

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Addition/SFD	B22003888	10/17/2022

Description of Work

SFD/ Adding full height second floor to existing home and adding an 18 x 14 addition to the existing with a wrap around deck, replacing existing deck, and erecting partition walls within the new space and existing home. Painting, flooring, tiling, and drywall installation and repairs., 2 STORY, Slab on Grade, 18R, 4FB, 0HB, 1FP, OTHER STRUCTURE = None, 4BR, PORCH/DECK = Deck, ENERGY METHOD = Prescriptive Method,

[check spelling](#)

Permit Cancelled
7/30/24

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
3272	ROSEMARY	LN
Unit Type	Unit #	X Coordinate
-Select-		-76.96291
		Y Coordinate
		39.28042
City	State	Zip Code
WEST FRIENDSHIP	MD	21794
		Primary
		Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
911128	294	5.44	278300	593300	315000	RURAL

Legal Description

IMPSLOT 10 5.441 AR[]3272 ROSEMARY LN[]ROSE MARY ESTATES

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	10	603000	5				
Plan Area	State Tax Id	Subdivision Name					
	1403294463						
Section	Area	Tax Map					
		22					
Grid	Zoning District	ADC Map					
22-4	RR-DEO	4813-F6					
SDP No.	Final Plan No.	WP File No.					
Record Plat No.	WS Contract No.	FDP No.					
Owner Occupied	Year Built	Historic District					
☐ Yes ☐ No	1976	☐ Yes ☒ No					
Historic District Registry No.	Stat Area	Flood Plain					
	3-08A	☐ Yes ☒ No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *
NMURPHY SCOTT D
Address Line 1
3272 ROSEMARY LN
Address Line 2

Address Line 3

Mail City	Mail State	Mail Zip Code
WEST FRIENDSHIP	MD	21794
Phone	Primary	
410-489-2875	Yes	
E-mail		
shyami1@verizon.net		
Cell Number	Fax Number	

Professionals (This section is not required.)

License # *	Business Name		
08010119037	BALTIMORE DESIGN & REMODELING		
License Type *	First Name	Middle Name	Last Name
MHIC Ind	SARATH	JEROME	PUTHUSSERY
Primary	Address Line 1		
Yes	4000 COOLIDGE AVE STE E		
	Address Line 2		
	City	State	ZIP Code
	BALTIMORE	MD	21229
	Phone 1	Phone 2	Fax
	2403029754		
	E-mail		
	SARATH.JEROME@OLDBAYREMODELING.COM		

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type *	First Name	MI	Last Name
Applicant	Sarath		Jerome
Relationship	Full Name		
Applicant	Sarath Jerome		
Primary	Organization Name		
No			
	Street Address		
	6717 Lowes Ln		
	Address Line 2		
	City	State	Zip Code
	Elkridge	MD	21075
	Phone	Cell	Fax
	240-302-9754	240-302-9754	
	E-mail *		
	sarath.jerome@oldbayhandyman.com		

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type	First Name	MI	Last Name
Contact	SARATH	JEROM	PUTHUSSERY
Relationship	Full Name		
Licensed Professional	SARATH PUTHUSSERY		
Primary	Organization Name		
Yes	BALTIMORE DESIGN & REMODELING		
	Street Address		
	4000 COOLIDGE AVE STE E		
	Address Line 2		
	City	State	Zip Code
	BALTIMORE	MD	21229
	Phone	Cell	Fax
	2403029754		
	E-mail		
	SARATH.JEROME@OLDBAYREMODELING.COM		

Addtl Info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
210000	0	0	No
Construction Type			
--Select--			

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee *	Capital Project Number	Fee Exempt *	Roadside Tree Project Permit	Roadside Tree Project Permit #
☐ Yes ☒ No		☐ Yes ☒ No	☐ Yes ☒ No	
No of Stories *	Foundation *	Basement *	No of Rooms *	Full Baths *
2	Slab on Grade	Full Finished	18	4
Model *			Half Baths *	Existing Use *
			0	Existing Structure

[check spelling](#)

Other Structure *	Bedrooms *	Porch Deck *	No of Fireplaces *	Type of Fireplace	Energy Code *
None	4	Deck	1	Masonry	Prescriptive Method
W & S Fees Paid	Sewage *	Utilities *	Heating System *	Sprinkler System *	Road Frontage
☐ Yes ☐ No	Public	Electric	Electric	None	N/A
1st Floor Width	2nd Floor Width	2nd Floor Depth	Basement Width	Basement Depth	Height
70 FT	70 FT	11 FT	58 FT	8 FT	28 FT
1st Floor Depth					
11 FT					
Total Square Footage *	Occupiable Square Footage *	Affordable Housing Funding *	Foundation Measurement	Footings	
3223 SQFT	3223 SQFT	N/A	14 x 18		
Walls	Change In Use	Grading Permit No			
	☐ Yes ☒ No				
Roof					

Additional Description Info

Expiration Date

8/22/2023



[check spelling](#)

Submit Cancel

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

March 7, 2023

Mr. & Mrs. S. Murphy
3272 Rosemary Lane
West Friendship, MD 21794

Re: B22003888

Dear Mr. & Mrs. Murphy,

Thank you for your letter of response for the proposed living space addition (B22003888) at your property as well as our follow-up phone conversations. In general, calculating a property's septic system adequacy has evolved and the accompanying plans that establish a property's sewage disposal area (SDA) have changed over the years. What was once considered allowable for building permit approval in the 70's does not reflect today's standards & regulations.

While the septic record does contain perc test data with suitable rates, a sewage disposal area was never formally established on a perc cert plan. You are proposing new construction, so we must hold your property to updated requirements. Furthermore, the perc test data for your property also lacks adequate soil profiles and test pit depths. These are necessary in order to certify any existing septic system. For example, under **COMAR 26.04.02.04C(1)**, it states that a conventional on-site sewage disposal system may not be approved where there is less than 4 feet of unsaturated, unconsolidated material sufficient to attenuate effluent below the bottom of the on-site sewage disposal. The perc test data from the record does not show enough depth to confirm this buffer.

Currently, the existing drywell (224 gal/day) and trench (238 gal/day) design flow (assuming good condition) is calculated to be 462 gal/day. Under **COMAR 26.04.02.05 I.**, it states for a residential property the minimum design flow is based on 150 gpd per bedroom. A 462 gal/day design equates to a 3-bedroom residence under this standard. Additionally, while the tank size is noted on the 1st page of the septic permit, it isn't entirely clear on the 2nd page whether a 1250-gallon septic tank was installed, so we will also need confirmation of this.

In conclusion, you are proposing a living space addition greater than 175 square feet & your current septic system is undersized by today's standards. Therefore, an engineered perc cert plan will be required to formally establish a suitable sewage disposal area on the property for future septic system upgrades and/or repairs. Upon completion of perc testing, the septic system will be required to upgrade either by adding trench or by installing a new septic system in the established SDA. Specific upgrades will depend on the # of bedrooms counted on the final floor plan proposal for this residence. Upon further review of permit with my deputy director, 6 bedrooms were observed. The 1st floor exercise room also meets the definition of a bedroom in our Howard County code. I hope this information has clarified the requirements for



Bureau of Environmental Health
8930 Stanford Blvd | Columbia, MD 21045
410.313.2640 - Voice/Relay
410.313.2648 - Fax
1.866.313.6300 - Toll Free

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

building permit approval by the Health Department. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank Oswald

Hank Oswald
Howard County Health Department
Well and Septic Program
410-313-1786

Mr. & Mrs. S. Murphy
3272 Rosemary Lane
West Friendship, MD 21794

Mr. Hank Oswald
Bureau of Environmental Health
Well and Septic Program
8930 Stanford Blvd.
Columbia, MD 21045

March 6th, 2023

RE: B22003888

Dear Mr. Oswald,

I am writing to you in reference to the information you sent my husband and myself with regard to the permit (B22003888) we are seeking for the above address. The phone conversation I had with you last week left me wondering why there are so many additional requirements when many of them have already been fulfilled.

In reviewing the attachments you sent, a Percolation Test was done and approved on 10/13/1977 and another Building Permit was signed on 4/6/1989. In my conversation with you last week, you stated that it was essential that we hire an Engineer to perform a Percolation Plan, and subsequent Percolation Test, with complete Septic Inspection.

After my call to you, I called several Engineers to get an estimate of the cost for such work, and the range is from about \$12,000 to \$15,000, and that does not include the Application Fees to the county. This certainly is not a road we envision ourselves going down, especially since there is already in place the required Percolation Test and Results as evidenced in your attachment.

Since there is reference to the number of bedrooms being an issue for the capacity of the septic system that we are currently permitted for, we would be happy to revise our architectural drawings to keep the number of bedrooms at 4, and fulfil the requirements (as described in your attachment) for the designated Office and Exercise areas.

As a Howard County Tax Payer for over 30 years, and a resident of the above address for almost 22 years, it baffles me as to why the county has not yet put in Public Water and Sewer for this part of the county... it is not right for the Health Department to hold up our Permit for having a Septic system that they consider inadequate, and require us to perform testing at outrageous cost to us.

Please confirm whether the above described revisions to our drawings will satisfy the Health Department's requirements for the Permit. We will then submit the revised drawings for approval.

Thank you!

Sincerely,

Shyami Murphy

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

February 23, 2023

Jerome Sarath
6717 Lowes Lane
Elkridge, MD 21075

Sent via email to: sarath.jerome@oldbayhandyman.com

RE: B22003888
3272 Rosemary Lane
West Friendship, MD 21794

Dear Mr. Sarath:

This letter is in response to building permit **B22003888**. The application describes a *living space addition*. Upon review of the septic record for this property, the record did not have an approved percolation certification plan formally establishing a sewage disposal area (SDA) on the property for future septic system upgrades/repairs.

According to Howard County Code Sec 3.805, there must be an approved percolation certification plan establishing a sewage disposal area (SDA) on the property prior to health department approval of a building permit. The process starts by submitting a perc test application, test plan by an engineer, and fee (\$506). Once the test plan has been approved, a septic contractor must be hired by the home owner to dig the perc test holes using a full-size backhoe. Please see attached document for more information about perc test and plan requirements for developed lots.

In addition to the percolation certification plan requirements, this office must certify the existing system. According to the record, the existing septic tank, drywell (size & condition TBD), and trench are undersized for the proposed use. Therefore, an OSDS plan will also be required along with septic system upgrades prior to building permit approval.

Please revise the site plan to include the location of the well and septic system components. Please see attached site plan requirements.

At this time, building permit approval has been placed on hold until these requirements have been met. Should you have any questions, please don't hesitate to contact me.

Respectfully,

Hank Oswald

Hank Oswald, L.E.H.S
Bureau of Environmental Health
Well and Septic Program

Attachments – Building Permit Review Process; Lists of Engineers & Septic Contractors
Perc Test & Plan Requirements for Developed Lots.

Oswald, Hank

From: Oswald, Hank
Sent: Wednesday, July 26, 2023 8:58 AM
To: Shyami Murphy
Cc: Silvast, Zackary
Subject: RE: B22003888_3272 Rosemary Lane
Attachments: B22003888_3272 Rosemary Lane.pdf; ENGINEERS_2.4.2020.pdf; SEPTIC CONTRACTORS 2.4.2020.pdf

Hi Ms. Murphy:

Good morning. Per my original building permit response letter in March (please see attached), we will need to establish a sewage disposal area (SDA) on the property through perc testing leading to a perc cert plan from an engineer. Secondly, a septic plan from an engineer showing the necessary upgrades must be reviewed and approved by this office prior to the release of the septic permit to install those upgrades. All of the above mentioned requirements must occur prior to building permit approval by this office.

I've attached a list of engineers & septic contractors to assist you with this process. Should you have any questions, please don't hesitate to ask. I've included my supervisor (Zack Silvast) on this response in case you wanted to speak with him directly about any of these requirements.

Kind 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: Shyami Murphy <shyami1@verizon.net>
Sent: Monday, July 24, 2023 9:25 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: Re: B22003888_3272 Rosemary Lane

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

Dear Mr. Oswald,

Hope you had a nice weekend, and that your day is off to a good start. In reviewing your letter and requirements, the bottom line is that our septic system is inadequate for the project we are proposing. So the "end-game" would be that we install a new, bigger-capacity septic system. So, in our estimation, we would not need to have a "Perc Plan" or "Perc Test" if we simply installed a new system - correct? Of course, the newly installed system will be done to current code and our proposed capacity.

If this solution meets the county requirements for the permit, we would proceed with getting a new system installed, and avoid the outrageous cost ~ \$12,000 - \$14,000 for an engineer to do a "Perc Plan".

Hope to hear from you soon.

Shyami Murphy

On Tuesday, March 7, 2023 at 01:59:35 PM EST, Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hello Mr. & Mrs. Murphy:

Attached, please find my response letter to your last email/letter. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald

Licensed Environmental Health Specialist

Bureau of Environmental Health

Howard County Health Department

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From: Shyami Murphy <shyami1@verizon.net>
Sent: Monday, March 6, 2023 10:18 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Sarath Jerome <sarath.jerome@oldbayremodeling.com>
Subject: Re: B22003888_3272 Rosemary Lane

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

Dear Mr. Oswald,

Thank you for your correspondence, and your time on the phone last week. Please find attached my reply regarding our Permit.

Shyami Murphy

On Thursday, February 23, 2023 at 10:40:28 AM EST, Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Dear Mr. Sarath:

Attached, please find a letter detailing the requirements by the Health Dept. for building permit # B22003888 (3272 Rosemary Lane).

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

Regards,

Hank

Hank Oswald

Licensed Environmental Health Specialist

Bureau of Environmental Health

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Oswald, Hank

From: Shyami Murphy <shyami1@verizon.net>
Sent: Wednesday, March 8, 2023 8:07 AM
To: Oswald, Hank
Subject: Re: B22003888_3272 Rosemary Lane

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

Hi Christina,

Hope your week is going well. So, I submitted my letter to Hank, and go this reply back...looks like the county Health Dept. has decided to screw us. Anyway, we know that we can't afford to do all that is required (12K-15K) - was there any extra \$\$ built in to the project budget when you were doing your estimates for us?

Shyami

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Respectfully,

Hank

Hank Oswald

Licensed Environmental Health Specialist

Bureau of Environmental Health

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Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, March 7, 2023 1:59 PM
To: Shyami Murphy
Cc: Sarath Jerome
Subject: RE: B22003888_3272 Rosemary Lane
Attachments: B22003888_3272 Rosemary Lane.pdf

Hello Mr. & Mrs. Murphy:

Attached, please find my response letter to your last email/letter. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
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Sent: Monday, March 6, 2023 10:18 AM
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Regards,

Hank

Hank Oswald

Licensed Environmental Health Specialist

Bureau of Environmental Health

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1975 Aerial Photo



Oswald, Hank

From: Oswald, Hank
Sent: Thursday, February 23, 2023 10:40 AM
To: 'sarath.jerome@oldbayremodeling.com'
Cc: 'shyami1@verizon.net'
Subject: B22003888_3272 Rosemary Lane
Attachments: BP Response_3272 Rosemary Lane_2.23.23.pdf; Percolation & Plan Requirements For Developed Lots.pdf; Building Permit Application Process.pdf; ENGINEERS_2.4.2020.pdf; SEPTIC CONTRACTORS 2.4.2020.pdf; A21257_P23478.pdf

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

Regards,

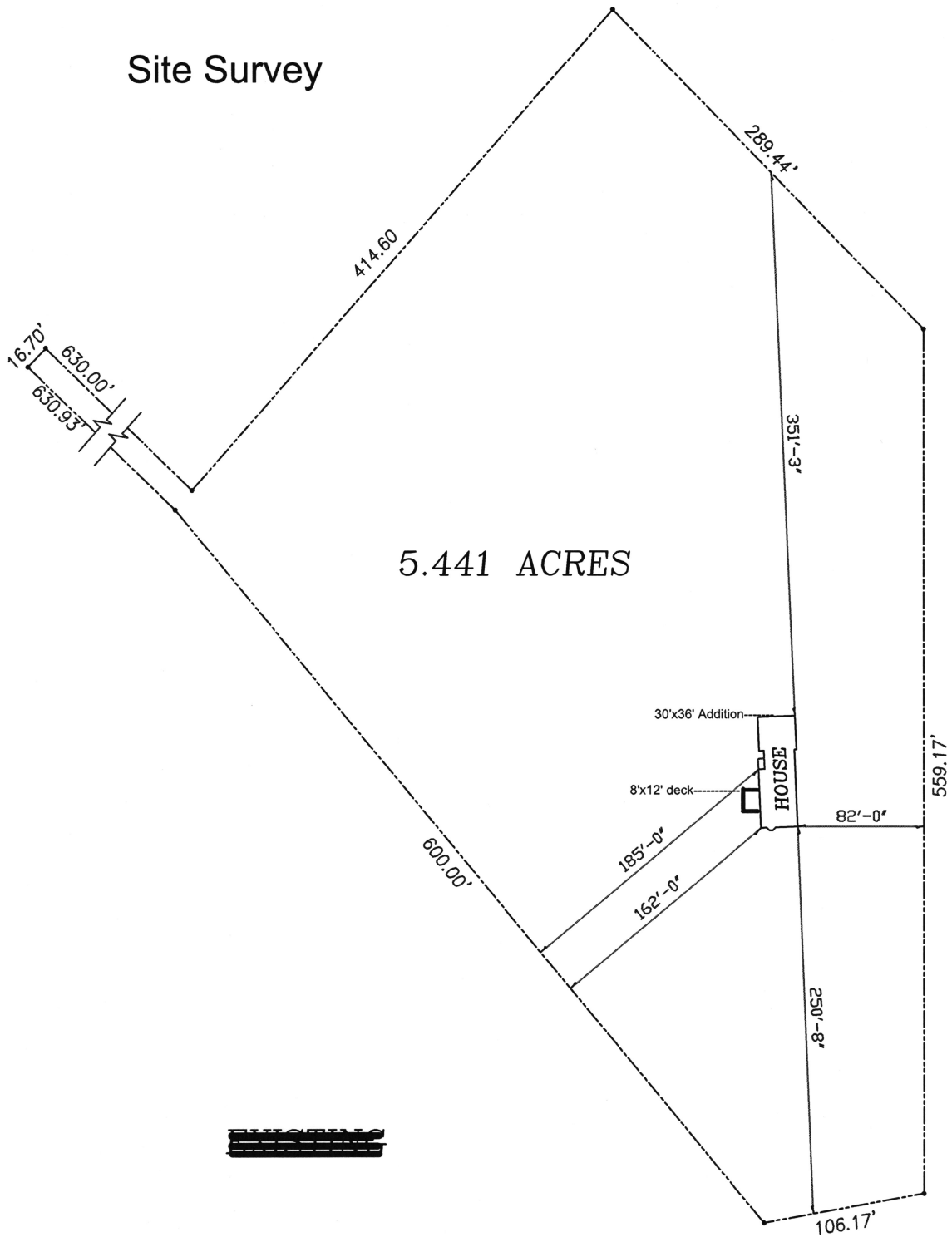
Hank

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PROPOSED RENOVATION FOR:
MR. & MRS. MURPHY
3272 ROSEMARY LANE
WEST FRIENDSHIP MD. 21794

Site Survey



SCALE:
1"=100'

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

Date: 02/16/2023 On Line Permit

To: Mrs. MORPHY Plan Review / Health
(Person's Name and Division) Dept.

From: _____ (_____) _____
(Your Name, Company Name and Telephone Number)

Subject: Project name _____
Project site address 3272 ROSEMARY LANE, WEST FRIENDSHIP, MD.
Permit # 822003888 SDP # _____
Other information pertinent to this project _____

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

- ____ Letter of response to address plan review comment letter
- ____ Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
- ____ Letter Summarizing Changes
- ____ Energy conservation calculations
- ____ Copies of _____ (be specific).
- ____ Health Department Request _____ DPZ/ DED Request _____ Applicant's Request
- ____ Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # _____
- ✓ Other 3 Sets of Plans

Contact Person Information: (Required)

Jerome
Please Print Name

Telephone No: 240 581 2680

E-Mail Address: _____

PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.

Received by [Signature]