

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

Case

EH-PLANS-25-0

Type

Env/Health/Environmental Health/Plan Check/Application

Status

In Review

Opened Date

10/27/2025

Single Entry Edit-View Record Form

Application Name

B25002832

Description

CCS REQUESTED/ SUITE H/ SEE IT THROUGH PERFORMANCE/ ALTERATIONS FOR EXPANSION INTO ADJACENT SPACE

Total Invoiced

0.00

Total Paid

0.00

Balance

0.00

Assigned to Department Current Department

Well and Septic Progre

Assigned to Staff Current User

Zack Silvast

Address * (This section is required.)

New Search Delete Set Primary

☐ Primary	<u>Street # (start)</u>	<u>Direction</u>	<u>Street Name</u>	<u>Street Type</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>	<u>Address Status</u>	<u>Street Suffix (Direction)</u>	<u>Unit Type</u>	<u>U</u>
☒	13380		Clarks...	PIKE	High...	MD	20777			SUITE	I

Parcel (This section is not required.)

Search Delete Get Address & Owner Set Primary

☐ Primary	<u>Parcel #</u>	<u>Book</u>	<u>Page</u>	<u>Parcel</u>	<u>Parcel Area</u>	<u>Land Value</u>	<u>Improved Value</u>	<u>Exemption Value</u>	<u>Legal Description</u>	<u>Tract</u>
0 record(s) found.										

Owner (This section is not required.)

Search Delete Set Primary

☐ Primary	<u>Name</u>	<u>Mail Address Line1</u>	<u>Mail Address Line2</u>	<u>Mail Address Line3</u>	<u>Mail City</u>	<u>Mail State</u>	<u>Mail Zip Code</u>	<u>Phone</u>	<u>Co</u>
☒	Schraf limited Partnership	10610 Rhode Island Ave.			Beltsville	MD	20705		US

Applicant * (This section is required.)

Search As Owner As Lic. Prof As Contact

Single Entry Applicant Form

Type *

Applicant

Primary

Yes

First Name *

Edward

Middle Name

Last Name *

Pacylowski

Home Phone ((XXX)XXX-XXXX)

Approved 11/12/2025
 R/E
 Print Attachments
 +3

Organization Name *

Probuilt Construction, Inc.

Mobile Phone ((xxx)xxx-xxxx)

(301) 854-0821

E-mail

office@probuiltconstruction.com

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

10/24/2025

Due Date

11/7/2025

Dates to Complete

14

(Number)

Received by Food

Food Review Type

--Select--

Equipment Specification Sheets Submitted

Equipment Specification Sheet

Received by Well and Septic

10/24/2025

FACILITY INFORMATION

Name of Business (dba) *

n/a (Text)

Associated Building Permit Number

(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

(Text)

Days of Operation

(Text)

Does this project have a Building Permit?

☐ Yes ☐ No

Building Permit Issued Date

☐ 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

(Text)

Facility Email

(Text)

PROPERTY INFORMATION

Water Source

Private

Sewage Disposal

Public

Design Wastewater Flow

(Number)

Permit Type

--Select--

DEVELOPMENT PLANS

Property Type

Commercial

Plan Version

Initial

Signature Required

☐ Yes ☐ No

Engineer

0

Number of paper copies

0

Number of mylar copies

0

(Number)

(Number)

Number of buildable lots created

Number of non-buildable lots created

0
(Number)
Total Number of Lots
0
(Number)

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

Is there a bulk ice machine available

☐ Yes ☐ No

Space Limitation

Number of Hand Sinks Available

(Number)

Hood System

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--

WAREWASHING DISHWASHING

Dishwashing Method

--Select--

HACCP

Plan Review Response Letter Received

☐ Yes ☐ No

Date HACCP Approved by the State

[Date Picker]

Date HACCP Plan Submitted

HACCP Plan Approved



13380 Clarksville Pike, Suite I | Highland, MD 20777
Phone: (443) 718-9041 | Email: jake@sitperformance.com
www.sitperformance.com

Date: July 31st, 2025

To Whom It May Concern,

This letter serves to confirm the tenant use and operational overview for **See It Through Performance LLC** (SITPerformance), located at 13380 Clarksville Pike, Suite I, Highland, MD 20777. We have successfully operated at our current location since 2021, and this expansion into the neighboring space (Suite H) will enable us to enhance our services while maintaining our core operations. The expansion focuses on adding dedicated office and consultation areas and expanding the fitness space to accommodate growing demand.

Business Overview & Mission:

SITPerformance is a private fitness studio specializing in personal training, small group sessions, and health coaching. We focus on functional strength, mobility, and overall wellness, empowering individuals to achieve sustainable health and fitness transformations. Our mission is to help clients perform better in all aspects of life through personalized training and wellness services in a supportive environment.

Primary Use of Space:

- **Training Floor:** The expanded space will primarily be used for fitness sessions, including strength training, functional movement exercises, and mobility work. The floor will accommodate up to 8 clients at a time, with small groups of 2-6 clients and one-on-one sessions.
- **Reception Area:** A check-in and waiting space for clients, which will also include administrative workspaces.
- **Private Office & Consultation Space:** A dedicated area for client consultations, goal-setting sessions, health assessments, and business operations.
- **Storage Areas:** Fitness equipment (dumbbells, barbells, resistance bands) will be stored along the gym's perimeter, with cleaning supplies and restroom essentials in a dedicated closet. Administrative materials will be securely stored in office cabinets, ensuring safety and organization.

Occupancy & Client Flow:

The facility will accommodate 8 clients and 3 staff members during peak hours. All sessions are scheduled in advance to maintain a low-density, controlled environment. Staggered session schedules will ensure smooth client flow and avoid overcrowding.

Hours of Operation:

Our current hours are Monday through Friday, 5:30 AM to 7:30 PM, and Saturday, 6:30 AM to 12:30 PM.

Compliance with Zoning & Safety:

This expansion complies with local zoning and building codes, and we will adhere to all relevant safety regulations, including fire safety and emergency exits. No hazardous materials will be stored or used in the space.

We are committed to operating in alignment with the commercial intent of this property. Please let us know if further documentation or details are required.

Sincerely,

Jacob Harp, MS, ACSM EP-C, EIM2, USAW-L1, PN-L1
Owner
See It Through Performance (SITPerformance)
jake@sitperformance.com

Permit B25002832

From Christina <Christina@probuiltconstruction.com>

Date Wed 10/29/2025 4:00 PM

To Freemon, Robert <rfreemon@howardcountymd.gov>

Cc Edward <Edward@probuiltconstruction.com>; Jake Harp <jake@sitperformance.com>

 1 attachment (97 KB)

SITP Expansion - Tenant Letter 7.31.2025.pdf;

WARNING!!!

This email originated from someone outside of Howard County
*****DO NOT CLICK LINKS OR OPEN ATTACHMENTS*****
unless you recognize the sender and know for sure that the content is safe

Hi Spencer,

It's Christina with ProBuilt Construction. Cc'd on this email is Ed with ProBuilt and also Jake Harp who is our business neighbor here in Highland Crossing and the owner of See It Through Performance, a personal training facility. He hired ProBuilt to do an expansion project of his business into the neighboring unit so his studio space could be a little more roomier and have space for a reception area, conference room area, and his own office area. The permit was submitted to the county back on July 21st and all agencies have just signed off on it except the health department. I don't know why the health department wasn't included in as an agency that needed to review the request until now because it's been 3 months since it was submitted, but we are now at the point where we are truly ready to get started with the remodeling work.

As I'm sure you know with any business related to personal health, it is important that they are open and ready to serve clients for New Years resolution time. Jake taking over the lease of this space is dependent on his ability to target this market and ensure to his existing and new client base that all remodeling work will be completed and the studio space will be ready for use in the peak season. We have had a target date on our calendar to start our demo work for October but have had to push it because of plan review revisions required. We thought we were going to be good to go to start the demo next week, November 3rd, giving us 9 weeks to do this work to meet his deadline (not even accounting for the 2 holidays in the mix!). But now that the health department needs to review the file, we are wondering how this might impact Jake's ability to have his space back for his clients use by January 1. We know this isn't your fault! You are just the one that has been assigned to the file. But I am reaching out to you to see if you might be able to help us out.

Jake is a neighbor and a friend, we really want for him and his business to be successful and not be in too much of a bind during this expansion process. With regard to well and septic, we are actually lessening the usage on these systems with this remodel because the space is no longer going to be a nail salon. We are removing all the plumbing water and drain lines for the pedicure chairs, as well as the

hand washing sink from the space because those items are not needed with Jake's business model. The only thing we are keeping is the bathroom. Also, it will be serving less clientele because his business model has a maximum of 8 clients and 3 staff members at a time during peak hours to encourage one-on-one attention in a low-density, controlled environment to provide safe client flow and avoid overcrowding. The nail salon could hold at least 15 clients and 5 staff members an hour during their peak hours, which is definitely had more usage and impact on the well and septic tank and reserve field.

Please see the attached letter from Jake outlining his current business operation model as well as explaining how this expansion will safely enhance his business operations with a minimal impact on the well and septic usage located on these grounds.

Our request: We are hoping that you might be able to review this sooner rather than later so that maybe we can still get started on the demo work sometime next week. I thought it couldn't hurt to reach out and ask you if this was possible. You are always so helpful to ProBuilt with our questions, we hope this request isn't out of line..... We very much appreciate you and your time!

Thank you Spencer!

Christina Speiden

PROBUILT
CONSTRUCTION, INC.

13330 Clarksville Pike

Highland, MD 20777

P. 301.854.0821

www.probuiltconstruction.com