

310003597

Building Address: 3855 MANOR LANE
ELLCOTT CITY, MD 21042

Suite/Apt. #: _____ SDP/WP/BA #: _____

Census Tract: _____ Subdivision: _____

Section: _____ Area: _____ Lot: 1

Tax Map: 23 Parcel: 148 Grid: 17

Zoning: _____ Map Coordinates: 11 B10 Lot Size: _____

Property Owner's Name: BEVERLY AND JIAN CARROLL

Address: 3841 MANOR LANE

City: ELLCOTT CITY State: MD Zip Code: 21042

Home Phone: 410 490-2069 Work Phone: 410 490-3139

Applicant's Name & Mailing Address, (If other than stated herein): _____

Phone: _____ Fax: _____

Email: _____

Existing Use: _____

Proposed Use: RESIDENTIAL SWIMMING POOL

Estimated Construction Cost: \$ 38,000.00

Description of Work: NEW INSTALLATION SWIMMING POOL, POOL SIZE 15' X 34' 3-8' DEEP

Contractor Company: ATS POOL CONST. AND SERVICE

Contact Person: WAYNE MOORE

Address: 13761-A TRAVILAH RD

City: ROCKVILLE State: MD Zip Code: 20850

License No.: 126523

Phone: 301 294-9901 Fax: 301 294-9904

Email: WMOORE@POOLS-WORLD.COM

Occupant or Tenant: _____

Was tenant space previously occupied? Yes No

Contact Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____

Email: _____

Engineer/Architect Company: BLACKWELL ENGINEERING

Responsible Design Prof.: WILLIAM BLACKWELL

Address: 8757 BUCKLAND MILL RD.

City: AINESVILLE State: VA Zip Code: 20155

Phone: 703 754-9358 Fax: 703 753-0939

Email: _____

BUILDING DESCRIPTION - COMMERCIAL	
Building Characteristics	Utilities
Height:	<u>Water Supply</u>
No. of stories:	<input type="checkbox"/> Public
Gross area, sq. ft./floor:	<input type="checkbox"/> Private
Area of construction (sq. ft.):	<u>Sewage Disposal</u>
	<input type="checkbox"/> Public
	<input type="checkbox"/> Private
Use group:	Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
<u>Construction type:</u>	<u>Heating System</u>
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Masonry	<u>Sprinkler System:</u>
<input type="checkbox"/> Wood Frame	<input type="checkbox"/> N/A
<input type="checkbox"/> State Certified Modular	<input type="checkbox"/> Full
	<input type="checkbox"/> Partial
	<input type="checkbox"/> Other Suppression
	No. of Heads: _____

BUILDING DESCRIPTION - RESIDENTIAL	
Building Characteristics	Utilities
<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	<u>Water Supply</u>
<u>Depth</u> <u>Width</u>	<input type="checkbox"/> Public
1 st floor:	<input checked="" type="checkbox"/> Private
2 nd floor:	<u>Sewage Disposal</u>
Basement:	<input type="checkbox"/> Public
<input type="checkbox"/> Finished Basement	<input checked="" type="checkbox"/> Private
<input type="checkbox"/> Unfinished Basement	Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Crawl Space	Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Slab on Grade	<u>Heating System</u>
No. of Bedrooms:	<input type="checkbox"/> Electric
<u>Multi-family Dwelling</u>	<input type="checkbox"/> Oil
No. of efficiency units:	<input type="checkbox"/> Natural Gas
No. of 1 BR units:	<input type="checkbox"/> Propane Gas
No. of 2 BR units:	
No. of 3 BR units:	
Other Structure:	
Dimensions:	
Footings:	
Roof:	
<input type="checkbox"/> State Certified Modular	
<input type="checkbox"/> Manufactured Home	

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 THERETO; (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.

WAYNE MOORE
 Applicant's Signature
WMOORE@POOLS-WORLD.COM
 Email Address

WAYNE MOORE
 Print Name
11/17/10
 Date

V.P. OF OPERATIONS, ATS POOL CONST. AND SERVICE
 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	<u>11/17/10</u>	<u>Debra Satt</u>
Fire Protection		

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START
 ONE STOP SHOP

DPZ SETBACK INFORMATION

Front: _____

Rear: _____

Side: _____

Side St.: _____

All minimum setbacks met? Yes No

Is Entrance Permit Required? Yes No

Historic District? Yes 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	\$

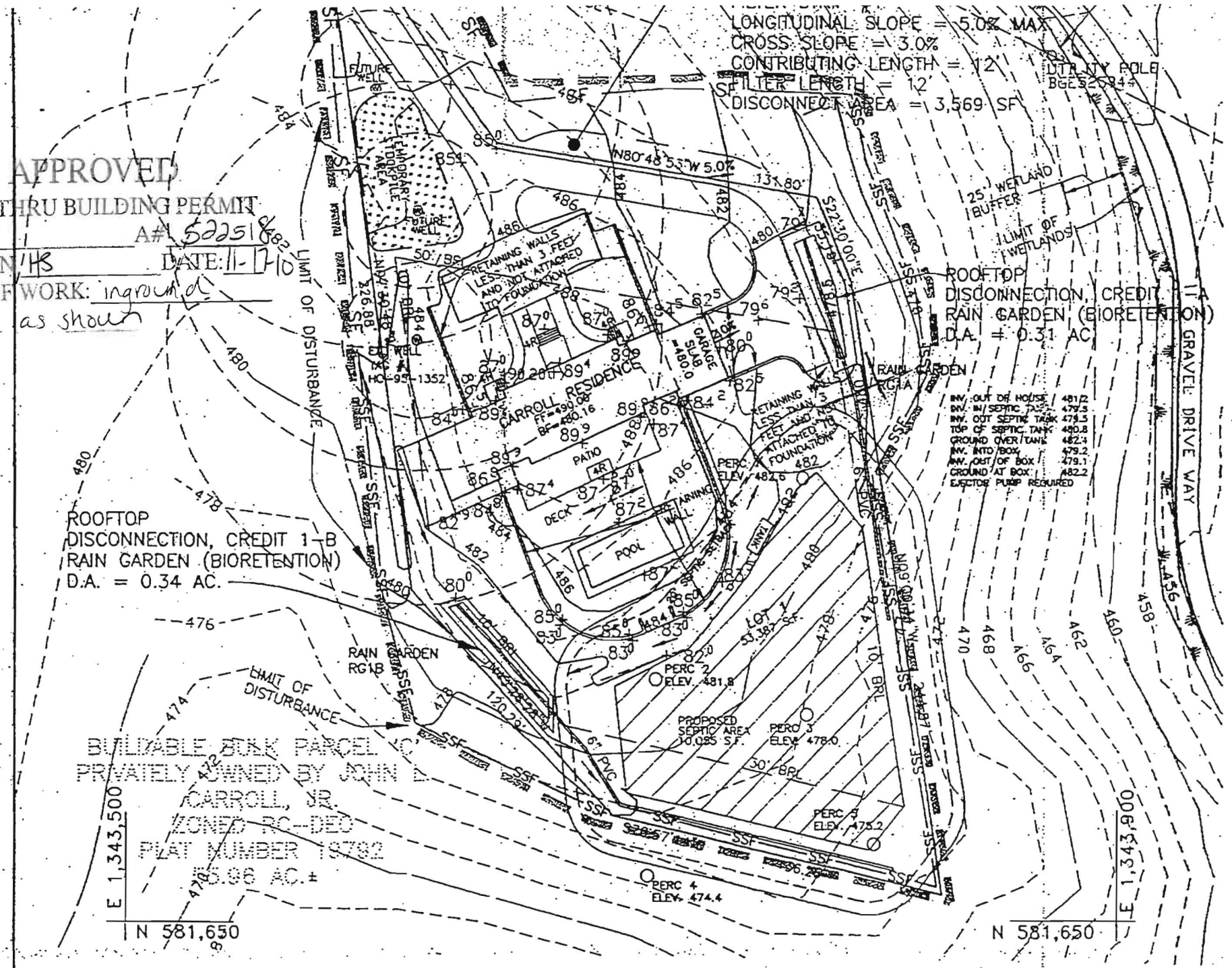
LONGITUDINAL SLOPE = 5.0% MAX
 CROSS SLOPE = 3.0%
 CONTRIBUTING LENGTH = 12'
 FILTER LENGTH = 12'
 DISCONNECT AREA = 3,569 SF

APPROVED

WALKTHRU BUILDING PERMIT
 BP# _____ A# 52251882
 APPLICANT HS DATE: 11-17-10
 DESC OF WORK: *inground pool as shown*

ROOFTOP DISCONNECTION, CREDIT 1-B
 RAIN GARDEN (BIORETENTION)
 D.A. = 0.34 AC.

BUILDABLE BULK PARCEL
 PRIVATELY OWNED BY JOHN
 CARROLL, JR.
 ZONED RC-DEO
 PLAT NUMBER 19792
 10.96 AC. ±



ROOFTOP DISCONNECTION, CREDIT 1-B
 RAIN GARDEN (BIORETENTION)
 D.A. = 0.31 AC

IN, OUT OF HOUSE 481.2
 IN, IN SEPTIC TANK 479.5
 IN, OUT SEPTIC TANK 479.5
 TOP OF SEPTIC TANK 480.8
 GROUND OVER/TANK 482.4
 IN, INTO BOX 479.2
 IN, OUT OF BOX 479.1
 GROUND AT BOX 482.2
 EJECTOR PUMP REQUIRED

NO.	DATE

BENCHMAR
 ENGINEERS & LAND SURVEYORS &
ENGINEERING

8180 BALTIMORE AVENUE, PRIC A
 ELLICOTT CITY, MARYLAND 21117
 PHONE: 410-490-6105 & FAX: 410-490-6106
 www.benchmark-engineering.com

OWNER:
 BEVERLY AND IAN CARROLL
 3841 MANOR LANE
 ELLICOTT CITY, MARYLAND 2104
 410-490-2069

NOTE: THE LANDSCAPING SHOWN ON THIS PLAN IS TO BE IN COMPLIANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL. THE LANDSCAPE SPECIES SHOWN ARE INTENDED TO BE GUIDE ONLY, SUBSTITUTES ARE ALLOW AS LONG AS THEY ARE PERMIT SPECIES AND FULFILL THE INTENT OF THE DESIGN MANUAL AND THIS PLAN.

PLAN VIEW
 SCALE: 1" = 30'

NOTES:
 1. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 2. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT.

Permits: 410-313-2455
 Inspections: 410-313-1810
 Automated Line: 410-313-3800

Howard County Building/Fire Permit Application
 Department of Inspections, Licenses & Permits
 3430 Court House Drive
 Ellicott City, MD 21043

Permit Number:

B10003510

Building Address: 3855 MANOR LANE
ELLCOTT CITY, MD 21042

Suite/Apt. # _____ SDP/WP/BA #: _____

Census Tract: _____ Subdivision: _____

Section: _____ Area: 1 Lot: 1

Tax Map: 23 Parcel: 148 Grid: 23

Zoning: _____ Map Coordinates: _____ Lot Size: 1.226

Existing Use: _____

Proposed Use: _____

Estimated Construction Cost: \$ 2,000.00

Description of Work: INSTALL A BURIED
500 GALLON PROPANE TANK

Occupant or Tenant: _____

Was tenant space previously occupied? Yes No

Contact Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____

Email: _____

Property Owner's Name: JOHN L. CANNON, JR.

Address: 3855 MANOR LANE

City: ELLCOTT CITY, MD Zip Code: 21042

Home Phone: _____ Work Phone: _____

Applicant's Name & Mailing Address, (if other than stated herein): _____

Phone: _____ Fax: _____

Email: JOHN.L.CANNON@MSN.COM

Contractor Company: THOMPSON GAS

Contact Person: DOUG MAC MASTER

Address: 6704 OLD NATIONAL PIKE

City: BANDSBOLE State: MD Zip Code: 21713

License No.: 66003

Phone: 3012575472 Fax: 3013098215

Email: DOUG.M@THOMPSONGAS.COM

Engineer/Architect Company: _____

Responsible Design Prof.: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____

Email: _____

BUILDING DESCRIPTION - COMMERCIAL	
Building Characteristics	Utilities
Height:	<u>Water Supply</u>
No. of stories:	<input type="checkbox"/> Public
Gross area, sq. ft./floor:	<input type="checkbox"/> Private
Area of construction (sq. ft.):	<u>Sewage Disposal</u>
Use group:	Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
<u>Construction type:</u>	<u>Heating System</u>
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Masonry	<u>Sprinkler System:</u>
<input type="checkbox"/> Wood Frame	<input type="checkbox"/> N/A
<input type="checkbox"/> State Certified Modular	<input type="checkbox"/> Full
	<input type="checkbox"/> Partial
	<input type="checkbox"/> Other Suppression
	No. of Heads:

BUILDING DESCRIPTION - RESIDENTIAL	
Building Characteristics	Utilities
<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	<u>Water Supply</u>
Depth	<input type="checkbox"/> Public
Width	<input checked="" type="checkbox"/> Private
1 st floor:	
2 nd floor:	<u>Sewage Disposal</u>
Basement:	<input type="checkbox"/> Public
<input type="checkbox"/> Finished Basement	<input checked="" type="checkbox"/> Private
<input type="checkbox"/> Unfinished Basement	Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Crawl Space	Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Slab on Grade	<u>Heating System</u>
No. of Bedrooms:	<input type="checkbox"/> Electric
<u>Multi-family Dwelling</u>	<input type="checkbox"/> Oil
No. of efficiency units:	<input type="checkbox"/> Natural Gas
No. of 1 BR units:	<input type="checkbox"/> Propane Gas
No. of 2 BR units:	<u>620 THERMAL</u>
No. of 3 BR units:	
Other Structure:	
Dimensions:	
Footings:	
Roof:	
<input type="checkbox"/> State Certified Modular	
<input type="checkbox"/> Manufactured Home	

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 THERETO; (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: [Signature] Print Name: J. RANDALL THOMPSON

Email Address: RTHOMP1@thompsongas.com Date: 11/12/10

Title/Company: PRESIDENT / CEO THOMPSON GAS

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	<u>11-12-10</u>	<u>[Signature]</u>
Fire Protection		

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START
 ONE STOP SHOP

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	\$

<small>DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS 3430 COURT HOUSE DRIVE ELLCOTT CITY, MD 21043 PERMITS (410) 313-2655 INSPECTIONS (410) 313-1610 AUTOMATED INFORMATION (410) 313-3800</small>	<h2 style="margin:0;">HOWARD COUNTY PERMIT APPLICATION</h2>	<h2 style="margin:0;">PERMIT NUMBER</h2> <p style="font-size: 1.5em; margin:0;">B09000215</p>
Building Address <u>3855 MANOR LANE</u> <u>ELLCOTT CITY MD 21042</u> Suite/Apt. #: <u>N/A</u> SDP/WP/Petition #: _____ Census Tract <u>6023.01</u> Subdivision <u>CARROLL/ZIEGLER PARK</u> Section <u>N/A</u> Area <u>N/A</u> Lot <u>1</u> Tax Map <u>23</u> Parcel <u>148</u> Grid <u>17</u> Zoning _____ Map Coordinates _____ Lot size <u>1.23 A</u>	Property Owner's Name <u>JOHN L. CARROLL JR</u> Address <u>3841 MANOR LANE</u> City <u>ELLCOTT CITY</u> State <u>MD</u> Zip Code <u>21042</u> Phone <u>410-490-2069</u> Phone <u>410-480-2045</u> Applicant's Name & Mailing Address, (if other than stated hereon): _____ Phone _____ Fax _____	
Existing Use <u>FARM</u> Proposed Use <u>SINGLE FAMILY DETACHED DWELLING</u> Estimated Construction Cost \$ <u>1,100,000.00</u> Description of Work <u>CONSTRUCT NEW SINGLE FAMILY HOUSE</u>	Contractor Company <u>MARYLAND CONSTRUCTION SERVICES, INC</u> Contact Person <u>STEPHEN BLUES</u> Address <u>3500 MANOR LANE</u> City <u>ELLCOTT CITY</u> State <u>MD</u> Zip Code <u>21042</u> License No. <u>50547</u> Phone <u>410-984-8546</u> Fax <u>410-203-2867</u>	
Occupant or Tenant _____ Contact Name <u>JOHN L. CARROLL JR.</u> Address <u>3841 MANOR LANE</u> City <u>ELLCOTT CITY</u> State <u>MD</u> Zip Code <u>21042</u> Phone <u>410-490-2069</u> Fax _____	Engineer or Architect Company <u>RONALD JOHNSTON</u> Contact Person <u>RONALD JOHNSTON</u> Address <u>11407 BARLEY FIELD WAY</u> City <u>MARLITTSVILLE</u> State <u>MD</u> Zip Code <u>21104</u> Phone <u>410-442-3667</u> Fax _____	

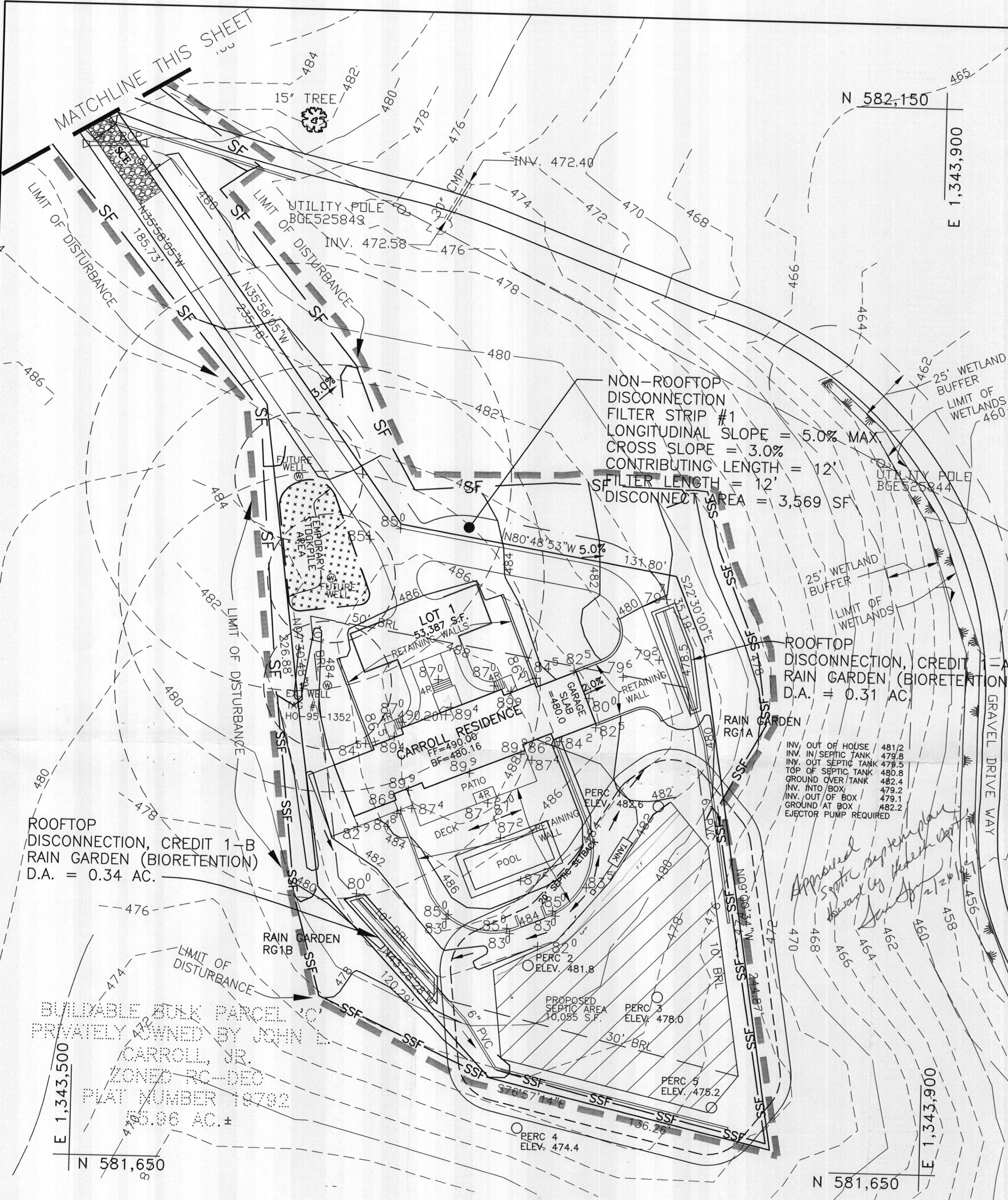
BUILDING DESCRIPTION - <u>COMMERCIAL</u>		BUILDING DESCRIPTION - <u>RESIDENTIAL</u>	
<u>Building Characteristics</u> Height: _____ No. of stories: _____ Gross area, sq. ft. per floor: _____ Use group: _____ Construction type: <input type="checkbox"/> Reinforced Concrete <input type="checkbox"/> Structural Steel <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> State Certified Modular	<u>Utilities</u> Water Supply: <input type="checkbox"/> Public <input type="checkbox"/> Private Sewage Disposal: <input type="checkbox"/> Public <input type="checkbox"/> Private Electric Yes <input type="checkbox"/> No <input type="checkbox"/> Gas Yes <input type="checkbox"/> No <input type="checkbox"/> Heating System: Electric <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/> Sprinkler system: <u>N/A</u> <input type="checkbox"/> <input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Other Suppression <input type="checkbox"/> # of Heads _____	<u>Building Characteristics</u> SF Dwelling <input checked="" type="checkbox"/> SF Townhouse <input type="checkbox"/> <u>Depth</u> _____ <u>Width</u> _____ 1st floor: <u>3249 sq ft</u> 2nd floor: <u>2461 sq ft</u> Basement: <u>2461 sq ft</u> Finished Basement <input type="checkbox"/> Unfinished Basement <input type="checkbox"/> <input type="checkbox"/> Crawl space <input type="checkbox"/> Slab on Grade <input type="checkbox"/> No. of Bedrooms <u>5</u> Height: _____ Multi-family dwellings: No. of efficiency units: _____ No. of 1 BR units: _____ No. of 2 BR units: _____ No. of 3 BR units: _____ Other Structure: <u>N/A</u> Dimensions: _____ Footings: _____ Roof Height: _____ <input type="checkbox"/> State Certified Modular <input type="checkbox"/> Manufactured Home	<u>Utilities</u> Water Supply: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private Sewage Disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private Electric Yes <input type="checkbox"/> No <input type="checkbox"/> Gas Yes <input type="checkbox"/> No <input type="checkbox"/> Heating System: Electric <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/> Sprinkler system: <u>N/A</u> <input type="checkbox"/> <input type="checkbox"/> NFPA #13D <input type="checkbox"/> NFPA #13R <input type="checkbox"/> Other: _____

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 THERETO; (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.

<u>Applicant's Signature</u> 	<u>Print Name</u> <u>STEPHEN BLUES</u>
<u>Title/Company</u> <u>RESIDENT - MARYLAND CONSTRUCTION SVCS, INC</u>	<u>Date</u> <u>2/19/09</u>

Checks payable to: **DIRECTOR OF FINANCE OF HOWARD COUNTY**
 ** PLEASE WRITE NEATLY AND LEGIBLY. **
 - FOR OFFICE USE ONLY -

AGENCY	DATE	SIGNATURE APPROVAL	DPZ SETBACK INFORMATION	PROPERTY ID#:
Land Development, DPZ			Front: _____	Filing fee \$ _____
State Highways			Rear: _____	Permit fee \$ _____
Building Official			Side: _____	Excise tax \$ _____
Dev. Engineering, DPZ			Side St.: _____	Add'l per. fee \$ _____
Health	<u>2/24/09</u>		All minimum setbacks met?	TOTAL FEES \$ _____
Fire Protection			YES <input type="checkbox"/> NO <input type="checkbox"/>	Sub-total paid \$ _____
Is Sediment Control approval required prior to issuance?			Is Entrance Permit required?	Balance due \$ _____
YES <input type="checkbox"/> NO <input type="checkbox"/>			YES <input type="checkbox"/> NO <input type="checkbox"/>	Check # <u>2576</u>
CONTINGENCY CONSTRUCTION START: <input type="checkbox"/>			Historic District?	Validation # _____
ONE STOP SHOP: <input type="checkbox"/>			YES <input type="checkbox"/> NO <input type="checkbox"/>	
			Lot Coverage for NewTown Zone _____	
			SDP/Red-line approval date _____	Accepted by <u>_____</u>



MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE APPENDIX A, TABLE A.4	N/A	PLANTINGS ARE SITE SPECIFIC
PLANTING SOIL (2" TO 4" DEEP)	SAND, 30-40% (MAXIMUM) CLAY 0-2%	N/A	USDA SOIL TYPES: LOAMY SAND, SANDY LOAM OR LOAM
MULCH	SHREDED HARDWOOD (CLASS 1)	N/A	AGED 6 MONTHS, MINIMUM FOR USE AS NECESSARY BENEATH UNDERDRAINS ONLY
GEOTEXTILE (CLASS 1)	APPROPRIATE OPENING SIZE (ASTM 3851-1)	N/A	FOR USE AS NECESSARY BENEATH UNDERDRAINS ONLY
UNDERDRAIN GRAVEL	ASTM M-43	0.375" TO 0.750"	
UNDERDRAIN PIPING	FRP, 1" PER 2" OR 2" PER 4"	4" TO 8" RIGID PVC 2" DIA. OR 4" DIA. PER 2"	3/8" PERFORATED 6" O.C. 4 HOLES PER ROW, MINIMUM OF 3" OF GRAVEL OVER PIPES, NOT NECESSARY UNDERNEATH PIPES

OPERATION & MAINTENANCE SCHEDULE FOR RAIN GARDENS

- ANNUAL MAINTENANCE OF PLANT MATERIAL AND MULCH LAYER IS REQUIRED. MAINTENANCE OF MULCH IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH-OUT. ANY REPLACEMENT OF MULCH SHALL BE MAINTENANCE WILL ADDRESS DEAD MATERIAL & PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN THE SPRING AND FALL. THIS INSPECTION WILL INCLUDE: REMOVAL OF DEAD & DISEASED VEGETATION CONSIDERED BEYOND TREATMENT OF ALL DISEASED TREES & SHRUBS; AND REPLACEMENT OF ALL DEFICIENT STAKES & WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE THE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS-NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

RAIN GARDEN - PLANTING DATA

- PLANTINGS WITHIN THE PONDING AREA OF THE RAIN GARDEN ARE TO BE OF A MEDIUM TO HIGH WATER TOLERANCE. SUGGESTED SPECIES: (SEE NOTE 1)
- PLANTINGS ALONG THE PERIMETER (BENCH) AREA OF THE RAIN GARDEN ARE TO BE OF A LOW TO MEDIUM WATER TOLERANCE. SUGGESTED SPECIES: (SEE NOTE 1)
- AVOID PLANTINGS WITH EXCESSIVE ROOT MASS IN POND AREA OF THE RAIN GARDEN NEAR O.D.S. PIPE AND UNDERDRAIN.

RAIN GARDEN - PLANTING SCHEDULE

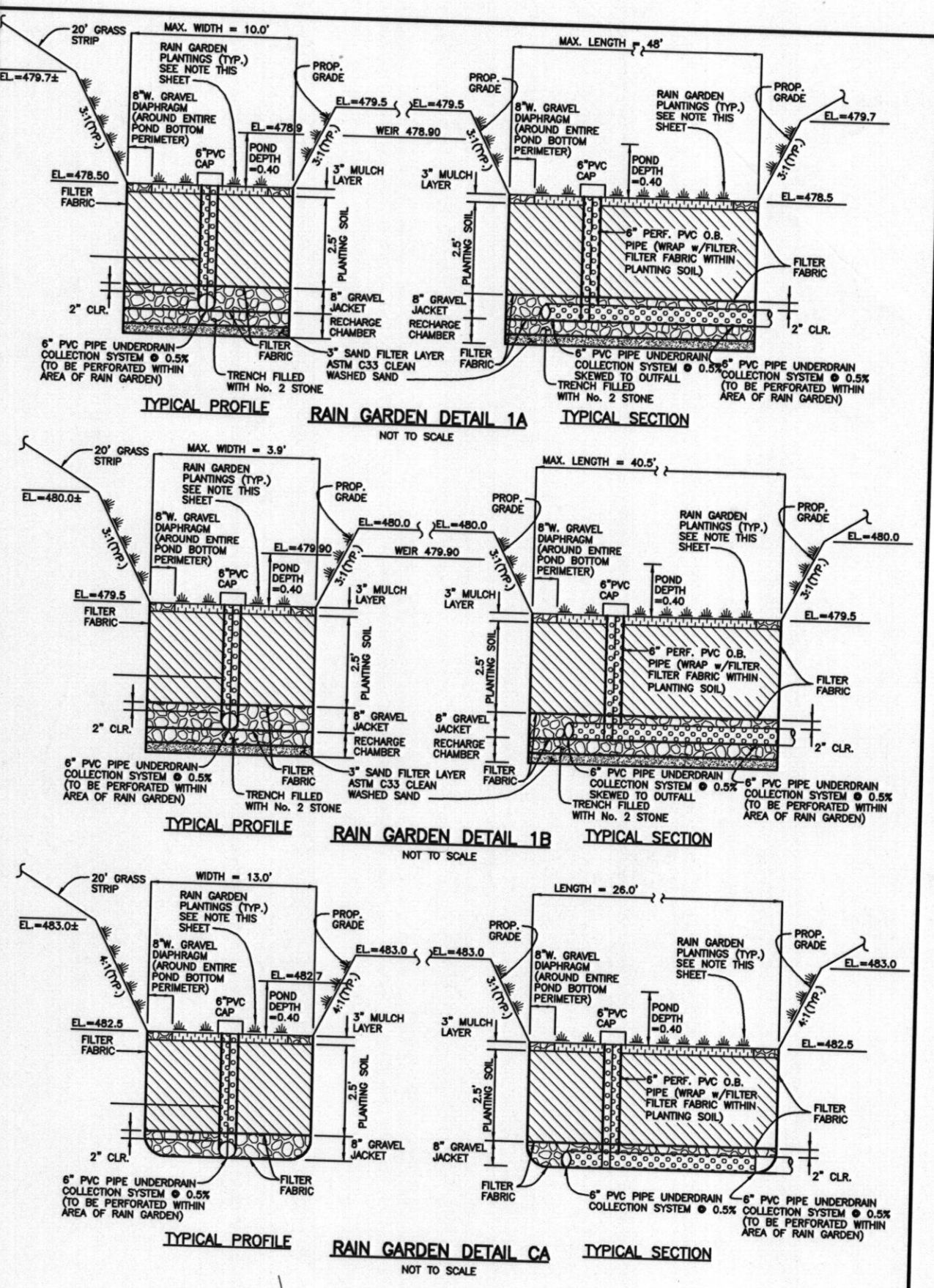
① VINCA MINOR (COMMON PERENNIAL)	30
② AUSTIA REPTAN S (CREEPING BUENUEYES)	16
③ IRIS VERSICOLOR (IRIS)	10
④ HEMEROCALLIS SP (DAYLILY)	10
⑤ ACER RUBRUM (RED MAPLE)	1

RAIN GARDEN DESIGN SUMMARY

FILTER NUMBER	SURFACE AREA (SQ. FT.)	LENGTH (FEET)	WIDTH (FEET)	POUNDING FILTER DEPTH (FEET)	INLET ELEVATION	OUTLET ELEVATION	RECHARGE DEPTH (INCHES)
RG-1A	367	304	307	0.40	478.5	478.0	4.15
RG-1B	333	320	333	0.40	478.5	478.0	4.15
RG-2A	328	336	338	0.40	479.5	479.0	4.15

RAIN GARDEN DIMENSION SUMMARY

FILTER NUMBER	SURFACE AREA (SQ. FT.)	LENGTH (FEET)	WIDTH (FEET)	POUNDING FILTER DEPTH (FEET)	INLET ELEVATION	OUTLET ELEVATION	RECHARGE DEPTH (INCHES)
RG-1A	367	304	307	0.40	478.5	478.0	4.15
RG-1B	333	320	333	0.40	478.5	478.0	4.15
RG-2A	328	336	338	0.40	479.5	479.0	4.15



BUILDABLE BULK PARCEL 'C' PRIVATELY OWNED BY JOHN L. CARROLL, JR. ZONED RC-DEO PLAT NUMBER 19792 55.96 AC. ±

NON-ROOFTOP DISCONNECTION FILTER STRIP #2, CREDIT C-4 LONGITUDINAL SLOPE = 3.3% MAX. CROSS SLOPE = 3.0% CONTRIBUTING LENGTH = 16' FILTER LENGTH = 16' DISCONNECT AREA = 2,452 SF

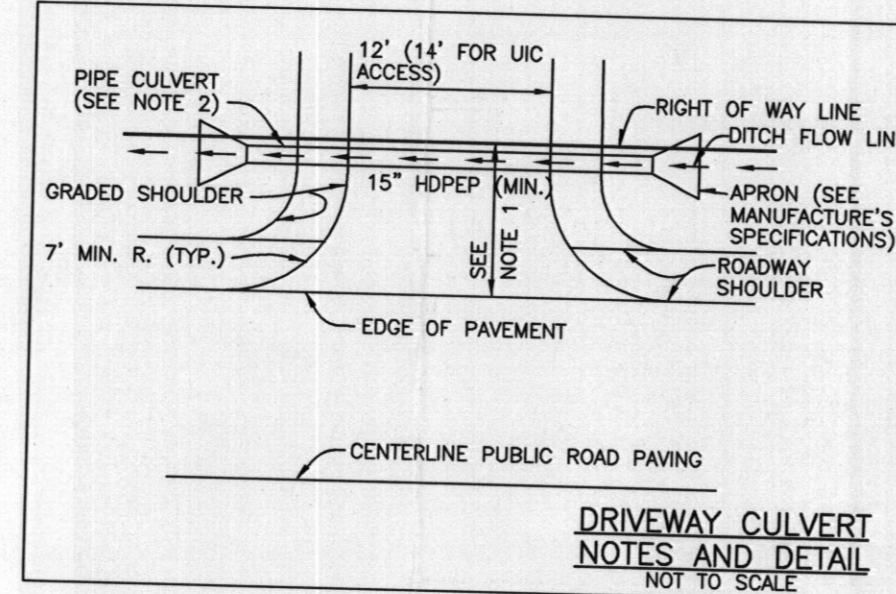
OPEN CHANNEL USE CREDIT C-3 4' WIDE, SLOPE VARIES BETWEEN 3.0% AND 4.7% DRAINAGE AREA = 0.83 AC. IMPERVIOUS AREA = 0.08 ACRES

NON-ROOFTOP DISCONNECTION, CREDIT C-2 RAIN GARDEN (BIORETENTION) D.A. = 0.53 AC.

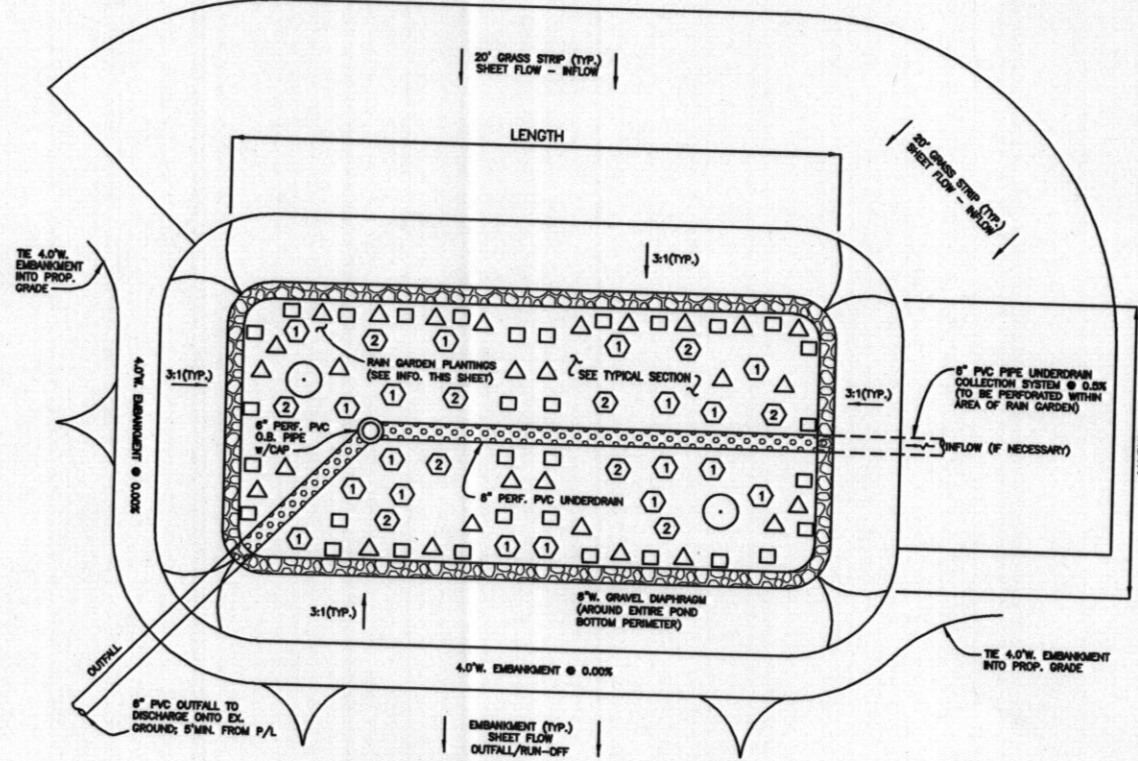
NOTE: THE LANDSCAPING SHOWN ON THIS PLAN IS TO BE IN COMPLIANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL. THE LANDSCAPE SPECIES SHOWN ARE INTENDED TO BE GUIDE ONLY, SUBSTITUTIONS ARE ALLOW AS LONG AS THEY ARE PERMITTED SPECIES AND FULFILL THE INTENT OF THE DESIGN MANUAL AND THIS PLAN.

NOTES:

- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET DISPOSAL IMPROVEMENTS OF AND NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- UNLESS OTHERWISE SHOWN, NO WELLS OR SEWERAGE EASEMENTS ARE LOCATED WITHIN 100 FEET OF THE PROPERTY.
- TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY BENCHMARK ENGINEERING INC. ON OR ABOUT 2-12-07
- EXACT LENGTH OF SEPTIC TRENCHES ARE TO BE DETERMINED BY THE HEALTH DEPARTMENT AT THE TIME OF PERMIT ISSUANCE.
- SPOIL FROM THE TRENCHING OF THE SEPTIC AREA IS TO BE PLACED ON THE UPHILL SIDE OF THE EXCAVATION.
- SELECTIVE CLEARING OF TREES MAY TAKE PLACE IN THE SEPTIC RESERVE AREA AND AROUND THE SEPTIC PIPE AND TANK.
- THE BOUNDARY INFORMATION, SEPTIC LOCATION AND WELL LOCATION ARE BASED ON INFORMATION OBTAINED FROM PLAT NUMBER 19792, CARROLL-ZEGLER PROPERTY LOT 1, BUILDABLE BULK PRESERVATION PARCEL 'C', NON-BUILDABLE BULK PARCELS 'D' THRU 'H', 'J', 'K' AND NON-BUILDABLE PRESERVATION PARCEL 'I' - PLAT NOS. 19840-19842.
- SEPTIC TANK FOR THIS LOT TO BE 2,000 GALLONS.
- THE EXISTING WELL SHOWN ON THIS PLAN, HO-95-1352, HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC. AND IS ACCURATELY SHOWN.



- DRIVEWAY CULVERT NOTES AND DETAIL**
- DRIVEWAY MUST BE PAVED FROM EDGE OF PUBLIC ROAD TO RIGHT OF WAY LINE USING STANDARD PAVING SECTION P-1 AS SHOWN ON STD. NO. R-2.01 OR ALTERNATIVE SECTION EQUAL TO OR BETTER THAN P-1, AS APPROVED BY D.P.W.
 - DRAINAGE CULVERT SHALL BE SIZED FOR A 10 YEAR FREQUENCY STORM.
 - ALL DRIVEWAY CULVERT PIPES TO BE 15" HDPEP OR GREATER TO PREVENT BLOCKING. HDPEP APRONS TO BE INSTALLED AT EACH END OF THE DRIVEWAY CULVERT AND SIZED PER MANUFACTURER'S SPECIFICATIONS. IF A LARGER PIPE IS REQUIRED, DITCH INVERT CAN BE LOWERED TO PROVIDE MIN. DITCH GRADIENT OF 0.5% AND CLEARANCE SHOWN.
 - SMALL FLOW MAY BE PROVIDED OVER DRIVEWAY IF LOCATED AT OR NEAR THE CREST OF A VERTICAL CURVE ON THE PUBLIC ROAD WHERE QUANTITY OF FLOW IS SMALL, AS APPROVED BY D.P.W.
 - IF IN GRADE OF PRIVATE DRIVEWAY SHALL NOT EXCEED 14%.
 - SEE HOWARD COUNTY STANDARD DETAIL R-6.06 FOR ADDITIONAL INFORMATION.



BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 • FAX: 410-465-6644
www.bel-civilengineering.com

OWNER: BEVERLY AND IAN CARROLL
3841 MANOR LANE
ELLICOTT CITY, MARYLAND 21042
410-490-2069

PROJECT: Lot 1
TAX MAP 23, PARCEL 130 148
PRINCIPAL DWELLING

LOCATION: 3855 MANOR LANE
ELLICOTT CITY, MD 21042
TAX MAP NO. 23, GRID NO. 17, PARCEL NO. 130
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: BUILDING PERMIT PLAN

HOUSE TYPE: CARROLL RESIDENCE

DATE: FEBRUARY, 2009 PROJECT NO. 2013

SCALE: 1" = 30' DRAWING 1 OF 1

DESIGN: JC DRAFT: JC

DEPARTMENT OF INSPECTIONS,
 LICENSES & PERMITS
 3430 COURT HOUSE DRIVE
 ELLICOTT CITY, MD 21043
 PERMITS (410) 313-2455
 INSPECTIONS (410) 313-1850

**HOWARD COUNTY
 RESIDENTIAL
 HEATING-VENTILATION-AIR
 CONDITIONING AND
 REFRIGERATION PERMIT
 APPLICATION**

HVACR PERMIT # M/0000459
 BUILDING PERMIT #


BUILDING ADDRESS: 3855 Manor Lane SUITE/APT:
 SUBDIVISION: Carroll-Ziegler Prop.
 CENSUS TRACT: SECTION: AREA: 1
 LOT: 1 TAX MAP: 23 PARCEL: 148
 BLOCK: ZONE:
 PROPERTY ID: MAP COORDINATES:
 TYPE OF IMPROVEMENTS: USE:

OWNERS NAME: Ian Carroll
 ADDRESS: 3855 Manor Lane
 CITY: Ellicott City
 STATE: MD ZIP CODE: 21042
 HOME PHONE: WORK PHONE:

	<u>CHECK ONE</u>	<u>HOW MANY</u>
SINGLE FAMILY DWELLING	<input checked="" type="checkbox"/>	<u>2</u> ZONES
SINGLE FAMILY TOWNHOUSE	<input type="checkbox"/>	___ ZONES
MULTI-FAMILY / HOTEL/MOTEL	<input type="checkbox"/>	___ ROOMS
ASSISTED LIVING HOMES (16 OR FEWER RESIDENTS)	<input type="checkbox"/>	___ ROOMS

COMPANY NAME: Dynatemp, Inc.
 LICENSEE NAME: Thomas G. Hadushaw
 ADDRESS: 12059 Seck Road
 CITY: Silver Spring
 STATE: MD ZIP CODE: 20904
 PHONE: 301.625.6500 HVACR LICENSE NO: 4803

- New
 Heating and Air Conditioning
 Geo Thermal System
 Heating System Only
 Ductless Mini Splits
 Other Work (Describe):
 Thru The Wall Systems

- Replacement
 Heating
 Air Conditioning
 Heating and Air Conditioning
- 4/29/10
 Approved 
- Additions and Alterations
 Heating
 Air Conditioning
 Heating and Air Conditioning

****Replacement Geo Thermal Systems are not required; However, if a tax credit is being sought a permit is required****

Zones

Permit Fee = # of Zones x \$40 =	<u>80.-</u>
Technology Fee (10% of Permit Fee) =	<u>8.-</u>
Plus Application Fee	<u>\$50.00</u>
Total Fees Due =	<u>138.-</u>

Rooms

Permit Fee = # of Rooms x \$80 =	___
Technology Fee (10% of Permit Fee) =	___
Plus Application Fee \$50	<u>\$50.00</u>
Total Fees Due =	___

I HAVE CAREFULLY EXAMINED AND READ THIS APPLICATION AND KNOW IT IS TRUE AND CORRECT. THE WORK DESCRIBED HEREIN WILL BE PERFORMED BY A STATE HVACR LICENSED PERSON(S), AND ALL WORK WILL BE PERFORMED IN COMPLIANCE WITH APPLICABLE CODES AND STANDARDS OF HOWARD COUNTY THE STATE OF MARYLAND.

Thomas G. Hadushaw 4/26/10
 SIGNATURE OF LICENSEE DATE
Thomas G. Hadushaw
 PRINT NAME OF LICENSEE
trish@dynatemp HVAC.com
 Email Address

Validation
 Check Number: 30261
 Cash: _____
 Receipt Number: 203645

Make check payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY



**Load Short Form
Lower Level Sys.
Dynatemp, Inc.**

Job:
Date: February 23, 2009
By: Sasa Prvulovic

12059 Tech Road, Silver Spring, MD 20904 Phone: 301-625-6500 Fax: 301-625-5915 Email: sasa@dynamtempvac.com Web: dynamtempvac.com

Project Information

For: CARROLL RESIDENCE
3841 MANOR LANE, ELILICOTT CITY, MD 21042
Phone: 410 490 2069

Design Information

	Htg	Clg		Infiltration	
Outside db (°F)	17	91	Method		Simplified
Inside db (°F)	70	75	Construction quality		Average
Design TD (°F)	53	16	Fireplaces		0
Daily range	-	M			
Inside humidity (%)	30	50			
Moisture difference (gr/lb)	22	35			

HEATING EQUIPMENT

Make WaterFurnace
Trade ENVISION SERIES DUAL CAPACITY
Model NDV/NDH072A1*1
ARI ref no.

Efficiency 4.04 COP
Heating input 60568 Btuh
Heating output 60568 Btuh
Temperature rise 22 °F
Actual air flow 2450 cfm
Air flow factor 0.047 cfm/Btuh
Static pressure 0.50 in H2O
Space thermostat

COOLING EQUIPMENT

Make WaterFurnace
Trade ENVISION SERIES DUAL CAPACITY
Model NDV/NDH072A1*1
ARI ref no.
Efficiency 17 EER
Sensible cooling 51772 Btuh
Latent cooling 22188 Btuh
Total cooling 73959 Btuh
Actual air flow **2450** cfm
Air flow factor 0.061 cfm/Btuh
Static pressure 0.50 in H2O
Load sensible heat ratio 0.84

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Inlaw Suite	909	16509	12647	781	777
Lower Level	4340	35284	32031	1669	1967
Lower Level Sys.	5249	51793	39889	2450	2450
Other equip loads		0	0		
Equip. @ 0.96 RSM			38294		
Latent cooling			7320		
TOTALS	5249	51793	45614	2450	2450

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Page 2



Load Short Form
Upper Level Sys
 Dynatemp, Inc.

Job:
 Date: February 23, 2009
 By: Sasa Prvulovic

12059 Tech Road, Silver Spring, MD 20904 Phone: 301-625-6500 Fax: 301-625-5915 Email: sasa@dynamtempvac.com Web: dynamtempvac.com

Project Information

For: CARROLL RESIDENCE
 3841 MANOR LANE, ELILICOTT CITY, MD 21042
 Phone: 410 490 2069

Design Information

	Htg	Clg		Infiltration
Outside db (°F)	17	91	Method	Simplified
Inside db (°F)	70	75	Construction quality	Average
Design TD (°F)	53	16	Fireplaces	0
Daily range	-	M		
Inside humidity (%)	30	50		
Moisture difference (gr/lb)	22	35		

HEATING EQUIPMENT

Make WaterFurnace
 Trade ENVISION SERIES DUAL CAPACITY
 Model NDV/NDH064A1*1
 ARI ref no.
 Efficiency 4.14 COP
 Heating input 51275 Btuh
 Heating output 51275 Btuh
 Temperature rise 19 °F
 Actual air flow 2400 cfm
 Air flow factor 0.043 cfm/Btuh
 Static pressure 0.05 in H2O
 Space thermostat

COOLING EQUIPMENT

Make WaterFurnace
 Trade ENVISION SERIES DUAL CAPACITY
 Model NDV/NDH064A1*1
 ARI ref no.
 Efficiency 18.22 EER
 Sensible cooling 47551 Btuh
 Latent cooling 20379 Btuh
 Total cooling 67930 Btuh
 Actual air flow **2400** cfm
 Air flow factor 0.053 cfm/Btuh
 Static pressure 0.05 in H2O
 Load sensible heat ratio 0.87

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Second Floor	3385	43909	44355	1900	2331
Attic zone	1322	11560	7820	500	411
Upper Level Sys	4707	55469	45637	2400	2400
Other equip loads		0	0		
Equip. @ 0.96 RSM			43811		
Latent cooling			6814		
TOTALS	4707	55469	50626	2400	2400

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**Load Short Form
Inlaw Suite
Dynatemp, Inc.**

Job:
Date: February 23, 2009
By: Sasa Prvulovic

12059 Tech Road, Silver Spring, MD 20904 Phone: 301-625-6500 Fax: 301-625-5915 Email: sasa@dynamtempvac.com Web: dynamtempvac.com

Project Information

For: CARROLL RESIDENCE
3841 MANOR LANE, ELILICOTT CITY, MD 21042
Phone: 410 490 2069

Design Information

	Htg	Clg	Method	Infiltration
Outside db (°F)	17	91		Simplified
Inside db (°F)	70	75	Construction quality	Average
Design TD (°F)	53	16	Fireplaces	0
Daily range	-	M		
Inside humidity (%)	30	50		
Moisture difference (gr/lb)	22	35		

HEATING EQUIPMENT

Make n/a
Trade n/a
Model n/a
ARI ref no. n/a

Efficiency n/a

Heating input
Heating output 0 Btuh
Temperature rise 0 °F
Actual air flow 0 cfm
Air flow factor 0 cfm/Btuh
Static pressure 0 in H2O
Space thermostat n/a

COOLING EQUIPMENT

Make n/a
Trade n/a
Cond n/a
Coil n/a
ARI ref no. n/a

Efficiency n/a

Sensible cooling 0 Btuh
Latent cooling 0 Btuh
Total cooling 0 Btuh
Actual air flow 0 cfm
Air flow factor 0 cfm/Btuh
Static pressure 0 in H2O
Load sensible heat ratio 0

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
W.I.C.	64	2272	1181	107	73
Bath. 1	96	1951	1136	92	70
Bedroom #2	320	6754	4586	319	282
Living Room	183	2656	2763	126	170
Kitchen #2	123	1448	2791	69	171
Utility Room	123	1428	190	68	12
Inlaw Suite	909	16509	12647	781	777
Other equip loads		0	0		
Equip. @ 0.96 RSM			12141		
Latent cooling			2133		
TOTALS	909	16509	14274	781	777

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Load Short Form
Lower Level
Dynatemp, Inc.

Job:
Date: February 23, 2009
By: Sasa Prvulovic

12059 Tech Road, Silver Spring, MD 20904 Phone: 301-625-6500 Fax: 301-625-5915 Email: sasa@dynatempvac.com Web: dynatempvac.com

Project Information

For: CARROLL RESIDENCE
3841 MANOR LANE, ELILICOTT CITY, MD 21042
Phone: 410 490 2069

Design Information

	Htg	Clg	Infiltration	Simplified
Outside db (°F)	17	91	Method	Average
Inside db (°F)	70	75	Construction quality	0
Design TD (°F)	53	16	Fireplaces	
Daily range	-	M		
Inside humidity (%)	30	50		
Moisture difference (gr/lb)	22	35		

HEATING EQUIPMENT

Make	n/a
Trade	n/a
Model	n/a
ARI ref no.	n/a
Efficiency	n/a
Heating input	0 Btuh
Heating output	0 °F
Temperature rise	0 cfm
Actual air flow	0 cfm/Btuh
Air flow factor	0 in H2O
Static pressure	n/a
Space thermostat	

COOLING EQUIPMENT

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
ARI ref no.	n/a
Efficiency	n/a
Sensible cooling	0 Btuh
Latent cooling	0 Btuh
Total cooling	0 Btuh
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Great Room	493	5418	4984	256	306
Foyer	346	4756	3324	225	204
PDR 1	25	0	0	0	0
Stp.1	64	0	0	0	0
Kitchen	391	2332	5301	110	326
Dining Room	102	2535	3346	120	205
Mud Room	249	3698	2634	175	162
Pantry	59	1117	1084	53	67
PDR 2	56	835	764	39	47
Laundry	80	1023	2086	48	128
Hall	56	0	0	0	0
Safe Room	73	58	0	3	0
Unfin. Basement	180	1655	449	78	28
Stp.B	56	45	0	2	0
Bath.B	60	575	73	27	4
Unfin. Bsm. 1	866	4042	1304	191	80

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Page 5

Rec. Room	801	5755	6497	272	399
Unfin.Bsm.2	352	1374	151	65	9
CHM	32	66	36	3	2
Lower Level	4340	35284	32031	1669	1967
Other equip loads		0	0		
Equip. @ 0.96 RSM			30750		
Latent cooling			5187		
TOTALS	4340	35284	35937	1669	1967

TOS: HJ TS: 9/11

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Project Information

For: CARROLL RESIDENCE
 3841 MANOR LANE, ELILICOTT CITY, MD 21042
 Phone: 410 490 2069

Design Information

	Htg	Clg		Infiltration	
Outside db (°F)	17	91	Method		Simplified
Inside db (°F)	70	75	Construction quality		Average
Design TD (°F)	53	16	Fireplaces		0
Daily range	-	M			
Inside humidity (%)	30	50			
Moisture difference (gr/lb)	22	35			

HEATING EQUIPMENT

Make	n/a
Trade	n/a
Model	n/a
ARI ref no.	n/a
Efficiency	n/a
Heating input	
Heating output	0 Btuh
Temperature rise	0 °F
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	n/a

COOLING EQUIPMENT

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
ARI ref no.	n/a
Efficiency	n/a
Sensible cooling	0 Btuh
Latent cooling	0 Btuh
Total cooling	0 Btuh
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0

ROOM NAME	Area (ft ²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Ian's Office	156	2660	2362	115	124
Home Office	132	2202	2074	95	109
Bedroom #4	200	3734	5309	162	279
Hall 2	131	362	93	16	5
Bedroom #5	200	3775	3999	163	210
Laun. Opt	18	418	92	18	5
Bath. 2	63	1344	1235	58	65
Bedroom #3	215	3345	3345	145	176
Master Bedroom	357	4288	5761	186	303
His W.I.C.	72	1793	1985	78	104
Dressing	64	1981	2014	86	106
Loft	351	6207	4743	269	249
Stp.2	84	0	0	0	0
Her W.I.C. 1	156	3169	3079	137	162
Clis.	14	204	33	9	2
Master Bathroom	165	3341	3884	145	204

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Her W.I.C. 2	180	1300	1332	56	70
Bath. 3	108	1132	814	49	43
W.I.C.3	72	172	226	7	12
Stp.3	48	81	66	4	3
Room57	160	641	510	28	27
Room56	140	560	445	24	23
Room62	160	641	510	28	27
Room61	140	560	445	24	23
Second Floor	3385	43909	44355	1900	2331
Other equip loads		0	0		
Equip. @ 0.96 RSM			42580		
Latent cooling			5431		
TOTALS	3385	43909	48011	1900	2331

10:51 AM '09

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Reset Form

Print Form

DPZ Office use only:
CASE NO. BA 09-044V
DATE FILED _____

**RESIDENTIAL DISTRICT VARIANCE PETITION
TO THE HOWARD COUNTY HEARING EXAMINER**

1. VARIANCE REQUEST

SECTION 104.E.1.c of the Zoning Regulations (describe) Maximum Lot Size, the maximum lot size for cluster lots shall be 50,000 sf. See attached additional information for a more detailed explanation.

2. PETITIONER'S NAME John Lee Carroll Jr.

TRADING AS (IF APPLICABLE) _____

ADDRESS 3855 Manor Lane

PHONE NO. (W) _____ (H) 410-490-2069

EMAIL _____

3. COUNSEL FOR PETITIONER _____

COUNSEL'S ADDRESS _____

COUNSEL'S PHONE NO. _____

EMAIL _____

4. PROPERTY IDENTIFICATION

ADDRESS OF SUBJECT PROPERTY 3844 Manor Lane

Ellicott City, Maryland 21042

ELECTION DISTRICT 2 ZONING DISTRICT RC-DEO ACREAGE 1.22

TAX MAP # 23 GRID # 17 PARCEL # 148 LOT # 1

SUBDIVISION NAME (if applicable) CARROLL-ZIEGLER PROPERTY

PLAT NUMBER AND DATE 19792

5. PETITIONER'S INTEREST IN SUBJECT PROPERTY

OWNER (including joint ownership)

OTHER (describe and give name and address of owner)

If the Petitioner is not the owner of the subject property, documentation from the owner authorizing the petition must accompany this petition.

FILED - 2 VH 3:15

**PLEASE READ CAREFULLY
DATA TO ACCOMPANY PETITION**

6. VARIANCE PLAN

No application for a variance shall be considered complete unless the plan indicates the required setback or other requirement, and the requested variance from the subject setback or other requirement. The submitted plans shall be folded to approximately 8 ½ x 14 inches.

The plan must be drawn to scale and must include the items listed below:

- (a) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow
- (c) Zoning of subject property and adjoining property
- (d) Scale of plan
- (e) Existing and proposed uses, structures, natural features and landscaping
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- (g) Location of all building and use restriction lines
- (h) Same as (a) through (g) above, of any adjoining, confronting and vicinal properties as necessary for proper examination of the petition, or, if applicable, a copy of the subdivision plat for the community
- (i) Location of well and private sewerage easement area, if property is to be served by private water and sewer
- (j) Election District in which the subject property is located
- (k) Tax Map and parcel number on which the subject property is located
- (l) Name of local community in which the subject property is located or name of nearby community
- (m) Name, mailing address, telephone number (and e-mail address if any) of the petitioner
- (n) Name, mailing address, telephone number (and e-mail address if any) of attorney, if any
- (o) Name and mailing address of property owner
- (p) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- (q) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- (r) Ownership of affected roads
- (s) A detailed description of all exterior building materials for all proposed structures
- (t) Any other information as may be necessary for full and proper consideration of the petition

S.J.P. H.A. 2-37 005

7. VARIANCE

A) Describe why the application of the Zoning Regulations in question to your particular property would result in practical difficulties or unnecessary hardships in complying strictly with the bulk requirements:

1. The physical character of the property is different from the character of the surrounding properties because of its () narrowness, () shallowness, () shape, () topography,

other; explain: Size. This existing one acre lot is surrounded by Bulk Parcels that are 50 acres
The closest residential lots are in Burleigh Manor and are 3 acre lots, see attached plats. Bulk
Parcel C, which surrounds this lot, will have an agricultural land preservation program easement.

2. The uniqueness of the property prevents me from making a reasonable use of the property because: This lot is surrounded by agricultural areas and we are attempting to build a house
that would have a manor feel to it. Additionally the requirements of storm water management and
the Health Department limit some energy conservation techniques possible on a one acre lot.

B) The intended use of the property, in the event the petition is granted: An expanded area for the use
of one residential unit.

C) Any other factors which the Petitioner desires to have considered: The petition is to increase area
available to an already approved lot. No new dwellings are being proposed, just an increase in the lot
size to reflect the unique characteristics of this area.

D) Explain why the requested variance is the minimum necessary to afford relief: We are proposing
a three acre buildable lot as if it were a non-cluster lot.

E) Is the property connected to: public water?: Y__ N__ ; public sewer?: Y__ N__

F) If the variance is granted, would it impact the water and/or septic/sewer on the site? Y__ N__

G) If the variance is granted, would it increase the intensity of uses on the site? Y__ N__ if yes,
explain: _____

H) If the requested variance is granted, would it increase traffic to or from the site? Y__ N__ ; if yes,
explain: _____

I) Describe in detail all means of vehicular access onto the site (i.e. width, type of paving, etc.): The lot
shares access with several other parcels from the terminus of Dorsch Farm Road along the private Manor
Lane. The lot branches off Manor Lane on a private use-in-common driveway shared with Parcel C.

**PLEASE READ CAREFULLY
DATA TO ACCOMPANY PETITION**

6. VARIANCE PLAN

No application for a variance shall be considered complete unless the plan indicates the required setback or other requirement, and the requested variance from the subject setback or other requirement. The submitted plans shall be folded to approximately 8 ½ x 14 inches.

The plan must be drawn to scale and must include the items listed below:

- (a) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow
- (c) Zoning of subject property and adjoining property
- (d) Scale of plan
- (e) Existing and proposed uses, structures, natural features and landscaping
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- (g) Location of all building and use restriction lines
- (h) Same as (a) through (g) above, of any adjoining, confronting and vicinal properties as necessary for proper examination of the petition, or, if applicable, a copy of the subdivision plat for the community
- (i) Location of well and private sewerage easement area, if property is to be served by private water and sewer
- (j) Election District in which the subject property is located
- (k) Tax Map and parcel number on which the subject property is located
- (l) Name of local community in which the subject property is located or name of nearby community
- (m) Name, mailing address, telephone number (and e-mail address if any) of the petitioner
- (n) Name, mailing address, telephone number (and e-mail address if any) of attorney, if any
- (o) Name and mailing address of property owner
- (p) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- (q) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- (r) Ownership of affected roads
- (s) A detailed description of all exterior building materials for all proposed structures
- (t) Any other information as may be necessary for full and proper consideration of the petition

S-1-2 H-2-3700

J) Describe the topography of the site: The existing house is sited at the crest of a gently rolling hill. It drains mostly to the rear and sides.

K) Will the existing or proposed structure be visible from adjacent properties? Y~~X~~ N; if yes, describe any proposed buffering or landscaping: The existing structure is visible from the surrounding Bulk Parcel. No special landscaping should be required as the uses are compatible.

L) Describe any existing buffering or landscaping: There is an existing stand of trees separating the house on Bulk Parcel C from the house on lot 1.

8. PRIOR PETITIONS

Has any petition for the same variance, or substantially the same variance as contained herein, for the same property as the subject of this petition, been disapproved by the Hearing Examiner within twenty four (24) months of the date of this petition? () YES (X) NO

If yes, and six (6) months have elapsed since the last hearing, an affidavit setting forth new and different grounds on which re-submittal is based must be attached.

9. ADDITIONAL MATERIAL, FEES, POSTING, AND ADVERTISING

- a) If desired, supplemental pages may be attached to the petition. The following number of petitions, plans and supplemental pages must be submitted:
- *If the subject property adjoins a State road- original and 19 copies (application & plans)*
 - *If the subject property adjoins a County road- original and 16 copies (application & plans)*
- b) The undersigned agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning and/or the Hearing Examiner in connection with the filing of this petition.
- c) The undersigned agrees to pay all costs in accordance with the current schedule of fees.
- d) The undersigned agrees to properly post the property at least fifteen (15) days prior to the hearing and to maintain the property posters as required, and submit an affidavit of posting at, or before the time of the hearing.
- e) The undersigned agrees to insert legal notices, to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, as prepared and approved by the Department of Planning and Zoning, within at least fifteen (15) days prior to the hearing, and to pay for such advertising costs; and further agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.

10. PLANNING BOARD REVIEW

The Hearing Examiner may, at its discretion, refer a residential district variance petition to the Planning Board for review and a recommendation.

11. SIGNATURES

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.

JOHN LEE CAROLL, JR. Petitioners Name (please print)	 Petitioner's Signature	1/27/10 Date
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Counsel's Name (please print)	Counsel's Signature	Date
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**For DPZ office use only: (Filing fee is \$300.00 plus \$20.00 per poster.)
(Make checks payable to "Director of Finance")**

Hearing fee: \$ _____
 Poster fee: \$ _____
 TOTAL: \$ _____

Receipt No. _____

PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION

County Website: www.howardcountymd.gov

Revised: 10/07

T:\shared\PubSer\Applications\ResVar

FILE-2 VN 1/27/10

HOW A REQUEST FOR A VARIANCE IS EVALUATED

All requests for variances are evaluated based upon the following criteria of Section 130.B.2.a.(1) through (5) of the Howard County Zoning Regulations:

- (1) That there are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography or other existing features peculiar to the particular lot; and that as a result of such unique physical conditions, practical difficulties or unnecessary hardships arise in complying strictly with the bulk provisions of these regulations.
- (2) That the variance, if granted, will not alter the essential character of the neighborhood or district in which the lot is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare.
- (3) That such practical difficulties or hardships have not been created by the owner provided, however, that where all other required findings are made, the purchase of a lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.
- (4) That within the intent and purpose of these regulations, the variance, if granted, is the minimum variance necessary to afford relief.
- (5) That no variance be granted to the minimum criteria established in Section 131 for special exception uses, except where specifically provided therein or in an historic district. Nothing herein shall be construed to prevent the granting of variances in any zoning district other than to the minimum criteria established in Section 131 except as provided therein.

To be approved, a variance request must comply with all of the criteria noted above. For a general explanation of what the criteria mean from a legal standpoint and how they are viewed by the Hearing Examiner, please read the attached Variances: The Exception to the Zoning Rule.

For an explanation of the official procedures that are followed in the processing, hearing and decision-making of a variance request, you may obtain a copy of the Rules of Procedure of the Hearing Examiner from the Department of Planning and Zoning.

Variances: The Exception to the Zoning Rule

by
Thomas P. Carbo

So, Mr. Joe Homeowner, you've finally decided to build that family room addition you've talked about. Your house just isn't big enough for your growing family. Since you can't afford to move, expansion is the only way to go.

You've decided that the best place for the addition is on the side of your house, because you put a deck on the back last year. Besides, who wants to use up more of that spacious back yard? You hire a contractor to draw up plans and he assures you that his work will meet all governmental requirements. Then, he tells you that you have one little problem – the planned family room will encroach into the side yard setback. Before he can get a building permit and start work, you'll have to get a zoning variance.

"A variance," you ask, "what's that?" "Don't worry," he replies, "you fill out some forms, submit them to the County, they have a little hearing, and you've got your variance." Piece of cake, right?

Sorry, Joe, but it's not that easy. It is a common misconception that variance approvals flow from local zoning authorities like water. This may be because, once upon a time, they practically did. Recent Maryland case law, however, has instructed that the free-flow of variances is contrary to the letter and intent of the zoning laws.

A variance is an exception to the area requirements of the local zoning laws, such as front, side, or rear yard setbacks, height restriction, building size, lot widths, or the like. A variance must be reviewed and approved by the local Board of Appeals after a public hearing.

Maryland's courts have directed that the authority to grant a variance should be exercised sparingly and only under exceptional circumstances. The reason for such stringency is rooted in the very purpose of the zoning laws. Zoning is the process whereby the local jurisdiction's comprehensive land use plan is put into effect. It divides an area into zones and defines, among other things, the permitted uses and area requirements of each zone. Zoning presumes that each district is peculiarly suitable for certain uses and, therefore, demands a high degree of uniformity within the zone. With respect to setback requirements, for example, zoning presumes that a certain amount of space between uses is necessary for the public benefit.

A variance on the other hand, allows that which is otherwise prohibited and is presumed to be detrimental to the public. Moreover, a variance erodes the uniformity of the zoning district. If variances were easily or lightly granted, the zoning ordinance would be emasculated and zoning would be rendered meaningless.

Consequently, variances must be regarded as the exception rather than the rule. An applicant for a variance bears the burden of overcoming the presumption that the proposed use is unsuitable. That is done, if at all, by fully satisfying the statute authorizing the variance.

Howard County's variance criteria are typical of most zoning ordinances. Generally, a variance applicant must show that (1) the applicant's property is disproportionately impacted by the zoning restriction to the applicant's detriment, and (2) the variance will not be detrimental to the use and enjoyment of adjoining or neighboring properties.

Many variance applications fail because they cannot meet the first of these tests. In order to show that a property is disproportionately impacted by the zoning regulations, the applicant must first prove that the lot is "unique" or "peculiar" – that is, the physical condition of the property, such as its size, narrowness, shallowness, topography, or environmental conditions, must be different from the nature of surrounding properties. Moreover, the uniqueness of the property must cause a "practical difficulty" in complying with the zoning restriction. In other words, the applicant must show that the peculiarity of the site prevents him from making a reasonable and permitted use of the property in compliance with the zoning regulations.

Zoning law includes several important caveats to the "disproportionate impact" test:

- The alleged hardship must relate to the land itself and not to the personal circumstances of the owner. Family or financial circumstances may not be taken into consideration.
- "Uniqueness" does not refer to the extent of the improvements upon the property – so that the location of a house restricting the buildable area on the land is not cause for a variance.
- Any claimed hardship cannot be "self-created." For example, an applicant (or a previous owner) may not erect an improvement within a setback and then claim that it would be a "practical difficulty" to remove the structure.
- The variance must be the minimum reasonably necessary to afford relief. This means that the encroachment must be minimized and the improvement must be of reasonable and customary size.

Joe Homeowner is not likely to get his variance. First, the fact that Joe has a growing family and "needs" a new family room is a personal consideration and not relevant to his variance request. Second, if he is not able to meet his burden of proving that his lot is different from others in the neighborhood – for example, that it is peculiarly narrow or small compared to others in his area – then the inquiry will end there. Even then, he must show that the peculiarity causes a practical difficulty in erecting a reasonable addition to his house. Because his lot has ample room to build in the rear, however, it is not likely that he can establish the necessary hardship or that his variance is the minimum necessary to afford relief. What's more, he won't be able to argue that the location of

the deck prevents him from building at the rear of the house because its prior construction will likely be regarded as “self-created” and not the type of “unique” condition warranting a variance.

Unwary homeowners, like Joe, need to be made aware that Howard County’s Board of Appeals is, for its part, attempting to follow the courts’ lead and stem the tide of unwarranted variance approvals. While this trend is perhaps not to our friend Joe’s liking, it is good news for the preservation of the County’s comprehensive land use plans.



JUN 16 -2 PM 2:11

**Additional Information for the Residential District Variance Petition for
the Lands of Beverly and John Carroll, Jr.**

The intent of this variance petition is to include some of the land of Buildable Bulk Parcel "C" as shown on plat number 19792 into lot 1, same plat. John and Beverly Carroll are the owners of both lot 1 and Parcel "C". They wish to create a manor feel to the house and the surrounding parcel.

At the time of the original subdivision the Carroll Family had worked to reach an acceptable agreement for all parties. John and Beverly did not wish to delay that subdivision process by filling for this Variance Petition. The original subdivision was considered to be a cluster subdivision for any buildable lots since it was greater than 20 acres.

We are now filling for this Variance Petition in order to allow a three acre lot on a subdivision of greater than 20 acres. We realize that a subdivision plat may be necessary in order to transfer the land from Parcel "C" to Lot 1.

Parcel "C" has been presented to the Agricultural Land Preservation Program as a candidate for preservation. The area that would be combined with lot 1 to form the three acre lot was excluded from that preservation area.

SINGLE - 2 VARIANCE

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: 2/3/10

Hearing Examiner TBS
Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BB 09-044V Map No. 23 Block 17 Parcel 148 Lot 1

Petitioner: John Lee Carroll, Jr.

Petitioner's Address: see application

Address of Property: see application

Return Comments by ASAP to Public Service and Zoning Administration

Owner: (if other than applicant) _____

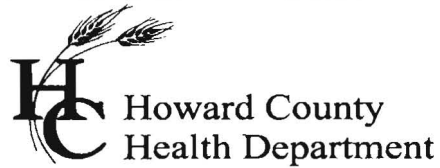
Owner's Address: _____

Petition: See application

- To:
- MD Department of Education – Office of Child Care
 - 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
 - Bureau of Environmental Health
 - Development Engineering Division
 - Department of Inspections, Licenses and Permits
 - Department of Recreation and Parks
 - Department of Fire and Rescue Services
 - State Highway Administration
 - Sgt. Karen Shinham, Howard County Police Dept.
 - James Irvin, Department of Public Works
 - Office on Aging, Terri Hansen (senior assisted living)
 - Police Dept., Animal Control, Deborah Baracco, (kennels)
 - Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
 - Land Development - (Religious Facility & Age-Restricted Adult Housing)
 - Housing and Community Development
 - Economic Development
 - Route 1 Cases – DCCP – Dace Blaumanis

02/03/10 10:13 AM
LEE-2 VN 2:13

COMMENTS:



7178 Columbia Gateway Drive, Columbia MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

MEMORANDUM

TO: J. Robert Lalush, Acting Chief
Division of Planning & Zoning Administration

FROM: Sara Sappington, R.S. *SS*
Well and Septic Program

RE: File Number: BA 09-044V
Title: 3855 (3854) Manor Lane
Increase Lot Size

DATE: February 8, 2010

The Health Department does not object to the variance petition for the subject property.

