

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Alteration/SFD	B23002306	06/22/2023

Description of Work
 SFD/ FINISH PARTIALLY FINISHED BASEMENT TO INCLUDE bathroom, office, gym, game room, closet and Unfinished mechanical storage room, APX 1120 SQ FT**SLEEPING ROOMS ARE NOT PERMITTED UNLESS EGRESS REQUIREMENTS ARE MET, SMOKE DETECTORS REQUIRED

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
12418	BARNARD	WAY	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-76.93846	39.30545
City	State	Zip Code	Primary
WEST FRIENDSHIP	MD	21794	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
916613	183	1.11	241100	1122400	881300	RURAL

Legal Description
 IMPLOT 18 1.1134 A[]12418 BARNARD WAY[]FOX CREEK SUBDIVISION

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
9999	18	603000	5				
Plan Area	State Tax Id	Subdivision Name					
	1403339440						
Section	Area	Tax Map					
		15					
Grid	Zoning District	ADC Map					
15-12	RR-DEO	4813-K2					
SDP No.	Final Plan No.	WP File No.					
	F-01-163						
Record Plat No.	WS Contract No.	FDP No.	Primary				
15648			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No	2003	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	3-05	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *
 ANSARI MOHSIN
Address Line 1
 12418 BARNARD WAY
Address Line 2

Address Line 3

Mail City	Mail State	Mail Zip Code
WEST FRIENDSHIP	MD	21794
Phone	Primary	
301-661-9141	Yes	
E-mail		

Cell Number **Fax Number**

Professionals (This section is not required.)

License # * 08010102925
License Type * MHIC Ind
Primary Yes

Business Name ACH GROUP LLC DBA BASEMENT MASTERS
First Name PAVEL **Middle Name** **Last Name** ABAEV
Address Line 1 1680 E. GUDE DRIVE STE 100
Address Line 2 1680 E. GUDE DRIVE STE 100
City ROCKVILLE **State** MD **ZIP Code** 20850-0000
Phone 1 3017984444 **Phone 2** **Fax** 8772243661
E-mail CONTACTS@BASEMENTMASTERS.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * Applicant
Relationship --Select--
Primary No

First Name Pavel **MI** **Last Name** Abaev
Full Name Pavel Abaev
Organization Name
Street Address 5300 Kilmer Pl
Address Line 2
City Hyattsville **State** MD **Zip Code** 20781
Phone 301-661-9141 **Cell** **Fax**
E-mail elena.l@achgroupllc.com

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Contact
Relationship Licensed Profession:
Primary Yes

First Name Pavel **MI** **Last Name** Abaev
Full Name Pavel Abaev
Organization Name
Street Address 5300 Kilmer Pl
Address Line 2
City Hyattsville **State** MD **Zip Code** 20781
Phone 301-661-9141 **Cell** **Fax**
E-mail elena.l@achgroupllc.com

Addl Info

Est Construction Cost * 20000
Housing Units * 0
Number of Buildings * 0
Public Owned No

Construction Type --Select--

Example Express or Run express or application please use the following

RESIDENTIAL ALTERATION INFO

RESIDENTIAL ALTERATION INFORMATION

Total Square Footage * 1120
No of Stories * 2
Basement Partially Finished
Bedrooms **Full Baths** 1
Half Baths **Water *** Private
Sewage * Private
Existing Utilities * **Existing Heating System *** **Existing Sprinkler System *** **Type of New Fireplace** **Expiration Date** **Fee Exempt ***

Electric

Electric

None

--Select--

1/13/2024

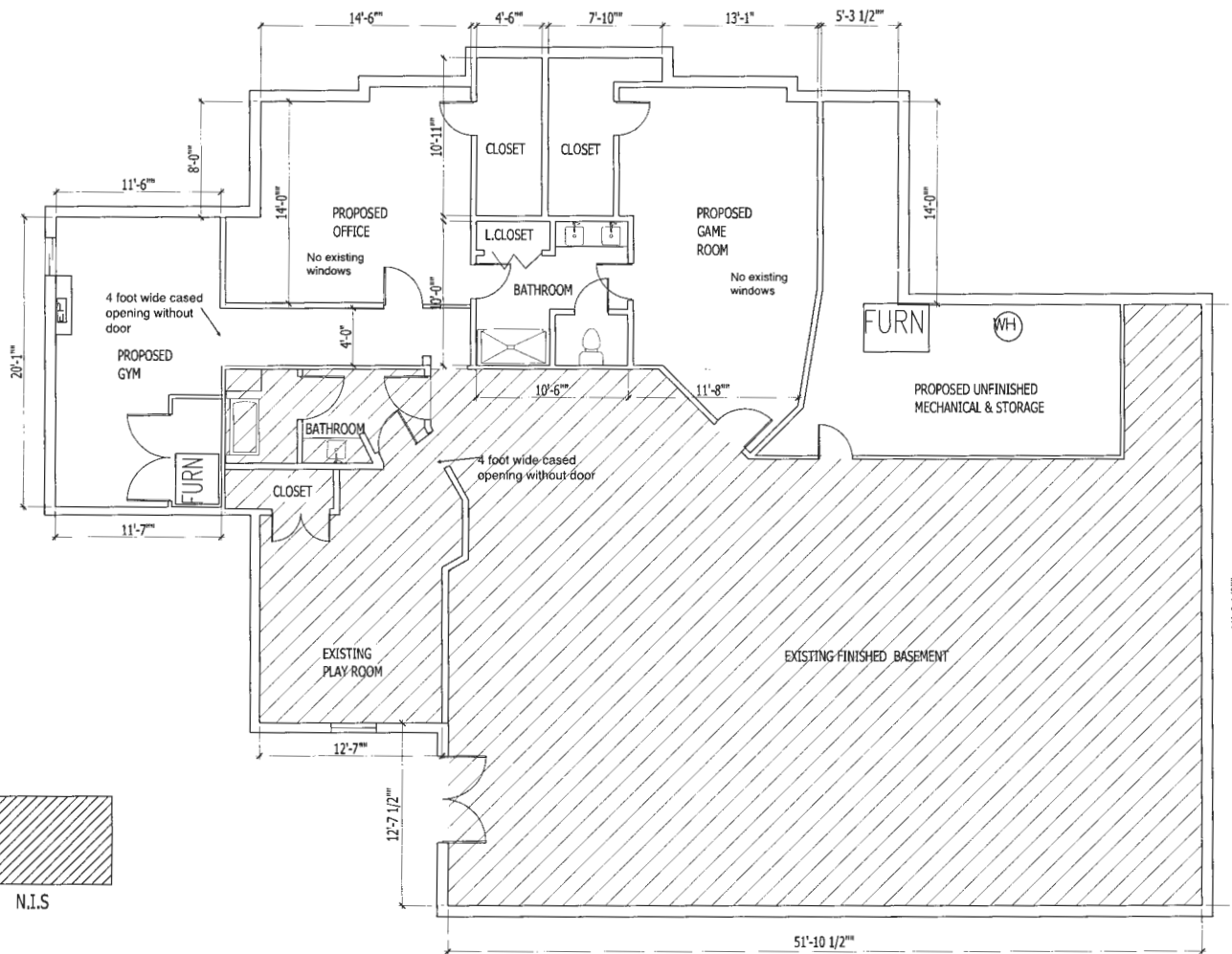


Yes

No

Submit

Cancel



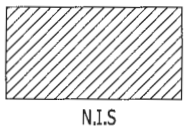
NAME: MOSIN ANSARI
 EMAIL: pedsdoctor@hotmail.com
 PHONE: (410)-845-1084
 STREET ADDRESS
 12418 BARNARD WAY, WEST FRIENDSHIP, MD 21794

SCOPE OF WORK
 FINISH BASEMENT WITH GYM, OFFICE, BATHROOM,
 STORAGE & MECHANICAL, CLOSETS, GAME ROOM

_ ALL OUTLETS AFCI (ARE FAULT PROTECTED) NO GAS WORK.
 _ ADEQUATE COMBUSTION AIR IS PROVIDED FOR ALL FUEL BURNING APPLIANCES.
 _ HVAC 120000 BTU
 _ ALL WORK SHALL CONFORM TO ALL LOCAL & NATIONAL ORDINANCES AND BUILDING CODES APPLICABLE TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO INTERNATIONAL CODE-2018

_ FRAMING DETAILS
 2X4 SPRUCE DIMENSIONAL LUMBER
 2X4 PRESSURE TREATED LUMBER FOR BOTTOM PLATES
 1/2" DRYWALL AND 1/2" MOSITURE RESISTANT DRYWALL IN THE BATHROOM
 -INSULATION DETAILS
 R13 FIBERGLASS INSULATION

BASEMENT SQFT: 1120
 CEILING HEIGHT: 8'
 SPRINKLER SYSTEM: YES



ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATIONS ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS.

ACH GROUP, LLC
 1680 E OUIDE DRIVE, STE 100
 ROCKVILLE, MD 20850
 TEL : 301-796-7977

DESIGN PLANS ARE PROVIDED FOR THE FAIR USE BY THE CLIENT OR HIS AGENT IN COMPLETING THE PROJECT AS LISTED WITHIN THIS CONTRACT. DESIGN PLANS REMAIN THE PROPERTY OF THIS FIRM AND CAN NOT BE USED OR REUSED WITHOUT PERMISSION.

DESIGNED FOR:
 MOSIN ANSARI
 12418 Barnard Way, West friendship,
 MD 21794

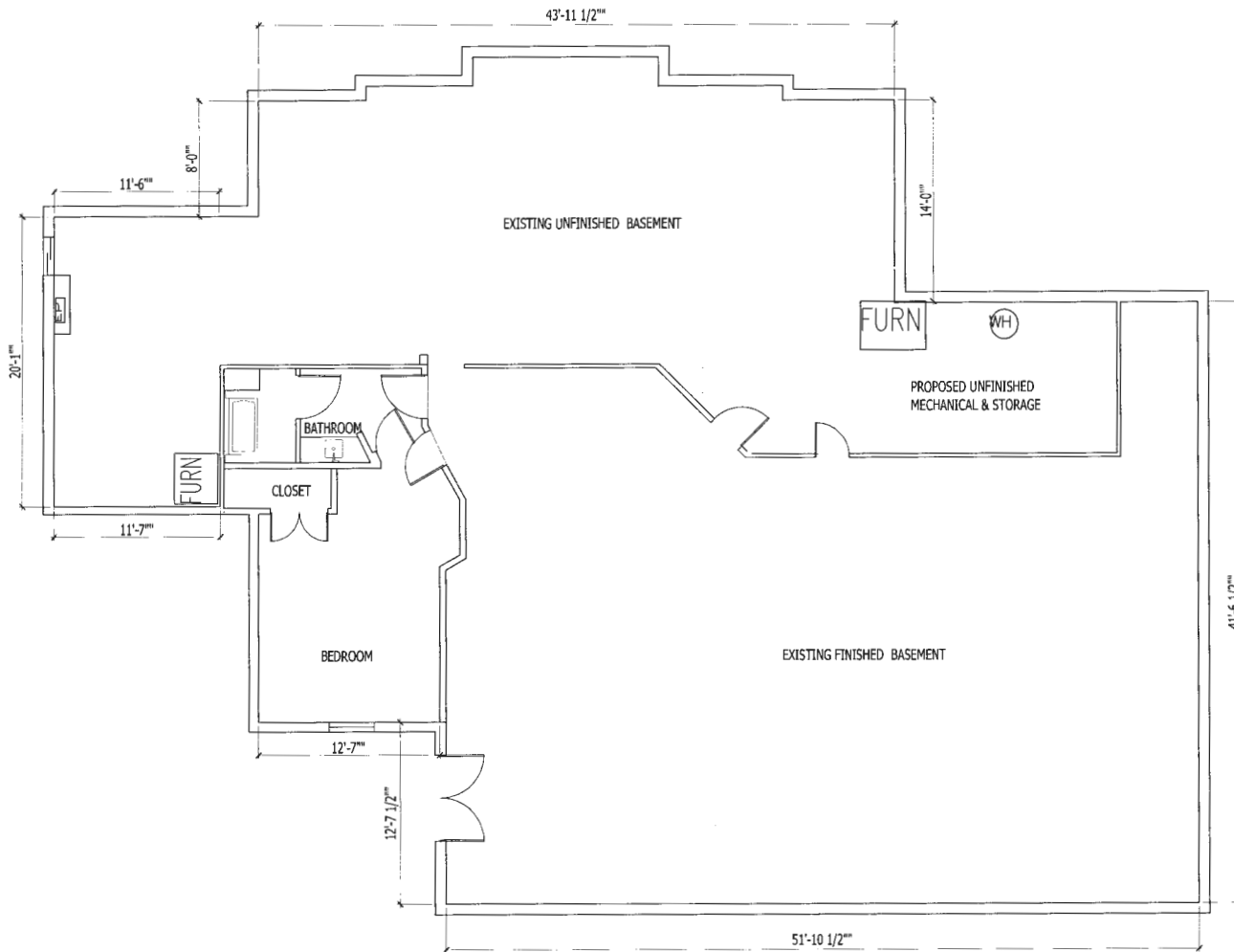
ENR	DATE	BY
ENR	06/29/23	MOSIN ANSARI
REV		

SCALE: 1/4" = 1'-0"

SHEET
 A2

PROPOSED BASEMENT PLAN

SCALE: 1/4" = 1'-0"



NAME: MOSIN ANSARI
 EMAIL: pedsdoctor@hotmail.com
 PHONE: (410)-845-1084
 STREET ADDRESS
 12418 BARNARD WAY, WEST FRIENDSHIP, MD 21794

SCOPE OF WORK
 FINISH BASEMENT WITH GYM, OFFICE, BATHROOM,
 STORAGE & MECHANICAL, CLOSETS, GAME ROOM

_ ALL OUTLETS AFCI (ARE FAULT PROTECTED) NO GAS WORK.

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_ FRAMING DETAILS

2X4 SPRUCE DIMENSIONAL LUMBER

2X4 PRESSURE TREATED LUMBER FOR BOTTOM PLATES

1/2" DRYWALL AND 1/2" MOSITURE RESISTANT DRYWALL IN THE BATHROOM

-INSULATION DETAILS

R13 FIBERGLASS INSULATION

BASEMENT SQFT: 1120

CEILING HEIGHT: 8'

SPRINKLER SYSTEM: YES

ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATIONS ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS.

ACH GROUP, LLC
 1680 E GUIDE DRIVE, STE 100
 ROCKVILLE, MD 20850
 TEL: 301-799-7977

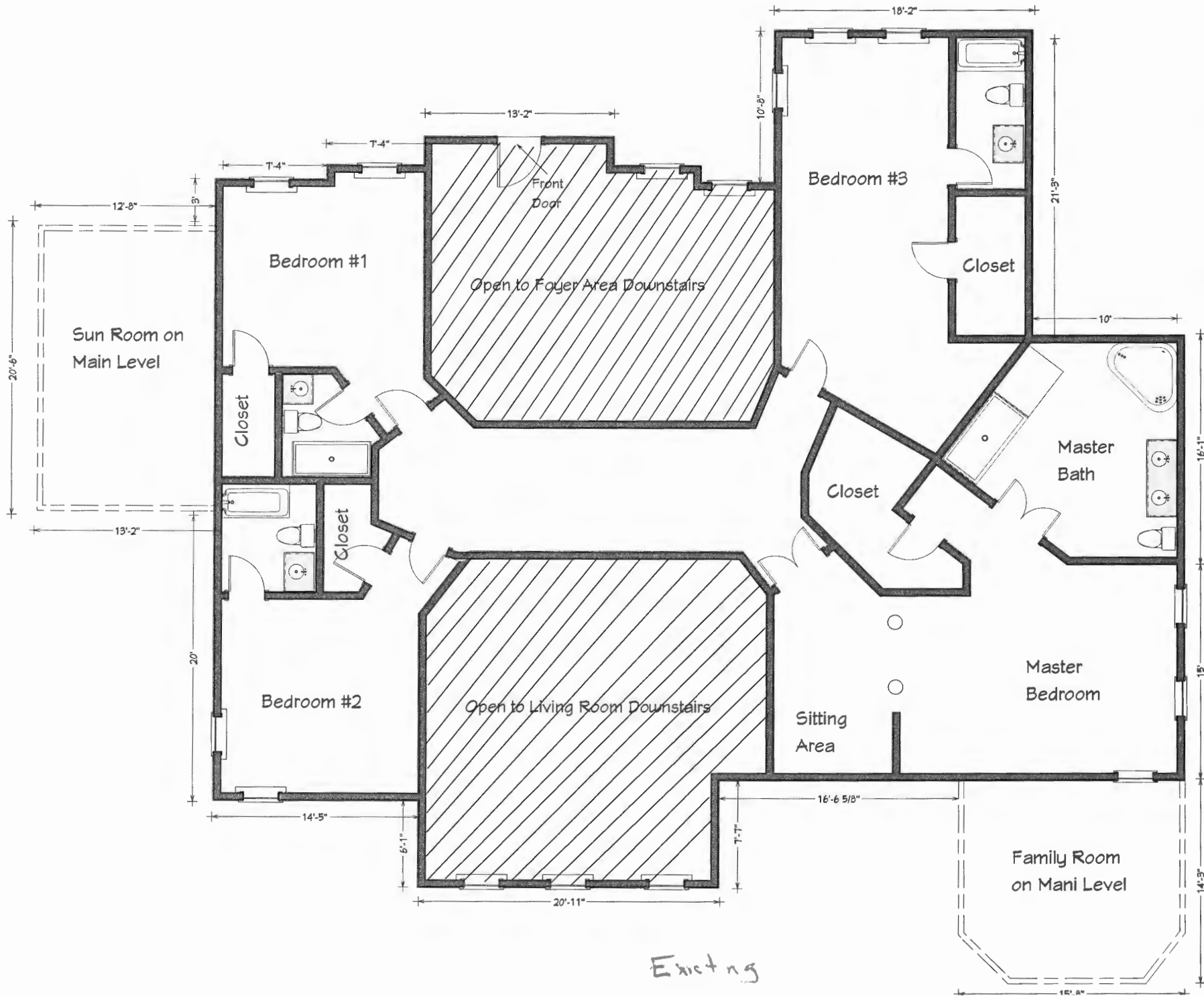
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DESIGNED FOR:
 JAMES ALLRED
 7440 Baltimore Avenue, Takoma Park, MD,
 20912

REV	DATE	BY	DESCRIPTION
001	11.01.20	JAMES ALLRED	ISSUE FOR PERMITTING

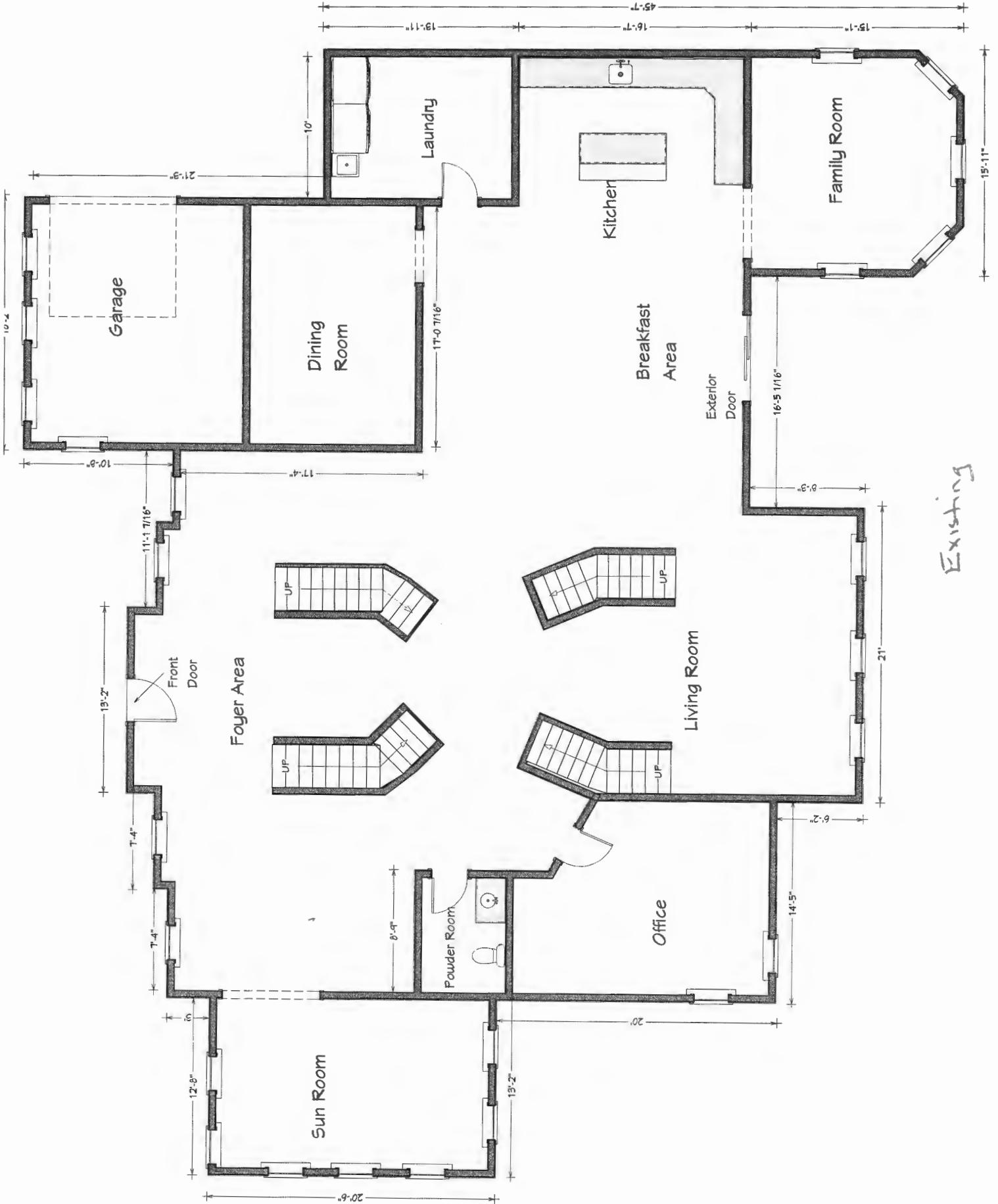
SCALE: 1/8"=1'-0"

SHEET
 A2



Existing

PROJECT DESCRIPTION:		ANSARI RESIDENCE	
12418 Barnard Way, West Friendship, MD 21794			
DATE:	7/15/23	SHEET TITLE:	SECOND LEVEL
SCALE:	1/4" = 1'	BY DATE	
SHEET:	A-4	NO. DESCRIPTION	



Oswald, Hank

From: Oswald, Hank
Sent: Wednesday, July 26, 2023 10:39 AM
To: Elena Lupan
Subject: RE: B23002306_12418 Barnard Way_Partial Finish Basement

Hi Ms. Lupan:

Thank you for the updated floor plan notification. The building permit has been approved by the Health Department.

Kind 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: Elena Lupan <elena.l@achgroupllc.com>
Sent: Wednesday, July 26, 2023 9:43 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: Re: B23002306_12418 Barnard Way_Partial Finish Basement

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

Hank,

Thank you again for all your help.
I did submit the updated plan.
Here is a copy for your reference.

Best regards,
Elena Lupan

ACH GROUP LLC/BASEMENTREMODELING.COM
5300 Kilmer Place,
Hyattsville, Md 20781

Tel: 301.661.9141
Fax: 877.224.3661

On Jul 26, 2023, at 8:12 AM, Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi Ms. Lupan:

Good morning. The gym opening doesn't appear to be 4 foot wide with the small indents on each side of the opening. Please make opening into the room the same width as the hallway, and add an "arrow" to make it more clear like you did in the other room. As soon as you upload the revision, please let me know, so I can approve the building permit.

Please let me know if you have any questions.

Thank you,

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: Elena Lupan <elena.l@achgroupllc.com>
Sent: Tuesday, July 25, 2023 4:27 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: Re: B23002306_12418 Barnard Way_Partial Finish Basement

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

We did submit the corrected plan to the system.
But please see attached below a copy for your reference.

Please let me know if we are missing anything else.

Best regards,
Elena Lupan

ACH GROUP LLC/BASEMENTREMODELING.COM

5300 Kilmer Place,
Hyattsville, Md 20781
Tel: 301.661.9141
Fax: 877.224.3661

On Jul 24, 2023, at 1:03 PM, Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi Ms. Lupan:

Thank you for the floor plans. Yes, it would still count as a bedroom. The bedroom definition doesn't specify window type. The room just needs any kind of window, a door for privacy and access to a full bathroom.

Please let me know if you still have questions.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
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From: Elena Lupan <elena.l@achgrouppllc.com>
Sent: Monday, July 24, 2023 12:23 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: Re: B23002306_12418 Barnard Way_Partial Finish Basement

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

Thank you so much for your email.

One last questions, in the proposed Gym, it is a very small window (see picture below) will that still make the room as a bedroom?

Also, I did submit the hose plans in the system, but here are the copies attached.

Thank you.

Best regards,
Elena Lupan

ACH GROUP LLC/BASEMENTREMODELING.COM

5300 Kilmer Place,
Hyattsville, Md 20781
Tel: 301.661.9141
Fax: 877.224.3661

<image001.png>

On Jul 24, 2023, at 10:40 AM, Oswald, Hank
<hoswald@howardcountymd.gov> wrote:

Hi Ms. Lupan:

Good morning. The room labeled "gym" appear to have a window, and meets the definition of a bedroom. The adjacent room labeled "playroom" also meets the definition of bedroom unless you show a cased 4 foot wide opening into that room, and provide a label next to the entrance that reads "4 foot wide cased opening without door" (if this is what you intend on changing). In addition, I still need a copy of the existing floor plan to confirm bedroom count. The existing floor plans can be hand drawn as I mentioned before, and may be forwarded to me electronically.

Please let me know if you have any questions.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
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From: Elena Lupan <elena.l@achgroupllc.com>
Sent: Thursday, July 20, 2023 2:24 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: Re: B23002306_12418 Barnard Way_Partial Finish Basement

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

Hello Hank,

Thank you so much for your email and explanations. Please see attached the updated floorplan, showing no bedrooms in the basement. Can you let me know if that is acceptable so o could re-submit the plan?

Thank you

Best regards,
Elena Lupan

ACH GROUP LLC/BASEMENTREMODELING.COM
5300 Kilmer Place,
Hyattsville, Md 20781
Tel: 301.661.9141
Fax: 877.224.3661

On Jul 20, 2023, at 7:25 AM, Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hello Pavel Abaev,

Good morning. This office is in receipt of building permit to finish a partially unfinished basement that includes a gym which meets the definition of a bedroom under local code Section 3.801 (see attachment). Are there any windows in the proposed office or game room? I didn't see any, but I wanted to confirm. For this office to determine if upgrades to the existing system is warranted, please provide a copy of the existing floor plans. Floor plans are needed to confirm bedroom count. The floor plans may be hand drawn, and can be sent electronically.

Currently, the existing septic system is sized for 4 bedrooms (see attached septic record). Should the # of bedrooms exceed the capacity of the existing septic

system, upgrades to the system including a septic plan by an engineer will be required prior to building permit approval by this office. Alternatively, if the proposed gym or some other bedroom were to be modified so that it didn't meet the definition of a bedroom, and the bedroom count is 4 or less, no upgrades to the septic system will be required.

One of the easiest ways to modify a bedroom is to show a cased 4 foot wide opening into the room without a door, or show/install permanent book shelving units around the perimeter of the room. If you opt to change the # of bedrooms by one of these methods, then a revised floor plan must be submitted to the permits office.

At this time, the building permit will remain on hold until the above mentioned requirements have been satisfied. Should you have any questions or concerns, 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
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<bedroom defintion.pdf><A511517-J_03-339440_12418_BARNARD_WAY.pdf>

<floor plan.pdf>