

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

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

Online BP.
gs 2/3/25

In Review
Opened Date 01/31/2025

Single Entry Edit-View Record Form

Application Name B24004782

Description SFD/ SFD/ CONSTRUCT 26 X 20 CARPORT, REFURBISH 33 X 8 OPEN PORCH TO INCLUDE ADDING GABLE TO THE ROOF/ 1 STORY, Existing, 0R, 0FB, 0HB, 0FP, OTHER STRUCTURE = Carport, 0BR, PORCH/DECK = Front Porch, ENERGY METHOD = N/A,

Total Invoiced 0,00

Total Paid 0,00

Balance 0,00

Assigned to Department Current Department

Well and Septic Progr

Assigned to Staff Current User

Zack Silvast

Address * (This section is required.)

Table with columns: Primary, Street #, Direction, Street Name, Street Type, City, State, Zip Code, Address Status, Street Suffix, Unit Type. Row 1: 11809, Triadel..., RD, Elli..., MD, 21042

Parcel (This section is not required.)

Table with columns: Primary, Parcel #, Book, Page, Parcel, Parcel Area, Land Value, Improved Value, Exemption Value, Legal Description, Tract. Row 1: 0 record(s) found.

Owner (This section is not required.)

Table with columns: Primary, Name, Mail Address Line1, Mail Address Line2, Mail Address Line3, Mail City, Mail State, Mail Zip Code, Phone, Country/Region. Row 1: EHG Living Trust, 11809 Tnadelpna Rd., US

Applicant * (This section is required.)

Search As Owner As Lic. Prof As Contact

Single Entry Applicant Form

Type * Applicant
Primary Yes

First Name * Ryan

Middle Name

Last Name * Gamet

Home Phone ((XXX)XXX-XXXX)

Organization Name *
 R & G Remodeling L.L.C.
 Mobile Phone ((xxx)xxx-xxxx)
 (757) 374-5560
 E-mail
 randgremodelingllc@gmail.com
 Business Phone ((xxx)xxx-xxxx)

Preferred Channel
 --Select--

Applicant Address

New Look Up Deactivate Remove

<input type="checkbox"/>	Contact Address ID	Address Type	Address Line 1	City	State	Zip	Primary	Recipient	Status
0 record(s) found.									

Custom Fields

DATE TRACKING

Received Date: 1/31/2025
 Due Date: 2/13/2025
 Dates to Complete: 14 (Number)
 Received by Food:
 Food Review Type: --Select--
 Equipment Specification Sheets Submitted:
 Equipment Specification Sheet:
 Received by Community Hygiene:
 Received by Well and Septic: 1/31/2025

FACILITY INFORMATION

Name of Business (dba) *: n/a (Text)
 Associated Building Permit Number: (Text)
 Owner Switch Date:
 Does the project include an Aquatic Facility such as a Public Pool? If Yes, forward to CH Program. Yes No
 Does the 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: 0 (Number)
 Permit Type: --Select--

PLAT STATS

Total Number of buildable lots to be recorded: 0 (Number)
 Total number of open space lots to be recorded: 0 (Number)
 Total number of bulk parcels to be recorded: 0 (Number)
 Total number of lots / parcels to be recorded: 0 (Number)
 New buildable lots created: 0 (Number)
 Date PLAT signed by Health Officer:
 PLAT Type: --Select--

DEVELOPMENT PLANS

Property Type

Residential

Signature Required

Yes No

Number of paper copies

0
(Number)

Number of buildable lots created

0
(Number)

Total Number of Lots

0
(Number)

Plan Version

Initial

Engineer

0

(Text)

Number of mylar copies

0
(Number)

Number of non-buildable lots created

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 HACCP Plan Submitted

HACCP Plan Approved

HACCP Plan Review

Plan Review Letter Mailed

HACCP Plan Revision Submitted

HACCP Fee Type

--Select--

FINISHING SCHEDULE

Kitchen Floor / Bar Flooring

--Select--

Kitchen Cove Base

--Select--

Storage - Food Storage Flooring

--Select--

Storage - Food Storage Cove

--Select--

Utensil Washing Area Flooring

--Select--

Utensil Washing Area Cove

--Select--

Dressing / Locker Room Flooring

--Select--

Dressing / Locker Room Cove

--Select--

Toilet Area Flooring

--Select--

Toilet Area Cove

--Select--

Walk-in Refrigerator Flooring

--Select--

Walk-in Refrigerator Cove

--Select--

Kitchen Walls

--Select--

Utensil Washing Area Walls

--Select--

Restroom Walls

--Select--

Are Kitchen Ceilings tiles smooth non-fiberglass backing?

Yes No

Are ceiling rafters exposed ?

Yes No

Are ceiling tiles in equipment and utensil washing areas, smooth with non-fiberglass backing?

Yes No

SPECIAL PROCESSING

Does the facility conduct any special processing? If yes, Please describe.

Yes No

(Text)

AF OWNERS STATEMENT

Owner's Statement Provided Comments - Owner

--Select--

AF Plans and Drawings

A. Drawn to scale and prepared by a licensed engineer or architect

--Select--

B. Contour plan included

--Select--

C. Top and sectional views provided

--Select--

Comments

AF BARRIER FENCING

A. Minimum 6' high barrier around the pool / spa facility

--Select--

B. Maximum vertical clearance between grade and the bottom of the barrier is 4 inches

--Select--

C. Fence pickets or barrier openings do not exceed 4 inches

--Select--

D. A barrier with horizontal members less than 45 inches apart measured top to top does not have

--Select--

1. vertical openings > 1-3/4 inches in width

--Select--

2. horizontal members on the outside of the fence

--Select--

E. The barrier main access gate:

1. is located toward the shallow end of the pool

--Select--

2. has a latch release at least 54 inches from grade level and is lockable

--Select--

3. minimum width of 4 feet and is hung to open away from the pool or spa

--Select--

4. complies with all disability regs (see COMAR 05.02.02)

--Select--

F. Minimum 5' high barrier for semipublic pool or spa

--Select--

G. A wading or infant pool is separated from a pool or spa by a barrier that is 3' or higher.

--Select--

Comments

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Tuesday, May 6, 2025 7:24 AM
To: Rhyan Gamet
Cc: BIZ EMAIL
Subject: RE: Waiver Form_11809 Triadelphia Road - Permit B24004782

Hi Rhyan,

Good morning. Thanks for the update. Building permit #B24004782 has been approved by the Health Department.

Regards,

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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From: Rhyan Gamet <rhyangamet22@gmail.com>
Sent: Monday, May 5, 2025 6:52 PM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Cc: BIZ EMAIL <randgremodelingllc@gmail.com>
Subject: Re: Waiver Form_11809 Triadelphia Road - Permit B24004782

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

Hey there Hank,

I finally got the bollards in (picture attached) as well as got the pipe repaired so it's not broken and is continuous. Also attached.

Can we push this onto the next section phase of permit approvals

Rhyan





Sent from my iPhone

On Mar 26, 2025, at 10:14 AM, randgremodelingllc@gmail.com wrote:

Hi Hank,

How many bollards will Rhyan need around the well cap?

Thanks,

Julie

Julie Dastvan, Executive Assistant

R&G Remodeling, LLC
11809 Triadelphia Rd
Ellicott City, MD 21042
(443) 833-4099



<image001.jpg>

<image002.jpg>

<image003.png>

<image004.png>

From: randgremodelingllc@gmail.com <randgremodelingllc@gmail.com>
Sent: Wednesday, March 19, 2025 10:19 AM
To: 'Oswald Jr, Woodin' <hoswald@howardcountymd.gov>
Cc: 'Rhyan Gamet' <rhyangamet22@gmail.com>
Subject: RE: Waiver Form_11809 Triadelphia Road - Permit B24004782

Hello Hank,

Rhyan is looking into using two boulders similar to the attached photo to place between her well pipe and the driveway. The boulders would be taller than the well pipe. Would these be sufficient to replace the requested bollards?

Thanks,

Julie

Julie Dastvan, Executive Assistant
R&G Remodeling, LLC
11809 Triadelphia Rd
Ellicott City, MD 21042
(443) 833-4099



<image001.jpg>

<image002.jpg>

<image003.png>

<image004.png>

From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Monday, March 10, 2025 12:05 PM
To: Rhyan Gamet <rhyangamet22@gmail.com>
Cc: randgremodelingllc@gmail.com
Subject: RE: Waiver Form_11809 Triadelphia Road - Permit B24004782

Hi Rhyan,

Good afternoon. I couldn't recall if the cap was a 1 or a 2 piece well cap. The two piece well caps provide a water tight seal, has a place for the conduit, and a screened vent hole. A well driller should be able to tell you which caps comply with NSF or Water Systems Council standards. I've attached a copy of COMAR that speaks about well cap requirements. I hope this helps. Please let me know if you still have questions.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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From: Rhyan Gamet <rhyangamet22@gmail.com>
Sent: Monday, March 10, 2025 10:41 AM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Cc: randgremodelingllc@gmail.com
Subject: Re: Waiver Form_11809 Triadelphia Road - Permit B24004782

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Hank,

I understand the conduit, but what is wrong with the current well cap? It's the original well cap.

Rhyan

Sent from my iPhone

On Mar 10, 2025, at 10:22 AM, randgremodelingllc@gmail.com wrote:

OK thanks, and will do!

Thanks,

Julie

Julie Dastvan, Executive Assistant
R&G Remodeling, LLC
11809 Triadelphia Rd
Ellicott City, MD 21042
(443) 833-4099



<image001.jpg>

<image002.jpg>

<image003.png>

<image004.png>

From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Monday, March 10, 2025 10:04 AM
To: randgremodelingllc@gmail.com
Cc: 'Rhyan Gamet' <rhyangamet22@gmail.com>
Subject: RE: Waiver Form_11809 Triadelphia Road - Permit B24004782

Hi Julie,

That's a great question. I should have been more specific. Yes, these conditions must be satisfied before the Health Department approves the building permit.

Please let me know if you have any other questions.

Regards,

Hank

Hank Oswald

Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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From: randgremodelingllc@gmail.com <randgremodelingllc@gmail.com>
Sent: Monday, March 10, 2025 9:50 AM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Cc: 'Rhyang Gamet' <rhyangamet22@gmail.com>
Subject: RE: Waiver Form_11809 Triadelphia Road - Permit B24004782

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

Great, thank you, Hank. Just clarifying though, do these need to be done now before the permit is released, or you inspect when permit is finalized?

Thanks,

Julie

Julie Dastvan, Executive Assistant
R&G Remodeling, LLC
11809 Triadelphia Rd
Ellicott City, MD 21042
(443) 833-4099



<[image001.jpg](#)>

<[image002.jpg](#)>

<[image003.png](#)>

<[image004.png](#)>

From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Monday, March 10, 2025 8:42 AM
To: randgremodelingllc@gmail.com
Cc: Rhyan Gamet <rhyangamet22@gmail.com>
Subject: RE: Waiver Form_11809 Triadelphia Road - Permit B24004782

Hi Julie,

Good morning. The waiver has been approved with the following conditions.

1. Well must have a proper 2 pc cap and the pvc conduit must be intact and fit flush w/ cap.
2. Protective bollards or equivalent must be installed between well and driveway.

Once the above conditions have been satisfied, please notify me for a quick inspection.

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

Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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January 27, 2025

Howard County Permits
ATTN: Lisa Logan-Roussell

Re: Building B24004782 - 11809 Triadelphia Road

Hello Ms. Logan-Roussell,

The scope of work, for this project is:

SFD – Redesign existing front porch within same footprint to create pronounced entryway (new gable roof line). Remove existing small carport to build a new larger 20' x 25'6" carport, attached to existing home.

Thank you,

Rhyan Gamet

Rhyan Gamet
Owner

R & G Remodeling, LLC
11809 Triadelphia Road
Ellicott City, MD 21042

(443) 833-4099
RandGRemodelingLLC@gmail.com
MHIC #114213



January 28, 2025

Howard County Permits
ATTN: Lisa Logan-Roussell

Re: Building B24004782 - 11809 Triadelphia Road

Hello Ms. Logan-Roussell,

As stated in yesterday's scope of work letter, the porch is being redesigned **WITHIN THE SAME FOOTPRINT** to create a pronounced entryway (a new gable roof line). The existing porch size remains the same.

As sent yesterday:

The scope of work, for this project is:

SFD – Redesign existing front porch within same footprint to create pronounced entryway (new gable roof line). Remove existing small carport to build a new larger 20' x 25'6" carport, attached to existing home.

Thank you,

Rhyan Gamet

Rhyan Gamet
Owner

R & G Remodeling, LLC
11809 Triadelphia Road
Ellicott City, MD 21042

(443) 833-4099
RandGRemodelingLLC@gmail.com
MHIC #114213

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

APPLICATION FOR WAIVER

To Howard Co Code Subtitle 8: Onsite Sewage Disposal Systems and Subtitle 9: Individual Potable Water Supply Systems

Date Submitted: 2/25/2025

Property Address: 11809 Triadelphia Rd, Ellicott City MD 21042

<u>Evergreen Estates</u>	<u>76</u>	<u>0016</u>	<u>0020</u>	<u>0238</u>	<u>289265</u>
Subdivision	Lot	Tax Map	Grid	Parcel	Tax Account #

Provide a brief site history including previously submitted and active plans with the Health Department or the County (subdivision plans, perc test applications, Building Permit applications):

Building permit for adding a 20x20 carport B24004782

In the area below, list the specific section of the Howard Co Code to which a waiver is being requested and provide a brief summary of the regulation and an explanation of why the waiver is being requested (Attach a separate sheet if necessary).

Regulation Section	Summary and Explanation
1. <u>Section 3.808 (c)</u>	<u>Distances - The minimum setback distance from a well to a driveway is 10 feet.</u>
2. _____	_____
_____	_____
_____	_____
_____	_____

Rhyan Gamet

Property Owner's Signature

Health Department Use Only

Reviewed by Hank Oswald 3/6/25
HCHD Staff Date

Comments/Conditions: Well must be in satisfactory condition with proper cap and conduit. Protective bollards or equivalent must be installed between well and driveway at all times.

Approved by: [Signature] 3/7/25
BEH Deputy Director Date

SITE INSPECTION SHEET

OWNER: EHG Living Trust PHONE #: _____

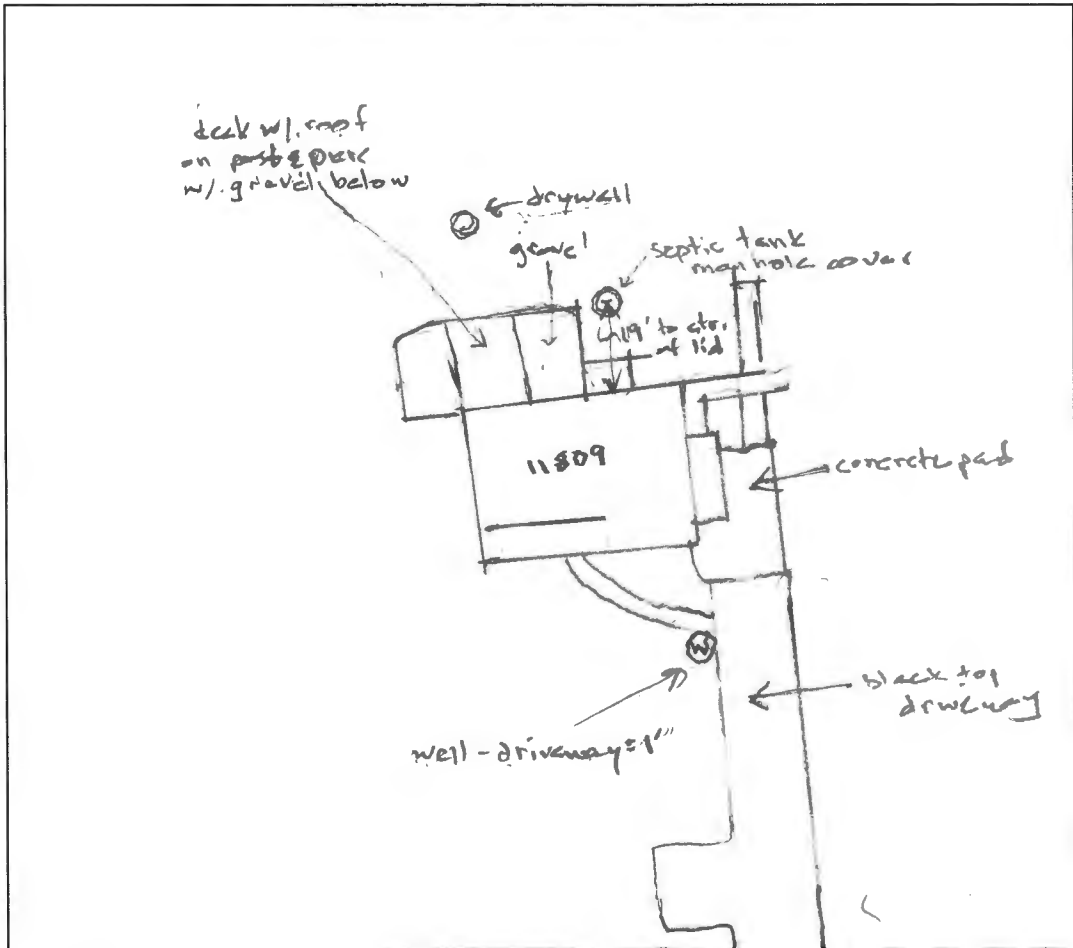
ADDRESS: 11809 Triadelphia Rd CONTRACTOR: _____

Elliott City MD 21042 WELL TAG #: HO-69-0106

SUBDIVISION: _____ LOT: _____ COUNTY #: _____

PROPOSAL: Redesign existing front porch within same
foot print & replace existing carpet w/ new larger one.

LOCATION DIAGRAM



26 1/2'
36 1/2'

COMMENTS: Well has a broken conduit, discussed w/ owner
about repairing it. Also discussed submitting a waiver
to reduce the setback distance between well & d/w.
Septic system appeared okay.

DATE: 2/25/25 INSPECTOR: Stank Oswald

Site visit – 2/25/25
11809 Triadelphia Road
Ellicott City, MD 21042



LEGEND

- EXISTING 2-STORY BUILDING TO REMAIN
- EXISTING FRONT PORCH - DEMO/REBUILD NEW PORCH ROOF IN SAME FOOTPRINT
- DEMO EXISTING CARPORT, CONSTRUCT NEW LARGER SIDE CARPORT (20'x25'-9") (510 SF)

LOT INFORMATION:

BUILDING CLASSIFICATION - RESIDENTIAL
 USE TYPE - SINGLE FAMILY DWELLING
 LOT SIZE - 1.0000 AC
 EXISTING BUILDING FOOTPRINT - VARIES (2,188 SQFT)
 PROPOSED BUILDING FOOTPRINT - VARIES (2,517.5 SQFT)
 EXISTING ABOVE GRADE ENCLOSED AREA - 2,728 SQFT
 MAP: 0016
 SUBDIVISION: 0000
 PARCEL: 023B
 SECTION: N/A
 BLOCK: N/A
 LOT: 76
 GRID: 0020
 TAX#: 03289265
 DEED REF#: 22203 / 00366
 STRUCTURE BUILT: 1969

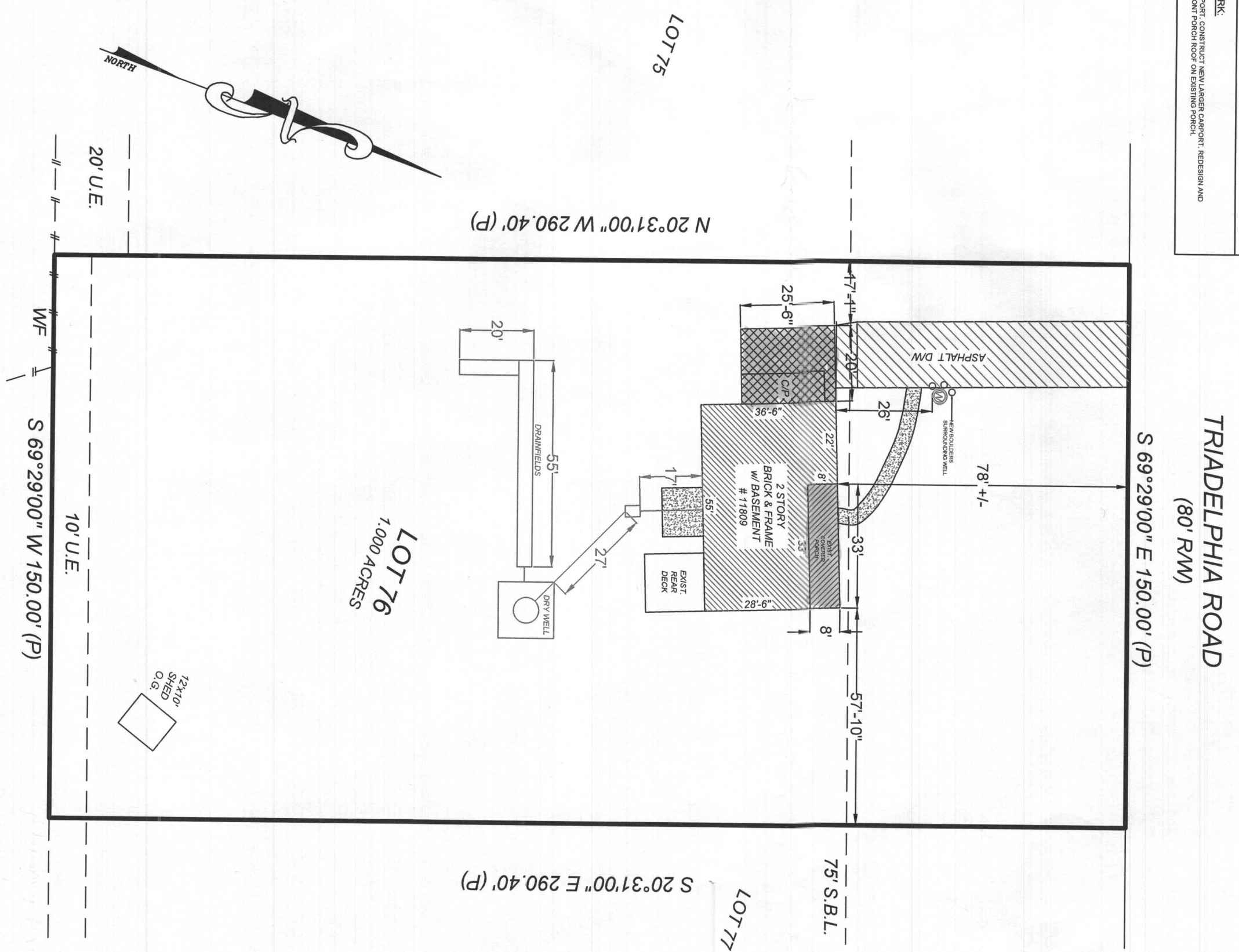
OWNER INFORMATION:

ENG LIVING TRUST
 11809 TRIADELPHIA RD
 ELLCOTT CITY, 21043

SCOPE OF WORK:

DEMO EXISTING CARPORT, CONSTRUCT NEW LARGER CARPORT, REDESIGN AND CONSTRUCT NEW FRONT PORCH ON EXISTING PORCH.

B24004782 Site Plan
 - 26 x 20 carport
 - refurbish 33'x8' open front porch
 Approved 5/16/24
 -HD.



A-1 SHEET NUMBER

PROJECT ADDRESS: 11809 TRIADELPHIA RD

DESCRIPTION: SITE PLAN

CERTIFICATION

DESIGNED BY:	DRAWN BY:	REVIEWED BY:	DATE:
			1/15/2025

SCALE: 1" = 30'

REV	DESCRIPTION	DATE

WW2 ENGINEERS

810 Light St
 Baltimore MD 21224
 (410) 526-0008
 (410) 526-1333
 mw2engineers.com