

**AFFIDAVIT OF OCCUPANCY  
AS PRIMARY RESIDENCE**

COUNTY OF HOWARD; STATE OF MARYLAND

PROPERTY ADDRESS: 15003 Frederick Rd Woodbine MD 21797

BUILDING PERMIT # \_\_\_\_\_

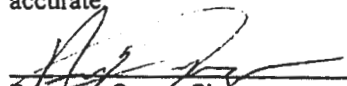
APPLICATION FILING DATE 1/10/20

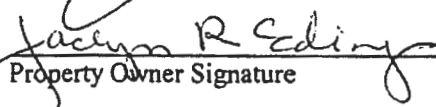
As of this date, the State Department of Assessments and Taxation does not reflect the stated Property Address is your primary residence.

The stated Property Address, located in Howard County, Maryland will be the Primary Residence of the signed affidavit. This means at least one of the Co-owners who executes the Note and Deed of Trust or Mortgage will take title to and occupy the Property. They presently do not intend to sell, lease, rent or otherwise dispose of said Property. The Property is now occupied as the principal residence, or will be occupied as principal residence no later than sixty (60) days after this date or sixty (60) days after the Property shall first become ready for occupancy as a habitable dwelling, whichever is later. The Property Owner(s) will not have any other permanent residence, and Property Owner(s) have no present intention that is contrary to this representation.

If this stated Property Address is or will be an Investment Property and the stated Property Address will not be occupied or claimed as a primary residence by any of the Property Owners, it is understood that a Maryland Home Improvement Licensed Contractor (MHIC) will be named as the primary contractor on this building permit and this form will not be necessary to complete.

Therefore, by signing this affidavit, the Property Owner(s) hereby acknowledges that this information is true and accurate

  
\_\_\_\_\_  
Property Owner Signature

  
\_\_\_\_\_  
Property Owner Signature

1/10/20  
\_\_\_\_\_  
Date

Original: Property Owner ✓  
Copies: Licenses and Permits Office

# AUTOMATED INSPECTION REQUEST AND PERMIT INFORMATION SYSTEM

Howard County  
Department of Inspections, Licenses and Permits  
**(410) 313-3800**

Website: [http://www.howardcountymd.gov/DILP/DILP\\_HomePage.htm](http://www.howardcountymd.gov/DILP/DILP_HomePage.htm)

\*Permit No. \_\_\_\_\_ Confirmation No. \_\_\_\_\_

The automated dial-up system provides 24-hour access to inspection and permit information. You may:

- ❖ **1-Schedule inspections:** After a permit is issued, you may request an inspection for the next day or up to seven working days in advance of the day needed. You may select automatic telephone notification of inspection results when you request your inspection. You will receive a confirmation number if requested.
- ❖ **2-Obtain inspection results:** Results are available the day the requested inspection is completed by calling 410-313-3800 or online at <https://accela1.howardcountymd.gov/citizenaccess/>.
- ❖ **3-Cancel inspection requests:** Allows inspections requested through this automated system to be cancelled. Cancellations on the day of the scheduled inspection will be directed to administrative personnel to cancel your requested inspection.
- ❖ **4-Obtain plan review status:** Determine the approval status of your permit and, if not approved, which agency has not yet approved it.

➡ **TO ACCESS THE SYSTEM, CALL: (410) 313-3800 FOLLOW INSTRUCTIONS PROVIDED** ◀

Before you call, you will need the following information to use the system:

- ❖ **Permit Number** - Omit the letter prefix. Enter the 8 digit permit number and follow with # sign on your telephone keypad – Examples: B13001016 enter 13001016# after selecting (1) Building as the type of permit.
- ❖ **Building Address** (house number and street name) for site address verification.
- ❖ **Three Digit Inspection Type Codes** are found on the reverse side of this sheet. **PLEASE NOTE THAT SOME INSPECTION TYPE CODES\*\* HAVE CHANGED.** To hear a list of inspection type codes press \* at the prompt.

### Important Information:

You may request inspections up to seven working days in advance of the date needed.

Incorrect data may be re-entered by pressing the # symbol on the telephone keypad. You may return to the main menu by pressing # on the telephone keypad.

When requesting commercial fire system tests, you must contact the fire protection inspector at least one day **IN ADVANCE** (between 8:00 and 9:00 a.m.) in addition to using the automated system after a date is agreed upon.

Express Plumbing Permit same day emergency water/sewer inspections must be requested by calling (410) 313-1840 before 9:00 a.m.

(See Other Side)

**INSPECTION TYPE CODES**  
**FOR USE ON AUTOMATED SYSTEM (410-313-3800)**

\*\*Changed Inspection Type

**BUILDING REQUEST CODES:**

- 200-Ceiling Close In
- 201-Damproof & Draintile
- 202-Draintile
- 203-Driveway Apron
- 205-Final Building
- 206-Fireplace Throat/Stove
- 207-Footings
- 208-Foundation Walls/Damproof
- 209-Frame
- 210-Install/Remove Fuel Tank
- 211-Insulation
- 212-Pool Steel
- 214-Slab
- 216 Tilt-up Walls
- 217-Slab & Draintile
- 218-Handicapped Accessibility
- 219-Final Driveway Apron
- 220-Seasonal Final
- 221-Wall Brace/Sheathing
- 402-Stormwater Management Rough In
- 403-Stormwater Management Final
- 485-Seasonal Grading
- 487-Final Grading
- 488-Sediment Control Release
- 489-Final Grading Surety

**ELECTRICAL REQUEST CODES:**

- 300-Allegheny Service Release
- 301-BGE Service Release
- 302-Bonding
- 303-Ceiling Close In Commercial
- 304-Final Electric
- 305-Residential Rough Wire
- 306-Slab
- 307-Trench
- 308-Wall Close In Commercial

**PLUMBING REQUEST CODES:**

- 700-Air/Head Test
- 703-Backflow Preventor
- 704-Sand-Oil Interceptor\*\*
- 705-Final Plumbing
- 706-Flush Test
- 707-Fuel Oil
- 709-Combination Natural Gas & Service Release\*\*
- 710-Grease Interceptor
- 711-Grinder Pump
- 712-Groundwork
- 713-Hydrostatic Test

**PLUMBING REQUEST CODES CONT'D:**

- 714-Natural Gas
- 719-Propane Gas
- 720-Rough In
- 721-Combination Sewer & Water Trench\*\*
- 722 Sanitary Sewer Trench
- 724-Sewage Ejector Pump
- 725-Storm Water Piping
- 727-Water Trench
- 728-Add On Sewer
- 729-Add On Water

**FIRE REQUEST CODES:**

- 500-24 Hour Test
- 501-Alarm System Test
- 502-Final Fire
- 503-Fire Pump Test
- 504-Halon-FM200 System Test
- 505-Hood System
- 506-Hydrostatic-Rough
- 507-Overhead Sprinkler
- 509-Special System Test
- 510-Trip Test
- 511-Underground Sprinkler
- 512-Medical Gas Rough-In

**MECHANICAL (HVAC) REQUEST CODES:**

- 603 - Rough In
- 600 - Final HVAC

**SIGN REQUEST CODES:**

- 902 - Sign Footings *(Inspections required for 6ft. high or greater.)*

**FOR GENERAL LICENSES & PERMITS  
INFORMATON, PLEASE CALL:**

- Permits (All Types) .....(410) 313-2455
- Electrical and
- Plumbing Licensing.....(410) 313-2455

**FOR GENERAL INSPECTIONS &  
ENFORCEMENT INFORMATION,  
PLEASE CALL:**

- Building/Fire .....(410) 313-1810
- Electrical.....(410) 313-1820
- Mechanical/HVAC.....(410) 313-1840
- Plumbing.....(410) 313-1840
- Sediment Control.....(410) 313-1855
- Signs .....(410) 313-1830

**HOWARD COUNTY**  
**DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS**  
**3430 COURT HOUSE DRIVE - ELLICOTT CITY, MD 21043**  
*\* THIS PERMIT MUST BE CONSPICUOUSLY POSTED ON SITE \**

**Residential Interior Alteration Single Family Dwelling Permit**

**PERMIT NUMBER:** B20000099      **APPLICATION DATE:** 1/10/2020      **ISSUE DATE:** 1/10/2020

**SITE ADDRESS:**

15003 FREDERICK RD  
WOODBINE, MD 21797

**PROPERTY OWNER INFO:**

AARON & JACLYN EDINGS  
15003 FREDERICK ROAD  
WOODBINE, MD 21797

**Subdivision:**

**Lot No.:**                      **Tax Map:** 8                      **Grid:** 8-15  
**ADC Map:** 4692-E8      **SDP No.:**                      **Zoning:** RC-DEO                      **Census Tract:** 604001

**DESCRIPTION OF WORK:**

SFD/ INTERIOR ALTERATIONS, REMOVE NON-BEARING STUD WALLS (ROOF TRUSSES), DRYWALL W/STUD WALLS, REPLACE WATER DAMAGED FLOORING & DRYWALL, INSTALL NEW INTERIOR AND EXTERIOR DOORS (REPLACING EXISTING) APPROX. 600 SQ. FT.

**PRIMARY CONTRACTOR INFO:**

**Contractor License No.:** 0  
**License Address:** HOMEOWNER TO ACT AS CONTRACTOR  
AARON EDINGS  
15003 FREDERICK ROAD  
WOODBINE, MD 21797

**PRIMARY CONTACT INFO:**

**Contact Type:** CONTACT  
HOMEOWNER TO ACT AS CONTRACTOR  
15003 FREDERICK ROAD  
WOODBINE, MD 21797  
**Phone #:**

**Building/Lot Characteristics**

**Legal Description:** [MPS1 ACRE] [15001 FREDERICK RD] [WOODBINE]  
**Existing Use:**                      **Water Supply:**  
**Height:**                              **Sewage Disposal:**  
**Basement:**  
**SF # of Bedrooms:**  
**SF # of Full Baths:**  
**SF # of Half Baths:**

**Zoning Setback Requirements:**

|                      |                  |                  |
|----------------------|------------------|------------------|
| <b>Front -</b>       | <b>Proposed:</b> | <b>Required:</b> |
| <b>Rear -</b>        | <b>Proposed:</b> | <b>Required:</b> |
| <b>Side -</b>        | <b>Proposed:</b> | <b>Required:</b> |
| <b>Side Street -</b> | <b>Proposed:</b> | <b>Required:</b> |

**Permit Fees:**

|                             |                 |
|-----------------------------|-----------------|
| <b>Total Fees Invoiced:</b> | <b>\$135.00</b> |
| <b>Total Fees Paid:</b>     | <b>\$135.00</b> |
| <b>Balance Due:</b>         | <b>\$0.00</b>   |

**Meets Minimum Required Setbacks?:**                      **Lot Coverage for NT Zoning:**

To schedule an inspection or check the results of an inspection please call (410) 313-3800

**APPROVED BY THE DIRECTOR OF INSPECTIONS, LICENSES AND PERMITS - BUILDING OFFICIAL**

AMENDMENT

HOWARD COUNTY  
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS  
3430 COURT HOUSE DRIVE - ELLICOTT CITY, MD 21043  
\* THIS PERMIT MUST BE CONSPICUOUSLY POSTED ON SITE \*

Residential Interior Alteration Single Family Dwelling Permit

PERMIT NUMBER: B20000099

APPLICATION DATE: 1/10/2020

ISSUE DATE: 1/10/2020

**SITE ADDRESS:**

15003 FREDERICK RD  
WOODBINE, MD 21797

**PROPERTY OWNER INFO:**

AARON & JACLYN EDINGS  
15003 FREDERICK ROAD  
WOODBINE, MD 21797

**Subdivision:**

Lot No.: Tax Map: 8 Grid: 8-15  
ADC Map: 4692-E8 SDP No.: Zoning: RC-DEO Census Tract: 604001

**DESCRIPTION OF WORK:**

SFD/ INTERIOR ALTERATIONS, REMOVE NON-BEARING STUD WALLS (ROOF TRUSSES), DRYWALL W/STUD WALLS, REPLACE WATER DAMAGED FLOORING & DRYWALL, INSTALL NEW INTERIOR AND EXTERIOR DOORS (REPLACING EXISTING) APPROX. 600 SQ. FT.// \*01.17.20 AMENDMENT REQUEST TO REMOVE NON LOAD BEARING WALLS IN BASEMENT TO CREATE OPEN REC ROOM - APPROVED 01.17.20\*

**PRIMARY CONTRACTOR INFO:**

Contractor License No.: 0  
HOMEOWNER TO ACT AS CONTRACTOR  
License Address: AARON EDINGS  
15003 FREDERICK ROAD  
Phone #: WOODBINE, MD 21797

**PRIMARY CONTACT INFO:**

Contact Type: CONTACT  
HOMEOWNER TO ACT AS CONTRACTOR  
15003 FREDERICK ROAD  
WOODBINE, MD 21797  
Phone #:

**Building/Lot Characteristics**

Legal Description: IMPS1 ACRE[ ]15001 FREDERICK RD[ ]WOODBINE

Existing Use: Water Supply:  
Height: Sewage Disposal:

Basement:

SF # of Bedrooms:

SF # of Full Baths:

SF # of Half Baths:

**Zoning Setback Requirements:**

Front - Proposed: Required:  
Rear - Proposed: Required:  
Side - Proposed: Required:  
Side Street - Proposed: Required:

**Permit Fees:**

Total Fees Invoiced: \$160.00  
Total Fees Paid: \$160.00  
Balance Due: \$0.00

Meets Minimum Required Setbacks?: Lot Coverage for NT Zoning:

To schedule an inspection or check the results of an inspection please call (410) 313-3800

APPROVED BY THE DIRECTOR OF INSPECTIONS, LICENSES AND PERMITS - BUILDING OFFICIAL

Name of Requestor: Aaron Edings and Jaclyn Edings  
Street Address: 15003 Frederick Road  
City, State, Zip: Woodbine MD 21797  
Date: January 17, 2020

Amendment, Permit # B20000099

RECEIVED  
JAN 17 2020

Ms. Debbie Whalen  
Division of Plan Review  
Department of Inspections, Licenses and Permits  
Howard County Government  
3430 Court House Dr  
Ellicott City, MD 21043

Dear Ms. Whalen:

I am requesting to amend Permit # B20000099 at  
15003 Frederick Road Woodbine MD 21797 to

(Site Address)  
remove interior, non load bearing, walls to create open  
Rec. Room

Enclosed:  
1 Fee: \$25  
Plot Plans  
Sets of Construction Drawings  
2 Other: Floor Plans

REVIEWED FOR  
CODE COMPLIANCE  
DEPARTMENT OF INSPECTIONS,  
LICENSES AND PERMITS  
HOWARD COUNTY  
DATE: 1/17/20  
BY: D. Whalen  
 SUBJECT TO COMMENTS OF LETTER  
 SUBJECT TO FIELD INSPECTION  
 SUBJECT TO COMMENTS ON PLANS  
 AMENDMENT  FINAL

Invoice # 635080  
Ck# 1045  
Paid

If there is anything we can do to assist you, please let me know.

Sincerely,

Jaclyn Edings

\* Pick up \*

Name: Jaclyn Edings  
Title: Home Owner  
Phone and/or Email: (410) 207-2611 jaclynedings@gmail.com

**COMPLETE THIS FORM WHEN DROPPING OFF ANY  
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY  
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 1/27/2001

To: ~~Permitting~~ DAN SWINDER /HEALTH  
(Person's Name and Division)

From: Picketts Chae Builders (443) 398-1592  
(Your Name, Company Name and Telephone Number)

Subject: Project name B20003927  
Project site address 15003 Frederick Rd. Woodbine, MD 21797  
Permit # B20003927 SDP # \_\_\_\_\_  
Other information pertinent to this project \_\_\_\_\_

Please check the attachments below that you are submitting with this transmittal:

- Letter of response to address plan review comment letter
- Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
- Letter Summarizing Changes
- Energy conservation calculations
- 3 Copies of updated plans & Plat (be specific).  
 Health Department Request     DPZ/ DED Request     Applicant's Request
- Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # \_\_\_\_\_
- Other \_\_\_\_\_

**Contact Person Information: (Required)**

Chris Pickett  
Please Print Name

Telephone No: 443-398-1572

E-Mail Address: pickettschae@gmail.com

**PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.**

Received by Dimpby

White-Plan Review / Yellow-Applicant / Pink-Permit Division  
t:\Operations\Updated forms\transmit.frm - Rev. 04/2014

**RECEIVED**

JAN 27 2001

LICENSES & PERMITS  
DIVISION



**Bureau of Environmental Health**

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

[www.hchealth.org](http://www.hchealth.org)

Facebook: [www.facebook.com/hocohealth](https://www.facebook.com/hocohealth)

Twitter: HowardCoHealthDep

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

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**MEMORANDUM**

TO: Aaron and Jackie Edings  
15003 Frederick Rd.  
Woodbine, MD 21797

FROM: Robert Freemon *RIF*  
Well & Septic Program

RE: B20003927  
15003 Frederick Rd.  
Woodbine, MD 21797

DATE: 12/10/2020

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After review of building permit application B20003927 in conjunction with Health Dept. records on 15003 Frederick Rd. here are my comments. Prior to building permit approval, the following is required.

1. Percolation Certification Plan (perc cert)

**Percolation Certification Plan:** A percolation certification plan is a plan signed by the Health Dept. designating a sewage disposal area on the property. Before a perc cert can be created perc testing is required. Prior to testing the Health Dept. must receive a filled-out perc testing application, the perc permit fee of \$506 (payable to the Director of Finance) and a perc test plan. The fee for the perc permit covers the testing, plan review and certification. Homeowners will need to hire a septic contractor or a friend with a backhoe to dig holes 12-16ft deep. As for the test plan, homeowners will typically hire a civil/septic engineer who has worked with us before. Once the Health Dept. has received all three (application, fee, test plan) and we approve of the test plan we will schedule a date for perc testing. Based on the test results the engineer will finalize the perc cert and submit it for Health Dept. review and signature.

## Freemon, Robert

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**From:** Freemon, Robert  
**Sent:** Thursday, December 10, 2020 3:54 PM  
**To:** jaclynedings@gmail.com  
**Cc:** pickettschoice@gmail.com; gblplans@qis.net  
**Subject:** 15003 Frederick Rd.- 15019 Martlock  
**Attachments:** 15003 Frederick - 15019 Marlock PC1.pdf; HCHD BP Process.pdf; Perc-Site Plan REQ.pdf; Well & Septic SETBACKS.pdf; Floor Plan Memo.pdf; ENGINEERS Surveyors REV 6-28-02.pdf

Hi,

I have reviewed building permit B20003927 and attached are my comments. Due to the significant living space increase being proposed you are required to have a Percolation Certification Plan on file for the property. According to our records perc testing was performed however an on-site sewage disposal area (for initial and future septic systems) was never officially established. Since we have previous perc test data you may propose a sewage disposal area using these notes. Once the PC has been submitted to Health we will review and decide whether the proposed sewage disposal area is acceptable under current regulations. If not, additional perc testing will be required. I have attached information regarding the PC plan along with a list of engineers we commonly work with.

If you wish to avoid the Percolation Certification requirement you will need to revise the building permit to significantly down-size the proposed living space addition.

Finally, I do not have floor plans of the proposed addition or the existing house. I need to see a set of floor plans showing the entire existing house (all existing levels) and a separate set showing the changes that are being proposed. I have attached a memo regarding what Health needs to see on these floor plans.

If you have any questions don't hesitate to ask.

### Property Records Link

[http://hcenvhealthinfo.org/hcenvapp\\_2/index.php/search-me?q=15003+frederick&Search=](http://hcenvhealthinfo.org/hcenvapp_2/index.php/search-me?q=15003+frederick&Search=)

*Howard County Health Department  
8930 Stanford Blvd. Columbia, MD 21045  
Bureau of Environmental Health*

*Robert "Spencer" Freemon  
Well and Septic Program  
Phone: 410-313-6357*

*Email: [rfreemon@howardcountymd.gov](mailto:rfreemon@howardcountymd.gov)*

*Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>*

**FW: Permit B20003927**

Williams, Jeffrey &lt;jewilliams@howardcountymd.gov&gt;

Fri 3/19/2021 1:15 PM

To: Freemon, Robert &lt;rfeemon@howardcountymd.gov&gt;

Forgot to copy you

**From:** Williams, Jeffrey**Sent:** Friday, March 19, 2021 1:15 PM**To:** Christopher Pickett <pickettschoice@gmail.com>**Subject:** RE: Permit B20003927

Sent Email

3/24

- Site Visit 3/25 or 3/26

- 4/2 Site Visit

Hello Mr. Pickett. We reviewed the waiver request and we are open to the waiver with the following stipulations/outstanding items:

1. Spencer will be performing a site visit next week to confirm that the existing system is still functioning properly and there are no other red flags on the property, such as a well cap missing or broken tank cleanout or something like that
2. We believe that a future repair system on this lot will be difficult to locate and it is most likely that the only spot for a future repair system would be in the front yard. This would mean that the well would have to be abandoned with a new well drilled in the back yard and most likely an advanced pre-treatment tank utilized to maximize the life of that new system if we thought there was no room left for another future replacement system. To that end, we would like a letter signed by the homeowners acknowledging that a future replacement system will likely require drilling a new well and installing a pre-treatment tank utilizing Best Available Technology for Nitrogen reduction.

Let me know if you have any questions. Thanks  
Jeff

**From:** Christopher Pickett <pickettschoice@gmail.com>**Sent:** Tuesday, March 16, 2021 8:14 AM**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>**Subject:** Re: Permit B20003927

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

Please find attached below the customers Permit showing the renovations to their residence, creating a 4' Opening to the room with no closet. Please advise if there is anything else you may need from us.

Thank You

Christopher J. Pickett

Pickett's Choice Builders, LLC

Cell (443) 398-1592

Fax (443) 293-8746

[www.pickettschoice.com](http://www.pickettschoice.com)

MHIC License #96623

MHBR No: 7960

On Mon, Mar 15, 2021, 2:18 PM Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

## Williams, Jeffrey

---

**From:** Williams, Jeffrey  
**Sent:** Monday, March 15, 2021 2:18 PM  
**To:** Christopher Pickett  
**Subject:** RE: Permit B20003927

Mr Pickett: I was reviewing the file and I see the floorplan for the addition, but I don't see a floorplan for the existing house including the proposed work for the one room. Can you please forward me a sketch of the existing house. It does not have to be a professional drawing, just a sketch showing layout with doors and windows and bathrooms. Regarding the proposal for one of the rooms, please be aware of the bedroom definition in section 3.801 of the County Code, which defines a bedroom as follows. Removing a door may not be sufficient unless the opening is at least 4' wide as described in 2ii below.

- (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.

Jeff

**From:** Christopher Pickett <pickettschoice@gmail.com>  
**Sent:** Friday, March 12, 2021 12:51 PM  
**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Subject:** Re: Permit B20003927

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

Great, thanks! Have a great weekend

Thank You  
Christopher J. Pickett  
Pickett's Choice Builders, LLC  
Cell (443) 398-1592  
Fax (443) 293-8746  
[www.pickettschoice.com](http://www.pickettschoice.com)  
MHIC License #96623  
MHBR No: 7960

On Fri, Mar 12, 2021, 11:07 AM Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)> wrote:

## Williams, Jeffrey

---

**From:** Williams, Jeffrey  
**Sent:** Monday, March 15, 2021 2:18 PM  
**To:** Christopher Pickett  
**Subject:** RE: Permit B20003927

Mr Pickett: I was reviewing the file and I see the floorplan for the addition, but I don't see a floorplan for the existing house including the proposed work for the one room. Can you please forward me a sketch of the existing house. It does not have to be a professional drawing, just a sketch showing layout with doors and windows and bathrooms. Regarding the proposal for one of the rooms, please be aware of the bedroom definition in section 3.801 of the County Code, which defines a bedroom as follows. Removing a door may not be sufficient unless the opening is at least 4' wide as described in 2ii below.

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  - (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.

Jeff

**From:** Christopher Pickett <pickettschoice@gmail.com>  
**Sent:** Friday, March 12, 2021 12:51 PM  
**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Subject:** Re: Permit B20003927

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

Great, thanks! Have a great weekend

Thank You  
Christopher J. Pickett  
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[www.pickettschoice.com](http://www.pickettschoice.com)  
MHIC License #96623  
MHBR No: 7960

On Fri, Mar 12, 2021, 11:07 AM Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Got it. We'll review and let you know

**From:** Christopher Pickett <[pickettschoice@gmail.com](mailto:pickettschoice@gmail.com)>  
**Sent:** Friday, March 12, 2021 10:47 AM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Subject:** Re: Permit B20003927

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

Jeff

Thank you for taking the time to speak with me yesterday. Attached is a signed copy the the customer perc. Waiver letter. Please advise if there is anything you need from me. I appreciate you helping us with this.

Thank You  
Christopher J. Pickett  
Pickett's Choice Builders, LLC  
Cell (443) 398-1592  
Fax (443) 293-8746  
[www.pickettschoice.com](http://www.pickettschoice.com)  
MHIC License #96623  
MHBR No: 7960

On Wed, Mar 10, 2021, 4:41 PM Christopher Pickett <[pickettschoice@gmail.com](mailto:pickettschoice@gmail.com)> wrote:

Great. 10am works for me. Do you want to call me or me call you?

Thank You  
Christopher J. Pickett  
Pickett's Choice Builders, LLC  
Cell (443) 398-1592  
Fax (443) 293-8746  
[www.pickettschoice.com](http://www.pickettschoice.com)  
MHIC License #96623  
MHBR No: 7960

On Wed, Mar 10, 2021, 4:01 PM Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)> wrote:

Hello. Spencer reviewed the latest perc cert submission from the homeowners and is planning to give me the file tomorrow morning to review. I could talk tomorrow at 10am if you want.

Jeff

**From:** Christopher Pickett <[pickettschoice@gmail.com](mailto:pickettschoice@gmail.com)>  
**Sent:** Wednesday, March 10, 2021 10:35 AM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Subject:** Re: Permit B20003927

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

Jeff

Can we schedule a time tomorrow morning to discuss permit #B20003927. Let me know your availability

On Tue, Mar 2, 2021 at 8:33 AM Christopher Pickett <[pickettschoice@gmail.com](mailto:pickettschoice@gmail.com)> wrote:

Jeff

I received your voicemail. Thank you for getting back to me. Please advise if you need anything from me on this permit application. I can make myself available for a phone call if needed. Let me know how I can help with proceeding.

On Tue, Feb 23, 2021 at 9:33 AM Christopher Pickett <[pickettschoice@gmail.com](mailto:pickettschoice@gmail.com)> wrote:

Jeff

This permit has been released from the county and we are awaiting approval from the health department. We have been dealing with Spencer. He has everything needed to release the permit. We went through permitting to abandoned an existing bedroom in the house in order to actually build this addition. It was planned this way with plans and permitting. We are currently on hold with the perc testing documents; which have been supplied. If you wouldn't mind giving me a call back when your free to discuss. Thank you for your time.

--

**Thank You**

**Christopher**

**J.**

**Pickett**

**Pickett's Choice**

**Builders**

**, LLC**

**Cell: (443) 398-1592**

**Fax: (443) 293-8746**

**[www.pickettschoice.com](http://www.pickettschoice.com)**

**MHIC License #96623**

**MHBR No:7960**

**Thank You**

**Christopher**

**J.**

**Pickett**

**Pickett's Choice**

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**Thank You**

**Christopher**

**J.**

**Pickett**

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**MHBR No:7960**

SITE INSPECTION SHEET

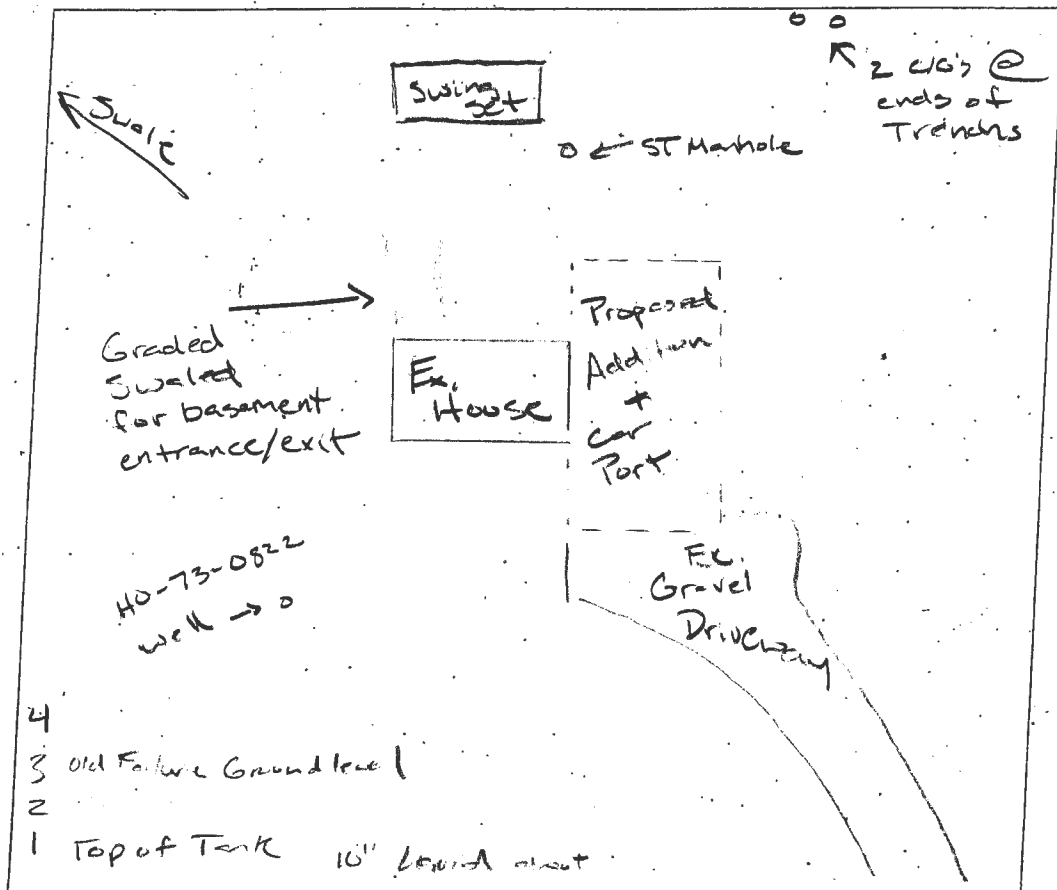
OWNER: Aaron and Jackyn Edings PHONE #: \_\_\_\_\_

ADDRESS: 15003 Frederick Rd. CONTRACTOR: \_\_\_\_\_  
Woodbine, MD 21797 WELL TAG #: HO-73-0822

SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_\_ COUNTY #: Howard

PROPOSAL: Proposing living space addition (no additional BRs)  
with Car Port.

LOCATION DIAGRAM



COMMENTS: Well and Septic System appear to be in working condition. Well has two piece secure cap with tag #.  
No surface failure with septic system. Liquid level in septic tank OK. Trench e/s show no signs of failure. Well was GPS located. (See Pictures)

DATE: 4/2/2021 INSPECTOR: RSF

Existing well and septic distances to proposed addition do not infringe upon setbacks. Proposed addition is within 100' of existing well.