

Record Detail (This section is required.)

Permit Type Building/Residential/Addition/SFD Permit Number B23000401 Opened Date 02/07/2023

Description of Work  
 SFD/ CONSTRUCT 26 X 14 (1) STORY ADDITION OVER EXISTING SUNROOM, INTERIOR ALTERATIONS TO INCLUDE: LOWER LEVEL-CONVERT SUNROOM TO KITCHEN, OLD KITCHEN TO PANTRY/ MUDROOM, SECOND LEVEL- (1) NEW BEDROOM, (1) FULL BATH, RELOCATE BEDROOM #4, APPROXIMATELY 400 SQUARE FEET, 1 STORY, Full Basement, 3R, 1FB, 0HB, 0FP, OTHER STRUCTURE = None, 1BR, PORCH/DECK = N/A, ENERGY METHOD = N/A,

[check spelling](#)

Address (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 13071 Street Name WAINWRIGHT Street Type RD  
 Unit Type --Select-- Unit # X Coordinate -76.97776 Y Coordinate 39.16874  
 City HIGHLAND State MD Zip Code 20777 Primary Yes

Parcel (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID 847639 Parcel 39 Parcel Area 5 Land Value 255000 Improved Value 540400 Exemption Value 285400 Plan Area RURAL

Legal Description  
 IMPS4.9950 A[ ]13071 WAINWRIGHT ROAD[ ]HIGHLAND

[check spelling](#)

Block 605101 Council Dist 5 Inspection Dist Supervisor Dist Map # DAP Zone  
 Plan Area State Tax Id 1405372682 Subdivision Name  
 Section Area Tax Map 40  
 Grid 40-9 Zoning District RR-DEO ADC Map 5051-D4  
 SDP No. Final Plan No. WP File No.  
 Record Plat No. WS Contract No. FDP No. Primary Yes  
 Owner Occupied Year Built 1960 Historic District Yes No  
 Historic District Registry No. Stat Area 5-04A Flood Plain Yes No  
 Building No

Owner (This section is not required.)

Search Reset Clear

Name GRAY OLIVER  
 Address Line 1 13071 WAINWRIGHT RD  
 Address Line 2  
 Address Line 3

Mail City HIGHLAND Mail State MD Mail Zip Code 20777  
 Phone 301-706-9155 Primary Yes  
 E-mail grayoliver@gmail.com  
 Cell Number Fax Number

**Professionals** (This section is not required.)

**License #** 08010078947  
**License Type** MHIC Ind  
**Primary** Yes  
**Business Name** CLARKSVILLE CONSTRUCTION SERVICES  
**First Name** ADAM **Middle Name** TEDDY **Last Name** AUGUST  
**Address Line 1** INC 05 130714  
**Address Line 2** 12011 GUILFORD ROAD SUITE 101  
**City** ANNAPOLIS JUNCTION **State** MD **ZIP Code** 21045-0000  
**Phone 1** 4433863099 **Phone 2** **Fax** 4105312966  
**E-mail** ADAMAUGUST1970@GMAIL.COM

**Applicant** (This section is not required.)

Search As Owner As Lic. Prof As Contact

**Type** Applicant  
**Relationship** --Select--  
**Primary** No  
**First Name** ADAM **MI** TEDDY **Last Name** AUGUST  
**Full Name**  
**Organization Name** CLARKSVILLE CONSTRUCTION SERVICES  
**Street Address** INC 05 130714  
**Address Line 2** 12011 GUILFORD ROAD SUITE 101  
**City** ANNAPOLIS JUNCTION **State** MD **Zip Code** 21045-0000  
**Phone** 4433863099 **Cell** **Fax** 4105312966  
**E-mail** ADAMAUGUST1970@GMAIL.COM

**Contact** (This section is not required.)

Search As Owner As Lic. Prof As Contact

**Type** Contact  
**Relationship** Licensed Professional  
**Primary** Yes  
**First Name** ADAM **MI** TEDDY **Last Name** AUGUST  
**Full Name**  
**Organization Name** CLARKSVILLE CONSTRUCTION SERVICES  
**Street Address** INC 05 130714  
**Address Line 2** 12011 GUILFORD ROAD SUITE 101  
**City** ANNAPOLIS JUNCTION **State** MD **Zip Code** 21045-0000  
**Phone** 4433863099 **Cell** **Fax** 4105312966  
**E-mail** ADAMAUGUST1970@GMAIL.COM

**Addtl Info**

**Est Construction Cost** 248180  
**Housing Units** 0 **Number of Buildings** 0 **Public Owned** No  
**Construction Type** --Select--

**RESIDENTIAL ADDITION INFORMATION**

RESIDENTIAL ADDITION INFORMATION

**Capital Project-No Fee**  Yes  No  
**Capital Project Number** **Fee Exempt**  Yes  No  
**Roadside Tree Project Permit**  Yes  No  
**Roadside Tree Project Permit #**  
**No of Stories** 1 **Foundation** Full Basement **Basement** N/A **No of Rooms** 3 **Full Baths** 1 **Half Baths** 0 **Existing Use** Existing Structure

[check spelling](#)

<b>Other Structure *</b> None	<b>Bedrooms *</b> 1	<b>Porch Deck *</b> N/A	<b>No of Fireplaces *</b> 0	<b>Type of Fireplace</b> --Select--	<b>Energy Code *</b> N/A	
<b>W &amp; S Fees Paid</b> <input type="radio"/> Yes <input type="radio"/> No	<b>Water *</b> Private	<b>Sewage *</b> Private	<b>Utilities *</b> Electric	<b>Heating System *</b> Oil	<b>Sprinkler System *</b> None	<b>Road Frontage</b> --Select--
<b>1st Floor Width</b> 26 FT	<b>1st Floor Depth</b> 2 FT	<b>2nd Floor Width</b> 26 FT	<b>2nd Floor Depth</b> 14 FT	<b>Basement Width</b> FT	<b>Basement Depth</b> FT	<b>Height</b> FT
<b>Total Square Footage *</b> 408 SQFT	<b>Occupiable Square Footage *</b> 408 SQFT	<b>Affordable Housing Funding *</b> N/A	<b>Foundation Measurement</b>	<b>Footings</b> existing		
<b>Walls</b> 2x6 16oc	<b>Roof</b> gable	<b>Change In Use</b> <input type="radio"/> Yes <input checked="" type="radio"/> No	<b>Grading Permit No</b>			
<b>Additional Description Info</b>						<b>Expiration Date</b> 8/28/2023

[check spelling](#)

**Submit**   **Cancel**

# RESIDENTIAL BUILDING PERMIT PERMIT FEE AND EXCISE TAX WORKSHEET

PERMIT NUMBER B23000401

OWNER Gray ADDRESS 13071 Wainwright Rd

CONSTRUCTION PHASE: New \_\_\_\_\_ Addition  Alteration \_\_\_\_\_ Temporary \_\_\_\_\_

IRC USE GROUP: 2-3 DESCRIPTION OF WORK: SFD / Demo Ex Crawl Space  
Sun Room, Construct 2 Story Addition on Ex Crawl Space

PRESCRIPTIVE METHOD  UA ALTERNATIVE \_\_\_\_\_ PERFORMANCE METHOD \_\_\_\_\_

BUILDING	FRONT	DEPTH	HEIGHT	AREA	AREA
1st	25 <sup>6</sup>	14	9	51	51
2nd	25 <sup>6</sup>	14	9	357	357
				GSF = 408	OGSF = 408

Footings	Foundation	Walls	Roof	Other
Existing	Existing	2x6 16oc	Gable Asp	

### Residential Fee Calculations:

Residential - A building which contains one or more dwelling unit, including boarding houses but not including transient accommodations such as hotels, country inns or bed and breakfast inns. Residential includes uses accessory to building units such as attached garages or home occupations, but does not include non-residential uses in mixed use structures.

BPF =  $\frac{408}{\text{GSF}} \times \$1.18 = \$73.44$  X 10% (Tech Fee) = 7.34  
 ET =  $\frac{408}{\text{OGSF}} \times \$1.67 = \$681.36$  PSFS =  $\frac{408}{\text{OGSF}} \times \$1.32 = \$538.56$

PERMIT FEE, TECHNOLOGY FEE, SCHOOL SURCHARGE AND EXCISE TAX TOTAL: \$ 1300.70

BPF = Building Permit Fee OGSF = Occupiable Gross Square Feet GSF = Gross Square Feet ET = Excise Tax PSFS = Public School Facilities Surcharge  
 Note: OGSF calculations may differ from GSF calculations when computing excise tax.

<p>1st <math>2 \times 25^6 = 51</math></p>	<p>2nd <math>14 \times 25^6 = 357</math></p>
--	--

References: Chapter 285, Acts of the Maryland General Assembly of 1992; Howard County Code Sections 20.503; County Council Resolution 58-2008; 2004 Legislation House Bill 1445; 2006 International Residential Code for One and Two Family Dwellings

BY: Mik BZ DATE: 2/28/23 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

T:\PRSEC\PR internal forms\res-fee-worksheet-fy19.docx

Rev.



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

March 2, 2023

Adam August  
12011 Guilford Road  
Annapolis Junction, MD 21045

Sent via email to: [adamaugust1970@gmail.com](mailto:adamaugust1970@gmail.com); [grayoliver@gmail.com](mailto:grayoliver@gmail.com)

RE: B23000401  
13071 Wainwright Road  
Highland, MD 20777

Dear Mr. August:

This letter is in response to building permit # B23000401. The application describes a remodel of the existing residence and a second-floor addition. A living space addition of this nature triggers a few requirements by the Health Department prior to building permit approval. First, there must be an approved percolation certification plan establishing a sewage disposal area (SDA) on the property for septic upgrades/repairs. Secondly, the existing septic system must meet current design criteria for a 5-bedroom residence. A septic plan will likely be required for upgrades. Lastly, the existing well must meet current construction standards.

Presently, this office does not have an approved percolation certification plan on record. In addition, this office does not have any information pertaining to the onsite well or septic system serving this property. Therefore, building permit approval must be placed on hold until a percolation certification plan has been approved by the Health Officer, and any necessary upgrades to the well and/or septic system have been completed.

Please refer to the attachments in this email which provide information about our building permit review process and requirements for properties on well and septic. In addition, you will find a document about percolation testing & plan requirements for developed lots along with onsite sewage disposal design plan requirements. The process starts with a perc test application, test plan by an engineer and application fee (\$506).

Should you have any questions, please don't hesitate to ask. A list of engineers or septic contractors have been included to assist with this process.

Regards,

*Hank Oswald*

Hank Oswald, L.E.H.S  
Bureau of Environmental Health  
Well & Septic Program  
(410) 313 - 1786

## Silvast, Zackary

---

**From:** Silvast, Zackary  
**Sent:** Thursday, February 23, 2023 1:07 PM  
**To:** Roussell, Lisa; Powell, Markus P.  
**Subject:** Re: regarding Building Permit #B23000401

Ok thanks Lisa. I was just making sure since there are documents under the attachments. I did see that it said no plans submitted. I was just trying to verify, so thank you for the quick response!

- ZS

Get [Outlook for Android](#)

---

**From:** Roussell, Lisa <lroussell@howardcountymd.gov>  
**Sent:** Thursday, February 23, 2023 12:16:33 PM  
**To:** Silvast, Zackary <zsilvast@howardcountymd.gov>; Powell, Markus P. <mpowell@howardcountymd.gov>  
**Subject:** RE: regarding Building Permit #B23000401

Hello Zackary,

If you click on Workflow History, then you can see that we are still waiting for the customer to submit plans. So no one here has seen any plans yet.

-Lisa

**From:** Silvast, Zackary <zsilvast@howardcountymd.gov>  
**Sent:** Thursday, February 23, 2023 12:07 PM  
**To:** Roussell, Lisa <lroussell@howardcountymd.gov>; Powell, Markus P. <mpowell@howardcountymd.gov>  
**Subject:** regarding Building Permit #B23000401

Hello,

This building permit was added to our (HD) Accela February 9<sup>th</sup>, 2022. I see that it was waiting for application acceptance, but I could not take any action myself within the workflow. Is this permit active? I know we never received any plans for it!? This property is on private well & septic.

Thanks for any clarity that may be provided. Looking at attachments, they will need to provide a plot plan showing well and septic locations, along with square footage of project.

- ZS

### **Zack Silvast (LEHS)**

*Plan Review Supervisor - Water & Sewer Division*

*410-313-1777*

Environmental Health Bureau

Howard County Health Department

I had trouble finding records for this property upon initial review. Looks like perc testing for SDA may be required. See e-mail I attached. -ZS

**Flynn Tide Group**  
Professionalism, Integrity, Trust

1245 Quivy Grove Road Suite 470 South Towson, Rodentia, MD 21286  
301.543.6153 Fax: 301.543.0132 Greg@FlynnTide.com | FlynnTide.com



PROPERTY ADDRESS:  
13071 WAINWRIGHT ROAD, HIGHLAND, MARYLAND 20777

SURVEY NUMBER: 2206.1392

DATE SIGNED: 06/10/22

FIELD WORK DATE: 5/9/2022

REVISION DATE(S):

(REK) 6/10/2022

POINTS OF INTEREST

NONE VISIBLE



John E. Kroboth  
2023 Maryland Professional Land Surveyor  
License Number 10808 | Expires 3-26-2026

**SURVEYORS CERTIFICATE**  
A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 09 13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS



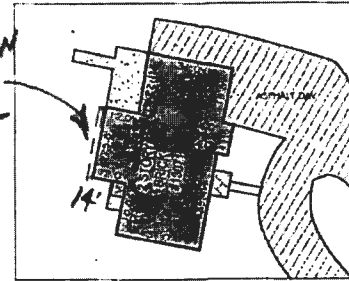
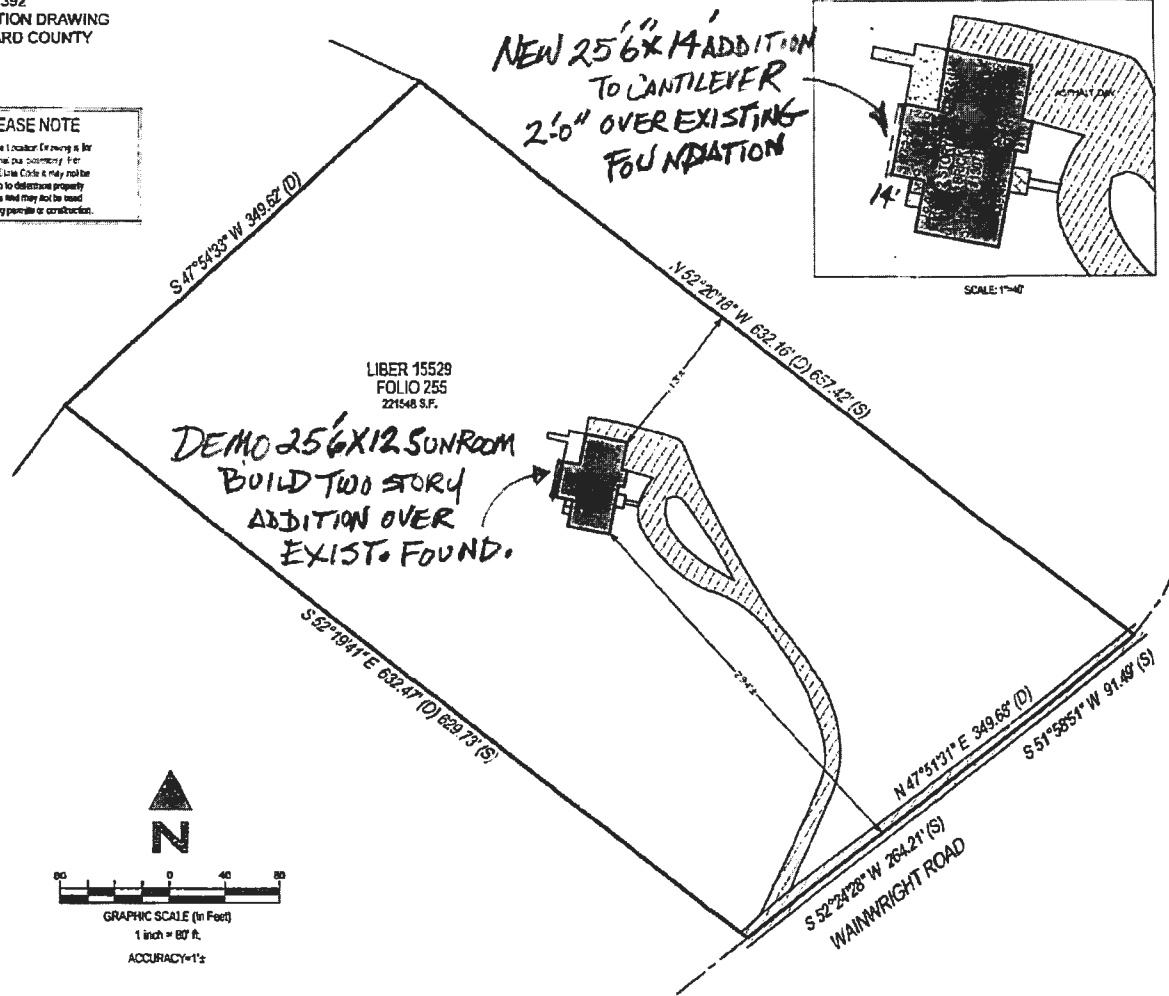
Exacta Land Surveyors, LLC  
1871030  
Office: 443.619.3991  
1226 E. Churchville Rd, Suite 100 | Bel Air, MD 21034



2206.1392  
LOCATION DRAWING  
HOWARD COUNTY

**PLEASE NOTE**

This is a Location Drawing & for information only. It is not a final plat. It is not to be used for any purpose or construction.



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



**Flynn Title Group**

Professionalism. Integrity. Trust

15245 Shady Grove Road, Suite 430, South Towey, Rockville, MD 20850  
301.545.6150 | Fax: 301.545.0151 | [Crug@FlynnTitle.com](mailto:Crug@FlynnTitle.com) | [FlynnTitle.com](http://FlynnTitle.com)



**PROPERTY ADDRESS:**  
13071 WAINWRIGHT ROAD, HIGHLAND, MARYLAND 20777

**SURVEY NUMBER:** 2206.1392

**DATE SIGNED:** 06/10/22

**FIELD WORK DATE:** 6/9/2022

**REVISION DATE(S):**  
(REV 1 6/10/2022)

**POINTS OF INTEREST:**  
NONE VISIBLE

**SURVEYORS CERTIFICATE**

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.



*John E. Krobath*  
**John E. Krobath**  
State of Maryland Professional Land Surveyor  
License Number: 109020 | Expire: 06/30/2024

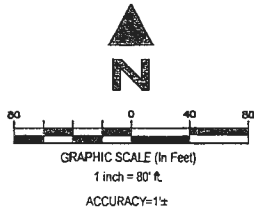
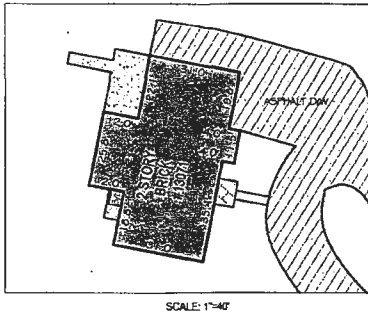
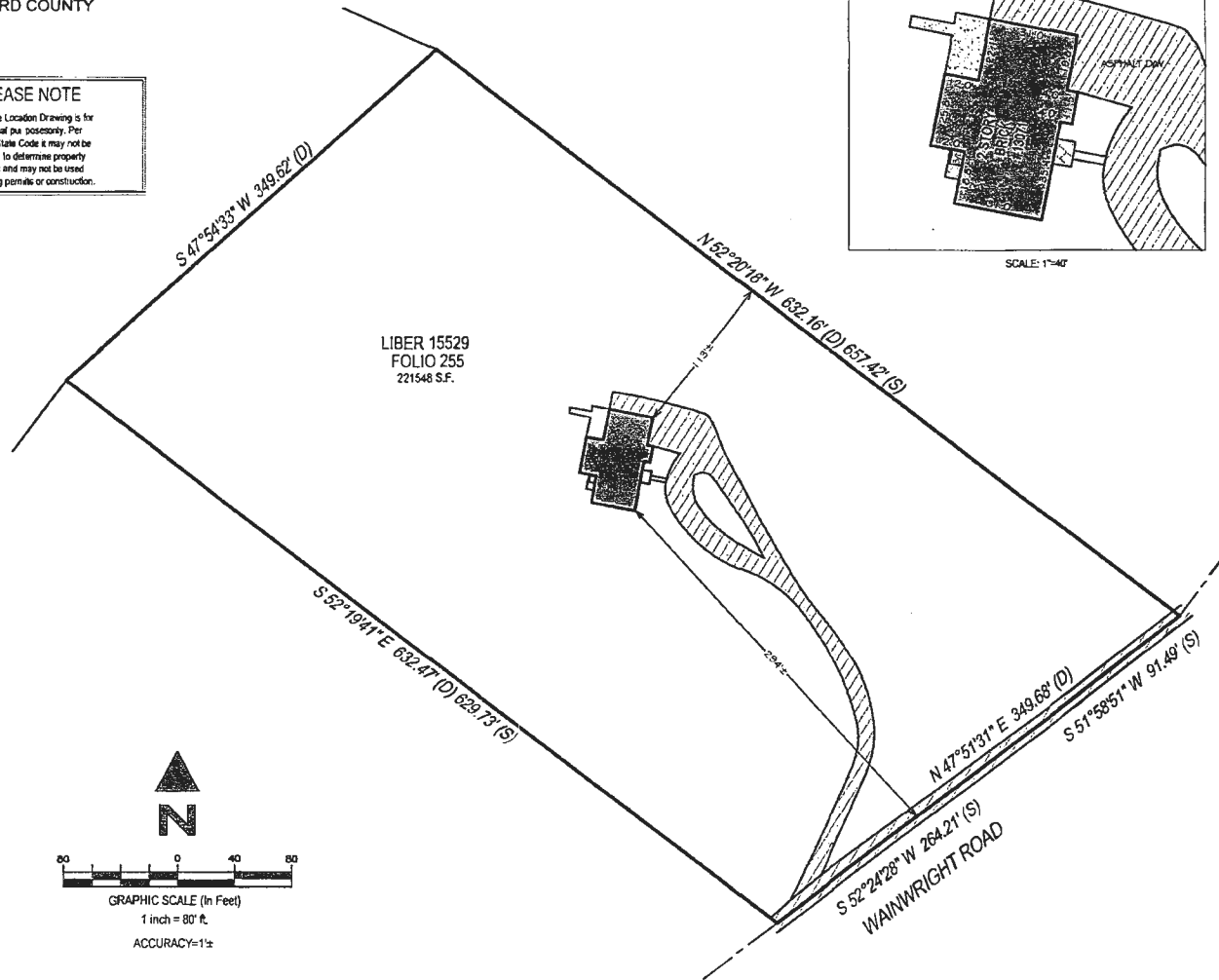


Exacta Land Surveyors, LLC  
LA#21535  
Office: 443.819.3994  
1220 E. Churchville Rd, Suite 100 | Bel Air, MD 21014



2206.1392  
LOCATION DRAWING  
HOWARD COUNTY

**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 obtaining permits or construction.



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

BOOK: 21620 PAGE: 220

*February 9, 2023*

*Building B23000401: Residential Deck Permit Amendment*

*To clarify, CCS approves the updated scope of work on the above-mentioned permit application noted below:*

*SFD/ CONSTRUCT 26 X 14 (1) STORY ADDITION OVER EXISTING SUNROOM, INTERIOR ALTERATIONS TO INCLUDE: LOWER LEVEL- CONVERT SUNROOM TO KITCHEN, OLD KITCHEN TO PANTRY/ MUDROOM, SECOND LEVEL- (1) NEW BEDROOM, (1) FULL BATH, RELOCATE BEDROOM #4, APPROXIMATELY 400 SQUARE FEET/, 1 STORY, Full Basement, 3R, 1FB, 0HB, 0FP, OTHER STRUCTURE = None, 1BR, PORCH/DECK = N/A, ENERGY METHOD = N/A,*

*Mischka S. Johnson*

*Clarksville Construction Services*

*443-836-5474*

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Wednesday, March 8, 2023 8:38 AM  
**To:** Mischka Johnson  
**Subject:** RE: B23000401  
**Attachments:** Building Permit Application Process.pdf; Section 3.801 Bedroom Definition.pdf

Hi Mischka:

Thank you for the information regarding the septic system. This is helpful. I will place it in the file. As mentioned, this building permit involves a living space addition which triggers perc testing to establish a sewage disposal area on the property for upgrades/future replacement systems,. It also triggers the requirement to certify the system.

Once we have a test plan that meets our requirements, we can schedule the perc test. During the perc test, we will need to determine the size of the existing trenches including width and depth of the trenches. We will also need to dig a perc test hole near the existing system to determine if it has a suitable 4' buffer zone beneath the bottom of the trenches.

At this time, I should let you know that the ex/proposed floor plans show 6 bedrooms. The office on the 1<sup>st</sup> floor also meets the definition of a bedroom. I've attached a copy of the bedroom definition. The new 1500 gallon tank is adequate for 5 bedrooms, but I don't have enough information about the existing trenches to determine size.

Please let me know if you have any questions.

Regards,

Hank

Hank Oswald  
Licensed Environmental Health Specialist  
Bureau of Environmental Health  
Howard County Health Department  
8930 Stanford Blvd. Columbia, MD 21045  
(410) 313 - 1786  
[www.hchealth.org](http://www.hchealth.org)

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**From:** Mischka Johnson <mischka@clarksvilleconstruction.net>  
**Sent:** Tuesday, March 7, 2023 1:34 PM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** RE: B23000401

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

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

From: **Kelsey Baker** <[Kelsey@foglesinc.com](mailto:Kelsey@foglesinc.com)>

Date: Thu, Mar 2, 2023 at 3:42 PM

Subject: 13071 WAINWRIGHT RD

To: [MISCHKA@CLARKSVILLECONSTRUCTION.NET](mailto:MISCHKA@CLARKSVILLECONSTRUCTION.NET) <[MISCHKA@clarksvilleconstruction.net](mailto:MISCHKA@clarksvilleconstruction.net)>

Hi Mischka,

Here is all of the info that I have.

*Kelsey Baker*

**Fogle's Septic Clean, Inc.**

410-795-5670

580 Obrecht Rd

Sykesville, MD 21784

*In Office Hours: M-F 8am-4pm*

3.13.23

I received a call from the owner about the requirements. I explained local code requires a plan for - living sp. add if regulation reg. potential upgrades if trenches are undersized or no 4' buffer. Also spoke about Floor plan rev. to reduce BR count. U

**COMPLETE THIS FORM WHEN DROPPING OFF ANY  
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY  
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 2/23/23 Online  
To: DILD  
(Person's Name and Division)  
From: Clarksville Construction Services (443) 386-3099  
(Your Name, Company Name and Telephone Number)  
Subject: Project name Gray, Oliver  
Project site address 13671 Wainwright Rd, Highland MD  
Permit # B23000401 SDP # \_\_\_\_\_  
Other information pertinent to this project \_\_\_\_\_

Please check the attachments below that you are submitting with this transmittal:

- Letter of response to address plan review comment letter
- Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
- Letter Summarizing Changes
- Energy conservation calculations
- 3 Copies of plans (be specific).
- Health Department Request  DPZ/ DED Request  Applicant's Request
- Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # \_\_\_\_\_
- Other \_\_\_\_\_

**Contact Person Information: (Required)**

Edear Lewis Telephone No: 443 386 3099  
Please Print Name E-Mail Address: \_\_\_\_\_

**PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.**

Received by \_\_\_\_\_

White-Plan Review / Yellow-Applicant / Pink-Permit Division  
t:\Operations\Updated forms\transmit frm - Rev. 04/2014

**RECEIVED**

FEB 23 2023

LICENSES & PERMITS