barn Alterations
Scale: 1/4" = 1'-0"

Calvery - Existing Horse Pole Barn Existing Conditions Floor Plan		Title 7122 Deer Valley Rd, Highland, MD 20777	
Drawing Number Sheet 2	Drawn By SAR	Date 10/09/2025	
Distinct Living Spaces Fulton, Maryland 443-756-6534		CAD File Name Calvery Pole Barn Existing Conditions	

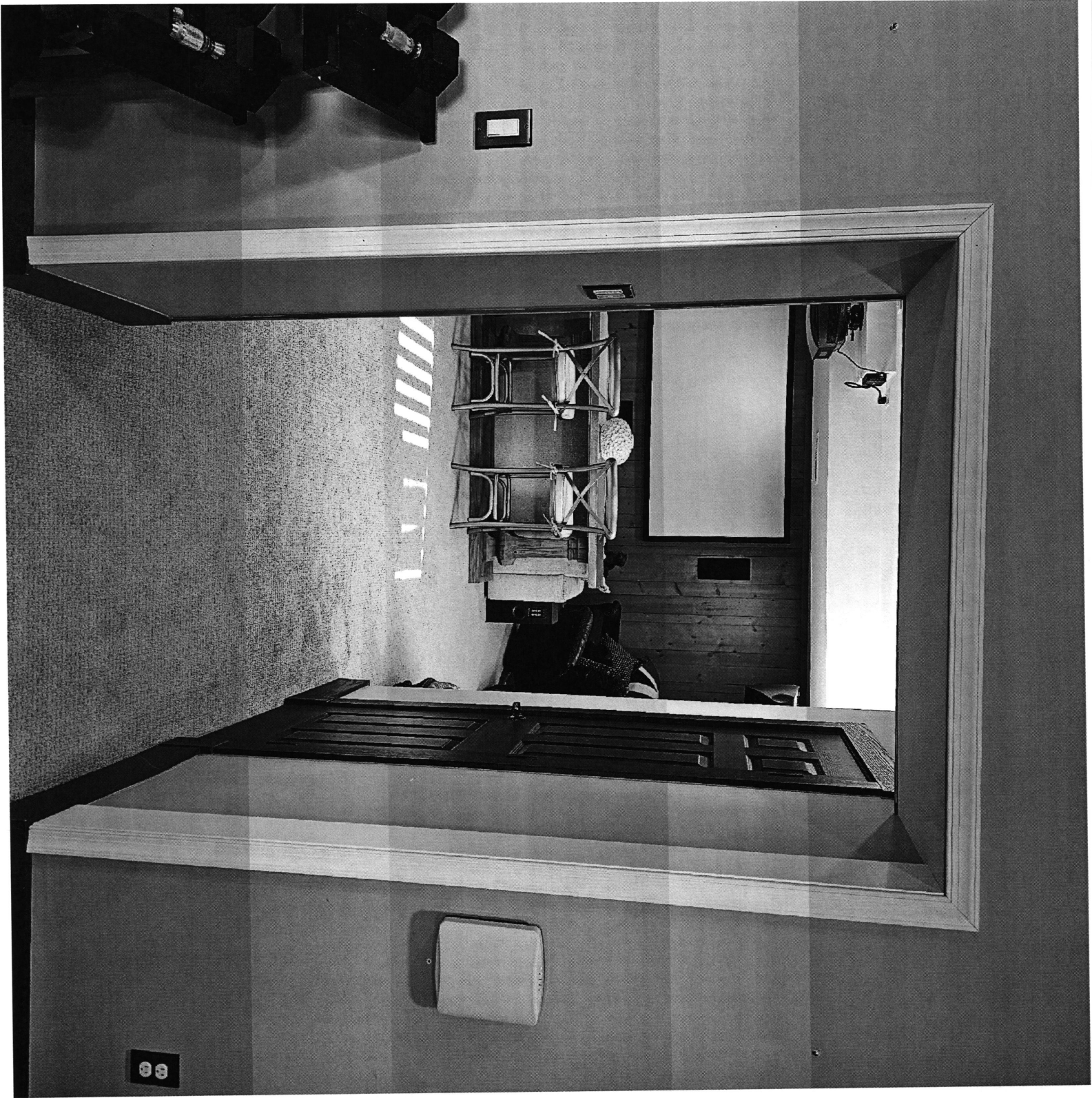


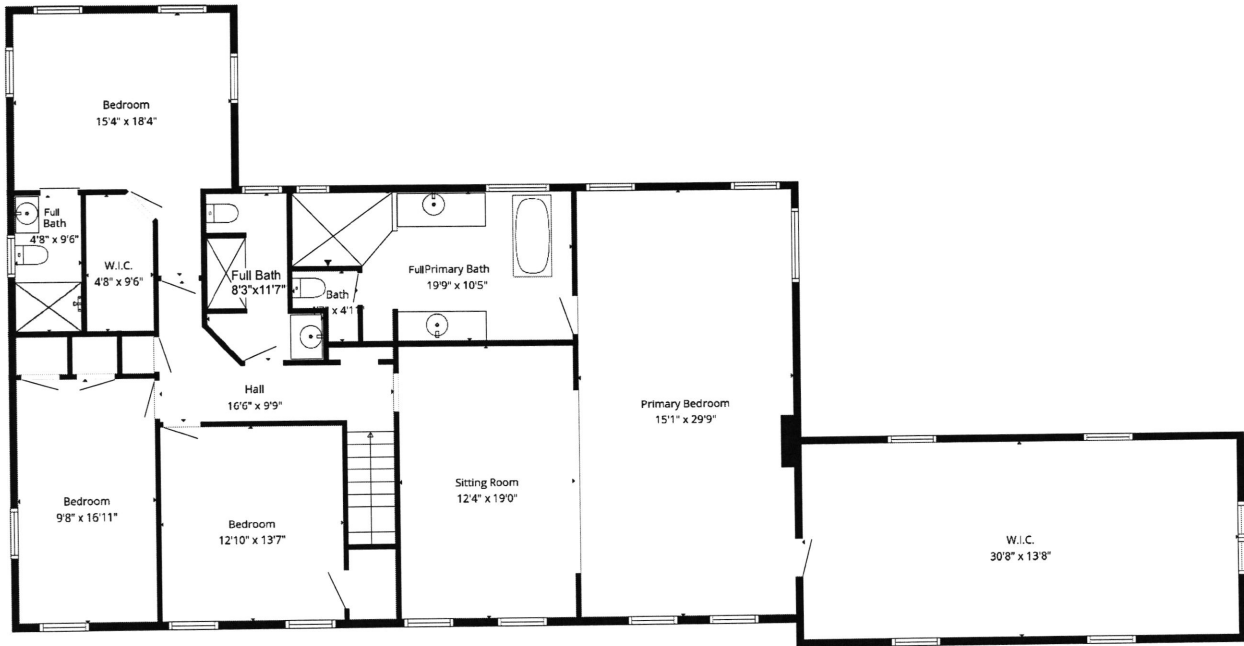
Measurements Are Deemed Highly Reliable But Not Guaranteed

7122 Deer Valley
Highland MD

Interior Doors 2'8"
Exterior Doors 6'0"

1 **Main House Basement**
Scale: 1/8" = 1'-0"



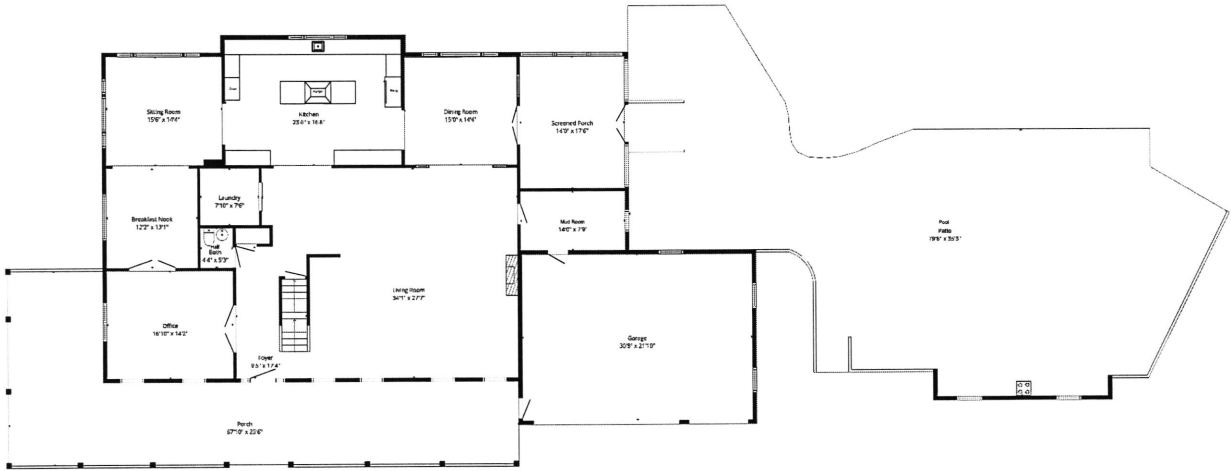


1 Main House 2nd Floor
Scale: 1/8" = 1'-0"



Measurements Are Deemed Highly Reliable But Not Guaranteed.

7122 Deer Valley
Highland MD

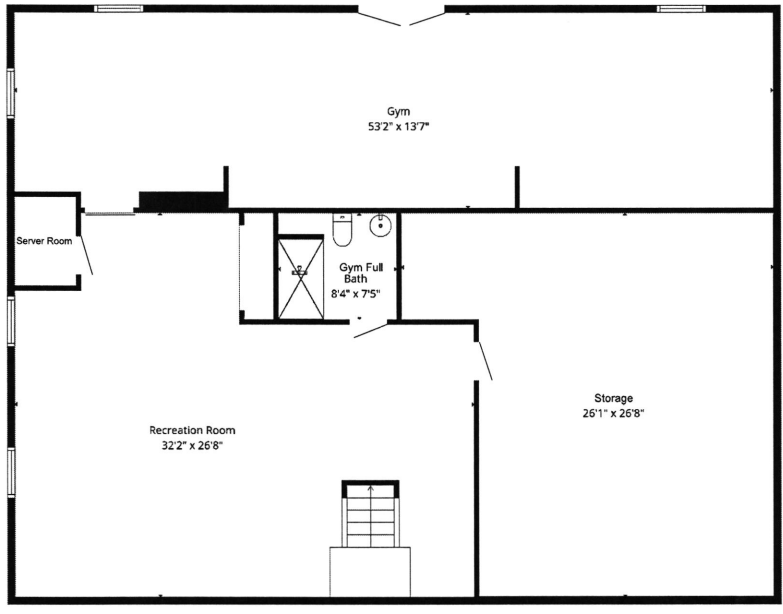


Measurements Are Deemed Highly Reliable But Not Guaranteed.

Entry Doors are 3'0"
 Interior Passage doors are 2'8"
 Double Doors as noted

7122 Deer Valley
 Highland MD

1 Main House Main Floor
 Scale: 1/8" = 1'-0"



Measurements Are Deemed Highly Reliable But Not Guaranteed.

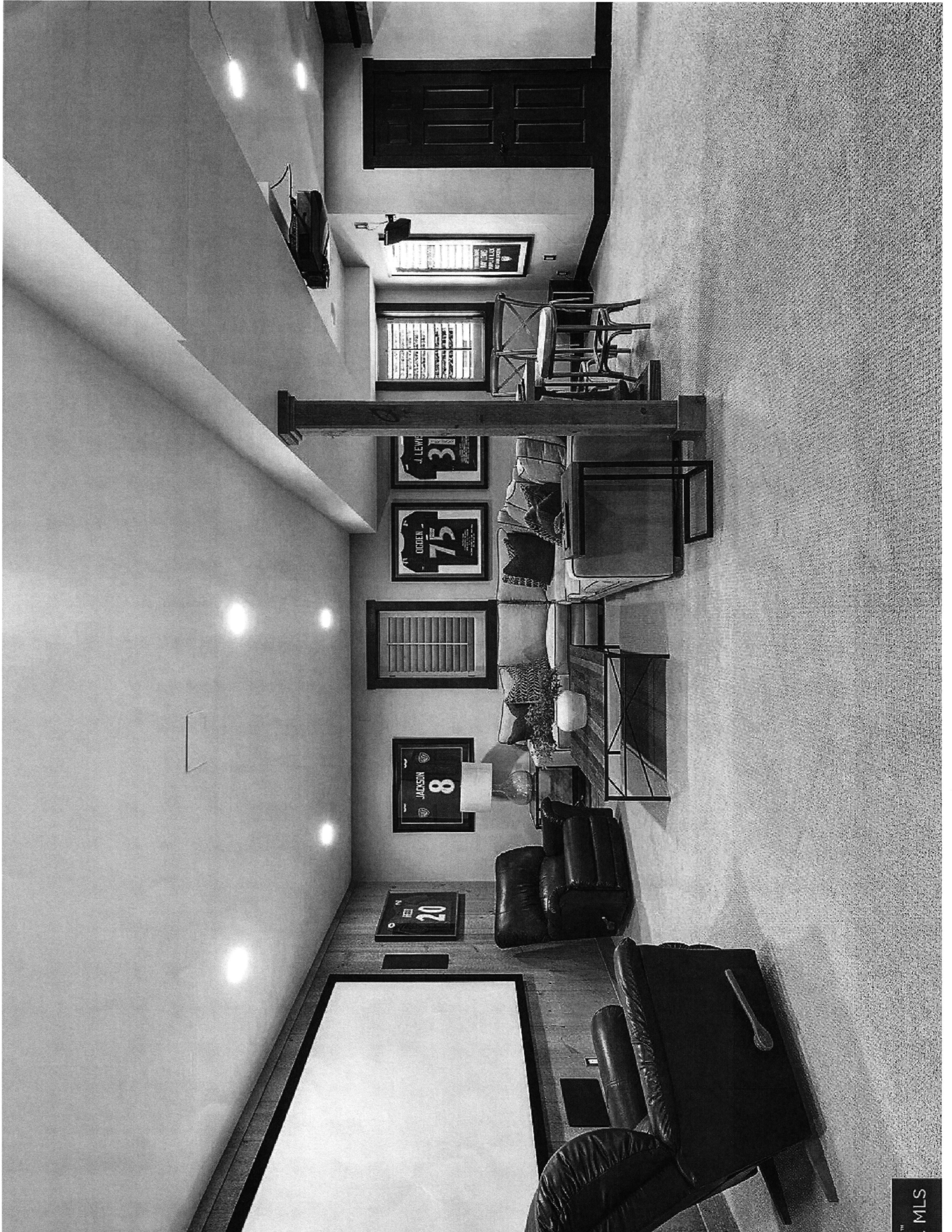
7122 Deer Valley
Highland MD

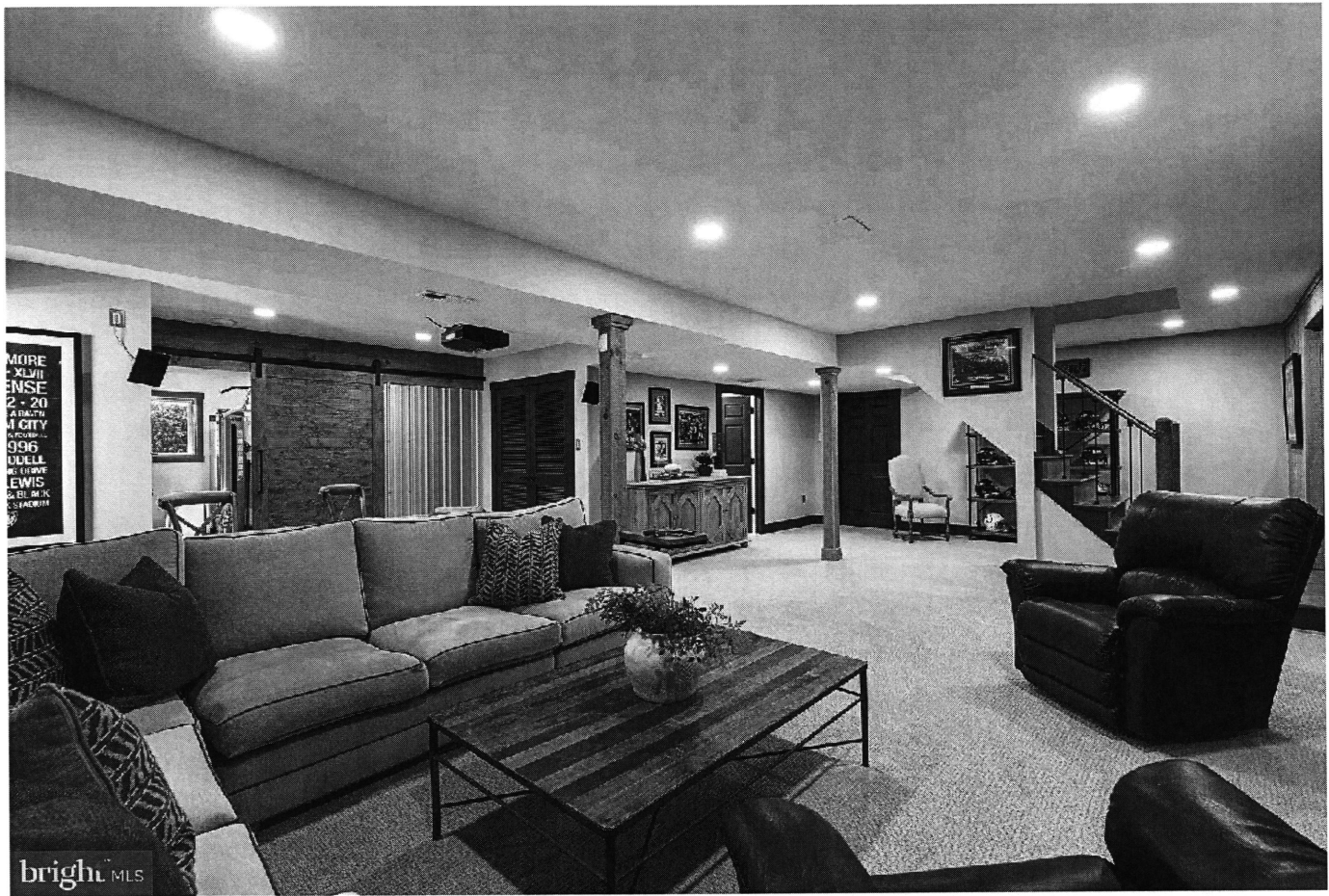
Interior Doors 2'8"
Exterior Doors 6'0"



Main House Basement

Scale: 1/8" = 1'-0"

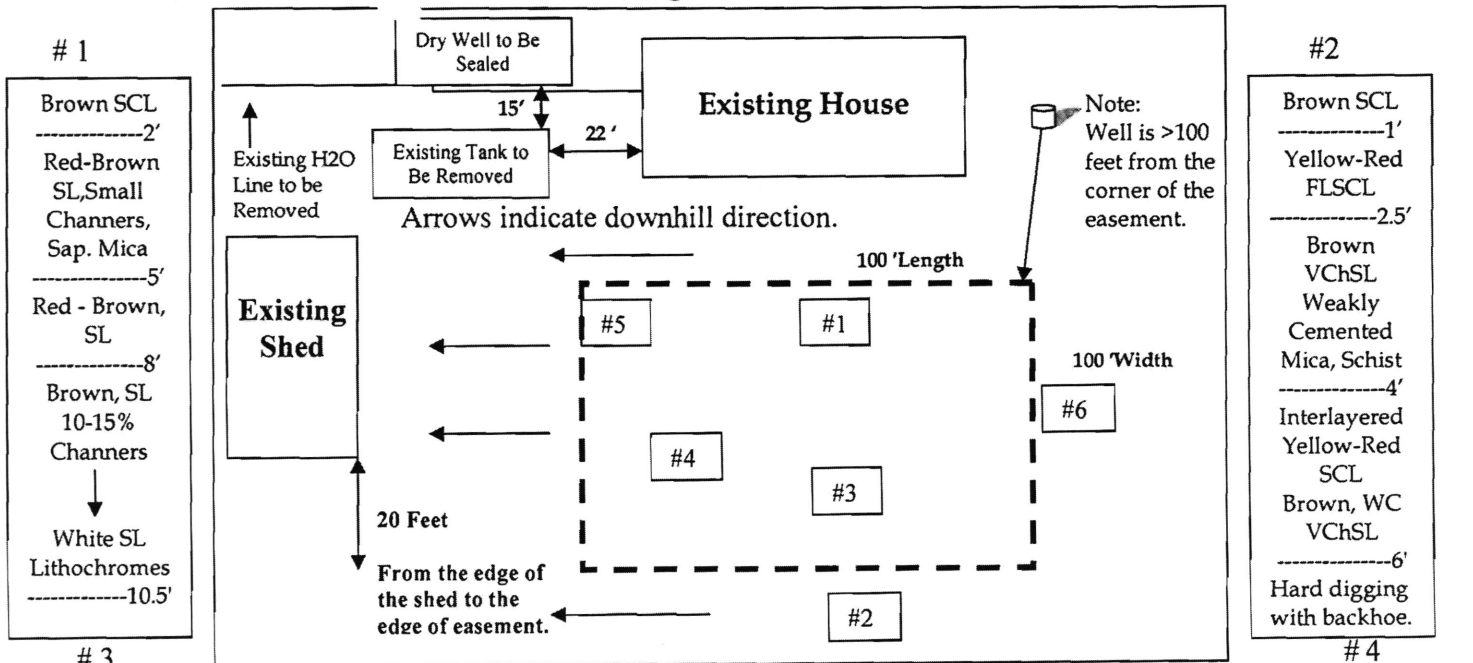




A/P # A530213
UPGRADE

Perc Information - 7122 Deer Valley Rd.

NOT TO SCALE



Profile
 Same
 As
 Test #1

Date	Test #	Depth	Start	Break 1" Drop	Break 2" Drop	Time of 2 nd Inch	P/F/H	
1-14-09	1	5.5'/10.5'	0	2:57	7:35	5:22min.	Pass	
1-14-09	2	<i>Visual Permeability very low throughout.</i>						Fail
1-14-09	3	5'/9.5'	0	5:24	13:13	8:11min.	Pass	
1-14-09	4	12'	0	<i>Visual Observation</i>			Pass	
1-14-09	5	5'/9.5'	0	3:52	5:22	2:30min.	Pass	
1-14-09	6	5.5'/8.5'	0			3:21min.	Pass	
							#	

Red-Brown SCL -----2'

Red-Brown SL, Schist Sapprolite -----4'

Red-Brown SL Mica -----7'

Lt.-Brown Yell-SL Small Stones -----10'

Brown SL Channers -----12'

#5

- Brown SCL -----0.8'
- Yel-Brown Stony SCL -----3.5'
- Heavy Yel-Brown, SL Stony -----5'
- Red-Brown Mica, SL Channers -----7.5'
- Red-Brown SL, Mica Refusal @ 9.5 -----9.5'

Remarks: No Side wall on Test Hole # 6.

Sanitarian: DB & RB _____ Backhoe: _____ Jenkins Brothers Others: _____

Test Holes Used in: _____ Avg. Perc Time 4min. SQ.FT/BR _____

Trench Width _____ Inlet Depth _____ Max Bot.Depth _____ Effective S/W _____

#6

- Red-Brown SCL -----2'
- 10% Channers
- Red-Brown SCL, Mica -----5'
- Light Red - Brown SL
- Sapprolite Channers
- 35-45% Rock begins at 7'
- 8.5'

Eshenbaugh, Melanie

From: Stewart Rom <srom18@gmail.com>
Sent: Tuesday, November 25, 2025 4:34 PM
To: Eshenbaugh, Melanie
Subject: Re: 7122 Deer Valley Road B25004570

WARNING!!!

This email originated from someone outside of Howard County
*****DO NOT CLICK LINKS OR OPEN ATTACHMENTS*****
unless you recognize the sender and know for sure that the content is safe

Hi Melanie,
Thank you very much for the update and all your assistance in the process. Wishing you and yours a very Happy Thanksgiving and Holiday Season.

Best,
Stewart

On Tue, Nov 25, 2025 at 3:33 PM Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov> wrote:

Good afternoon Stewart,

Thank you for uploading the existing floor plan. I will be giving HD approval today in the online permits system. Please check with DILP for the building permit issuance. It was nice working with you and hope you have a nice holiday!

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

www.hchealth.org



CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

From: Stewart Rom <srom18@gmail.com>
Sent: Monday, November 24, 2025 6:45 PM
To: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Subject: Re: 7122 Deer Valley Road B25004570

WARNING!!!

This email originated from someone outside of Howard County
*****DO NOT CLICK LINKS OR OPEN ATTACHMENTS*****
unless you recognize the sender and know for sure that the content is safe

Hi Melanie,

I uploaded the basement floor plan showing the 4' opening to the gym area without a door.

I hope we are now good to go.

Thanks

Stewart

On Mon, Nov 24, 2025 at 2:29 PM Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov> wrote:

Good afternoon Stewart,

I will speak with the inspector upon her return and if you would be so kind to upload the revised existing floor plan to the online portal, I would greatly appreciate it. Just note in the online portal comments existing floor plan per HD request. Once this has been uploaded I can give HD approval. Thank you again.

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

www.hchealth.org



CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

From: Stewart Rom <srom18@gmail.com>
Sent: Monday, November 24, 2025 1:04 PM
To: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Subject: Re: 7122 Deer Valley Road B25004570

WARNING!!!

This email originated from someone outside of Howard County

*****DO NOT CLICK LINKS OR OPEN ATTACHMENTS*****

unless you recognize the sender and know for sure that the content is safe

Hi Melanie,

Ken Hatfield Jr. from Hatfield Septic just contacted me to let me know the connections from the ejection pump located inside the pole barn to the septic system's main line have been inspected and approved by your field inspectors. He also told me the inspector was inquiring if the ejection pump was inspected when installed. This work was done by others years ago under permit P12000244. The pump is inside the pole barn.

I hope you now have all the information you need to proceed with our permit application. Please let me know if you need anything additional.

Thank you for all your help.

Regards

Stewart

443-756-6534

On Mon, Nov 17, 2025 at 11:06 AM Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov> wrote:

Thank you Stewart! Hopefully, this septic inspection will take place soon to move forward with the permit approval.

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

www.hchealth.org



CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

From: Stewart Rom <srom18@gmail.com>
Sent: Monday, November 17, 2025 10:58 AM
To: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Subject: Re: 7122 Deer Valley Road B25004570

WARNING!!!

This email originated from someone outside of Howard County

*****DO NOT CLICK LINKS OR OPEN ATTACHMENTS*****

unless you recognize the sender and know for sure that the content is safe

Hi Melanie,

I have attached a revised floor plan for the basement showing the 4' opening to the gym.

The opening was already 4', we just had to remove the barn door and put on some casing.

Please let me know if you need anything else.

Thanks

Stewart

On Mon, Nov 17, 2025 at 9:53 AM Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov> wrote:

Good morning Stewart,

I saw the email chain between Jeff and Ken Hatfields during my absence and a field inspector will be conducting the inspection. I will check with them to see when the inspection is called in and approved. The attached photo looks good. Do you have an updated existing floor plan to reflect the latest change? Please let me know and thank you again.

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

www.hchealth.org



CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

From: Stewart Rom <srom18@gmail.com>
Sent: Sunday, November 16, 2025 10:59 AM
To: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Subject: Re: 7122 Deer Valley Road B25004570

WARNING!!!

This email originated from someone outside of Howard County

*****DO NOT CLICK LINKS OR OPEN ATTACHMENTS*****

Hi Melanie,

I hope you had a nice vacation. Ken has communicated with Jeff Williams from your office and plans to excavate this coming week. Will you be doing the inspection, or will Jeff?

We removed the barn door between the gym and the rest of the basement. We installed casing as requested. The opening is 4'. Please take a look at the attached picture. Please let me know what else we need to do to move the permit along.

Best Regards,

Stewart

On Thu, Nov 6, 2025 at 1:30 PM Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov> wrote:

Good afternoon Stewart,

Ken Hatfields came into our office while I was in the field and the inspection supervisor explained to him what needed to occur for an inspection. Hopefully, the property owners have the best outcome that we spoke about. I will be in touch when I return to follow-up once I speak with my colleagues. Enjoy the rest of your day and talk soon.

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

www.hchealth.org



This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

From: Stewart Rom <srom18@gmail.com>
Sent: Wednesday, November 5, 2025 7:24 PM
To: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Subject: 7122 Deer Valley Road B25004570

WARNING!!!

This email originated from someone outside of Howard County

*****DO NOT CLICK LINKS OR OPEN ATTACHMENTS*****

unless you recognize the sender and know for sure that the content is safe

Hi Melanie

I hope you did not get selected for jury duty.

I have spoken to Ken Hatfield from Hatfield Equipment about the project. I sent him the site plan and the existing floor plan.

I did my best to explain what we need; however, he thought he may want to speak to you directly so he understands exactly what is needed.

I gave him your name and email hope that is ok.

Regards

Stewart

Eshenbaugh, Melanie

From: Stewart Rom <srom18@gmail.com>
Sent: Sunday, November 2, 2025 2:38 PM
To: Eshenbaugh, Melanie
Subject: Re: B25004570
Attachments: Barn 2nd Floor.pdf; Main House Basement.pdf; Main House 2ND Floor.pdf; Main House Main Floor.pdf; Pole Barn Main Floor.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING!!!

This email originated from someone outside of Howard County
*****DO NOT CLICK LINKS OR OPEN ATTACHMENTS*****
unless you recognize the sender and know for sure that the content is safe

Hi Melanie,

I have attached the floor plans you requested. I enlisted the services of a scanning service and have attached the floor plans they created. I added labels where I thought they would help clarify the existing conditions. Please let me know if you need more details, and I will do my best to provide any information I can.

I thought I would add some additional comments as well.

The main house has undergone renovations over the years to meet the prior owners' needs.

The main house has 3 full bathrooms on the second level, the first floor has a half bath, and the basement level has a full bath installed to provide full bathroom service for the gym.

The poll barn was built to house horses that the prior owner wanted to keep on the property. As I understand it, the prior owners had older horses and wanted to make sure the farm hands had a place to wash and stay overnight if needed to take care of the horses. They finished the 2nd floor of the poll barn to accommodate this need. There is now a half bath with a sink and a toilet on the ground floor, as well as a wash bay for the horses. The 2nd floor has a full bath with a shower, toilet, and sink. The horses are now gone, and no one uses the 2nd floor. The owner has asked us to convert the lower level of the poll barn into an indoor golf practice area, along with several rooms for meditation and relaxation after the family members have their golf practice sessions. We kept the half bath and added a steam room and sauna on the main level. We currently do not have a remodeling contract to do work on the second floor, but we are capable of addressing any changes you may require, including addressing the septic.

The property may still have horses as they have kept the pastures and paddock area for that purpose. To the best of my knowledge, the septic has serviced both the main house and the poll barn without issue for approximately 10 years. The owners and my firm are eager to move forward with the remodel. I am available to answer any questions and make adjustments to the plans as needed. I greatly appreciate your help in knowing our options to accomplish this.

Thank you for your help.

Stewart

Stewart Rom
Distinct Living Spaces
srom18@gmail.com
443-756-6534

On Thu, Oct 30, 2025 at 1:18 PM Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov> wrote:

Good afternoon Stewart,

Thank for letting me know and I will lookout for them on Monday.

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

www.hchealth.org



CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

From: Stewart Rom <srom18@gmail.com>
Sent: Thursday, October 30, 2025 12:20 PM
To: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Subject: Re: B25004570

WARNING!!!

This email originated from someone outside of Howard County

DO NOT CLICK LINKS OR OPEN ATTACHMENTS

unless you recognize the sender and know for sure that the content is safe

Hi Melanie

I have set up the room survey for 7122 Deer Valley for tomorrow Friday. I'll have the drawings on Saturday

And will get them to you before Monday. Hopefully you will have enough time to review them and talk to me about options

Thanks again for all you help

Stewart

On Oct 29, 2025, at 5:03 PM, Eshenbaugh, Melanie
<MEshenbaugh@howardcountymd.gov> wrote:

Good afternoon Stewart,

A After review of the building permit (B25004570) proposal, HD septic records, and a site visit to the property, we must accurately determine the number of bedrooms in a proposed dwelling and/or existing dwelling in order to ensure adequate onsite sewage disposal on properties not served by public sewer. As the definition of a bedroom in Howard County Code Title 3, Subtitle 8, Onsite Sewage Disposal Systems, differs from the definition in the Building Code, the Health Department must review floor plans as part of the building permit review process. Since the proposed additions/renovations to the existing accessory dwelling includes a change in use, please provide existing simplified floor plans of all levels (residence & pole barn) to move forward with the building permit approval process. The floor plans must contain a diagram of each room (dimensions necessary e.g 10'x20'), labeled with intended/existing use and level of the dwellings including windows, doors/doorways (label cased openings with width), plumbing fixtures, and rough-in plumbing. Please let me know if you have any questions and thank you kindly.

As discussed, please ensure the simplified floor plans show all of the following: interior & exterior walls, any/all windows, doors, labeled use of each room (All rooms), labeled finished or unfinished room (All rooms), Sq.ft. of each room or labeled wall lengths, bathrooms (Labeled half or full), and any closets.

<https://www.howardcountymd.gov/health/well-septic-program>

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

www.hchealth.org

<image001.png>

CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

<Bedroom defintion.pdf>

<HCHD BP Process.pdf>