



# Building Permit Application

Howard County Maryland  
Department of Inspections, Licenses and Permits  
3430 Court House Drive  
Permits: 410-313-2455  
www.howardcountymd.gov

Date Received: DILP 2020 FEB 18 PM 12:0

Permit No.: B20000550

Building Address: 1805 Marriottsville Rd  
 City: Marriottsville State: MD Zip Code: 21104  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Subdivision: Myers F-14-086  
 Lot: 2 Tax Map: 10 Parcel: 32

Property Owner's Name: Michelle + Eric Levey  
 Address: 1805 Marriottsville Rd  
 City: Marriottsville State: MD Zip Code: 21104  
 Phone: 443-690-3633 Fax: \_\_\_\_\_  
 Email: shlevey@gmail.com

Existing Use: Residential (Home)  
 Proposed Use: Same

Applicant's Name & Mailing Address, (if other than stated herein)  
 Applicant's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Estimated Construction Cost: \$ 101K  
 Description of Work: Remodeling of kitchen, powder room, hall & laundry room. Removal of flooring. Buttressing of joists. New subfloor + floor. New ceiling and drywall. 2,800

Contractor Company: Don Pistorio - Lynngate Contracting  
 Contact Person: Don Pistorio  
 Address: 5221 Lynngate Rd  
 City: Columbia State: MD Zip Code: 21044  
 License No.: MHC # 4648350  
 Phone: 410-227-1617 Fax: \_\_\_\_\_  
 Email: D.Pistorio@comcast.net

Occupant/Tenant Name: Michelle + Eric Levey  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: Shelley Levey  
 Address: 1805 Marriottsville Rd  
 City: Marriottsville State: MD Zip Code: 21104  
 Phone: 443-690-3633 Fax: \_\_\_\_\_  
 Email: shlevey@gmail.com

Engineer/Architect Company: \_\_\_\_\_  
 Responsible Design Prof.: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 <sup>st</sup> floor: <u>43'</u>	<u>47' 1"</u>
Area of construction (sq. ft.):	2 <sup>nd</sup> floor: <u>43'</u>	<u>47' 1"</u>
Use group:	Basement:	
Construction type:	<input type="checkbox"/> Finished Basement	
<input type="checkbox"/> Reinforced Concrete	<input checked="" type="checkbox"/> Unfinished Basement	
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Craw Space	
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade	
<input checked="" type="checkbox"/> Wood Frame	No. of Bedrooms: <u>3</u>	
<input type="checkbox"/> State Certified Modular	Multi-family Dwelling	
	No. of efficiency units:	
	No. of 1 BR units:	
	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	
<input checked="" type="checkbox"/> Roadside Tree Project Permit		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Roadside Tree Project Permit #		

Utilities	
Electric:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Heating System	
<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other:	
Sprinkler System:	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Grading Permit Number:	
Building Shell Permit Number:	

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LICENSES & PERMITS DIVISION

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.

Michelle Levey  
 Applicant's Signature  
shlevey@gmail.com  
 Email Address  
 Title/Company \_\_\_\_\_

Michelle (Shelley) Levey  
 Print Name  
2/16/2020  
 Date

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)		
	<u>2/24/20</u>	<u>H. Oswald</u>

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

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	\$ <u>25</u>
Permit Fee	\$ <u>100</u>
Tech Fee	\$ <u>10</u>
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ <u>135.00</u>
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>1990</u>

Distribution of Copies: White: Building Officials Green: PSZA, Zoning Yellow: PSZA, Engineering Pink: Health Gold: SMA

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DIVISION

1805 Marriottsville Road

2/16/2020

Application for approval and tax credit pre-approval & HOWARD COUNTY PERMIT

Description of proposed work:

We are remodeling the interior of the "lower west wing". The work area covers the "newer" portion of the house starting with the lower back hall, laundry room, powder room and kitchen. Demolition of the interior revealed structural issues in several areas. We are seeking tax credit pre-approval on a fast track to:

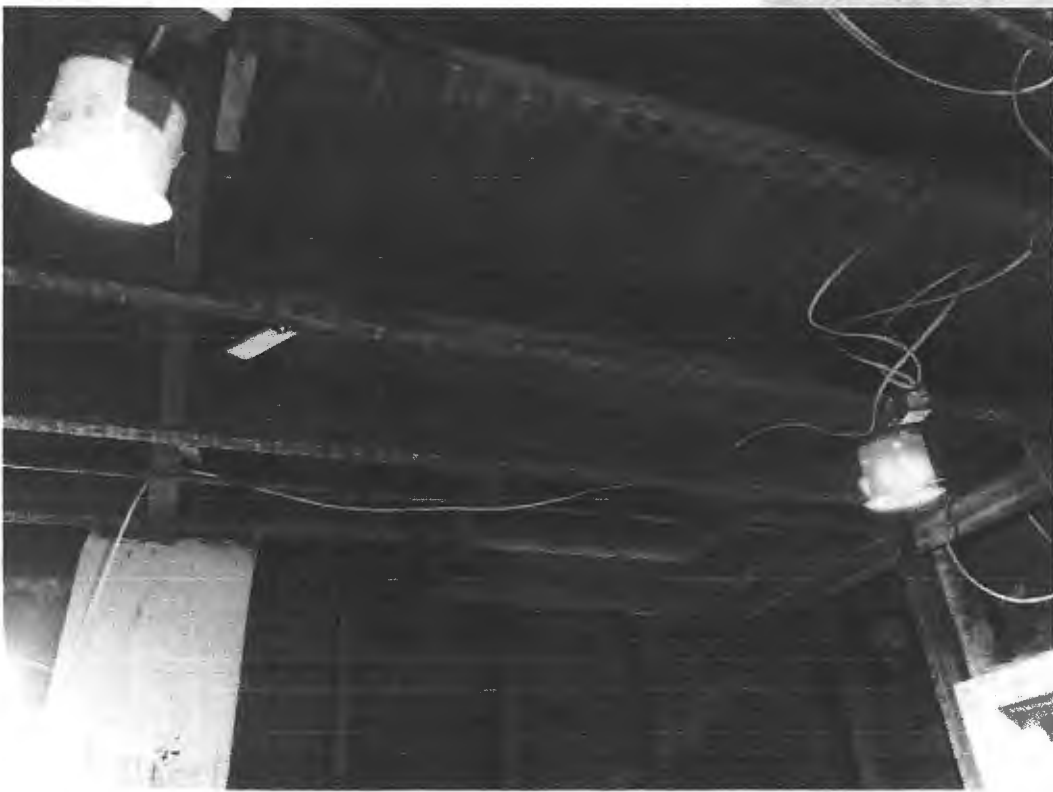
1. Remove remains of old stairwell in kitchen ceiling and replace with proper joisting on the 2 joists in the northwest corner of the kitchen ceiling. The 2 x 4s framing the stairwell and a portion of the old wainscoting stairwell wall hang lower than the ceiling joists. We would like to have the 2 original joists extended the length of the wall to provide proper support and level the ceiling.
2. In the hall, a new header to the powder room door and south wall will need to be placed that aligns with original framing. Modern 2 x 4s were added by a previous owner to the hall side of the wall that extend past the original framing depth. We would like to remove & replace the modern header and framing 2 x 4s on the south wall to be even with original framing. The modern framing was done for 2 reasons: to make the powder room door wider AND to hide the deteriorated hall plaster wall behind modern paneling.
3. Add structural support to old log joists in the basement and make the modern joists that meet in the middle of the kitchen level with log joists. The eastern portion of the kitchen has tremendous sloping to the east kitchen wall that backs up to the back stairwell. The joists under this portion of the kitchen need support. The western portion of the kitchen has modern joists that sit higher than the old log joists. These joists need to be cut down to match log joist height or replaced with new joists that meet log joist height. All flooring in kitchen, hall & bathroom must be removed to accomplish this as the southern portion of this area is not accessible from the basement due to a cement wall. The southern portion of this project is only accessible from the 1<sup>st</sup> floor floor.
4. Deteriorated plaster on chimney in kitchen. Removal of the modern paneling in the kitchen revealed that the old chimney needs plaster repair before it is resealed. We are seeking tax credits to repair the plaster covering the fireplace.

↳ not for permit - for tax credits  
for the ~~work~~ work only.

Structural work



Old stairwell -  
 needs to be  
 removed b/c  
 stairwell frame  
 is cut remain  
 of wainscoting  
 stairwell sit  
 lower than  
 ceiling joists.  
 The 2 western  
 joists are  
 affected &  
 need to be  
 extended all  
 the way to  
 the north wall



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→ modern header protrudes past original framing. It need to be removed & replaced w/ a header that sits flush w/ original framing



original framing  
new 2x4s sit out farther than original framing.

→ modern header that protrudes past original framing

original framing sits back farther than 3 modern 2x4s



Cement wall

← sagging  
log joists  
that need  
support in  
kitchen, hall  
& powder room



split joist  
under  
sagging  
portion of  
kitchen.  
Previous  
owner  
repaired  
w/ block

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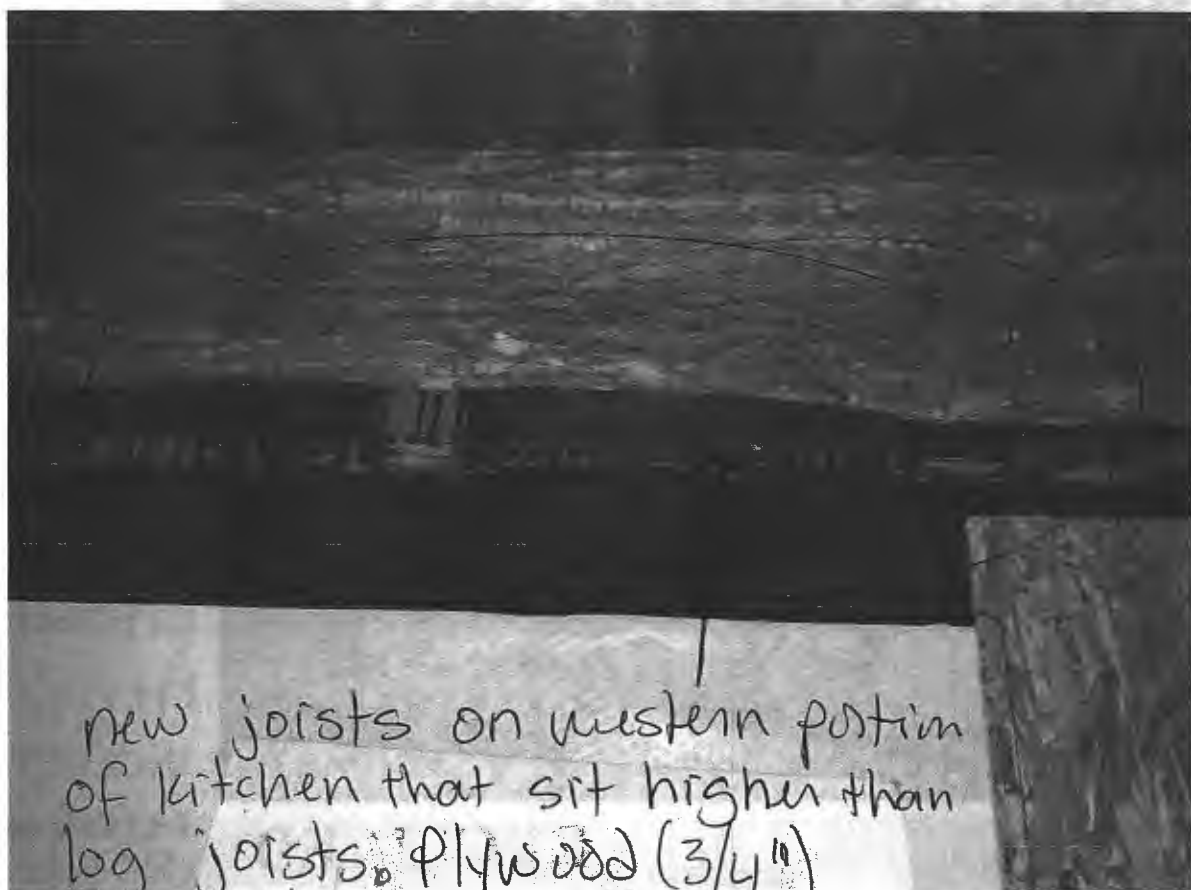
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Basement



Sagging joists in kitchen

Cement wall

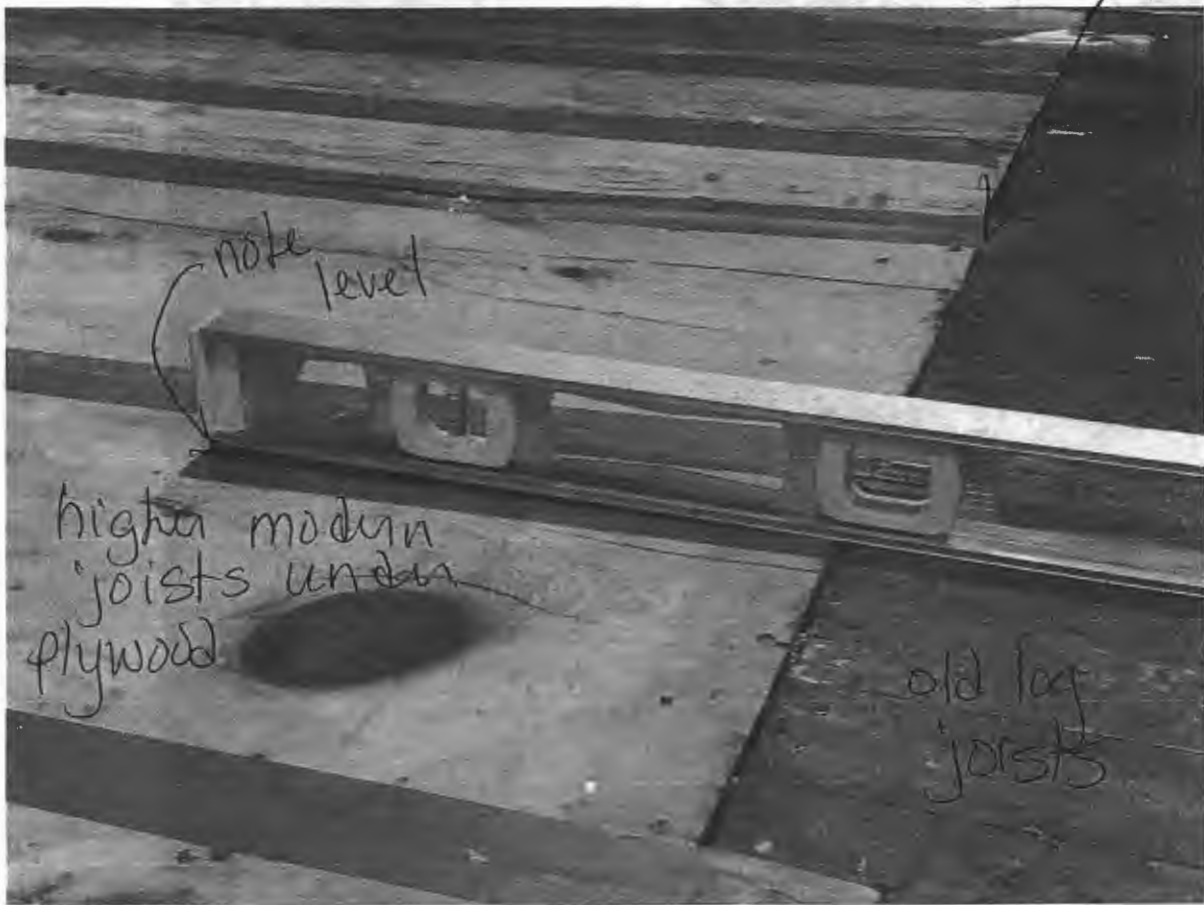


new joists on western portion of kitchen that sit higher than log joists. Plywood (3/4") currently covers them in kitchen

FEB 19 2004

Kitchen Floor

5



note level

higher modern joists under plywood

old lag joists

meeting of old & new joists is highest point of kitchen

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west

North

meeting point is highest at seem. Kitchen slopes to the East wall

East

Pictures of kitchen.  
Flooring slopes to East wall

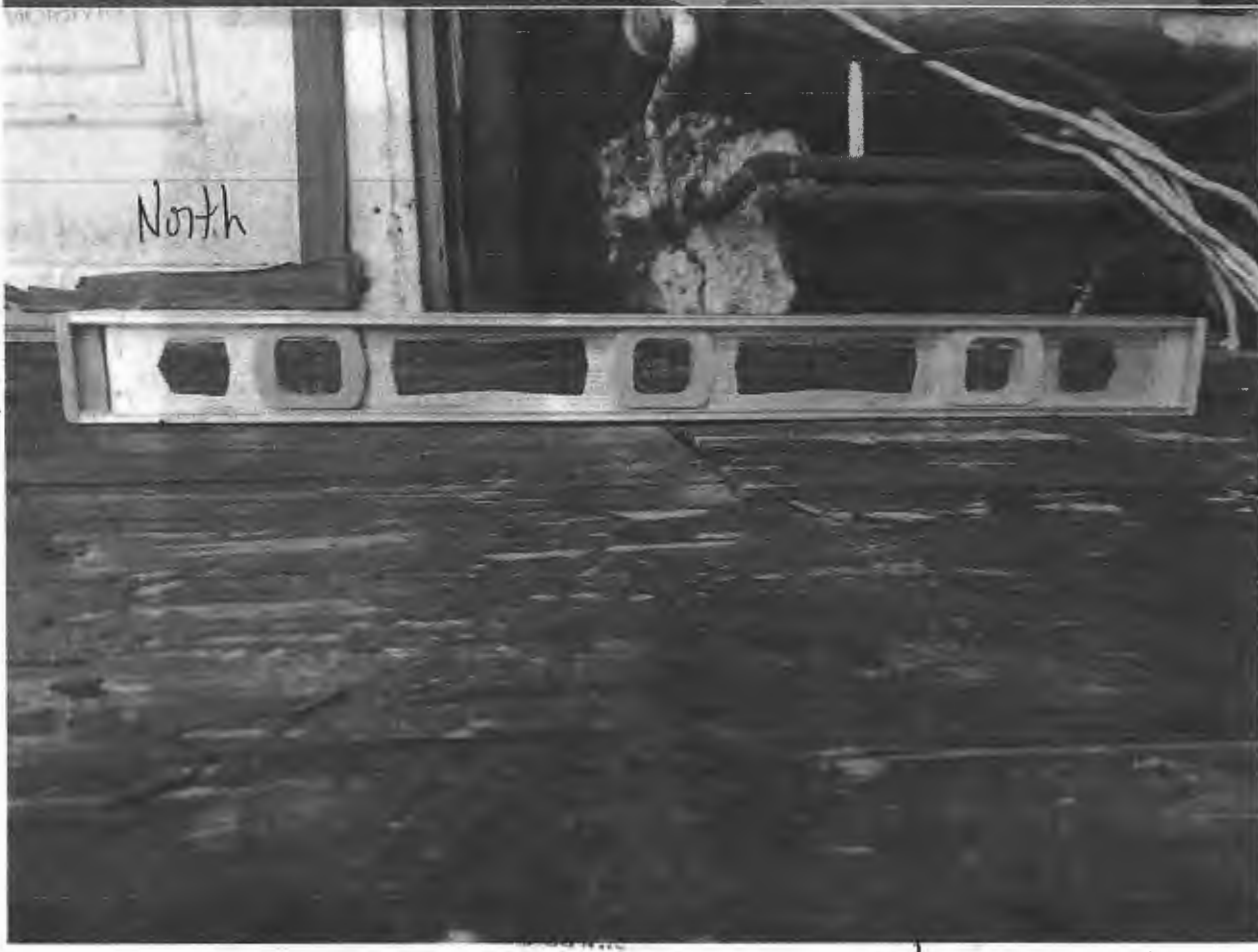
est  
4 1/4" wood  
sill  
at  
1 1/2  
over  
1 1/2  
ere



← East wall



est

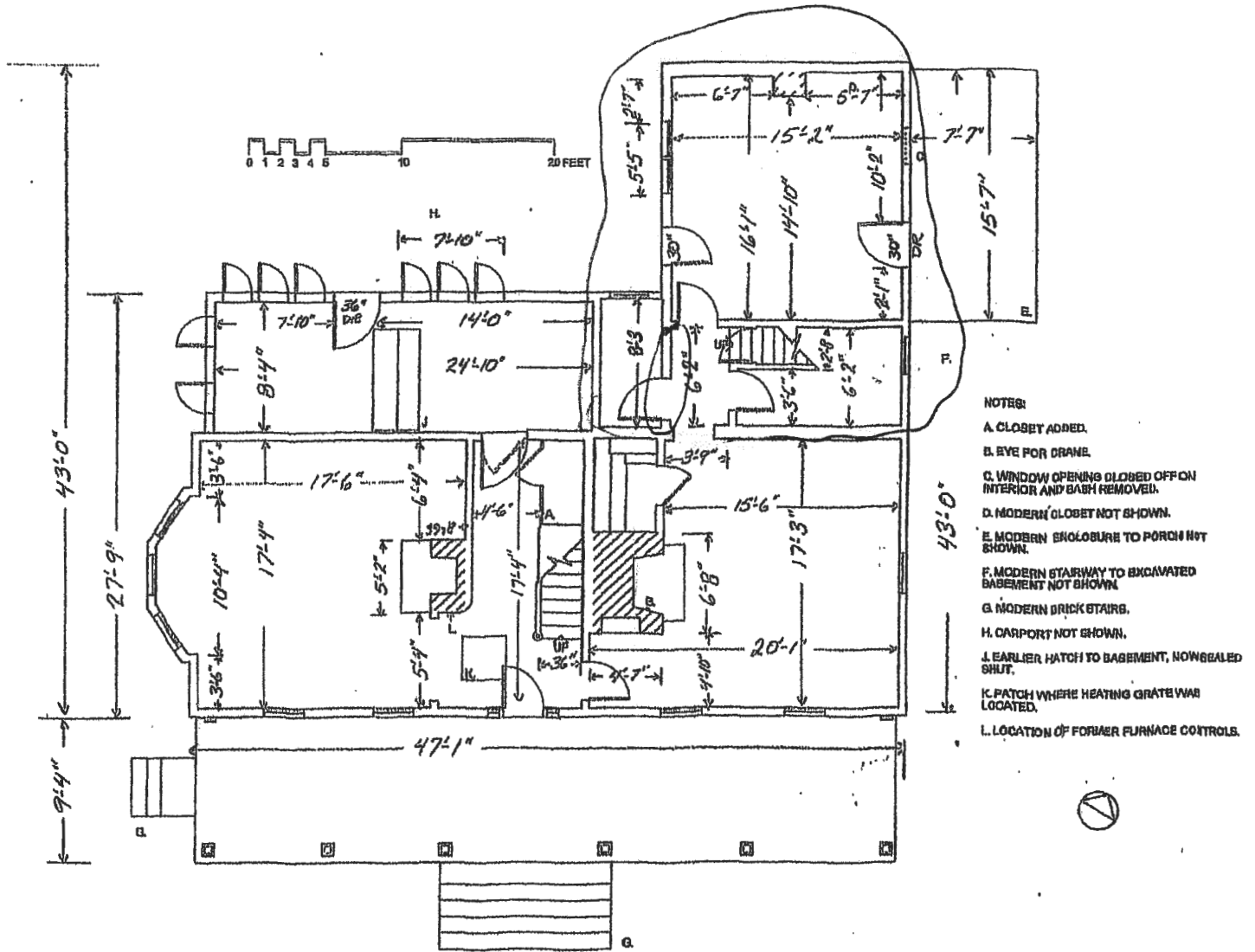


← This portion of kitchen has top layer of 3/4" wood flooring.

3/4" wood subfloor is made of planks 1 1/2" apart

FEB 19 2002

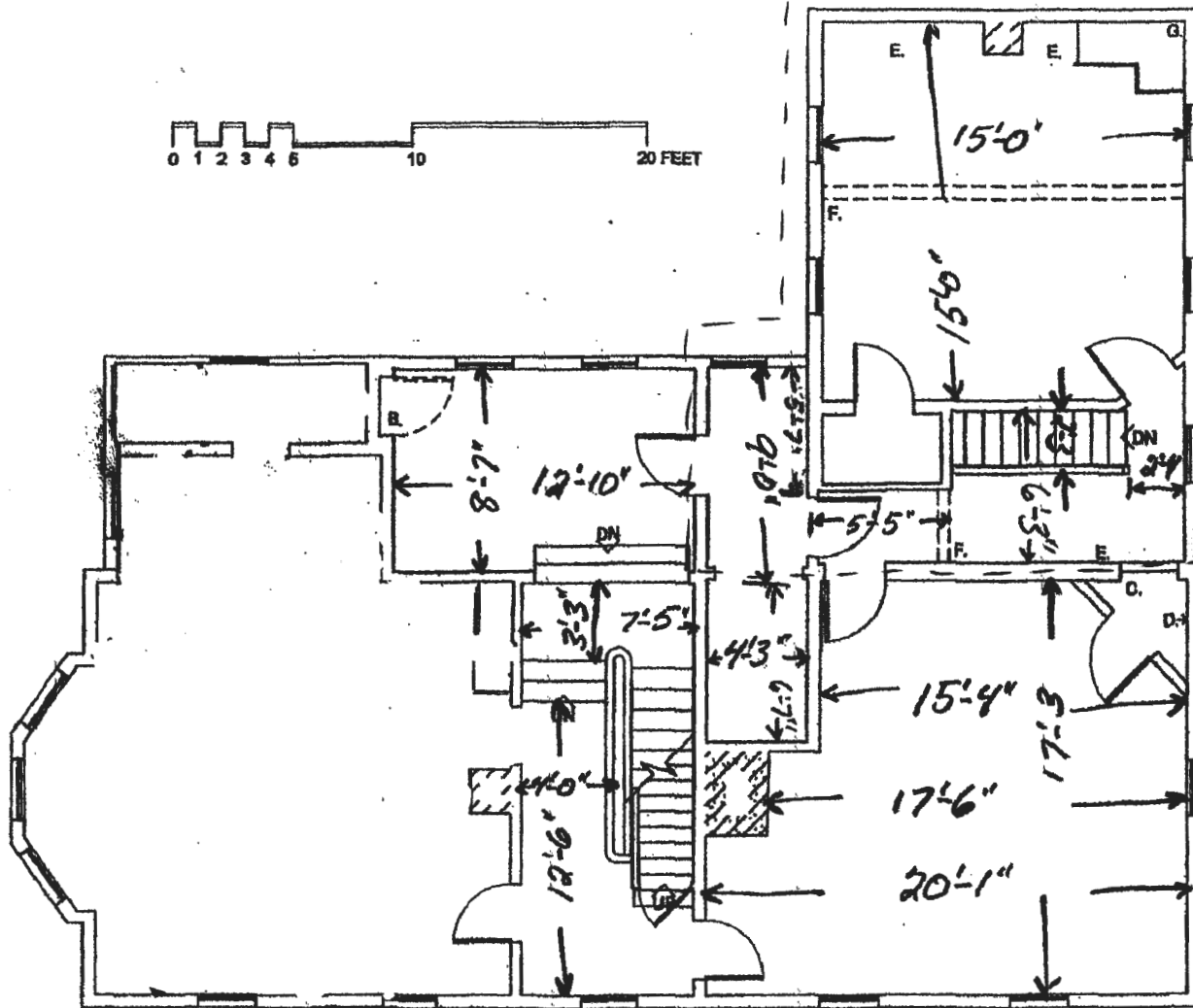
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**HO-191 "FOREST VIEW" 1805 MARRIOTTSVILLE ROAD**  
 FIRST FLOOR PLAN -- MEASURED BY KEN SHORT & BETH BURGESS -- DRAWN BY KEN SHORT -- JANUARY 2015

SCALE 1/8" = 1'-0"





space Above work area  
 ← old stairwell -

- NOTES:
- A. MODERN PARTITION WALL NOT SHOWN.
  - B. DOORWAY CLOSED OFF AND CONVERTED TO SHELVES.
  - C. CLOSET ADDED AND DOORWAY CLOSED OFF.
  - D. SEAM IN BASEBOARD MAY INDICATE PREVIOUS CLOSET ACCESSED FROM HALLWAY - EVIDENCE INCONCLUSIVE.
  - E. MODERN CLOSET NOT SHOWN.
  - F. GHOST OF PARTITION WALL SURVIVES IN FLOOR.
  - G. WINDER STAIR OPENING CLOSED OFF WITH PLYWOOD AND BEAD BOARD PARTITION WALL CUT DOWN TO FLOOR LEVEL.
  - H. WALL OPENED UP AT UNKNOWN DATE.
  - J. APPARENT PORCH NOW ENCLOSED.

Current 2<sup>nd</sup> Floor Plan

1529.25 SF 1<sup>ST</sup> FL  
 1529.25 SF 2<sup>ND</sup> FL  


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 3,058.50 SQ FT

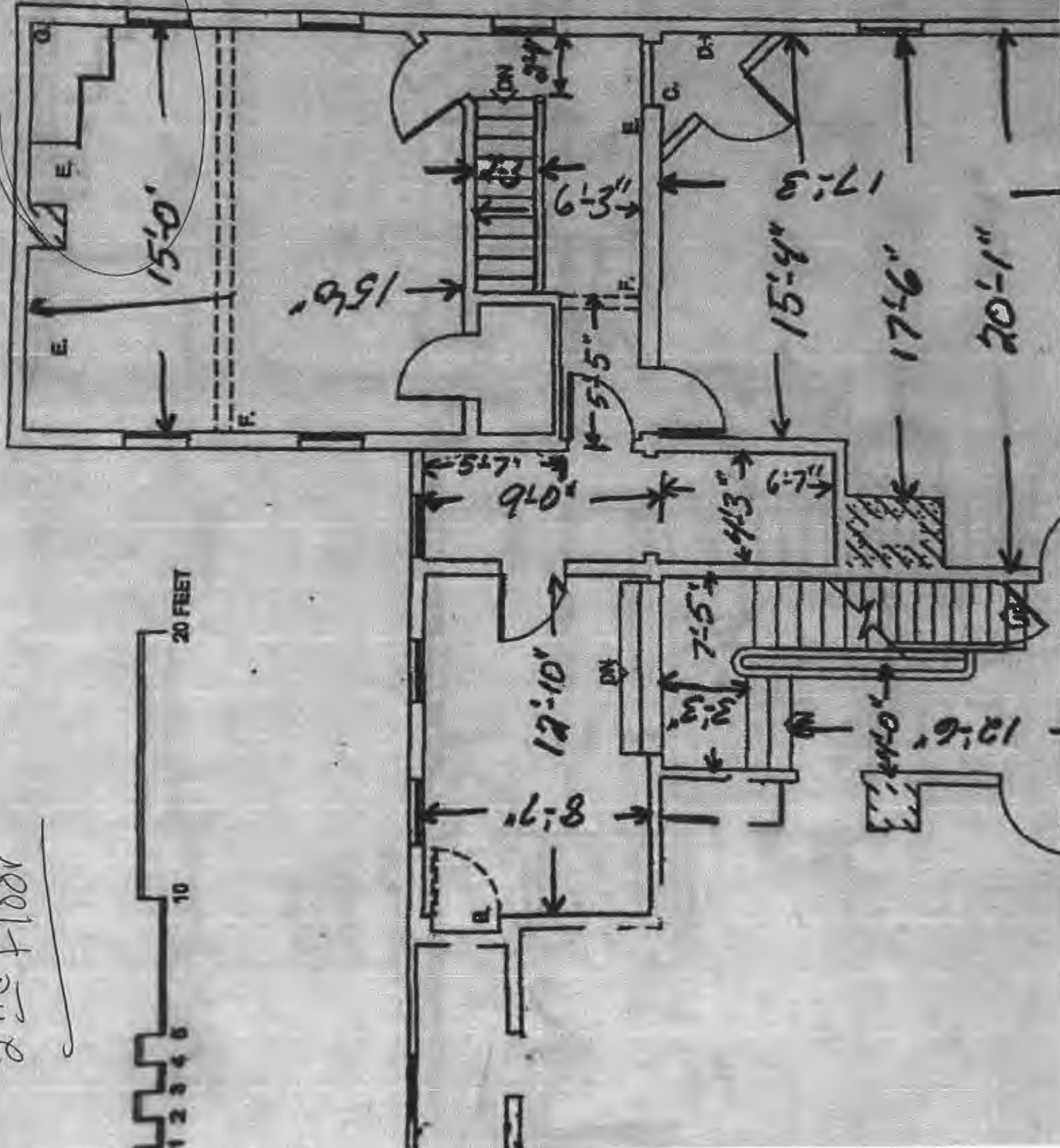
2nd Floor



hidden  
stairwell  
in bedroom  
has plywood  
covering it

NOTES:

- A. MODERN PARTITION
- B. DOORWAY CLOSE TO SHELVES.
- C. CLOSET ADDED AN OFF.
- D. SEAM IN BASE OF PREVIOUS CLOSET / HALLWAY - EVIDENCE
- E. MODERN CLOSET
- F. GHOST OF PREVIOUS FLOOR.
- G. WIDER STAIRS OF WITH PLYWOOD / PARTITION WALL ON LEVEL.
- H. WALL COVERED UP





The Requirements 3-100, The Real Property Article, Annotated Code of Maryland, 1989 Supplement Volume 10 (as supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Mark L. Robel* 6/11/15  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)

*Joseph Ruffner* 6/11/15  
 Joseph Ruffner, LLC, Owners  
 of: Joseph Ruffner, Member

**Legend**

Public Forest Conservation Easement (Reservation)

Private Use-In-Common, Access & Stormwater Management Easement For The Use And Benefit Of Lots 1 Thru 4

Unimproved (RSDMA) Noise Contour Line

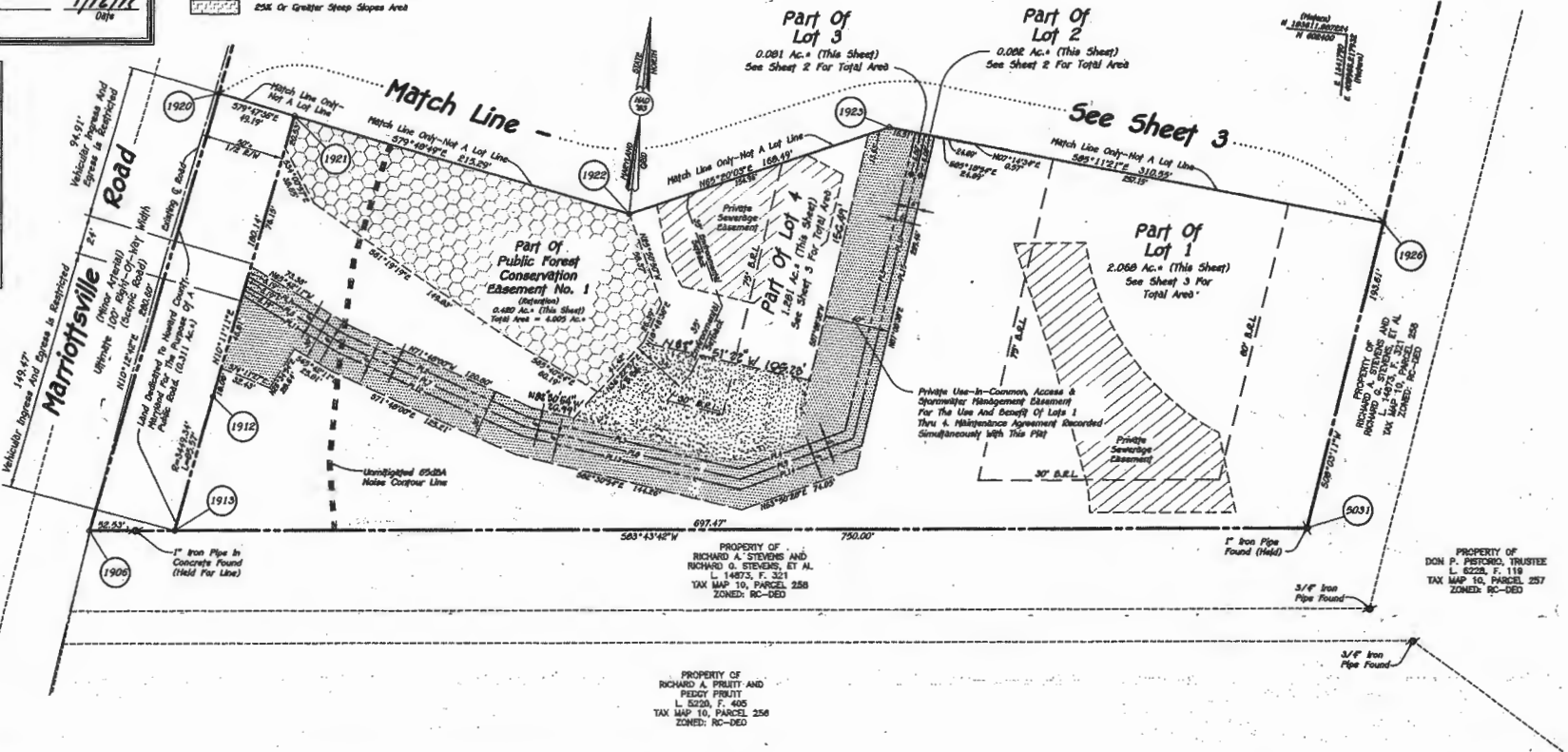
25K Or Greater Slopes Areas

**Curve Data Tabulation**

Proj-Prof	Radius	Arc Length	Delta	Tangent	Bearing & Distance
1912-1913	3449.34'	95.57'	01°25'17"	42.79'	S 09°29'32" W 85.96'

**Lot Line Line Table Chart**

Line	Bearing	Length
PL1	S65°42'11"E	75.17'
PL2	S71°46'00"E	151.69'
PL3	S82°30'54"E	154.79'
PL4	N63°50'28"E	68.80'
PL5	N07°08'36"E	188.78'
PL6	S65°42'11"E	75.80'
PL7	S71°46'00"E	152.75'
PL8	S82°30'54"E	157.13'
PL9	N63°50'28"E	73.25'
PL10	N07°08'36"E	192.54'
PL11	S65°42'11"E	69.72'
PL12	S71°46'00"E	123.44'
PL13	S82°30'54"E	139.51'
PL14	N63°50'28"E	78.31'
PL15	N07°08'36"E	199.22'

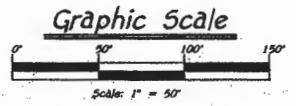


**Area Tabulation For This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRECONSERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRECONSERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.512 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE PRECONSERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PRECONSERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.512 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.511 Ac.±
TOTAL AREA TO BE RECORDED	0.863 Ac.±

**Reservation Of Public Utility And Forest Conservation Easements**

"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plat For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over And Through Lots 1 Thru 4, Any Conspicuous Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Explicitly Stated In The Deeds) Conveying Said Lots. Developer Shall Enforce And Defend For The Easements Herein Reserved To Howard County, With A Name And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Easement(s) And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Provided With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



**Owner/Developer**  
 Triple R Ventures, LLC  
 5300 Dorsey Hill Drive  
 Suite 102  
 Ellicott City, Maryland 21042  
 c/o Mr. Joseph Ruffner  
 P.O. #45-977-1327

**FRISER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 10000 GREEN GLEN DRIVE - SUITE 200  
 GREENBELT, MARYLAND 20818  
 301-441-2800

APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department.

*Joseph Ruffner* 6/11/15  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Mark L. Robel* 6-9-15  
 Chief, Development Engineering Division

*Joseph Ruffner* 6-11-15  
 Director

**Owner's Certificate**

Triple R Ventures, LLC, By Joseph Ruffner, Member, Owners Of The Property Shown And Described Hereon, Heraby Adopts This Plat Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Heraby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 11th Day Of **JANUARY**, 2015.

*Joseph Ruffner*  
 Triple R Ventures, LLC  
 By: Joseph Ruffner, Member

*Mark L. Robel*  
 Witness

**Surveyor's Certificate**

I Heraby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duty Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Brent D. Myers To Triple R Ventures, LLC By Deed Dated August 21, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 15751 M Folio 176. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Mark L. Robel*  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2016

RECORDED AS PLAT No. **23379** ON **6/11/15**  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Myers Property**  
 Lots 1 Thru 4.

(Being A Subdivision Of Tax Map 10, Parcel 32, Recorded Among The Land Records Of Howard County, Maryland In Liber #1761 M Folio 176)

Zoned: RC-DEO  
 Tax Map: 10, Parcel: 32, Grid: 22  
 Third Election District - Howard County, Maryland  
 Date: December 29, 2014 Scale: 1"=50' Sheet 4 of 4



F-14-086