

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, March 8, 2021 11:29 AM
To: Sean Hogan; Zenith Kitchen&Bath
Cc: Oswald, Hank; Alfredo Caceres; María Verónica Dioverti Prono; peter twohy
Subject: RE: Perc Test

Yes, you can certainly have the client or the architect contact Hank directly. He should have floor plans or if not, they can send them to him. That will be the ultimate deciding factor on what is proposed vs what is existing as it relates to the septic system evaluation. Thanks
Jeff

From: Sean Hogan <sean@zenithkb.com>
Sent: Thursday, March 4, 2021 10:16 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>; Zenith Kitchen&Bath <info@zenithkb.com>
Cc: Oswald, Hank <hoswald@howardcountymd.gov>; Alfredo Caceres <doctorcaceres@gmail.com>; María Verónica Dioverti Prono <verodioverti@gmail.com>; peter twohy <peter@2e-architects.com>
Subject: RE: Perc Test

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

The existing basement is partially finished. Two of their teenage boys have their bedrooms in the basement. So we are not really "adding" any additional living space or converting non living space. We are just making fully complete. Anyway, I just need to tell the customer what needs to be done for you to issue us a permit. I believe that I will just have them contact you directly. Will that be ok?

This customer just bought the home a little over a year ago. The dog day care thing was from a previous owner & is not going to happen.

I have cc'd the customers and the architect here as well.

Thanks,

Sean Hogan
Zenith Kitchen and bath

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Sent: Wednesday, March 3, 2021 4:04 PM
To: Sean Hogan <sean@zenithkb.com>; Zenith Kitchen&Bath <info@zenithkb.com>
Cc: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: RE: Perc Test

Hello. IT looks like from the response letter that the reviewer, Hank, identified two rooms in the proposed finished basement that would count as bedrooms under the bedroom definition in our code. Our code states that when living space is added (converting nonliving space to living space counts as "added"), a perc certification plan establishing a sewage disposal area for the septic system and future replacements must be approved. If there is not an existing plan,

one would have to be done. The added living space creates a potential for additional wastewater volume so we make sure that a property can handle the improvements and be set up for future replacement systems when the existing system fails. If there are bedrooms added, we need to also make sure the system is sized properly.

Looking at your file, we have perc test notes and we have a copy of the final plat with a disposal area on there, but we do not have a perc certification plan meeting all the requirements as listed in the fact sheet provided, such as perc test locations, topography, etc. If your plan preparer were able to locate the perc holes based on the information in our file and show them on a plan to certify the disposal area, it might be possible to avoid more perc testing. Be advised that if we are adding bedrooms, the plan must also show any replacement or additions to the existing system to get to the new bedroom total and show how two more systems at that size could fit in the area.

On a side note, is the plan for the dog day care not happening anymore? The test plan included a copy of that petition and our Health Dept. comments.

From: Sean Hogan <sean@zenithkb.com>
Sent: Wednesday, March 3, 2021 3:37 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>; Zenith Kitchen&Bath <info@zenithkb.com>
Subject: RE: Perc Test

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

Hello Jeff,

We submitted an application for a building permit because we are finishing a basement in this home in Howard County. It has now been well over a month since we sent in. On Feb 11 the county sent us the attached letter/forms & said that we had to do this perc test before they would issue the permit. Although, we are not adding any square footage to the home. If we are "adding" bedrooms to the basement, then this perc test had to be done. I believe that they just did one a little over a year ago when they bought the home.

Anyway, the customers are now growing a little impatient as to why we have not been able to start this project. We submitted the architects before and after drawings with the permit application, and other documentation with the perc testing application. I still don't really understand the need for this when we will not be putting any additional stress on the current well/septic system.

Please advise asap.

Sean Hogan
Zenith Kitchen and Bath
410 977 8232

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Sent: Wednesday, March 3, 2021 2:01 PM
To: Zenith Kitchen&Bath <info@zenithkb.com>
Cc: Sean Hogan <sean@zenithkb.com>
Subject: RE: Perc Test

Hello. I reviewed the perc test application for 4807 Manor Ln and I am unclear what is being proposed. There is no test plan showing the proposed testing locations or why we need to do additional testing. Can you please elaborate on the proposal to see where we need to start with a potential test plan? Thanks

Jeff Williams

Program Supervisor, Well & Septic Program
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

From: Zenith Kitchen&Bath <info@zenithkb.com>
Sent: Wednesday, March 3, 2021 10:41 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: Sean Hogan <sean@zenithkb.com>
Subject: Perc Test

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

Good morning Jeffrey.

We are trying to get perc test done for our client located at 4807 Manor Ln, Ellicott City, MD 21042. Please let me know when it can happen I need to update my client.

Thank you,

Ahmet Karadag

Zenith Kitchen & Bath
P: 410-313 9897-98
F: 410-313 9899
www.zenithkitchenandbath.com



SITE INSPECTION SHEET

OWNER: Veronica Diocerti PHONE #: _____

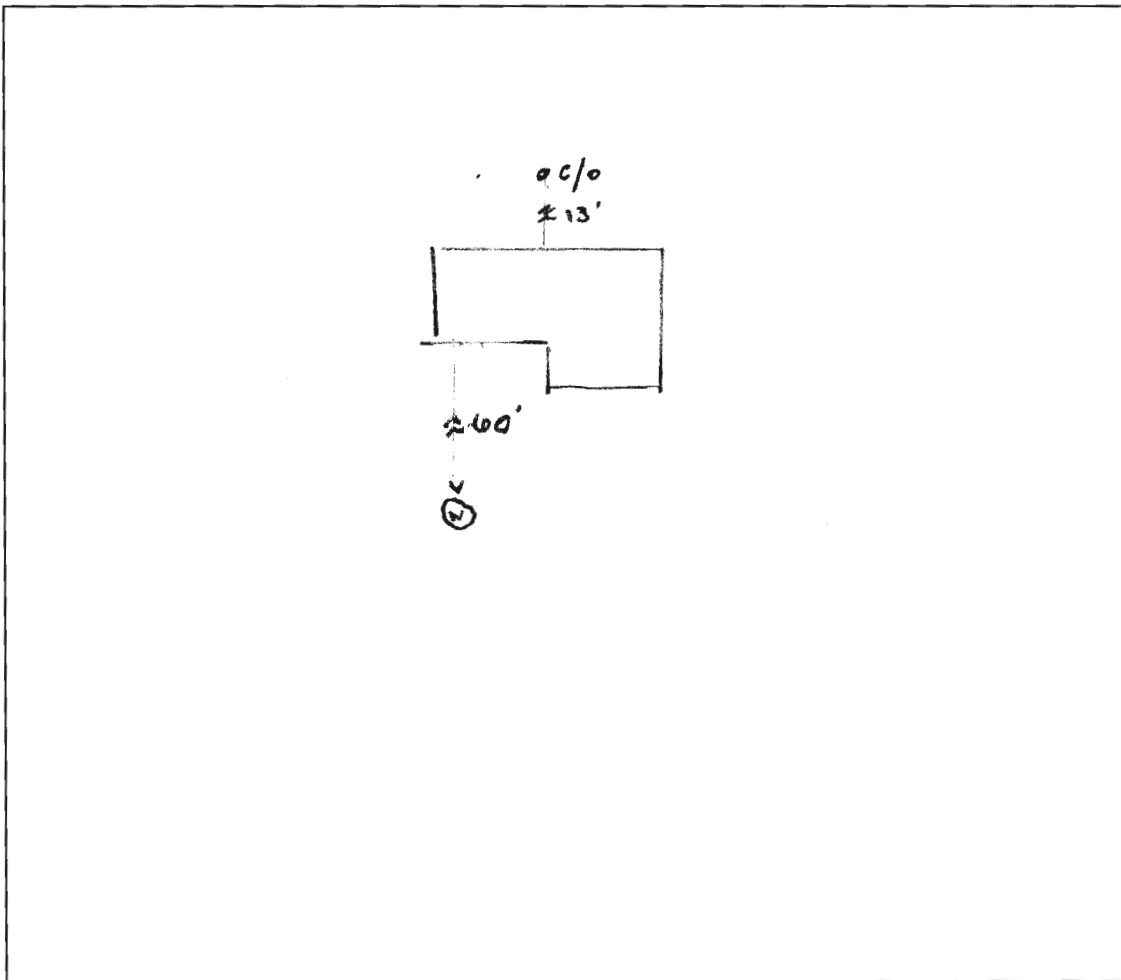
ADDRESS: 4807 Manor Lane CONTRACTOR: _____

_____ WELL TAG #: _____

SUBDIVISION: _____ LOT: _____ COUNTY #: B21000271

PROPOSAL: 2 bedroom addition in finished basement.

LOCATION DIAGRAM



COMMENTS: No issues observed w/ well or septic

DATE: 3.16.21 INSPECTOR: H. Oswald

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, March 16, 2021 11:25 AM
To: María Verónica Dioverti Prono
Cc: Alfredo Caceres
Subject: RE: Perc Test

Hi Veronica:

I'm sorry. I didn't see your email until after my site visit. I didn't need to go inside the house. I just needed to see the well and the septic system. I didn't see any obvious issues with the septic system (surfacing, lush grass etc.). However, I would recommend installing a pvc cap over the septic tank cleanout. With that said, I approved your building permit.

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

Thanks and take care,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
(410) 313 - 1786
hoswald@howardcountymd.gov

From: María Verónica Dioverti Prono <verodioverti@gmail.com>
Sent: Tuesday, March 16, 2021 9:45 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Alfredo Caceres <doctorcaceres@gmail.com>
Subject: Re: Perc Test

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

Hi Hank,

When you get there, would you mind calling me at 203 583 2904?
My oldest son will let you in, but since we heard about this visit only yesterday I was unable to take time off work to be there during your visit.

THanks,
Veronica

El mar, 16 mar 2021 a las 9:13, Oswald, Hank (<hoswald@howardcountymd.gov>) escribió:

Hi Veronica:

I should be there between 1030 & 11 this morning.

Thanks,

Hank

From: María Verónica Dioverti Prono <verodioverti@gmail.com>

Sent: Monday, March 15, 2021 12:54 PM

To: Oswald, Hank <hoswald@howardcountymd.gov>

Cc: peter twohy <peter@2e-architects.com>; Williams, Jeffrey <jewilliams@howardcountymd.gov>; Sean Hogan <sean@zenithkb.com>; Zenith Kitchen&Bath <info@zenithkb.com>; Alfredo Caceres <doctorcaceres@gmail.com>

Subject: Re: Perc Test

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

I'm thrilled to hear !!! What's the earliest you could stop by?

Best,

Veronica

El lun, 15 mar 2021 a las 9:58, Oswald, Hank (<hoswald@howardcountymd.gov>) escribió:

Hello All:

Thanks for the floor plans. After further review with my supervisor, we won't need to conduct perc tests. In addition, the existing system is sized properly for the proposed changes. However, I will need to conduct a quick site visit. I plan on doing this sometime tomorrow before noon. If I don't see any concerns, I can approve the building permit.

To receive reimbursement for the perc test application fee, please submit the request in writing to the Health Department. I've attached a copy of the receipt to accompany your request.

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

Thanks,

Hank

From: peter twohy <peter@2e-architects.com>

Sent: Thursday, March 11, 2021 3:21 PM

To: María Verónica Dioverti Prono <verodioverti@gmail.com>

Cc: Williams, Jeffrey <jewilliams@howardcountymd.gov>; Sean Hogan <sean@zenithkb.com>; Zenith Kitchen&Bath <info@zenithkb.com>; Oswald, Hank <hoswald@howardcountymd.gov>; Alfredo Caceres <doctorcaceres@gmail.com>

Subject: Re: Perc Test

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

Here is a file with two sets.

One that only has the existing plans (as asked).

The second is has both the existing plans and the new lower level (just in case).

<https://www.dropbox.com/sh/ygobs6pyrx25vz2/AADKD4NRg48O-43us8SECS44a?dl=0>

Peter

On Thu, Mar 11, 2021 at 2:45 PM María Verónica Dioverti Prono <verodioverti@gmail.com> wrote:

Hi Everyone,

Hank and I just chatted about next steps.

Peter - would you please send the drawings of the current floor plans? Both the main floor and basement, Hank will review it ASAP and let us know what needs to happen next.

All best,

Veronica (homeowner)

El lun, 8 mar 2021 a las 11:28, Williams, Jeffrey (<jewilliams@howardcountymd.gov>) escribió:

Yes, you can certainly have the client or the architect contact Hank directly. He should have floor plans or if not, they can send them to him. That will be the ultimate deciding factor on what is proposed vs what is existing as it relates to the septic system evaluation. Thanks

Jeff

From: Sean Hogan <sean@zenithkb.com>

Sent: Thursday, March 4, 2021 10:16 AM

To: Williams, Jeffrey <jewilliams@howardcountymd.gov>; Zenith Kitchen&Bath <info@zenithkb.com>

Cc: Oswald, Hank <hoswald@howardcountymd.gov>; Alfredo Caceres <doctorcaceres@gmail.com>; María Verónica Dioverti Prono <verodioverti@gmail.com>; peter twohy <peter@2e-architects.com>

Subject: RE: Perc Test

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

The existing basement is partially finished. Two of their teenage boys have their bedrooms in the basement. So we are not really "adding" any additional living space or converting non living space. We are just making fully complete. Anyway, I just need to tell the customer what needs to be done for you to issue us a permit. I believe that I will just have them contact you directly. Will that be ok?

This customer just bought the home a little over a year ago. The dog day care thing was from a previous owner & is not going to happen.

I have cc'd the customers and the architect here as well.

Thanks,

Sean Hogan

Zenith Kitchen and bath

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Sent: Wednesday, March 3, 2021 4:04 PM
To: Sean Hogan <sean@zenithkb.com>; Zenith Kitchen&Bath <info@zenithkb.com>
Cc: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: RE: Perc Test

Hello. IT looks like from the response letter that the reviewer, Hank, identified two rooms in the proposed finished basement that would count as bedrooms under the bedroom definition in our code. Our code states that when living space is added (converting nonliving space to living space counts as "added), a perc certification plan establishing a sewage disposal area for the septic system and future replacements must be approved. If there is not an existing plan, one would have to be done. The added living space creates a potential for additional wastewater volume so we make sure that a property can handle the improvements and be set up for future replacement systems when the existing system fails. If there are bedrooms added, we need to also make sure the system is sized properly.

Looking at your file, we have perc test notes and we have a copy of the final plat with a disposal area on there, but we do not have a perc certification plan meeting all the requirements as listed in the fact sheet provided, such as perc test locations, topography, etc. If your plan preparer were able to locate the perc holes based on the information in our file and show them on a plan to certify the disposal area, it might be possible to avoid more perc testing. Be advised that if we are adding bedrooms, the plan must also show any replacement or additions to the existing system to get to the new bedroom total and show how two more systems at that size could fit in the area.

On a side note, is the plan for the dog day care not happening anymore? The test plan included a copy of that petition and our Health Dept. comments.

From: Sean Hogan <sean@zenithkb.com>
Sent: Wednesday, March 3, 2021 3:37 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>; Zenith Kitchen&Bath <info@zenithkb.com>
Subject: RE: Perc Test

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

Hello Jeff,

We submitted an application for a building permit because we are finishing a basement in this home in Howard County. It has now been well over a month since we sent in. On Feb 11 the county sent us the attached letter/forms & said that we had to do this perc test before they would issue the permit. Although, we are not adding any square footage to the home. If we are "adding" bedrooms to the basement, then this perc test had to be done. I believe that they just did one a little over a year ago when they bought the home.

Anyway, the customers are now growing a little impatient as to why we have not been able to start this project. We submitted the architects before and after drawings with the permit application, and other documentation with the perc testing application. I still don't really understand the need for this when we will not be putting any additional stress on the current well/septic system.

Please advise asap.

Sean Hogan

Zenith Kitchen and Bath

410 977 8232

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Sent: Wednesday, March 3, 2021 2:01 PM
To: Zenith Kitchen&Bath <info@zenithkb.com>

Cc: Sean Hogan <sean@zenithkb.com>

Subject: RE: Perc Test

Hello. I reviewed the perc test application for 4807 Manor Ln and I am unclear what is being proposed. There is no test plan showing the proposed testing locations or why we need to do additional testing. Can you please elaborate on the proposal to see where we need to start with a potential test plan? Thanks

Jeff Williams

Program Supervisor, Well & Septic Program

Bureau of Environmental Health

Howard County Health Dept.

410-313-4261

jewilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

From: Zenith Kitchen&Bath <info@zenithkb.com>

Sent: Wednesday, March 3, 2021 10:41 AM

To: Williams, Jeffrey <jewilliams@howardcountymd.gov>

Cc: Sean Hogan <sean@zenithkb.com>

Subject: Perc Test

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

Good morning Jeffrey.

We are trying to get perc test done for our client located at 4807 Manor Ln, Ellicott City, MD 21042. Please let me know when it can happen I need to update my client.

Thank you,

Ahmet Karadag

Zenith Kitchen & Bath

P: 410-313 9897-98

F: 410-313 9899

www.zenithkitchenandbath.com



Peter R Twohy

2e Architects
Custom Residential Architecture

Ranked as one of the BEST Residential Architects in Maryland

<https://www.baltimorearchitect.org>

BEST OF HOUZZ SERVICE 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014

BEST OF HOUZZ DESIGN 2021, 2018, 2017, 2016, 2015, 2014

FREE pamphlet:

[Selecting the Right Architect for Your Luxury Home](#)

9515 Deereco Road

Suite 907

Timonium, Maryland

21093

410-583-2112

Visit our website by clicking the link below

2e-architects.com

Visit our Profile on Houzz by clicking the link below

[2e Architects on HOUZZ](#)
