



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: _____

Permit No.: **B19001055**

Building Address: 12031 Scaggsville Road
City: FULTON State: MD Zip Code: 20759
Suite/Apt. #: _____ SDP/WP/BA #: _____
Subdivision: _____
Lot: _____ Tax Map: _____ Parcel: _____

Property Owner's Name: KIMBERLY KIGHT
Address: 12031 Scaggsville Road
City: FULTON State: MD Zip Code: 20759
Phone: _____ Fax: _____
Email: _____

Existing Use: RESIDENTIAL
Proposed Use: RESIDENTIAL
Estimated Construction Cost: \$ 20000
Description of Work: ① DECK REPAIRS
② BASEMENT FULL BATHROOM
③ BASEMENT MECHANICAL ROOM
④ BASEMENT DEN + OFFICE
APPROX 600 SF

Applicant's Name & Mailing Address, (if other than stated herein)
Applicant's Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Occupant/Tenant Name: _____
Was tenant space previously occupied? ☐ Yes ☒ No
Contact Name: Marcelo De Campos
Address: 16 Dairy Field Ct
City: ROCKVILLE State: MD Zip Code: 20852
Phone: 240-401-4062 Fax: _____
Email: _____

Contractor Company: MODERNIZE PLUS
Contact Person: MARCELO DE CAMPOS
Address: 917 GRANDIN AVE
City: ROCKVILLE State: MD Zip Code: 20851
License No.: 136661
Phone: 240-277-2104 Fax: _____
Email: MODERNIZEPLUS@GMAIL.COM

Engineer/Architect Company: _____
Responsible Design Prof: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Commercial Building Characteristics	Residential Building Characteristics
Height: _____	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories: _____	Depth _____ Width _____
Gross area, sq. ft./floor: _____	1 st floor: _____
Area of construction (sq. ft.): _____	2 nd floor: _____
Use group: _____	Basement: _____
Construction type: _____	<input checked="" type="checkbox"/> Finished Basement
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Unfinished Basement
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Crawl Space
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Wood Frame	No. of Bedrooms: <u>4</u>
<input type="checkbox"/> State Certified Modular	Multi-Family Dwelling
	No. of efficiency units: _____
	No. of 1 BR units: _____
	No. of 2 BR units: _____
	No. of 3 BR units: _____
	Other Structure: _____
	Dimensions: _____
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings: _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof: _____
Roadside Tree Project Permit # _____	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
Water Supply
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Sewage Disposal
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Heating System
<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other: _____
Sprinkler System:
<input type="checkbox"/> Yes <input type="checkbox"/> No
Grading Permit Number: _____
Building Shell Permit Number: _____

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 Signature: [Signature]
Email Address: modernizeplus@gmail.com
Title/Company: MODERNIZE PLUS

Print Name: MARCELO DE CAMPOS
Date: 4/11/2019

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
PLEASE WRITE NEATLY & LEGIBLY
FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health		
Is Sediment Control approval required for issuance? <input type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> CONTINGENCY CONSTRUCTION START		

DPZ SETBACK INFORMATION
Front: _____
Rear: _____
Side: _____
Side St.: _____
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone: _____
SDP/Red-line approval date: _____

Filing Fee	\$	13500
Permit Fee	\$	
Tech Fee	\$	
Excise Tax	\$	
PSFS	\$	
Guaranty Fund	\$	
Add'l per Fee	\$	10000
Total Fees	\$	23500
Sub-Total Paid	\$	23500
Balance Due	\$	0
Check	#	1029

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA

mail all back to applicants address

Anest, Cathy

From: Modernize Plus <modernizeplus@gmail.com>
Sent: Wednesday, October 09, 2019 3:54 PM
To: Anest, Cathy
Cc: Erskine, William
Subject: Fwd: Howard County Permit #B19001055 Submission
Attachments: Revised Description of Work_Building Permit Application_102019.docx; Scaggsville Road_Basement_Building Permit Application.png; Scaggsville Road_Basement_Current.png; First Floor - Scaggsville Rd.png

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

Dear Ms. Anest,

I hope this finds you well. Thank you for helping us file the building permit application in April (confirmation below). Given the pending status, the Owner, Ms. Kimberly Kight, would like to revise the pending building permit application to provide for a changed scope of work.

Please find the updated description of work and images attached to replace the original description of work and images submitted. Many thanks for your assistance in advance.

All the best,
Marcelo

--

Marcelo de Campos
Modernize Plus, LLC
Managing Member
C. (240) 277-2104
P. (301) 762-1550
E. modernizeplus@gmail.com

----- Forwarded message -----

From: DILP@howardcountymd.gov <DILP@howardcountymd.gov>
Date: Fri, Apr 12, 2019 at 2:46 PM
Subject: Howard County Permit #B19001055 Submission
To: <MODERNIZEPLUS@gmail.com>

This email is to inform you that your Permit #B19001055 is being processed by Howard County Licenses and Permits. You can track the status of your permit online by typing myhoward.info in your browser and clicking on the Building tab. If you have any questions, please call 410-313-2455. **This is a system generated email. DO NOT REPLY.**

The following is the revised attachment to the "description of work" for the Howard County Building Permit application # B19001055. The building permit is being requested for interior alterations to dwelling including the mechanical room, bathroom, den, and office in the basement, and deck on the first floor.

DECK: The building permit application seeks to repair the deck per current Howard County code. *(This remains unchanged from the original building permit application.)*

Basement renovations:

FULL BATHROOM: The building permit seeks to permit the bathroom in the basement that was renovated but previously existed (dating back to the first or second homeowners, 1965-1984 and 1984-2017, respectively).

DEN: The request includes removing the storage area (doors and any remaining shelving) and widen the threshold to 4 feet such that the room does not fall within the Health Department's definition of a bedroom.

OFFICE: The request includes removing the storage area (door and any remaining shelving) and widen the threshold to 4 feet such that the room does not fall within the Health Department's definition of a bedroom.

MECHANICAL ROOM: The building permit includes increasing the space between the furnace and the interior wall to comply with Howard County code.

ORDERED BY:



**HOUSEHOLD
TITLE & ESCROW, LLC**

6550 Rock Spring Drive Suite 290A Bethesda, MD 20817
p. 301-358-5555 f. 301-686-8301
www.householdtitle.com

PROPERTY ADDRESS: 12031 SCAGGSVILLE ROAD FULTON, MARYLAND 20759

SURVEY NUMBER: MD1803.4261

FIELD WORK DATE: 4/3/2018

REVISION HISTORY: (REV.1 4/4/2018)

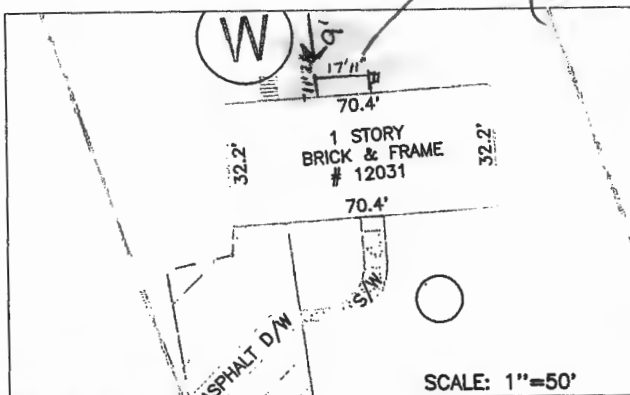
18034261

LOCATION DRAWING

12031 SCAGGSVILLE ROAD

HOWARD COUNTY, MARYLAND

04-04-2018 SCALE 1"=150'



PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



William D. H. S.
EXPIRES 1-14-2019

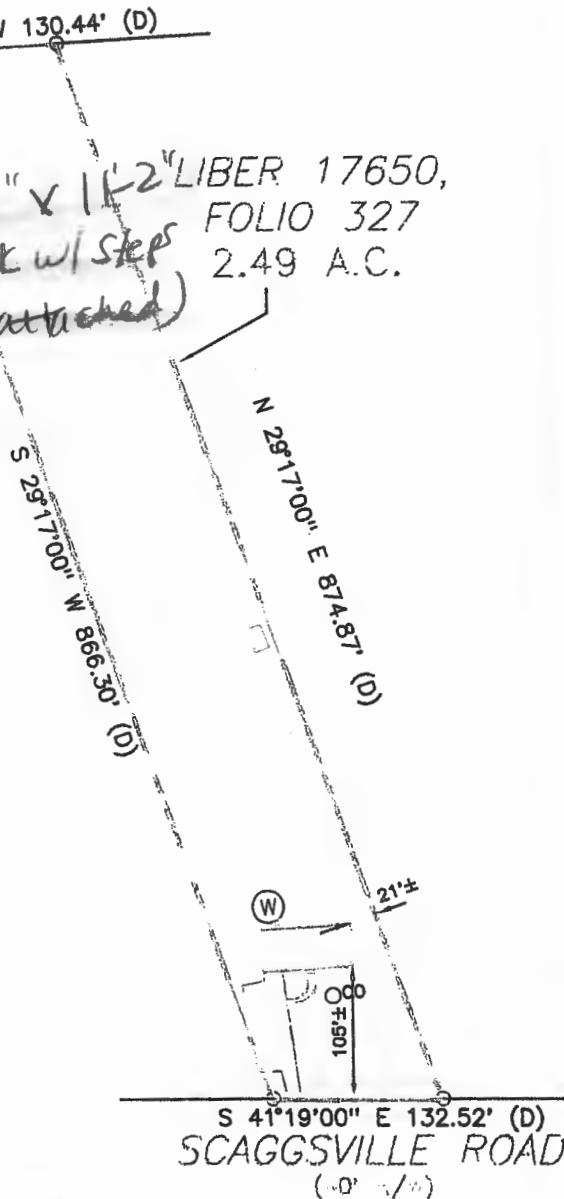


GRAPHIC SCALE (In Feet)

1 inch = 150' ft.

ACCURACY=3/4"

17'-11" x 16'-2" LIBER 17650,
deck w/ steps FOLIO 327
(see attached) 2.49 A.C.



POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER: A19195_S

DATE: 04/04/18

BUYER: MODERNIZE PLUS LLC

SELLER: KUAN INVESTMENTS LLC

CERTIFIED TO:

MODERNIZE PLUS LLC; HOUSEHOLD TITLE & ESCROW, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; WCP FUND I, LLC, ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT.

REF: 3

surveystars

www.surveystars.com

LA-21535
www.exactamd.com

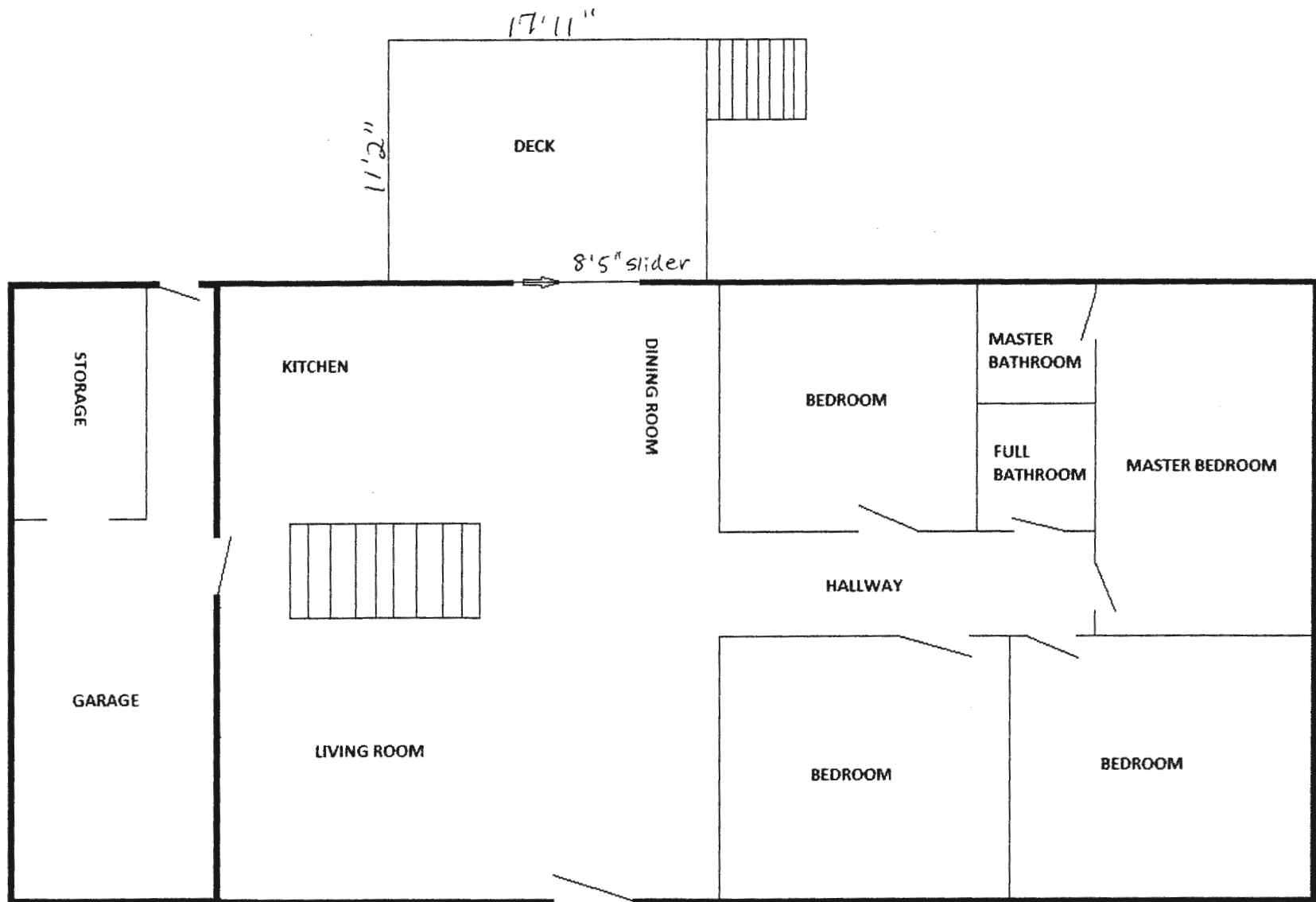
443.819.3994 1220 E Churchville Road, Suite 100 | Bel Air, MD 21014

THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT

ATTACHMENT I. Building Permit Application – Description of Work:

Item 1: Seeking a building permit for the deck. It is approximately 13 ft from the existing well.

Items 2-4: Seeking a building permit for the finished basement full bathroom, mechanical room, office and den. Modernize Plus purchased the house (including the entire basement) fully finished. On March 7, 2019, Modernize Plus was told by Howard County inspectors that this work had been completed without a permit and that according to the County's records only 235 sqft of the basement was considered finished. The building inspector determined the areas requiring a building permit to be the basement full bathroom, mechanical room, office, and den.



FIRST FLOOR: 12031 SCAGGSVILLE ROAD

First Floor - No changes

Indicates the area for building permit application

ANNEX II



BASEMENT: 12031 SCAGGSVILLE ROAD

Indicates the areas for building permit application

New Floors / Carpet

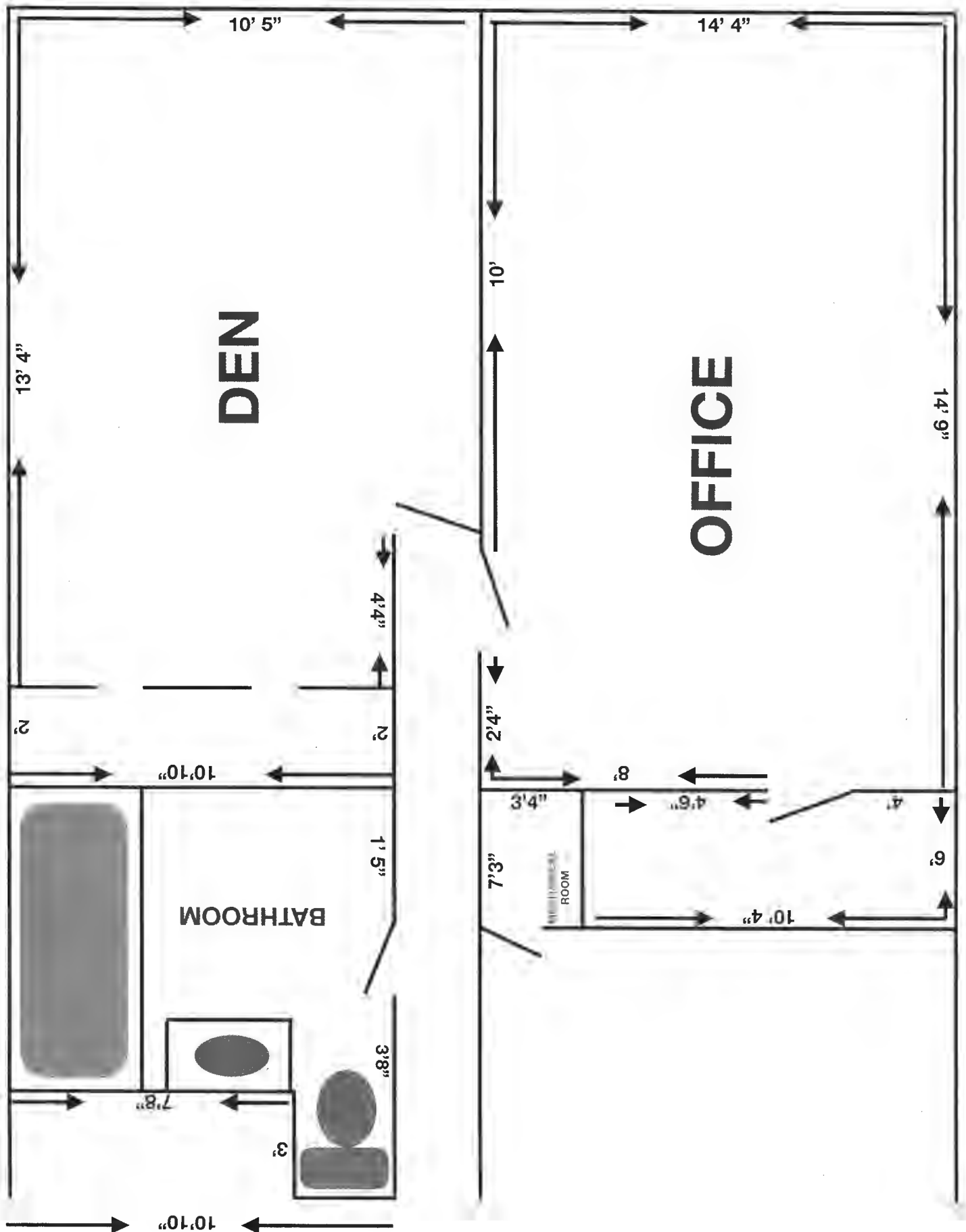
Painting

wood trim

replace bath fixtures

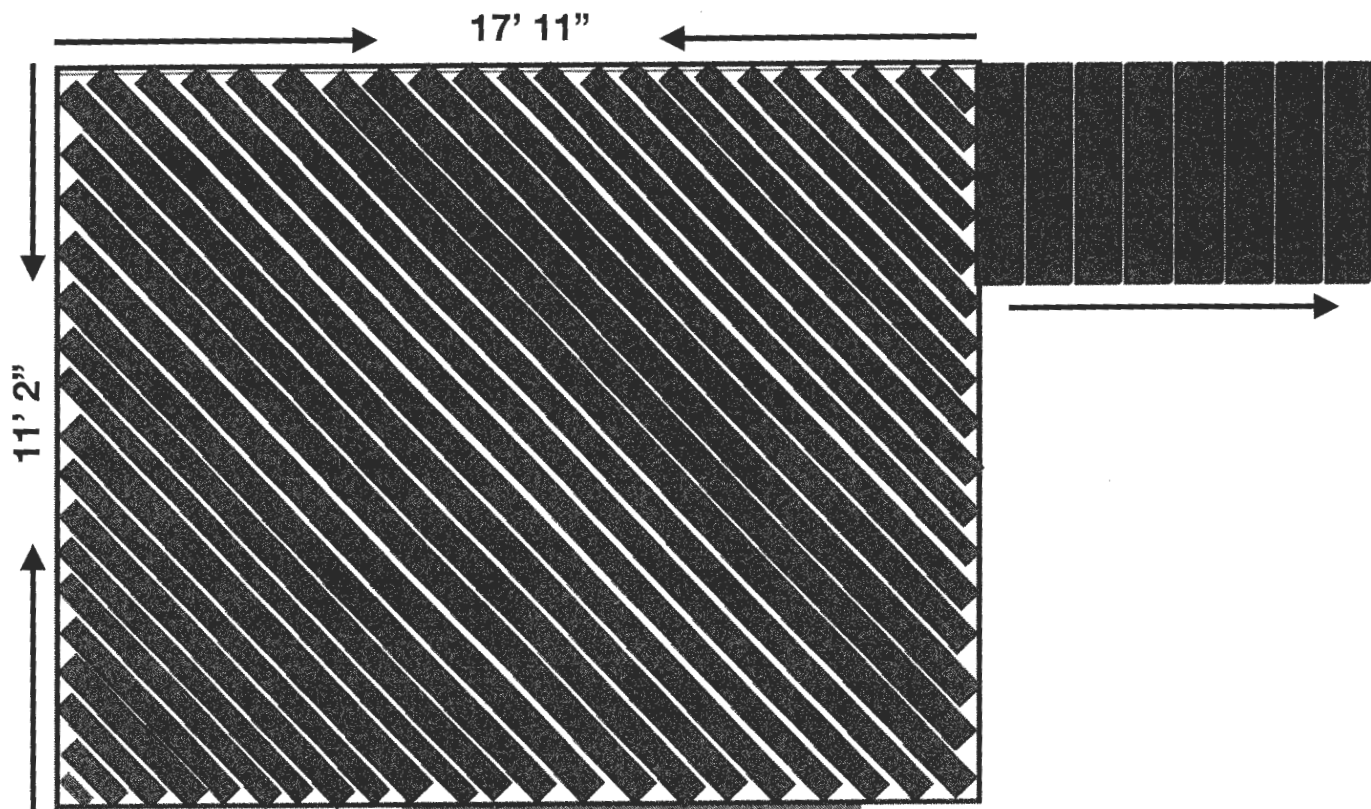
create larger mechical room (move wall)

proposed



close up

Deck



KITCHEN

SLIDE DOOR

ROOM

Anest, Cathy

From: Modernize Plus <modernizeplus@gmail.com>
Sent: Wednesday, October 09, 2019 3:54 PM
To: Anest, Cathy
Cc: Erskine, William
Subject: Fwd: Howard County Permit #B19001055 Submission
Attachments: Revised Description of Work_Building Permit Application_102019.docx; Scaggsville Road_Basement_Building Permit Application.png; Scaggsville Road_Basement_Current.png; First Floor - Scaggsville Rd.png

RECEIVED
OCT 10 2019
PLAN REVIEW DIVISION

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

Dear Ms. Anest,

I hope this finds you well. Thank you for helping us file the building permit application in April (confirmation below). Given the pending status, the Owner, Ms. Kimberly Kight, would like to revise the pending building permit application to provide for a changed scope of work.

Please find the updated description of work and images attached to replace the original description of work and images submitted. Many thanks for your assistance in advance.

All the best,
Marcelo

--

Marcelo de Campos
Modernize Plus, LLC
Managing Member
C. (240) 277-2104
P. (301) 762-1550
E. modernizeplus@gmail.com

----- Forwarded message -----

From: DILP@howardcountymd.gov <DILP@howardcountymd.gov>
Date: Fri, Apr 12, 2019 at 2:46 PM
Subject: Howard County Permit #B19001055 Submission
To: <MODERNIZEPLUS@gmail.com>

This email is to inform you that your Permit #B19001055 is being processed by Howard County Licenses and Permits. You can track the status of your permit online by typing myhoward.info in your browser and clicking on the Building tab. If you have any questions, please call 410-313-2455. **This is a system generated email. DO NOT REPLY.**

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

MEMORANDUM

TO: Modernize Plus, LLC

FROM: Jeff Williams
Program Supervisor, Well & Septic Program

RE: B19001055 12031 Scaggsville Road, revisions

DATE: January 23, 2020

I have reviewed the permit revisions submitted on 11/26/2019. We may consider the waiver to allow the full bathroom and the mechanical room if the proposal does not increase the number of bedrooms. However, we cannot begin that review until you submit the following items:

1. The proposed floorplan must be revised to show a scaled layout of the basement showing window locations, the size of doorway openings, and bathroom fixtures.
2. The proposed floorplan must provide details of the proposed demolition of the den and office to include every aspect of the scope of work and items/surfaces being removed or replaced or left alone.

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Thursday, February 13, 2020 8:57 AM
To: 'Modernize Plus'
Subject: 12031 Scaggsville Road

Hello. I received your letter dated 1/23/2020. We are agreeable to the scope of work listed in the seven bullet points in that letter. As a point of clarification, a bathroom does constitute finished living space. However, we will agree to allow that room to remain as it appears to be unclear when that bathroom was installed as long as the entrance to the existing "living room" in the basement remains at least 4 feet wide with no door so that it meets our code exemption to not count as a bedroom.

In order to receive building permit approval from the Health Department on the most recent scope of work as described in the letter, you will need to comply with the following items:

1. We will need a written letter signed by Ms. Kight, the current owner, specifically agreeing to the seven items listed in the letter. In other words, make sure the letter signed by her includes the list of seven items.
2. We will need a potability test on the well. We can provide that free of charge. You may call our Community Hygiene Program at 410-313-1773 to schedule that test

Upon approval of the permit, we will condition the permit to not allow a final inspection or final approval until you schedule with the Health Department to inspect the basement space for completion of the seven items. Let me know if there are any questions. Thanks

Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

Williams, Jeffrey

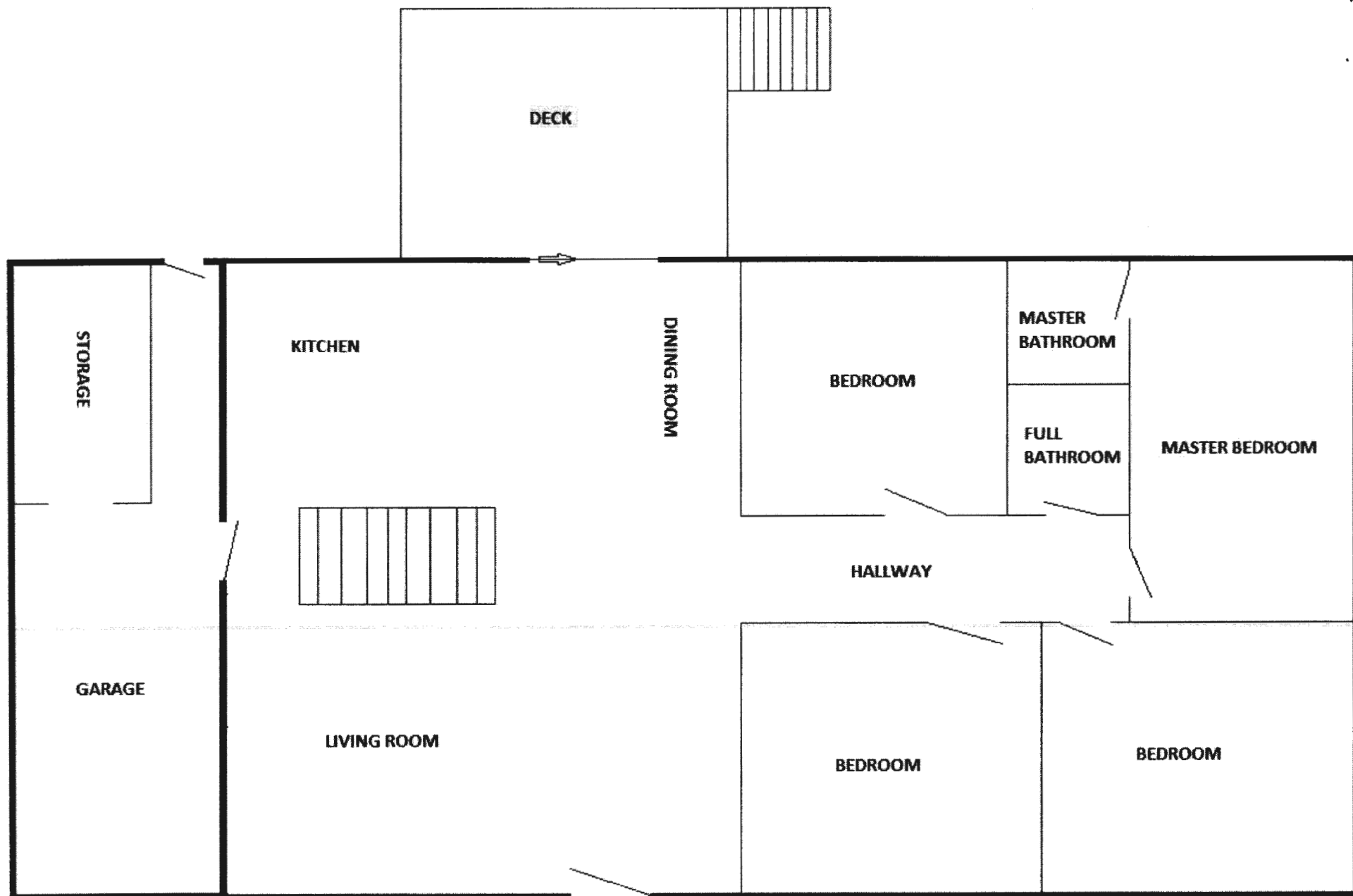
From: Williams, Jeffrey
Sent: Thursday, January 23, 2020 1:29 PM
To: 'Modernize Plus'
Cc: 'Erskine, William'
Subject: 12031 Scaggsville Rd permit revision
Attachments: B19001055 12031 Scaggsville waiver memo 1.23.20.pdf

Please see the attached memo regarding the proposed revisions to B19001055. Thanks

Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.



FIRST FLOOR: 12031 SCAGGSVILLE ROAD

Indicates the area for building permit application

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Tuesday, May 14, 2019 11:02 AM
To: ron@vanmar.com
Subject: FW: 12031 Scaggsville Road - B19001055

From: Frances, Bob
Sent: Friday, May 10, 2019 5:53 PM
To: Huskins, Thomas <thuskins@howardcountymd.gov>
Cc: Mock, Don <dmock@howardcountymd.gov>; Blotzer, William <wblotzer@howardcountymd.gov>; Williams, Jeffrey <jewilliams@howardcountymd.gov>; Erskine, William <werskine@offitkurman.com>
Subject: 12031 Scaggsville Road - B19001055

Tom:

I spoke with Bill Erskine who is working with people involved with this location. We have an N-O-V permit (B19001055) that is for alterations to an existing dwelling consisting of basement renovations and a deck repair and replacement. Health has not signed off on the permit because of a septic reserve area problem.

All of this apparently started as part of a pre-sale inspection of the property. The septic system was not working (sized for 4 bedrooms) and the current buyer, whom Bill says is fully aware of the situation, in conjunction with the seller delayed her moving in. The septic system has been fixed (for 4 bedroom capacity), but Health still cannot sign off on the permit because the basement renovation is adding a 5th bedroom for which the septic is not properly sized.

Bill is basically asking if there is any reason why this new owner cannot move in. Based upon this, I don't see any reason that would prevent someone from occupying this house. Of course, if they cannot come up with a fix for the septic system problem, Health will need take action to get the violating conditions abated. It should be noted that the unpermitted basement improvements occurred prior to the current owners acquiring the property, at least that's what Bill is being told. I'm not judging either way, and it's irrelevant to our position.

Just wanted to bring you up to speed with what I have relayed to folks.

Let me know if you have any questions.

Thanks,

Bob

The following is the revised attachment to the "description of work" for the Howard County Building Permit application # B19001055. The building permit is being requested for interior alterations to dwelling including the mechanical room, bathroom, den, and office in the basement, and deck on the first floor.

DECK: The building permit application seeks to repair the deck per current Howard County code. *(This remains unchanged from the original building permit application.)*

Basement renovations:

FULL BATHROOM: The building permit seeks to permit the bathroom in the basement that was renovated but previously existed (dating back to the first or second homeowners, 1965-1984 and 1984-2017, respectively).

DEN: The request includes removing the storage area (doors and any remaining shelving) and widen the threshold to 4 feet such that the room does not fall within the Health Department's definition of a bedroom.

OFFICE: The request includes removing the storage area (door and any remaining shelving) and widen the threshold to 4 feet such that the room does not fall within the Health Department's definition of a bedroom.

MECHANICAL ROOM: The building permit includes increasing the space between the furnace and the interior wall to comply with Howard County code.

Modernize Plus, LLC on behalf of Ms. Kimberly Kight
12031 Scaggsville Road
Fulton, MD 20759

January 27, 2020

Mr. Jeff Williams
Program Supervisor, Well & Septic Program
Howard County Health Department
8930 Stanford Blvd
Columbia, MD 21045

Dear Mr. Williams,

This letter is in response to your memorandum on January 23, 2020 regarding the permit revisions submitted to the Health Department on 11/26/2019 (B19001055). We appreciate your consideration of a waiver to allow the full bathroom and mechanical room in the basement and confirm that the proposal does not increase the number of bedrooms.

In response to item 1, please find the current and proposed floorplans that show a scaled layout of the basement including window locations, the size of doorway openings, and bathroom fixtures (attachment 1). The floorplan outlines (in red) the proposed demolition of the den and office. In attachment 2, please find an illustration of the total square footage of the full bathroom and mechanical room. In compliance with conditions for a Health Department waiver, the proposed full bathroom and mechanical room's combined square footage sum 146'9" (103'3" less than the maximum 250 square feet), are not a garage, do not increase the amount of living space, and the existing on-site sewage disposal system is adequate for the existing property use.

In response to item 2, while the floorplans outline the proposed demolition of the den and office, please find a detailed scope of work and items/surfaces being removed, replaced, or left alone. Note, however, that neither Modernize Plus nor Ms. Kight were responsible for finishing these spaces therefore the following scope has been crafted by reviewing the surfaces in their current condition. Neither party is aware of what the unfinished space looked like prior to its current condition.

Detailed Scope of Work of Demolition of Den and Office (each item refers to both spaces unless otherwise stated; numbers presented are the total for both spaces):

1. Complete removal of carpeting and underlay to yield unfinished flooring
2. Removal of doors (2) and closet doors (5) and their attached molding
3. All built-in shelving units in the den closet will be removed; the built-in shelving unit parallel to the inner wall of the mechanical room will be removed (the shelving unit perpendicular to the wall will remain, see grey lines in attachment 1)
4. Demolition of walls (see attachment 1): Full removal of baseboard trim moldings, electrical receptacles, drywall, insulation, and boards/beams/plates to yield unfinished wall surface
5. Ceiling: Full removal of drywall on ceiling, light fixtures (2), and vents (2). Includes removal of boards/beams as deemed safe and not compromise load-bearing boards/beams, yielding unfinished ceiling with view to piping.
6. The windows will be left alone and in their current condition.
7. Power and electricity (outlets and lighting) to these spaces will be fully disconnected and removed.

Thank you for your review and consideration in advance. Should you have any questions or comments please let us know.

Best regards,

Modernize Plus, LLC on behalf of Ms. Kight

March 18, 2019

Modernize Plus
C/O Marcelo De Campos
917 Grandin Ave.
Highland, MD 20777

Sent via email to: Modernizeplus@gmail.com

RE: Walk Through Building Permit
12031 Scaggsville Road
Fulton, MD 21029

Mr. De Campos,

This letter is in response to the walk-through building permit submitted on March 14, 2019. When submitting a building permit and adding living space, you are required to bring the property up to current code therefore triggering percolation testing and well requirements. Percolation testing will be used to establish an area for the proposed 5 bedrooms and future repairs.

After review of your file the follow was discovered and will have to be upgraded before building permit approval.

The existing system is considered inadequate for your proposed addition. During the repair on December 14, 2018 trenches were extended to accommodate the extra bedroom you are proposing. However, an area was not established for future repairs and the exiting tank (1250 gallons) cannot accommodate a five-bedroom house. The existing tank will have to be upgraded to a 1500-gallon tank.

To get started, percolation testing must occur on the property. Please submit a percolation test application, percolation test plan and fee of \$506 to the Health Department. The homeowner will be responsible for hiring an engineer to create a percolation test plan and a septic contractor with a backhoe to dig the percolation test holes. Once the testing is completed a sewage disposal area (SDA) for the proposed house and future repairs must be established on a percolation certification plan." Since a percolation certification plan does not exist for this property, it will have to be created prior to building permit approval (Howard County Code Sec 3.805).

If the onsite well does not meet current regulations, it will have to be brought up to code prior to approval of a building permit. For example, if the well does not have casing

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

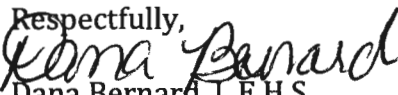
extending above grade, the well casing must be extended by a licensed well driller with a pit less adaptor installed. Furthermore, if the well doesn't meet the required 20-foot setback to the house with basement, then the owner will have to ask for a variance from the Maryland Department of the Environment (MDE) and receive approval prior to making any changes to the well.

Moving forward we have a few items to consider:

1. If for any reason we cannot obtain additional area for the septic system, you may need to remove any renovations that created living space. And eliminate the need for a building permit.
2. If we complete testing and only able to establish area for the initial septic system and 1 replacement, you may be required to install a Best Available Technology Unit.

Application review has been placed on hold until a percolation certification plan, site plan and any necessary upgrades have been approved by the Health Department. Should you have any questions, please don't hesitate to contact me.

Respectfully,



Dana Bernard, L.E.H.S

Bureau of Environmental Health

B19001055

Amendment

The following is the revised attachment to the "description of work" for the Howard County Building Permit application # B19001055. The building permit is being requested for interior alterations to dwelling including the mechanical room, bathroom, den, and office in the basement, and deck on the first floor.

DECK: The building permit application seeks to repair the deck per current Howard County code. *(This remains unchanged from the original building permit application.)*

Basement renovations:

FULL BATHROOM: The building permit seeks to permit the bathroom in the basement that was renovated but previously existed (dating back to the first or second homeowners, 1965-1984 and 1984-2017, respectively).

DEN: The request includes removing the storage area (doors and any remaining shelving) and widen the threshold to 4 feet such that the room does not fall within the Health Department's definition of a bedroom.

OFFICE: The request includes removing the storage area (door and any remaining shelving) and widen the threshold to 4 feet such that the room does not fall within the Health Department's definition of a bedroom.

MECHANICAL ROOM: The building permit includes increasing the space between the furnace and the interior wall to comply with Howard County code.

RECEIVED

OCT 21 2019

LICENSES & PERMITS
DIVISION

March 18, 2019

Modernize Plus
C/O Marcelo De Campos
917 Grandin Ave.
Highland, MD 20777

Sent via email to: Modernizeplus@gmail.com

RE: Walk Through Building Permit
12031 Scaggsville Road
Fulton, MD 21029

Mr. De Campos,

This letter is in response to the walk-through building permit submitted on March 14, 2019. When submitting a building permit and adding living space, you are required to bring the property up to current code therefore triggering percolation testing and well requirements. Percolation testing will be used to establish an area for the proposed 5 bedrooms and future repairs.

After review of your file the follow was discovered and will have to be upgraded before building permit approval.

The existing system is considered inadequate for your proposed addition. During the repair on December 14, 2018 trenches were extended to accommodate the extra bedroom you are proposing. However, an area was not established for future repairs and the exiting tank (1250 gallons) cannot accommodate a five-bedroom house. The existing tank will have to be upgraded to a 1500-gallon tank.

To get started, percolation testing must occur on the property. Please submit a percolation test application, percolation test plan and fee of \$506 to the Health Department. The homeowner will be responsible for hiring an engineer to create a percolation test plan and a septic contractor with a backhoe to dig the percolation test holes. Once the testing is completed a sewage disposal area (SDA) for the proposed house and future repairs must be established on a percolation certification plan." Since a percolation certification plan does not exist for this property, it will have to be created prior to building permit approval (Howard County Code Sec 3.805).

If the onsite well does not meet current regulations, it will have to be brought up to code prior to approval of a building permit. For example, if the well does not have casing extending above grade, the well casing must be extended by a licensed well driller with a



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

pit less adaptor installed. Furthermore, if the well doesn't meet the required 20-foot setback to the house with basement, then the owner will have to ask for a variance from the Maryland Department of the Environment (MDE) and receive approval prior to making any changes to the well.

Moving forward we have a few items to consider:

1. If for any reason we cannot obtain additional area for the septic system, you may need to remove any renovations that created living space. And eliminate the need for a building permit.
2. If we complete testing and only able to establish area for the initial septic system and 1 replacement, you may be required to install a Best Available Technology Unit.

Application review has been placed on hold until a percolation certification plan, site plan and any necessary upgrades have been approved by the Health Department. Should you have any questions, please don't hesitate to contact me.

Respectfully,

Dana Bernard, L.E.H.S
Bureau of Environmental Health

Anest, Cathy

From: Anest, Cathy
Sent: Wednesday, October 16, 2019 2:17 PM
To: Anest, Cathy
Subject: FW: Howard County Permit #B19001055 Submission
Attachments: Revised Description of Work_Building Permit Application_102019.docx; Scaggsville Road_Basement_Building Permit Application.png; Scaggsville Road_Basement_Current.png; First Floor - Scaggsville Rd.png

From: Modernize Plus [mailto:modernizeplus@gmail.com]
Sent: Wednesday, October 09, 2019 3:54 PM
To: Anest, Cathy <canest@howardcountymd.gov>
Cc: Erskine, William <werskine@offitkurman.com>
Subject: Fwd: Howard County Permit #B19001055 Submission

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

Dear Ms. Anest,

I hope this finds you well. Thank you for helping us file the building permit application in April (confirmation below). Given the pending status, the Owner, Ms. Kimberly Kight, would like to revise the pending building permit application to provide for a changed scope of work.

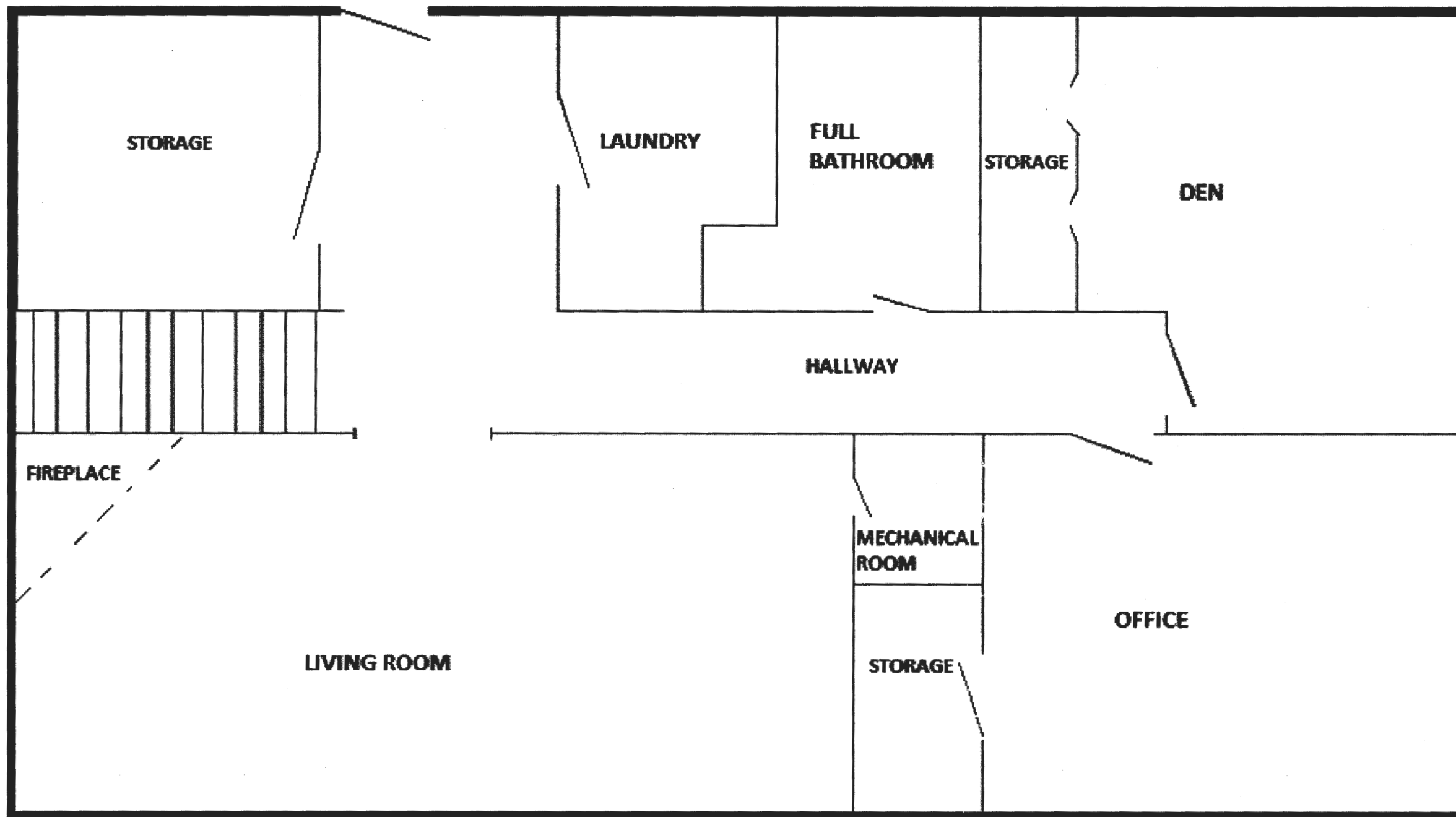
Please find the updated description of work and images attached to replace the original description of work and images submitted. Many thanks for your assistance in advance.

All the best,
Marcelo

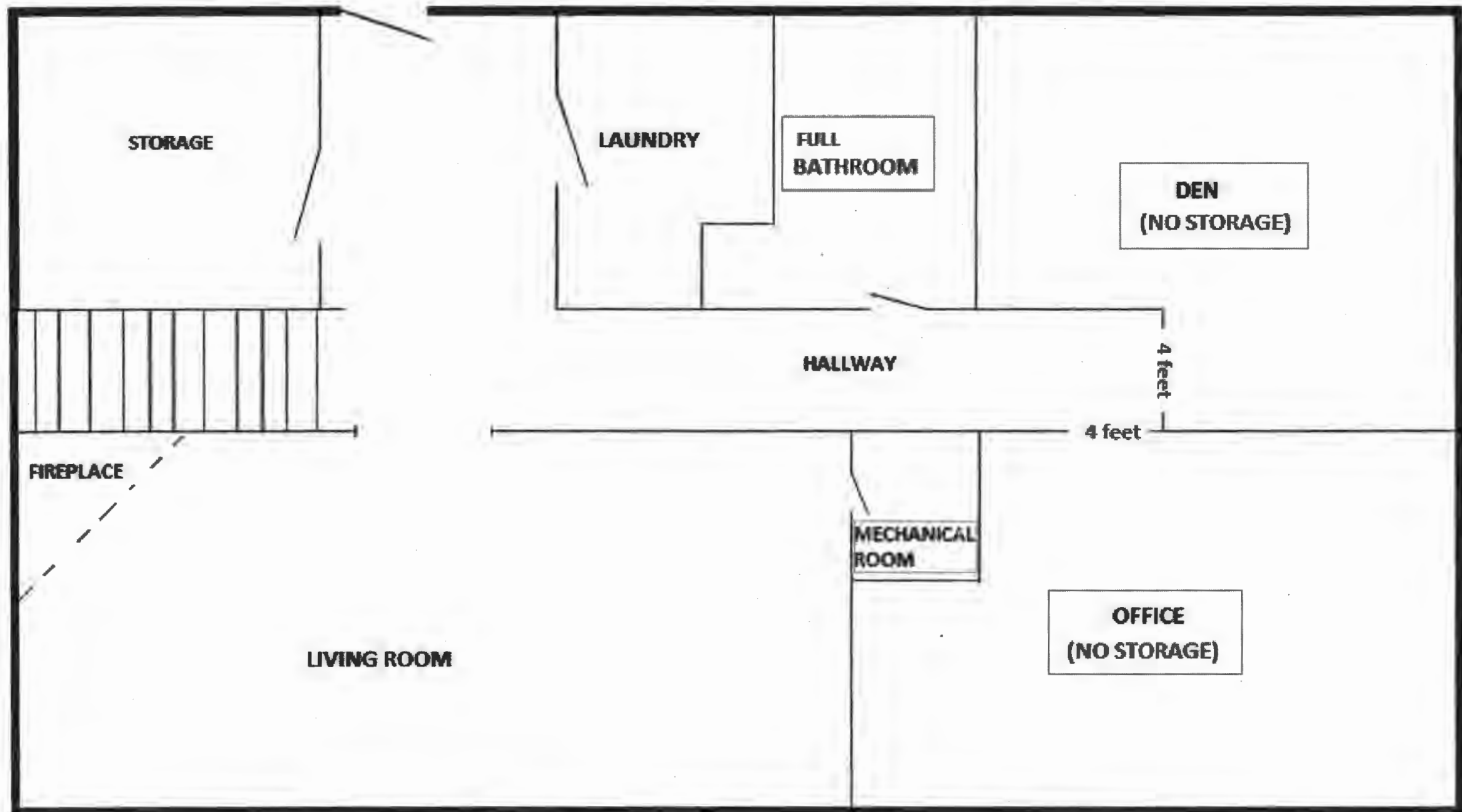
--
Marcelo de Campos
Modernize Plus, LLC
Managing Member
C. (240) 277-2104
P. (301) 762-1550
E. modernizeplus@gmail.com

----- Forwarded message -----
From: DILP@howardcountymd.gov <DILP@howardcountymd.gov>
Date: Fri, Apr 12, 2019 at 2:46 PM
Subject: Howard County Permit #B19001055 Submission
To: <MODERNIZEPLUS@gmail.com>

This email is to inform you that your Permit #B19001055 is being processed by Howard County Licenses and Permits.



BASEMENT: 12031 SCAGGSVILLE ROAD (PRESENT)



HEALTH

The following is the revised attachment to the "description of work" for the Howard County Building Permit application # B19001055. The building permit is being requested for interior alterations to dwelling including the mechanical room, bathroom, den, and office in the basement, and deck on the first floor.

DECK: The building permit application seeks to repair the deck per current Howard County code. (This remains unchanged from the original building permit application.)

BASEMENT RENOVATIONS: Ms. Kight is seeking a Health Department waiver to permit the **full bathroom** and the **mechanical room** in the basement. The building permit seeks to permit the bathroom in the basement that was renovated but previously existed (dating back to the first or second homeowners, 1965-1984 and 1984-2017, respectively). The bathroom is 60 square feet – much less than 250 square feet and is not a garage, does not increase the amount of living space, and the existing on-site sewage disposal system is adequate for the existing property use.

The latter condition further highlighted by the following: the building permit also seeks to demolish the **den and office** (two rooms in the basement). This includes removing flooring, dry wall, frames, etc. to bring it to an unfinished, unconditioned space. The permit request for the mechanical room is to increase the space between the furnace and the interior wall as required by the building code. The mechanical room is currently approximately 25 square feet, the increase in space would increase approximately 4 square feet to 29 square feet. The combined square footage of the bathroom and mechanical room is roughly 90 square feet, compliant with the conditions for a Health Department waiver.

REVISED

Date: 11/26/19

Comments: B19-1055

12/23/19

Site condition:

No repair area identified w/o additional area available to test.

Ex. Home → 4 bedrooms

Will not approve an increase in the # of bedrooms w/o repair area.

Will not approve full bath in basement if it increases # of bedrooms. Need plan w/detailed details.
MQ Jan

Ms. Kimberly Kight
12031 Scaggsville Road
Fulton, MD 20759

February 14, 2020

Mr. Jeffrey Williams
Program Supervisor, Well & Septic Program
Howard County Health Department
8930 Stanford Blvd
Columbia, MD 21045

Dear Mr. Williams,

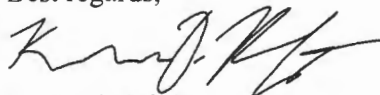
I, Kimberly Kight, current owner of 12031 Scaggsville Road, Fulton, MD certify that I approved of and am in agreement with the following changes pertaining to building permit B19001055.

More specifically, I am in agreement with the *"Detailed Scope of Work of Demolition of Den and Office (each item refers to both spaces unless otherwise stated; numbers presented are the total for both spaces):*

1. Complete ~~removal of carpeting and underlay to yield~~ unfinished flooring
2. ~~Removal of doors~~ (2) and closet doors (5) and their attached molding
3. All built-in shelving units in the den closet will be removed; the built-in shelving unit parallel to the inner wall of the mechanical room will be removed (the shelving unit perpendicular to the wall will remain, see grey lines in attachment 1)
4. Demolition of walls (see attachment 1): Full removal of baseboard trim moldings, electrical receptacles, drywall, insulation, and boards/beams/plates to yield unfinished wall surface
5. Ceiling: Full removal of drywall on ceiling, light fixtures (2), and vents (2). Includes removal of boards/beams as deemed safe and not compromise load-bearing boards/beams, yielding unfinished ceiling with view to piping.
6. The windows will be left alone and in their current condition.

I sincerely appreciate your approval of the scope of work and understand that final inspection or final approval is contingent on the Health Department's inspection of the basement space for completion of the seven aforementioned items.

Best regards,



Kimberly Kight



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: _____

Permit No.: _____

Building Address: 12031 SCAGGSVILLE RD
City: FULTON State: MD Zip Code: 20759
Suite/Apt. #: _____ SDP/WP/BA #: _____
Subdivision: _____
Lot: _____ Tax Map: _____ Parcel: _____

Existing Use: RESIDENTIAL
Proposed Use: RESIDENTIAL
Estimated Construction Cost: \$ _____
Description of Work: _____
- REPAIR EXISTING DECK
- BASEMENT (EXISTING): BATHROOM,
DEN, OFFICE, MECHANICAL
ROOM
Occupant/Tenant Name: N/A
Was tenant space previously occupied? ☐ Yes ☐ No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Property Owner's Name: MODERNIZE PLUS LLC
Address: 917 GRANDIN AVE
City: ROCKVILLE State: MD Zip Code: 20851
Phone: 240-277-2104 Fax: _____
Email: MODERNIZEPLUS@GMAIL.COM

Applicant's Name & Mailing Address, (if other than stated herein)
Applicant's Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Contractor Company: MODERNIZE PLUS LLC
Contact Person: MARCELO DE CAMPOS
Address: 917 GRANDIN AVE
City: ROCKVILLE State: MD Zip Code: 20851
License No.: 136661
Phone: 240-277-2104 Fax: _____
Email: MODERNIZEPLUS@GMAIL.COM

Engineer/Architect Company: _____
Responsible Design Prof.: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Commercial Building Characteristics	Residential Building Characteristics	
Height: _____	<input checked="" type="checkbox"/> SF Dwelling	<input type="checkbox"/> SF Townhouse
No. of stories: _____	Depth	Width
Gross area, sq. ft./floor: _____	1 st floor: _____	
	2 nd floor: _____	
Area of construction (sq. ft.): _____	Basement: _____	
	<input checked="" type="checkbox"/> Finished Basement	
Use group: _____	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
Construction type:	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>4</u>	
<input type="checkbox"/> Structural Steel	Multi-family Dwelling	
<input type="checkbox"/> Masonry	No. of efficiency units: _____	
<input type="checkbox"/> Wood Frame	No. of 1 BR units: _____	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units: _____	
	No. of 3 BR units: _____	
	Other Structure: _____	
	Dimensions: _____	
Roadside Tree Project Permit	Footings: _____	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof: _____	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Electric:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Heating System	
<input type="checkbox"/> Electric	<input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other:	
Sprinkler System:	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
Grading Permit Number: _____	
Building Shell Permit Number: _____	

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 Signature: _____
MODERNIZEPLUS@GMAIL.COM
Email Address: _____
Date: 03/13/2019
MARCELO DE CAMPOS
Print Name: _____
PRINCIPAL / MODERNIZE PLUS
Title/Company: _____

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
PLEASE WRITE NEATLY & LEGIBLY
-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health		
Is Sediment Control approval required for issuance? <input type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> CONTINGENCY CONSTRUCTION START		

DPZ SETBACK INFORMATION

Front: _____
Rear: _____
Side: _____
Side St.: _____
All minimum setbacks met? ☐ Yes ☐ No
Is Entrance Permit Required? ☐ Yes ☐ No
Historic District? ☐ Yes ☐ No
Lot Coverage for New Town Zone: _____
SDP/Red-line approval date: _____

Filing Fee	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	#

Distribution of Copies: White: Building Officials Green: PSZA, Zoning Yellow: PSZA, Engineering Pink: Health Gold: SHA

MDECAMPOS65@GMAIL.COM

- we will assume original house had 4 br's
- if the B.P. is to permit finishing the basement - they will need to establish an SDA - per destly per cent - because they are adding living space
- if they want to keep 5 br's - they need the area plus new tank - might be BATT unit if they only have area for 1 replacement
- If no area for any replacement - they might need to remove the living space in basement

LIVING ROOM

CHIMNEY

STORAGE

HALLWAY

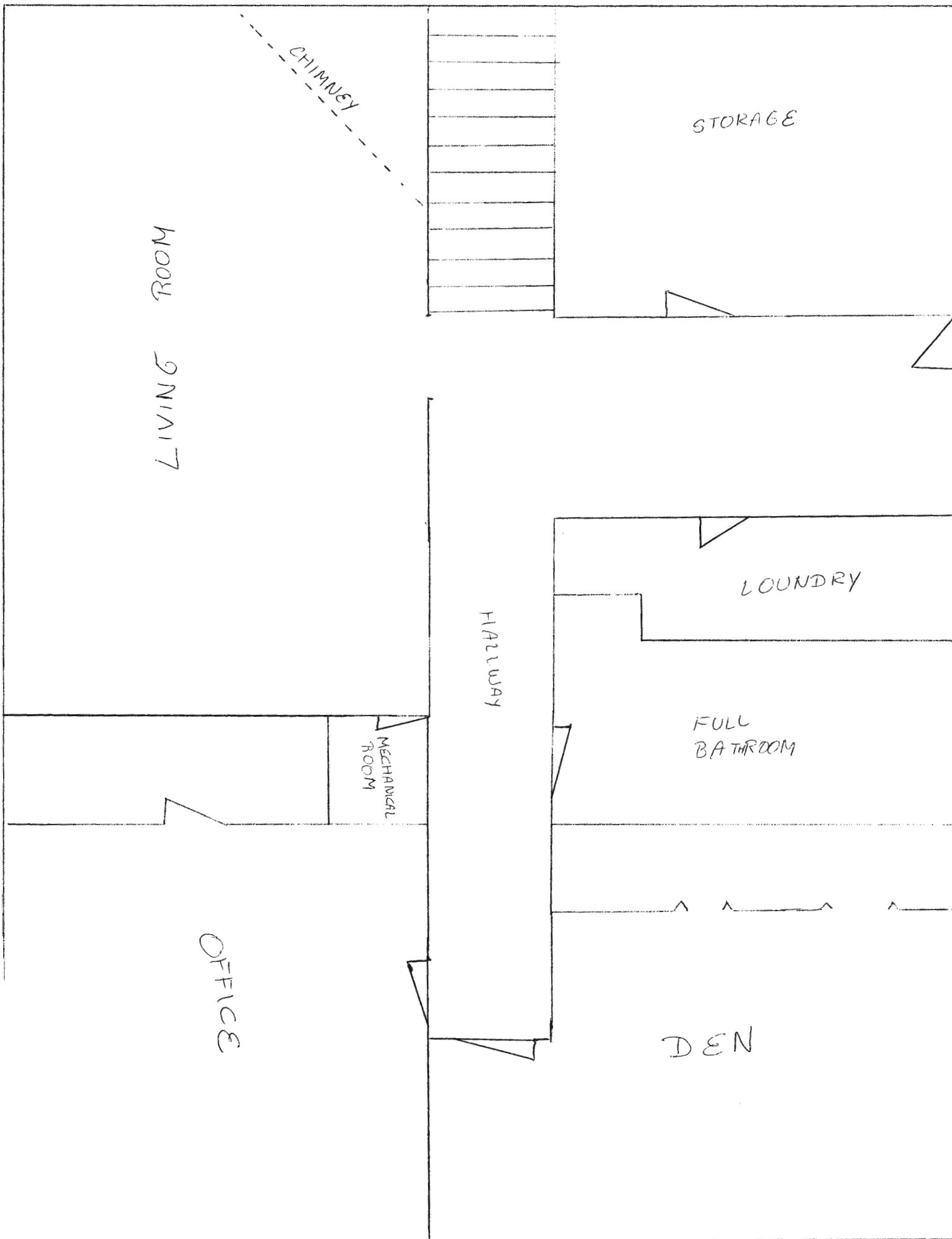
LOUNDRY

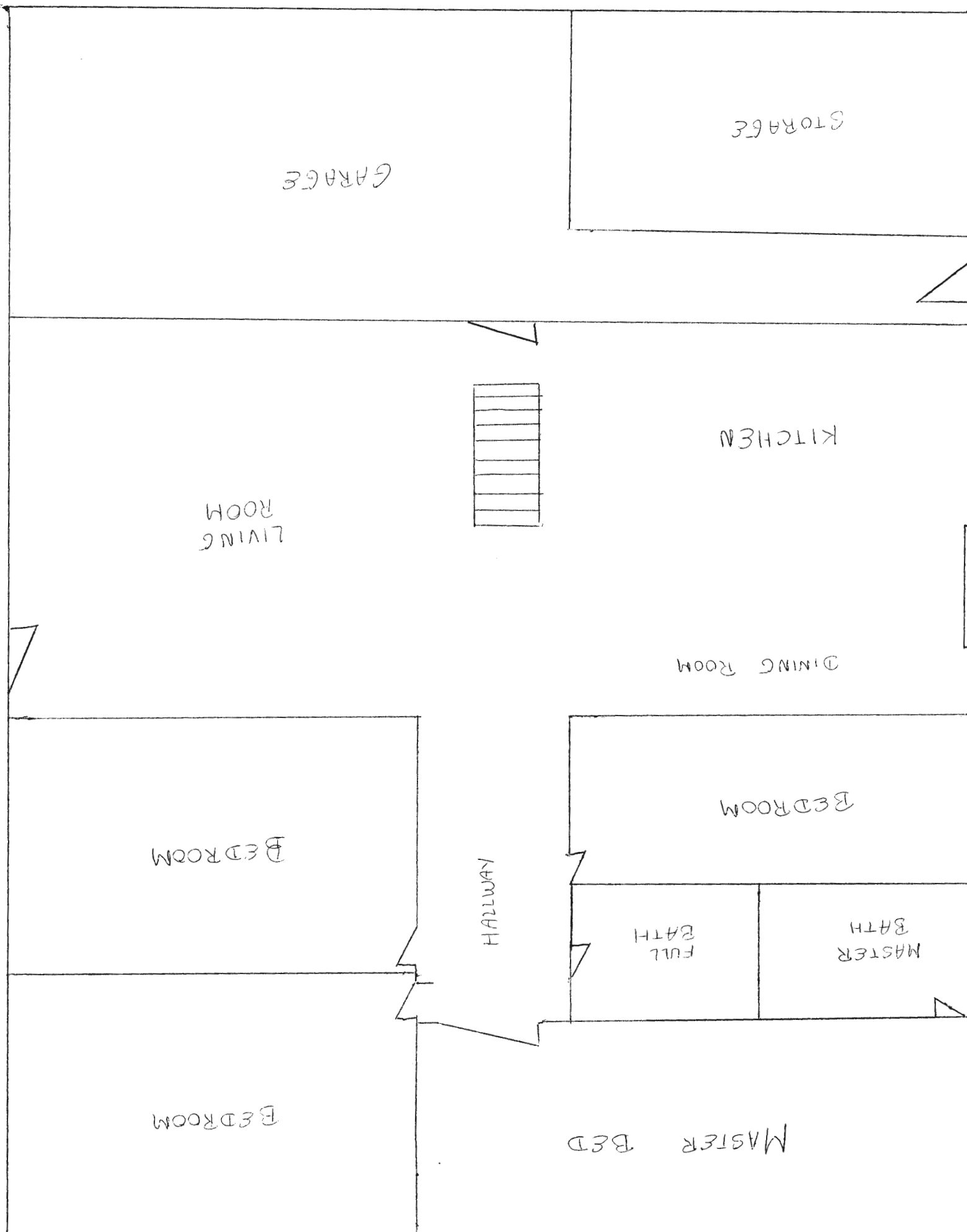
FULL
BATHROOM

MECHANICAL
ROOM

OFFICE

DEN





STORAGE

GARAGE

KITCHEN

LIVING ROOM

DINING ROOM

BEDROOM

BEDROOM

HALLWAY

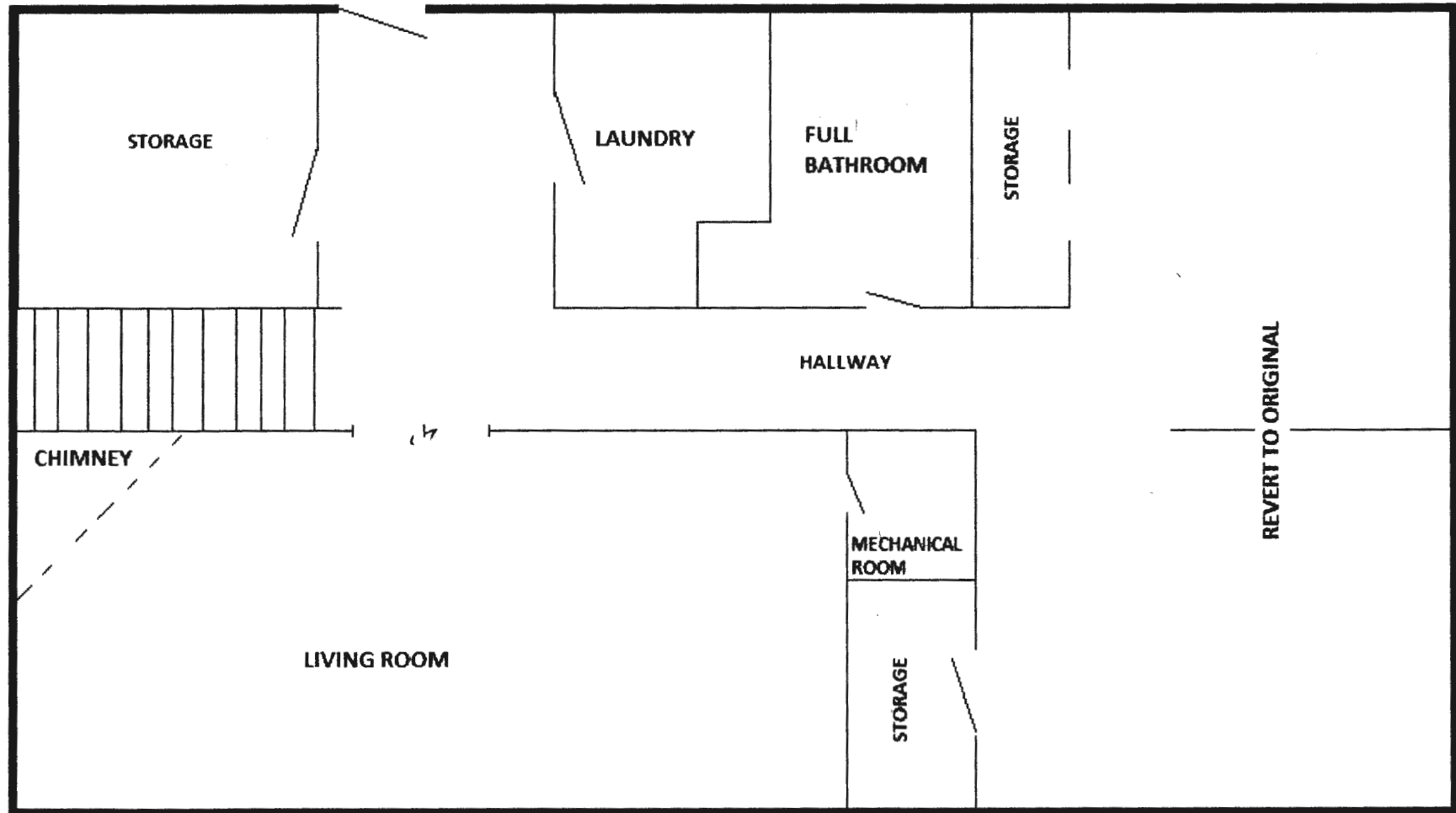
FULL BATH

MASTER BATH

BEDROOM

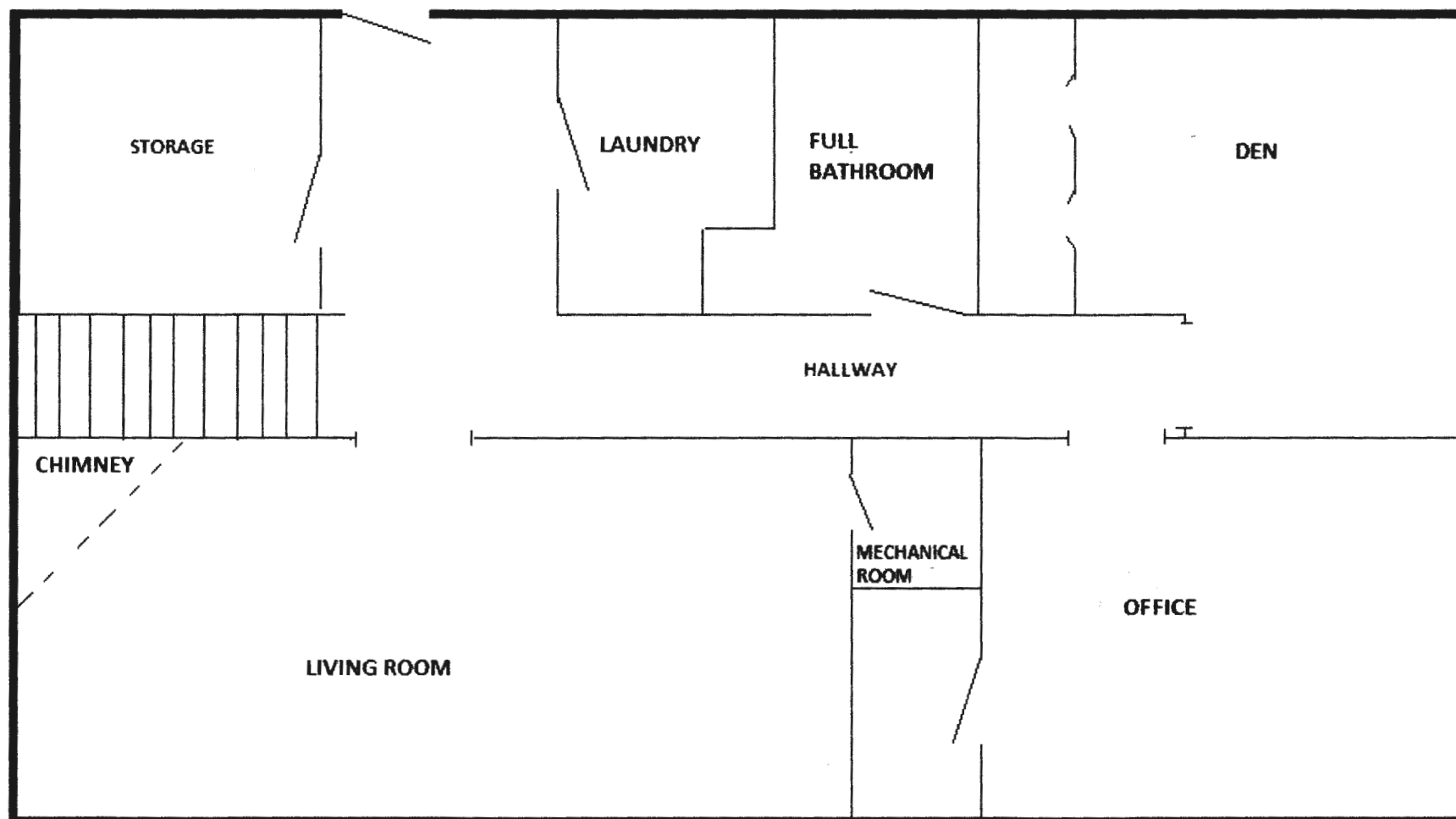
MASTER BED

PROPOSED BASEMENT LAYOUT



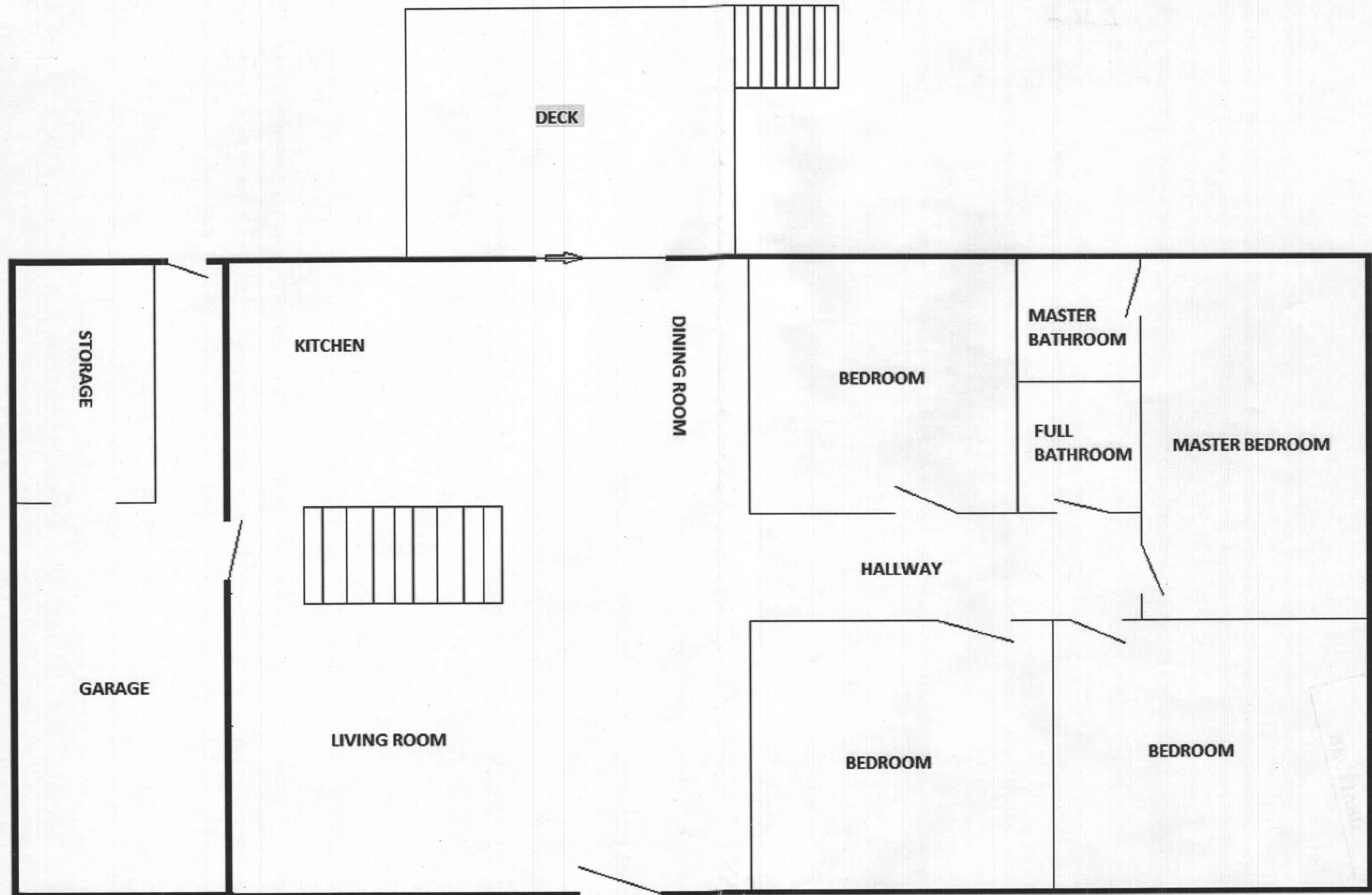
BASEMENT: 12031 SCAGGSVILLE ROAD

Indicates the areas for building permit application



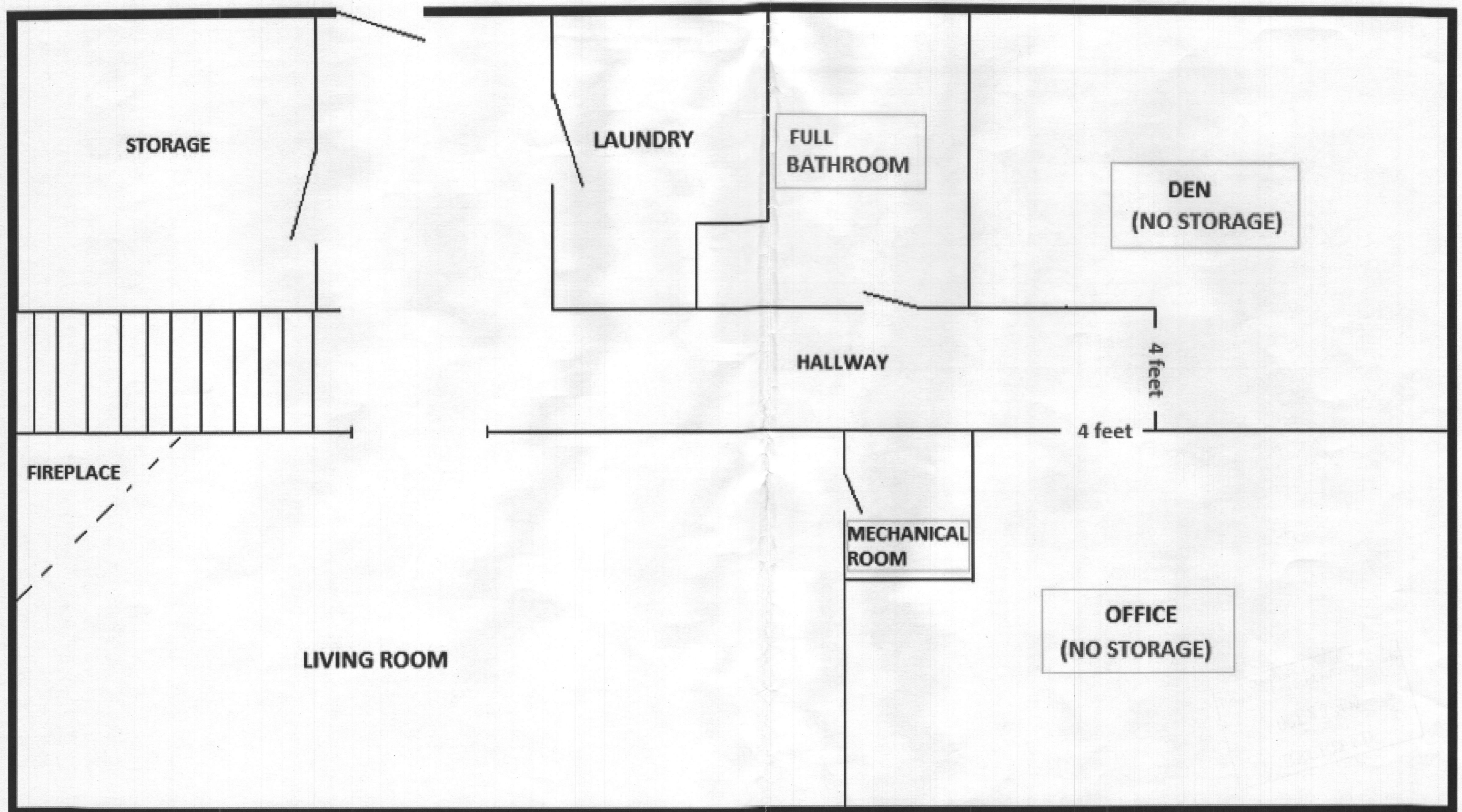
BASEMENT

Indicates the areas for building permit application

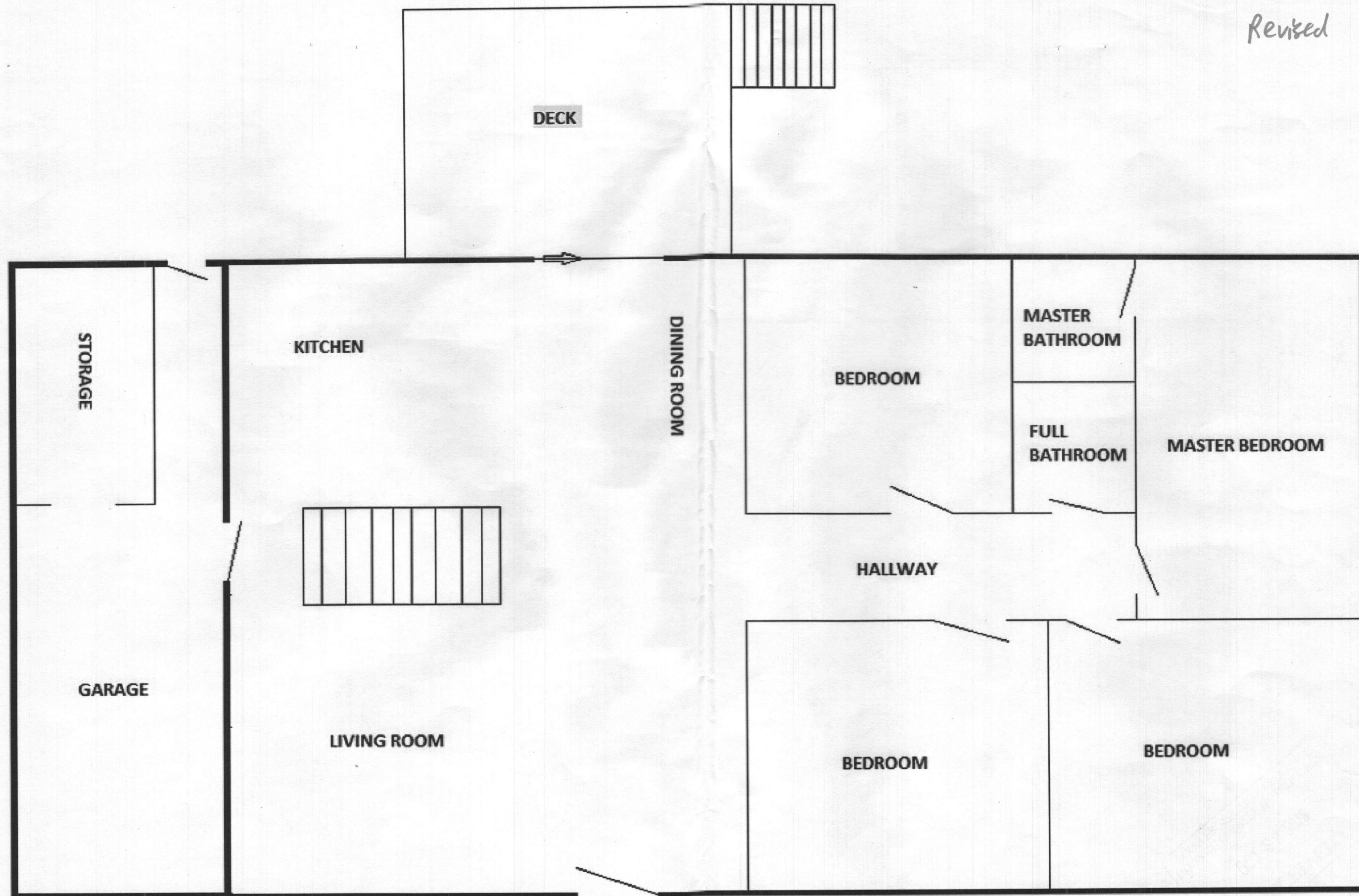


FIRST FLOOR: 12031 SCAGGSVILLE ROAD

Indicates the area for building permit application



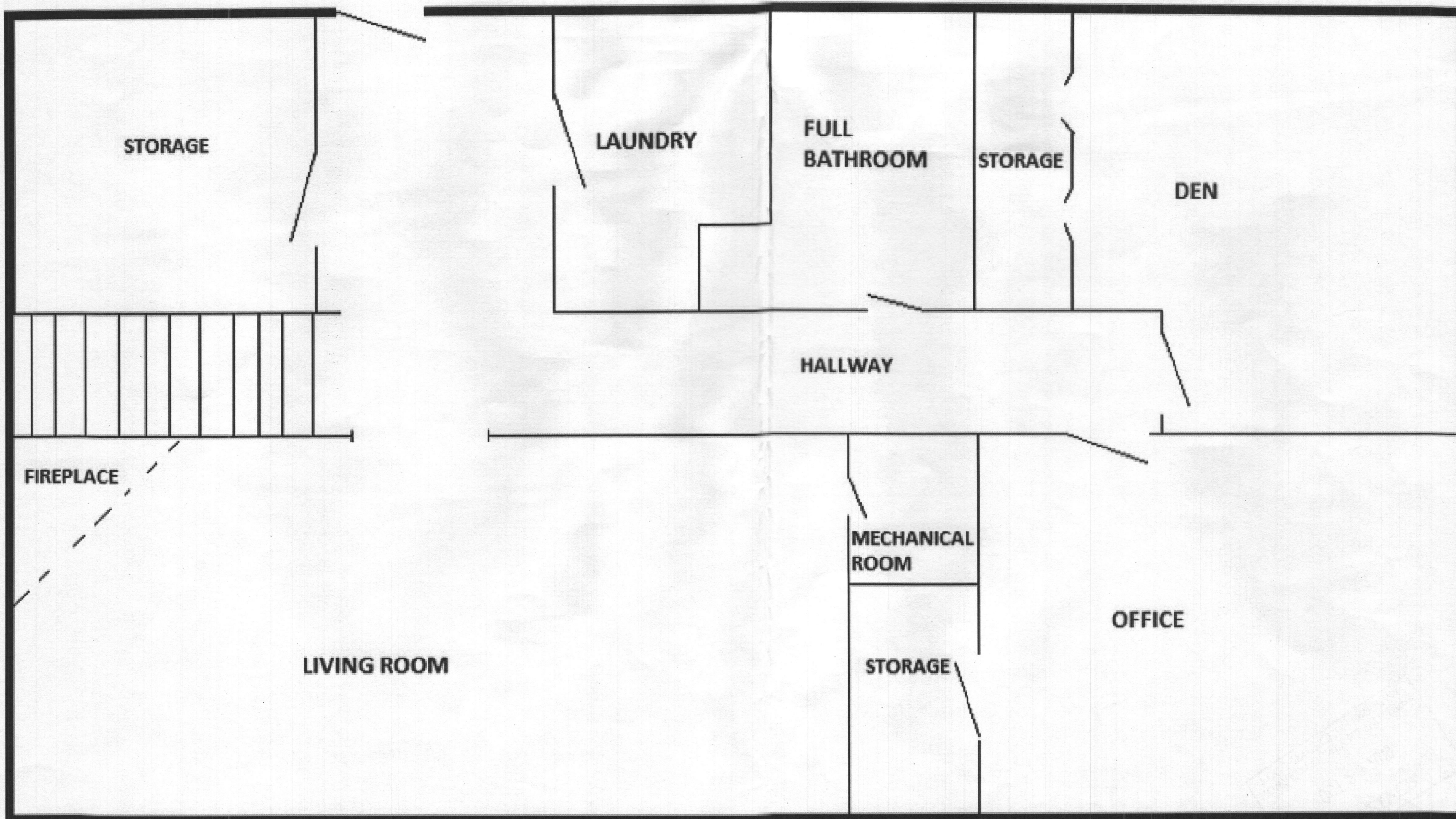
Revised



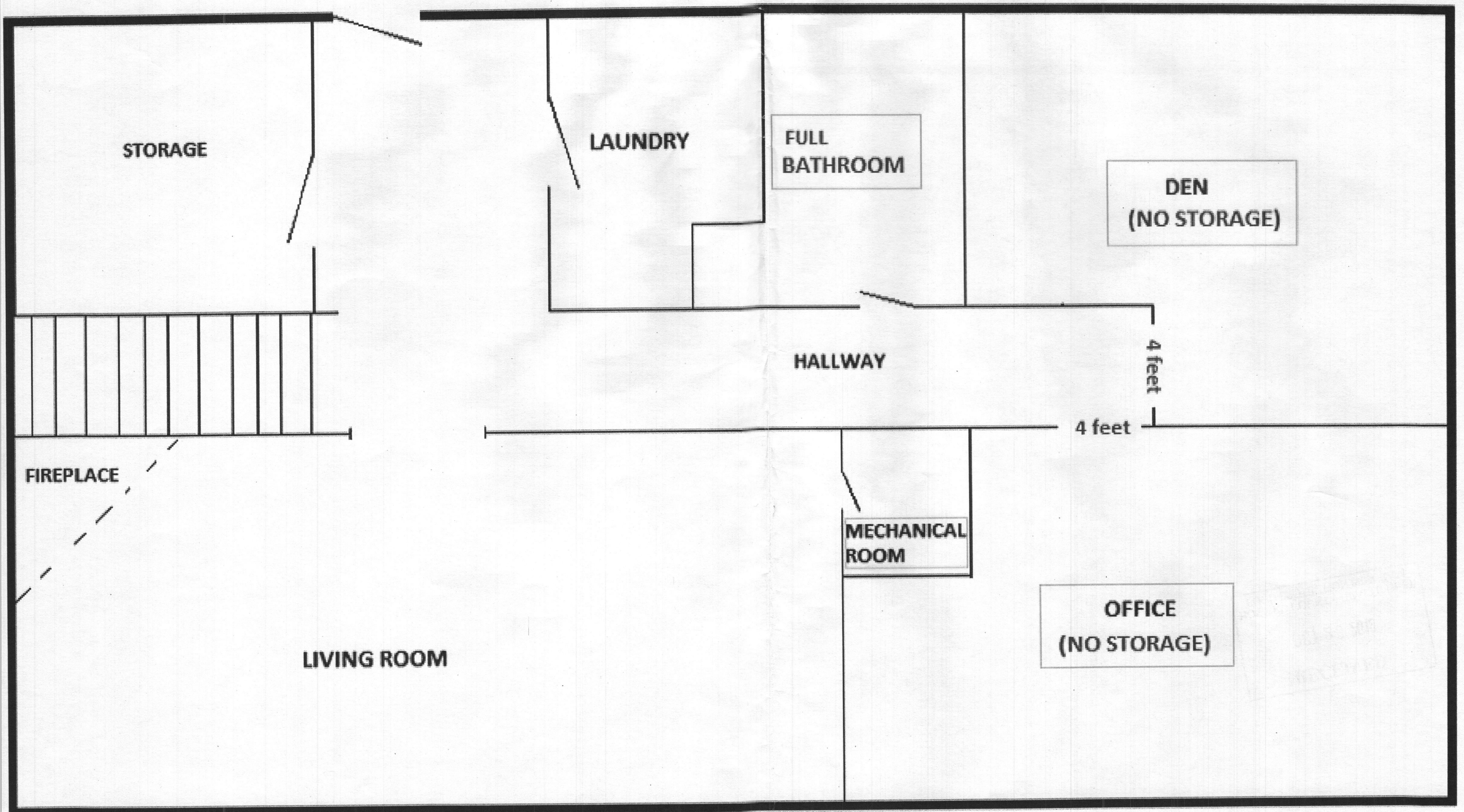
FIRST FLOOR: 12031 SCAGGSVILLE ROAD

Indicates the area for building permit application

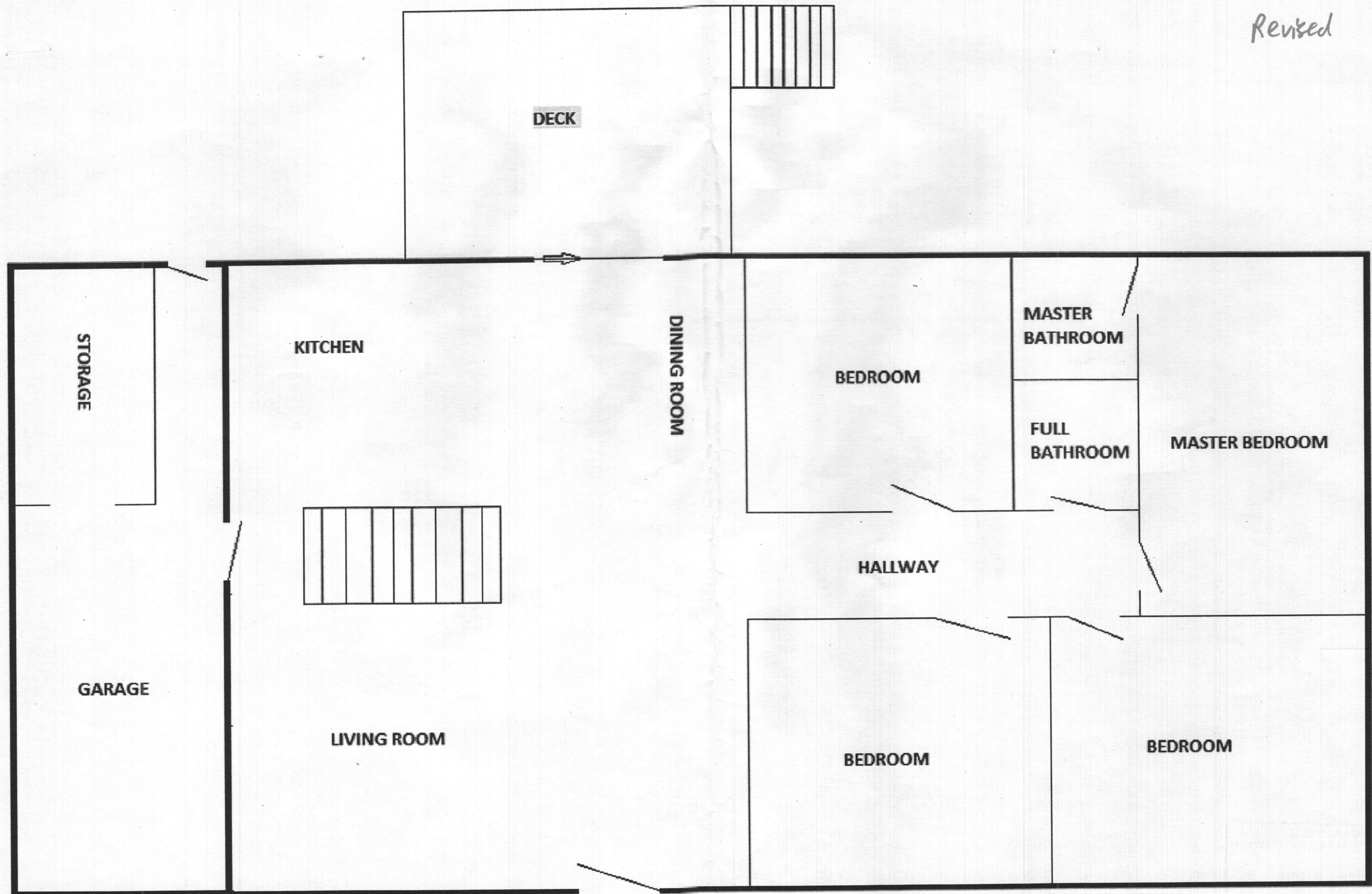
Revised



BASEMENT: 12031 SCAGGSVILLE ROAD (PRESENT)



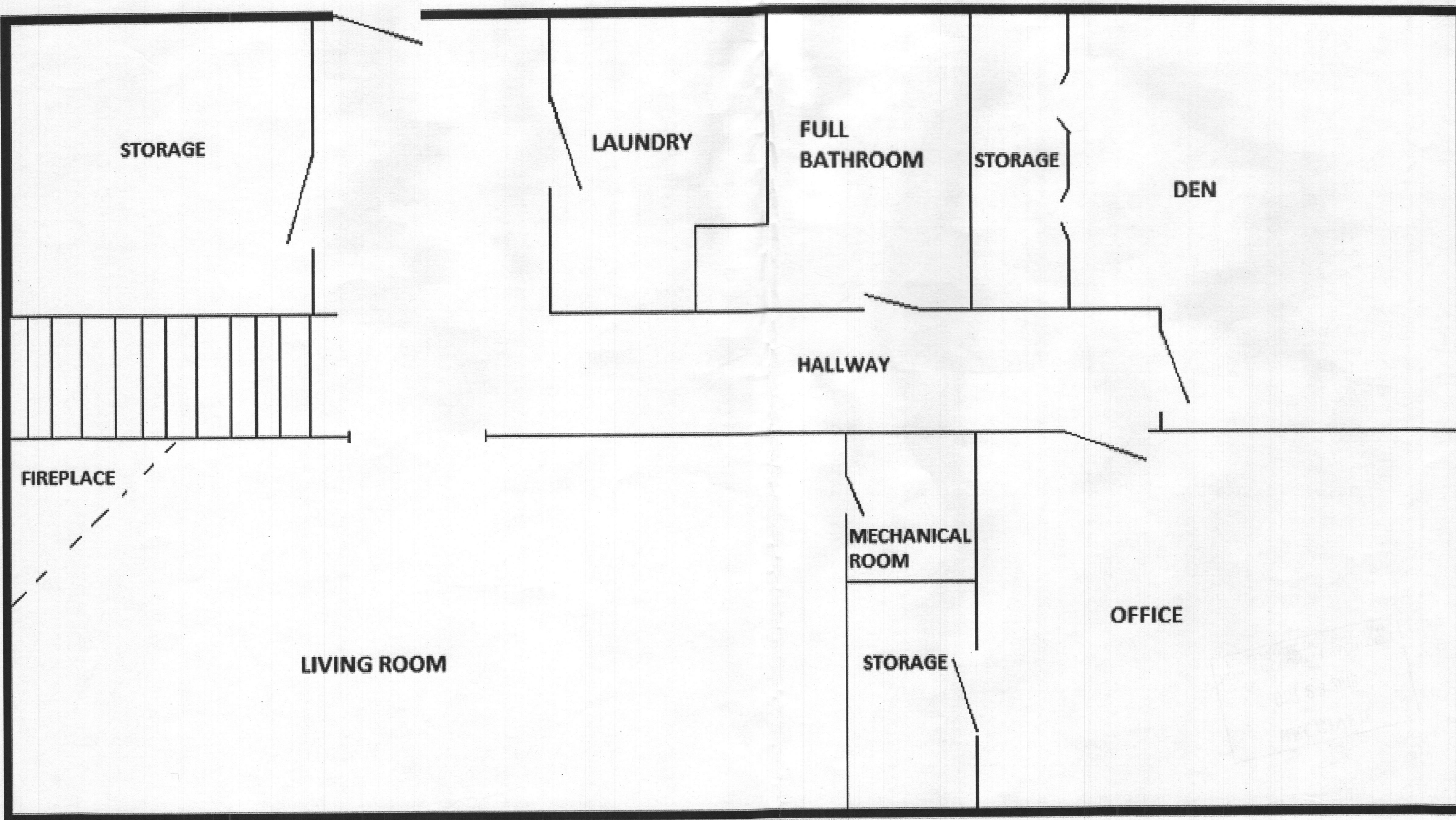
Revised



FIRST FLOOR: 12031 SCAGGSVILLE ROAD

Indicates the area for building permit application

Revised



BASEMENT: 12031 SCAGGSVILLE ROAD (PRESENT)