



# Health

## 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.: B15001287

Building Address: 12244 Mount Albert Road  
 City: Ellicott City State: MD Zip Code: 21042  
 Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 66  
 Tax Map: 22 Parcel: 0220 Grid: 0018  
 Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Property Owner's Name: Joe & Luane Paci  
 Address: SAME  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: 410 707 5291 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Applicant's Name & Mailing Address, (If other than stated herein)  
 Applicant's Name: A.J. Ballantine  
 Address: 3273 Pine Orchard Lane, Suite C  
 City: Ellicott City State: MD Zip Code: 21042  
 Phone: 410.336.7011 Fax: \_\_\_\_\_  
 Email: aj@cornerstoneremodeling.com

Existing Use: Deck  
 Proposed Use: Covered Porch, Family Room  
 Estimated Construction Cost: \$ 300,000  
 Description of Work: Add porch & family room addition, move master bedroom & Bath Approx. 1000 sq ft  
 Occupant or Tenant: \_\_\_\_\_  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Contractor Company: Cornerstone Remodeling, LLC  
 Contact Person: A.J. Ballantine  
 Address: 3273 Pine Orchard Lane, Suite C  
 City: Ellicott City State: MD Zip Code: 21042  
 License No.: MHIC # 129673  
 Phone: 410.336.7011 Fax: \_\_\_\_\_  
 Email: aj@cornerstoneremodeling.com

Engineer/Architect Company: Howard Engineering LLC  
 Responsible Design Prof.: \_\_\_\_\_  
 Address: 1621 Old Joppa Rd  
 City: Joppa State: MD Zip Code: 21085  
 Phone: 410 746 1026 Fax: \_\_\_\_\_  
 Email: howard eng @ aol . com

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 <sup>st</sup> floor:	
	2 <sup>nd</sup> floor:	
Area of construction (sq. ft.):	Basement:	
<u>1600 sq ft</u>	<input type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:	
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>	
<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:	
<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	
<b>Water Supply</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Heating System</b>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input type="checkbox"/> Yes <input checked="" 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 EMPLOYEES OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

A.J. Ballantine  
 Applicant's Signature  
 aj@cornerstoneremodeling.com  
 Email Address  
 Owner, Cornerstone Remodeling  
 Title/Company

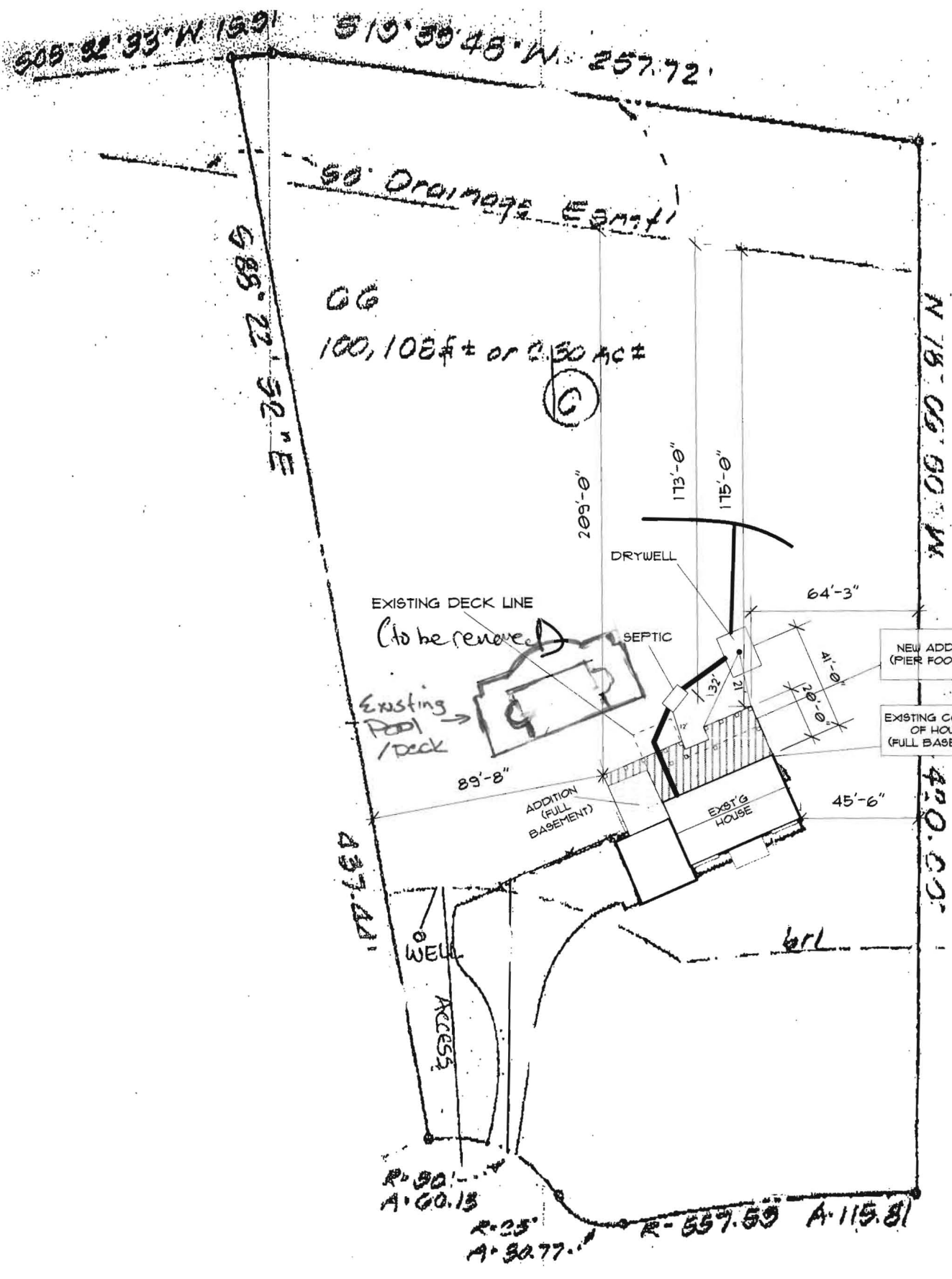
A.J. Ballantine  
 Print Name  
4/13/15  
 Date

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

AGENCY	DATE	SIGNATURE OF APPROVAL	DPZ SETBACK INFORMATION	Filing Fee
State Highways			Front:	\$ <u>2500</u>
Building Officials			Rear:	\$
PSZA (Zoning)			Side:	\$
PSZA (Engineering)			Side St.:	\$
Health	<u>5/14/15</u>	<u>H. Oswald</u>	All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No	Excise Tax \$
			Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No	PSFS \$
			Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No	Guaranty Fund \$
			Lot Coverage for New Town Zone:	Add'l per Fee \$
			SDP/Red-line approval date:	Total Fees \$
				Sub-Total Paid \$
				Balance Due \$
				Check # <u>1985</u>

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

T:\Operations\Updated Forms\Building appl\mp 8.2012.docx



12244 MOUNT ALBERT ROAD, ELLICOTT CITY, MD 21042  
 SCALE: 1" = 50 FT

## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Thursday, April 23, 2015 3:48 PM  
**To:** 'JOSH@CORNERSTONEREMODELING.COM'  
**Subject:** B15001287\_12244 Mount Albert Drive

Hello Josh:

This letter is in response to building permit # **B15001287**. The application describes interior renovations, constructing a deck and family room addition plus master bedroom/bath (1600 sq. ft.). Upon review of the submittal, the site plan did not appear to accurately reflect all of the septic components (i.e. septic tank, drywell and trench) and their locations as documented on the "As Built" drawing (See attachment). In addition, it does not show an established septic reserve area and this office does not have record of one having ever been established on a percolation certification plan.

According to Howard County Code Sec 3.805, there must be an approved percolation certification plan establishing a septic disposal area for the property prior to Health approval of a building permit. If one doesn't exist, then it must be established prior to approval. The owners may request a Waiver to this requirement in writing to the Deputy Director of this Bureau, Mike Davis.

Also, a copy of the floor plans for the existing house and proposed work is needed to confirm the number and types of rooms including bedrooms and bathrooms.

Building permit approval is being placed on hold until a revised site plan, floor plans and perc cert plan and or waiver has been forwarded to the Health Department for review. Should you have any questions, please don't hesitate to ask.

Respectfully,

*Hank Oswald*

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Bureau of Environmental Health  
Well & Septic Program  
410.313.1786

Regarding Improvements to 12244 Mount Albert Road Ellicott City, MD 21042

Building Permit # B15001287

April 27, 2015

Dear Mr. Deputy Director,

This letter is a request to waive the requirement for an established septic disposal area based on these conditions:

- The proposed additions have a limited impact on the site due to the lack of full foundation walls (both additions to be set on pylons and pier-footings).
- The proposed additions do not increase the number of bedrooms and/or bathrooms (count is currently a four bedroom house and will remain a four bedroom house).
- The proposed additions meet all set-back requirements to the septic system.

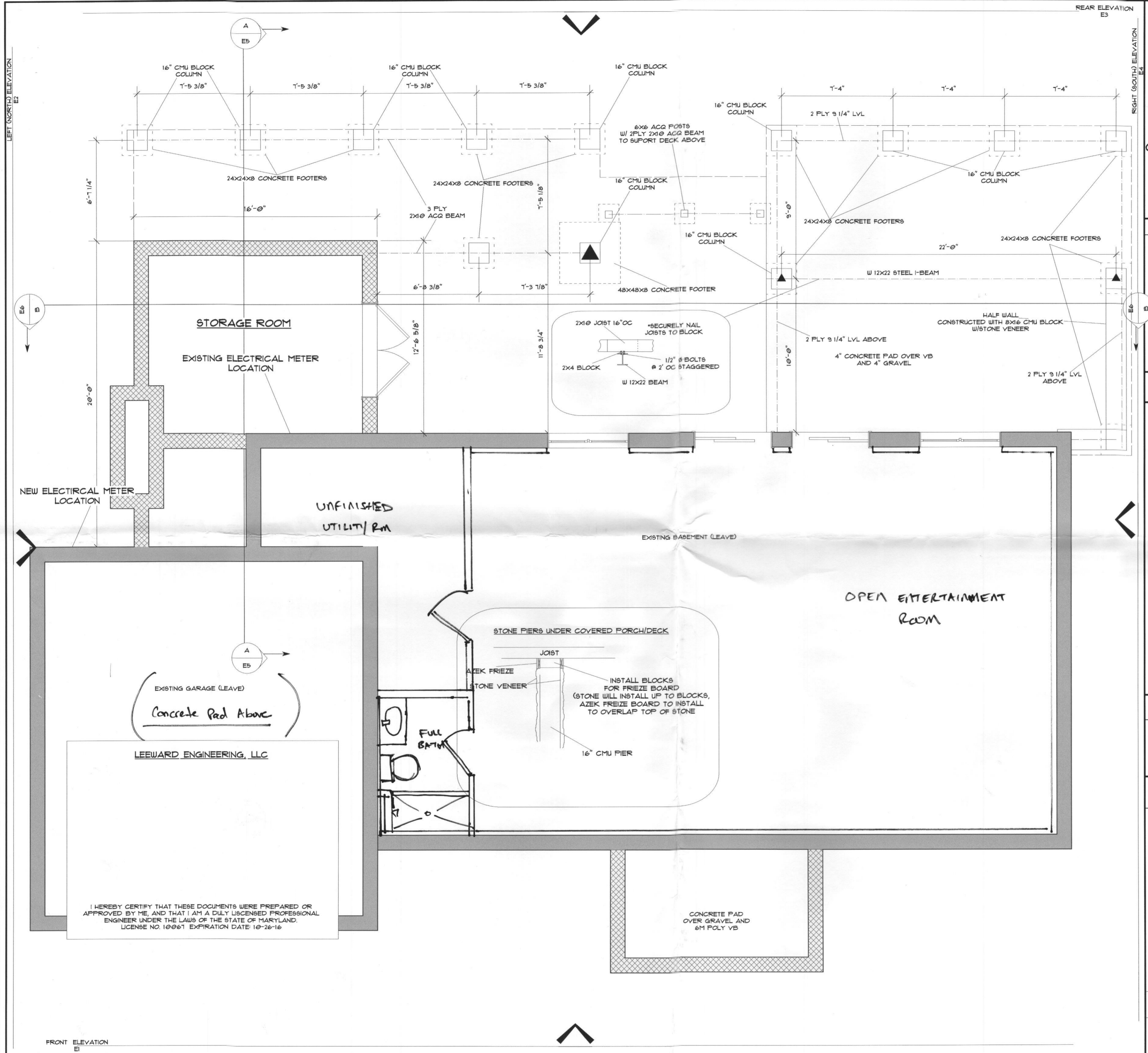
Please feel free to contact AJ Ballantine with Cornerstone Remodeling if you have any questions or concerns.

(410) 336-7011.

Best Regards,

*Luanne R. Paci*  
*Luanne R. Paci (HOMEOWNER)*

*5/11/15*  
*Approved*  
*Mr. Davis*



**CORNERSTONE  
REMODELING**

MHIC # 129673

CORNERSTONE REMODELING, LLC  
P.O. BOX 126  
WOODSTOCK, MD 21163

410.336.7011

REVISIONS:

OCTOBER 14, 2014  
NOVEMBER 4, 2014  
NOVEMBER 11, 2014  
FEBRUARY 20, 2015

**FINAL**  
MARCH 26, 2015

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

ALTERATIONS TO:

**PACI  
RESIDENCE**

12244 MOUNT ALBERT ROAD  
ELLCOTT CITY, MD 21042  
410.707.5291

PREPARED BY:

**A.J. BALLANTINE**  
CORNERSTONE REMODELING  
410.336.7011

NOTES:

PAGE

BASEMENT EXST  
& PROPOSED

**A3**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 10061 EXPIRATION DATE: 10-26-16

LEEWARD ENGINEERING, LLC

Concrete Pad Above

LEFT (NORTH) ELEVATION E2

REAR ELEVATION E3

RIGHT (SOUTH) ELEVATION E4

FRONT ELEVATION E1



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410.707.5291

PREPARED BY:

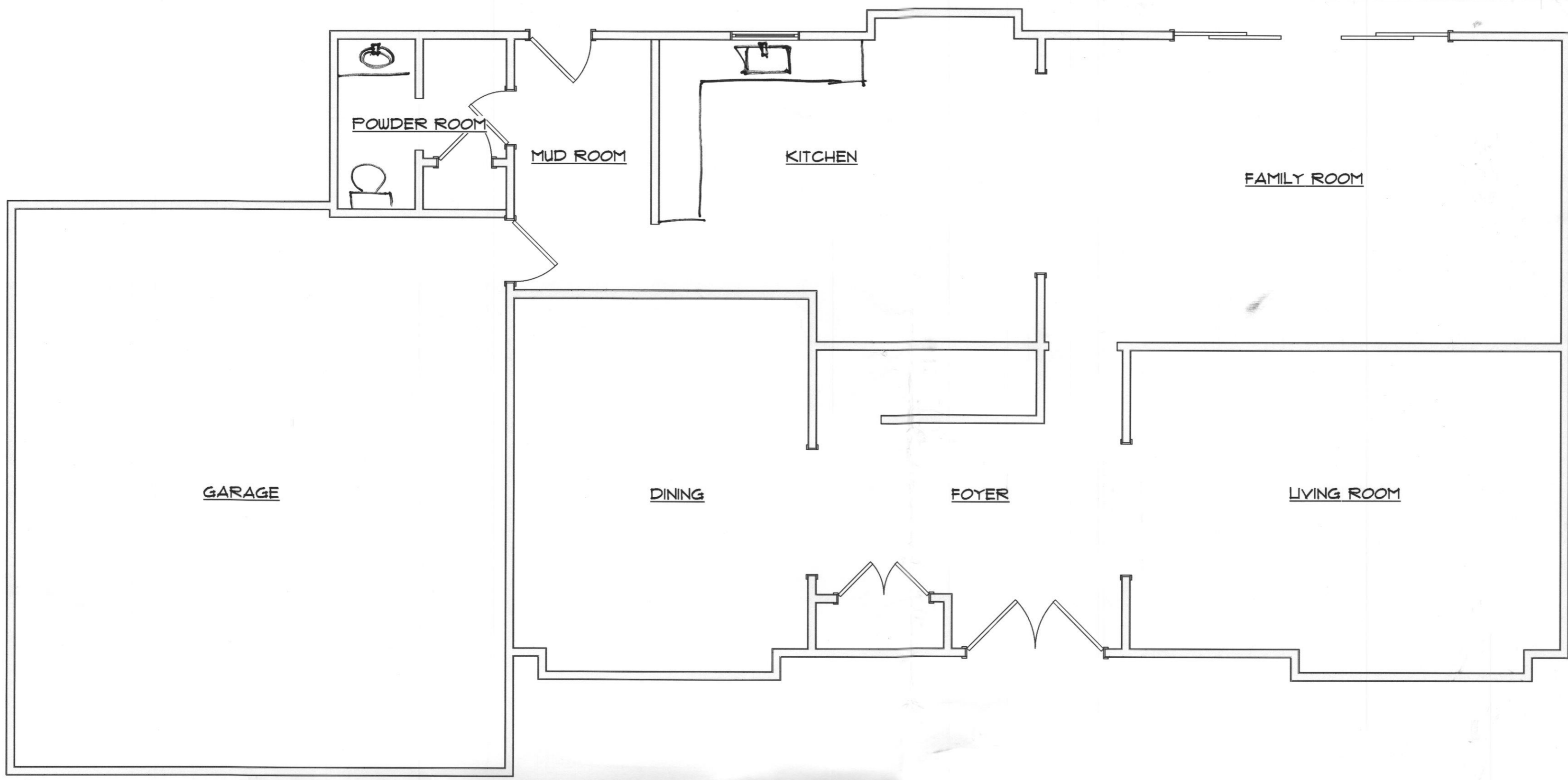
**A.J. BALLANTINE**  
CORNERSTONE REMODELING  
410.336.7011

NOTES:

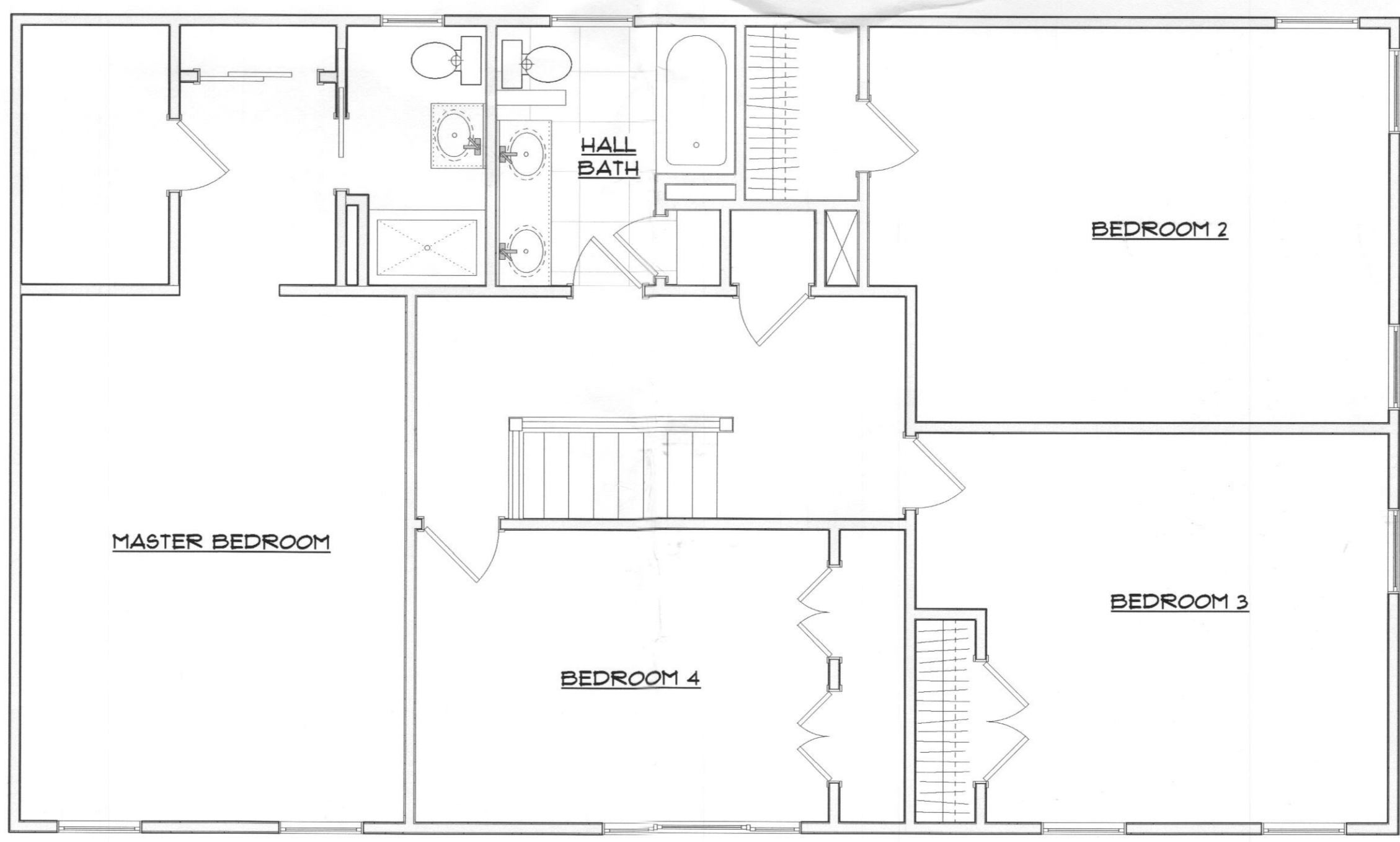
PAGE

EXISTING 1ST AND  
2ND FLOORS

**A0**

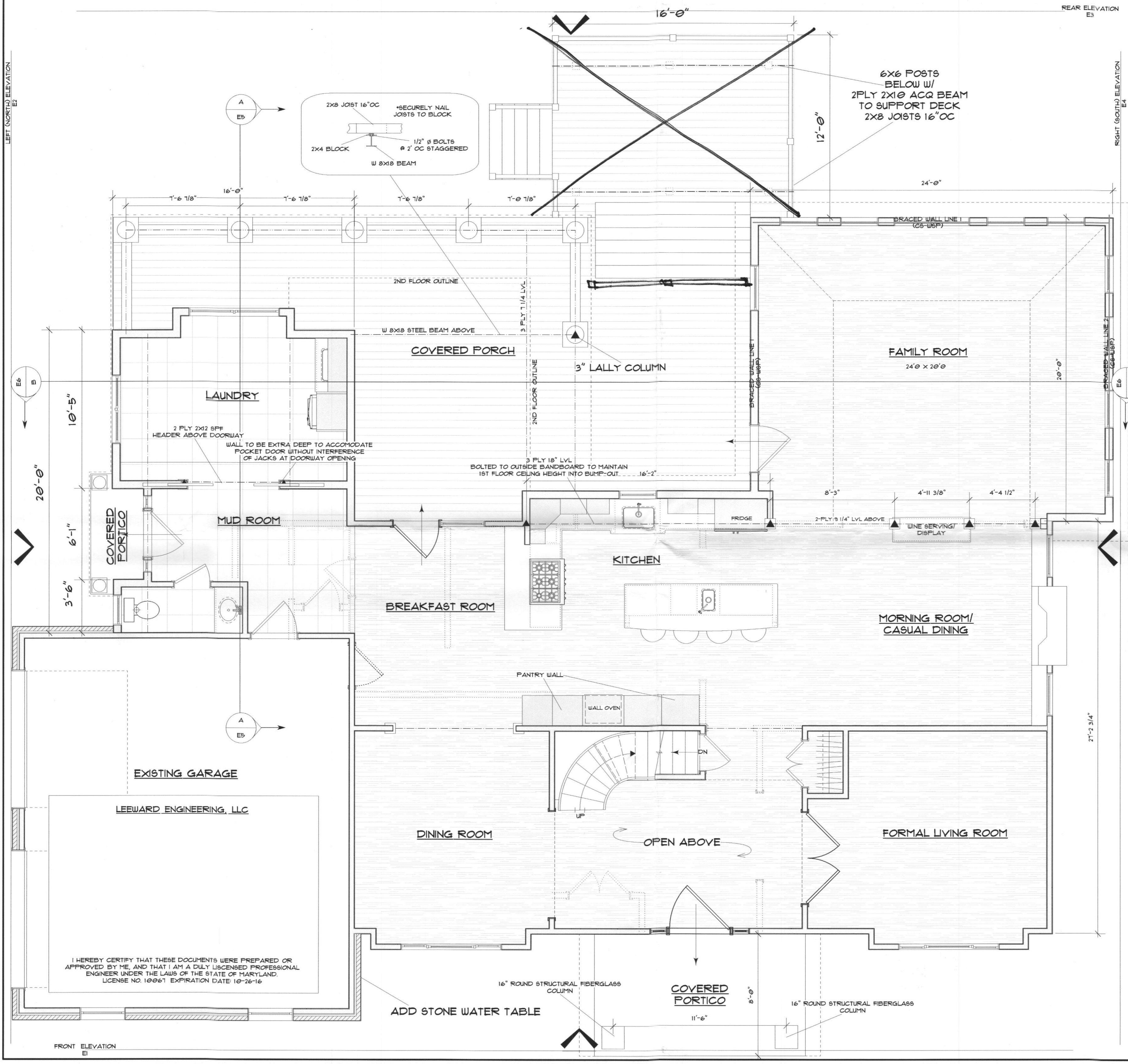


FIRST FLOOR (EXISTING)  
SCALE: 1/4" = 1'-0"



SECOND FLOOR (EXISTING)  
SCALE: 1/4" = 1'-0"





**CORNERSTONE  
REMODELING**

MHIC # 129673

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P.O. BOX 126  
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MARCH 26, 2015

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410.707.5291

PREPARED BY:

**A.J. BALLANTINE**  
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410.336.7011

**NOTES:**

PAGE

1ST FLOOR PLAN

**A1**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 10001 EXPIRATION DATE 10-26-16

LEEWARD ENGINEERING, LLC

ADD STONE WATER TABLE

OPEN ABOVE

FORMAL LIVING ROOM

DINING ROOM

MORNING ROOM/  
CASUAL DINING

KITCHEN

BREAKFAST ROOM

MUD ROOM

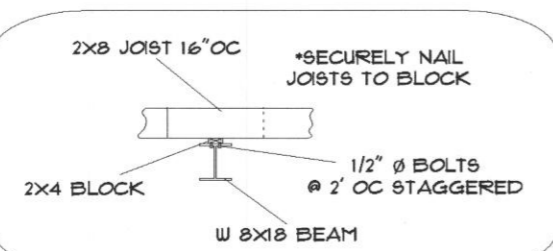
LAUNDRY

FAMILY ROOM  
24'0" x 20'0"

COVERED PORCH

3" LALLY COLUMN

6X6 POSTS  
BELOW W/  
2PLY 2X10 ACQ BEAM  
TO SUPPORT DECK  
2X8 JOISTS 16" OC



3 PLY 18" LVL  
BOLTED TO OUTSIDE BANDBOARD TO MAINTAIN  
1ST FLOOR CEILING HEIGHT INTO BUMP-OUT... 16'-2"

2 PLY 2X12 SPF  
HEADER ABOVE DOORWAY  
WALL TO BE EXTRA DEEP TO ACCOMMODATE  
POCKET DOOR WITHOUT INTERFERENCE  
OF JACKS AT DOORWAY OPENING

2ND FLOOR OUTLINE

W 8X18 STEEL BEAM ABOVE

3 PLY 1 1/4" LVL  
2ND FLOOR OUTLINE

BRACED WALL LINE 1  
(25-W8P)

BRACED WALL LINE 1  
(25-W8P)

21'-2 3/4"

9'-0"

11'-6"

16" ROUND STRUCTURAL FIBERGLASS  
COLUMN

16" ROUND STRUCTURAL FIBERGLASS  
COLUMN

LEFT (NORTH) ELEVATION  
E2

REAR ELEVATION  
E3

RIGHT (SOUTH) ELEVATION  
E4

FRONT ELEVATION  
E1