



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: _____

CANCELLED

Permit No.: B18002420

Building Address: 11520 JOHN HOPKINS RD
City: CLARKSVILLE State: MD Zip Code: 21029
Suite/Apt. # _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: _____
Section: _____ Area: _____ Lot: _____
Tax Map: 41 Parcel: 337 Grid: 9
Zoning: R Map Coordinates: _____ Lot Size: _____

Existing Use: JUNIOR FAMILY CLINICAL BUILDING
Proposed Use: ADULT LIVING FACILITY
Estimated Construction Cost: \$ 430,000
Description of Work: CHANGE OF USE
5 rooms sleeping 5 units

Occupant/Tenant Name: LA CASA DE RISA
Was tenant space previously occupied? Yes No
Contact Name: KATHY CHURCHWELL
Address: 11520 JOHN HOPKINS RD
City: CLARKSVILLE State: MD Zip Code: 21029
Phone: 301 206 8348 Fax: _____
Email: CAROLANNAK1215@gmail.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 st floor: 2 nd floor:
Area of construction (sq. ft.):	Basement: <input type="checkbox"/> Finished Basement
Use group:	<input type="checkbox"/> Unfinished Basement <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab on Grade
Construction type:	No. of Bedrooms: <u>4</u>
<input type="checkbox"/> Reinforced Concrete	Multi-family Dwelling
<input type="checkbox"/> Structural Steel	No. of efficiency units:
<input type="checkbox"/> Masonry	No. of 1 BR units:
<input type="checkbox"/> Wood Frame	No. of 2 BR units:
<input type="checkbox"/> State Certified Modular	No. of 3 BR units:
	Other Structure:
	Dimensions:
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

Property Owner's Name: ROLLING HILLS BAPTIST CHURCH
Address: 11520 JOHN HOPKINS RD
City: CLARKSVILLE State: MD Zip Code: 21029
Phone: 301 206 4777 Fax: _____
Email: RUSSELL.E.SPINKS@VCL12001.NET

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

Contractor Company: N/A
Contact Person: _____
Address: _____
City: _____ State: _____ Zip Code: _____
License No.: _____
Phone: _____ Fax: _____
Email: _____

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

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 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.

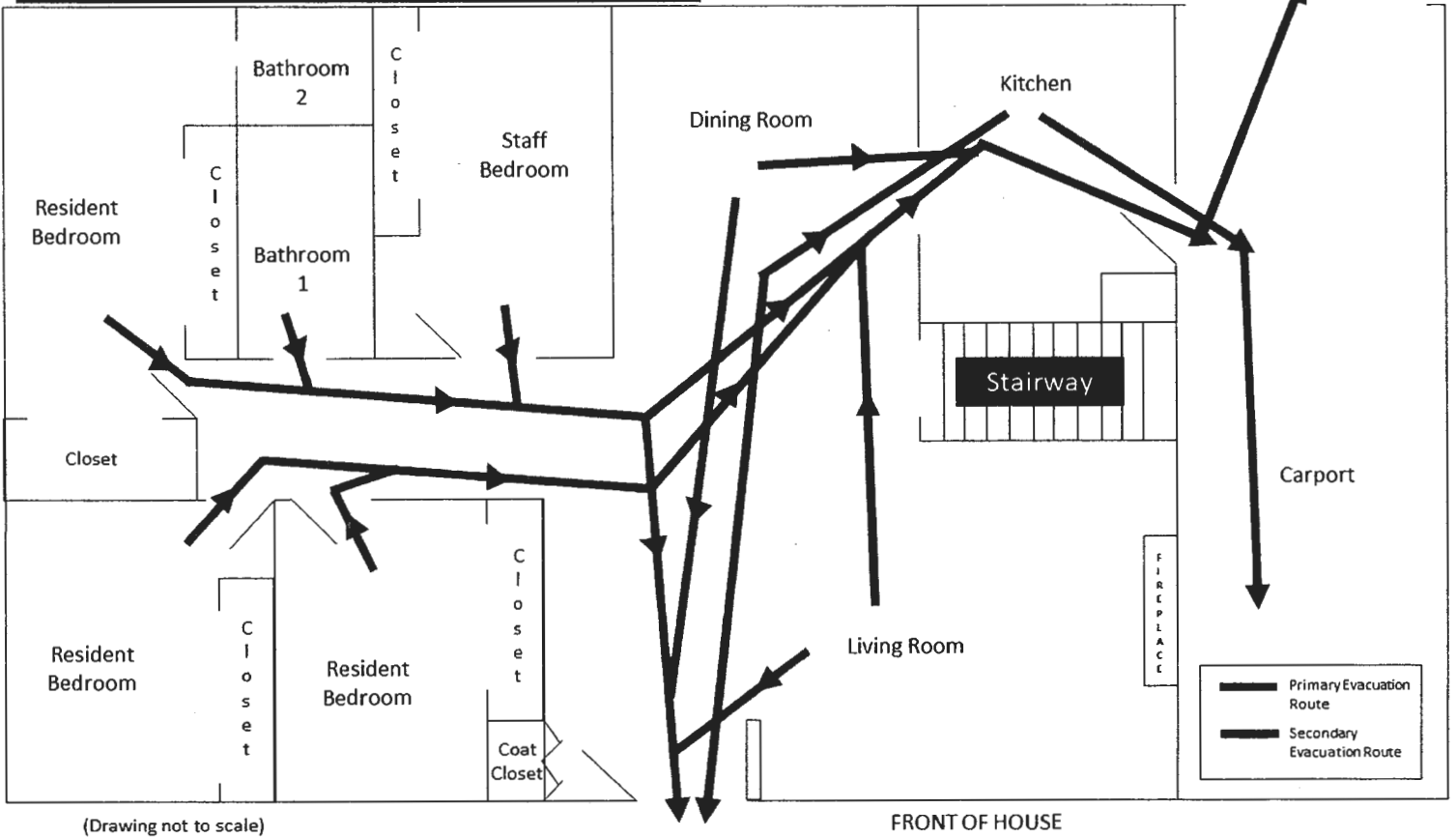
Russell E. Spinks
Applicant's Signature _____ Print Name _____
RUSSELL.E.SPINKS@VCL12001.NET
Email Address _____ Date 6-18-18
Pastor - Rolling Hills Baptist Church
Title/Company _____

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:	Permit Fee	\$ <u>550</u>
Building Officials			Rear:	Tech Fee	\$
PSZA (Zoning)			Side:	Excise Tax	\$
PSZA (Engineering)			Side St.:	PSFS	\$
Health	<u>8/6/18</u>	<u>[Signature]</u>	All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No	Guaranty Fund	\$
Is Sediment Control approval required for issuance? <input type="checkbox"/> Yes <input type="checkbox"/> No			Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Add'l per Fee	\$
<input type="checkbox"/> CONTINGENCY CONSTRUCTION START			Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No	Total Fees	\$
			Lot Coverage for New Town Zone:	Sub- Total Paid	\$
			SDP/Red-line approval date:	Balance Due	\$
				Check	#

11520 Johns Hopkins Rd. Clarksville, MD 21029

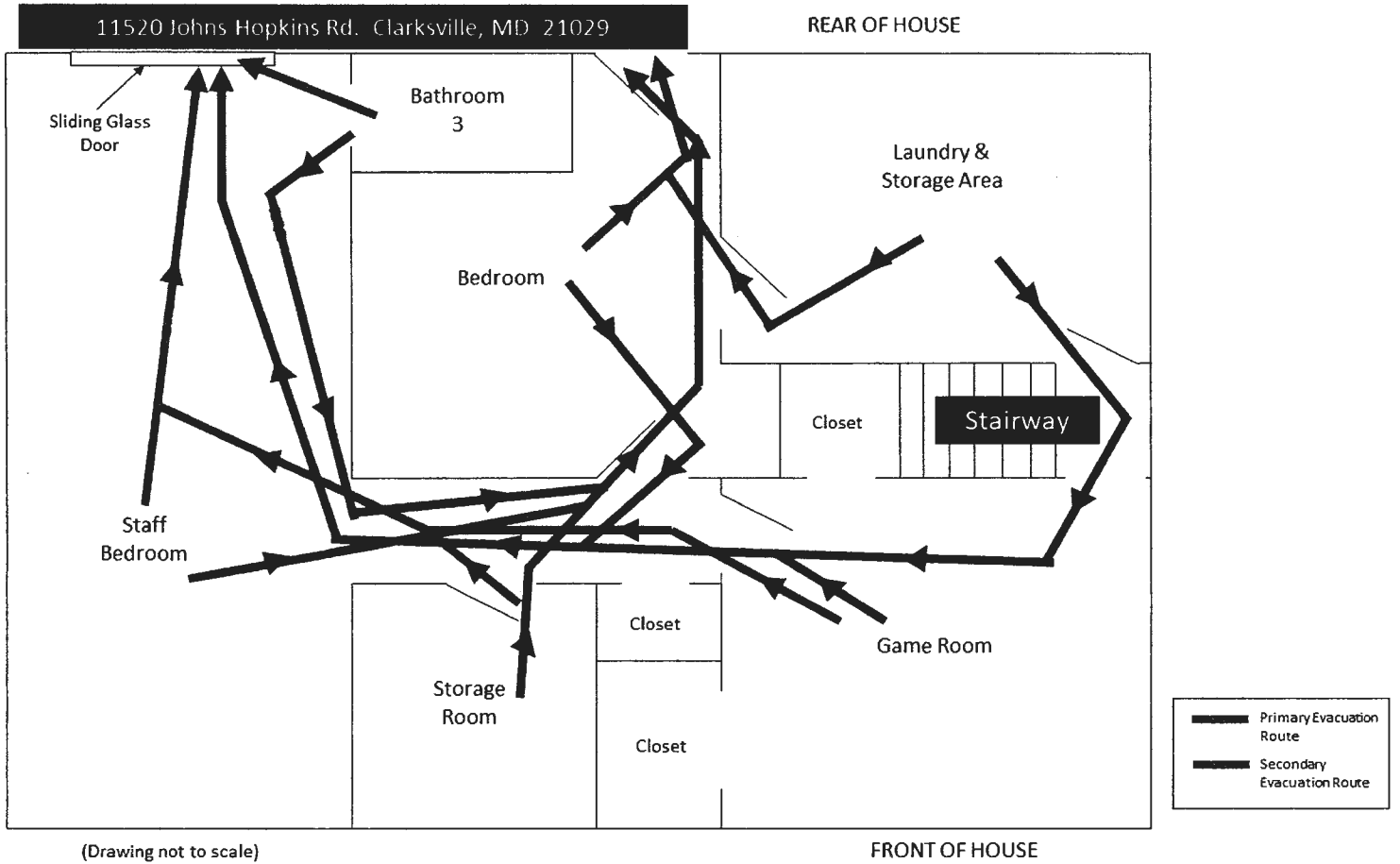
REAR OF HOUSE



(Drawing not to scale)

[Handwritten Signature]
Katherine S. Churchard

Reference # B18002420



[Signature]
 Katherine S. Churchwell

Reference # B18002420

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

August 8, 2018

**Russ Spikes
Rolling Hills Baptist Church
11510 Johns Hopkins Road
Clarksville, MD 21029**

**Sent via email to: RUSSSPIKES@VERIZON.NET;
CAKEMAKER1215@GMAIL.COM**

**RE: B18002420
11520 Johns Hopkins Road
Clarksville, MD 21029**

Dear Mr. Spikes:

This letter is in response to building permit **B18002420**. The application describes a change in use from a *single family dwelling* to an *assisted living facility with 5 rooms and 5 clients*. Upon review of the septic record for this property, the record did not contain an approved percolation certification plan establishing a septic disposal area for future septic system repairs.

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 department approval of a building permit. If one doesn't exist, then it must be established. The process starts by completing an application with fee and providing a perc test plan by an engineer. Once the test plan has been approved, a septic contractor is hired by the home owner to dig the perc test holes using a full size backhoe. Please see attached document for more information about perc test and plan requirements for developed lots.

In addition to an approved percolation certification plan, this office does not have record of the existing septic system for the residence therefore; the system could not be certified. In order to evaluate the system for adequacy, please have a septic contractor pump the septic tank plus drywell and document the size and condition of both components (i.e. gallons, structural integrity plus drywell water depth & dimensions) and provide a written report to the Health Department. Please note, if the septic system is deemed inadequate or if the information is inconclusive, the system will have to be replaced prior to building permit approval.

At this time, building permit approval has been placed on hold until this office has an approved percolation cert plan and septic system meeting current requirements. Should you have any questions, please don't hesitate to contact me.

Respectfully,

Hank Oswald

Hank Oswald, L.E.H.S
Bureau of Environmental Health
Well and Septic Program

Williams, Jeffrey

From: Nixon, Bert F
Sent: Monday, October 22, 2018 4:11 PM
To: Wilson, B Diane; Rossman, Maura
Cc: Werner, Therese
Subject: RE: Casa de Rosa

Hi Diane:

Playing catch up a bit – did have a good time away – thanks for asking.
I know that Jeff spoke with Therese and covered some of her questions.

I think what we will do next is to reach out directly to MDH (I think Office of Health Care Quality) to see what details they can provide on the extent of their current operation and glean any details about length of time, number of residents etc.

This may give us some means of evaluating waste water generation and perhaps limiting some of what we currently believe we need to properly assess the current design. The age of this system and lack of information further complicate this change of use request.

One of the bigger issues beyond this case will be trying to improve communication with MDH prior to them issuing licenses of this nature without first consulting with us regarding wastewater capacities and capabilities. Otherwise, this issue is bound to repeat itself here, and has already been a concern in other counties.

So let's see what this produces, and then we will reassess what is next.

Thanks

Bert

From: Wilson, B Diane
Sent: Friday, October 19, 2018 3:57 PM
To: Nixon, Bert F; Rossman, Maura
Cc: Werner, Therese
Subject: FW: Casa de Rosa
Importance: High

Hi Bert,
Hope you had a good time away. These folks have a license from the State which I understand the State inspects internally and HC inspections are environmental; she does not have the funds to pay for the perc test, engineer, contractors, etc. Is there anything we can do for them? Is there a grant that they can apply for to cover these costs? Just let me know what we do in these circumstances to work the businesses that provide this service. Is there any “waiver of usage” that she is requesting?

Thanks,
Diane

From: Werner, Therese
Sent: Friday, October 19, 2018 3:31 PM

To: Wilson, B Diane <BDWilson@howardcountymd.gov>

Subject: Casa de Rosa

Diane,

I spoke with Rose to get more information and let her know we are working on an answer for her. I also spoke with Jeff Williams and the items they need to approve for an Assisted Living Rental license – or a change in Use are still the ones in his previous email. This is what I have gathered...

La Casa de Rosa

- They have an assisted living facility at 11520 John Hopkins Rd in Clarksville.
- They have 5 residents living in the home who are low income or on Medicare.
- They are on the same parcel at the Church next door
- The Church rents them the house, so they have the rental license.
- Casa de Rosa DOES have a license from the State HD for an assisted living. The state did not know HC had a separate rental license for assisted living.
- They worked with Don Mock to get up to standards for a rental home but not an assisted living rental. Upgraded the smoke alarms and have 24hr. staff.
- DILP did not make them get the sprinkler system.
- When the Rental license came up for renewal, HoCo is saying they need an Assisted Living license therefore need to be approved for a Change in Use.
- The HoCo Health Dept will not give the approval until many items are investigated dealing with the septic such as a perc test for sewage disposal and evaluate the existing disposal system.
- For the HD to do these tests, Casa de Rosa needs to hire an engineer or survey company to develop a test plan. This involves hiring a contractor to dig holes in the property.
- Then if the HD finds they are not to code on assorted items, they will need to have things upgraded.
- They have the septic tank drained every 6mos. And will do it more often if necessary.
- If they can continue to rent the house as a residential rental and not an Assisted living rental, this should all be fine.
- If it was a residential rental they could have up to 8 people living in the home.
- Casa de Rosa is asking for a waiver on the usage.
- They are willing to work with the County to stay in business for these people.

Therese Werner

Special Assistant to the Chief of Staff

Howard County Executive Office

3430 Courthouse Drive

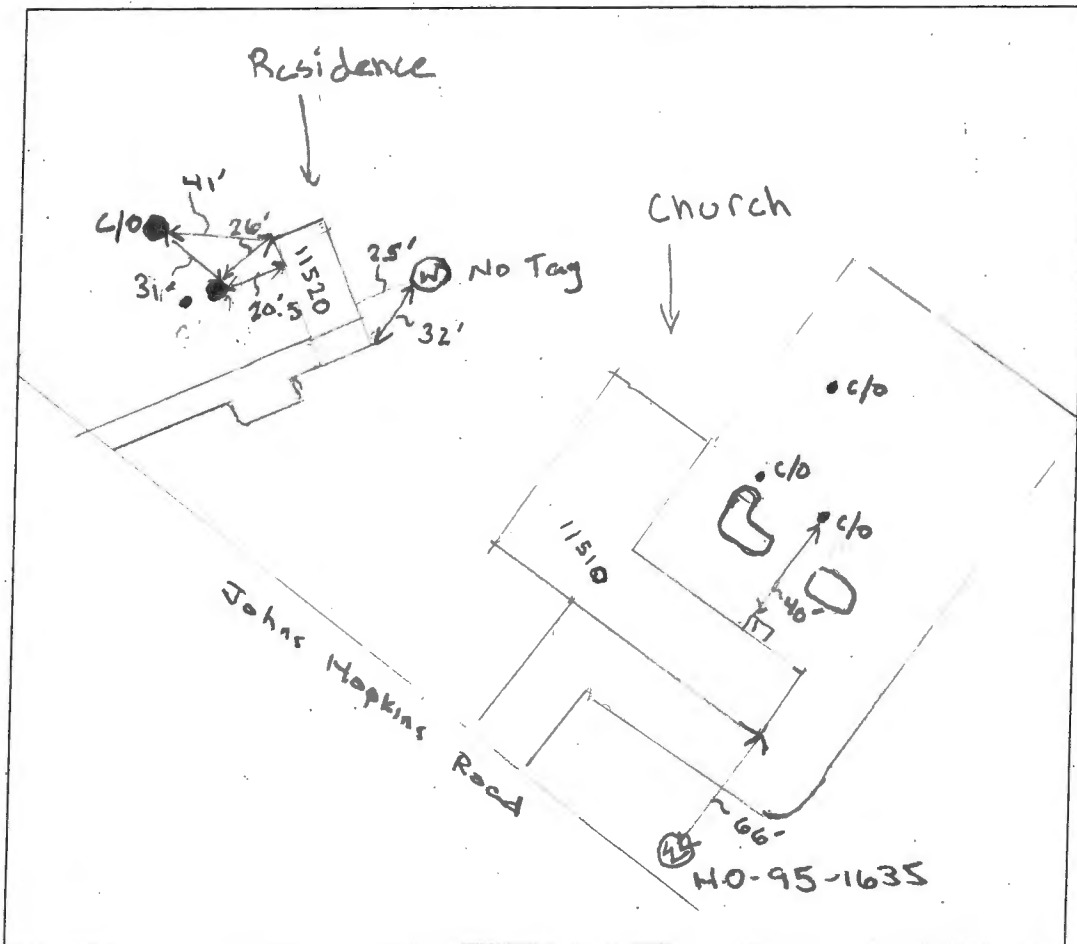
Ellicott City, MD 21043

410-313-3938

SITE INSPECTION SHEET

OWNER: Rolling Hills Baptist PHONE #: _____
 ADDRESS: 11510 & 11520 Church CONTRACTOR: _____
Johns Hopkins Rd WELL TAG #: _____
 SUBDIVISION: _____ LOT: _____ COUNTY #: _____
 PROPOSAL: Convert SFD to Assisted Living Facility

LOCATION DIAGRAM



COMMENTS: Field located well & septic system
components. Both wells were about grade w/ secured
2 pc well caps. Well serving residence does not have
tag. Both wells were GPS'd at that time. Clean out
covers for church were vented. Spoke to owner about
 DATE: August 8, 2018 INSPECTOR: Hank Oswald
replacing w/ solid covers/lids to prevent storm water
infiltration etc. - H.O.