

Menu Save Reset Cancel Help

Record Detail (This section is required.)

Case #

EH-PLANS-24-0

Type

EnvHealth/Environmental Health/Plan Check/Application

Status

In Review

Opened Date

03/28/2024

Single Entry Edit-View Record Form

Application Name

B24000915

Description

SFD/ FINISHED BASEMENT TO INCLUDE rec room, office, gaming room, bathroom, & STORAGEAPX 838 SQ. FT.**STORAGE ROOM MUST BE FIRE SEPARATED, SLEEPING ROOMS NOT PERMITTED UNLESS EGRESS IS PROVIDED, SUBJECT TO FIELD INSPECTION**

Total Invoiced

0.00

Total Paid

0.00

Balance

0.00

Assigned to Department Current Department

Well and Septic Progr

Assigned to Staff Current User

Zack Silvast

Online BP.

gg 4/2/24

Address (This section is required.)

New	Search	Delete	Set Primary													
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Primary	Street # (start)	Direction	Street Name	Street Type	City	State	Zip Code	Address Status	Street Suffix (Direction)	Unit Type	U
<input type="checkbox"/>	<input checked="" type="checkbox"/>					10659		Breezewood	DR	Wood...	MD	21163				

Parcel (This section is not required.)

Search	Delete	Get Address & Owner	Set Primary													
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Primary	Parcel #	Book	Page	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Legal Description	Tract		
0 record(s) found.																

Owner (This section is not required.)

Search	Delete	Set Primary														
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Primary	Name	Mail Address Line1	Mail Address Line2	Mail Address Line3	Mail City	Mail State	Mail Zip Code	Phone	Country/R				
<input type="checkbox"/>	<input checked="" type="checkbox"/>			Muhammad Awan	10659 Breezewood Drive			Woodstock	MD	21163	443-316-9658	US				

Applicant (This section is required.)

Search As Owner As Lic. Prof As Contact

Single Entry Applicant Form

Type Applicant

Primary

Yes

First Name Matthew

Middle Name

Last Name Kelley

Home Phone (xxx)xxx-xxxx

Organization Name
 EVERGREEN BUILDING GROUP LLC
 Mobile Phone : xxx xxx-xxxx
 (4) \ 757-3546
 E-mail

Business Phone (xxx xxx-xxxx)

Preferred Channel
 --Select--

Applicant Address

New Look Up Deactivate Remove

Contact Address ID	Address Type	Address Line 1	City	State	Zip	Primary	Recipient	Status
0 record(s) found.								

Custom Fields

DATE TRACKING

Received Date Due Date
 3/28/2024 4/3/2024
 Dates to Complete Received by Food
 14
 (Number)
 Food Review Type Equipment Specification Sheets Submitted
 --Select--
 Equipment Specification Sheet Received by Community Hygiene

Received by Well and Septic
 3/28/2024

FACILITY INFORMATION

Name of Business (dba) n/a (Text)
 Associated Building Permit Number 0 (Text)
 Owner Switch Date
 Does the project include an Aquatic Facility such as a Public Pool? If Yes, forward to CH Program.
 Yes No
 Does the project include Private Septic? If Yes, forward to WS Program.
 Yes No
 Is this a Prototype Food Service Facility? If Yes, refer to State.
 Yes No
 Facility Fax 0 (Text)
 Days of Operation 0 (Text)
 Does this project have a Building Permit?
 Yes No
 Building Permit Issued Date 03/28/2024
 Non-Profit
 Does the project include Private Well? If Yes, forward to WS Program.
 Yes No
 Does the project include Food Services? If Yes, forward to FP Program.
 Yes No
 Facility Phone 0 (Text)
 Facility Email 0 (Text)

PROPERTY INFORMATION

Water Source Private
 Design Wastewater Flow 0 (Number)
 Sewage Disposal Private
 Permit Type --Select--

PLAT STATS

Total Number of buildable lots to be recorded 0 (Number)
 Total number of open space lots to be recorded 0 (Number)
 Total number of bulk parcels to be recorded 0 (Number)
 Total number of lots / parcels to be recorded 0 (Number)
 New buildable lots created 0 (Number)
 Date PLAT signed by Health Officer
 PLAT Type --Select--

DEVELOPMENT PLANS

Property Type

Residential

Plan Version

Initial

Signature Required

Yes No

Engineer

0

(Text)

Number of paper copies

0

(Number)

Number of mylar copies

0

(Number)

Number of buildable lots created

0

(Number)

Number of non-buildable lots created

0

(Number)

Total Number of Lots

0

(Number)

Associated Plans

WELL AND SEPTIC INTERNAL

State Review Required

Yes No

Coordinate State Review

Yes No

Proposed Septic System Type

--Select--

FOOD ESTABLISHMENT FACILITY

Priority Assessment

--Select--

Licensed Type

--Select--

License Category

--Select--

FOOD ESTABLISHMENT INFORMATION

Hours of Operation

(Text)

Operating Seasonally Only

If Operating Seasonally. What is the start month?

(Text)

Are pets allowed in a outdoor seating area?

Yes No

Full Bar?

Yes No

RESTAURANT AND FOOD SERVICE

Food Service Facility Secondary Category

--Select--

Total Seating Capacity

(Number)

Number of Restrooms

(Number)

Interior Restaurant Seating Capacity

(Number)

Bar Seating Capacity

(Text)

Outdoor Seating Capacity

(Text)

Does the restaurant have outdoor seating

Yes No

EQUIPMENT

Evaluated non NSF, ANSI, CF or other standards

Yes No

Description of Refrigeration Units

Number of Walk-In Refrigerator Units

(Number)

Description of Walk-In Freezer Units

(Text)

Is there a bulk ice machine available

Yes No

Space Limitation

Number of Hand Sinks Available

(Number)

Hood System

(Text)

Ventless Equipment

(Text)

PLUMBING

Size and installation of the water heater?

(Text)

Is there a grease interceptor or grease trap?

--Select--

REFUSE AND RECYCLABLES

Dumpsters Located on a impervious surface?

--Select--

Will there be a grease receptacle?

--Select--

025670 749570

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Tuesday, April 16, 2024 2:43 PM
To: 'Matthew Kelley'
Cc: muhammadawanuk@gmail.com
Subject: RE: B24000915_10659 Breezewood Drive

Hi Matt,

Good afternoon. Building permit # B24000915 has been approved by the Health Department (Well and Septic Program).

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: Matthew Kelley <matt@groupevergreen.com>
Sent: Tuesday, April 16, 2024 7:42 AM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Cc: muhammadawanuk@gmail.com
Subject: Re: B24000915_10659 Breezewood Drive

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

Hank

Thanks for the quick response. I just uploaded the revised floor plan into Accela. Please let me know if there is anything else you need. Thanks for your help.

Matt Kelley

Evergreen Building Group, LLC

MHIC# 103490

MHBR#6770

410.800.8167

www.groupevergreen.com

From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Tuesday, April 16, 2024 7:28 AM
To: Matthew Kelley <matt@groupevergreen.com>
Cc: muhammadawanuk@gmail.com <muhammadawanuk@gmail.com>
Subject: RE: B24000915_10659 Breezewood Drive

Hi Matt,

Good morning. You will need to submit/upload this floor plan as a revision to the permit office with a cover page indicating the changes. Please let me know when this has been done, so I can approve it in the system.

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: Matthew Kelley <matt@groupevergreen.com>
Sent: Monday, April 15, 2024 6:14 PM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Cc: muhammadawanuk@gmail.com
Subject: Re: B24000915_10659 Breezewood Drive

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Hank:

I have attached a floor plan with the "office" and "gaming room" doors removed and 4ft cased openings shown with a note to the same affect. Is there anything further that I need to do?

Thanks,

Matt Kelley

Evergreen Building Group, LLC

MHIC# 103490

MHBR#6770

410.800.8167

www.groupevergreen.com

From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Wednesday, April 10, 2024 9:56 AM
To: Matthew Kelley <matt@groupevergreen.com>
Cc: muhammadawanuk@gmail.com <muhammadawanuk@gmail.com>
Subject: RE: B24000915_10659 Breezewood Drive

Hi Matt,

The rooms don't require a closet to make them count as a bedroom. If a room has a door for privacy, a window and access to a full bathroom, then they count as bedrooms.

Ways to convert the each room, so they don't meet the definition of a bedroom:

1. **Show a half bath with no rough in for a full bath in the basement.**
2. **Show a 4 foot wide cased opening into each room with a label on the floor plan stating "4 foot wide cased opening with no door" next each room entrance.**
3. **Show permanently built-in book cases and other permanently built in objects around the entire perimeter of the room.**
4. **Show a half wall (4 foot max height) between the room and another room.**

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: Matthew Kelley <matt@groupevergreen.com>
Sent: Tuesday, April 9, 2024 4:42 PM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Cc: muhammadawanuk@gmail.com
Subject: Re: B24000915_10659 Breezewood Drive

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Hank

I have removed the closets from the office and the gaming room. The homeowner had wanted the closets for some additional storage in each of these rooms but understanding that this will result in additional review due to health department guidelines, the closets are no longer necessary in these spaces. I have attached the revised floor plan. Please let me know if you need anything else.

Thanks,

Matt Kelley

Evergreen Building Group, LLC

MHIC# 103490

MHBR#6770

410.800.8167

www.groupevergreen.com

From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Tuesday, April 9, 2024 7:26 AM
To: Matthew Kelley <matt@groupevergreen.com>
Cc: muhammadawanuk@gmail.com <muhammadawanuk@gmail.com>
Subject: RE: B24000915_10659 Breezewood Drive

Hi Matt,

Good morning. Please send me your proposal via email, and I will discuss it with the assistant director, Jeff Williams.

Please let me know if you have any questions.

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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From: Matthew Kelley <matt@groupevergreen.com>
Sent: Monday, April 8, 2024 3:19 PM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Cc: muhammadawanuk@gmail.com
Subject: Re: B24000915_10659 Breezewood Drive

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

Hank

If I revise the floor plan and remove the closets in the office and gaming room will the existing system be ok?

Matt Kelley

Evergreen Building Group, LLC

MHIC# 103490

MHBR#6770

410.800.8167

www.groupevergreen.com

From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Monday, April 8, 2024 1:43 PM
To: Matthew Kelley <matt@groupevergreen.com>
Cc: muhammadawanuk@gmail.com <muhammadawanuk@gmail.com>
Subject: RE: B24000915_10659 Breezewood Drive

Hi Matt,

Thanks for providing the existing floor plans for 10659 Breezewood Drive. According to the septic record for this property, the original septic system was designed for 4 bedrooms. Now, the existing floor plans show 4 bedrooms on 2nd floor, so that matches up, but the proposed basement floor plan shows two additional bedrooms. Both the office and gaming room meet the definition of a bedroom under section 3.801. (please see attached bedroom definition).

With that said, under a normal building permit review process, the septic record can be evaluated i.e. tank size, trench design and perc test results to see if the original design of the septic system was oversized, but in this case some of the

perc test rates don't meet today's standards. Some perc test rates fall outside of the required 2 – 30 minute rate parameters which makes it difficult to determine if the existing septic trench can accommodate an increase in bedrooms. Moreover, the existing septic tank/pump tank will need to be replaced for a 6 bedroom residence.

Moving forward, for this office to consider approval of the proposed basement floor plan as it is shown, some confirmatory (perc) testing will be required leading to a percolation certification plan. In addition, upgrades to the existing septic system including will be necessary. At this time, building permit # B24000915 has been placed on hold. Should you have any questions, please don't hesitate to ask.

Sincerely,

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: Matthew Kelley <matt@groupevergreen.com>
Sent: Thursday, April 4, 2024 3:38 PM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Cc: muhammadawanuk@gmail.com
Subject: Re: B24000915_10659 Breezewood Drive

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

Hank

Attached is:

1. a sketch of the 2nd floor (bedroom level)
2. main level plan
3. site plan

Please let me know if you need anything else.

Thanks,

Matt Kelley

Evergreen Building Group,LLC

MHIC# 103490

MHBR#6770

410.800.8167

www.groupevergreen.com

From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Wednesday, April 3, 2024 12:08 PM
To: Matthew Kelley <matt@groupevergreen.com>
Cc: muhammadawanuk@gmail.com <muhammadawanuk@gmail.com>
Subject: B24000915_10659 Breezewood Drive

Hello Matt,

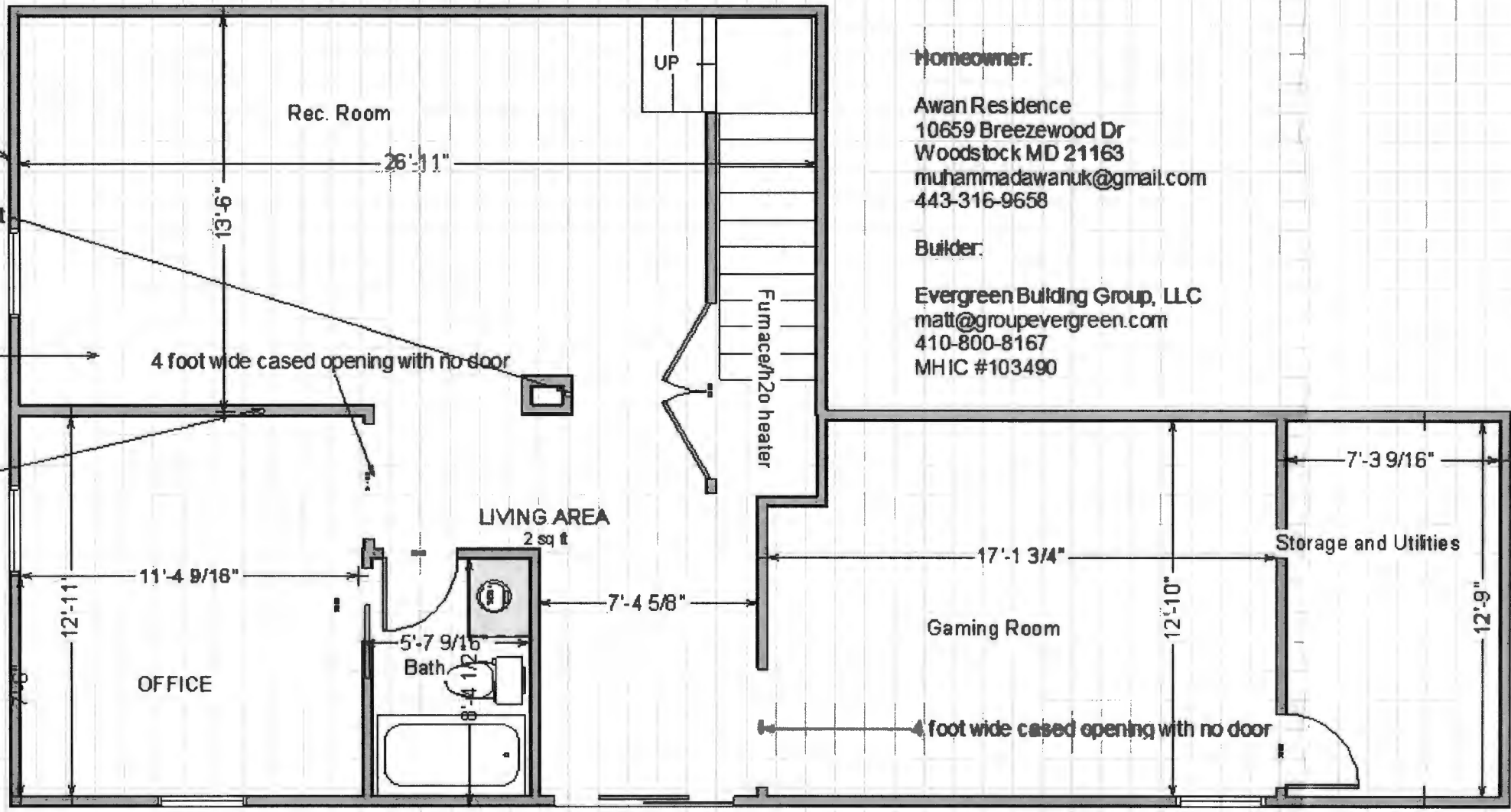
Good afternoon. I am currently reviewing the building permit for a finished basement located at 10659 Breezewood Drive. To complete my review and provide feedback regarding Health Department requirements, I need a copy of the floor (simplified) plan for the rest of the house? Would you be able to forward that to me via email? Please let me know if you have any questions regarding this request.

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
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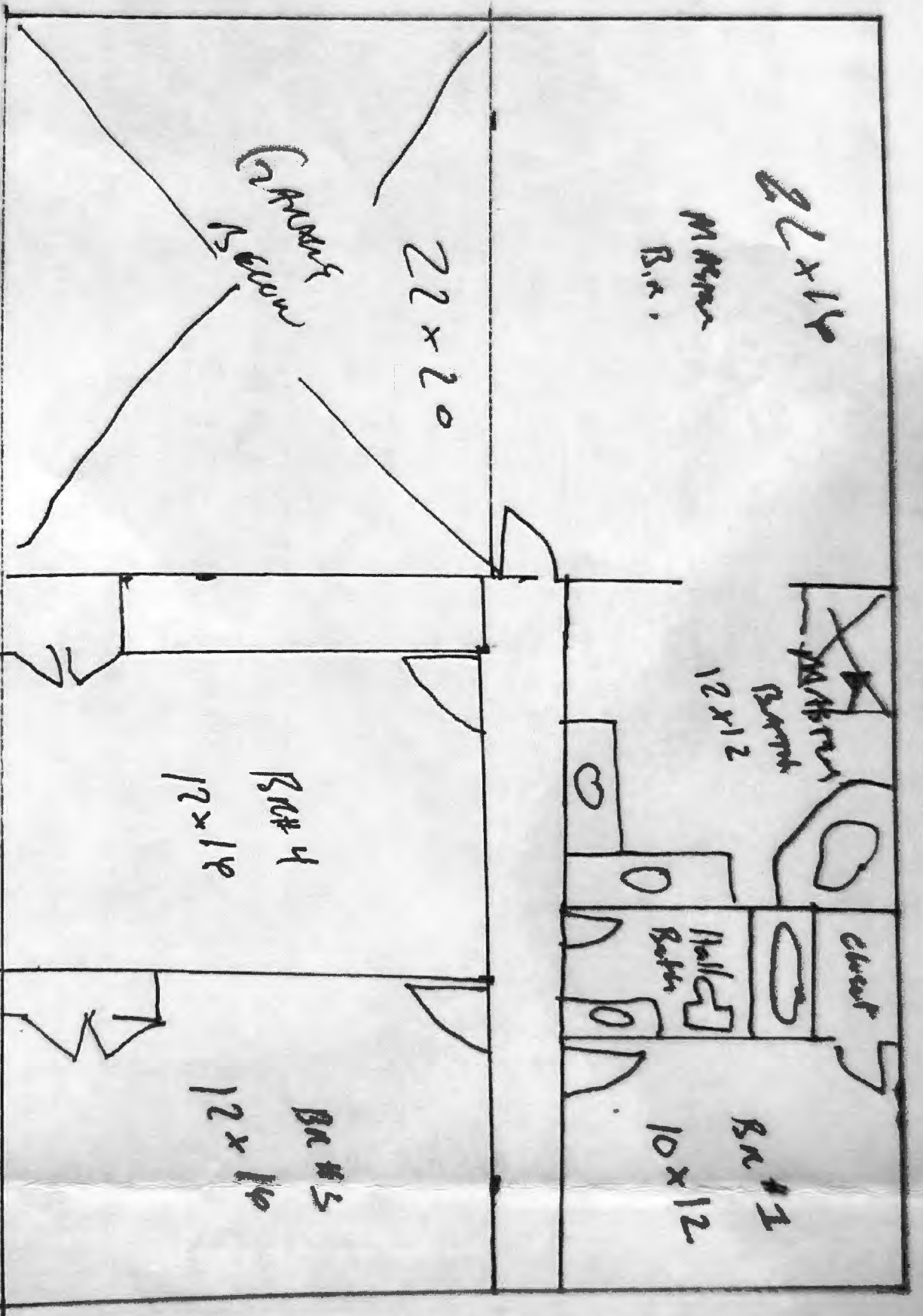


Homeowner:

Awan Residence
 10659 Breezewood Dr
 Woodstock MD 21163
 muhammadawanuk@gmail.com
 443-316-9658

Builder:

Evergreen Building Group, LLC
 matt@groupevergreen.com
 410-800-8167
 MHIC #103490



22x14
Master
B.R.

22x20

Garage
15' x 10'

12x12
Bath

Master
Bath

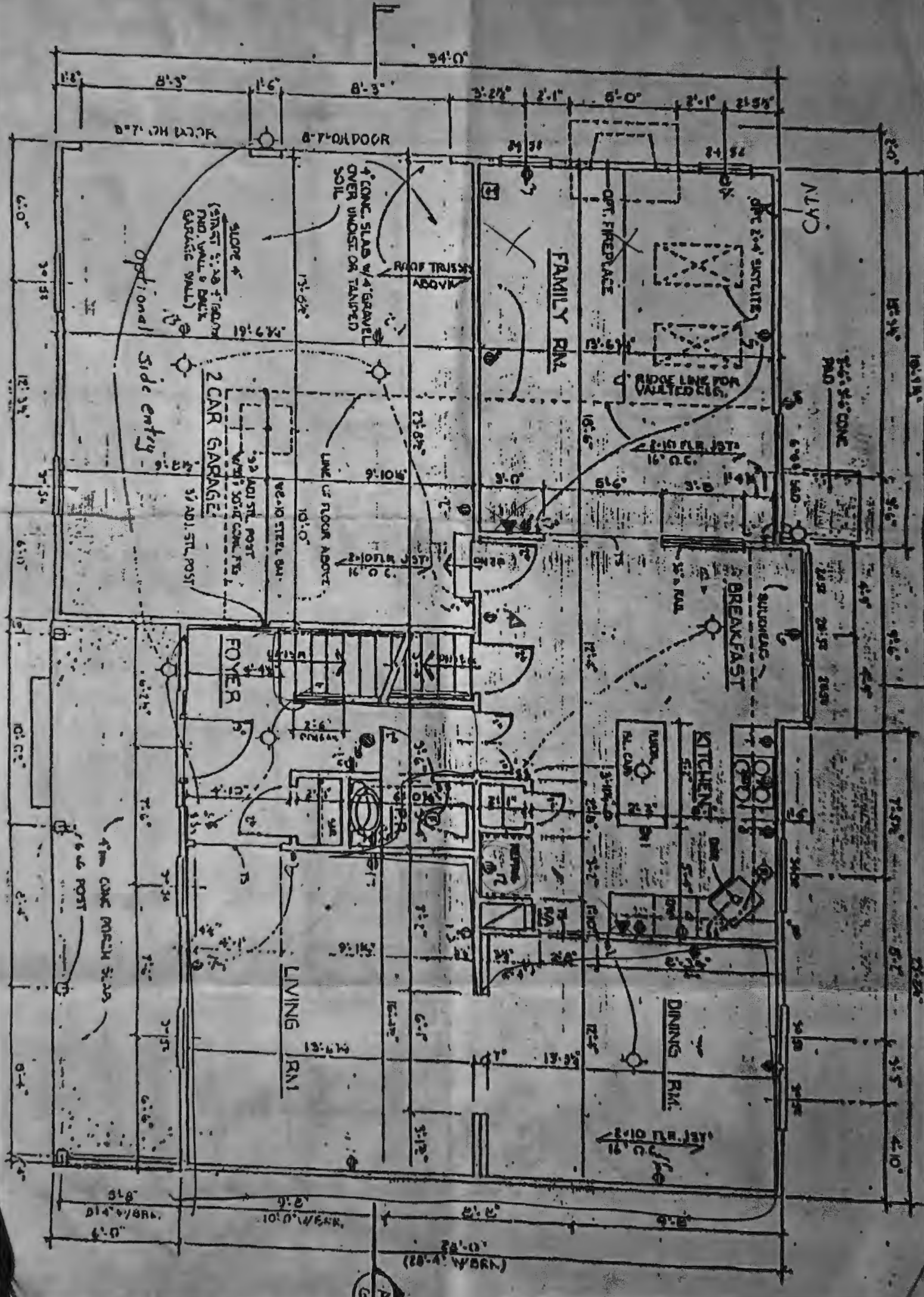
BA #4
12x14

Cher
Hall
Bath

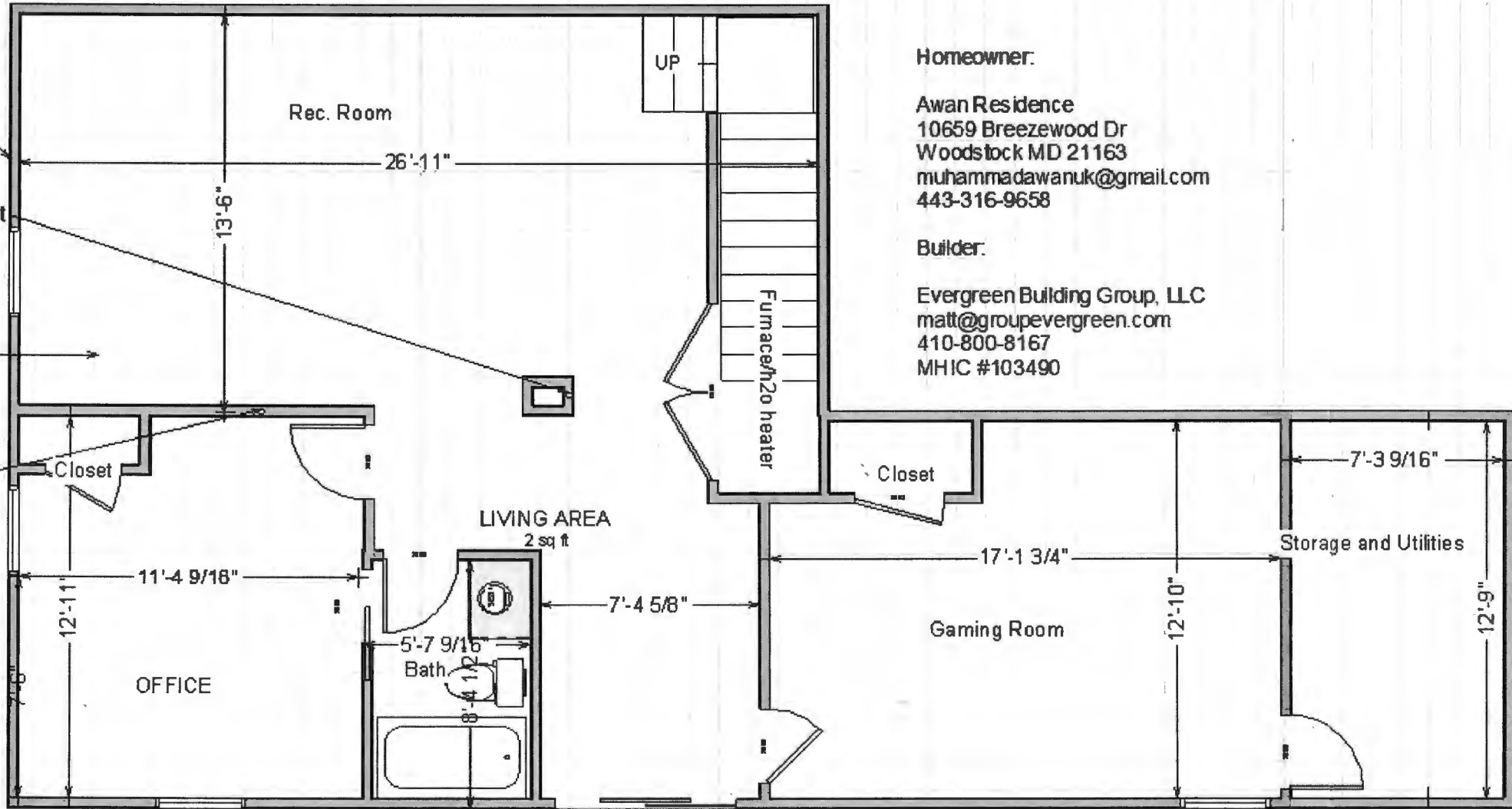
BR #1
10x12

BR #5
12x14

ANAN RESIDENCE
10659 BEEZEWEE ME
WOODSTOCK MD 21163
1/4" scale

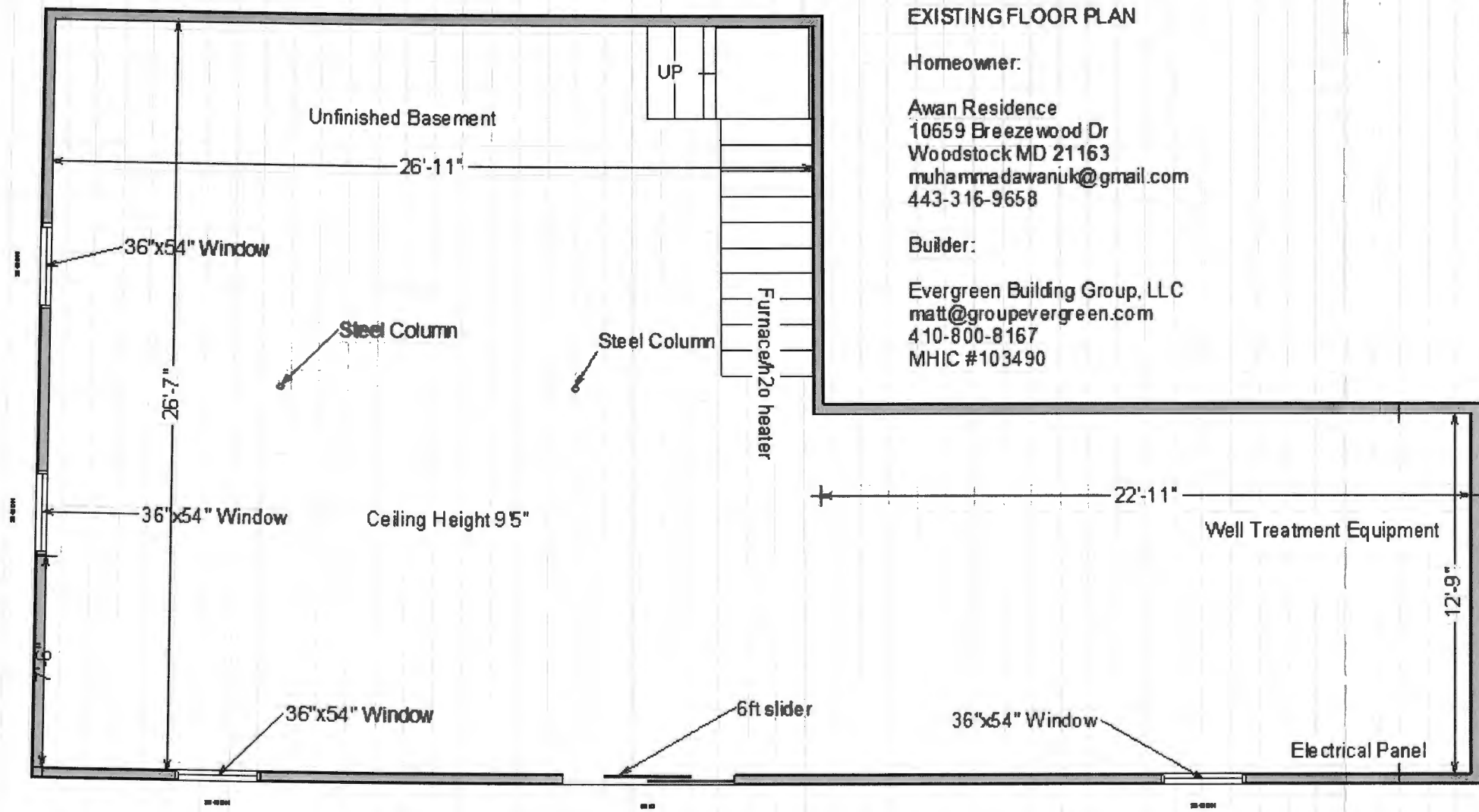


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Homeowner:
 Awan Residence
 10659 Breezewood Dr
 Woodstock MD 21163
 muhammadawanuk@gmail.com
 443-316-9658

Builder:
 Evergreen Building Group, LLC
 matt@groupevergreen.com
 410-800-8167
 MHIC #103490



EXISTING FLOOR PLAN

Homeowner:

Awan Residence
 10659 Breezewood Dr
 Woodstock MD 21163
 muhammadawanuk@gmail.com
 443-316-9658

Builder:

Evergreen Building Group, LLC
 matt@groupevergreen.com
 410-800-8167
 MHIC #103490