

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Alteration/SFD	B26000033	01/05/2026
Description of Work		
SFD/ Construct one new non-load-bearing interior partition wall in existing basement to create a craft room**NOT APPROVED AS A SLEEPING ROOM OR ACCESSORY APT, SUBJECT TO FIELD INSPECTION**		

Approved
MRZ 3/3/26

Online BP.
gg 1/8/26

[check spelling](#)

Address * (This section is required.)

Search	Reset	Clear	Get Parcel & Owner
Street #	Street Name	Street Type	
16825	COLTON	CT	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-77.09776	39.2896
City	State	Zip Code	Primary
WOODBINE	MD	21797	Yes

Parcel * (This section is required.)

Search	Reset	Clear	Get Address & Owner
GIS ID *	Parcel	Parcel Area	Land Value
902012	46	1.05	296700
Improved Value	Exemption Value	Plan Area	
1066100	769400	RURAL	
Legal Description			
IMPSLOT 10 1.0555 A[]16825 COLTON CT[]WESTWOODS OF CHERRY GROV			

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	10	605601	5				
Plan Area	State Tax Id	Subdivision Name					
	1404365607	WESTWOODS OF CHERRY					
Section	Area	Tax Map					
		13					
Grid	Zoning District	ADC Map					
13-21	RC-DEO	4811-E4					
SDP No.	Final Plan No.	WP File No.					
	F-00-105						
Record Plat No.	WS Contract No.	FDP No.		Primary			
14809				Yes			
Owner Occupied	Year Built	Historic District					
☐ Yes ☐ No	2002	☐ Yes ☒ No					
Historic District Registry No.	Stat Area	Flood Plain					
	4-07	☐ Yes ☒ No					
Building No							

Owner (This section is not required.)

Search	Reset	Clear
Name *		
LYTLE		
Address Line 1		
16825 COLTON CT		
Address Line 2		
Address Line 3		
Mail City		
WOODBINE		
Mail State		
MD		
Mail Zip Code		
21797		
Phone		
443-864-0606		
Primary		
Yes		
E-mail		

Cell Number

Fax Number

Professionals (This section is not required.)

License # *
08050151182
License Type *
MHIC Co
Primary
Yes

Business Name
SMB HOME IMPROVEMENTS LLC
First Name
SHAWN
Middle Name
MICHAEL
Last Name
BOWSER
Address Line 1
1234 POWDER RD
Address Line 2

City
SYKESVILLE
State
MD
ZIP Code
21784-0000
Phone 1
4433007558
Phone 2
Fax
E-mail
SMBHOMEIMPROVEMENTSLLC@GMAIL.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type *
Applicant
Relationship
Applicant
Primary
No

First Name
SHAWN
MI
Last Name
MICHA BOWSER
Full Name
Organization Name
SMB HOME IMPROVEMENTS LLC
Street Address
1234 POWDER RD
Address Line 2

City
SYKESVILLE
State
MD
Zip Code
21784-0000
Phone
4433007558
Cell
Fax
E-mail *
SMBHOMEIMPROVEMENTSLLC@GMAIL.COM

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Contact
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Primary
Yes

First Name
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MI
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MICHA BOWSER
Full Name
Organization Name
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1234 POWDER RD
Address Line 2

City
SYKESVILLE
State
MD
Zip Code
21784-0000
Phone
4433007558
Cell
Fax
E-mail
SMBHOMEIMPROVEMENTSLLC@GMAIL.COM

Addtl Info

Est Construction Cost *
20000
Construction Type
434 - Additions, Alterations and Conversions - Residential

Housing Units *
0

Number of Buildings *
0

Public Owned
No

RESIDENTIAL ALTERATION INFO

RESIDENTIAL ALTERATION INFORMATION

Total Square Footage *
180

No of Stories *
SQFT (Number) 2

Basement
(Number) Partially Finished

Bedrooms
0

Full Baths
(Number) 0

Half Baths
(Number) 0

Water *
(Number) Private

Sewage *
Private

Existing Utilities *
Gas & Electric ▼

Existing Heating System *
Electric & Natural Gas ▼

Existing Sprinkler System *
None ▼

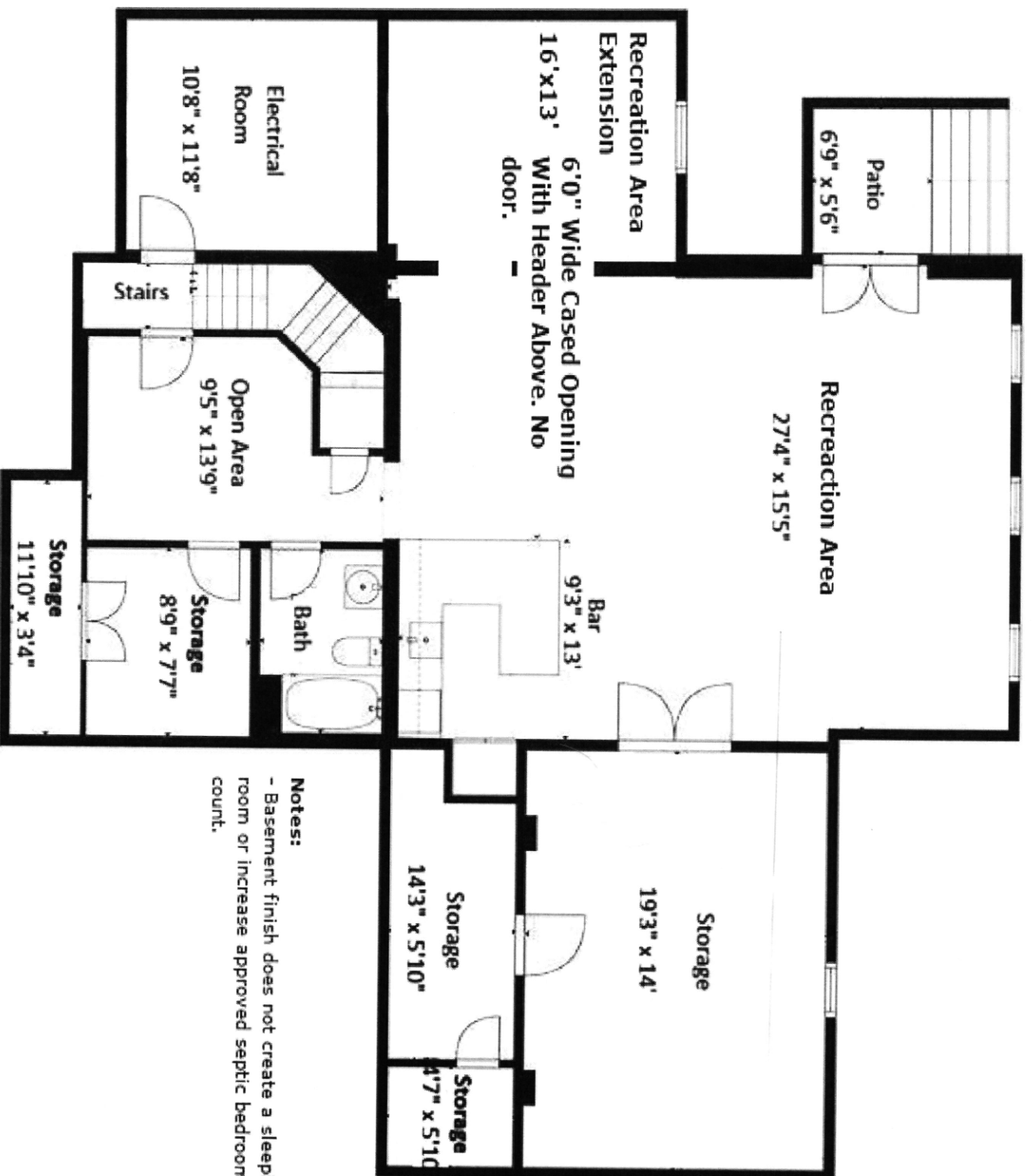
Type of New Fireplace
--Select-- ▼

Expiration Date
7/7/2026 

Submit

Cancel

2460'
Shallow
260'



Notes:
 - Basement finish does not create a sleeping room or increase approved septic bedroom count.

LAYOUT 9/20/02 2:00 INSP 4 _____
INSP 2 10/02/02 9-10am INSP 5 _____
INSP 3 _____ INSP 6 _____

ISSUE DATE: 9/16/2002
APPROVAL DATE: 10/2/02

PERMIT

P 517914
A 59946-F

INDEXED

**ON-SITE SEWAGE DISPOSAL SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH**

Miller Excavating Company, Inc IS PERMITTED TO INSTALL ☒ ALTER ☐
ADDRESS: 18115 Sellman Road, Dickerson, MD PHONE NUMBER: 301-349-4400
SUBDIVISION: Westwoods at Cherry Grove LOT NUMBER: 10
ADDRESS: 16825 Colton Court PROPERTY OWNER: D.R. Horton, Inc.
SEPTIC TANK CAPACITY (GALLONS): 1250 OUTLET BAFFLE FILTER REQUIRED ☐
PUMP CHAMBER CAPACITY (GALLONS): _____ COMPARTMENTED TANK REQUIRED ☐
NUMBER OF BEDROOMS: 4
SQUARE FEET PER BEDROOM: 180
LINEAR FEET OF TRENCH REQUIRED: 240 HOUSE SERVED BY PUBLIC WATER ☐

TRENCHES:	Trench to be 3.0 feet wide. Inlet 3.0 feet below original grade. Bottom maximum depth 5.0 feet below original grade. Effective area begins at 4.0 feet below original grade. 2.0 feet of stone below distribution pipe.
LOCATION:	Place the distribution box near the top left corner easement stake as shown on the approved site plan. Run trenches on contour in both directions.
NOTES:	

PLANS APPROVED: Steven R. Krieg OK 3/26/02 (50) DATE: 3/11/2002

NOTES: PERMIT VOID AFTER 2 YEARS
CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS
WATERTIGHT SEPTIC TANKS REQUIRED
ALL PARTS OF SEPTIC SYSTEM SHALL BE 100 FEET FROM ANY WATER WELL UNLESS SPECIFICALLY AUTHORIZED
MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS UNLESS SPECIFICALLY AUTHORIZED
CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE REGULATIONS, GUIDELINES AND THE TERMS OF THIS PERMIT

**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**

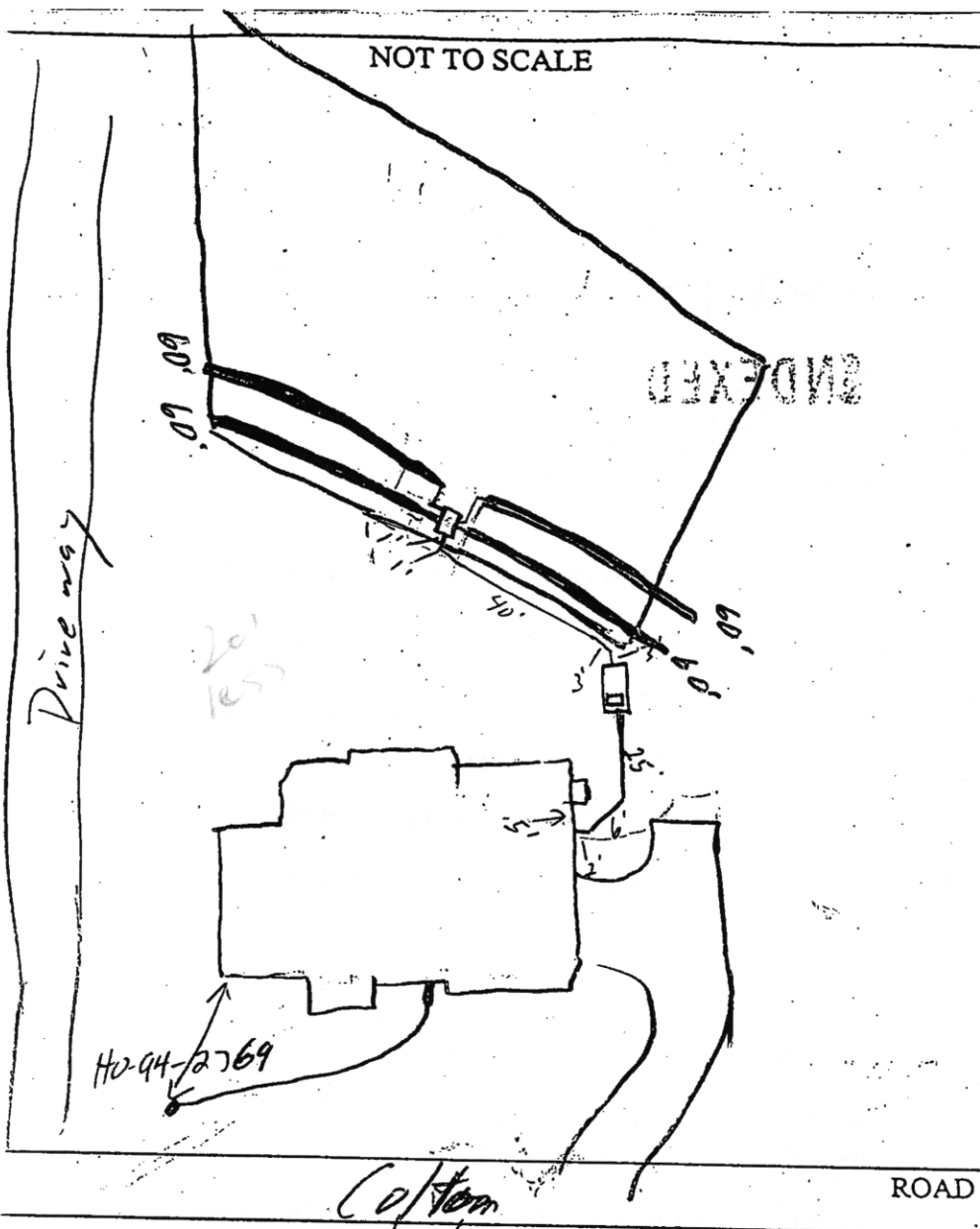
BUILDING PERMIT SIGNED 410-313-2640 FOR INSPECTION OF SEPTIC SYSTEM

AND RETURNED

10-4-02 800 138 689 - 46 PROPANE TANK
2-17-05 800 152 358 - DECK

A59946-F

NOT TO SCALE



TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
3'	3'	5'
NUMBER OF TRENCHES		4
TOTAL LENGTH		240'
ABSORPTION AREA		1200
DISTRIBUTION BOX LEVEL		0.0
DISTRIBUTION BOX BAFFLE		✓
DISTRIBUTION BOX PORT		✓

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL	
CAPACITY	1500 GAL
SEAM LOC	Top
TANK LID DEPTH	1'
BAFFLES	✓
BAFFLE FILTER	✓
MANHOLE LOC	Front
6" PORT LOC	✓
WATERTIGHT TEST	✓
SEPTIC TANK 2 LEVEL	
CAPACITY	GAL
SEAM LOC	
TANK LID DEPTH	
BAFFLES	N/A
BAFFLE FILTER	N/A
MANHOLE LOC	
6" PORT LOC	
WATERTIGHT TEST	

PRE-CONSTRUCTION 9/20/02 House changed, Install (4) 60's w/ DB 60' from left side. Right side trenches will be slightly out of SR (SO)

INSTALLATION 9/25/02 Tank set, OK to cover (SO) 10/2/02 OK to cover all work (SO)

FINAL INSPECTOR

DATE OF APPROVAL

BUILDING PERMIT SIGNED

DATE

LAYOUT 9/20/02 2:00 INSP 4 _____
INSP 2 10/02/02 9:10am INSP 5 _____
INSP 3 _____ INSP 6 _____

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PERMIT

P 517914

A 59946-F

INDEXED

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PUMP CHAMBER CAPACITY (GALLONS): _____ COMPARTMENTED TANK REQUIRED ☐

NUMBER OF BEDROOMS: 4

SQUARE FEET PER BEDROOM: 180

LINEAR FEET OF TRENCH REQUIRED: 240 HOUSE SERVED BY PUBLIC WATER ☐

TRENCHES:	Trench to be 3.0 feet wide. Inlet 3.0 feet below original grade. Bottom maximum depth 5.0 feet below original grade. Effective area begins at 4.0 feet below original grade. 2.0 feet of stone below distribution pipe.
LOCATION:	Place the distribution box near the top left corner easement stake as shown on the approved site plan. Run trenches on contour in both directions.
NOTES:	

PLANS APPROVED: Steven R. Krieg OK 3/26/02 SD DATE: 3/11/2002

NOTES: PERMIT VOID AFTER 2 YEARS

CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS
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BUILDING PERMIT SIGNED

AND RETURNED

CALL 410-313-2640 FOR INSPECTION OF SEPTIC SYSTEM

10-4-02 600138 089-46 PROPANE TANK
2-17-05 600152358-DECK

AS9946-F

NOT TO SCALE

Driveway

CEX-70112

H0-94-2769

Colton

ROAD

TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
3'	3'	5'
NUMBER OF TRENCHES		4'
TOTAL LENGTH		240'
ABSORPTION AREA		2200
DISTRIBUTION BOX LEVEL		✓
DISTRIBUTION BOX BAFFLE		✓
DISTRIBUTION BOX PORT		✓

SEPTIC TANK DATA	
SEPTIC TANK 1 LEVEL ✓	
CAPACITY	1500 GAL
SEAM LOC	Top
TANK LID DEPTH	1'
BAFFLES	✓
BAFFLE FILTER	✓
MANHOLE LOC	Front
6" PORT LOC	✓
WATERTIGHT TEST ✓	
SEPTIC TANK 2 LEVEL	
CAPACITY	GAL
SEAM LOC	
TANK LID DEPTH	
BAFFLES	N/A
BAFFLE FILTER	N/A
MANHOLE LOC	
6" PORT LOC	
WATERTIGHT TEST	

PRE-CONSTRUCTION 9/20/02 House changed, Install (4) 60's w/ DB 60' from left side. Right side trenches will be slightly out of SD (SO)

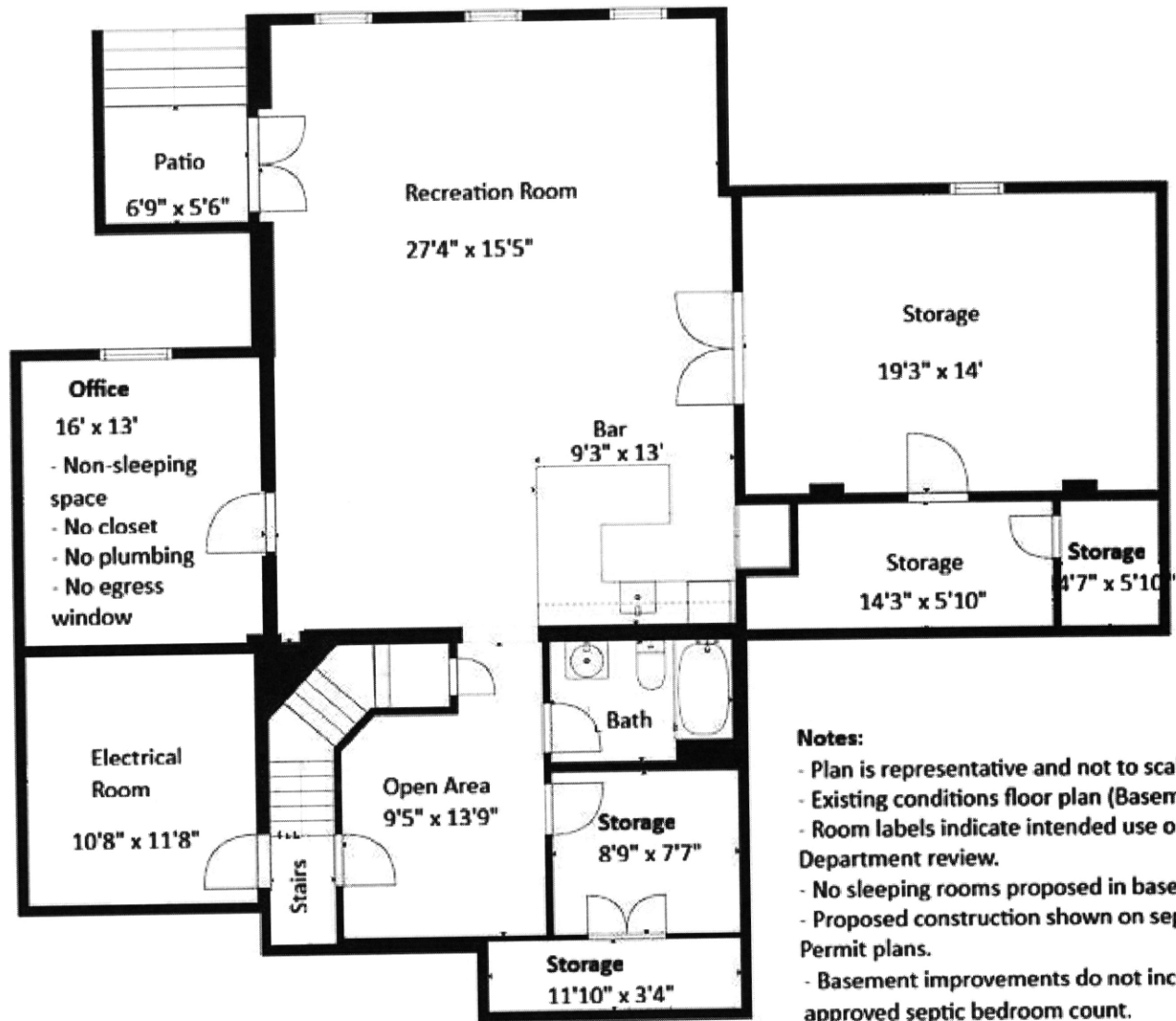
INSTALLATION 9/25/02 Tank set, OK to cover (SO) 10/2/02 OK to cover all work (SO)

FINAL INSPECTOR

DATE OF APPROVAL

BUILDING PERMIT SIGNED

DATE



Notes:

- Plan is representative and not to scale.
- Existing conditions floor plan (Basement).
- Room labels indicate intended use only for Health Department review.
- No sleeping rooms proposed in basement.
- Proposed construction shown on separate Building Permit plans.
- Basement improvements do not increase the approved septic bedroom count.

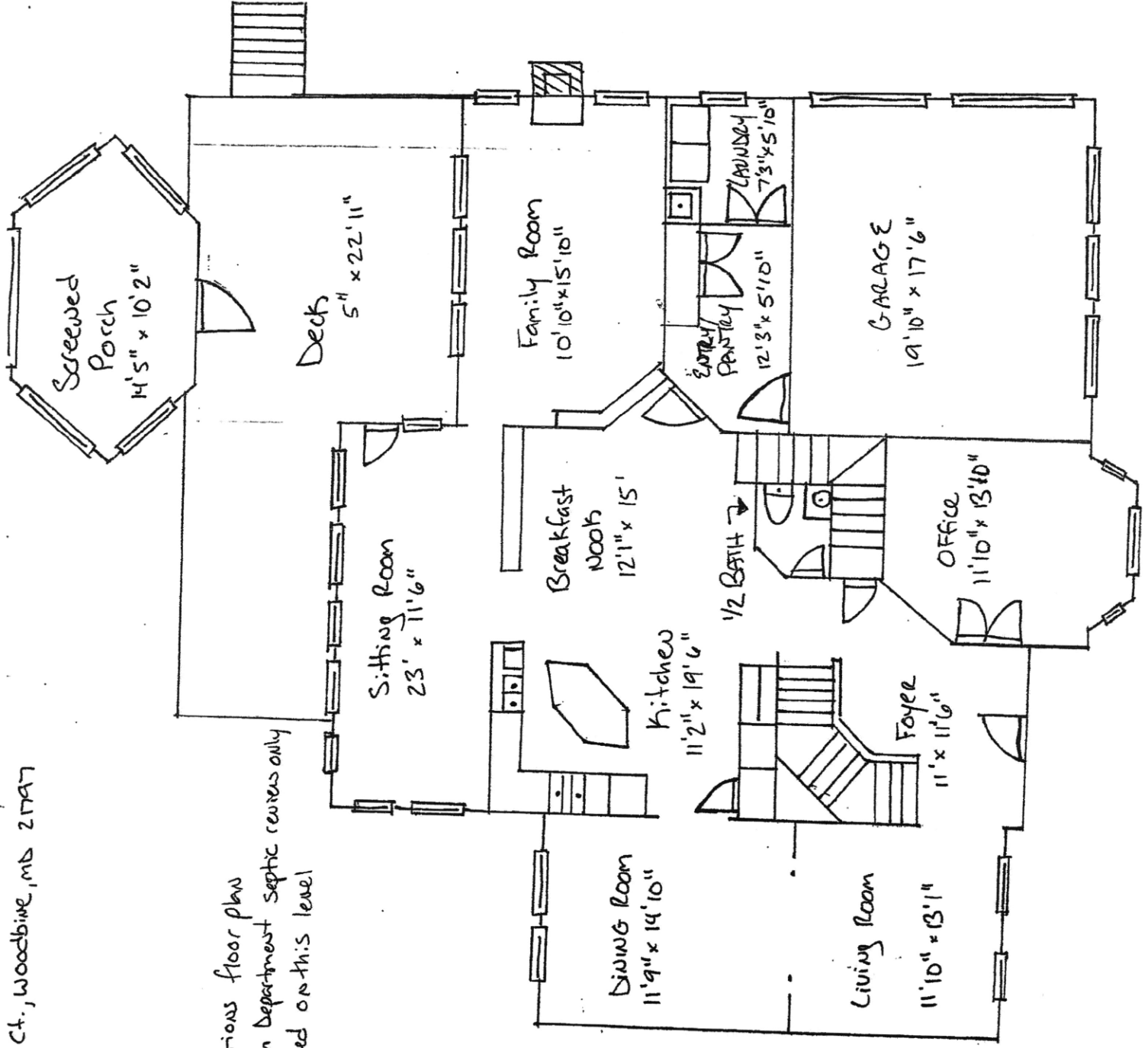
Existing basement floor plan – no proposed work shown

16825 Cotton Ct., Woodbine, MD 21797

1st Level

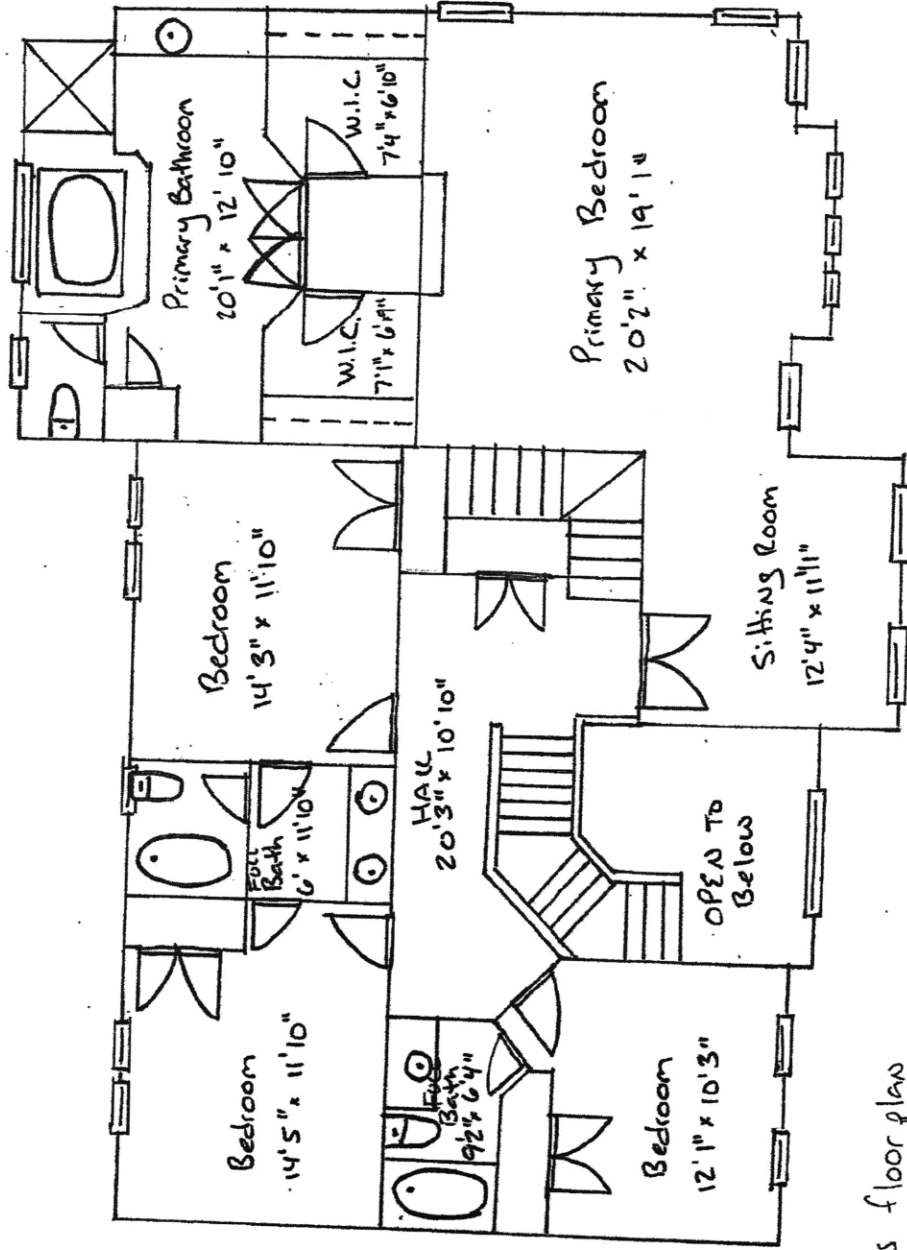
Notes

- Existing conditions floor plan
- Provided for Health Department septic review only
- No changes proposed on this level



16825 Colton Ct., Woodbine, MD 21797

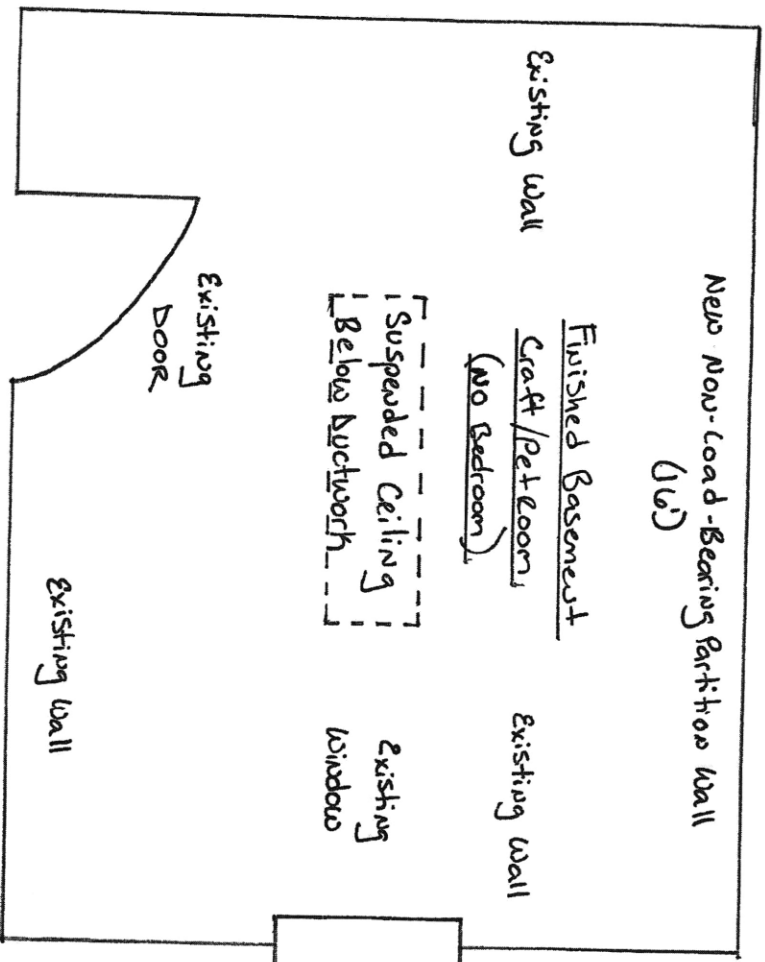
2nd Level



Notes:

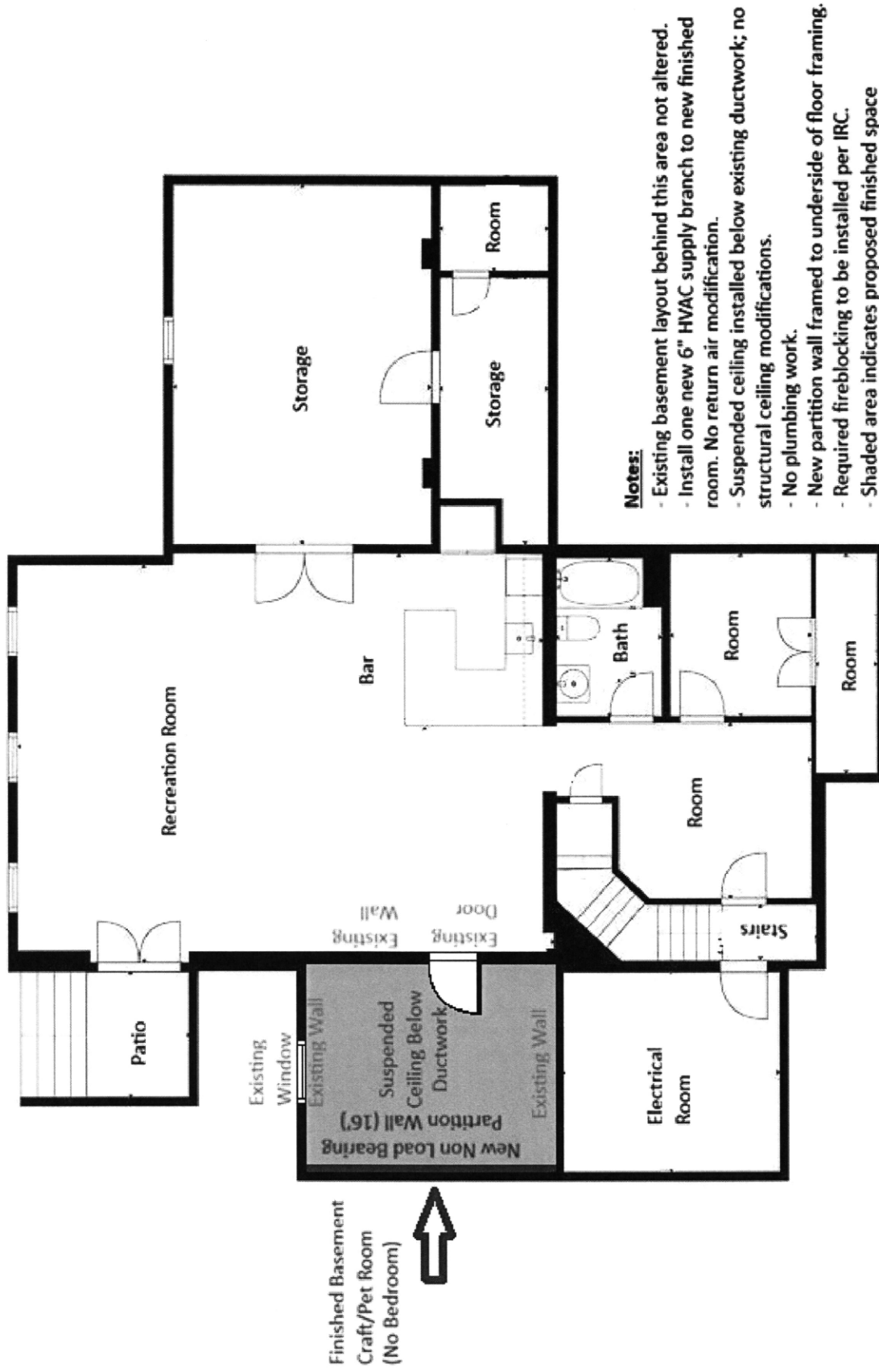
- Existing conditions floor plan
- Provided for Health Department septic review only
- No changes proposed on this level

Partial Basement layout - Area of work only (Not to Scale)



Notes:

- Existing basement layout beyond this area not altered.
- Install one new 6" HVAC supply branch to finished room.
- No return air modifications.
- Suspended ceiling below ductwork.
- No plumbing work.
- Required fireblocking to be installed per IBC.



Eshenbaugh, Melanie

From: Eshenbaugh, Melanie
Sent: Thursday, January 29, 2026 4:48 PM
To: 'SMB Home Improvements LLC'
Subject: RE: B26000033

Good afternoon Shawn,

I would need to discuss this response internally with my supervisor since this may involve more details that I am unfamiliar with, possibly involving building code. Once I have an answer for you, I will relay the information to you. Hopefully, this will help in moving this permit process along. Thank you kindly and have a nice evening.

Melanie Eshenbaugh
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
www.hchealth.org



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From: SMB Home Improvements LLC <smbhomeimprovementsllc@gmail.com>
Sent: Wednesday, January 28, 2026 4:01 PM
To: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Subject: Re: B26000033

WARNING!!!

This email originated from someone outside of Howard County
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unless you recognize the sender and know for sure that the content is safe

Hi Melanie,

Thank you for your detailed explanation and for outlining the available options. I really appreciate the guidance.

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Hi Melanie,

Thank you for your message and for taking the time to review the plans. I have attached simplified floor plans for the 1st and 2nd levels of the residence as requested showing the rooms labeled with their intended use, dimensions, doors, windows, and bathrooms.

The basement plan has also been updated to clearly identify the proposed office as a non-sleeping space. The room does not include a closet, plumbing, or an egress window, and the basement improvements do not increase the approved septic bedroom count.

Please let me know if you need anything further or if any additional clarification would be helpful.

Thank you again for your assistance.

Best regards,
Shawn Bowser
SMB Home Improvements, LLC
MHIC 149317
443-300-7558

On Mon, Jan 26, 2026 at 5:25 PM Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov> wrote:

Good afternoon,

After review of the submitted plans for the building permit (B26000033) proposal of a craft/pet room, we kindly request that you submit simplified floor plans for the 1st & 2nd levels of the residence in order to determine whether the septic system is adequate for both the existing and proposed living space improvement. Currently, the HD septic permit is approved for a 4-bedroom home and the room proposed meets the bedroom definition in Howard County code (see attached). The Howard County 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. Since the proposed additions/renovations to the existing dwelling includes finishing a room in the basement, we must review simplified floor plans of all levels to move forward with the building permit approval process. The floor plans must contain a diagram of each room with dimensions, labeled with intended use and level of the dwelling including windows, doors, plumbing fixtures, and/or labeling of half/full bathrooms. Please let me know if you have any questions and thank you kindly.

Melanie Eshenbaugh

Eshenbaugh, Melanie

From: Eshenbaugh, Melanie
Sent: Wednesday, January 28, 2026 2:39 PM
To: 'SMB Home Improvements LLC'
Subject: RE: B26000033
Attachments: A59946-F_04-365607_16825_COLTON_COURT (1).pdf

Good afternoon,

After review of the existing floor plans, it has been determined that the septic system is undersized based on the number of rooms in the home that meet our bedroom definition (septic system adequate for 4 bedrooms). The property owner would be able to either modify the existing rooms to keep the same number of bedrooms approved on the septic permit (see attached record) or upgrade the septic system to be sized appropriately based on the total number of bedrooms reflected on the floor plans (currently 6 rooms meet our bedroom definition). As specified in the bedroom definition that was previously provided, a bedroom is 90 sq. ft. or greater in size, with 1 window and 1 interior door. For a room to not meet our HCHD bedroom definition (HC Section 3.801), it must not have a closet AND can meet any of 1 of these 3 criteria: built-in bookcases that are around the perimeter of room; a minimum of a 4' wide opening, without doors into another room; or a half wall (4' max. height) between the room (any room not intended as a bedroom e.g. office, storage, etc.) and another room. If the property owner would like to upgrade the septic system, then a certified (MDE) engineered onsite sewage disposal system (OSDS) plan would need to be submitted to the HD office for review. After approval of the OSDS plan, then a licensed septic contractor would need to pull a septic permit in our office to upgrade the septic tank and trenching to be adequate for the property. Please let me know if you need any further clarification and thank you kindly.

Melanie Eshenbaugh
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
www.hchealth.org



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From: SMB Home Improvements LLC <smbhomeimprovementsllc@gmail.com>
Sent: Tuesday, January 27, 2026 10:07 AM
To: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Subject: Re: B26000033

WARNING!!!

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This is my first time pulling a building permit in Howard County, so I want to be sure I clearly understand the Health Department requirements before revising and resubmitting plans.

For the basement office, I wanted to confirm whether permanent built-in bookcase shelving, constructed as individual fixed shelves mounted on steel L-brackets fastened directly into wall studs, would satisfy the exception criteria you referenced. As a general example, the shelving would be approximately 10–12 inches deep, extend 6–8 feet along one wall, and include multiple fixed rows so the room cannot function as a sleeping space.

Before discussing specific changes with the property owner or revising the drawings, I wanted to confirm that this general approach would be acceptable for the Health Department review.

Additionally, please let me know if any other revisions or clarifications are needed on the drawings to address the bedroom count noted in your review.

Thank you again for your time and assistance.

Best regards,
Shawn Bowser
SMB Home Improvements, LLC
MHIC 149317
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