

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

MEMORANDUM

TO: **Summer Riley, Toll Mid-Atlantic LP Company, Inc.**

FROM: **Robert Bricker**  
Well & Septic Program

RE: **15608 LINDEN GROVE LANE, Potential Basement Bedroom**

DATE: March 25, 2021

I have reviewed the floor plans in support of Building Permit **B21000407** for a new home at **15608 Linden Grove Lane** and noted that there is an unfinished basement. Typically, there is a rough-in for a full bathroom in an unfinished basement, and if so that makes it very likely for one or more rooms to be considered bedrooms upon conversion of the basement to finished living space.

For reference, the following is the bedroom definition in Howard County Code Section 3.801(b):

- (1) Except as provided in paragraph (2) of this subsection, a bedroom is any space in the conditioned area of a dwelling unit or accessory structure that:
  - (i) Is 90 square feet or greater in size;
  - (ii) May be used as a private sleeping area; and
  - (iii) Has at least one window and one interior door.
- (2) If a home office, library, or similar room is proposed, it may not be a bedroom if there is no closet; and
  - (i) The room contains permanently built-in bookcases around the perimeter of the room, desks, and other features that encumber the room;
  - (ii) A minimum 4 foot-wide opening, without doors, into another room;
  - (iii) A half wall (4 foot maximum height) between the room and another room; or
  - (iv) The room is a first floor room or basement area that does not have direct access to full bathrooms or "roughed in" plumbing that would provide direct access to future full bathroom facilities.

The Health Department strongly recommends sizing the onsite sewage disposal system at least one bedroom larger than the existing **five (5)**-bedroom design to accommodate a future finished basement. If you choose to only size for the existing design, any future building permit for a finished basement may be placed on hold until the system is upgraded to accommodate the proposed number of bedrooms. This memo will be retained in the Health Department file for future reference.

PERMIT NUMBER: B 21000407

DATE ACCEPTED:



# RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS  
3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4  
www.howardcountymd.gov

**BUILDING SITE ADDRESS REQUIRED**

Street Address: 15608 Linden Grove Lane Unit:  
 City: Woodbine State: MD Zip Code: 21797  
 Subdivision/Village/Complex Name: Linden Grove SDP/WP/BA #:  
 Lot: 22 Tax Map: Parcel: Grading Permit #:

**DESCRIPTION OF WORK REQUIRED**

Existing Use: vacant lot Proposed Use: SFD Estimated Cost: \$ 300,000  
 Trade Work to Be Completed (Separate Permits Required):  Mechanical (HVACR)  Electrical  Plumbing  None  
 New 2 Story "Renwick" modern farmhouse elev, with 2 car side load garage,  
 10' luxury covered deck, formal multi-generational suite, prep kitchen and unfinished  
 lower level

**PROPERTY OWNER INFORMATION REQUIRED**

Owner(s) Name(s) (As it appears on tax records): Toll Mid Atlantic LP CO INC Primary Residence:  Yes  No  
 Owner's Street Address: 250 Gibraltar Rd Contact: Summer Riley  
 City: Harsham State: PA Zip Code: 19044  
 Phone: 410-872-9105 Email: sriley1@tollbrothers.com

**APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION**

Business Name: Madeira Building Services Contact Name: Jim Kerwin  
 Street Address: PO Box 552  
 City: Woodbine State: MD Zip Code: 21797  
 Phone: 410-309-7792 Email: jim@madeirabuilding.com

**CONTRACTOR INFORMATION REQUIRED**

Business Name: Toll Brothers Contact: Summer Riley  
 Licensee's Name: Toll Mid Atlantic LP CO INC License #: 8220  
 Street Address: 7164 Columbia Gateway Dr Ste 230  
 City: Columbia State: MD Zip Code: 21046  
 Phone: 410-872-9105 Email: sriley1@tollbrothers.com

**ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE**

Business Name: Name:  
 Street Address:  
 City: State: Zip Code:  
 Phone: Email:

**BUILDING CHARACTERISTICS REQUIRED**

Primary Structure:  SF Dwelling  SF Townhouse  SF Duplex  Mobile Home  Multi-Family Dwelling (MF\*) Condo:  Yes  No  
 Utilities:  Electric  Gas Water Supply:  Public  Private (Well) Sewage Disposal:  Public  Private (Septic)  
 Heating System:  Electric  Natural Gas  Propane  Other: Roadside Tree Project:  No  Yes: #  
 Sprinkler System:  NFPA 13  NFPA 13R  NFPA 13D  None Fire Alarm System:  Yes  No  Voice Evac

**ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)**

Model Name & Options: "Renwick" modern farmhouse elev, 2 car garage, w/ luxury covered deck, main gen suite prep kitchen and unfin  
 # of Bedrooms (SF): 5 # of efficiency units (MF\*): # of 1 BR (MF\*): # of 2 BR (MF\*): # of 3 BR (MF\*):  
 # Rooms: 13 # Full Baths: 4 # Half Baths: 1 # Fireplaces: 1  
 Garage/Carport Info:  Attached Garage  Detached Garage  Integral Garage  Carport  None  
 Basement/Foundation Info:  Slab on Grade  Post & Pier  Unfinished Basement  Finished Basement:  Full or  Partial  
 1st Fl Width: 76.5 1st Fl Depth: 62 2nd Fl Width: 59 2nd Fl Depth: 43 Bsmt Width: 76.5 Bsmt Depth: 62  
 Energy Method:  Prescriptive  Performance  UA Alternative  ERI Gross Area: 8854 sq ft Occupiable Area: 5400 sq ft

**AGREEMENT/ DISCALIMER REQUIRED**

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 ORIGINAL SIGNATURE: [Signature] DATE SIGNED: 2/5/2021

**FOR OFFICE USE ONLY** CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:

PR  DPZ  DED  Health  SHA  CID

SUBMITTAL FEES: \$150.00 PAYMENT: CK# 10379655 ACCEPTED BY: DRUPP

Menu Save Reset Cancel Help

Record Detail (This section is required.)

Permit Type  Permit Number  Opened Date

Description of Work

[check spelling](#)

Address (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #  Street Name  Street Type

Unit Type  Unit #  X Coordinate  Y Coordinate

City  State  Zip Code  Primary

Approved 8/10/21  
ZID

Parcel (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID \*  Parcel  Parcel Area  Land Value  Improved Value  Exemption Value  Plan Area

Legal Description

[check spelling](#)

Block  Lot  Census Tract  Council Dist  Inspection Dist  Supervisor Dist  Map #  DAP Zone

Plan Area  State Tax Id  Subdivision Name

Section  Area  Tax Map

Grid  Zoning District  ADC Map

SDP No.  Final Plan No.  WP File No.

Record Plat No.  WS Contract No.  FDP No.

Owner Occupied  Yes  No Year Built  Historic District  Yes  No

Historic District Registry No.  Stat Area  Flood Plain  Yes  No

Building No

Owner (This section is required.)

Search Reset Clear

Name

Address Line 1

Address Line 2

Address Line 3

Mail City  Mail State  Mail Zip Code

Phone  Primary

E-mail

Cell Number  Fax Number

Professionals (This section is not required.)

Search    Reset    Clear

License # *	Business Name		
20100103851	THE H.J. POIST GAS COMPANY, INC		
License Type *	First Name	Middle Name	Last Name
Propane Gs	SEAN	MICHAEL	UNDERWOOD
Primary	Address Line 1		
Yes	360 MAIN STREET		
	Address Line 2		
	City	State	ZIP Code
	LAUREL	MD	20707-0000
	Phone 1	Phone 2	Fax
	4434149582		
	E-mail		

Applicant (This section is not required.)

Search    As Owner    As Lic. Prof    As Contact

Type *	First Name	MI	Last Name
Applicant	MICHELLE		CLANCY
Relationship	Full Name		
Applicant	MICHELLE CLANCY		
Primary	Organization Name		
Yes	APPLIED & APPROVED PERMITS LLC		
	Street Address		
	P.O. BOX 310		
	Address Line 2		
	City	State	Zip Code
	PERRY HALL	MD	21128
	Phone	Cell	Fax
	443-340-1229		
	E-mail *		
	MICHELLE@APPLIEDANDAPPROVED.COM		

Addtl Info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
2000	0	0	No
Construction Type			
--Select--			

TANK INFORMATION

RESIDENTIAL TANK INFORMATION

Capital Project-No Fee *	Capital Project Number	Fee Exempt *	Roadside Tree Project Permit *	Roadside Tree Permit #
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Existing Use	Number of Tanks Installed *	Number of Tanks Removed *		
--Select--	1	0		
Water Supply	Sewage Disposal	Expiration Date	Relocate Existing Tank *	
Private	Private	2/6/2022	0	

PAYMENT INFORMATION

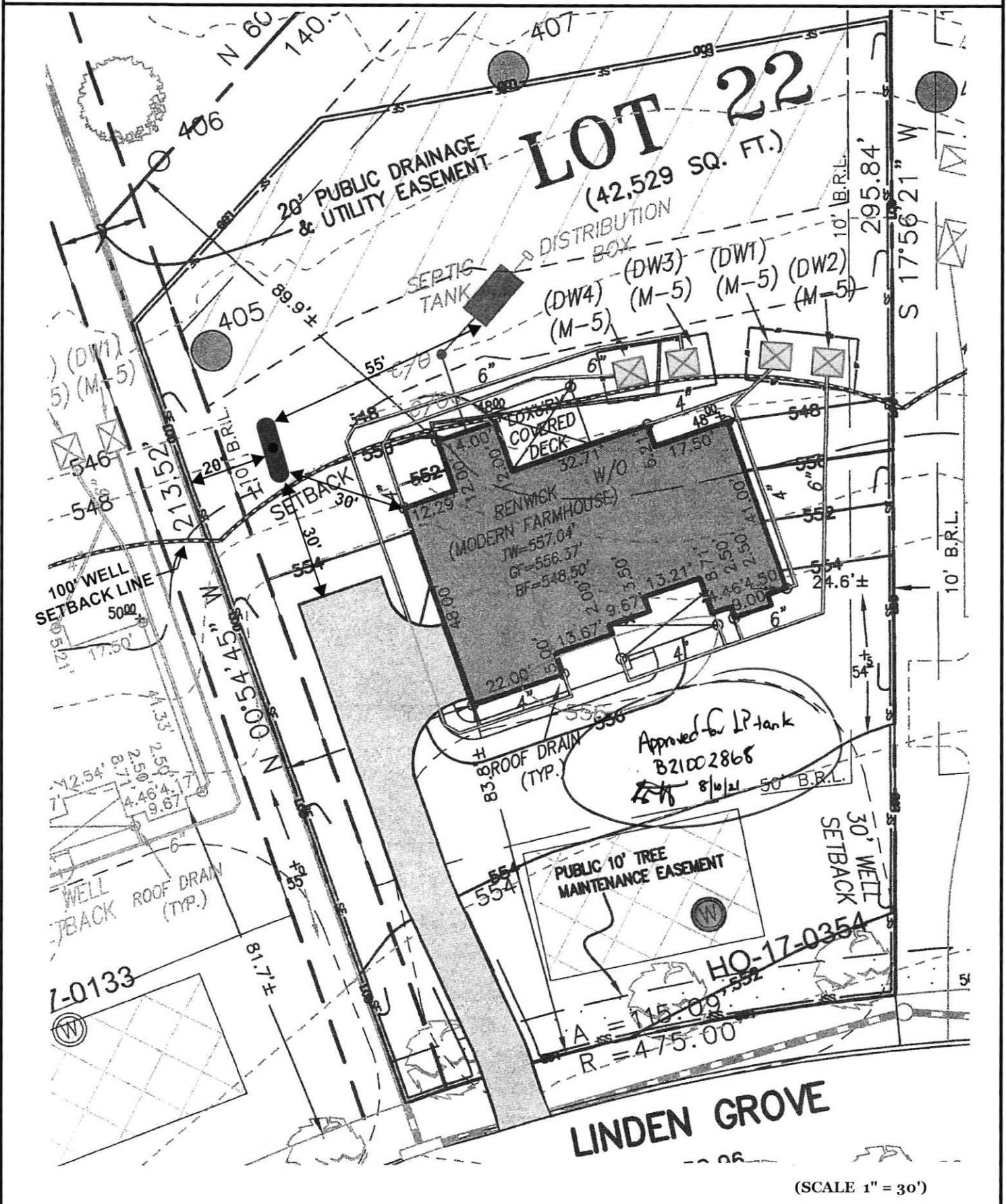
Check 1	Payee 1	Check 2	Payee 2	SAP Doc No	SAP Entered

Submit    Cancel



1,000-GALLON UNDERGROUND TANK LOCATION PLAN  
 15608 LINDEN GROVE LANE, WOODBINE, MD 21797

POIST GAS COMPANY ~ 360 MAIN ST., LAUREL, MD 20707 ~ (301) 725-3232 ~ WWW.POISTGAS.COM



**LOT 22**  
 (42,529 SQ. FT.)

RENWICK  
 (MODERN FARMHOUSE)  
 TW=557.04  
 GT=558.57  
 BF=548.50

Approved for LP tank  
 B21002865  
 8/10/21 50' B.R.L.

PUBLIC 10' TREE  
 MAINTENANCE EASEMENT

**LINDEN GROVE**

(SCALE 1" = 30')

15608 Linden Grove Lane Lot 22

Health Dept

Linden Grove

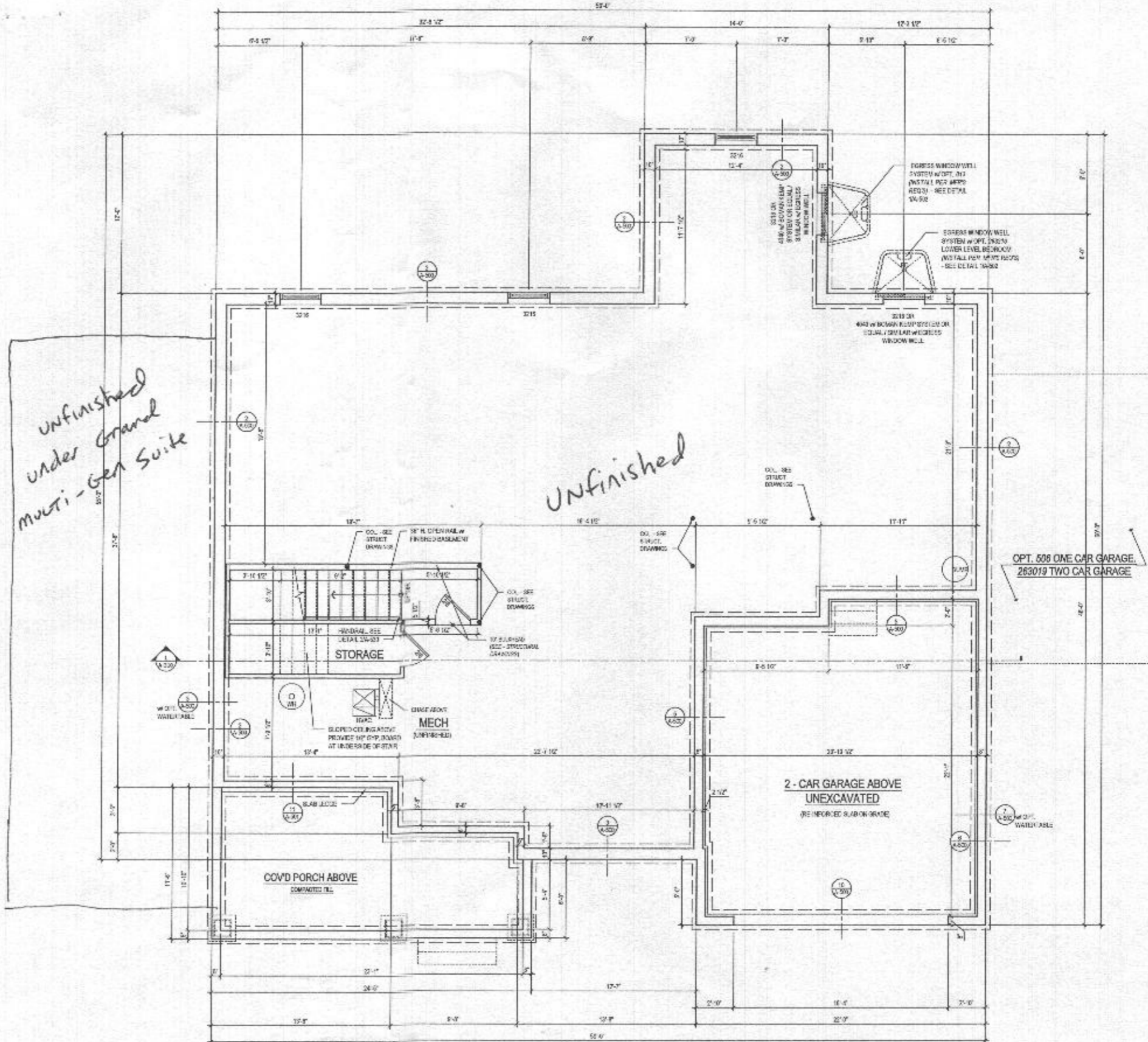
- GENERAL PLAN NOTES**
- ALL WOOD FLOOR FINISHES NOT DIMENSIONED ARE TO BE 3/4" FOR INTERIOR AND 5/8" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
  - ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.
  - ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD.
  - ALL DIMENSIONS GOVERN OVER SCALE.
  - ALL SMOKE DETECTORS ARE TO BE WIRELESS SAUCER ANTIMATTER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
  - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND ROOFING PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
  - ALL WINDOWS ARE TO BE NOTED IN FEET + INCHES AS MEASURED FROM SASH TO SASH.
  - REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
  - ALL DOORS ARE TO BE 2'-4" MINIMUM CLEARANCE WIDTH.
  - WASHER ALWAYS TO BE ON LEFT SIDE OF DRYER.
  - DRYER/WASHER ALWAYS TO BE ON RIGHT SIDE OF BAY.

*Beelicious  
Bath rough-in  
not illustrated*

*MB*

*Unfinished  
under ground  
multi-gen suite*

*Unfinished*



**1** UNFINISHED BASEMENT FLOOR PLAN  
A-100 SCALE: 1/8"=1'-0"  
DATE: 06/14/19

@ ELEV. 1 - CRAFTSMAN  
@ UNFINISHED CONDITION

ARCHITECT:

8521 Leesburg Pike  
Suite 700 | Vienna, VA 22182  
P: 571.830.1800 | F: 571.830.1800  
www.lessardesign.com

OWNER:

TOLL BROTHERS  
7164 COLUMBIA GATEWAY DRIVE  
COLUMBIA, MD 21046  
P: 410.072.5105  
CONTACT: MARCOUSAL  
marcoustal@tollbrothers.com

PROJECT NAME: EXECUTIVE SERIES  
WILLOW CREEK  
HOWARD COUNTY, MD

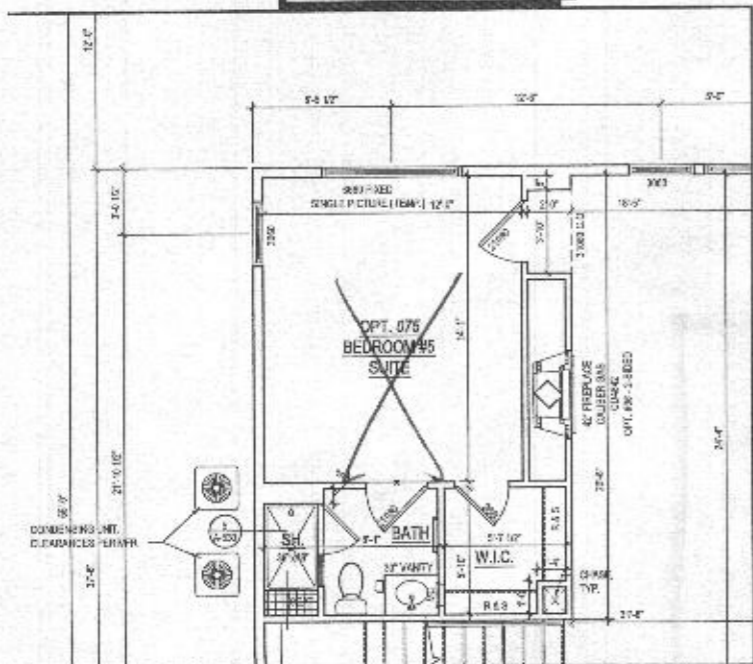
SHEET TITLE: RENWICK FLOOR PLANS

NO.	ISSUE / REVISION	DATE
1	ISSUE SET	06/14/19
2	PERMIT SET	06/14/19

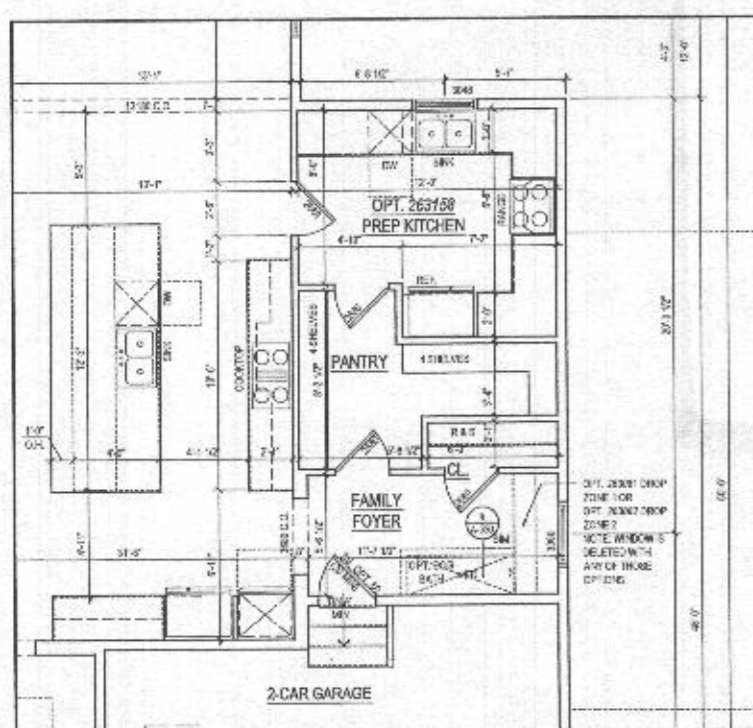
PROJECT No.:  
DRAWN BY:  
CHECKED BY:  
PLUT DATE:  
TITLE: A-100

B21000467

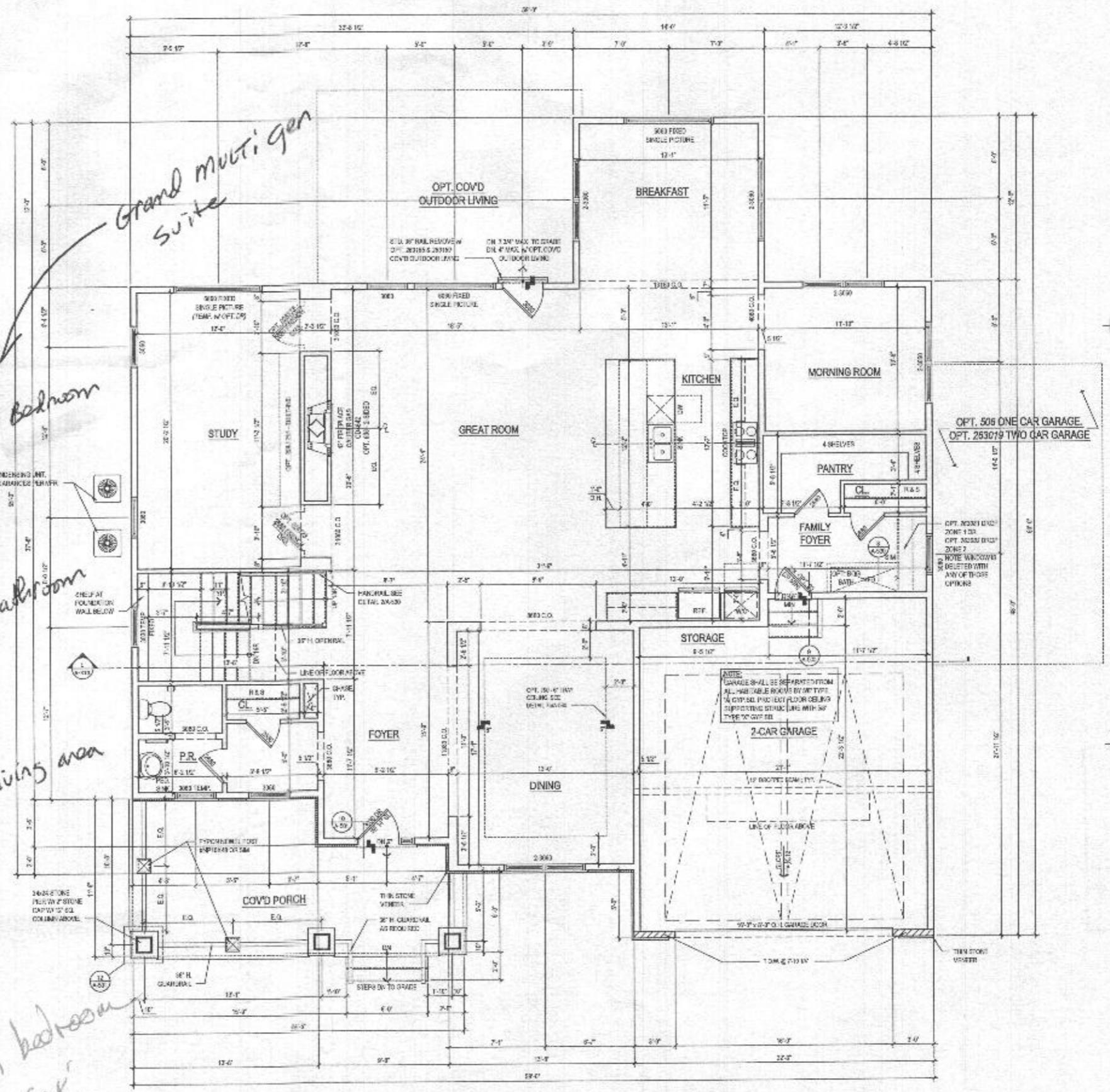
- GENERAL PLAN NOTES**
- A. ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 2" X 4" FOR INTERIOR AND 2" X 6" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
  - B. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
  - C. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
  - D. ALL DIMENSIONS GOVERN OVER SCALE.
  - E. ALL SINKS DETECTORS ARE TO BE INSTALLED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
  - F. ENCLOSED ACCESSIBLE BRIDGE UNDER STAIRS SHALL HAVE WALLS AND DOORS PROTECTED ON ENCLOSED SIDE WITH 1/2" CYPRUS SLAND.
  - G. ALL WINDOWS SIZE ARE NOTED IN FULL + INCHES AS MEASURED FROM SASH TO SASH.
  - H. REFER TO ELEVATIONS FOR WINDOW HEADS/HEIGHTS.
  - I. ALL DOORS ARE TO BE 6'0" UNLESS OTHERWISE NOTED.
  - J. WASHERWAYS TO BE ON LEFT SIDE OF DOOR.
  - K. DR. WASHER ALWAYS TO BE ON RIGHT SIDE OF DR.



**3 PART. FIRST FLOOR PLAN** w/ OPT. 075 BEDROOM #5 SUITE  
A-110 SCALE: 1/4"=1'-0"  
10/24/2019



**2 PART. FIRST FLOOR PLAN** w/ OPT. 263158 PREP KITCHEN  
A-110 SCALE: 1/4"=1'-0"  
10/24/2019



**1 FIRST FLOOR PLAN**  
A-110 SCALE: 1/4"=1'-0"  
10/24/2019

@ ELEV. 1 - CRAFTSMAN

ARCHITECT

8521 Leesburg Pk  
Suite 700 | Vienna, VA 22182  
P: 571.830.1800 | F: 571.830.1801  
www.lessarddesign.com

OWNER:

**TOLL BROTHERS**  
7184 COLLIERIA GATEWAY DRIVE  
COLUMBIA, MD 21046  
P: 410.872.9105  
CONTACT: MARK KOGA  
mark@tollbrothers.com

PROJECT NAME:

**EXECUTIVE SERIES**  
WILLOW CREEK  
HOWARD COUNTY, MD

SHEET TITLE:

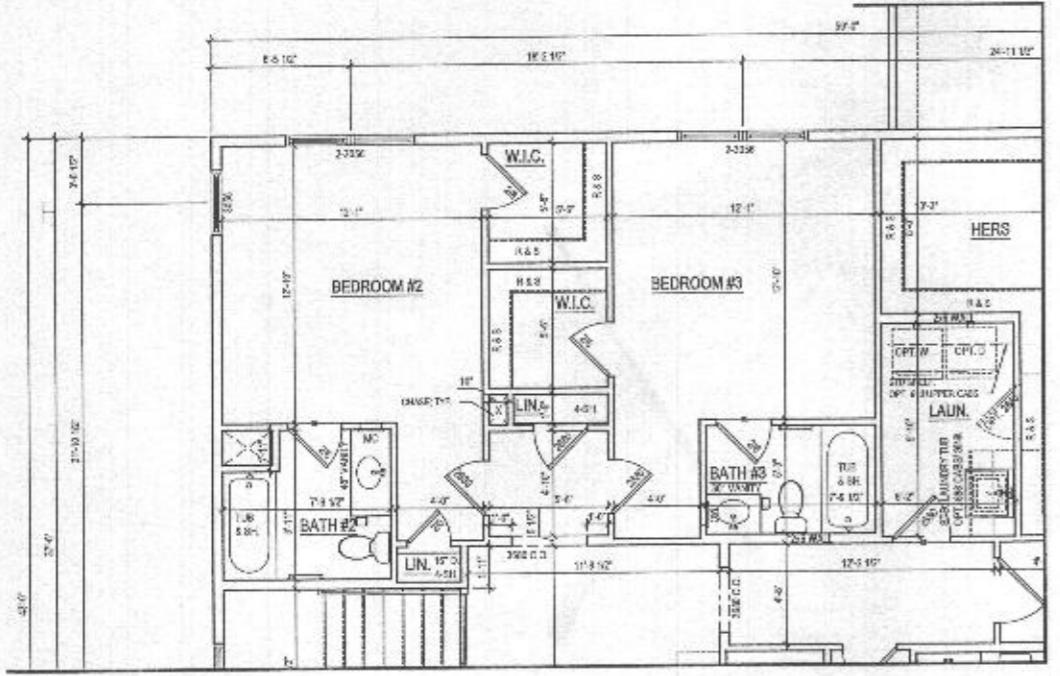
**RENWICK**  
FLOOR PLANS

NO.	ISSUE / REVISION	DATE
1	PERM SET	09.23.19
2	PERM SET	09.23.19

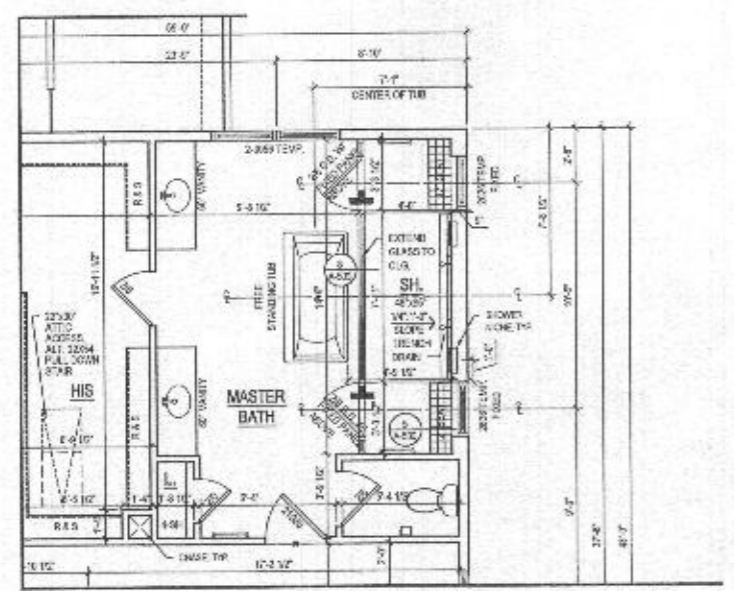
A-110

- GENERAL PLAN NOTES**
- A. ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 1 1/2" UNLESS OTHERWISE NOTED.
  - B. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.
  - C. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD.
  - D. ALL DIMENSIONS GOVERN OVER SCALE.
  - E. ALL SMOKE DETECTORS ARE TO BE WIREMESH PLUGS MARKED THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
  - F. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFIT PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
  - G. ALL WINDOWS SIZE ARE NOTED IN TALL - HIGHS FOR VERTICALS FROM SASH TO SASH.
  - H. REFERS TO ELEVATIONS FOR WINDOW - HIGHS IN TALLS.
  - I. ALL DOORS ARE TO BE 6'-0" UNLESS OTHERWISE NOTED.
  - J. WARMER ALWAYS TO BE ON LEFT SIDE OF DOOR.
  - K. DISHWASHER ALWAYS TO BE CURRENT SIDE OF SINK.

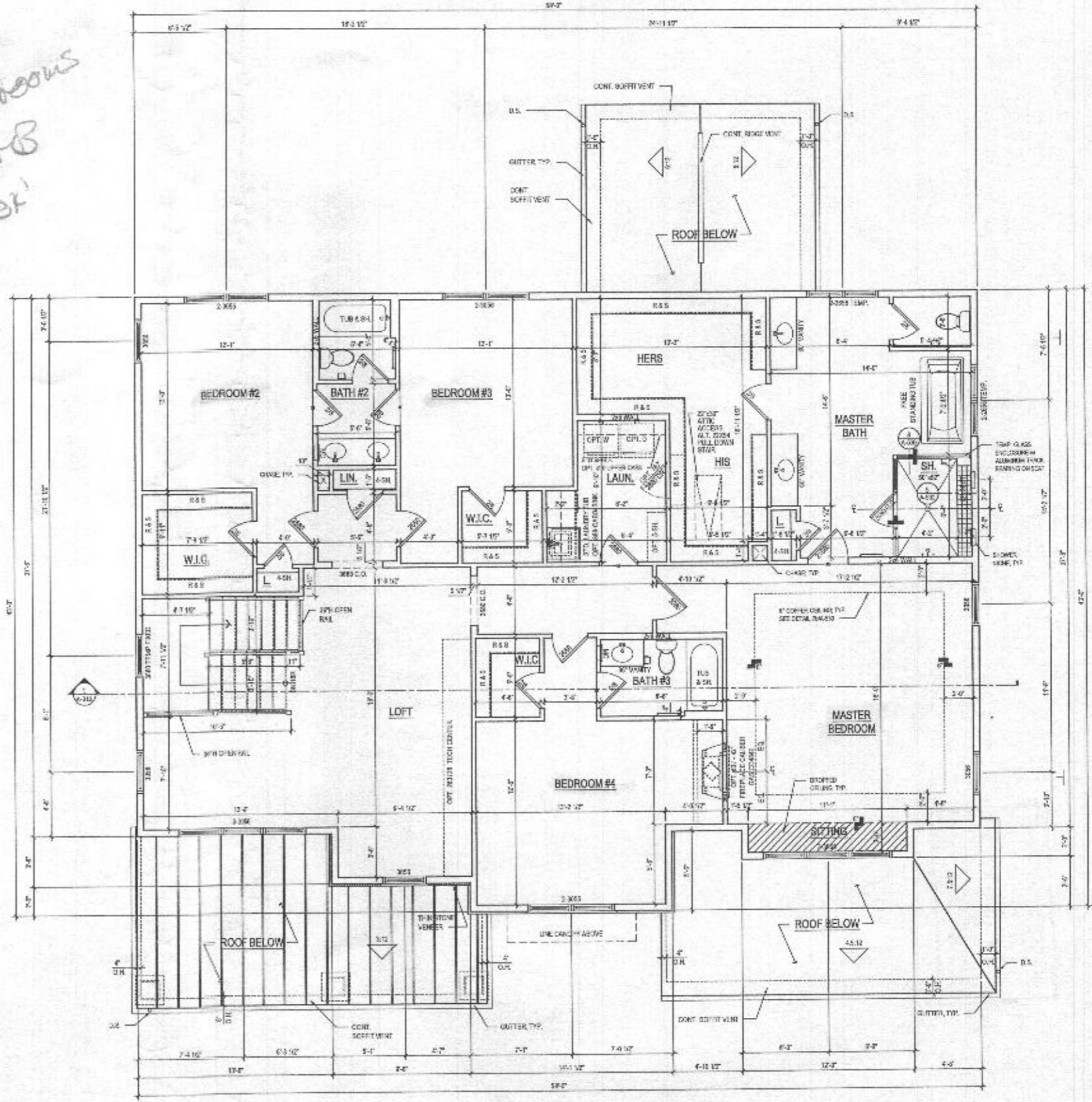
*4 bedrooms  
-108  
OK*



**2 ALT. SECOND FLOOR PLAN** W/ OPT. 367 - BATHROOM #3  
A-120 SCALE 1/4"=1'-0"  
10/24/2012



**3 PART. SECOND FLOOR PLAN** W/ OPT. 055 - LUXURY MASTER BATH  
A-120 SCALE 1/4"=1'-0"  
10/24/2012



**1 SECOND FLOOR PLAN** @ ELEV. 1 - CRAFTSMAN  
A-120 SCALE 1/4"=1'-0"  
10/24/2012

ARCHITECT

**Lessard DESIGN**  
8521 Leeburg Pike  
Suite 700 | Vienna, VA 22182  
P: 571.830.1800 | F: 571.830.1801  
www.lessarddesign.com

SEAL & SIGNATURE

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OWNER:

**TOLL BROTHERS**  
7361 COLUMBIA GATEWAY DRIVE  
COLUMBIA, MD 21046  
P: 410.879.9401  
CONTACT: MARK NOSAL  
mnosal@tollbrothers.com

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PROJECT NAME: **EXECUTIVE SERIES**  
WILLOW CREEK  
HOWARD COUNTY, MD

PROJECT NO: 10-0204  
DRAWN BY: JLW  
CHECKED BY: JH  
FILE DATE: Sep. 21, 2012  
FILE NAME: TD-001a\_A120.dwg

ISSUE / REVISION

NO.	DESCRIPTION	DATE
01	ISSUE SET	08.23.12
02	PERMIT SET	09.18.12

**RENWICK FLOOR PLANS**

**A-120**

File No: TOL0810\_A120.dwg  
Page No: 0001