



PERMIT NUMBER: B23002535

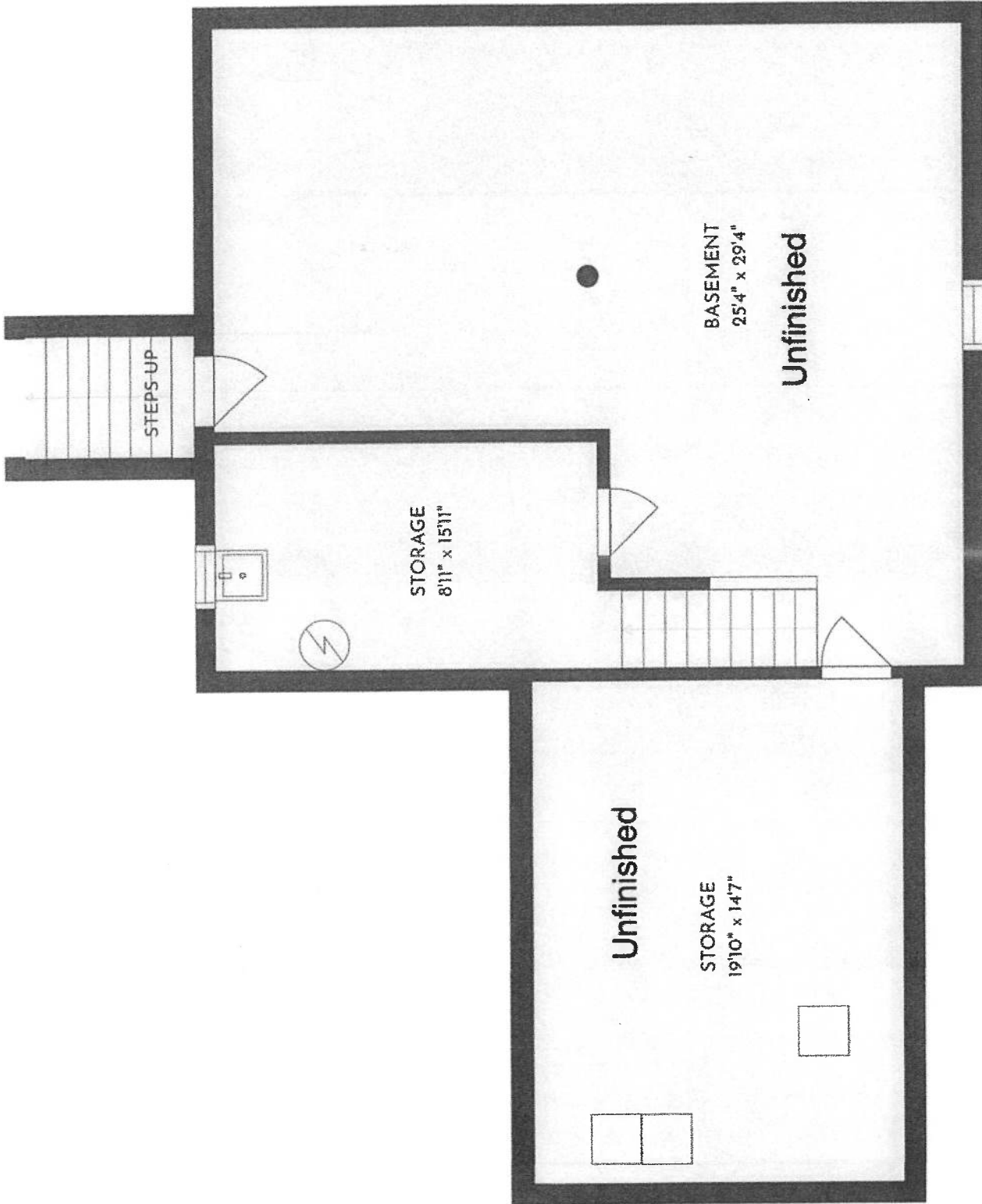
DATE ACCEPTED:

DILP 2023 JUL 5 AM 10:44

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 <a href="http://www.howardcountymd.gov">www.howardcountymd.gov</a>					
<b>BUILDING SITE ADDRESS REQUIRED</b>					
Street Address: 1271 Cornelius Ct					Unit:
City: Marriottsville			State: MD	Zip Code: 21104	
Subdivision/Village/Complex Name:			SDP/WP/BA #:		
Lot:	Tax Map:	Parcel:	Grading Permit #:		
<b>DESCRIPTION OF WORK REQUIRED</b>					
Existing Use: Unfinished basement		Proposed Use: Finished basement with bathroom		Estimated Cost: \$5000	
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					
Frame exterior walls of basement, HVAC closet, and new bathroom (approx 5'x9') using 2x4 lumber. Bulkhead ductwork using 2x4 lumber. Install 30" interior door in bathroom and 48" door for HVAC closet. Insulate exterior block walls. Install and finish drywall on ceiling and walls. Install vinyl flooring in living space and tile in bathroom floor and shower. Work per					
<b>PROPERTY OWNER INFORMATION REQUIRED</b>					
Owner(s) Name(s) (As it appears on tax records): Hoch, Andrew J and Hoch, Laura L					Primary Residence: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Owner's Street Address: 1271 Cornelius Ct					
City: Marriottsville			State: MD	Zip Code: 21104	
Phone: 4104563198			Email:		
<b>APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION</b>					
Business Name: Baltimore RE-Construction, LLC			Contact Name: Chris Alsup		
Street Address: 5809 Greenspring Ave					
City: Baltimore			State: MD	Zip Code: 21209	
Phone: 4104563198			Email: chris@baltimorereconstruction.com		
<b>CONTRACTOR INFORMATION REQUIRED</b>					
Business Name: Baltimore RE-Construction, LLC					
Licensee's Name: Christopher Alsup			License #: 154139		
Street Address: 5809 Greenspring Ave					
City: Baltimore			State: MD	Zip Code: 21209	
Phone: 4104563198			Email: chrsls@baltimorereconstruction.com		
<b>ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE</b>					
Business Name:			Name:		
Street Address:					
City:			State:	Zip Code:	
Phone:			Email:		
<b>BUILDING CHARACTERISTICS REQUIRED</b>					
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 checked="" type="checkbox"/> No
Utilities: <input checked="" type="checkbox"/> Electric <input checked="" 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 checked="" type="checkbox"/> Other: Oil			Roadside Tree Project: <input checked="" 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 checked="" type="checkbox"/> None			Fire Alarm System: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Voice Evac		
<b>ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)</b>					
Model Name & Options:					
# of Bedrooms (SF): 4	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):	
# Rooms: 6	# Full Baths: 2	# Half Baths: 1	# Fireplaces:		
Garage/Carport Info: <input type="checkbox"/> Attached Garage <input checked="" 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 & Pler <input checked="" type="checkbox"/> Unfinished Basement <input type="checkbox"/> Finished Basement: <input type="checkbox"/> Full or <input type="checkbox"/> Partial					
1 <sup>st</sup> Fl Width:	1 <sup>st</sup> Fl Depth:	2 <sup>nd</sup> Fl Width:	2 <sup>nd</sup> 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: 2276 sq ft Occupiable Area: 2276 sq ft		
<b>AGREEMENT/ DISCALIMER REQUIRED</b>					
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 HOWARD COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.					
 APPPLICANT'S ORIGINAL SIGNATURE			7/5/23 DATE SIGNED		
<b>FOR OFFICE USE ONLY</b>					
CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY					
AGENCIES REQUIRED/APPROVALS:					
<input checked="" type="checkbox"/> PR	<input checked="" type="checkbox"/> DPZ	<input type="checkbox"/> DED	<input checked="" type="checkbox"/> Health	<input type="checkbox"/> SHA	<input type="checkbox"/> CID
SUBMITTAL FEES: \$ 135.00		PAYMENT: 125		ACCEPTED BY: 	

Bsmt  
380 \$  
Rec. RM

Health



Existing Basement

Estimated areas

BASEMENT  
25'4" x 29'4"  
Unfinished

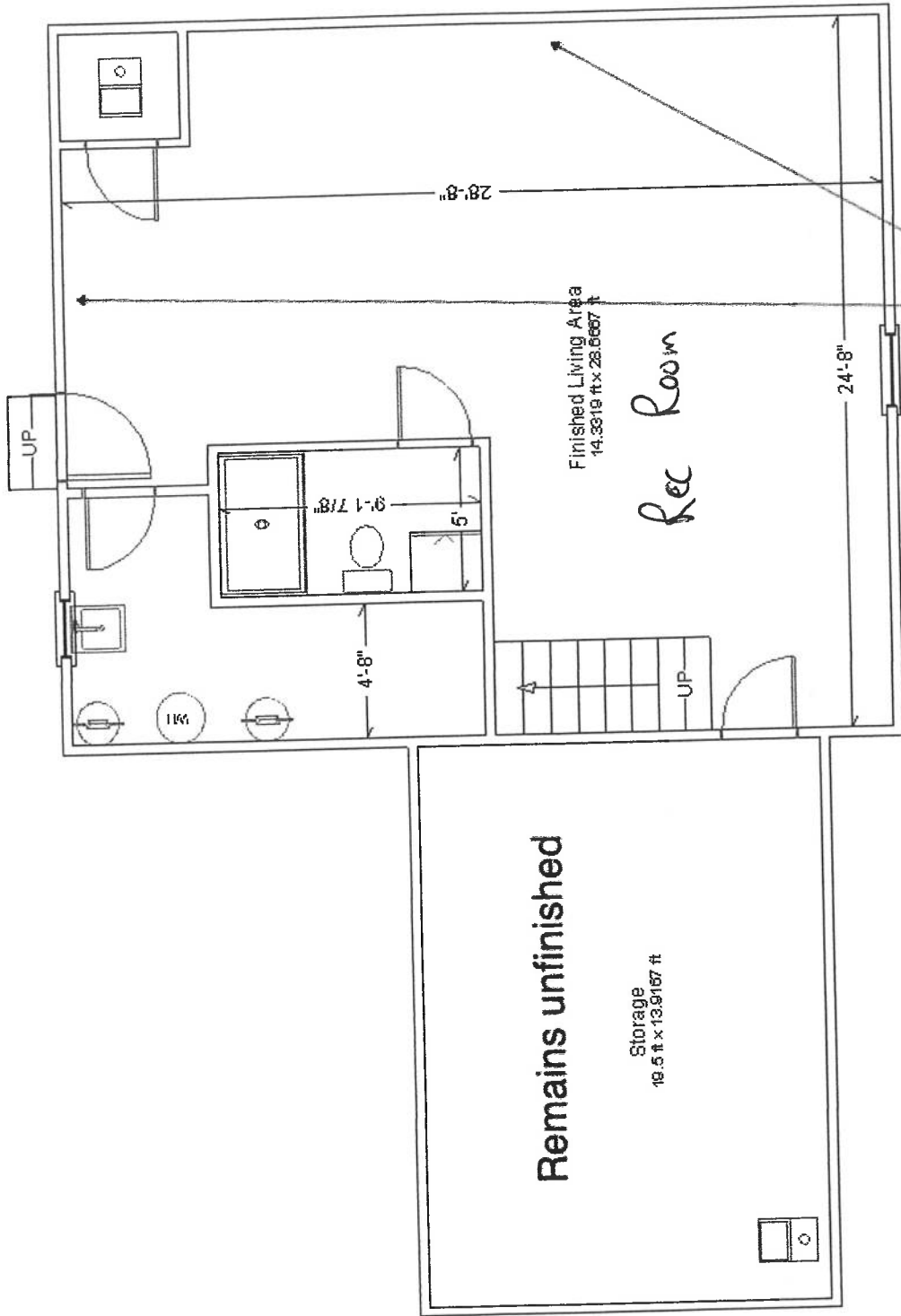
STORAGE  
8'11" x 15'11"

Unfinished

STORAGE  
19'10" x 14'7"

STEPS UP

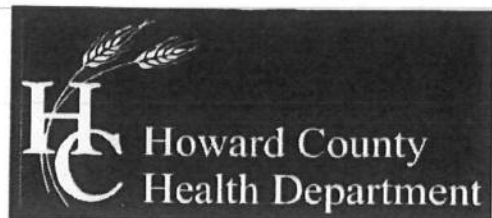




New framing and insulation

Basement  
743 sq ft

Proposed  
Basement



## Office of the Health Officer

8930 Stanford Drive, MD 21045  
Main: 410-313-6300 | Fax: 410-313-6303  
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)

---

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

---

DATE: July 18, 2023

TO: Chris Alsup (Applicant)

Via E-mail: [Chris@baltimoreconstruction.com](mailto:Chris@baltimoreconstruction.com)

RE: Building Permit #B23002535  
1271 Cornelius Court  
Marriottsville, MD 21104

Ms. Alsup,

I have received and reviewed your building permit #B23002535 and based on your proposal we need several items to process your permit. We need floor plans for the existing house to determine what is needed for your existing septic system. We also need a plot plan that shows all the septic components. The septic system must be shown on your plan along with the well.

We also need to establish a sewage disposal area on your property. We do not have any information regarding the SDA in our office. With that being said, we need to do percolation testing on your property. Guidance is listed Below:

**Health Requirements Prior to Testing**

1. Perc Application (See Attached) completed and submitted to the Howard County Health Department along with \$506 fee. The proposed test locations will need to be staked. If there are other structures/utility lines within the vicinity those will need to be drawn on the plan by your engineer. These will need to be field located by the surveyor and shown on the plan as accurately as possible.
2. Miss Utility must be called to come out to the site and check for utility lines. If there are any they must be marked on the plan and in the field.
3. Any private lines will need to be shown on the plan. Including overhead lines so the contractor digging the holes is aware.
4. Once all this has been completed, we can schedule for perc testing.

5. Once the testing has been completed OSDS plan must be submitted by your engineer. After approval of your Onsite Sewage Disposal System plan your septic system must be upgraded before the release of the building permit.
6. Your well will be evaluated also to make sure it is up to code. If the well is not up to code it must be addressed prior to building permit approval.

Your building permit will be placed "on hold" until all Health Department requirements are met. If you have any questions or correspondence, I can be reached at the above address or by telephone at (410) 313-2775.

Respectfully,

*Dana Bernard* <sup>DB</sup>

Dana Bernard, REHS/RS  
Environmental Specialist II  
Well and Septic Program  
Phone (410) 313-2775

PERMIT NUMBER: B 23 00 23 35

DATE ACCEPTED:

DILP 2023 JUL 5 AM 10:44

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					
<b>BUILDING SITE ADDRESS REQUIRED</b>					
Street Address: 1271 Cornelius Ct					Unit:
City: Marriottsville			State: MD	Zip Code: 21104	
Subdivision/Village/Complex Name:				SDP/WP/BA #:	
Lot:	Tax Map:	Parcel:	Grading Permit #:		
<b>DESCRIPTION OF WORK REQUIRED</b>					
Existing Use: Unfinished basement		Proposed Use: Finished basement with bathroom		Estimated Cost: \$5000	
Trade Work to Be Completed (Separate Permits Required): <input type="checkbox"/> Mechanical (HVAC) <input type="checkbox"/> Electrical <input checked="" type="checkbox"/> Plumbing <input type="checkbox"/> None					
Frame exterior walls of basement, HVAC closet, and new bathroom (approx 5'x9') using 2x4 lumber. Bulkhead ductwork using 2x4 lumber. Install 30" interior door in bathroom and 48" door for HVAC closet. Insulate exterior block walls. Install and finish drywall on ceiling and walls. Install vinyl flooring in living space and tile in bathroom floor and shower. Work per					
<b>PROPERTY OWNER INFORMATION REQUIRED</b>					
Owner(s) Name(s) (As it appears on tax records): Hoch, Andrew J and Hoch, Laura L					Primary Residence: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Owner's Street Address: 1271 Cornelius Ct					
City: Marriottsville			State: MD	Zip Code: 21104	
Phone: 4104563198		Email:			
<b>APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION</b>					
Business Name: Baltimore RE-Construction, LLC			Contact Name: Chris Alsup		
Street Address: 5809 Greenspring Ave					
City: Baltimore		State: MD	Zip Code: 21209		
Phone: 4104563198		Email: chris@baltimorereconstruction.com			
<b>CONTRACTOR INFORMATION REQUIRED</b>					
Business Name: Baltimore RE-Construction, LLC					
Licensee's Name: Christopher Alsup			License #: 154139		
Street Address: 5809 Greenspring Ave					
City: Baltimore		State: MD	Zip Code: 21209		
Phone: 4104563198		Email: chris@baltimorereconstruction.com			
<b>ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE</b>					
Business Name:			Name:		
Street Address:					
City:		State:	Zip Code:		
Phone:			Email:		
<b>BUILDING CHARACTERISTICS REQUIRED</b>					
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 checked="" type="checkbox"/> No			
Utilities: <input checked="" type="checkbox"/> Electric <input checked="" 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 checked="" type="checkbox"/> Other: Oil			Roadside Tree Project: <input checked="" 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 checked="" type="checkbox"/> None			Fire Alarm System: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Voice Evac		
<b>ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)</b>					
Model Name & Options:					
# of Bedrooms (SF): 4		# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):
# Rooms: 6		# Full Baths: 2	# Half Baths: 1	# Fireplaces:	
Garage/Carport Info: <input type="checkbox"/> Attached Garage <input checked="" 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 type="checkbox"/> Partial					
1 <sup>st</sup> Fl Width:	1 <sup>st</sup> Fl Depth:	2 <sup>nd</sup> Fl Width:	2 <sup>nd</sup> 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: 2276 sq ft		Occupable Area: 2276 sq ft	
<b>AGREEMENT / DISCLAIMER REQUIRED</b>					
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: <i>Christopher Alsup</i>			DATE SIGNED: 7/5/23		
<b>FOR OFFICE USE ONLY</b> CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY					
AGENCIES REQUIRED/APPROVALS:					
<input checked="" type="checkbox"/> PR	<input checked="" type="checkbox"/> DPZ	<input checked="" type="checkbox"/> DED	<input type="checkbox"/> Health	<input type="checkbox"/> SHA	<input type="checkbox"/> CID
SUBMITTAL FEES: \$ 135.00		PAYMENT: 1215		ACCEPTED BY: <i>[Signature]</i>	

Bsmt  
380 \$  
Rel. RM

**Bernard, Dana**

---

**From:** Williams, Jeffrey  
**Sent:** Tuesday, October 31, 2023 1:15 PM  
**To:** Bernard, Dana  
**Subject:** RE: Customer Calls

Hello. He called in to come in at 1pm. I guess it didn't get onto the board. Sorry about that.

---

**From:** Bernard, Dana <dbernard@howardcountymd.gov>  
**Sent:** Tuesday, October 31, 2023 11:59 AM  
**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Subject:** Customer Calls

Good Morning Jeff,

Do you know if Zack is coming in today? I am SOD and I have had several calls with customers wanting to speak to him and I don't know if he called in or if he is coming later. I have transferred calls and they want to know when he will be in.

Thanks

Dana Bernard, LEHS  
Environmental Health Specialist II  
Howard County Health Department  
Well and Septic Program  
8930 Stanford Blvd. Columbia, MD 21045  
410-313-2775 office  
[www.hchealth.org](http://www.hchealth.org)  
Social Media: @hocohealth



Real Property Data Search ( )  
 Search Result for HOWARD COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 284476

**Owner Information**

Owner Name: HOCH ANDREW J      Use: RESIDENTIAL  
 HOCH LAURAL      Principal Residence: YES  
 Mailing Address: 1271 CORNELIUS CT      Deed Reference: /21611/ 00094  
 MARRIOTTSVILLE MD 21104-1311

**Location & Structure Information**

Premises Address: 1271 CORNELIUS CT      Legal Description: LOT 7 BL B .979 AR  
 MARRIOTTSVILLE 21104-0000      1271 CORNELIUS CT  
 DRIVER PROP

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
 0010 0010 0226 3010103.14 0003 7 2022 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
 1978 2,276 SF 42,645 SF

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements  
 1 1/2 YES STANDARD UNITSIDING/4 2 full/ 1 half 1 Detached

**Value Information**

	Base Value	Value		
		As of 01/01/2022	Phase-in Assessments As of	
Land:	202,600	220,800	07/01/2022	07/01/2023
Improvements	265,900	267,000		
Total:	468,500	487,800	474,933	481,367
Preferential Land:	0	0		

**Transfer Information**

Seller: BOSTON JULIE L      Date: 06/30/2022      Price: \$700,000  
 Type: ARMS LENGTH IMPROVED      Deed1: /21611/ 00094      Deed2:  
 Seller:      Date:      Price: \$0  
 Type: NON-ARMS LENGTH OTHER      Deed1: /00748/ 00548      Deed2:  
 Seller:      Date:      Price:  
 Type:      Deed1:      Deed2:

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: Application received

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application      Date:

DATE: November 17, 2023

TO: Dana Bernard, REHS/RS (Environmental Specialist II, Well and Septic Program)

Via E-mail: [dbernard@howardcountymd.gov](mailto:dbernard@howardcountymd.gov); [mjdavis@howardcountymd.gov](mailto:mjdavis@howardcountymd.gov)

CC: [chris@baltimore Reconstruction.com](mailto:chris@baltimore Reconstruction.com); [kknight@howardcountymd.gov](mailto:kknight@howardcountymd.gov); [scrolls@howardcountymd.gov](mailto:scrolls@howardcountymd.gov); [jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov); [lhoch023@gmail.com](mailto:lhoch023@gmail.com)

RE: **Building Permit #B23002535**

**1271 Cornelius Court**

**Marriottsville, MD 21104**

*approved  
DL  
11/21/23*

Ms. Bernard,

Thank you for following up on my building permit review for B23002535 by completing a site visit on Wednesday, November 15, 2023, to verify there were no signs of septic failure on my property and to also make sure my well is up to Howard County Code; I was very glad to see your written confirmation that everything was up to your standards.

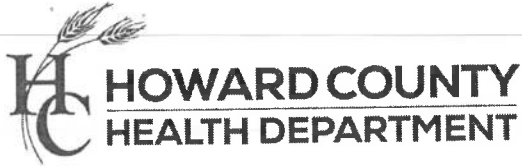
As requested, here is a summary describing my proposal: We are working on our basement with the use case of the work being to finish the space with a bathroom. We will be framing the exterior walls of the: basement, HVAC closet, and new bathroom (approx. 5'x9') using 2x4 lumber; bulkheading ductwork using 2x4 lumber; installing 30" interior door in bathroom and 48" door for HVAC closet; insulating exterior block walls; installing and finishing drywall on ceiling and walls; and installing vinyl flooring in living space and tile in bathroom floor and shower. As stated previously in our correspondence, I find it extremely important to clarify the only purpose of this bathroom addition; and that is solely for the safety and convenience of our children. We have 2 children under the age of 4 and the basement is going to become their main play area; our entire purpose of putting a bathroom in the basement was to prevent them from traversing the steps repeatedly to use the bathroom and risk having them fall in the process. At no point, either now or any time in the future, will this space be used to increase occupancy or will we be placing a bedroom in the basement.

Please utilize this letter specifically as a request for a waiver for percolation testing and a percolation certification plan. The waiver will be for Howard County Code Sec. 3.805, which requires percolation testing and a percolation certification plan to verify my system. Once you receive my waiver request, please respond back, and let me know that it has been sent up for review.

Respectfully,

*Andrew J. Hoch*

Andrew J. Hoch



**Bureau of Environmental Health**  
 8930 Stanford Blvd | Columbia, MD 21045  
 410.313.2640 - Voice/Relay  
 410.313.2648 - Fax  
 1.866.313.6300 - Toll Free

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

**APPLICATION FOR WAIVER**

To Howard Co Code Subtitle 8: Onsite Sewage Disposal Systems and Subtitle 9: Individual Potable Water Supply Systems

Date Submitted: 11/17/23

Property Address: 1271 Cornelius Ct

Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Tax Map \_\_\_\_\_ Grid \_\_\_\_\_ Parcel \_\_\_\_\_ Tax Account # \_\_\_\_\_

Provide a brief site history including previously submitted and active plans with the Health Department or the County (subdivision plans, perc test applications, Building Permit applications):

B23002535, proposed finished basement

In the area below, list the specific section of the Howard Co Code to which a waiver is being requested and provide a brief summary of the regulation and an explanation of why the waiver is being requested (Attach a separate sheet if necessary).

Regulation Section	Summary and Explanation
1. <u>3.805</u>	<u>Perc Certification plan requirement. Property does not have a perc cert plan on file.</u>
2. _____	_____
_____	_____
_____	_____
_____	_____

Property Owner's Signature \_\_\_\_\_

**Health Department Use Only**

Reviewed by Dana Bernard \_\_\_\_\_ Date \_\_\_\_\_  
HCHD Staff

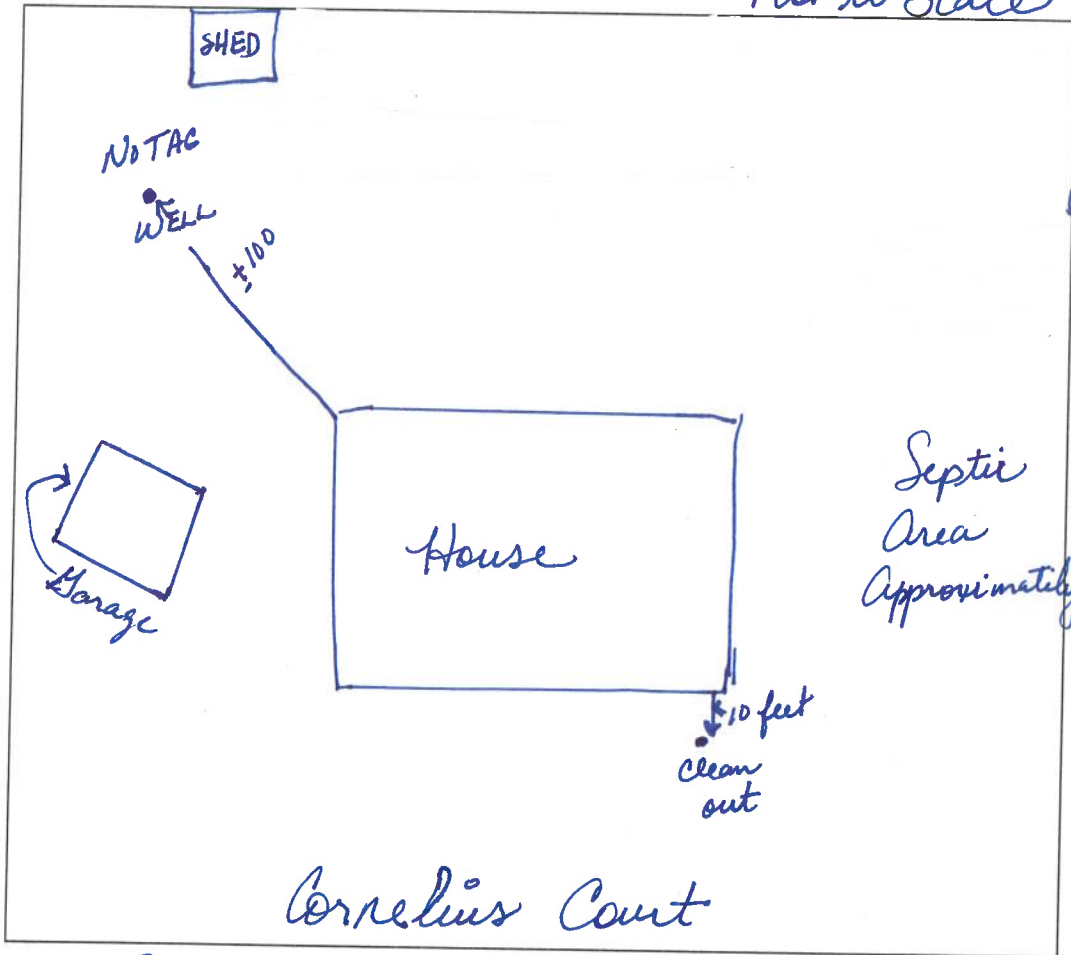
Comments/Conditions: no bedroom additions, floorplan as shown in building permit record

Approved by:  \_\_\_\_\_ Date 11/21/23  
BEH Deputy Director

SITE INSPECTION SHEET

OWNER: Andrew Jr. Hoch PHONE #: \_\_\_\_\_  
ADDRESS: 1271 Cornelius Court CONTRACTOR: \_\_\_\_\_  
Mariottsville Court WELL TAG #: \_\_\_\_\_  
SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_\_ COUNTY #: Howard County  
PROPOSAL: finish Basement

LOCATION DIAGRAM *Not to Scale*



COMMENTS: Site Visit occurred on Nov. 15, 2023  
Septic System appeared not to have any surface failures (See attached photos)  
Well had a appeared to be secure and above ground  
(See attached Photos)

DATE: 11-15-23 INSPECTOR: D Bernard





DANGER TO LIFE AND LIMB  
SEWER  
DANGER  
DO NOT ENTER

Septic  
1-800-451-1670  
Call for help



Fogies Septic  
410-795-5670

PLEASE DO NOT  
LITTER  
OR  
POISONERS  
DO NOT ENTER





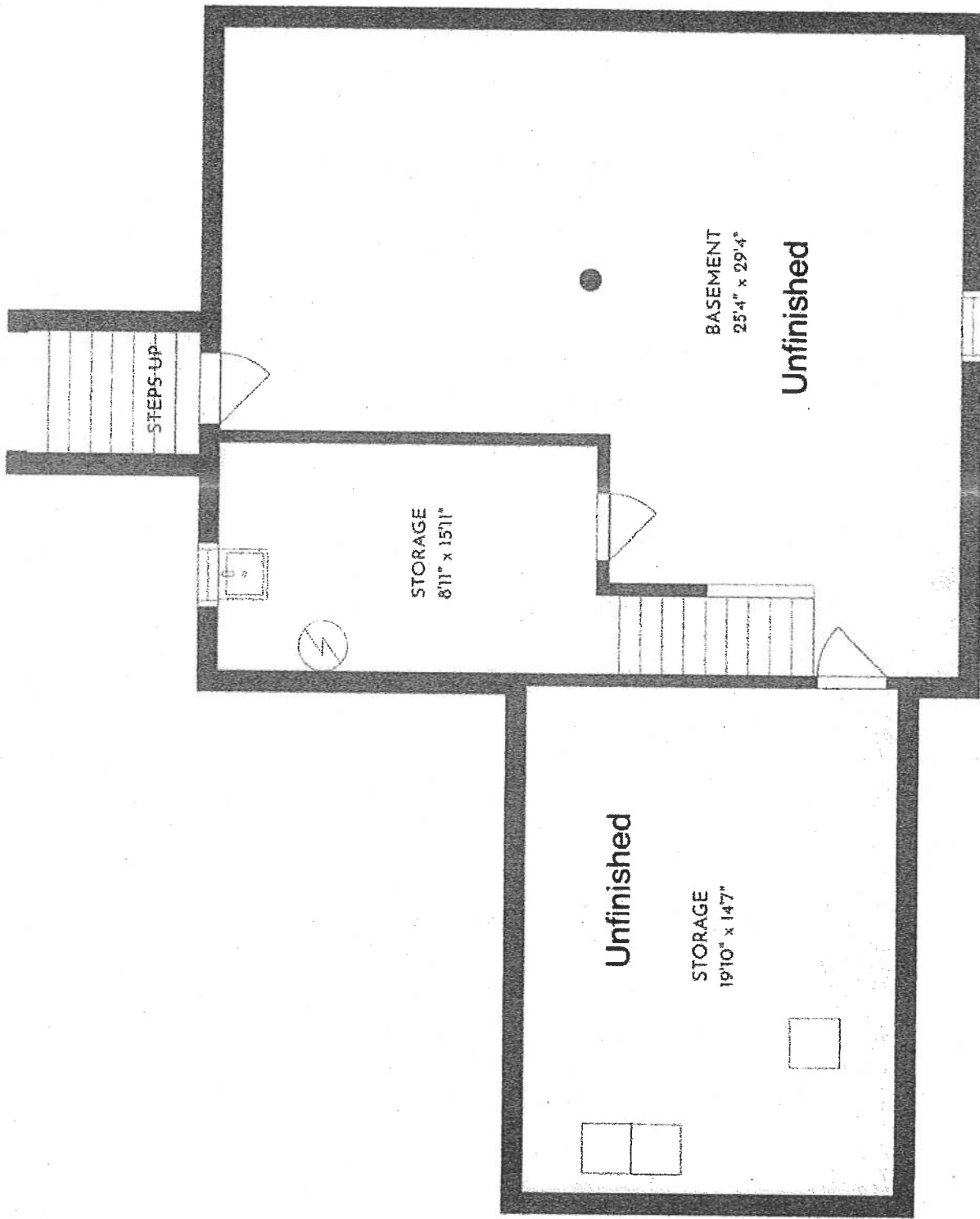
**Estimated areas**

G/LA FLOOR: 21,000 sq. ft. (includes 1212 sq. ft.)  
 G/LA FLOOR: 2,000 sq. ft. (includes 155 sq. ft.)  
 G/LA FLOOR: 3,000 sq. ft. (includes 272 sq. ft.)  
 G/LA FLOOR: 4,000 sq. ft. (includes 173 sq. ft.)  
 Total: 10,000 sq. ft. (includes 602 sq. ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







Existing Basement

Estimated areas

## **Bernard, Dana**

---

**From:** Bernard, Dana  
**Sent:** Thursday, August 3, 2023 11:46 AM  
**To:** Chris Alsup  
**Subject:** Re: 1271 Cornelius Court

Let me see what I can find out. I will get back to you.

[Get Outlook for iOS](#)

---

**From:** Chris Alsup <chris@baltimoreconstruction.com>  
**Sent:** Wednesday, August 2, 2023 11:49:20 AM  
**To:** Bernard, Dana <dbernard@howardcountymd.gov>  
**Subject:** Fwd: 1271 Cornelius Court

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

Hi Ms Bernard,

I left you a message on your voice mail this morning about 1271 Cornelius Ct. I was just following up on my question a few weeks ago about the original address being 1271 Sugar Maple Dr and if there could be records under that address? The homeowners are leaning away from doing the renovation due to the unforeseen cost but would like to see if this could lead somewhere.

Thanks

Chris Alsup

Begin forwarded message:

**From:** Chris Alsup <chris@baltimoreconstruction.com>  
**Subject:** Re: 1271 Cornelius Court  
**Date:** July 21, 2023 at 10:00:01 AM EDT  
**To:** "Bernard, Dana" <dbernard@howardcountymd.gov>

Hi Ms Bernard,

The homeowner reached out to the previous owners, who were the only owners and builder of the house, and they said the original address was 1271 Sugar Maple Dr. The county changed the address some years back. Is there a chance the permit office or your office has the sewage disposal area on record under that address?

Thanks again

Chris

On Jul 18, 2023, at 2:39 PM, Bernard, Dana <dbernard@howardcountymd.gov> wrote:

---

Good Afternoon Mr. Alsup,

I have attached information to help you move forward with your building permit. If you have any additional questions don't hesitate to send me an e-mail

Dana Bernard, LEHS  
Environmental Health Specialist II  
Howard County Health Department  
Well and Septic Program  
8930 Stanford Blvd. Columbia, MD 21045  
410-313-2775 office  
[www.hchealth.org](http://www.hchealth.org)  
Social Media: @hocohealth  
<image001.jpg>

<1271 Cornelius Court.docx><Perc test and plan requirements for dev lots.pdf><Perc Testing Application.pdf>

Christopher Alsup, founder  
Baltimore RE-Construction, LLC  
MHIC #154139  
chris@baltimorereconstruction.com  
(410) 456-3198

Christopher Alsup, founder  
Baltimore RE-Construction, LLC  
MHIC #154139  
chris@baltimorereconstruction.com  
(410) 456-3198

SEPTIC SYSTEM TO BE INSTALLED  
FIRST BEFORE BUILDING PERMIT  
CAN BE SIGNED.

# PERMIT

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH

*10/24/77*  
*10/25/77*  
*10/25/77*  
HOWARD COUNTY

ELLICOTT CITY

DISTRICT 3rd

DATE 10/10/77

*49.12-2076*  
*D*  
P.M. 10/19/77 P.C.O

P 27016

A 19883

**ISSUED**

Suburban Contracting \_\_\_\_\_ IS PERMITTED TO INSTALL  ALTER \_\_\_\_\_

ADDRESS ShIPLEY Lane, Kingsville, Maryland PHONE 592-8350

A SEWAGE DISPOSAL SYSTEM LOCATED AT \_\_\_\_\_

SUBDIVISION Driver ROAD 1271 Sugar Maple Drive LOT 7

PROPERTY OWNER Guy D. & Julie Boston

ADDRESS 8822F Town & Country Blvd., Ellicott City, Md. 21043 Phone: 461-9407

SPECIFICATIONS 3 bedrooms

DRAIN FIELD \_\_\_\_\_ DEPTH \_\_\_\_\_ FEET, BOTTOM AREA \_\_\_\_\_ SQ. FT.

SEEPAGE PITS \_\_\_\_\_ ABSORBENT SIDE-WALL AREA \_\_\_\_\_ SQ. FT.

SEPTIC TANK CAPACITY 1000 GALLONS

BLDG. PERMIT SIGNED  
AND RETURNED 10/28/77  
*Serial No. 33551*

FOR GARBAGE GRINDER, INCREASE DISPOSAL AREA 22% & TANK CAPACITY 80%.

OTHER DRY WELL - 500 sq. ft. absorbent sidewall area to begin at 3 ft. below original grade. Maximum depth permitted for dry well is 10 ft. below original grade. Locate dry well 77 ft. from front lot line and 20 ft. from left side line as seen from Sugar Maple Drive. If trench is needed, leave 5 ft. earth buffer between trench and dry well, and run the necessary distance to make up total sidewall area. Trench to follow contour of the ground. NOTE: THERE CAN BE NO BASEMENT FIXTURES IN THIS HOUSE. NOTE: CALL FOR INSPECTION OF TRENCH BEFORE PLACING STONE IN TRENCH. NOTE: ALL PIPE FROM HOUSE TO DISPOSAL AREA MUST BE CAST IRON. PERMIT VOID AFTER THREE YEARS. NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL. STAND PIPES MUST BE 6 INCHES IN DIAMETER. CAST IRON, CONCRETE OR TERRA COTTA ACCEPTED.

PLANS APPROVED BY Donald W. Monaghan DATE 6/9/75

FILL SEPTIC TANK AND DISTRIBUTION BOX WITH WATER BEFORE CALLING FOR AN INSPECTION. COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COMMISSIONERS NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

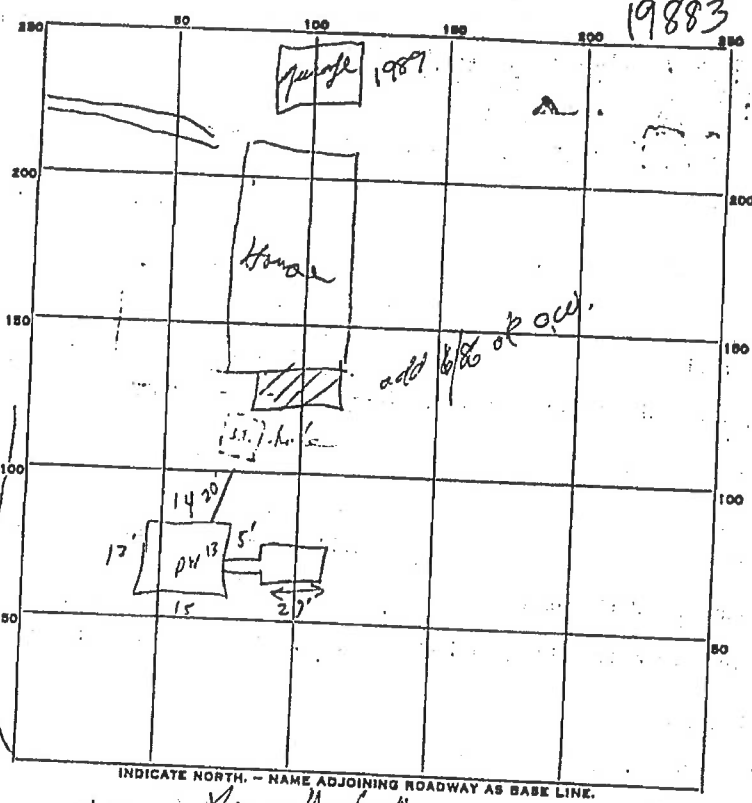
BLDG. PERMIT SIGNED  
AND RETURNED 5/25/79  
*Serial # 26070*  
*2-cw galley*

BLDG. PERMIT SIGNED  
AND RETURNED 6/13/74  
*Serial # 71048*  
*addition*

BLDG. PERMIT SIGNED  
AND RETURNED 7/30/72  
*Serial # 20417*  
*shed*

*A 19883*

19883



Connecting to  
 25  
 55  
 67  
 85  
 104  
 594

INDICATE NORTH. - NAME ADJOINING ROADWAY AS BASE LINE.

PERMIT CARD N/A Rayon Maple Dr. S.T. No.          P.W. No.           
 SEPTIC TANK, LEVEL N/A CLEANOUTS    
 DISTRIBUTION BOX, LEVEL N/A

TILE FIELD, DEPTH 10' ± FT. TRENCH WIDTH          FT.  
 GRAVEL DEPTH 7' IN. TOTAL LENGTH 27' FT. 189  
 NUMBER OF TRENCHES 1 TOTAL BOTTOM AREA 189  
 SEEPAGE PITS, INSIDE DIAMETER 35 FT. DEPTH BELOW INLET 7 FT. 2  
 ABSORBENT AREA 385 SQ. FT. + 189 in trench

REMARKS 10/24/77 Trench - 27' long ok for gravel; No paper in trench; no connection of pipe to septic tank.  
RAB need to see connection to house 25 Oct 77 S.W.

DATE SYSTEM APPROVED 12-20-78 INSPECTOR [Signature]

# APPLICATION

A 1989

## SEWAGE DISPOSAL TESTING

P \_\_\_\_\_

STATE OF MARYLAND - DEPARTMENT OF HEALTH AND MENTAL HYGIENE

HOWARD COUNTY HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH SERVICES  
P. O. BOX 476, ELLICOTT CITY, MARYLAND 21043  
TELEPHONE: 465-5000, EXT. 356

DISTRICT 3

DATE 5/1/74

TO: THE COUNTY HEALTH OFFICER  
ELLICOTT CITY, MARYLAND

I, HEREBY, APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Allan C. Driver and wife

ADDRESS 1340 Driver Road, Marriottsville, Md. PHONE 442-2233

PROPERTY LOCATION:

SUBDIVISION Driver S/D LOT NO. ?

ROAD AND DESCRIPTION Road A

SIZE OF LOT ? TYPE BLDG. 3 or 4  
NUMBER OF BEDROOMS

IF NOT SINGLE RESIDENCE DESCRIBE \_\_\_\_\_

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE.

SIGNATURE OF APPLICANT /s/ Allan C. Driver

APPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_  
(KIND OF SYSTEM)

REJECTED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_  
(KIND OF SYSTEM)

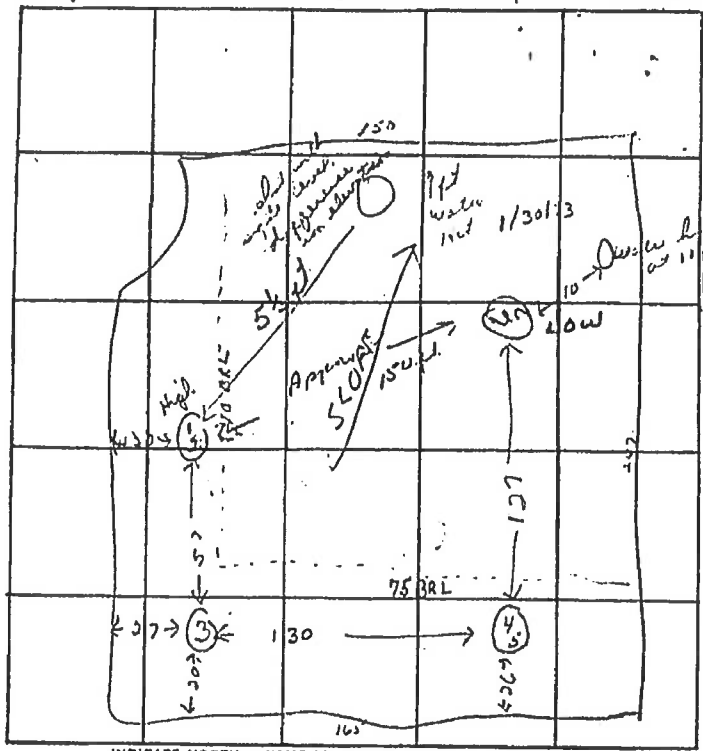
HOLD PENDING FURTHER TESTS \_\_\_\_\_ DATE \_\_\_\_\_

REASONS FOR REJECTION OR HOLDING \_\_\_\_\_

# THIS IS NOT A PERMIT

19883

Ward #1A  
S/D  
new lot 7



1/30/73

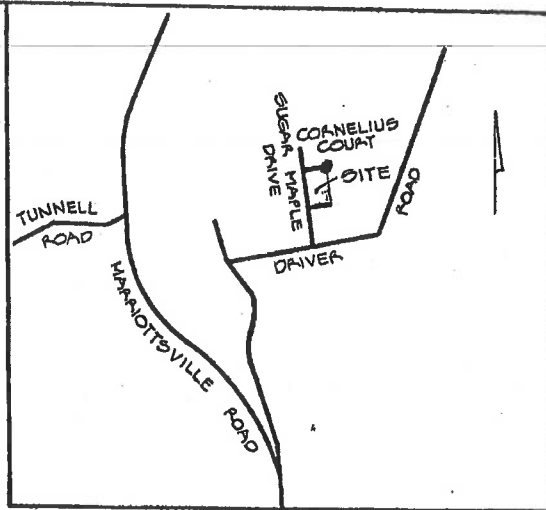
INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.  
Sugar Maple Drive.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
6/12/74	1	4 ft.	10 <sup>40</sup>			10 <sup>44</sup>	4 min
	2	11 ft.	10 <sup>40</sup>			10 <sup>45</sup>	5 min
	3	11 1/2 ft.	Same Lot				
	4	12 ft.	10 <sup>47</sup>	10 <sup>57</sup>	10 <sup>57</sup>	11 <sup>12</sup>	15 min
	5	4 1/2 ft.	10 <sup>47</sup>	11 <sup>05</sup>	11 <sup>05</sup>	11 <sup>19</sup>	19 min
	6	10 ft.	Dry at this		Tame Good only on 3 1/2 ft.		
	7	4 ft.	11 <sup>18</sup>			11 <sup>14</sup>	4 min

Water permeability  
Rit at 10' in this hole

REMARKS \_\_\_\_\_  
 TYPE OF SOIL \_\_\_\_\_  
 TESTED BY R. Tame ALSO PRESENT: \_\_\_\_\_





N10.750  
E 11,000

VICINITY MAP  
SCALE: 1"=1200'

**RECEIVED**

JUN 16 1975

BUREAU OF ENGINEERING

DRIVER PROPERTY  
SECTION 4  
P.D. 26, F. 74

LOT 2

LOT 7 & 8  
A RESUBDIVISION OF 'LOT 1  
'DRIVER PROPERTY'  
SEC. 4

THIRD ELECTION DISTRICT  
APRIL 25, 1975

HOWARD COUNTY, MO.  
SCALE: 1"=50'

LOT 7

RECORDED PLAT BOOK 30 FOLIO 66  
ON 2/21/75 IN ACCORDANCE WITH THE LAND SURVEYING OF  
HOWARD COUNTY, MO.

OWNER AND DEVELOPER

ALAN C. DRIVER & WIFE  
DRIVER ROAD  
MARNOTTVILLE, MO. 21104

**SURVEYOR'S CERTIFICATE**

BEFORE ME, THE SURVEYOR, BEING DULY SWORN, AND AFTER READING THE FOREGOING, I CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PART OF THE LAND CONVEYED BY WAITMAN F. ZINN & WIFE SUSIE MAPLE BY DEED DATED MARCH 7, 1950 AND RECORDED IN THE HOWARD COUNTY, MARYLAND IN LIBER. 215 OF FOLIO 382, AND THAT ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE AS AMENDED.

ENGINEERING  
PLANNING  
SURVEYING  
BY

**BOENDER  
ASSOCIATES  
INC.**  
ELLCOTT CITY, MO.  
465-7777



EXOR No. 0456

*Alan C. Driver*  
DATE

# 7528 TPO.



CORNELIUS COURT  
(50' R/W)

L=39.27'  
R=25.00'

S 87°09'44" E 149.10'

L=21.03'  
R=25.00'

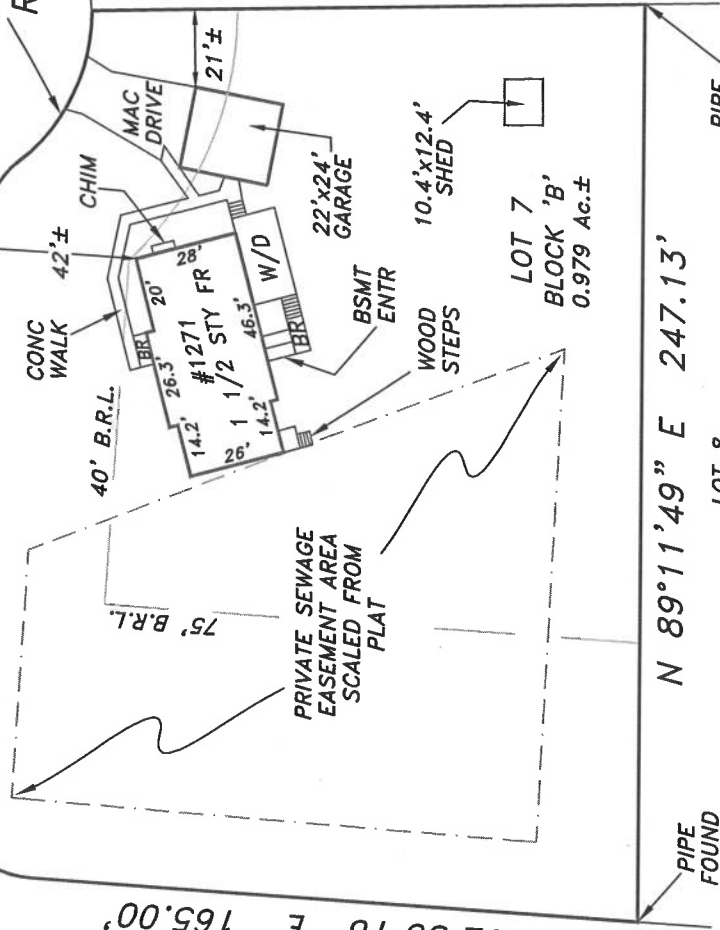
L=46.22'  
R=50.00'

SUGAR MAPLE DRIVE  
(50' R/W)

N 02°50'16" E 165.00'

S 01°56'00" E 150.00'

LOT 2



N 89°11'49" E 247.13'

LOT 8

PIPE FOUND

The purpose of this drawing is to locate, describe, and represent the positions of buildings and substantial improvements affecting the property shown hereon, being known as:  
LOT 7, BLOCK 'B', RESUBDIVISION OF LOT 1,  
"DRIVER PROPERTY" SECTION 4,  
recorded among the land records of Howard County, Maryland in Plat Book 30, folio 66

PREPARED FOR:

**DEFINITIVE**  
F I T L E LLC  
WWW.DEFINITIVETITLE.COM (443) 874-5900

This is page one of a two page document. The advice found on the affixed page is an integral part of this drawing, and is not valid without all pages.



James Carl Hudgins  
Property Line Surveyor #96  
Expiration Date: 3/11/2024

**LOCATION DRAWING**  
1271 CORNELIUS COURT  
3rd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

NTT Associates, Inc.  
16205 Old Frederick Rd.  
Mt. Airy, Maryland 21771  
Phone: (410) 442-2031  
Fax: (410) 442-1315  
www.nttsurveyors.com

Scale: 1" = 50'  
Date: 6/17/2022  
Field By: RMS/SB  
Drawn By: SLM  
File No.: DT122-05053  
Page No.: 1 of 2

# NTT Associates, Inc.

LAND SURVEYING

16205 Old Frederick Road . Mt. Airy, Maryland 21771

(410) 442-2031 . (410) 442-1315 FAX



**Definitive Title, LLC**  
**754 Washington Boulevard**  
**Baltimore, MD 21230**

File Number	<b>DT122-05053</b>
Invoice Date	<b>6/17/2022</b>

Type Of Survey
<b>Location</b>

County
<b>HOWARD COUNTY</b>

Property Address
<b>1271 CORNELIUS COURT</b>

Survey Services rendered for the above referenced property. Thank You.

Amount Due      **\$245.00**

\* The attached location survey is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes. \*  
The attached location survey is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.

\* The attached location survey does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.

**CURVE DATA**

Nº.	RADIUS	LENGTH	TAN.	Δ	CHORD BEARING & DISTANCE
A	25.00'	52.27'	25.00'	00°00'00"	N47°50'16"E 29.26'
D	25.00'	21.03'	11.18'	48°11'23"	S63°04'05"E 20.41'
C	50.00'	46.22'	24.30'	52°57'51"	S65°27'30"E 44.50'

**COORDINATES**

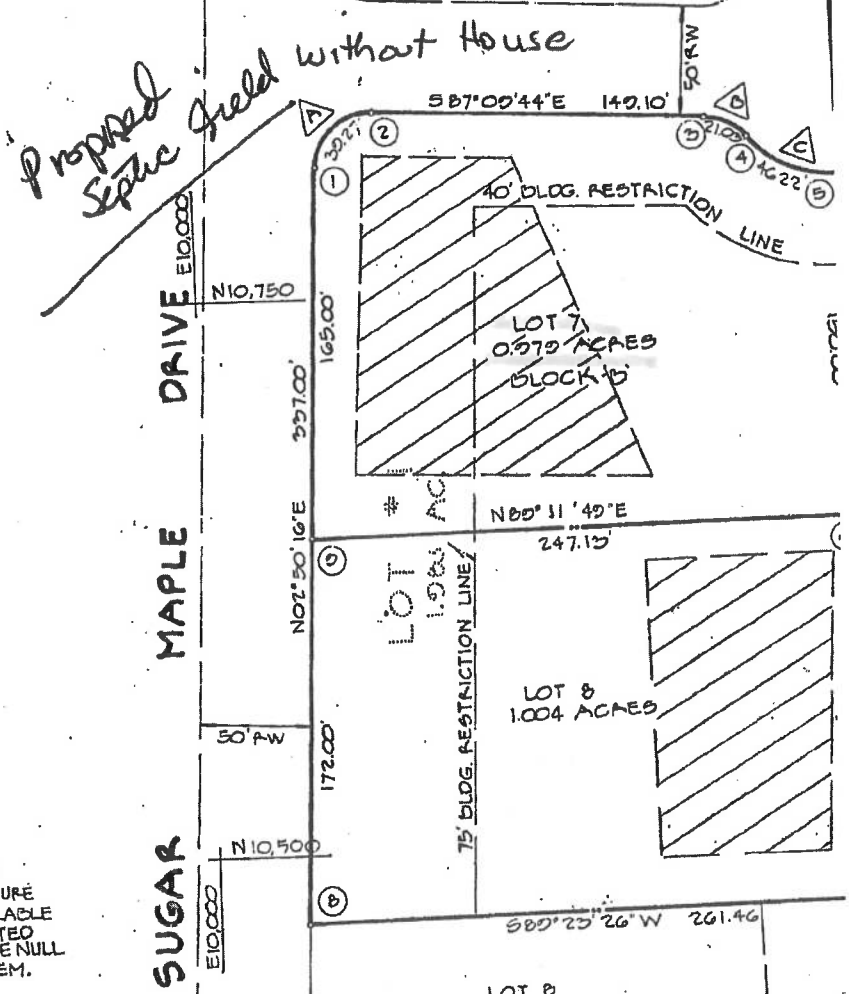
Nº.	NORTH	EAST
1	10,805.97	10,057.21
2	10,829.70	10,085.42
3	10,822.32	10,252.34
4	10,813.07	10,250.55
5	10,704.55	10,291.05
6	10,444.64	10,296.15
7	10,472.17	10,301.97
8	10,469.55	10,040.53
9	10,641.18	10,045.05

**GENERAL NOTES**

1. TITLE REFERENCE: 215/383
2. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH REGULATIONS.
3. TOTAL Nº. OF LOTS: 2
4. AREA OF LOTS: 1.08 AC.
5. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF APPROXIMATELY 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE HEALTH DEPT. FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THE AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDING SITES. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION OF A PUBLIC SEWAGE SYSTEM.

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 1, BLOCK B INTO TWO INDIVIDUAL LOTS.

**CORNELIUS COL**



ALAN C. DRIVER &  
P.D. G. F. I.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS. HOWARD CO. HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD CO. DEPARTMENT OF PUBLIC WORKS.

DIRECTOR \_\_\_\_\_ DATE 6-3-75

**OWNER'S STATEMENT**

WE THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON OUR HEIRS OR ASSIGNS ADOPT THIS PLAN OF SUBDIVISION AND DO HEREBY ESTABLISH THE BUILDING SETBACK RESTRICTION LINE SHOWN HEREON IN ORDER TO COMPLY WITH THE GENERAL PLAN OF HIGHWAYS OF HOWARD COUNTY, MARYLAND

WITNESS OUR HANDS AND SEAL:

ALLAN C. DRIVER

WITNESS

DATE

DATE

I HEREBY RESUBDIVIDE TO ALLAN LAND RECO ALL MONU OF MARYL

LAND