



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: 12/31/19

Permit No.: B19004382

Building Address: 3444 Woodbine Road
 City: Woodbine State: MD Zip Code: 21797
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Subdivision: _____
 Lot: _____ Tax Map: _____ Parcel: 129

Property Owner's Name: Kathleen Ruben
 Address: 40360 Waterview Drive
 City: Mechanicsville State: MD Zip Code: 20659
 Phone: 301-520-7448 Fax: _____
 Email: Kathyruben@comcast.net

Existing Use: Residential
 Proposed Use: Residential
 Estimated Construction Cost: \$ 119,900.00
 Description of Work: Install 2 decks, 24x16w/steps, 18x14 screened porch, Refurbish pool, woodburning stove "A5 built"

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

Occupant/Tenant Name: Kathleen Ruben
 Was tenant space previously occupied? Yes No
 Contact Name: Kathleen Ruben
 Address: 40360 Waterview Dr.
 City: Mechanicsville State: MD Zip Code: 20659
 Phone: 301-520-7448 Fax: _____
 Email: Kathyruben@comcast.net

Contractor Company: Gold Leaf Group
 Contact Person: Paul Saiz
 Address: 20310 Georgia Ave
 City: Brookeville State: MD Zip Code: 20833
 License No.: 46432
 Phone: 301-924-6800 Fax: _____
 Email: _____

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"/> Det Dwelling <input type="checkbox"/> SF Townhouse
No. of stories: _____	Depth _____ Width _____
Gross area, sq. ft./floor: _____	1st floor: _____
Area of construction (sq. ft.): _____	2nd floor: _____
Use group: _____	Basement: _____
Construction type: _____	<input 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: _____
<input type="checkbox"/> State Certified Modular	<u>Multi-family Dwelling</u>
	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 type="checkbox"/> No	Roof: _____
Roadside Tree Project Permit # _____	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas: <input type="checkbox"/> Yes <input checked="" 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 checked="" 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 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 COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: Kathleen Ruben Print Name: Kathleen Ruben
 Email Address: Kathyruben@comcast.net Date: 12/31/19
 Title/Company: Owner

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	<u>5/13/20</u>	<u>[Signature]</u>

Is Sediment Control approval required for issuance? Yes No
 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	\$ <u>25.00</u>
Permit Fee	\$ <u>45.36</u>
Tech Fee	\$ <u>4.53</u>
Excise Tax	\$ _____
PSFS	\$ _____
Guaranty Fund	\$ _____
Add'l per Fee	\$ _____
Total Fees	\$ _____
Sub- Total Paid	\$ _____
Balance Due	\$ _____
Check #	<u>1726</u>

Error: 0
 Field: 11
 Comp: 11
 Graphics: 10
 Checked: 11

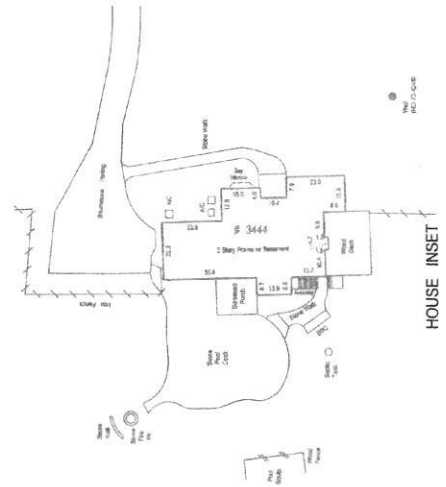
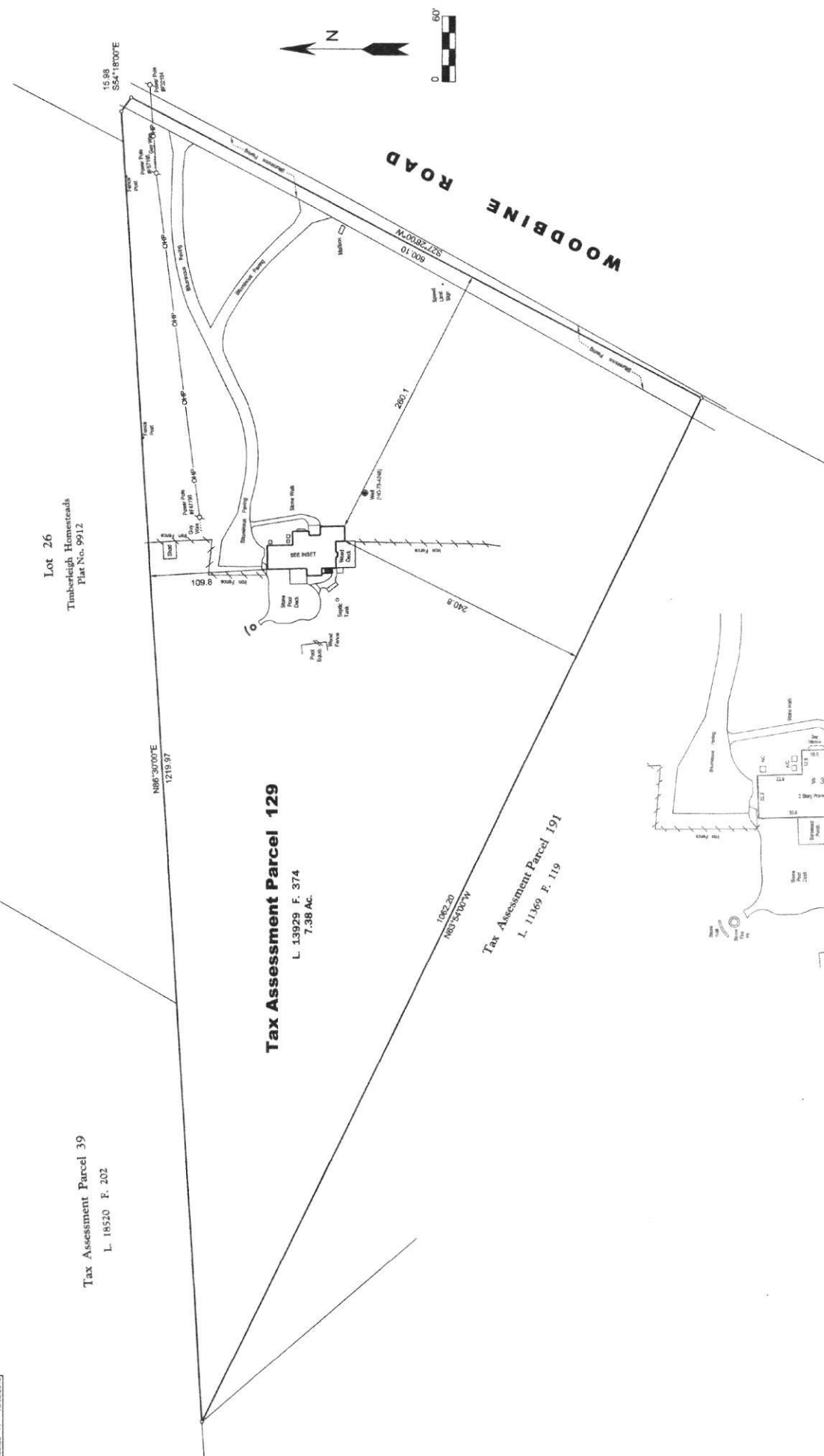
STREET ADDRESS: 3444 Woodbine Road

Lot 26
 Timberleigh Homesteads
 Plat No. 9912

Tax Assessment Parcel 39
 L. 18520 F. 202

Tax Assessment Parcel 129
 L. 13929 F. 374
 7.38 Ac.

Tax Assessment Parcel 191
 L. 11369 F. 119



SURVEYOR'S CERTIFICATE

I hereby certify that the property indicated hereon is shown in accordance with the survey and that the improvements as shown, have been located by acceptable survey practices, and that all visible improvements are shown.

10/5/2019 (Final)
 Date



[Signature]
 David A. [Name]
 Professional Land Surveyor
 MD Reg. No. 10959
 Two year ACSL of Professional Land Surveyors
 License Renewal Date: 11/05/2021

HOUSE LOCATION PLAT
 TAX ASSESSMENT PARCEL 129
 3444 Woodbine Road
WOODBINE
 LIBER 13929 FOLIO 374
 MONTGOMERY COUNTY, MARYLAND
 SCALE: AS NOTED OCTOBER, 2019
WITMER ASSOCIATES, LLC
 LAND SURVEYING - LAND PLANNING & DESIGN
 18401 Woodbine Park Lane, C. Greensboro, MD 20886
 (301) 740-1499 Fax (301) 740-3850 18202-A

Freemon, Robert

From: Freemon, Robert
Sent: Friday, February 07, 2020 3:20 PM
To: Dr. Ruben
Cc: Williams, Jeffrey
Subject: RE: 3444 Woodbine Rd.
Attachments: 2007 Aerial Photo.png; 2013 Aerial Photo.png

Kathy,
An aerial photograph from 2007 shows the property without an existing pool, screened porch and decks. It isn't until 2012-2013 when these structures show up. Even if these structures existed at one point further in the past they have not been in existence for some time. In addition none of them were permitted according to the Dept. of Inspections Licenses and Permits (DILP). Therefore these structures are considered new construction. I'm sorry if you were not aware a permit was needed however this does not change the fact that these structures were installed illegally in 2012.

According to section 3.805(a)(1) this proposal does require a Percolation Certification Plan. The pool alone covers over 500sqft. For someone to be exempt they would have to meet all three conditions. Before this building permit can be approved a Percolation Certification Plan designating a sewage disposal area on the property for future replacement systems is required. All septic systems will fail at some point so having a designated replacement area is critical before we update the house.

As for the existing septic system the Health Dept. will need to confirm its status. I have read the report from J.V. Harrison's and it is evident the existing system was failing before this work was done. It also is evident based on our records that a minor repair permit was never applied for nor approved for this septic work. Any work being done on an existing septic system requires a permit.

Lastly the building permit application submitted shows your name and contact information written in as the property owner. If you would like me to contact the new property owners I will do so however your contact information is the only one provided. The Health Dept. does not get involved with buyer and seller agreements. It is ultimately the current homeowners responsibility to complete the requirements before this building permit is approved.

Robert "Spencer" Freemon
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health
Well and Septic Program
Phone: 410-313-6357
Email: rfreemon@howardcountymd.gov
Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

From: Dr. Ruben <kathyruben@comcast.net>
Sent: Thursday, January 30, 2020 3:34 PM
To: Freemon, Robert <rfreemon@howardcountymd.gov>
Subject: RE: 3444 Woodbine Rd.

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

Hi Spencer,

Thank you for looking over the property file for 3444 Woodbine Road. I do have a question about the need for a Percolation Certification Plan for the property since the building permit is for replacing structures that were originally installed in 1994 as you can see from where the existing doorways are located. I bought the house in 2012 when I had the Gold Leaf Group refurbish everything... apparently they did not obtain permits which I did not know until I put the house up for sale. The potential buyers for the house asked me to obtain permits retrospectively.

I recently sold the house on January 21st, 2020. The new buyers asked for a septic company to evaluate the current system (see attached report from J.V. Harrison Backhoe and Septic which is one of the septic companies on your list). They have deemed the system to be in good working order. There is a depression in the yard but it is not from the septic system. Rather it is from a drainage tube from the gutters and the sump pump directing water away from the house. When it rains a lot there is a puddle sometimes. This definitely is not surfacing septic since the house had been empty from July 2019 until it was sold in January 2020 (I have been living at my new home in St. Mary's County which I purchased in June 2019). No one was using the septic system so it could not be surfacing septic!

With this information, it doesn't seem like a PERC Certification plan is needed as per code 3.805. I definitely did not increase the amount of living space, there were previous decks so 250 extra square feet were not added, and the existing on-site sewage disposal system is adequate for the property. As for your other question about connecting the outdoor sink (I do not know what the new owners will do). The purpose of the pipe along the pool patio is to act as a return if someone wanted to install a sliding board with water or a waterfall in the pool.

The PERC permit fee and test plan sounds like it will cost thousands of dollars for a property that I don't even own anymore. Please advise me on this issue.

Thank you,

Kathy

Kathy Ruben, M.S., Ph.D.
Phone: 301-520-7448
Email: kathyruben@comcast.net

From: Freemon, Robert
Sent: Tuesday, January 28, 2020 4:08 PM
To: kathyruben@comcast.net
Subject: 3444 Woodbine Rd.

Hi Kathy,

After looking over the property file and building permit you are required to have a Percolation Certification Plan for the property. Although this building permit is for replacing existing structures these structures were installed somewhere between 2011 and 2013 without a permit. Adding over 250sqft to the house triggers the Percolation Certification requirement. See the attached memo concerning the Percolation Certification plan. In addition to the perc cert/testing we will need to verify the existing system is not failing near the drywells. There is a depressed area in the back yard near the septic system showing black material that could be biofilm from a surfacing septic. During perc testing we can investigate this area. I have attached a list of Engineers and Septic Contractors along with the requirements for the Percolation Certification plan. Also I have a couple of questions. Are we planning on connecting the outdoor sink to the existing septic system? What is the purpose of the pipe sticking out along the pool patio?

☞ If you have any questions don't hesitate to ask.

Robert "Spencer" Freemon

Howard County Health Department

8930 Stanford Blvd. Columbia, MD 21045

Bureau of Environmental Health

Well and Septic Program

Phone: 410-313-6357

Email: rfreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

Aerial View
from
2007

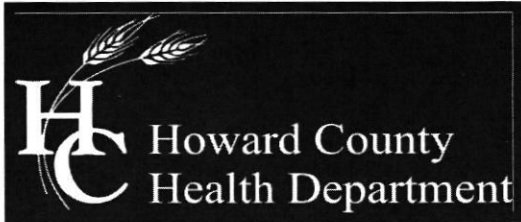
3444 Woodbine Rd.



Aerial View
From
2012-2013

3444 Woodbine Rd.





Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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

MEMORANDUM

TO: Kathleen Ruben
3444 Woodbine Rd.
Woodbine, MD 21797

FROM: Robert Freemon *RIF*
Well & Septic Program

RE: 3444 Woodbine Rd.
Woodbine, MD 21797
(*Prior to BP Approval*)

DATE: 1/28/2020

After review of B19004382 the following is required prior to building permit approval.

Percolation Certification Plan: A percolation certification plan is a plan signed by the Health Dept. designating a sewage disposal area on the property. Before a perc cert can be created perc testing is required. Prior to testing the Health Dept. must receive a filled-out perc testing application, the perc permit fee of \$506 (payable to the Director of Finance) and a perc test plan. The fee for the perc permit covers the testing, plan review and certification. Homeowners will need to hire a septic contractor or a friend with a backhoe to dig holes 12-16ft deep. As for the test plan, homeowners will typically hire a civil/septic engineer who has worked with us before. Once the Health Dept. has received all three (application, fee, test plan) and we approve of the test plan we will schedule a date for perc testing. Based on the test results the engineer will finalize the perc cert.

Freemon, Robert

From: Freemon, Robert
Sent: Tuesday, January 28, 2020 4:08 PM
To: kathyruben@comcast.net
Subject: 3444 Woodbine Rd.
Attachments: 3444 Woodbine Rd. .pdf; ENGINEERS Surveyors REV 6-28-02.pdf; SEPTIC CONTRACTORS_updated 8-14-18.pdf; Perc-Site Plan REQ.PDF; Well & Septic SETBACKS.PDF

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After looking over the property file and building permit you are required to have a Percolation Certification Plan for the property. Although this building permit is for replacing existing structures these structures were installed somewhere between 2011 and 2013 without a permit. Adding over 250sqft to the house triggers the Percolation Certification requirement. See the attached memo concerning the Percolation Certification plan. In addition to the perc cert/testing we will need to verify the existing system is not failing near the drywells. There is a depressed area in the back yard near the septic system showing black material that could be biofilm from a surfacing septic. During perc testing we can investigate this area. I have attached a list of Engineers and Septic Contractors along with the requirements for the Percolation Certification plan. Also I have a couple of questions. Are we planning on connecting the outdoor sink to the existing septic system? What is the purpose of the pipe sticking out along the pool patio?

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