

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Wednesday, May 22, 2024 2:12 PM
To: 'keswickyoung@verizon.net'
Subject: RE: 1723 Underwood Drive

Thanks. Since it is a half bath on one side and no additional bathrooms on the other side and this is a revision to the same building permit, I signed off on the revision. Please note that any future building permits for any additional living space or change in house footprint will trigger the requirement to revise the sewage disposal area via additional perc tests and a revised perc certification plan. Thanks
Jeff

From: keswickyoung@verizon.net <keswickyoung@verizon.net>
Sent: Monday, May 20, 2024 12:45 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: Re: 1723 Underwood Drive

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

Hello Jeff,

Attached is a new drawing showing the existing house as well as the accessory apartment. The numbers shown in the calculations of the square footages includes both the existing garage space and the new single car garage space.

Thank you,

Dan Deitemyer

On Friday, May 17, 2024 at 01:53:33 PM EDT, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

That is not what was permitted by our office. I'll need a floorplan of the whole existing house and the addition please.

The regulations state that any increase in living space requires a sewage disposal area. The issue on this lot is that the existing disposal area is partially encumbered by the house and some failing holes prevented us from finding alternate area back up to the regulatory required 10,000 sq ft. Because of the issues we encountered in the process, I allowed the addition to proceed without signing a revised perc cert plan, but I stated any future additions would likely require full completion of that requirement. Thanks

Jeff

From: Daniel Deitemyer <keswickyoung@verizon.net>
Sent: Friday, May 17, 2024 1:30 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: Re: 1723 Underwood Drive

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

Hi Jeff,

The basement in the new addition has been finished off with a recreation room and powder room and was inspected as such. The existing house is the space where we are building a recreation room and exercise room. What impact does this have on the septic system? Again, no additional bedroom space.

Thank you for taking the time in this matter.

Dan Deitemyer

Sent from my iPhone

On May 17, 2024, at 10:21 AM, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Hello. I'm confused by the site plan. Is this proposed work in the original house basement or in the basement of the new addition? The original permit and floor plans indicate an addition with an unfinished basement. The new floor plan here seems to show finishing the existing house and indicates a finished basement of recent addition, which was not part of the original permit we approved.

Additionally, below is what I stated to the engineer at the end of the process with the perc testing and the addition:

"As we discussed, the existing system does not need to be upgraded for 5 bedrooms. Given how long everything took here, I think I will approve the building permit with this plan used as evidence that 2 future systems can likely fit on the property. The owner should be aware that future additions, especially bedroom additions may be difficult if not impossible given the failing holes, the lack of an unencumbered 10,000 sq ft of disposal area, and the tight lot otherwise preventing us from easily moving to another area."

Jeff Williams

Deputy Director

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

410-313-4261

www.hchealth.org

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From: keswickyoung@verizon.net <keswickyoung@verizon.net>

Sent: Friday, May 17, 2024 7:19 AM

To: Williams, Jeffrey <jewilliams@howardcountymd.gov>

Subject: Fw: 1723 Underwood Drive

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

Good morning Mr. Williams,

I'm not sure that the email chain below will ring a bell, but you help push my project through to get my permit to build an accessory apartment at 1723 Underwood Rd, Sykesville after a six month long saga with Dana Bernard. That job is virtually complete and the homeowner wishes to finish off the existing basement to make a recreation room and an exercise room. I have amended my existing permit to include that work and now I find myself back at the health department and I'm feeling some PTSD coming on! My client has no intention to use any of the newly finished space as a bedroom and there are no windows that come close to meeting the egress requirements. I am hoping that you could save me some mental anguish by giving a nudge to the sanitarian assigned to this case.

I have promised my client to have the job complete by her daughters high school graduation party on 5/25 but my application for amending the permit was put in the inbox of a plan reviewer who has been retired for two years and there it sat for over two weeks! You just can't make this stuff up!!

I truly appreciate any help that you may be able to provide.

Sincerely,

Daniel Deitemyer, President

Keswick Young Co. Inc.

MHIC # 47166

P.S. The floor plan of the basement is attached.

----- Forwarded Message -----

From: Natalia Dunlap <ndunlap@mccrone-engineering.com>

To: "keswickyoung@verizon.net" <keswickyoung@verizon.net>

Cc: Trissie Manwiller <tmanwiller@verizon.net>; Rob Sell <rsell@mccrone-engineering.com>

Sent: Tuesday, July 25, 2023 at 08:34:35 AM EDT

Subject: Fwd: 1723 Underwood Drive

Good morning, Mr. Deitemyer.

Please see the email below. I hope they will issue the permit soon and you can put this unfortunate situation behind you and finally move on with the bedroom addition.

Thank you.

Natalia

Natalia S. Dunlap, P.E., LEED AP BD+C

Project Engineer

McCrone

20 Ridgely Avenue, Suite 201
Annapolis, MD 21401
Office 410.267.6947 x1006
ndunlap@mccrone-engineering.com
www.mccrone-engineering.com

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

From: **Williams, Jeffrey** <jewilliams@howardcountymd.gov>
Date: Tue, Jul 25, 2023 at 7:47 AM
Subject: RE: 1723 Underwood Drive
To: Natalia Dunlap <ndunlap@mccrone-engineering.com>
Cc: Rob Sell <rsell@mccrone-engineering.com>

Thank you. I think that looks fine. As we discussed, the existing system does not need to be upgraded for 5 bedrooms. Given how long everything took here, I think I will approve the building permit with this plan used as evidence that 2 future systems can likely fit on the property. The owner should be aware that future additions, especially bedroom additions may be difficult if not impossible given the failing holes, the lack of an unencumbered 10,000 sq ft of disposal area, and the tight lot otherwise preventing us from easily moving to another area. Thanks

Jeff

From: Natalia Dunlap <ndunlap@mccrone-engineering.com>
Sent: Monday, July 24, 2023 3:59 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: Rob Sell <rsell@mccrone-engineering.com>
Subject: Re: 1723 Underwood Drive

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

Mr. Williams,

We used their survey for the design drawings, so the topo and locations were already there.

Attached is the revised plan with added note for BAT unit (PDF format).

I tried to show the trenches somewhat within the original delineation of the septic area, somewhat on contour, away from failed percs and 10 ft away from the property line. I can rotate the trenches if you'd rather have them more parallel to the existing trenches but they will be less on a contour.

Thank you!

Natalia

Natalia S. Dunlap, P.E., LEED AP BD+C

Project Engineer

McCrone

20 Ridgely Avenue, Suite 201

Annapolis, MD 21401

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ndunlap@mccrone-engineering.com

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On Mon, Jul 24, 2023 at 3:26 PM Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Thanks. If you can take these points along with the location of the septic tank and run the assumed existing trenches relatively along contour, then I'm hoping there is room for 2 future 100' trenches in the remaining area before we get to the failing holes. See if you can make that fit and I can probably sign off on the BP while we deal with getting the plans and signing them.

I'd like the perc cert to have a note stating that future replacement systems may require a BAT unit due to the downgrade well on the neighboring property. Thanks

Jeff

From: Natalia Dunlap <ndunlap@mccrone-engineering.com>

Sent: Monday, July 24, 2023 3:17 PM

To: Williams, Jeffrey <jewilliams@howardcountymd.gov>

Cc: Rob Sell <rsell@mccrone-engineering.com>

Subject: Fwd: 1723 Underwood Drive

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

Good afternoon, Mr. Williams.

Please see below the contact information for the registered land surveyor (re: 1723 Underwood Drive project site survey).

Shanaberger and Lane suite 201

8726 Town and Country Blvd.

Ellicott City, Md. 21043

410-461-9563

The email below from them confirms that they did a field-run survey and located the perc test locations on the same day. Attached is the copy of the survey in CAD and PDF format. Also, the Client indicated that he sent this information to the County on March 3, 2022. I am concerned that the surveyed locations do not match your sketches in your files. Please advise how to proceed with the perc locations and additional notes for the re-submittal.

Due to extenuating circumstances and review time, would it be possible for the Client to obtain the permit or conditional acceptance while we are finalizing the plans?

Thank you.

Natalia

Natalia S. Dunlap, P.E., LEED AP BD+C

Project Engineer

McCrone

20 Ridgely Avenue, Suite 201

Annapolis, MD 21401

Office 410.267.6947 x1006

ndunlap@mccrone-engineering.com

www.mccrone-engineering.com

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

From: <home@shanlane.com>

Date: Mon, Jul 24, 2023 at 2:26 PM

Subject: Re: 1723 Underwood Drive
To: Natalia Dunlap <ndunlap@mccrone-engineering.com>

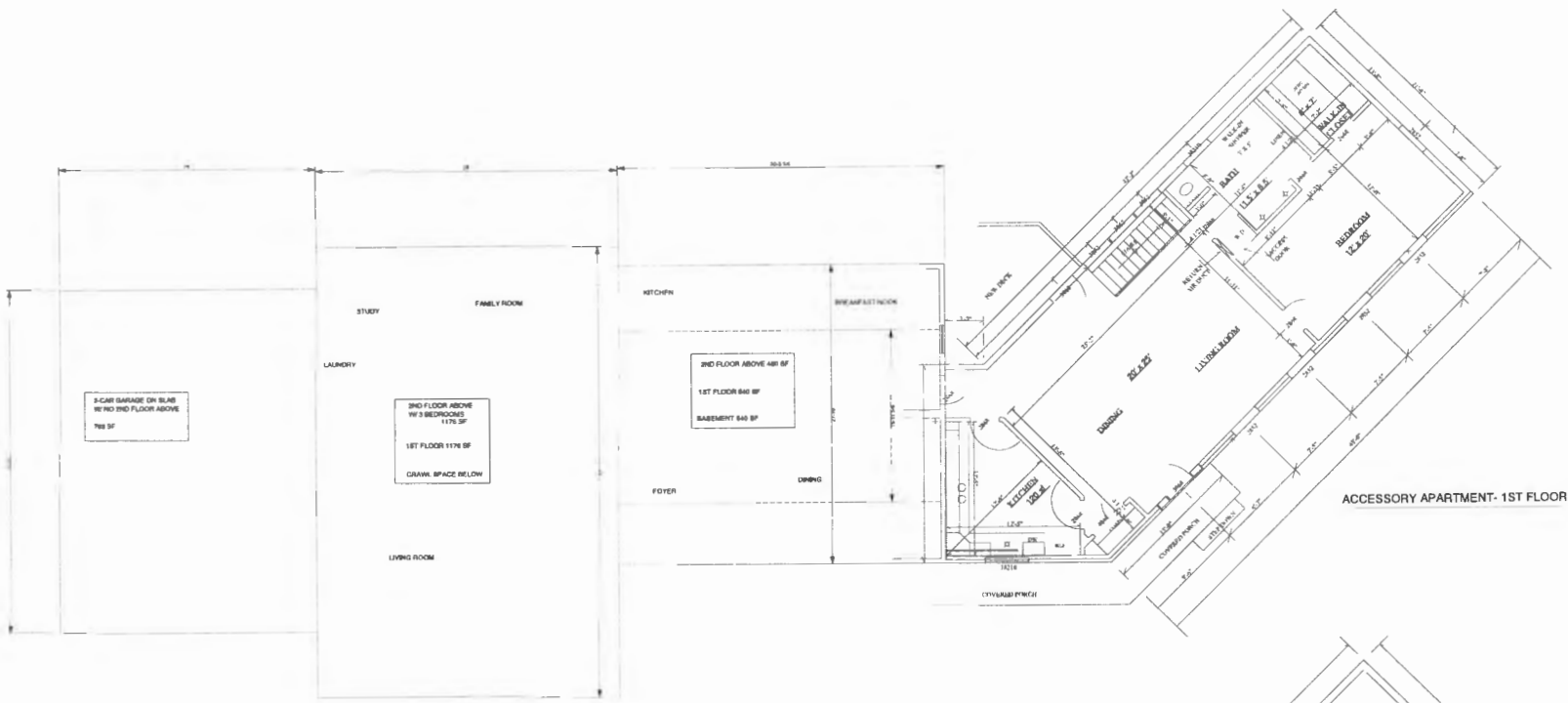
Natalia,

Sorry for the delay.

The topography was field-run by Shanaberger & Lane on 10/06/2022. The perc test locations and elevations were field-measured on that date.

Hope this helps!

Guy



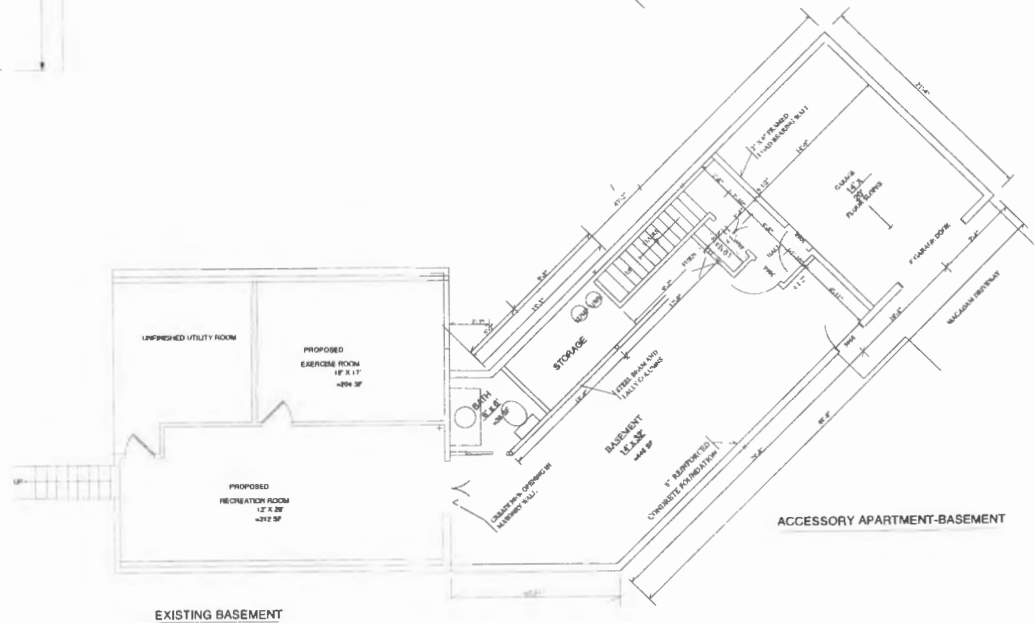
EXISTING HOUSE FOOTPRINT

EXISTING HOUSE

BASEMENT- 516 SF (PROPOSED)	516 SF
1ST FLOOR- GARAGE- 788 SF	
LIVING- 1176 SF	
KITCHEN- 840 SF	
	2748 SF
2ND FLOOR- MAIN- 1176 SF	
DORMER- 480 SF	
	1656 SF
TOTAL-	4920 SF

ACCESSORY APARTMENT

1ST FLOOR- 1138 SF	1138 SF
BASEMENT- GARAGE- 298 SF	
RECREATION-448 SF	
1/2 BATH- 36 SF	
	782 SF
TOTAL-	1920 SF
EXISTING HOUSE- 4920 SF	
ACCESSORY APT- 1920 SF	
TOTAL-	6840 SF



EXISTING BASEMENT

ACCESSORY APARTMENT- 1ST FLOOR

ACCESSORY APARTMENT-BASEMENT

CONTRACTOR

RESIDENCE ADDITION FOR:

MANWEILER

1723 UNDERWOOD RD.

SYKESVILLE, MD. 21784

REVISION

SHEET DESCRIPTION

FLOOR PLAN

SCALE

1/4" = 1'-0"

PLANS PREPARED BY

REVISIONS

DATE

10/18/20

SHEET NUMBER

A-1