

Approved  
MOZ  
10/7/24  
KE

Record Detail \* (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Garage/Attached	B23000814	03/12/2023
Description of Work		
SFD/ CONSTRUCT 27' X 26' (1) STORY ATTACHED GARAGE AND 17' X 21' SCREEN PORCH/, 1 STORY, Slab on Grade, 1R, 0FB, 0HB, 0FP, OTHER STRUCTURE = None, 0BR, PORCH/DECK = Screen Porch, ENERGY METHOD = N/A, /05.15.24 AMENDMENT REQUEST TO CHANGE SCREEN PORCH TO SUNROOM*		

[check spelling](#)

Address \* (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
5051	CRAPE MYRTLE	CT	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-76.94637	39.2342
City	State	Zip Code	Primary
ELLCOTT CITY	MD	21042	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
1105342	49	35482	337200	1526400	1189200	RURAL
Legal Description						
IMPSLOT 147, 35,482 SQ[ ]5051 CRAPE MYRTLE CT[ ]WALNUT CREEK PHASE 4						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	147	605101	5				
Plan Area	State Tax Id		Subdivision Name				
	1405598900		Walnut Creek				
Section	Area		Tax Map				
			28				
Grid	Zoning District		ADC Map				
28-12	RC-DEO		4933-J3				
SDP No.	Final Plan No.		WP File No.				
	F-07-076						
Record Plat No.	WS Contract No.		FDP No.		Primary		
23611-2362					Yes		
Owner Occupied	Year Built		Historic District				
<input type="radio"/> Yes <input type="radio"/> No	2018		<input type="radio"/> Yes <input checked="" type="radio"/> No				
Historic District Registry No.	Stat Area		Flood Plain				
	5-02A		<input type="radio"/> Yes <input checked="" type="radio"/> No				
Building No							

Owner (This section is not required.)

Search Reset Clear

Name \*

ADELE

Address Line 1

5051 CRAPE MYRTLE CT

Address Line 2

Address Line 3

Mail City

ELLCOTT CITY

Mail State

MD

Mail Zip Code

21042

Phone

301-254-6646

Primary

Yes

E-mail

Cell Number      Fax Number

**Professionals** (This section is not required.)

**License # \***  
 08050148664  
**License Type \***  
 MHIC Co  
**Primary**  
 No

**Business Name**  
 BENT PALM CONSTRUCTION LLC  
**First Name**      **Middle Name**      **Last Name**  
 THOMAS           GRIEST  
**Address Line 1**  
 1340 INDIAN MOUND TRAIL  
**Address Line 2**

**City**      **State**      **ZIP Code**  
 VERO BEACH      FL      32963-0000  
**Phone 1**      **Phone 2**      **Fax**  
 3014480500           3015874643  
**E-mail**  
 TGRIEST1985@GMAIL.COM

**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**  
 THOMAS           GRIEST  
**Full Name**  
 THOMAS GRIEST  
**Organization Name**  
 BENT PALM CONSTRUCTION LLC  
**Street Address**  
 1340 INDIAN MOUND TRAIL  
**Address Line 2**

**City**      **State**      **Zip Code**  
 VERO BEACH      FL      32963-0000  
**Phone**      **Cell**      **Fax**  
 3014480500           3015874643  
**E-mail \***  
 TGRIEST1985@GMAIL.COM

**Contact** (This section is not required.)

Search      As Owner      As Lic. Prof      As Contact

**Type**  
 Contact  
**Relationship**  
 Licensed Professional  
**Primary**  
 Yes

**First Name**      **MI**      **Last Name**  
 TOMMY           GRIEST  
**Full Name**  
 TOMMY GRIEST  
**Organization Name**  
 BENT PALM CONSTRUCTION  
**Street Address**  
 1340 INDIAN MOUND TRL  
**Address Line 2**

**City**      **State**      **Zip Code**  
 VERO BEACH      FL      32963  
**Phone**      **Cell**      **Fax**  
 301-448-0500               

**E-mail**  
 TGRIEST1985@GMAIL.COM

**Addtl Info**

**Est Construction Cost \***      **Housing Units \***      **Number of Buildings \***      **Public Owned**  
 60000      0      0      No  
**Construction Type**  
 101 - Single Family Houses Detached

**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 \* 1 (Text) Foundation \* Slab on Grade Basement \* N/A No of Rooms \* 1 (Text) Full Baths \* 0 (Number) Ha 0

Model \* SFD/ CONSTRUCT 27' X 26' (1) STORY ATTACHED GARAGE AND 17' X 21' SCREEN PORCH/ [check spelling](#)

Other Structure \* None Bedrooms \* 0 (Number) Porch Deck \* Screen Porch No of Fireplaces \* 0 (Number) Type of Fireplace \* --Select--  
 W & S Fees Paid  Yes  No Water \* Private Sewage \* Public Utilities \* Electric Heating System \* Electric Sprinkler System \* None  
 1st Floor Width 28 FT (Number) 1st Floor Depth 28 FT (Number) 2nd Floor Width FT (Number) 2nd Floor Depth FT (Number) Basement Width FT (Number) Basement Depth FT (Number) Height  
 Total Square Footage \* 1059 SQFT (Number) Occupiable Square Footage \* 702 SQFT (Number) Affordable Housing Funding \* N/A Foundation Measurement 28x28 (Text)  
 Walls 2x4 (Text) Roof gable/shed (Text) Change In Use  Yes  No Grading Permit No (Text) Senior Housing  Yes  No MIHU Outside Downtown Columbia  Yes  No

Additional Description Info / \*05.15.24 AMENDMENT REQUEST TO CHANGE SCREEN PORCH TO SUNROOM\*  Expiration Date  
 MIHU Required Units (Num)

[check spelling](#)

GREEN INFORMATION

Goal Level --Select-- Actual Level --Select-- Leed Registration Number (Text) Date of Leed Certification

STORM WATER MANAGEMENT

Green Roofs A1  Yes  No Permeable Pavements A2  Yes  No Reinforced Turf A3  Yes  No Disconnection of Rooftop Runoff N1 (Number)  
 Sheetflow to Conservation Areas N3  Yes  No Rainwater Harvesting M1 (Number) Submerged Gravel Wetlands M2 (Number) Landscape Infiltrator  
 Dry Wells M5 (Number) Micro Bioretention M6 (Number) Rain Gardens M7 (Number) Swales M8 (Number)  
 PSWM Certification Received in CID on

Related Records

Showing 1-3 of 3

Permit Number	Record Type Alias	Status	Number	Street Name	Opened Date	Description
B23000814	Residential Attached Garage Permit	Review In Process	5051	CRAPE MYRTLE	03/12/2023	SFD/ CONSTRUCT 27' X 26' (1) STORY ATTACHE
E23003679	Residential Electrical Addition Alteration Permit	Completed	5051	CRAPE MYRTLE	07/13/2023	Garage & screened in porch wiring - total of (12) de
E24002598	Residential Electrical Addition Alteration Permit	Incomplete	5051	CRAPE MYRTLE	05/14/2024	SFD/ WIRE SUNROOM/ ADDING(4) RECEPTACLE

Submit Cancel

## Eshenbaugh, Melanie

---

**From:** Kenny KenMORE <kennykenmore@gmail.com>  
**Sent:** Tuesday, July 30, 2024 3:05 PM  
**To:** Eshenbaugh, Melanie  
**Subject:** Re: Fw: B23000814  
**Attachments:** Outlook-cid\_image0.png

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

Nice Speaking with you earlier Melanie,  
This email is to confirm that the basement was completed and finished during the initial construction of the property at 5051 Crape Myrtle Court, Ellicott City, MD 21042.  
Thank You.  
Kenny O. Adeleke  
301-254-6646

On Tue, Jul 30, 2024, 2:59 PM Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov> wrote:  
Please the correspondence below and confirm receipt of this email. Thank you.

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

[www.hchealth.org](http://www.hchealth.org)



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**From:** Eshenbaugh, Melanie  
**Sent:** Monday, July 22, 2024 2:47 PM  
**To:** 'CARRRACHE@GMAIL.COM' <CARRRACHE@GMAIL.COM>  
**Subject:** B23000814

Good afternoon,

After further review of the building permit plans and HD records, could you please confirm whether the basement is currently finished or unfinished space since these floor plans were not provided with your submittal. Thank you kindly.

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

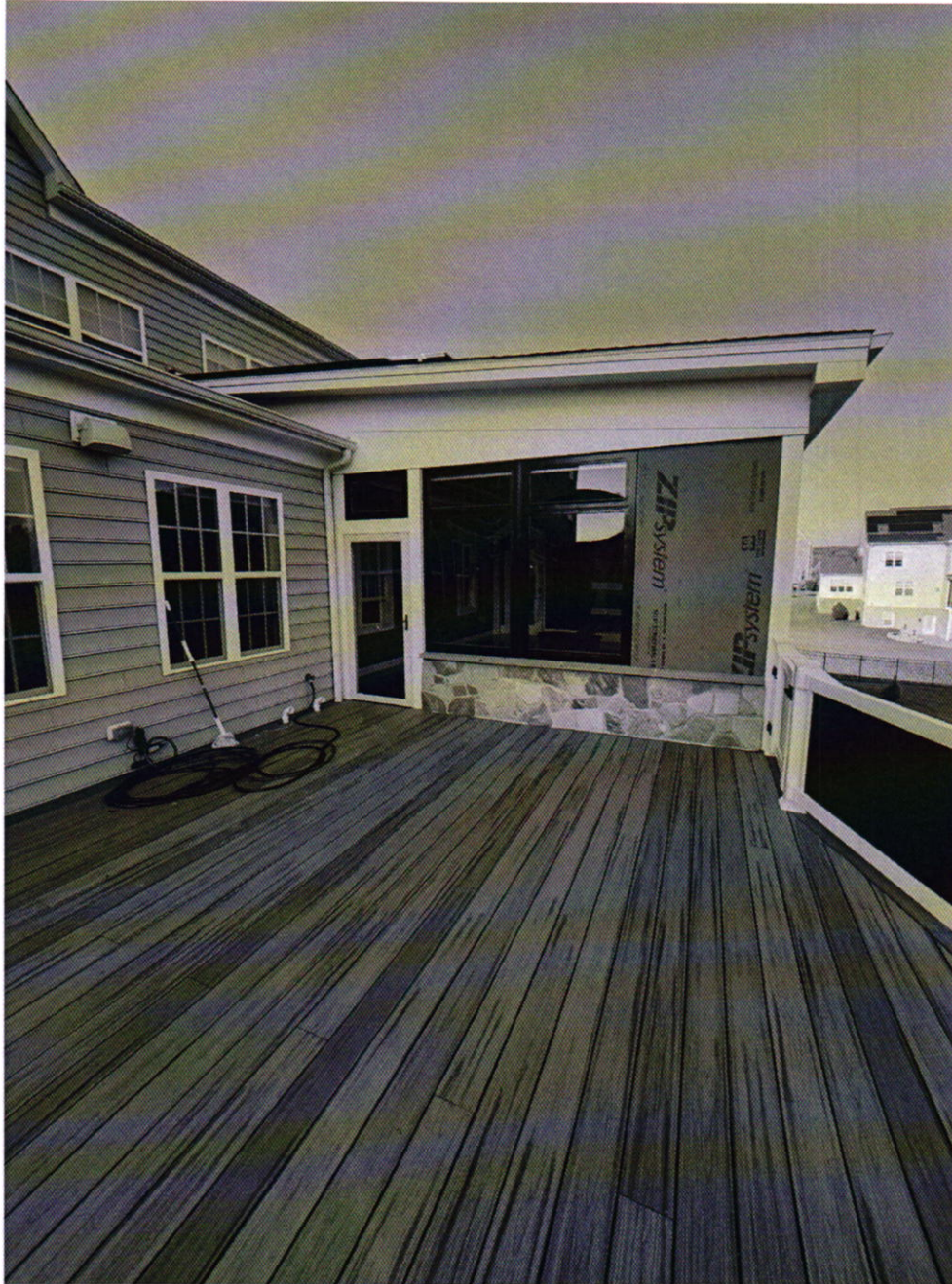
[www.hchealth.org](http://www.hchealth.org)



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Pictures of Sunroom and Basement / Void Under  
5051 Crape Myrtle Ct, Ellicott City. MD 21042



Picture of Sunroom



Interior Picture of completed Sunroom with access into new garage



Interior Picture of Sunroom with access onto rear decking



Picture of Sunroom and void under  
(basement / void has not been converted in any regards)





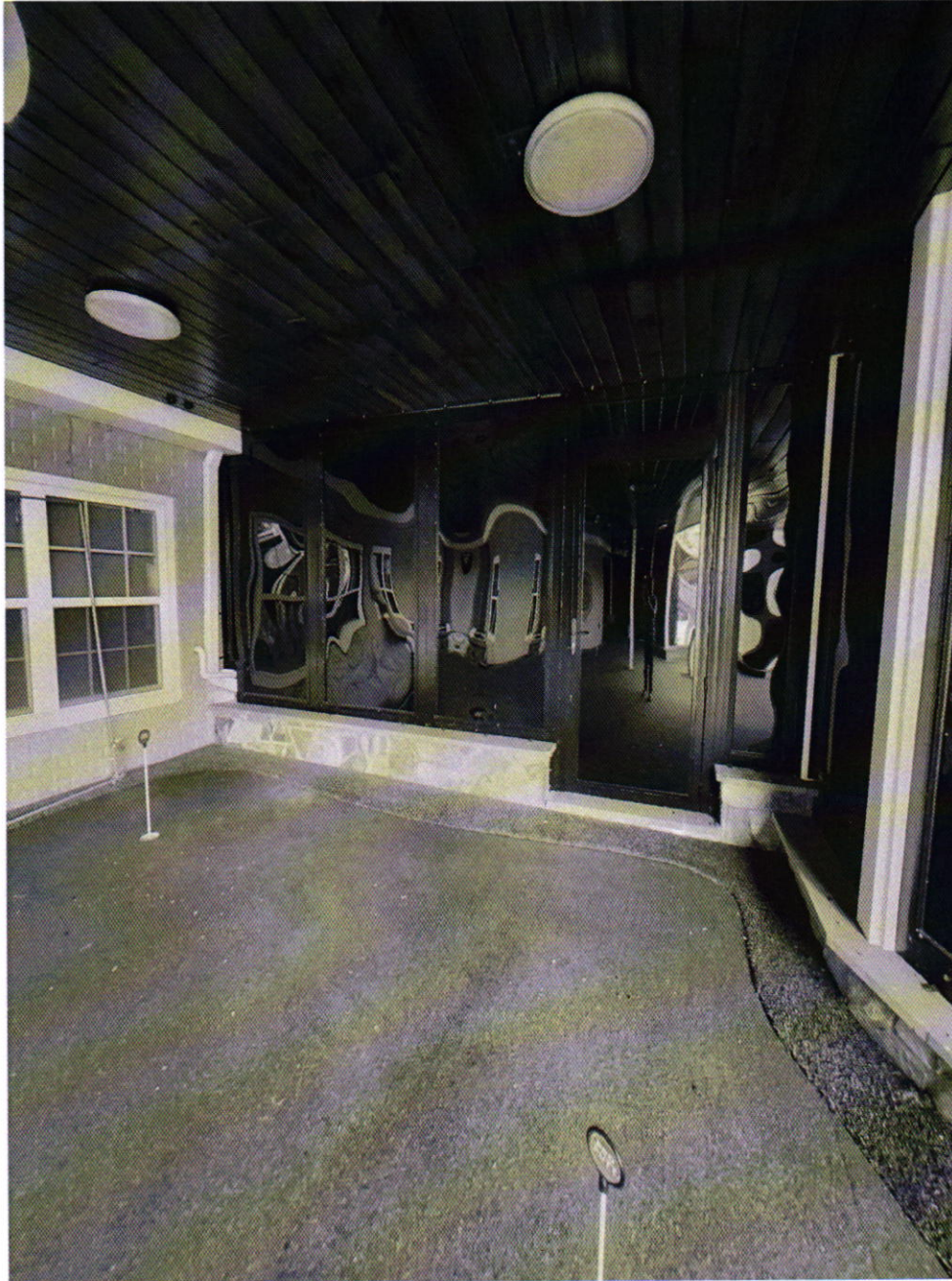
Structural support of Sunroom and void under



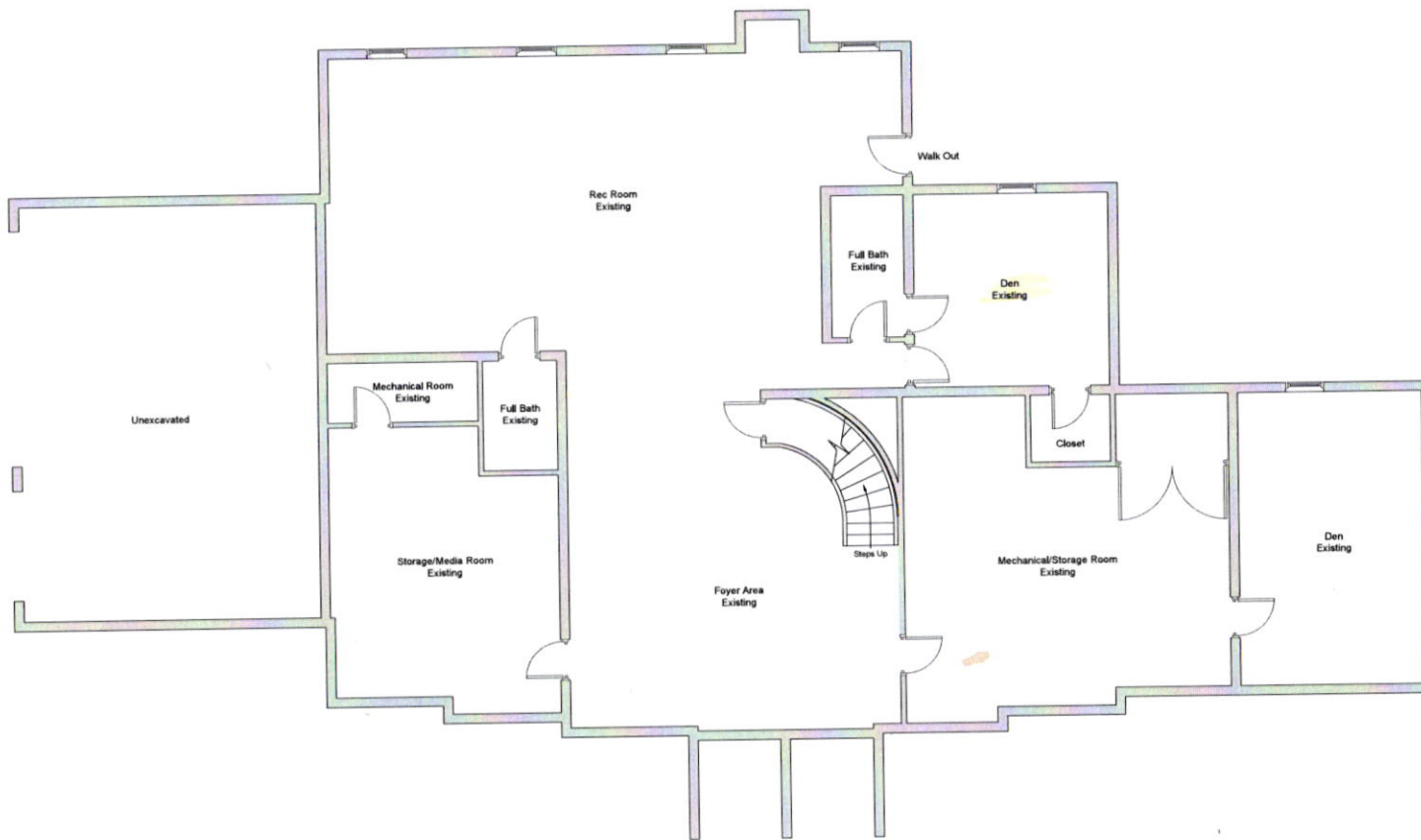
Structural support of Sunroom and void under – void not converted.



Access from new garage into Sunroom



Opposite side of basement / void under sunroom separated using acrylic screening.



**Existing Ground Floor Plan**



PROJECT:--

CLIENT:--

**Basement Plan**

DRAWN BY:--

TITLE:--  
 PLAN  
 SCALE:--  
 1:100 - A3 PAPER  
 DATE:--  
 03 OCTOBER 2024

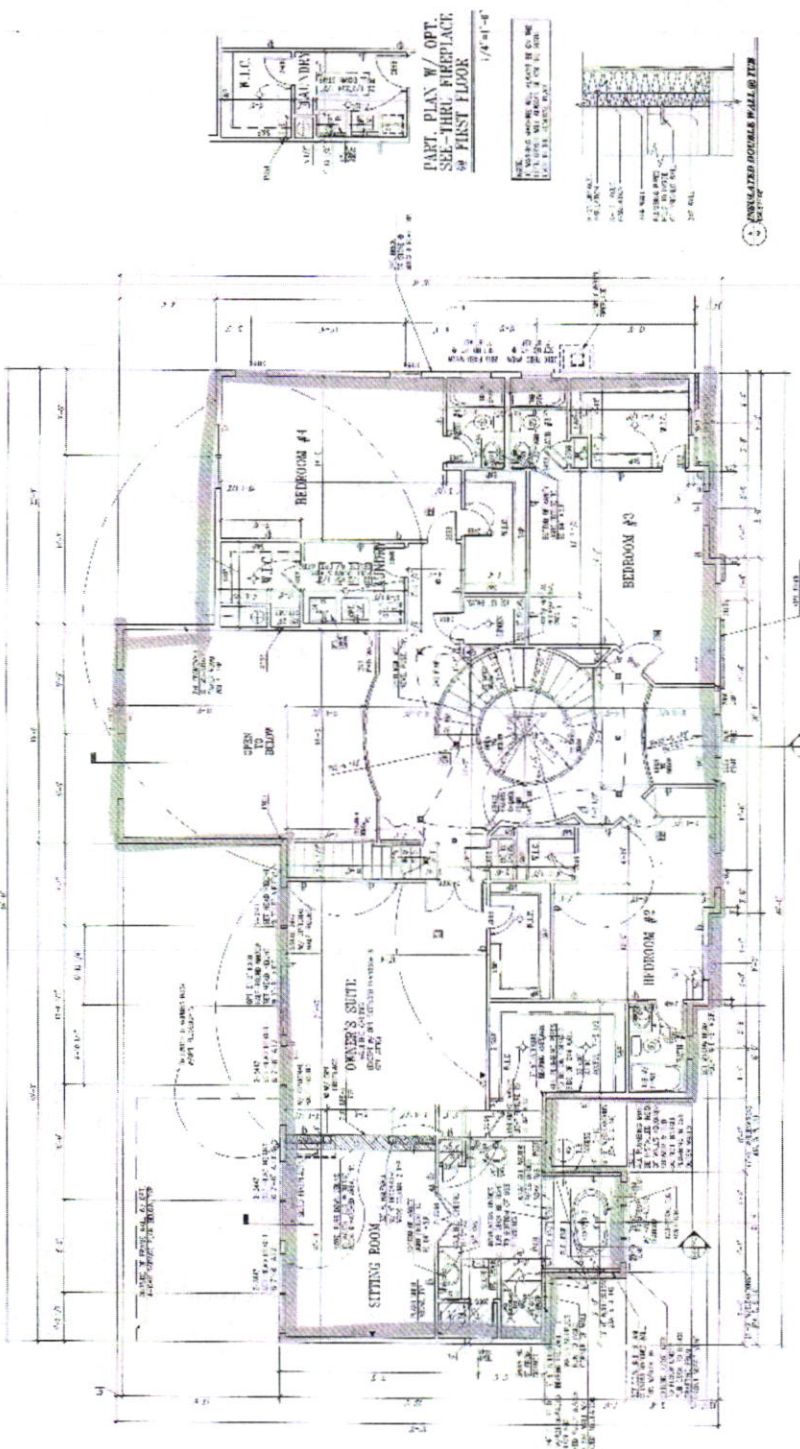
DRAWING NO.  
 1.1

POWELL DESIGN & CONSULTING, INC.  
 2000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202  
 TEL: 303.733.1100 FAX: 303.733.1101  
 WWW.POWELLDENVER.COM

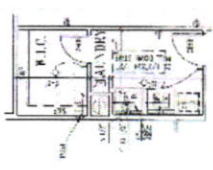
**ALT. UPPER FLOOR W/ ALT. FLOOR PLAN**  
 CRAFTMARK HOMES / KENWOOD II

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/14/07
2	ISSUED FOR CONSTRUCTION	11/14/07
3	ISSUED FOR RECORD	11/14/07
4	ISSUED FOR RECORD	11/14/07
5	ISSUED FOR RECORD	11/14/07
6	ISSUED FOR RECORD	11/14/07
7	ISSUED FOR RECORD	11/14/07
8	ISSUED FOR RECORD	11/14/07
9	ISSUED FOR RECORD	11/14/07
10	ISSUED FOR RECORD	11/14/07

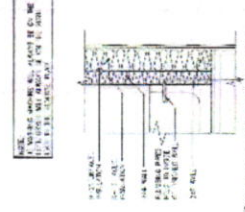
AD



**OPT. ALT. UPPER FLOOR W/ ALT. FLOOR PLAN**  
 SHOWN W/ ELEVATION #6  
 1/2" = 1'-0"



PART PLAN W/ OPT. SEE-THRU RHEEPLAC. @ FIRST FLOOR  
 1/4" = 1'-0"

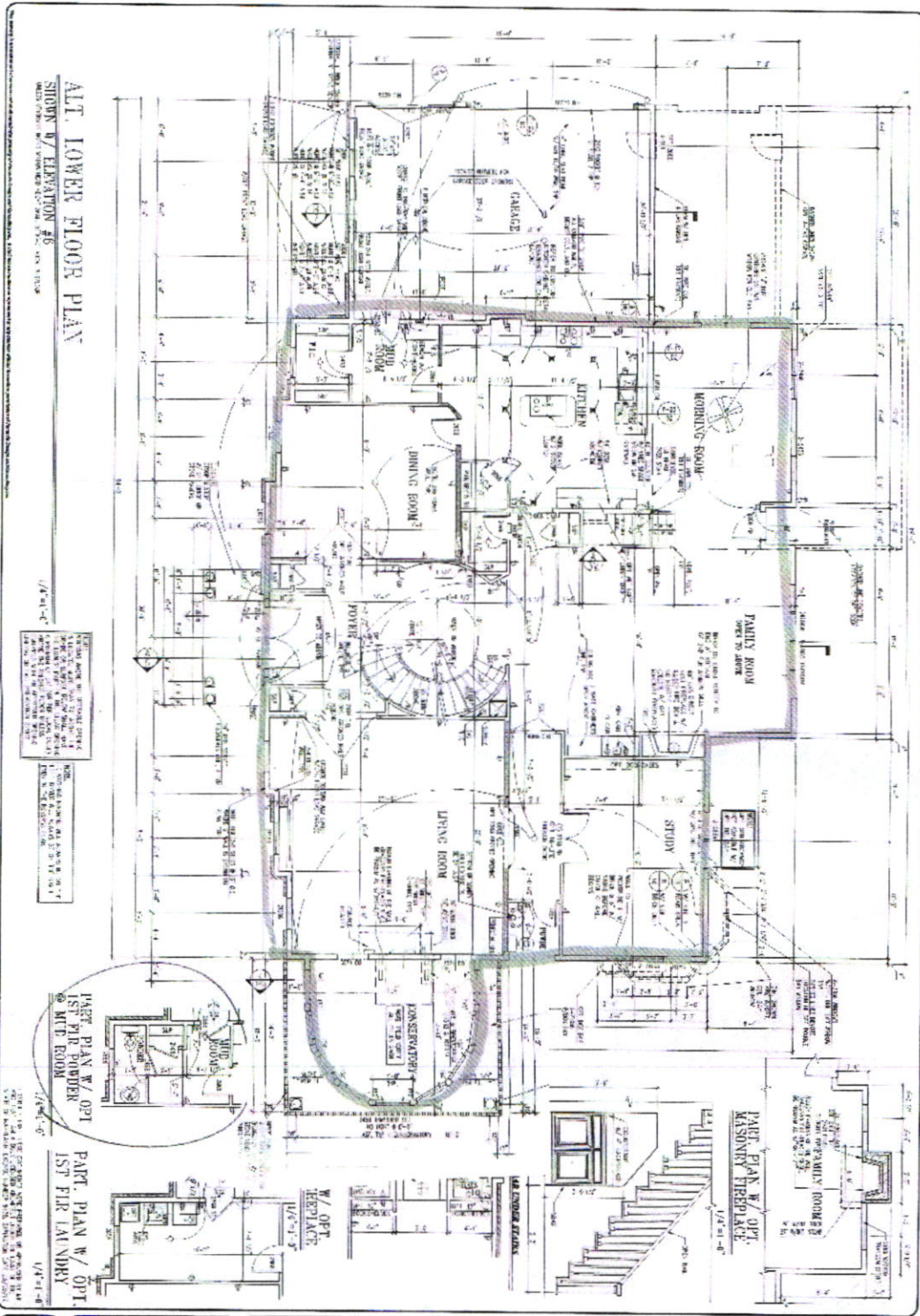


SECTION THROUGH DOUBLE WALL @ STAIR

1. ALL ROOMS TO BE FINISHED WITH 1/2" GYP. BOARD.  
 2. ALL WALLS TO BE FINISHED WITH 1/2" GYP. BOARD.  
 3. ALL FLOORS TO BE FINISHED WITH 1/2" GYP. BOARD.  
 4. ALL CEILING TO BE FINISHED WITH 1/2" GYP. BOARD.  
 5. ALL DOORS TO BE FINISHED WITH 1/2" GYP. BOARD.  
 6. ALL WINDOWS TO BE FINISHED WITH 1/2" GYP. BOARD.  
 7. ALL STAIRS TO BE FINISHED WITH 1/2" GYP. BOARD.  
 8. ALL BATHS TO BE FINISHED WITH 1/2" GYP. BOARD.  
 9. ALL KITCHENS TO BE FINISHED WITH 1/2" GYP. BOARD.  
 10. ALL HALLS TO BE FINISHED WITH 1/2" GYP. BOARD.

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 2. ALL WALLS TO BE FINISHED WITH 1/2" GYP. BOARD.  
 3. ALL FLOORS TO BE FINISHED WITH 1/2" GYP. BOARD.  
 4. ALL CEILING TO BE FINISHED WITH 1/2" GYP. BOARD.  
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 8. ALL BATHS TO BE FINISHED WITH 1/2" GYP. BOARD.  
 9. ALL KITCHENS TO BE FINISHED WITH 1/2" GYP. BOARD.  
 10. ALL HALLS TO BE FINISHED WITH 1/2" GYP. BOARD.

 = Finished portions of house



**ALT. LOWER FLOOR PLAN**  
 SHOWN W/ ELEVATION #0  
 SHEET ONE OF TWO SHEETS FOR THIS PLAN

ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE AND THE 2006 INTERNATIONAL MECHANICAL AND ELECTRICAL CODES. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL PLUMBING AND MECHANICAL CODES. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL FIRE AND ALARM CODES. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL BUILDING DEPARTMENT CODES. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL ENERGY CONSERVATION CODES. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL SMOKE AND ALARM CODES. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL SAFETY CODES. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL CODES.

PART PLAN W/ OPT  
 1ST FLOOR  
 @ KIT ROOM

PART PLAN W/ OPT  
 1ST FLOOR  
 @ LAMINRY

NO.	DATE	DESCRIPTION
1	10/10/06	ISSUED FOR PERMITS
2	10/10/06	ISSUED FOR PERMITS
3	10/10/06	ISSUED FOR PERMITS
4	10/10/06	ISSUED FOR PERMITS
5	10/10/06	ISSUED FOR PERMITS
6	10/10/06	ISSUED FOR PERMITS
7	10/10/06	ISSUED FOR PERMITS
8	10/10/06	ISSUED FOR PERMITS
9	10/10/06	ISSUED FOR PERMITS
10	10/10/06	ISSUED FOR PERMITS

**OPT. ALTERNATE LOWER FLOOR PLAN**  
 CRAFTMARK HOMES / KENWOOD II

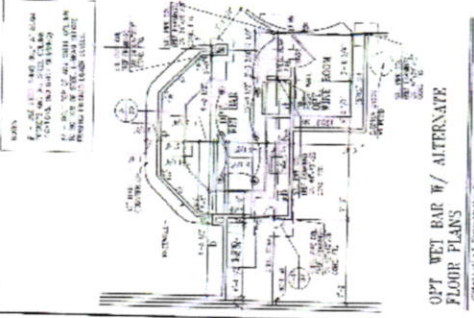
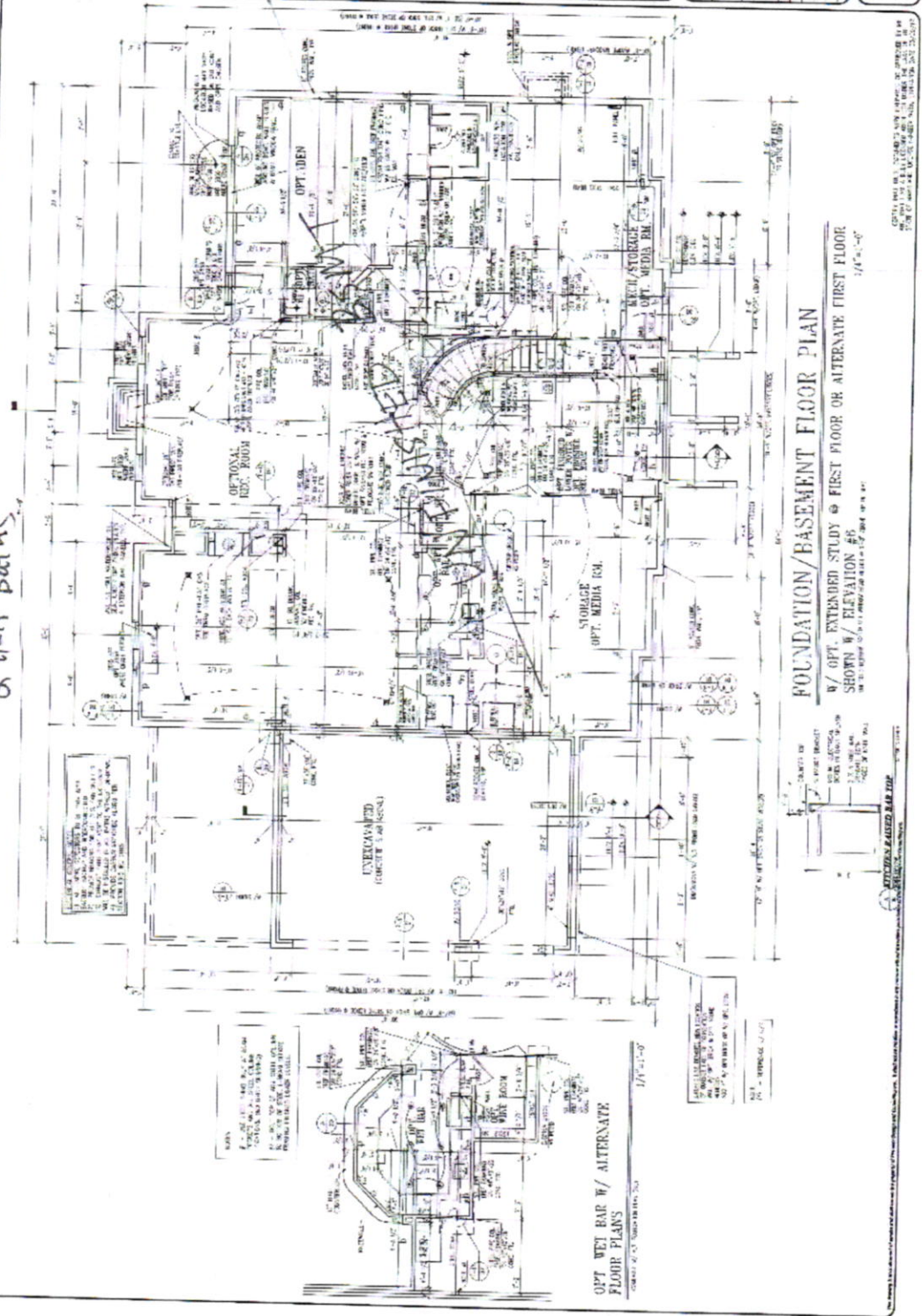
**Pinnacle Design & Consulting, Inc.**  
 1100 Maple Road, Suite 100, Oak Ridge, TN 37830  
 615-582-1100 • Fax: 615-582-1101  
 www.pinnaclecd.com

Walnut Creek - lot 147  
 5051 Grape Myrtle Court

4 Bedrooms  
 4 Full Baths  
 2 Half Baths

Approved  
 5/27/10  
 for 5051 Grape Myrtle Court  
 Walnut Creek, CA

ENDN / BSMT PLAN w/ ALT. EXT. STUDY  
 CRAFTMARK HOMES / KENWOOD II  
 PINNACLE DESIGNS & CONSULTING, INC.



FOUNDATION/BASEMENT FLOOR PLAN  
 W/ OPT. EXTENDED STUDY @ FIRST FLOOR OR ALTERNATE FIRST FLOOR  
 SHOWN W/ ELEVATION #5  
 1/4" = 1'-0"  
 1/17/10

**From:** [Kenny KenMORE](#)  
**To:** [Eshenbaugh, Melanie](#)  
**Subject:** Re: Fw: B23000814  
**Date:** Tuesday, October 8, 2024 8:28:54 AM  
**Attachments:** [image001.png](#)

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

Thank you so much for all your help. Greatly Appreciated.  
Kenny

On Fri, Oct 4, 2024 at 12:20 PM Eshenbaugh, Melanie  
<[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)> wrote:

Good afternoon Kenny,

This floor plan is what we needed to complete our review. I anticipate giving HD approval shortly. Hope you have a nice weekend and thank you kindly.

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

[www.hchealth.org](http://www.hchealth.org)



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**From:** Kenny KenMORE <[kennykenmore@gmail.com](mailto:kennykenmore@gmail.com)>  
**Sent:** Thursday, October 3, 2024 2:55 PM  
**To:** Eshenbaugh, Melanie <[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)>  
**Subject:** Re: Fw: B23000814

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

Good Afternoon Melanie,

Please see attached the requested basement floor plan for my house at 5051 Crape Myrtle Court, Ellicott City, MD 21042.

Kindly advise on how soon i can get approval to progress on the project.

Your quick attention in this matter is greatly appreciated.

I can be reached at 301-254-6646

Kenny Adeleke

On Wed, Aug 28, 2024 at 2:41 PM Kenny KenMORE <[kennykenmore@gmail.com](mailto:kennykenmore@gmail.com)> wrote:

For Simplicity, Kindly see attached the pictures with comments in relation to the sunroom addition.

Thank you.

Kenny

On Wed, Aug 28, 2024 at 2:10 PM Kenny KenMORE <[kennykenmore@gmail.com](mailto:kennykenmore@gmail.com)> wrote:



Dear Melanie,

Please accept my apologies for the late response which was due to planned holidays.

Further to your email below. I have sought further guidance from allied professionals and would like to apologise for the wrong information provided in my email below dated July 30 wherein I mentioned that the basement had been converted. I had mistaken this with the main building which was carried out by the Home Developer in 2018.

I can confirm that the only additional work carried out now is as per the permission request submitted. i.e. the construction of the sunroom. I can confirm that the basement / void under has not been converted in any regards. I have removed all

the boarding around the structural supports to expose this area for your review. There is no habitable room or services within the space. Kindly see all attached picture to reference no completion of the basement space above the newly constructed sunroom addition.

I have attached herewith pictures with notes for your reference. I hope this helps clarify the query.

I hope with this clarification, you will now be in a position to issue the appropriate approval for the construction of the Sunroom.

I look forward to receiving the approval documents in due course.

Hope to hear from you soon.

Regards

Kenny Adeleke

301-254-6646

-

On Mon, Aug 19, 2024 at 12:05 PM Eshenbaugh, Melanie  
<[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)> wrote:

Good afternoon Mr. Kenny Adeleke,

I apologize for the delayed response but after reviewing all HD files/property records, and an internal discussion, we will need a full set of floor plans to complete our review of the building permit. The Health Department, in its review of Building Permit applications, must accurately determine the number of bedrooms in a proposed dwelling or existing dwelling with a proposed addition 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. These floor plans must contain a diagram of each room, labeled with intended/existing use and level of the dwelling including; room dimensions, windows, doors, plumbing fixtures, and rough-in plumbing. Any unfinished space must be clearly indicated as well. If you should have any questions, please feel free to email me. Hope you have a nice afternoon and thank you kindly.

**Melanie Eshenbaugh**

**Bureau of Environmental Health**

**Howard County Health Dept.**

**8930 Stanford Blvd. Columbia, MD 21045**

[www.hchealth.org](http://www.hchealth.org)



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---

**From:** Kenny KenMORE <[kennykenmore@gmail.com](mailto:kennykenmore@gmail.com)>  
**Sent:** Tuesday, July 30, 2024 3:05 PM  
**To:** Eshenbaugh, Melanie <[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)>  
**Subject:** Re: Fw: B23000814

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

Nice Speaking with you earlier Melanie,

This email is to confirm that the basement was completed and finished during the initial construction of the property at 5051 Crape Myrtle Court, Ellicott City, MD 21042.

Thank You.

Kenny O. Adeleke

301-254-6646

On Tue, Jul 30, 2024, 2:59 PM Eshenbaugh, Melanie  
<[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)> wrote:

Please the correspondence below and confirm receipt of this email. Thank you.

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

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---

**From:** Eshenbaugh, Melanie

**Sent:** Monday, July 22, 2024 2:47 PM

**To:** '[CARRRACHE@GMAIL.COM](mailto:CARRRACHE@GMAIL.COM)' <[CARRRACHE@GMAIL.COM](mailto:CARRRACHE@GMAIL.COM)>

**Subject:** B23000814

Good afternoon,

After further review of the building permit plans and HD records, could you please confirm whether the basement is currently finished or unfinished space since these floor plans were not provided with your submittal. Thank you kindly.

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

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## Eshenbaugh, Melanie

---

**From:** Eshenbaugh, Melanie  
**Sent:** Monday, July 1, 2024 4:41 PM  
**To:** CARRRACHE@GMAIL.COM  
**Subject:** B23000814

Good afternoon,

After review of the latest revision for 5051 Crape Myrtle Court, we kindly request that you submit floor plans for the entire residence in order to move forward with our review of the building permit approval process. Any additions/renovations to existing dwellings must include simplified floor plans. The floor plans must contain a diagram of each room, labeled with intended use and level of the dwelling including windows, doors, plumbing fixtures, and rough-in plumbing. Please upload the floor plans to DILP and let us know if you have any questions. Hope you have a wonderful day.

Melanie Eshenbaugh  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)



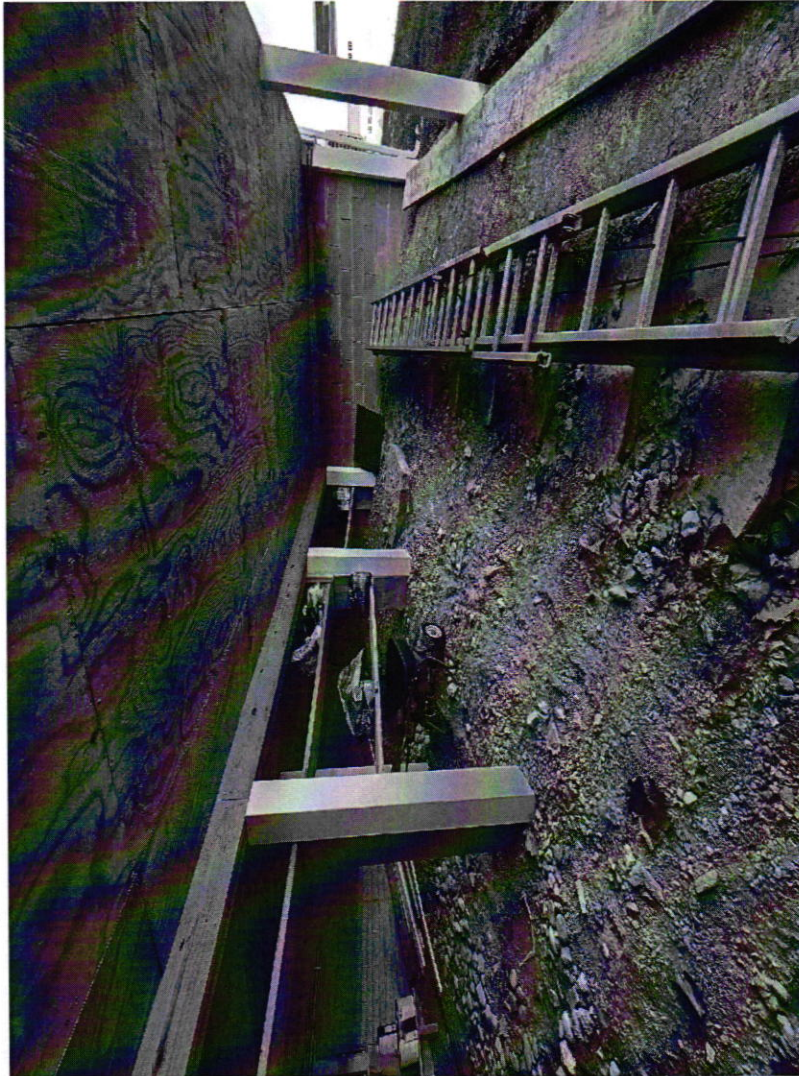
### CONFIDENTIALITY NOTICE

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:** [Kenny KenMORE](#)  
**To:** [Eshenbaugh, Melanie](#); [Seun Owojuvige](#)  
**Subject:** Re: Fw: B23000814  
**Date:** Wednesday, August 28, 2024 2:11:41 PM  
**Attachments:** [image001.png](#)

---

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



Dear Melanie,

Please accept my apologies for the late response which was due to planned holidays.

Further to your email below. I have sought further guidance from allied professionals and would like to apologise for the wrong information provided in my email below dated July 30 wherein I mentioned that the basement had been converted. I had mistaken this with the main building which was carried out by the Home Developer in 2018.

I can confirm that the only additional work carried out now is as per the permission request submitted. i.e. the construction of the sunroom. I can confirm that the basement / void under

has not been converted in any regards. I have removed all the boarding around the structural supports to expose this area for your review. There is no habitable room or services within the space. Kindly see all attached picture to reference no completion of the basement space above the newly constructed sunroom addition.

I have attached herewith pictures with notes for your reference. I hope this helps clarify the query.

I hope with this clarification, you will now be in a position to issue the appropriate approval for the construction of the Sunroom.

I look forward to receiving the approval documents in due course.

Hope to hear from you soon.

Regards

Kenny Adeleke  
301-254-6646

-

On Mon, Aug 19, 2024 at 12:05 PM Eshenbaugh, Melanie  
<[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)> wrote:

Good afternoon Mr. Kenny Adeleke,

I apologize for the delayed response but after reviewing all HD files/property records, and an internal discussion, we will need a full set of floor plans to complete our review of the building permit. The Health Department, in its review of Building Permit applications, must accurately determine the number of bedrooms in a proposed dwelling or existing dwelling with a proposed addition 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. These floor plans must contain a diagram of each room, labeled with intended/existing use and level of the dwelling including; room dimensions, windows, doors, plumbing fixtures, and rough-in plumbing. Any unfinished space must be clearly indicated as well. If you should have any questions, please feel free to email me. Hope you have a nice afternoon and thank you kindly.

**Melanie Eshenbaugh**

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

[www.hchealth.org](http://www.hchealth.org)



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**From:** Kenny KenMORE <[kennykenmore@gmail.com](mailto:kennykenmore@gmail.com)>  
**Sent:** Tuesday, July 30, 2024 3:05 PM  
**To:** Eshenbaugh, Melanie <[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)>  
**Subject:** Re: Fw: B23000814

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

Nice Speaking with you earlier Melanie,

This email is to confirm that the basement was completed and finished during the initial construction of the property at 5051 Crape Myrtle Court, Ellicott City, MD 21042.

Thank You.

Kenny O. Adeleke

301-254-6646

On Tue, Jul 30, 2024, 2:59 PM Eshenbaugh, Melanie  
<[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)> wrote:

Please the correspondence below and confirm receipt of this email. Thank you.

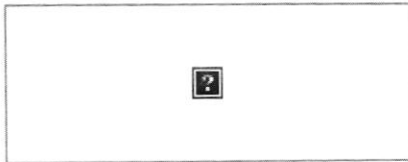
Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

[www.hchealth.org](http://www.hchealth.org)



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---

**From:** Eshenbaugh, Melanie

**Sent:** Monday, July 22, 2024 2:47 PM

**To:** 'CARRRACHE@GMAIL.COM' <CARRRACHE@GMAIL.COM>

**Subject:** B23000814

Good afternoon,

After further review of the building permit plans and HD records, could you please confirm whether the basement is currently finished or unfinished space since these floor plans were not provided with your submittal. Thank you kindly.

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

[www.hchealth.org](http://www.hchealth.org)



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PROACTIVE DESIGN AND BUILDING SYSTEMS INC

Project Name: RESIDENTIAL ATTACHED GARAGE  
Building Address: 5051 CRAPE MYRTLE CT, ELLICOTT CITY, MD 21042  
Building Permit #: B23000814  
Date: MAY 17, 2023

RECEIVED

JUL 02 2024

LICENSE & PERMITS  
DIVISION

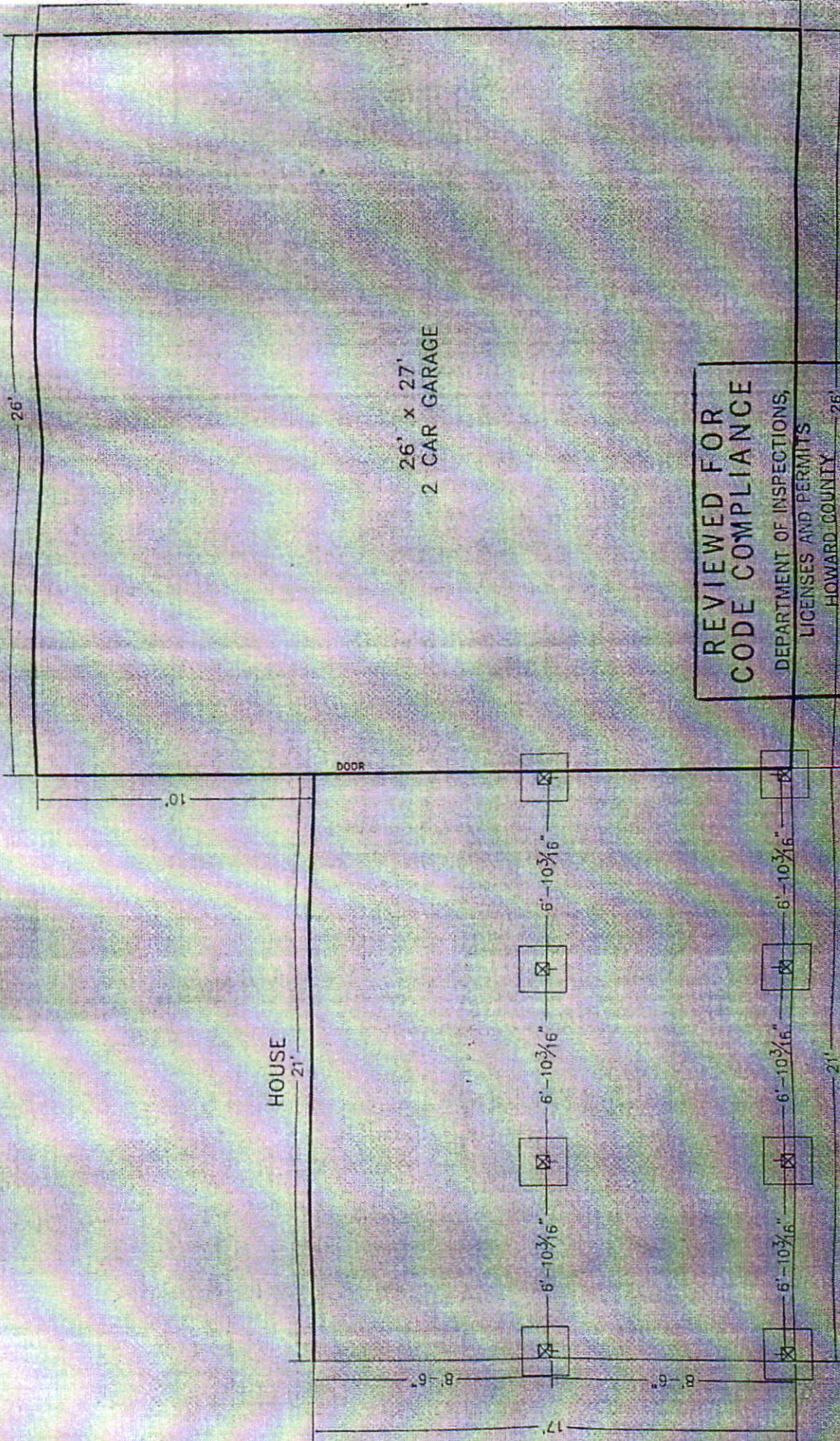
1. Because this is now an enclosed sunroom addition wall bracing details are required to show compliance with the 2021 IRC  
Wall bracing detail is provided see A1.1
2. Provide floor plan showing where the door or opening is to the house. If the opening is new, provide framing details for that too.  
New 5'-0" barn door opening is provided to the house from the home office room, See sheet A1.1 for door opening framing details
3. Provide a cross section showing wall construction and insulation R-value for the walls, floor and roof.  
Building section and enlarged wall detail provided showing R49 for ceiling, R21 for wall and R30 for floor. See sheet A3.0
4. Is the garage conditioned? If so, provide R-values for the walls and ceiling. Is the slab insulated per code?  
The garage is conditioned, the wall is R21, and the garage wall adjoining the habitable rooms is 5/8" type X, gypsum board on the wall. R49 ceiling insulation and the home office room floor is R30 insulation
5. HVAC permits are requested for the new HVAC Systems installed  
HVAC permit application will be submitted as soon as the permit is granted
6. Provide framing details for the enclosed space beneath the sunroom. Are there framed walls? Do they have proper footings to support them? What is the space used for? Is it finished?  
Framing details for the enclosed space beneath the sunroom is provided see sheet A1.1  
Proper footing of 8"x 20" conc. Footing will be provided for the 2x4 stud walls @ 16" o.c.  
The space beneath the sunroom is not usable because it is a crawlspace, and it is not finished

ARCHITECT  
License #16652



OLUMIDE O. MESIOYE  
STATE OF MARYLAND

7/02/2024



**REVIEWED FOR CODE COMPLIANCE**  
 DEPARTMENT OF INSPECTIONS,  
 LICENSES AND PERMITS  
 HOWARD COUNTY

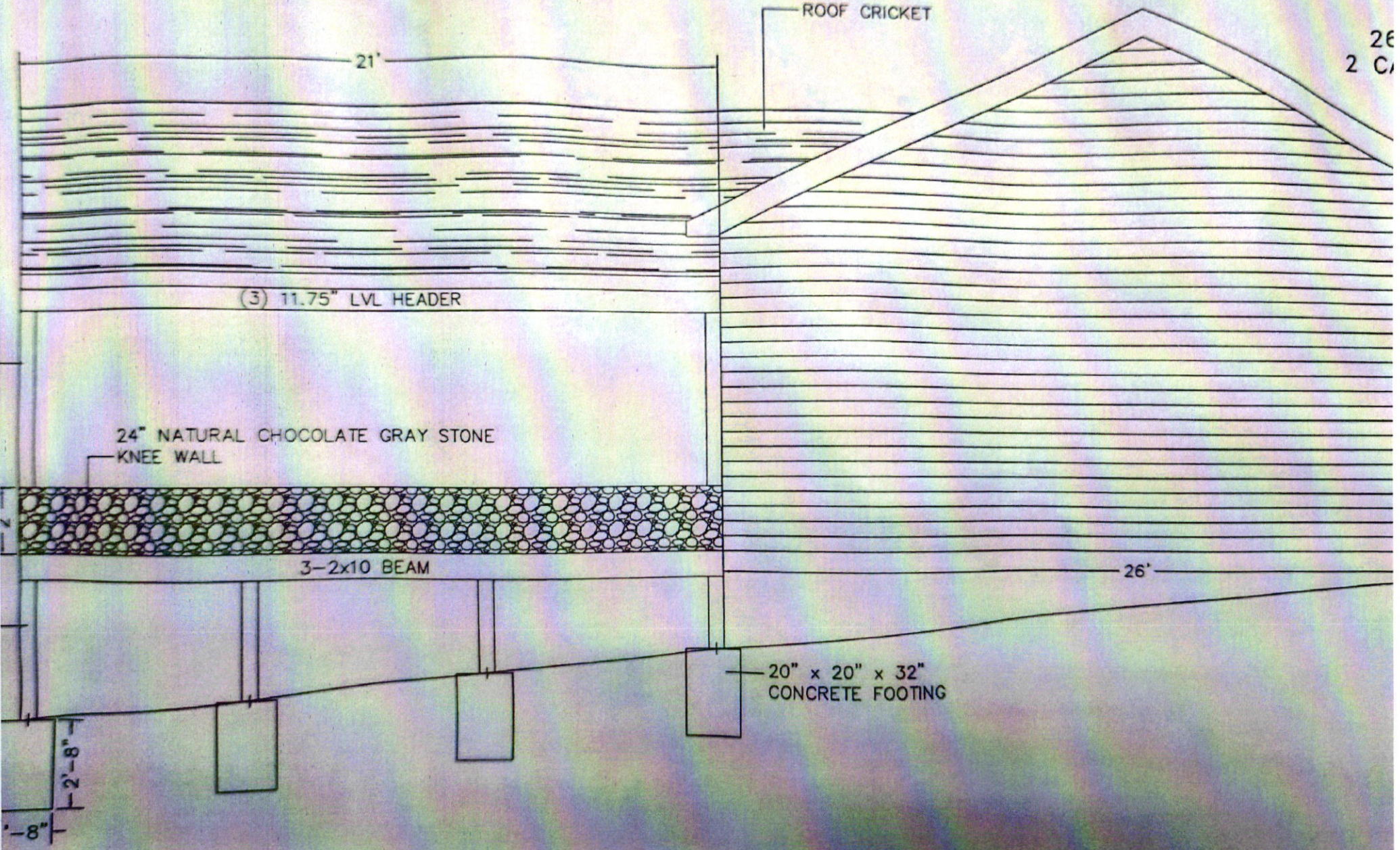
DATE: 4.17.23  
 BY: M. U. 302

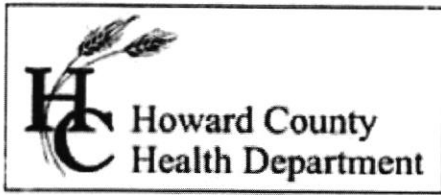
SUBJECT TO COMMENTS OF LETTER  
 SUBJECT TO FIELD INSPECTION  
 SUBJECT TO COMMENTS ON PLANS  
 AMENDMENT  FINAL

U = LUS210Z OR LS9

= 20" x 20" x 32" DE

INSTALL (4) SIMPSON STRONG-TIE DTT1Z LATERAL BRACING HOLD DOWNS ALONG LEDGER BOARD  
 DISTANCE TO BE 2x10 SYP TREATED INSTALLED 12" O.C.  
 BEAMS TO BE 3-2x10 SYP TREATED NAILED  
 SUPPORT POSTS TO BE 6x6 TREATED  
 CHECKING TO BE 5/4 x 6 TREX SELECT OR ENHANCE NATURALS  
 ALL DECK HARDWARE TO BE CORROSION RESISTANT AND INSTALLED  
 PER MANUFACTURERS INSTRUCTIONS





**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](http://www.facebook.com/hocohealth)

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

RECEIPT DATE: 1/29/18 **ONSITE SEWAGE DISPOSAL SYSTEM** P 562413

INSTALLATION APPROVAL DATE: 6/4/18 **PERMIT** A \_\_\_\_\_  
**SEWER HOUSE CONNECTION**

PROPERTY ADDRESS: 5051 Crape Myrtle Court

SUBDIVISION: Walnut Creek LOT: 147 TAX ID: \_\_\_\_\_

CONTRACTOR: Craftmark Homes EMAIL: jpavlik@craftmarkhomes.com

CONTRACTOR ADDRESS: 1355 Beverly Road Suite 300, McClean VA, 22101 PHONE: 703-932-0573

PROPERTY OWNER: NVR Inc. EMAIL: \_\_\_\_\_

OWNER ADDRESS: 9720 Patuxent Woods Road, Columbia, MD 21046 PHONE: 410-379-5956

Install by Robert A Tull inc

NUMBER OF BEDROOMS: 4 CONNECTED TO PUBLIC WATER:  YES  NO

LOCATION:	INSTALL 4" SEWER LINE PER APPROVED SITE PLAN.
NOTES:	

ISSUED BY: Dana Bernard ISSUE DATE: 1/29/18 EXPIRATION DATE: 1/29/19

- NOTE: HOWARD COUNTY BUREAU OF UTILITIES APPROVAL OF GRINDER PUMP INSTALLATION IS REQUIRED PRIOR TO SEPTIC PERMIT APPROVAL
- NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
- NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM

**NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM. PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT. CALL 410-313-1771 FOR INSPECTION OF SEPTIC SYSTEM.**



## **Wolf, Kevin**

---

**From:** Bozzell, Duane  
**Sent:** Thursday, May 31, 2018 6:45 AM  
**To:** Miscbilling  
**Cc:** Hart, Amy; Rocco, Anthony; Martin, Sharhonda; Williams, Jeffrey; Bozzell, Duane; Bernard, Dana; Wolf, Kevin; Collins, Sarah; jpavlik@CraftmarkHomes.com  
**Subject:** U&O Release 5051 crape myrtle lot147

On the morning of 5-31-2018 observed the start-up of a Sewage Grinder Pump at the Walnut C Shared Septic System:

Walnut Creek contract#4773

Lot #147

5051 Crape Myrtle

Ellicott City, MD 21042

Craftmark Homes

The Sewage Grinder Pump test was successful; the Bureau of Utilities releases its hold on this property for U&O.

*Thank You.*

*Duane Bozzell*

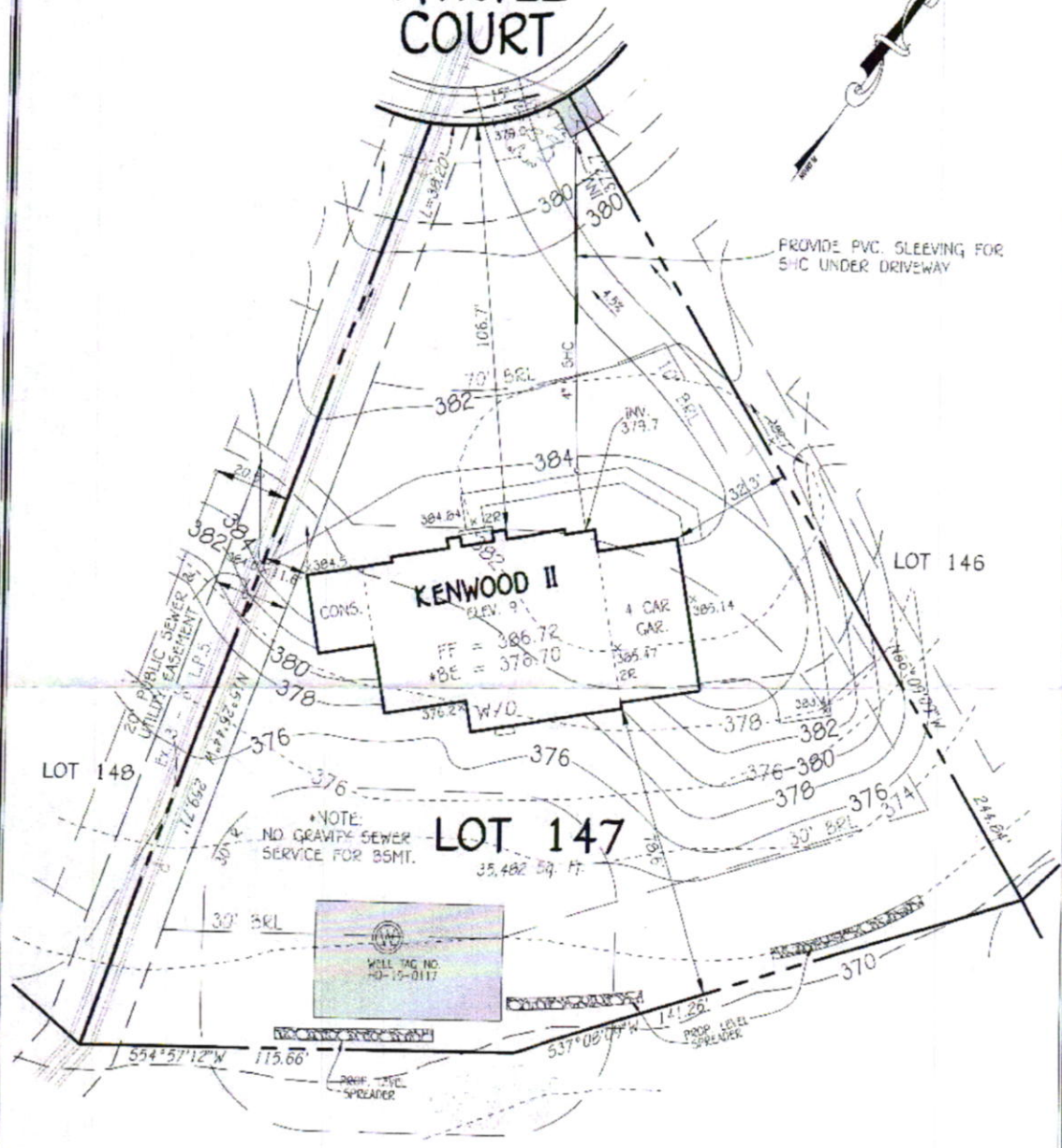
*DPW-Bureau of utilities*

*Phone: (410)313-4900*

*Fax: (410)313-4989*



# CRAPE MYRTLE COURT



PROVIDE PVC SLEEVING FOR SHC UNDER DRIVEWAY

**LOT 147**  
35,482 SQ. FT.

**PLAN**  
SCALE: 1"=30'

**APPROVED**  
**WALK-THRU BUILDING PERMIT**  
BP# \_\_\_\_\_ A# \_\_\_\_\_  
APP. SAN Deborah DATE: 10-23-17  
DESC. OF WORK: SED

*Approved for 4 Bedrooms  
Unfinished Basement*

PERMIT SITE PLAN  
LOT 147  
5051 CRAPE MYRTLE COURT  
**WALNUT CREEK**

**WELL CERTIFICATION:**  
THE EXISTING WELL, TAG NO. 10-15-0117, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
13277 BALDWIN ROAD, SUITE 100  
LITTLE ROCK, ARKANSAS 72205  
(501) 481-2850

**OWNER**  
BY BUSINESS TRUST  
P.O. BOX 482  
LISBON, MARYLAND 21765-0482

ZONED: RC-300  
TAX MAP NO.: 2B PARCEL NO.: 49 GRID NO.: 17 & 18  
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: SEPT. 14, 2017





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

Date: 7/2/2024  ONLINE SUBMITTAL  PAPER SUBMITTAL

To: Mike Blevins (Reviewer/Requestor's Name) Plan Review (Division)

From: Sean Owojuyi Proactive Design & Building Svc Inc. (Your Name, Company Name) 443-226-8700 (Phone Number)

Subject: Project name Residential Attached Garage  
Project site address 5051 Grape Myrtle Court, Ellicott City, MD 21042  
Permit # B23000814 SDP # \_\_\_\_\_  
Other information pertinent to this project \_\_\_\_\_

Please check the attachments below that you are submitting with this transmittal:

**HEALTH**

- 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 model plans to be placed on permanent file: Model name and/or # \_\_\_\_\_
- Other \_\_\_\_\_

**Contact Person Information: (Required)**

Sean Owojuyi  
Please Print Name

Telephone No: (443)-226-8700

E-Mail Address: seanowo@proactivedbs.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 OPTION #4 OR BY VISITING MYHOWARD.INFO. 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 MP  
White-Plan Review / Yellow-Applicant / Pink-Permit Division  
t:\Operations\Updated forms\HoCoTransmittalForm05.2022

Revision



# Building Permit Application

Howard County Maryland  
Department of Inspections, Licenses and Permits  
3430 Court House Drive  
Permits: 410-313-2455  
[www.howardcountymd.gov](http://www.howardcountymd.gov)

Date Received: \_\_\_\_\_

Permit No. **B1700 3579**

Building Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: **F-13-021**  
 Census Tract: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Grid: \_\_\_\_\_  
 Zoning: **R2 VFO** Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Existing Use: \_\_\_\_\_  
 Proposed Use: \_\_\_\_\_  
 Estimated Construction Cost: \$ \_\_\_\_\_  
 Description of Work: \_\_\_\_\_  
 \_\_\_\_\_  
 Occupant or Tenant: \_\_\_\_\_  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Property Owner's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Applicant's Name & Mailing Address, (if other than stated herein)**  
 Applicant's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Contractor Company: \_\_\_\_\_  
 Contact Person: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 License No.: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Engineer/Architect Company: \_\_\_\_\_  
 Responsible Design Prof.: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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: _____	
Use group: _____	<input type="checkbox"/> Finished Basement	
	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: _____	
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>	
<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: _____	
<input checked="" type="checkbox"/> <b>Roadside Tree Project Permit</b>	Footings: _____	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof: _____	
<b>Roadside Tree Project Permit #</b>	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
<b>Water Supply</b>	
<input type="checkbox"/> Public	
<input type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<input type="checkbox"/> Public	
<input type="checkbox"/> Private	
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Heating System</b>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other: _____	
<b>Sprinkler System:</b>	
<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 THERE TO; (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: \_\_\_\_\_ Print Name: \_\_\_\_\_  
 Email Address: \_\_\_\_\_ Date: \_\_\_\_\_  
 Title/Company: \_\_\_\_\_

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		<i>10-23-11 Bernard</i>

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	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	#

**Bernard, Dana**

---

**From:** Bernard, Dana  
**Sent:** Tuesday, October 24, 2017 2:37 PM  
**To:** 'CARRRACHE@GMAIL.COM'  
**Cc:** 'DSCHOEN@CRAFTMARKHOMES.COM'  
**Subject:** Building Permit B17003579

David of CraftMark and Rachel Carr of Rapid Permitting Service ,

I am approving your building permit for a 4 bedroom house with an unfinished basement. As the developer I am letting you know that you must inform the potential buyer of the bedroom restrictions on this house. You have a potential for 6 bedrooms in this house , however, with the shared system you only qualify for 5 bedrooms. If the potential buyer should finish the basement with only 1 additional bedroom they would have to upgrade the septic system. And if they submitted an application for 6 bedrooms it would be denied. This memo will be forward to the file attached to this address 5051 Caper Myrtle Court. Building permit B17003579. If you have any questions don't hesitate to give me a call.

*Dana Bernard*  
Thank you & Have a

Wonderful Day !

Dana Bernard, R.E.H.S/L.E.H.S.  
Environmental Specialist II  
Bureau of Environmental Health  
Well and Septic Program  
Phone (410) 313-2775  
E-mail: [DBernard@howardcountymd.gov](mailto:DBernard@howardcountymd.gov)

Home Building Fire Licenses Enforcement

Search Applications

Create an Application

Schedule an Inspection

**Building B23000814:**  
**Residential Attached Garage Permit**  
**Record Status: Issued**

Add to cart  
Add to collection

Record Info ▾

Payments ▾

Custom Component

## Work Location

5051 CRAPE MYRTLE CT \*  
ELLCOTT CITY MD 21042

## Application Details

### Applicant:

THOMAS GRIEST  
BENT PALM CONSTRUCTION LLC  
1340 INDIAN MOUND TRAIL  
VERO BEACH, FL, 32963-0000  
Phone:3014480500  
Fax:3015874643  
TGRIEST1985@GMAIL.COM

### Licensed Professional:

THOMAS GRIEST TGRIEST1985@GMAIL.COM  
BENT PALM CONSTRUCTION LLC  
1340 INDIAN MOUND TRAIL  
VERO BEACH, FL, 32963-0000  
Primary Phone:3014480500  
Other:3015874643  
MHIC Co 08050148664

### Description of Work:

SFD/ CONSTRUCT 27' X 26' (1) STORY ATTACHED GARAGE AND  
17' X 21' SCREEN PORCH/, 1 STORY, Slab on Grade, 1R, OFB, OHB,  
OFF, OTHER STRUCTURE = None, OBR, PORCH/DECK = Screen  
Porch, ENERGY METHOD = N/A,

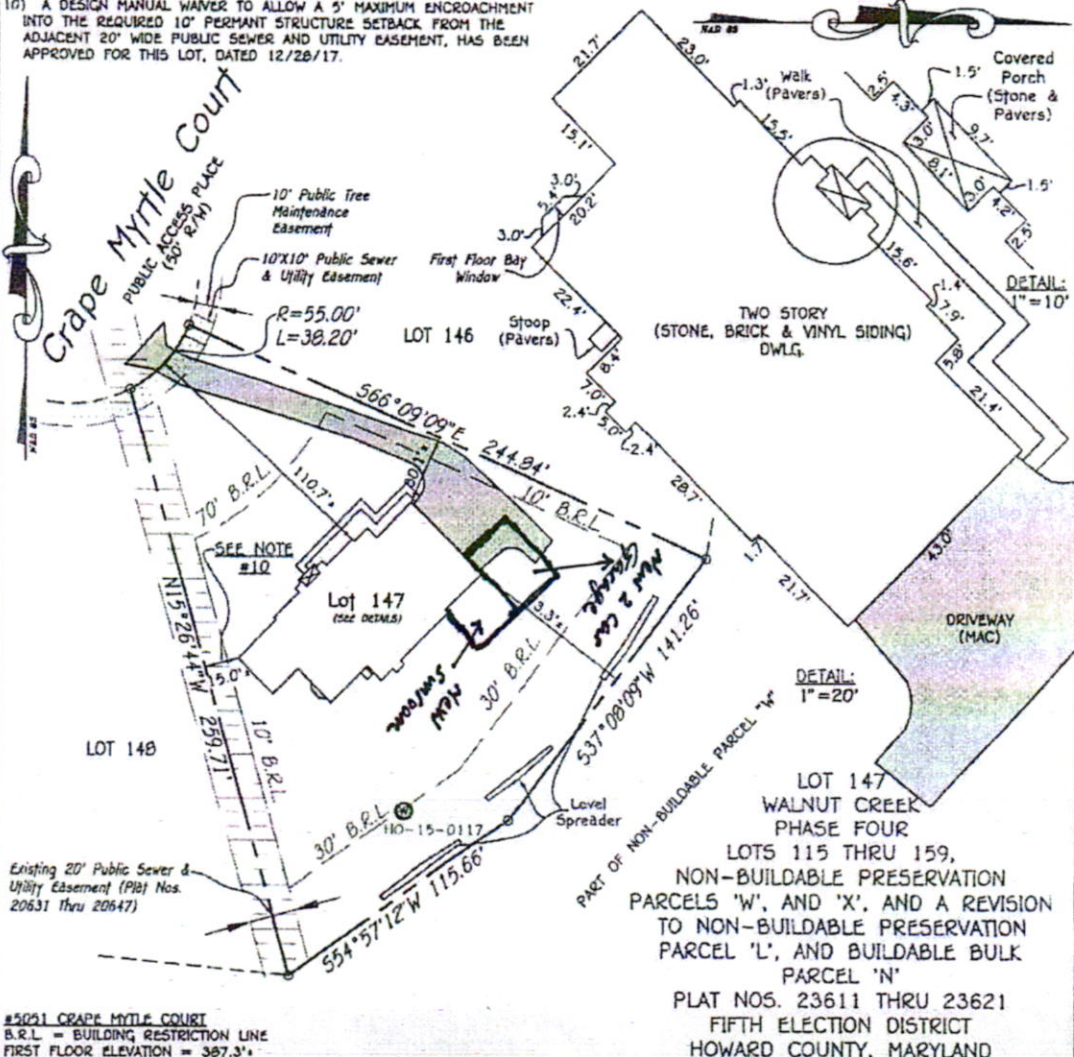
### Owner:

ADELEKE OLADIPUPO \*  
5051 CRAPE MYRTLE CT  
ELLCOTT CITY MD 21042  
United States  
Primary Phone:301-254-6646  
kennykenmore@gmail.com

► More Details

**GENERAL NOTES:**

- 1) THIS LOCATION DRAWING IS PREPARED FOR THE BENEFIT OF THE CLIENT SIGNING THE HOUSE LOCATION SURVEY APPROVAL FORM INsofar AS IT IS REQUIRED BY A LENDER OR TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING OF THE PROPERTY SHOWN HEREON. UNLESS INDICATED AS BEING A BOUNDARY SURVEY, THIS LOCATION DRAWING IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATIONS OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS. AS A RESULT, THIS LOCATION DRAWING DOES NOT PROVIDE FOR ACCURATE IDENTIFICATION OF PROPERTY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING FOR RE-FINANCING.
- 2) SUBJECT PROPERTY IS SHOWN IN ZONE X ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP OF HOWARD COUNTY, MARYLAND, COMMUNITY PANEL No. 24027C01300, EFFECTIVE NOV. 6, 2013.
- 3) THE OFFSETS FROM BUILDING LINE TO PROPERTY LINE AS SHOWN ON THE PLAT HEREON ARE TO AN ACCURACY OF PLUS OR MINUS 1.0'.
- 4) NO TITLE REPORT FURNISHED, SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND CONDITIONS OF RECORD.
- 5) THE EXISTING WELL(S) SHOWN ON THIS PLAN (IDENTIFIED WITH THE ATTACHED WELL TAG NUMBER HO-15-0117) HAS BEEN FIELD LOCATED BY FISHER, COLLINS AND CARTER, INC. PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.
- 6) PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 339, EXPIRATION DATE 10/01/2018.
- 7) BUILDING PERMIT #B-17003279
- 8) LOTS 115-159 OF THIS SUBDIVISION ARE CONNECTED TO THE SHARED SEWAGE DISPOSAL FACILITY GOVERNED BY SECTIONS 18.1200 ET SEQ. OF THE HOWARD COUNTY CODE. THE DEVELOPER IS OBLIGATED TO CONSTRUCT THE FACILITY UNDER THE PROVISION OF THE DEVELOPER AGREEMENT NUMBER 30-4441-D DATED APRIL 8, 2009. A BUILDING PERMIT FOR LOTS 115-159 MAY NOT BE ISSUED UNTIL THE CONSTRUCTION OF THE FACILITY IS COMPLETED. ACTIVITY ON THESE LOTS IS RESTRICTED AND IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RIGHT-OF-ENTRY, AND RESTRICTIONS FOR SHARED SEWAGE DISPOSAL FACILITY INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. LOTS 115-159 SHALL BE ASSESSED SHARED SEWAGE DISPOSAL FACILITY CHARGES AND ASSESSMENTS PURSUANT TO SECTIONS 20.800 ET. SEQ. OF THE HOWARD COUNTY CODE.
- 9) LOTS 115-159 WILL BE SERVED BY LOW PRESSURE SEWER SYSTEM WITH A LIMIT OF (5) FIVE BEDROOMS AT 150 GALLONS PER BEDROOM FOR A TOTAL DESIGN FLOW OF 33,750 GALLONS PER DAY.
- 10) A DESIGN MANUAL WAIVER TO ALLOW A 5' MAXIMUM ENCROACHMENT INTO THE REQUIRED 10' PERMANT STRUCTURE SETBACK FROM THE ADJACENT 20' WIDE PUBLIC SEWER AND UTILITY EASEMENT, HAS BEEN APPROVED FOR THIS LOT, DATED 12/28/17.



#5021 CRAPE MYTLE COURT  
 B.R.L. = BUILDING RESTRICTION LINE  
 FIRST FLOOR ELEVATION = 387.3'

LOT 147  
 WALNUT CREEK  
 PHASE FOUR  
 LOTS 115 THRU 159,  
 NON-BUILDABLE PRESERVATION  
 PARCELS 'W', AND 'X', AND A REVISION  
 TO NON-BUILDABLE PRESERVATION  
 PARCEL 'L', AND BUILDABLE BULK  
 PARCEL 'N'  
 PLAT NOS. 23611 THRU 23621  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK  
 ELLETT CITY, MARYLAND 21042  
 (410) 461 - 2095



Mark L. Roberts  
 PROPERTY LINE SURVEYOR  
 REG. #339  
 DATE 5/25/18

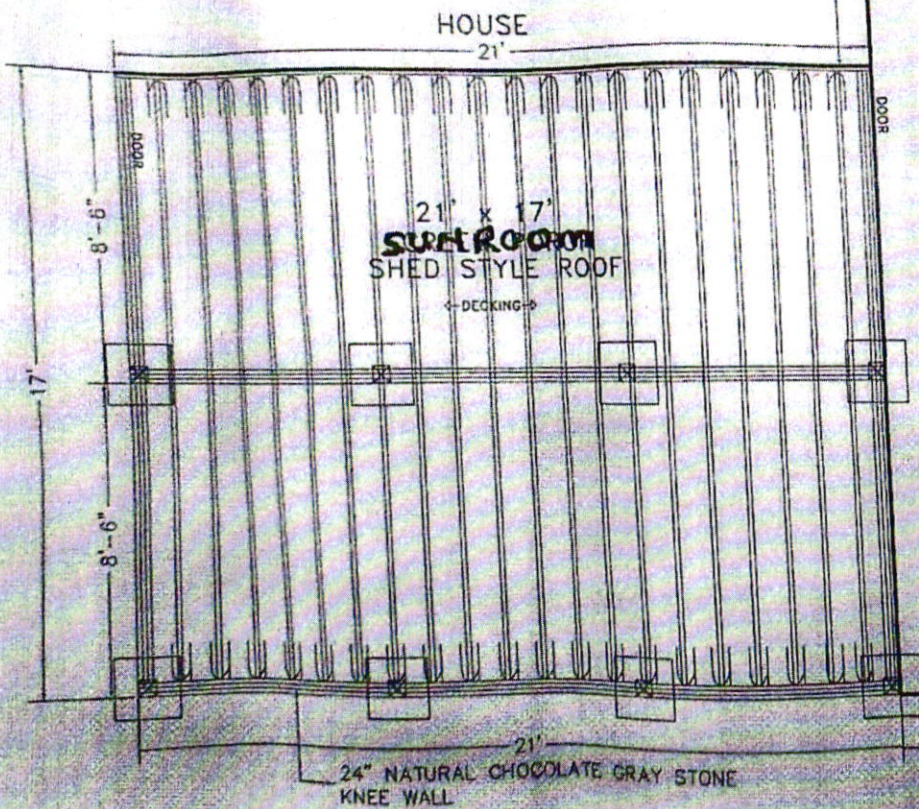
**HOUSE LOCATION DRAWING**

FOUNDATION LOCATION: 1/25/18  
 FINAL LOCATION: 5/24/18  
 BOUNDARY SURVEY:

SCALE: 1"=50'  
 DATE: 5/25/18  
 DRAWN BY: MD  
 CHECKED BY: MLE  
 PROJECT No. 24021-3002

SCALE IN FEET

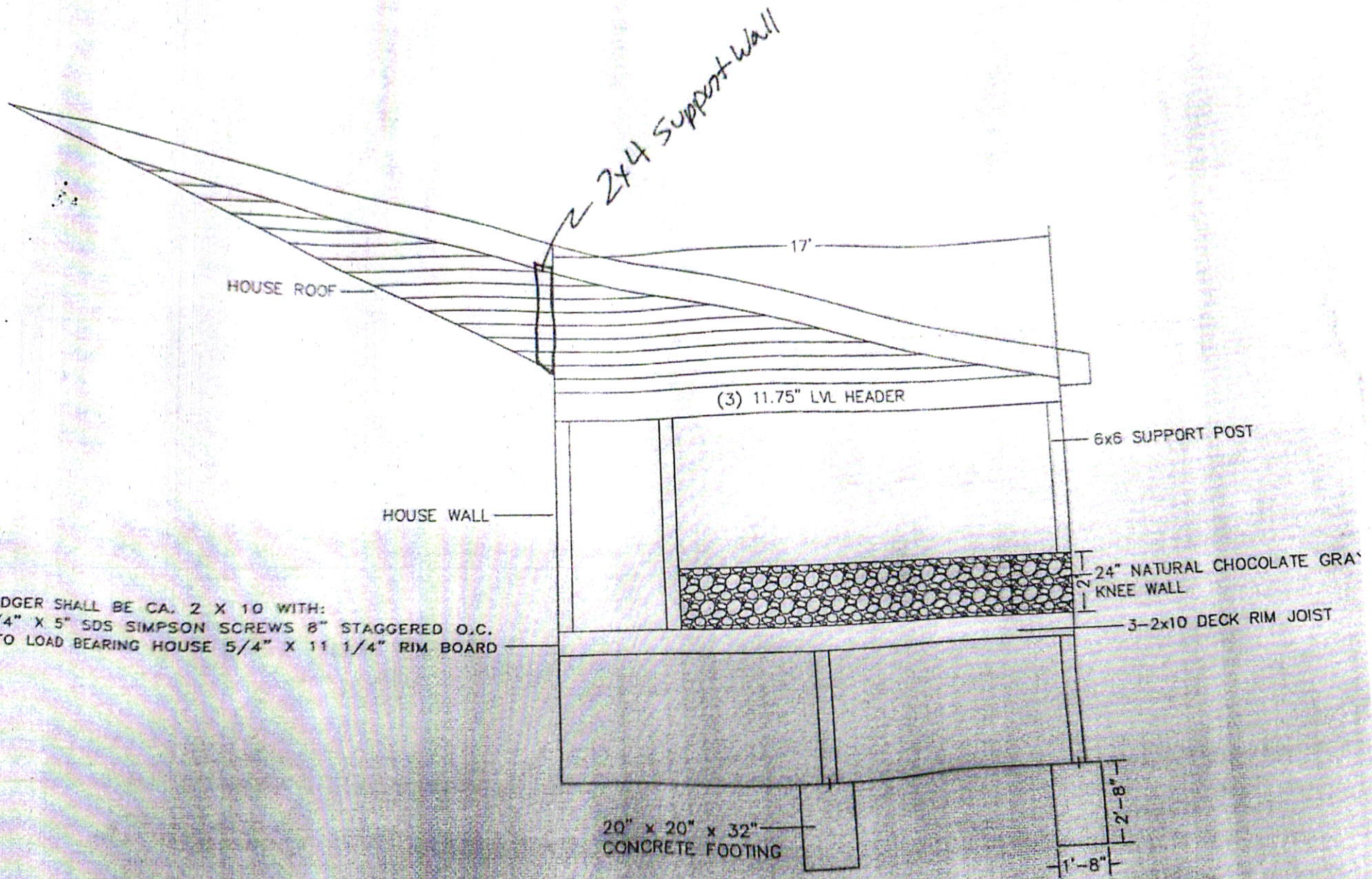
LEDGER SHALL BE CA. 2 X 10 WITH:  
1/4" X 5" SDS SIMPSON SCREWS 8" STAGGERED O.C.  
INTO LOAD BEARING HOUSE 5/4" X 11 1/4" RIM BOARD



INSTALL (4) SIMPSON STRONG-TIE DTT12 LATERAL BRACING HOLD DOWNS ALONG LEDGER BOARD  
JOISTS TO BE 2x10 SYP TREATED INSTALLED 12" O.C.  
BEAMS TO BE 3-2x10 SYP TREATED NAILED  
SUPPORT POSTS TO BE 6x6 TREATED  
DECKING TO BE 5/4 x 6 TREX SELECT OR ENHANCE NATURALS  
ALL DECK HARDWARE TO BE CORROSION RESISTANT AND INSTALLED  
PER MANUFACTURERS INSTRUCTIONS

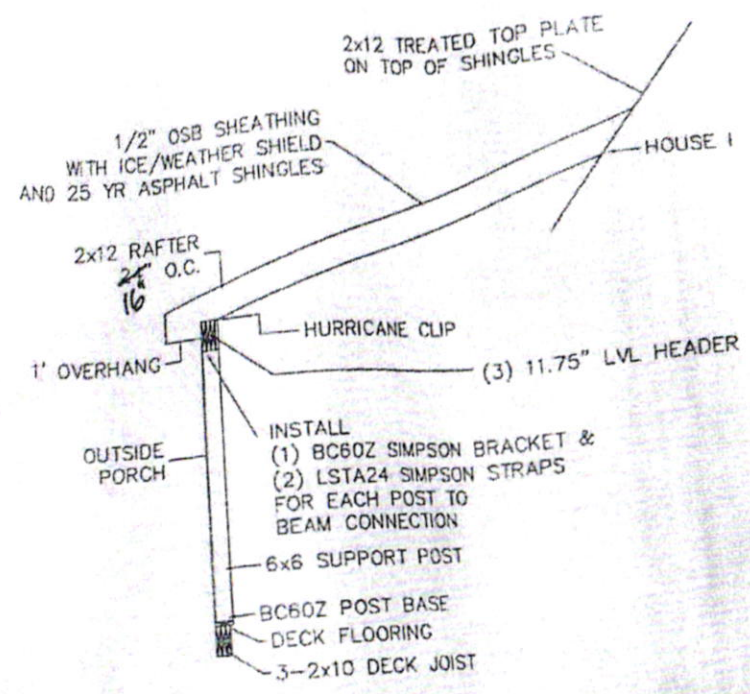
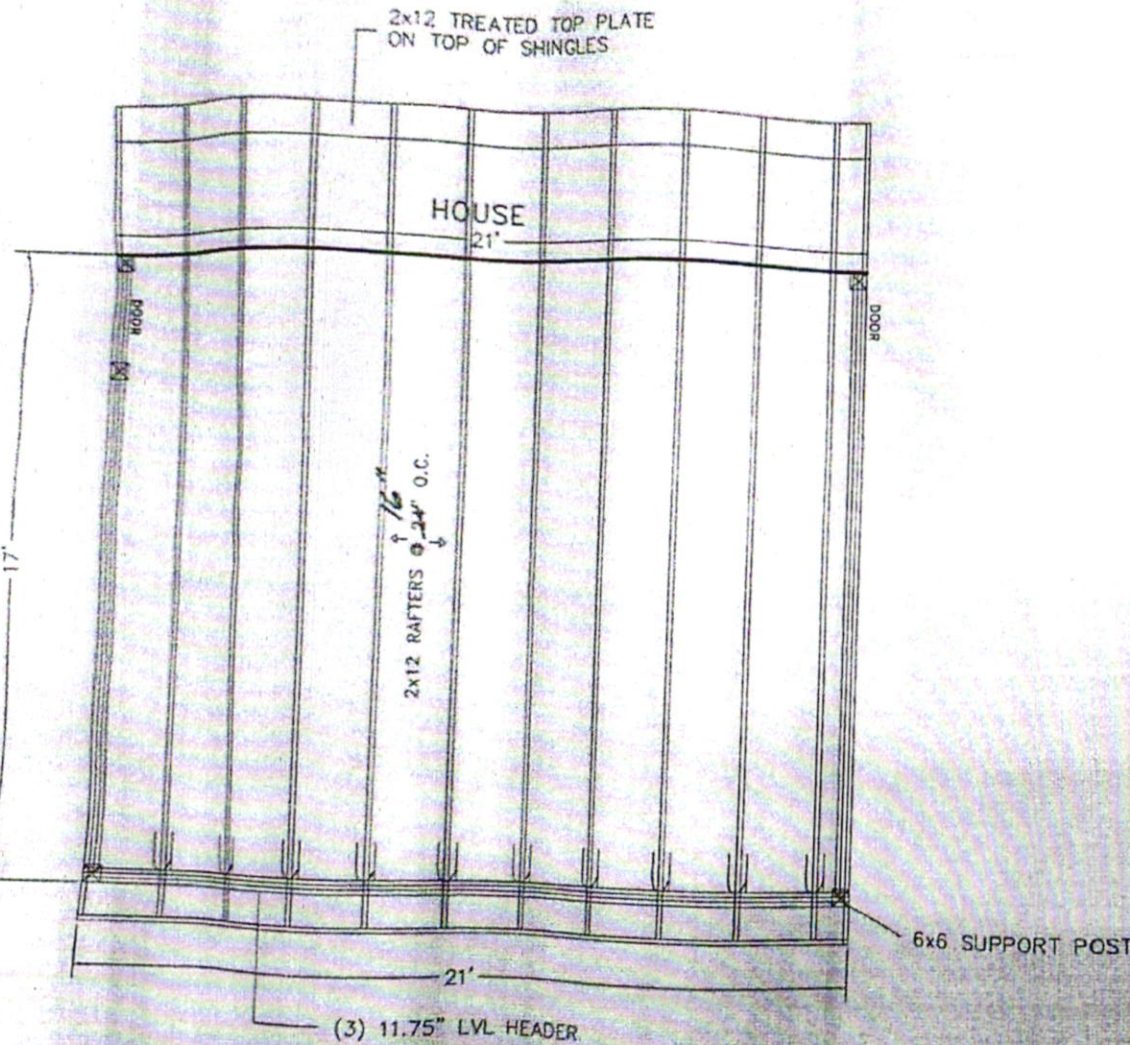
U = LUS210  
☒ = 20" X 20

SCALE IN FEET



Screened Porch Alteration To A Sunroom

SCALE IN FEET



PORCH PROFILE

- ELECTRICAL PACKAGE
- (6) LED RECESSED LIGHTS ON DIMMER SWITCH
  - (4) OUTLETS

- NOTES:
- 1-ALL PORCH SUPPORT POST SHALL BE CA 6X6 WITH SIMPSON BC60Z POST TO BEAM CONNECTORS AND (2) SIMPSON LSTA24 STRAPS ON EACH POST CONNECTION
  - 2-HEADER TO BE (3) 11.75" LVL W/ 2X12 FILLER
  - 3-ALL RAFTERS SHALL BE SPF 2X12 @ 2' O.C. WITH
  - 4-SHEATHING SHALL BE 1/2" OSB WITH ICE/WEATHER SHIELD AND 25 YEAR ASPHALT SHINGLES
  - 6X6 SUPPORT POST FOR PORCH ROOF SUPPORT

SHED ROOF W/ 5" WHITE GUTTERS  
 HEADER, SOFFIT & FASCIA WRAPPED IN WHITE PVC MATERIAL  
 SYNERGY PREFINISHED T&G PINE CEILING

*New Sunroom Addition From A Screened Porch*