

CB 210030

grandy b3@gmail.com

PERMIT NUMBER: B 21000176

DATE ACCEPTED: gencebradford@gmail



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: 2546 JENNINGS CHAPEL ROAD		Unit:
City: WOODBINE, MD	State: MD	Zip Code: 21797
Subdivision/Village/Complex Name:		SDP/WP/BA #:
Lot:	Tax Map:	Parcel:
		Grading Permit #:

DESCRIPTION OF WORK REQUIRED

Existing Use:	Proposed Use:	Estimated Cost: \$
Trade Work to Be Completed (Separate Permits Required): <input type="checkbox"/> Mechanical (HVACR) <input type="checkbox"/> Electrical <input checked="" type="checkbox"/> Plumbing <input type="checkbox"/> None		
FIRE RESTORATION - FIRE DAMAGE		

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): THE MASTERS BUILDERS LLC	Primary Residence: <input type="checkbox"/> Yes <input type="checkbox"/> No
Owner's Street Address: 5500 PINE LAKE	
City: CLUMBER	State: MD
Phone: 410-590-0115	Email: GEAR@B3BUILDERS.COM

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name:	Contact Name: GEAR BUILDERS, GM
Street Address:	
City:	State: MD
Phone:	Email:

CONTRACTOR INFORMATION REQUIRED

Business Name: G-MAN CONTRACTORS	License #: 75739
Licensee's Name: DERRIK GIVENS	
Street Address: 23420 NEFF RD	
City: AQUACRO, MD 20808	State:
Phone: 301-597-9064	Email:

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

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

BUILDING CHARACTERISTICS REQUIRED

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

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

Model Name & Options:					
# of Bedrooms (SF): 3	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):	
# Rooms: 8	# Full Baths: 2	# Half Baths:	# Fireplaces: 1		
Garage/Carport Info: <input type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input type="checkbox"/> Integral Garage <input type="checkbox"/> Carport <input type="checkbox"/> None					
Basement/Foundation Info: <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Post & Pier <input checked="" type="checkbox"/> Unfinished Basement <input type="checkbox"/> Finished Basement: <input type="checkbox"/> Full or <input checked="" type="checkbox"/> Partial					
1st Fl Width:	1st Fl Depth:	2nd Fl Width:	2nd Fl Depth:	Bsmt Width:	Bsmt Depth:
Energy Method: <input type="checkbox"/> Prescriptive <input type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI		Gross Area:	sq ft	Occupiable Area:	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: _____ DATE SIGNED: 3/16/2021

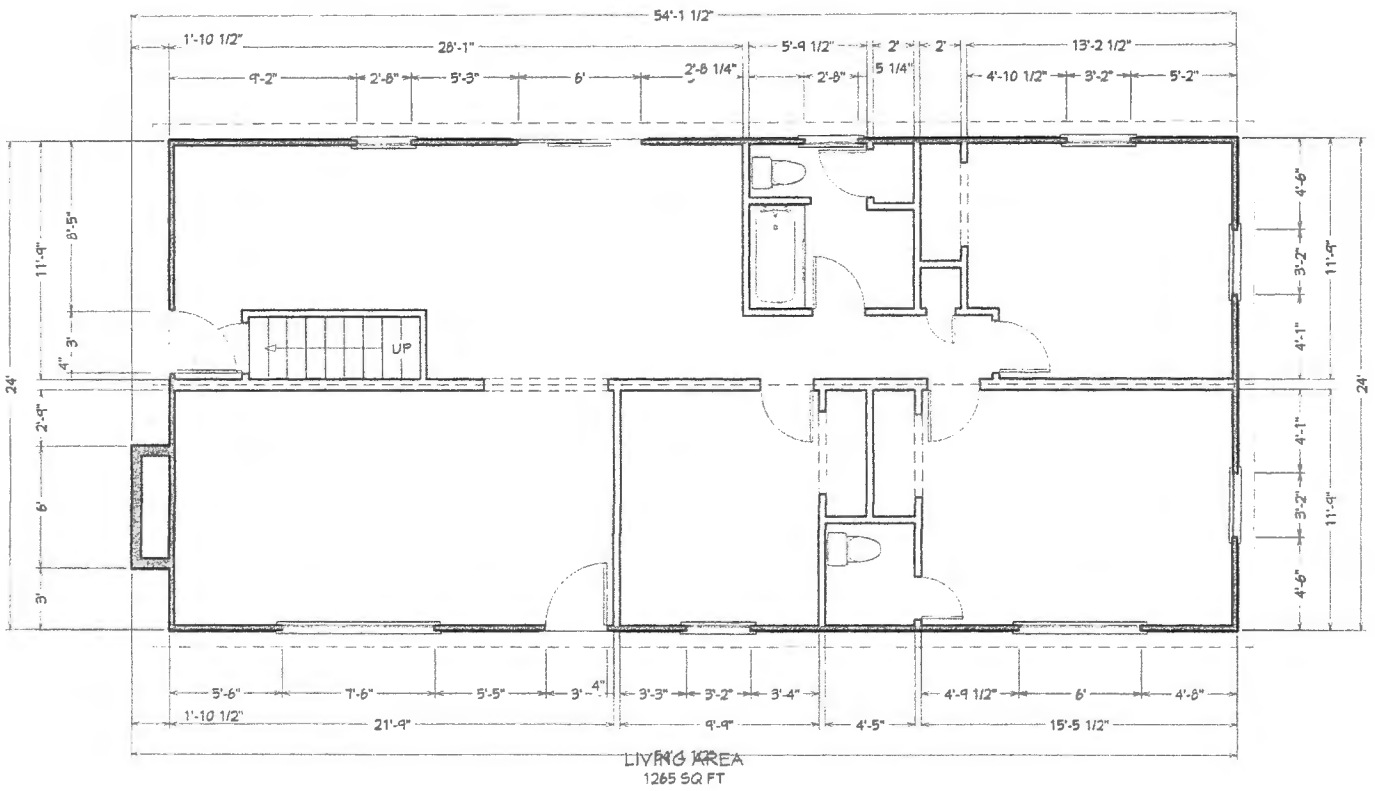
FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:

<input type="checkbox"/> PR	<input type="checkbox"/> DPZ	<input type="checkbox"/> DED	<input checked="" type="checkbox"/> Health <i>R/K</i>	<input type="checkbox"/> SHA	<input type="checkbox"/> CID
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SUBMITTAL FEES: _____ PAYMENT: _____ ACCEPTED BY: _____



EXISTING
AND
PROPOSED FLOOR PLAN
2546 JENNINGS CHAPEL RD
WOODBINE, MD 21797

Search Result for HOWARD COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 04 Account Number - 309693

Owner Name: HALTERMAN SAMUEL E **Use:** RESIDENTIAL
Mailing Address: 8151 BENNETT BRANCH RD **Principal Residence:** NO
 MOUNT AIRY MD 21771-4223 **Deed Reference:** /09936/ 00249

Premises Address: 2546 JENNINGS CHAPEL RD **Legal Description:** 1 ACRES
 WOODBINE 21797-0000 2546 JENNINGS CHAPEL RD
 WOODBINE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0013	0009	0121	4010103.14	1003				2020	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1976	1,300 SF		1.0000 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	SIDING/	4	1 full/ 1 half		

	Base Value	Value As of 01/01/2020	Phase-in Assessments	
			As of 07/01/2020	As of 07/01/2021
Land:	200,000	181,000		
Improvements	5,100	5,100		
Total:	205,100	186,100	186,100	186,100
Preferential Land:	0	0		

Seller: BENNETT LINDA K	Date: 04/03/2006	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09936/ 00249	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

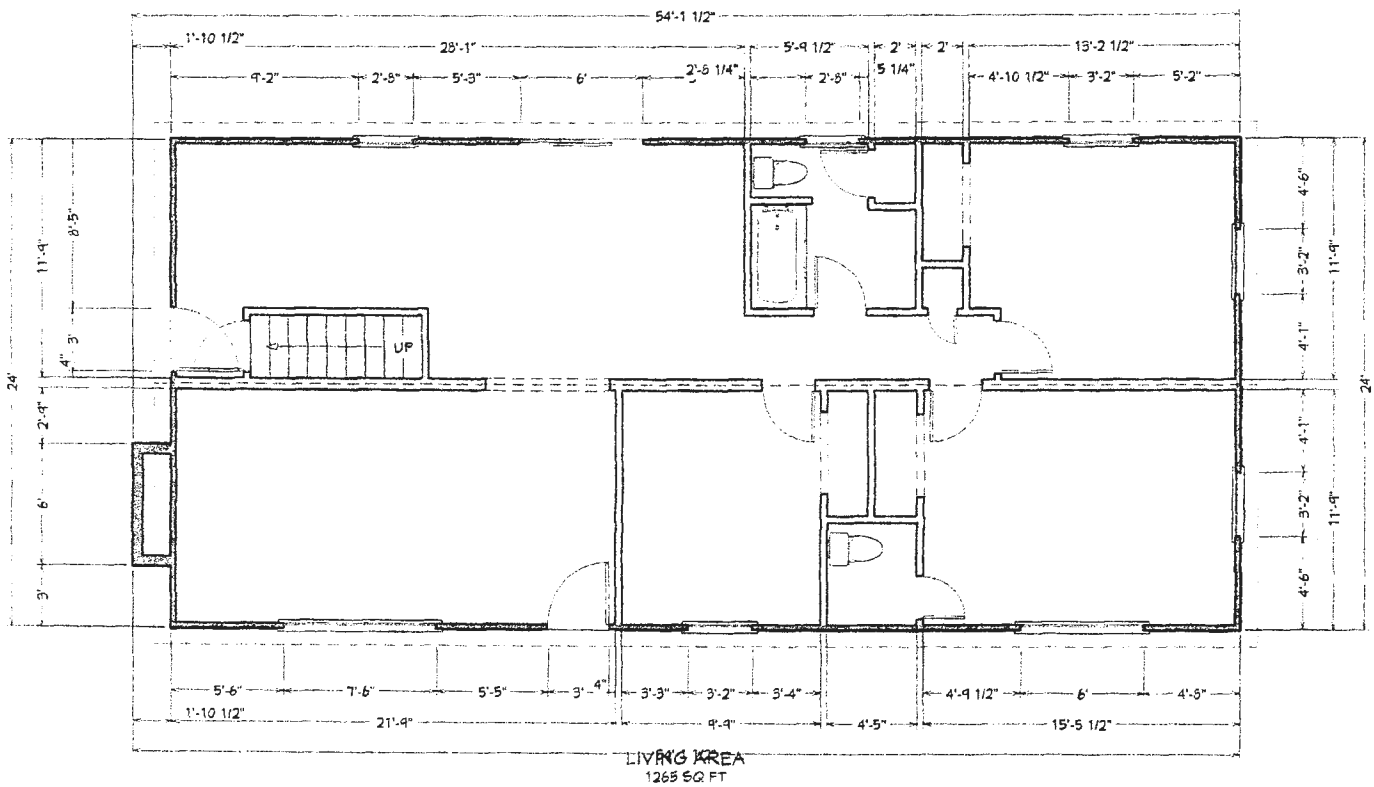
Special Tax Recapture: None

Homestead Application Status: No Application

Homeowners' Tax Credit Application Status: No Application **Date:**

1. This screen allows you to search the Real Property database and display property records.

Approved B21000176
R/LC 3/16/2021



EXISTING
AND
PROPOSED FLOOR PLAN
2546 JENNINGS CHAPEL RD
WOODBINE, MD 21797

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, March 8, 2021 1:21 PM
To: genebradford@gmail.com
Cc: Freemon, Robert
Subject: 2546 Jennings Chapel Rd

Hello Mr. Bradford. After reviewing the perc results, we are open to a waiver to a perc certification plan for this property. Looking in the file, it looks like you did not send us a request to waive the perc certification. Please send a waiver request letter to myself and Spencer via email to complete that process.

We also reviewed the perc information relative to the existing system. While your equipment was unable to go 4' below the bottom depth of the drywell, we will conclude that there is enough information to certify the existing drywell specifically for the proposal to renovate the house to the exact former layout. Please note that any future living space addition or other improvements may require additional tests to confirm a 4' soil buffer below the drywell, upgrade of the system, and/or a perc certification plan.

We did note onsite that the septic tank cleanout was not sealed to the tank lid in a watertight fashion, allowing surface water to leak into the tank. We also do not have a record of septic tank evaluation to confirm it is not leaking. If you have already had the tank inspected, please provide that documentation to us. If you have not, please have a licensed sewage hauler pump the tank and inspect it for integrity and provide that report to us. You must also seal the cleanout to the tank lid and let us know when that is complete for our reinspection.

Once all of the above items are completed, we can approve the building permit application. Thanks

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

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Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, April 19, 2021 9:56 AM
To: Gene C. Bradford
Cc: Freemon, Robert
Subject: RE: Finished basement application for B 21000176
Attachments: Perc test and plan requirements for dev lots.pdf; OSDS design plan requirements 5.31.17.pdf

Hello Mr. Bradford. I looked into your permit amendment. It was sent to our Dept on the 7th, which means we received it I think on the 9th or the 12th, so it was still in review with our office. I looked at the floorplans in the online permits portal this morning and I see that the proposed office meets our definition of a bedroom from the Onsite Sewage Disposal System section of the Howard Co Code (3.801(b)):

- (1) Except as provided in paragraph (2) of this subsection, a bedroom is any space in the conditioned are 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.

This puts the total number of proposed bedrooms at 4 with the existing septic system sized for 3 bedrooms.

Additionally, we approved a waiver to the requirement to have a perc certification plan submitted and approved by our Dept based on the fact that you did the testing and the proposed floorplan was not changing from the original floorplan of the house. With this revision, you are adding living space to the dwelling and moving outside the parameters of what we approved with the waiver.

Based on this, there are two ways you can proceed:

1. You could revise the proposed basement floor plan and permit so that none of the rooms meet the definition of a bedroom as described above or meets one of the exemptions described above. In that case, we would be left with just the perc cert plan requirement. We can consider extending the waiver to that requirement, but if we do not approve a waiver, you would have to submit a perc certification plan to our office according to the requirements listed in the attached fact sheet using the test holes we dug in February.
2. If you wish to keep the floorplan as-is, you must submit a perc certification plan for our approval and submit an engineer prepared onsite sewage disposal system design plan to either upgrade the existing system or replace the system with a new system sized for 4 or more bedrooms. See the attached fact sheet regarding the requirements for that plan.

Let me know if there are any questions. Thanks

Jeff Williams

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

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From: Gene C. Bradford <genecbradford@gmail.com>
Sent: Friday, April 16, 2021 4:31 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: Finished basement application for B 21000176

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

Dear Jeff,

We made an application to add a finished basement to the subject building permit (B 21000176) almost 2 weeks ago. Everyone else has signed off on the permit revision except your office. Can you please look into the situation and let me know exactly what is going on, if you have any concerns, and when your office will sign off.

Thanks for your help, I can be reached at 410-580-0115. Gene Bradford

Whalen, Debbie

From: Martin, George
Sent: Wednesday, April 7, 2021 12:18 PM
To: Whalen, Debbie; 'Gene C. Bradford'
Subject: FW: B21000176, finish basement
Attachments: Jennings chapel basement.pdf

Mr. Bradford:

I am forwarding your e-mail to our Permit Tech in the Plan Review Division who can help you, (Debbie Whalen) this is an amendment and the procedure for this is we have to send your request back to the agencies who reviewed the original permit before we can approve your request. There is a fee involved in an amendment that will be access to the permit and before we can issue the amendment it will have to be paid, \$25.00 is the charge for this. In addition once an amendment is put into process all inspection request are locked, no inspections can be made until issued. This will take a few days to process, please keep an eye on your progress to see if there are any issues with any of the agencies that need to approve this amendment.

George Martin
Plan Review Division

From: Gene C. Bradford [mailto:genebradford@gmail.com]
Sent: Wednesday, April 7, 2021 10:23 AM
To: Martin, George <gmartin@howardcountymd.gov>
Subject: B21000176, finish basement

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

Good morning, attached for your review and approval is the floor plan for finishing the basement at 2546 Jennings Chapel Rd. This is additional work under the existing permit, please authorize as appropriate. Let me know if you have any questions or concerns. Thanks for your help. Gene Bradford 410-580-0115