

PERMIT NUMBER: B

22002958

DATE ACCEPTED:

RECEIVED JUL 29 2022

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: 2730 Jennings Chapel Rd. Unit: _____
 City: Woodbine State: MD Zip Code: 21797
 Subdivision/Village/Complex Name: _____ SDP/WP/BA #: _____
 Lot: _____ Tax Map: 13 Parcel: 109 Grading Permit #: 627000145

DESCRIPTION OF WORK REQUIRED

Existing Use: Residential Proposed Use: Residential Estimated Cost: \$ 1,000,000
 Trade Work to Be Completed (Separate Permits Required): Mechanical (HVACR) Electrical Plumbing None
 Contract SFD, 2 story attached garage
 4 bedroom, 5 1/2 bathroom

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Jennifer & Anthony Berarducci Primary Residence: Yes No
 Owner's Street Address: 2730 Jennings Chapel Rd.
 City: Woodbine State: MD Zip Code: 21797
 Phone: 410-984-0851 Email: _____

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Berarducci Builders Contact Name: Chris Berarducci
 Street Address: 1508 Abell Dr.
 City: Westminster State: MD Zip Code: 21157
 Phone: 443-797-9409 Email: cberarducci@berarducci.com

CONTRACTOR INFORMATION REQUIRED

Business Name: Berarducci Builders
 Licensee's Name: Chris Berarducci License #: M482 7798
 Street Address: 1508 Abell Dr.
 City: Westminster State: MD Zip Code: 21157
 Phone: 443-797-9409 Email: cberarducci@berarducci.com

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: GBL Home Designs Name: Greg Little
 Street Address: PO Box 237
 City: Finestock State: MD Zip Code: 21078
 Phone: 410-833-8320 Email: gbl@plansanddesign.com

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: No Voice Evac

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

Model Name & Options:
 # of Bedrooms (SF): 4 # of efficiency units (MF*): 2 # of 1 BR (MF*): _____ # of 2 BR (MF*): _____ # of 3 BR (MF*): _____
 # Rooms: 11 # Full Baths: 5 # 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: 92 1st Fl Depth: 52 2nd Fl Width: 92 2nd Fl Depth: 52 Bsmt Width: 68 Bsmt Depth: 44
 Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: 7855 sq ft Occupiable Area: 7855 sq ft

AGREEMENT/DISCLAIMER 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: _____ DATE SIGNED: 7/28/22

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

AGENCIES REQUIRED/APPROVALS:
 PR DPZ DED Health 9/22/22 SHA CID
 SUBMITTAL FEES: \$ 150.00 PAYMENT: CK # 6074 ACCEPTED BY: MP

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, September 12, 2022 7:52 AM
To: jcarney@bei-civilengineering.com; 'Berarducci, Anthony'; Silvast, Zackary; 'Chris Berarducci'; 'Jenny Berarducci'
Subject: RE: #B22002958 / 2730 Jennings Chapel Road, Woodbine

Thanks John. I'll check the file for septic abandonment paperwork. I was thinking this was an addition to the existing house. If this is a tear down/rebuild, the new system can be installed during construction. The Building Dept will not issue a Use & Occupancy until we issue a certificate of potability for the new well. For us to do that, we will have to approve the septic install, approve the well connection to the new house, get passing potability results from the well.

As soon as we get the yield or other decision on the 600' well, it looks like we can speed towards building permit approval.
Jeff

From: jcarney@bei-civilengineering.com <jcarney@bei-civilengineering.com>
Sent: Friday, September 9, 2022 4:50 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>; 'Berarducci, Anthony' <Anthony.Berarducci@maxar.com>; Silvast, Zackary <zsilvast@howardcountymd.gov>; 'Chris Berarducci' <cfuco1@hotmail.com>; 'Jenny Berarducci' <jenny.berarducci@gmail.com>
Subject: RE: #B22002958 / 2730 Jennings Chapel Road, Woodbine

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Jeff, thank you for the well options. The owners are looking into the options and we will coordinate with them. Regarding your question in option 3, the previous owner did not do much farming and I'm not sure if the owner prior needed irrigation or where they would have obtained it from. It appears the spigots at the shed/barns was from the old well that was recently abandoned.

Regarding the other items....

Glad to hear you have the abandonment report and the yield report for the 300' well. The owners or I will let you know what they would like to do with the 600' well once the yield is established. I can update general note 11 depending on the decisions of the 600' well.

The old septic system was found by Engles and they abandoned it. I believe some paper work was sent in for the location and what the abandonment entailed. General Note 10 was written before the old septic components were found and abandoned. Just to clarify.....there is an old house on this property and a permit to demolish it has been issued as permit number B22002398. After the demolition of the entire old house a new house (with new septic and well) is going to be constructed under building permit B22002958. No portion of the old house is being retained, this is not an addition.

Thank you for letting us know about the OSDS plan approval. The new septic system will be all new components.

Since this is a new building, not an addition, does the septic system need to be installed prior to the building permit being approved? The old house is permitted for demolition (B22002398) and new house constructed under permit B22002958.

Sounds like you have the plans you need and there might be some general note modifications to the Perc Cert.

Thanks, John

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

Sent: Friday, September 9, 2022 3:33 P.M.

To: Berarducci, Anthony <Anthony.Berarducci@maxar.com>; Silvast, Zackary <zsilvast@howardcountymd.gov>; Chris Berarducci <cfuco1@hotmail.com>; Jenny Berarducci <jenny.berarducci@gmail.com>

Cc: jcarney@bei-civilengineering.com

Subject: RE: #B22002958 / 2730 Jennings Chapel Road, Woodbine

Hello everyone. Sorry for the confusion, but it seems that everything has been stalled while deciding what to do with that first 600' well. There are 3 options at this point for that well that can move everything along. Based on what option is chosen, there are a few things to be done with the other paperwork that I will explain at the end. Here are the 3 options:

1. Seal the 600' well and submit an abandonment report to us. It is acceptable to have the well driller place a length of geothermal tubing in the well prior to grouting for possible future use as a geothermal supply.
2. Attempt to permit the well as a domestic irrigation supply well. The well driller would need to perform a proper yield test on it to determine if it can produce 1 gallon per minute sustained yield. If so, it can be hooked up independent of the other well and would need to be chlorinated, pass potability test, and get a certification of potability. Or, it could be hooked up with the other well to an automatic A/B switch where every time the well pump needed to run, the system would alternate between the two wells. We do not recommend this method because the one well is getting such a good yield and this well so little that it would potentially gum up the water system with sediment.
3. Attempt to permit this well as an agricultural well. It does appear that there are active crop fields on the property and it is in an ag preservation program. The well driller would need to perform a yield test to prove it can produce at least 0.5 gallons per minute sustained yield for this option. ***A side question about this is where has the property gotten its irrigation water prior to these new wells being drilled?***

As for everything else:

- we have the abandonment report for the old well.
- We have the completion report for the 300' well. We just can't approve it until we know what is happening with the 600' well to complete the paperwork.
- We have the reviewed perc cert plan, but I can't approve it until I can adjust the notes to reflect what is happening with the well. It also does not indicate an old septic system or include a note regarding installation of a new system to support the well.
- The new OSDS plan is approved, though I wanted to confirm that this plan is showing all new replacement components and not incorporating any existing components?
- With this approved OSDS plan, the contractor can come in at any time to pull a septic permit and install the replacement system. We would like the new system installed and approved with old system properly abandoned prior to building permit approval.
- We have the revised building permit plot plan showing the new well location and that is fine.

Let me know if there are any questions or concerns.

Jeff Williams

Deputy Director

Bureau of Environmental Health

Howard County Health Dept.

410-313-4261

jewilliams@howardcountymd.gov

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From: Berarducci, Anthony <Anthony.Berarducci@maxar.com>
Sent: Friday, September 9, 2022 10:28 AM
To: Silvast, Zackary <zsilvast@howardcountymd.gov>; Jenny Berarducci <jenny.berarducci@gmail.com>
Cc: Williams, Jeffrey <jewilliams@howardcountymd.gov>; jcarney@bei-civilengineering.com
Subject: RE: #B22002958 / 2730 Jenni
Importance: High

Anthony.Berarducci@maxar.com>
<Anthony.Berarducci@maxar.com>; Chris Berarducci <cfuco1@hotmail.com>; Jenny Berarducci <jenny.berarducci@gmail.com>; Jeffrey Williams <jewilliams@howardcountymd.gov>; jcarney@bei-civilengineering.com
10000 Woodbine Road, Woodbine

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Zach,
Thanks for following up again.
Yes, there was an initial well dug that we spoke with the driller and with Mr. Wolf

in ~600ft with minimal water (estimated 8/10^{ths} per minute yield). We spoke with the Health Dept. and we drilled another well (the 250ft well).

We spoke with Mr. Wolf about using the well for irrigation purposes only, and we were told that was allowable so long as certain requirements were met. Pending approval, would be to use the 600' well for irrigation only so long as this didn't significantly delay our irrigation permit.

well for irrigation purposes only, and we were told that was allowable so long as certain requirements were met. Pending approval, would be to use the 600' well for irrigation only so long as this didn't significantly delay our irrigation permit.

Obviously we want to get the building permit as timely a fashion as possible and that is our top priority. We'll wait to hear from Jeff later today on what our next steps are, what gets us to our permit as quickly as possible, and what needs to be completed.

as timely a fashion as possible and that is our top priority. We'll wait to hear from Jeff later today on what our next steps are, what gets us to our permit as quickly as possible, and what needs to be completed.

Thanks again for the update.
Tony

Anthony D. Berarducci, PMP

Director | NGA Account
Global Field Operations

+1.410.984.0851
anthony.berarducci@maxar.com
maxar.com

MAXAR



From: Silvast, Zackary <zsilvast@howardcountymd.gov>
Sent: Friday, September 9, 2022 9:24 AM
To: Chris Berarducci <cfuco1@hotmail.com>
Cc: Berarducci, Anthony <Anthony.Berarducci@bei-civilengineering.com>
Subject: RE: #B22002958 / 2730 Jennin

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Good Morning,

Even though paperwork was submitted resolving the property's well issues. I had to hold the paperwork forward until the well had been drilled.

I was informed of the entire situation through the fact that two wells were drilled out there on the property. The first drilled well was not adequate for a potable water supply. At this point has been that we were relayed in a letter stating that "the homeowner wants to keep the first drilled well and a good yield was achieved."

I am sorry I misspoke earlier this week, I was going to conduct a full review, but I did not have all the necessary information in relation to this unique situation, and options will be provided to you.

- ZS

From: Chris Berarducci <cfuco1@hotmail.com>
Sent: Friday, September 9, 2022 7:48 AM
To: Jenny Berarducci <jenny.berarducci@gmail.com>; Silvast, Zackary <zsilvast@howardcountymd.gov>
Cc: Berarducci, Anthony <anthony.berarducci@bei-civilengineering.com>; Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: Re: #B22002958 / 2730 Jennin

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Hi Zack,
Thanks for getting back to us! Can you please have the paperwork processed through the health department?
Any questions please reach me on the cell phone number below as I never received a voicemail from you.
Thanks,
Chris Berarducci
443-797-9409

Sent from my Verizon, Samsung Galaxy S21
Get [Outlook for Android](#)

From: Jenny Berarducci <jenny.berarducci@gmail.com>
Sent: Wednesday, September 7, 2022 8:00 AM

zsilvast@howardcountymd.gov>

Jenny Berarducci <jenny.berarducci@gmail.com>
<cfuco1@hotmail.com>; Williams, Jeffrey <jewilliams@howardcountymd.gov>;
2730 Jennin Road, Woodbine

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the purpose of the revised perc certification plan was situated on the property caught in the middle, metaphorically speaking. As I could not move forward with the project until the well had been drilled and a good yield was achieved.

couple days from our inspections Supervisor. So, the bigger issue has been that two wells were drilled out there on the property. The first drilled well was not adequate for a potable water supply. At this point has been that we were relayed in a letter stating that "the homeowner wants to keep the first drilled well and a good yield was achieved."

only aware of a well tag issue. Which I thought had been resolved. SO I was going to conduct a full review, but I did not have all the necessary information in relation to this unique situation, and options will be provided to you.

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Cc: Berarducci, Anthony <anthony.berarducci@bei-civilengineering.com>; Williams, Jeffrey <jewilliams@howardcountymd.gov>
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Any questions please reach me on the cell phone number below as I never received a voicemail from you.
Thanks,
Chris Berarducci
443-797-9409

Sent from my Verizon, Samsung Galaxy S21
Get [Outlook for Android](#)

From: Jenny Berarducci <jenny.berarducci@gmail.com>
Sent: Wednesday, September 7, 2022 8:00 AM

To: Silvast, Zackary <zsilvast@howardcountymd.gov>
Cc: Berarducci, Anthony <anthony.berarducci@maxar.com>; Chris Berarducci <cfuco1@hotmail.com>; Williams, Jeffrey <jewilliams@howardcountymd.gov>; jcarney <jcarney@bei-civilengineering.com>
Subject: Re: #B22002958 / 2730 Jennin's Chapel Road, Woodbine

Zack - Thank you so much for getting back to me. I know there are many artifacts associated with this property. I completely understand summer is a hectic time. Thanks again for looking at our documents. If there is anything you need please let us know so I can help move things along. Our engineer is John Carney, ccd on this email and the builder is Chris Berarducci, also cc'd. Thanks again for your help this!

Jenny Berarducci

On Wed, Sep 7, 2022 at 8:50 AM Silvast, Zackary <zsilvast@howardcountymd.gov> wrote:

Hello everyone,

I will undertake the review of all submitted plans this week. There was much added delay due to all the well confusion. The well completion report that I received, came to my desk at the end of the day on August 23rd, possibly even later than that. With holidays, week-ends, and a couple days of field work last week; all I had time to do was gather the files which are extensive & make sure I had all paperwork attached to this plan.

This was an inherited project that I didn't start on, so I only just dived into the file at the tail end of last week.

We have been busy and there are hundreds of ongoing projects. Thanks for following up.

I also called back everyone who left me voicemails last week. No one answered my calls. I also left voicemails.

- Zack S.

From: Jenny Berarducci <jenny.berarducci@gmail.com>
Sent: Friday, September 2, 2022 9:15 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: Berarducci, Anthony <anthony.berarducci@maxar.com>; Chris Berarducci <cfuco1@hotmail.com>; Silvast, Zackary

<zsilvast@howardcountymd.gov>; jcarney@jei-civilengineering.com

Subject: Re: #B22002958 / 2730 Jennifers Chapel Road, Woodbine

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Hi Jeff - I just spoke with Fogels and it sounds like the Well Completion Report was not sent. Please find the well completion report attached.

Zack - If there is any way to take a look at this as soon as possible we would greatly appreciate it. Our engineer, John Carney, is following up on the other items that are pending approval.

Thanks

On Fri, Sep 2, 2022 at 8:28 AM William Williams <jewilliams@howardcountymd.gov> wrote:

Sorry. Forgot to copy Zack, doing it now. Also checked the DILP permit portal and we did place the permit on hold on 8/15 with the comments I relayed before. Thanks

Jeff

From: Williams, Jeffrey

Sent: Friday, September 2, 2022 8:25 AM

To: Jenny Berarducci <jenny.berarducci@maxar.com>

Cc: Berarducci, Anthony <anthony.berarducci@maxar.com>; Chris Berarducci <cfuco1@hotmail.com>

Subject: RE: #B22002958 / 2730 Jennifers Chapel Road, Woodbine

Hello. I apologize for the difficulty regarding anyone. Can you let me know who you called and forward me the emails you sent so I can figure out what happened here?

As for the permit, I see in our system that it is in review with Zack Silvast, copied on this email. He has it on hold in our system waiting for a well completion report for the newly drilled well, and waiting for approvals on the permit certification plan and onsite sewage disposal system design plan. I apologize that we did not update the record in DILPs Accela program to an on hold status. We will do that now. Let me know if you have any additional questions. Thanks

Jeff Williams

Deputy Director

Bureau of Environmental Health

Howard County Health Dept.

410-313-4261

jewilliams@howardcountymd.gov

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From: Jenny Berarducci <jenny.berarducci@gmail.com>
Sent: Thursday, September 1, 2022 6:07 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: Berarducci, Anthony <anthony.berarducci@maxar.com>; Chris Berarducci <cfuco1@hotmail.com>
Subject: #B22002958 / 2730 Jennings Chapel Road, Woodbine

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Dear Mr. Williams -

My name is Jenny Berarducci. I am a 40+ year resident of Howard County. In May we bought the property located at 2730 Jennings Chapel Road in Woodbine. This is our dream property and we are currently working with the County to get a building permit approved.

We understand that it is now time for the County to review our application. We submitted it on July 29 and next week will enter week 6 of the review process. Our permit number is #B22002958. Last week our builder notified us that our application is in "Pending" status with the Health Department. We are looking for more information regarding

what "Pending" means, especially if there is something that we could provide that would move the process along.

Over the past two weeks our builder called the Health Department 4 times and my husband called and emailed twice, but no one has responded. We are eager to get started building our home and we are concerned about why our application is "Pending". Today, a staffer at the Department provided your name as someone I could reach out to see if you can help us. Would you be able to provide me some additional information about how to proceed?

This property was recently put into Howard County's Agricultural Preservation program and we donated the old farm house to the Howard County Fire Department for training. We are committed, lifelong Howard County residents, and would greatly appreciate your help in this matter.

Thanks again -
Jenny Berarducci



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