

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Addition/SFD	B23000059	01/09/2023

Description of Work
 SFD/ CONSTRUCT 2ND-STORY ADDITION ON SECOND FLOOR WITH BEDROOM, CLOSET & BATH; & INTERIOR ALTERATIONS TO EXISTING, 2 STORY, Partial Basement, 3R, 1FB, 0HB, 0FP, OTHER STRUCTURE = N/A, 1BR, PORCH/DECK = N/A, ENERGY METHOD = Prescriptive Method, undefined.

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
7081	PINDELL SCHOOL	RD
Unit Type	Unit #	X Coordinate Y Coordinate
--Select--		-76.90881 39.17573
City	State	Zip Code Primary
FULTON	MD	20759 Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
850326	193	1.04	250400	471900	221500	RURAL

Legal Description
 IMPSLOT 4 S []7081 PINDELL SCHOOL RD[]H M SIMSONS SUBDV

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	4	605102	4				
Plan Area	State Tax Id	Subdivision Name					
	1405357500						
Section	Area	Tax Map					
		41					
Grid	Zoning District	ADC Map					
41-9	RR-DEO	5052-E2					
SDP No.	Final Plan No.	WP File No.					
Record Plat No.	WS Contract No.	FDP No.	Primary				
			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No	1962	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-16C	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *
 MAYS JUSTIN

Address Line 1
 7081 PINDELL SCHOOL RD

Address Line 2

Address Line 3

Mail City	Mail State	Mail Zip Code
FULTON	MD	20759
Phone	Primary	
410-715-9111	Yes	
E-mail		
Cell Number	Fax Number	

Professionals (This section is not required.)

License # * 21040013662	Business Name T/B/D			
License Type * Architect	First Name KAREN	Middle Name	Last Name PITSLEY	
Primary No	Address Line 1 7612 BROWNS BRIDGE ROAD			
	Address Line 2			
	City HIGHLAND		State MD	ZIP Code 20777-0000
	Phone 1 3017762666	Phone 2	Fax	
	E-mail KPITSLEY@GMAIL.COM			

Applicant (This section is not required.)

Search	As Owner	As Lic. Prof	As Contact	
Type * Applicant	First Name KAREN	MI	Last Name PITSLEY	
Relationship Applicant	Full Name KAREN PITSLEY			
Primary Yes	Organization Name TRANSFORMING ARCHITECTURE			
	Street Address 7612 BROWNS BRIDGE ROAD			
	Address Line 2			
	City HIGHLAND		State MD	Zip Code 20777
	Phone 3017762666	Cell 3017762886	Fax	
	E-mail * info@transformingarchitecture.com			

Contact (This section is not required.)

Search	As Owner	As Lic. Prof	As Contact	
Type Contact	First Name KAREN	MI	Last Name PITSLEY	
Relationship --Select--	Full Name KAREN PITSLEY			
Primary No	Organization Name T/B/D			
	Street Address 7612 BROWNS BRIDGE ROAD			
	Address Line 2			
	City HIGHLAND		State MD	Zip Code 20777 000
	Phone 3017762666	Cell	Fax	
	E-mail info@TRANSFORMINGARCHITECTURE.COM			

Addtl Info

Est Construction Cost * 254000	Housing Units * 0	Number of Buildings * 0	Public Owned No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Construction Type --Select--	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee * <input type="radio"/> Yes <input checked="" type="radio"/> No	Capital Project Number	Fee Exempt * <input type="radio"/> Yes <input checked="" type="radio"/> No	Roadside Tree Project Permit <input type="radio"/> Yes <input checked="" type="radio"/> No		Roadside Tree Project Permit #
No of Stories * 2	Foundation * Partial Basement	Basement * Partially Finished	No of Rooms * 3	Full Baths * 1	Half Baths * 0
Model *				Existing Use * Existing Structure	<input type="checkbox"/>

check spelling

Other Structure *	Bedrooms *	Porch Deck *	No of Fireplaces *	Type of Fireplace	Energy Code *	
N/A	1	N/A	0	-Select-	Prescriptive Method	
W & S Fees Paid	Water *	Sewage *	Utilities *	Heating System *	Sprinkler System *	Road Frontage
<input type="radio"/> Yes <input type="radio"/> No	Private	Private	Electric	Electric & Oil	None	-Select-
1st Floor Width	1st Floor Depth	2nd Floor Width	2nd Floor Depth	Basement Width	Basement Depth	Height
FT	FT	FT	FT	FT	FT	FT
Total Square Footage *	Occupiable Square Footage *	Affordable Housing Funding *	Foundation Measurement	Footings		
679	679	-Select-				
Walls	Roof	Change In Use	Grading Permit No			
		<input type="radio"/> Yes <input checked="" type="radio"/> No				

Additional Description Info

Expiration Date

check spelling

PAYMENT INFORMATION

Check 1	Payee 1	Check 2	Payee 2	SAP Doc No	SAP Entered
					<input type="text"/>

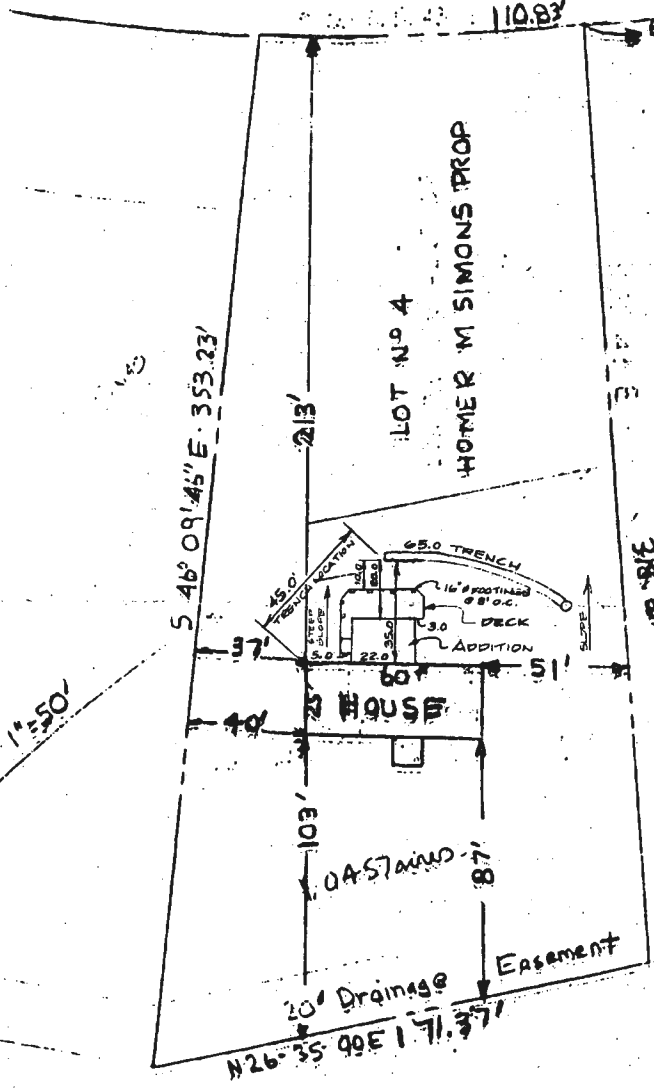
Submit Cancel

Goodell 1111

L 5823

RINDELL SCHOOL ROAD

- entr 3.9 x 11
- dring 10.3 x 17
- dring 14.3 x 9
- To Garner Road
- through 25 x 15
- bed 12 x 10.6
- bed 10.8 x 8.6
- bed 8.6 x 8.3
- HT 14.3 x 11



65x26 TRUSE

path 6x6

Drainage Easement

Scale 1"=50'

This is to certify that I have surveyed the property known as:

for the purpose of locating the improvements thereon, and the improvements are located as shown.

Signed this 24th day of July 1964

RECEIVED OCT 2 1964

Goodell 1111
Engineer and Land Surveyor

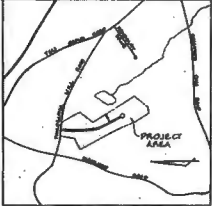
PURDUM AND JESCHKE
ENGINEERS AND LAND SURVEYORS
2415 MARYLAND AVENUE
BALTIMORE 18, MARYLAND

This plot is not intended for use in the establishment of property lines.

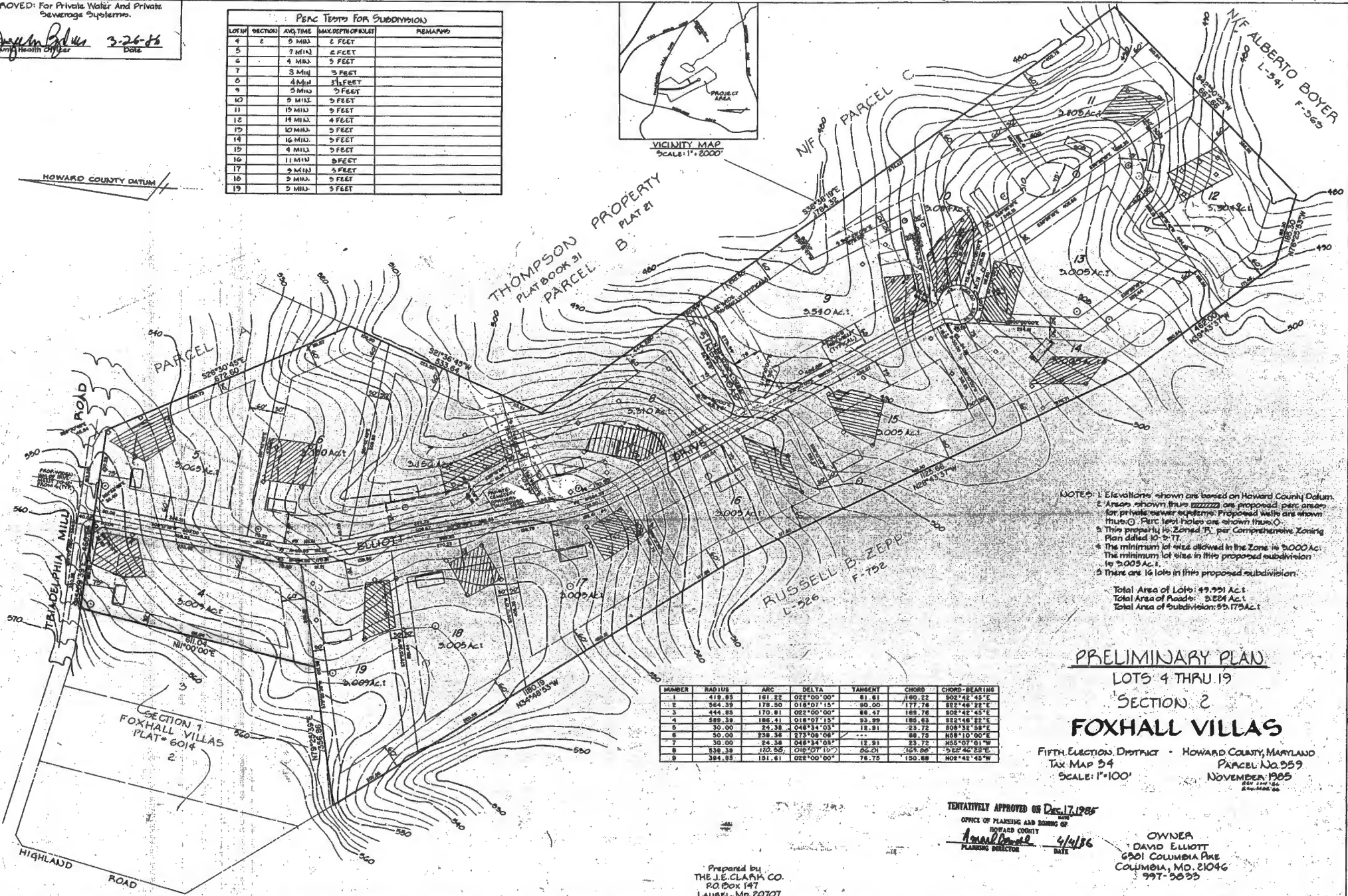
APPROVED: For Private Water And Private Sewerage Systems.

Joseph B. Baker 3-26-86
 Public Health Officer Date

PERC TESTS FOR SUBDIVISION			
LOT#	SECTION	ANALYSIS	REMARKS
4	2	5 MHD	2 FEET
5		7 MHD	2 FEET
6		4 MHD	3 FEET
7		3 MHD	3 FEET
8		4 MHD	3 FEET
9		5 MHD	3 FEET
10		5 MHD	3 FEET
11		15 MHD	3 FEET
12		14 MHD	4 FEET
13		10 MHD	3 FEET
14		16 MHD	3 FEET
15		4 MHD	3 FEET
16		11 MHD	3 FEET
17		9 MHD	3 FEET
18		9 MHD	3 FEET
19		5 MHD	3 FEET



HOWARD COUNTY DATUM



- NOTES:
- Elevations shown are based on Howard County Datum.
 - Areas shown thus [hatched] are proposed perc areas for private sewer systems. Proposed wells are shown thus [circles]. Perc test holes are shown thus [dots]. This property is Zoned PL per Comprehensive Zoning Plan dated 10-3-77.
 - The minimum lot size allowed in the Zone is 5,000 Ac. The minimum lot size in this proposed subdivision is 3,005 Ac.
 - There are 16 lots in this proposed subdivision.

Total Area of Lots: 49.991 Ac.
 Total Area of Roads: 3.824 Ac.
 Total Area of Subdivision: 53.775 Ac.

PRELIMINARY PLAN
 LOTS 4 THRU 19
 SECTION 2
FOXHALL VILLAS

FIFTH ELECTION DISTRICT • HOWARD COUNTY, MARYLAND
 TAX MAP 54 PARCEL No. 559
 SCALE: 1"=100' NOVEMBER, 1985

NUMBER	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
1	419.85	181.22	022°00'00"	81.61	180.22	S02°42'45"E
2	384.39	178.50	018°07'15"	80.00	177.78	S22°48'32"E
3	444.85	179.81	022°00'00"	88.21	183.78	S08°42'43"E
4	589.39	188.41	018°07'15"	93.98	185.83	S22°48'32"E
5	30.00	24.38	048°34'03"	18.81	-23.72	S08°32'58"E
6	50.00	29.38	273°08'08"	...	88.79	S58°10'00"E
7	30.00	24.38	048°34'03"	18.81	23.72	N53°07'01"W
8	338.39	170.85	018°07'15"	82.01	182.20	S22°48'32"E
9	384.39	181.61	022°00'00"	76.75	180.88	N02°42'45"W

TENTATIVELY APPROVED ON Dec. 17, 1985
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
Joseph B. Baker 4/4/86
 PLANNING DIRECTOR DATE

OWNER
 DAVID ELLIOTT
 6201 COLUMBIA PIKE
 COLUMBIA, MO. 21046
 997-5635

Prepared by
 THE J.E. CLARK CO.
 P.O. Box 147
 LAUREL, Mo. 20707



HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2433

Robert J. Frances, P.E., Director
bfrances@howardcountymd.gov

FAX 410-313-3298
TDD 410-313-2323

Date: 01/09/2022

Subject: **Contractor License Information**

Permit # B23000059

To: Building Technician of the Day
Licenses and Permits Division

The following contractor license information has been selected for the above referenced permit located at
7081 Pindell School Road, Fulton, MD 20759

with consent from the property owner. *(Site Address)*

Business Name: Gawthrop Contracting LLC

License Number: 46907

License Type: MHIC License

Business Address: 13334 Folly Quarter Road, Ellicott City, MD 21042

Contact Person: Gill Gawthrop

Contact Person Telephone Number: 410-531-6413

Contact Person Email: gill@gawthropcontracting.com

Sincerely,

(Requestor's Signature)

Requestor's Name and Title: Karen Mosel

Email: info@transformingarchitecture.com

Address: 13953 Brighton Dam Road, Clarksville, MD 20129

Phone Number: 301-776-2666

***Email this completed form letter, along with a copy of the corresponding current Maryland License to:
buildingtech@howardcountymd.gov Business, Home Improvement Contractor (MHIC), Home Builder (MHBR).***

Oswald, Hank

From: Oswald, Hank
Sent: Wednesday, January 11, 2023 2:48 PM
To: Karen Pitsley, AIA (karen@transformingarchitecture.com)
Cc: 'INFO@TRANSFORMINGARCHITECTURE.COM'
Subject: B23000059_7081 Pindell School Road_2nd Floor Living Space Addition
Attachments: Building Permit Application Process.pdf; Percolation & Plan Requirements For Developed Lots.pdf; P37190_05-357500_7081_PINDELL_SCHOOL_ROAD.pdf

Hi Karen:

Good afternoon. This office is in receipt of a building permit for a 2nd story living space addition located at 7081 Pindell School Road. Prior to building permit approval by the Health Department, the following must be completed:

1. Conduct perc testing to establish a sewage disposal area (SDA) on the property.
2. Provide a percolation certification plan to formally establish a SDA on the property for septic system upgrades and future repairs.
3. Septic System Upgrades including an OSDS Design Plan from an engineer (TBD)
4. Well Upgrades (TBD)
5. Provide existing floor plans (simplified) for the entire house to determine existing # of bedrooms plus proposed changes for this building permit.

The perc test process starts with a perc test application, a test plan from an engineer, and test fee (\$506).

I've included a copy of the original septic permit for this property. In 2014, a tank replacement was done and the existing drywell was abandoned. You will find the 2014 record on our website. [Home \(hcenvhealthinfo.org\)](http://Home(hcenvhealthinfo.org))

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

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, January 17, 2023 3:13 PM
To: Karen Pitsley, AIA (karen@transformingarchitecture.com)
Cc: 'INFO@TRANSFORMINGARCHITECTURE.COM'
Subject: Floor Plan_7081 Pindell School Road

Hi Karen:

Good afternoon. Now that I have a copy of the floor plans from the permits office for 7081 Pindell School Road, I had a couple of follow-up questions regarding the existing basement floor plan/new 1st & 2nd floor plan layout.

Basement

1. Is the basement finished or partially finished?
2. Does it have a full bathroom or rough in for a full bathroom?

1st floor

1. Does the "Den" have a door for privacy? If the room does not have a door, it may still count as a bedroom unless the opening into the room is cased at least 4 foot wide, and no door.

2nd floor

1. Will the unfinished loft have a window? It doesn't look like it will have one, but I wanted to confirm. Will it have/eventually have insulation/drywall? Will it be a heated & cooled?
2. Does the unfinished office have/eventually have insulation/drywall? Will it be a heated & cooled? This room looks like it will meet the definition of a bedroom under local code.

Thanks in advance for your time,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
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Oswald, Hank

From: Oswald, Hank
Sent: Friday, February 10, 2023 11:52 AM
To: Sara Conover
Cc: Karen Mosel
Subject: RE: Floor Plan_7081 Pindell School Road

Hi Sara:

I just wanted to follow-up to let you know that I received the revised floor plans yesterday. It looks like the bedroom count is 4. Do you know the status of the perc test plan? Given the amount of living space, we still need to conduct perc testing to establish a sewage disposal area (SDA) on the property for future septic system repairs. Ultimately, this would lead to a perc cert plan to formally establish the SDA.

We will also need to finish evaluating the existing septic system. We have the floor plans and know the bedroom count, but we still need to confirm tank size and the 4 foot buffer of adequate soil beneath the existing 10 foot trench. A septic contractor can assist the homeowner with confirming tank size through pumping the tank, and we can evaluate the 4 foot soil buffer during the scheduled perc test.

Please let me know if you have any questions.

Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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From: Sara Conover <sara@transformingarchitecture.com>
Sent: Monday, January 30, 2023 3:20 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: Re: Floor Plan_7081 Pindell School Road

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

Hi Hank,

My apologies for the delayed response. Just wanted to confirm a couple of these items with the homeowner.

Basement

1. Is the basement finished or partially finished? The basement is partially finished in the space underneath the existing great room on the first floor. Everywhere else is unfinished space.
2. Does it have a full bathroom or rough in for a full bathroom? There is no bathroom in the basement and no rough-in.

1st floor

1. Does the "Den" have a door for privacy? If the room does not have a door, it may still count as a bedroom unless the opening into the room is cased at least 4 foot wide, and no door. Understood. After discussing it with the homeowner, our intention is still to keep the number of bedrooms to 4. So, we are redesigning the den space to become a walk-in closet for the owner's bedroom that will only have one door leading into it from the bedroom. Our team can make those revisions and submit them for your review.

2nd floor

1. Will the unfinished loft have a window? It doesn't look like it will have one, but I wanted to confirm. No, it will not have a window. Will it have/eventually have insulation/drywall? Yes, in the future the loft will have insulation and drywall. Will it be a heated & cooled? It will also in a future phase be heated and cooled.
2. Does the unfinished office have/eventually have insulation/drywall? Will it be a heated & cooled? Same as the loft, the office will be finished and heated/cooled at some point in the future. This room looks like it will meet the definition of a bedroom under local code. After discussing with the homeowner, we plan to revise the design to remove the proposed door and incorporate a 4'-0" wide opening on that same wall towards the loft space. Our team can include this on our revisions to be submitted for your review.

If you have any other questions or concerns, please let me know. Thank you!

Warm regards,

Sara Conover, Assoc. AIA, LEED GA, CAPS

Architectural Designer, Transforming Architecture
Master of Architecture | Sustainability Studies Minor
University of Maryland, College Park | Class of 2019
(301) 776-2666



We've Moved! Our new address is 13953 Brighton Dam Road, Clarksville, MD 21029 & we're the door around back.

From: Info <info@transformingarchitecture.com>
Sent: Tuesday, January 17, 2023 3:30 PM
To: Sara Conover <sara@transformingarchitecture.com>
Subject: FW: Floor Plan_7081 Pindell School Road

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Tuesday, January 17, 2023 3:13 PM
To: Karen Mosel <karen@transformingarchitecture.com>
Cc: Info <info@transformingarchitecture.com>
Subject: Floor Plan_7081 Pindell School Road

Hi Karen:

Good afternoon. Now that I have a copy of the floor plans from the permits office for 7081 Pindell School Road, I had a couple of follow-up questions regarding the existing basement floor plan/new 1st & 2nd floor plan layout.

Basement

1. Is the basement finished or partially finished?
2. Does it have a full bathroom or rough in for a full bathroom?

1st floor

1. Does the "Den" have a door for privacy? If the room does not have a door, it may still count as a bedroom unless the opening into the room is cased at least 4 foot wide, and no door.

2nd floor

1. Will the unfinished loft have a window? It doesn't look like it will have one, but I wanted to confirm. Will it have/eventually have insulation/drywall? Will it be a heated & cooled?
2. Does the unfinished office have/eventually have insulation/drywall? Will it be a heated & cooled? This room looks like it will meet the definition of a bedroom under local code.

Thanks in advance for your time,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
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Oswald, Hank

From: Oswald, Hank
Sent: Friday, February 17, 2023 8:16 AM
To: Mr. Justin C. Mays
Cc: Holly Mays
Subject: RE: permit for addition_7081 Pindell School Road
Attachments: Building Permit Application Process.pdf; P37190_05-357500_7081_PINDELL_SCHOOL_ROAD_1986.pdf; WS_PindellSchoolRoad_7081_PercApp-2014.pdf; WS_PindellSchoolRoad_7081_SepticPermit-2014.pdf; WS_PindellSchoolRoad_7081_Well-17-0226.pdf; Percolation & Plan Requirements For Developed Lots.pdf

Hi Mr. Mays:

Good morning. Thank you for reaching out to me regarding your building permit for a living space addition located 7081 Pindell School Road. Upon review of the septic records (4 attachments) for this property, they did not contain an approved percolation certification plan. According to **Howard County Code Sec 3.805**, there must be an approved percolation certification plan which formally establishes a sewage disposal area (SDA) on the property for septic system repairs or upgrades prior to health department approval of a building permit for a living space addition. Please see the attachment for more information about our *building permit application process & perc test & plan requirements for developed lots (2 attachment)*.

In addition to the percolation certification plan requirements, the existing well and septic system must meet the requirements as outlined in the septic regs **COMAR 26.04.02** and well regulations **COMAR 26.04.04**. For example, the septic record illustrates that a 1000-gallon septic tank was replaced in 1980. Today, the minimum septic tank size for a 4 bedroom residence is 1,250 gallons. The record also shows a 65 foot trench which should be adequate for a 4 bedroom house pending the outcome of the perc tests and plan submittal. Additionally, there are well & septic system setback distance requirements. I've attached a copy of those required setback distances for your review. This literature is also on our website.

With that said, we will need to conduct perc test in order to establish a SDA on the property. Additionally, the septic tank will need to be upgraded to meet the design requirements for a 4 bedroom residence. There may be other requirements pending the outcome of the perc tests and plan submittal.

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

Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
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From: Mr. Justin C. Mays <justin.c.mays@gmail.com>
Sent: Wednesday, February 15, 2023 1:30 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Holly Mays <mays.holly@gmail.com>
Subject: permit for addition

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Mr Oswald,

I have been working with Sara Conover and Karen Mosel at Transforming Architecture for a few years now on constructing an addition to our house at 7081 Pindell School Rd, Fulton, MD 20759. They have been working through the permit process with the county and your name was given to me as someone who is part of the approval process. They informed me today that we are being required to perform a perc test on our property before the permit can be issued. I was hoping you could give me more information on what specifically is being requested and required. Since I don't believe we are being required to upgrade our septic system, I'm a little confused as to what the perc test is needed for. Before I move forward with an engineer on this, I was hoping to get more information so that I make sure I do the right thing as there is significant cost involved. Any details you can provide would be greatly appreciated.

Thank you,

Justin Mays
7081 Pindell School Rd, Fulton, MD 20759

Oswald, Hank

From: Oswald, Hank
Sent: Friday, February 17, 2023 3:34 PM
To: Mr. Justin C. Mays
Cc: Holly Mays
Subject: RE: permit for addition_7081 Pindell School Road
Attachments: SEPTIC CONTRACTORS 2.4.2020.pdf; Fact Sheet OSDS 3-10-2017.pdf

Hi Justin:

Per the inspectors notes from 1986, the tank was replaced w/ a 1000 gallon tank in 1980. When the drywell was abandoned (9/16-17/2014), and the pipe was rerouted into the existing trench, the inspector wrote down 1250 w/ a question mark. With that said, it might be a good idea to have your tank size verified especially if it's time to have it pumped (Tanks should be pumped every 3 years- see fact sheet). I've attached a list of septic contractors should you need one.

Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
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From: Mr. Justin C. Mays <justin.c.mays@gmail.com>
Sent: Friday, February 17, 2023 1:05 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Holly Mays <mays.holly@gmail.com>
Subject: Re: permit for addition_7081 Pindell School Road

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Mr Oswald,

Thank you so much for the detailed information and response. We are working with an engineering firm now to work through the perc certification requirement. The only septic record I had was the one dated 9/2/14 which stated the tank was 1250. We were under contract to the house when that work was done so it happened under the previous owner. I am not sure if they mislabeled that or did not know the size. I know one tank was abandoned and filled it. Do I need to verify the size of the existing tank?

Thank you,

Justin

On Fri, Feb 17, 2023 at 8:15 AM Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi Mr. Mays:

Good morning. Thank you for reaching out to me regarding your building permit for a living space addition located 7081 Pindell School Road. Upon review of the septic records (4 attachments) for this property, they did not contain an approved percolation certification plan. According to **Howard County Code Sec 3.805**, there must be an approved percolation certification plan which formally establishes a sewage disposal area (SDA) on the property for septic system repairs or upgrades prior to health department approval of a building permit for a living space addition. Please see the attachment for more information about our *building permit application process & perc test & plan requirements for developed lots (2 attachment)*.

In addition to the percolation certification plan requirements, the existing well and septic system must meet the requirements as outlined in the septic regs **COMAR 26.04.02** and well regulations **COMAR 26.04.04**. For example, the septic record illustrates that a 1000-gallon septic tank was replaced in 1980. Today, the minimum septic tank size for a 4 bedroom residence is 1,250 gallons. The record also shows a 65 foot trench which should be adequate for a 4 bedroom house pending the outcome of the perc tests and plan submittal. Additionally, there are well & septic system setback distance requirements. I've attached a copy of those required setback distances for your review. This literature is also on our website.

With that said, we will need to conduct perc test in order to establish a SDA on the property. Additionally, the septic tank will need to be upgraded to meet the design requirements for a 4 bedroom residence. There may be other requirements pending the outcome of the perc tests and plan submittal.

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

Regards,

Hank

Hank Oswald

Licensed Environmental Health Specialist

Bureau of Environmental Health

Howard County Health Department

8930 Stanford Blvd. Columbia, MD 21045

(410) 313 - 1786

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From: Mr. Justin C. Mays <justin.c.mays@gmail.com>

Sent: Wednesday, February 15, 2023 1:30 PM

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

Cc: Holly Mays <mays.holly@gmail.com>

Subject: permit for addition

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

Mr Oswald,

I have been working with Sara Conover and Karen Mosel at Transforming Architecture for a few years now on constructing an addition to our house at 7081 Pindell School Rd, Fulton, MD 20759. They have been working through the permit process with the county and your name was given to me as someone who is part of the approval process. They informed me today that we are being required to perform a perc test on our property before the permit can be issued. I was hoping you could give me more information on what specifically is being requested and required. Since I don't believe we are being required to upgrade our septic system, I'm a little confused as to what the perc test is needed for. Before I move forward with an engineer on this, I was hoping to get more information so that I make sure I do the right thing as there is significant cost involved. Any details you can provide would be greatly appreciated.

Thank you,

Justin Mays

7081 Pindell School Rd, Fulton, MD 20759