

Record Detail * (This section is required.)

Permit Type Building/Residential/Alteration/SFD Permit Number B25001882 Opened Date 05/13/2025
 Description of Work SFD/ FINISH BASEMENT TO INCLUDE: BEDROOM, FULL BATH, GYM, AND WET BAR

Online BP.
 g8 5/15/25

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 8119 Street Name HOLLY MANOR Street Type WAY
 Unit Type --Select-- Unit # X Coordinate -76.93818 Y Coordinate 39.15104
 City FULTON State MD Zip Code 20759 Primary Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
927929	24	1.15	214000	949900	0	RURAL

Legal Description LOT 4 1.155 A. []8119 HOLLY MANOR WAY []HOLLY HOUSE MEADOW PH 2

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	4	605102	4				

Plan Area 1405452619 State Tax Id Subdivision Name Holly House Meadows
 Section Area Tax Map 45
 Grid 45-6 Zoning District RR-DEO ADC Map 5051-K6
 SDP No. Final Plan No. F-07-012 WP File No.
 Record Plat No. 20377-2037 WS Contract No. FDP No. Primary Yes
 Owner Occupied Year Built 2014 Historic District Yes No
 Historic District Registry No. Stat Area 5-15A Flood Plain Yes No
 Building No

Owner (This section is not required.)

Search Reset Clear

Name QI SHE
 Address Line 1 8119 HOLLY MANOR WAY
 Address Line 2
 Address Line 3
 Mail City FULTON
 Mail State MD
 Mail Zip Code 20759
 Phone 240-927-9914
 Primary Yes
 E-mail

design@contractor.net

Cell Number

Fax Number

Professionals (This section is not required.)

License # * Business Name

License Type * --Select--
Primary Yes

First Name Middle Name Last Name

Address Line 1

Address Line 2

City State ZIP Code

Phone 1 Phone 2 Fax

E-mail

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * Applicant

Relationship Applicant Primary No

First Name MI Last Name
QI SHERI XUE

Full Name
QI SHERI XUE

Organization Name

Street Address
8119 HOLLY MANOR WAY
Address Line 2

City State Zip Code
FULTON MD 20759

Phone Cell Fax
240-927-9914

E-mail *
design@contractor.net

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Contact

Relationship Applicant Primary Yes

First Name MI Last Name
Marcos Rios

Full Name
Marcos Rios

Organization Name

Street Address
6229 Deep River Canyon
Address Line 2

City State Zip Code
columbia MD 21045

Phone Cell Fax
4434407571 4103123187

E-mail
design@contractor.net

Addtl Info

Est Construction Cost * 25000

Housing Units * 0

Number of Buildings * 0

Public Owned No

Construction Type
434 - Additions, Alterations and Conversions - Residential

RESIDENTIAL ALTERATION INFO

RESIDENTIAL ALTERATION INFORMATION

Total Square Footage *	No of Stories *	Basement	Bedrooms	Full Baths	Half Baths	Water *	Sewage *
750	SQFT (Number) 1	(Number) Partially Finished	1	(Number) 1	(Number)	Private	Private

Existing Utilities *
Gas & Electric ▼

Existing Heating System *
Electric & Natural Gas ▼

Existing Sprinkler System *
NFPA #13D ▼

Type of New Fireplace
--Select-- ▼

Expiration Date
11/10/2025 

Submit Cancel

B25001852

PROPOSED FLOOR PLAN

SCALE 3/16"=1'

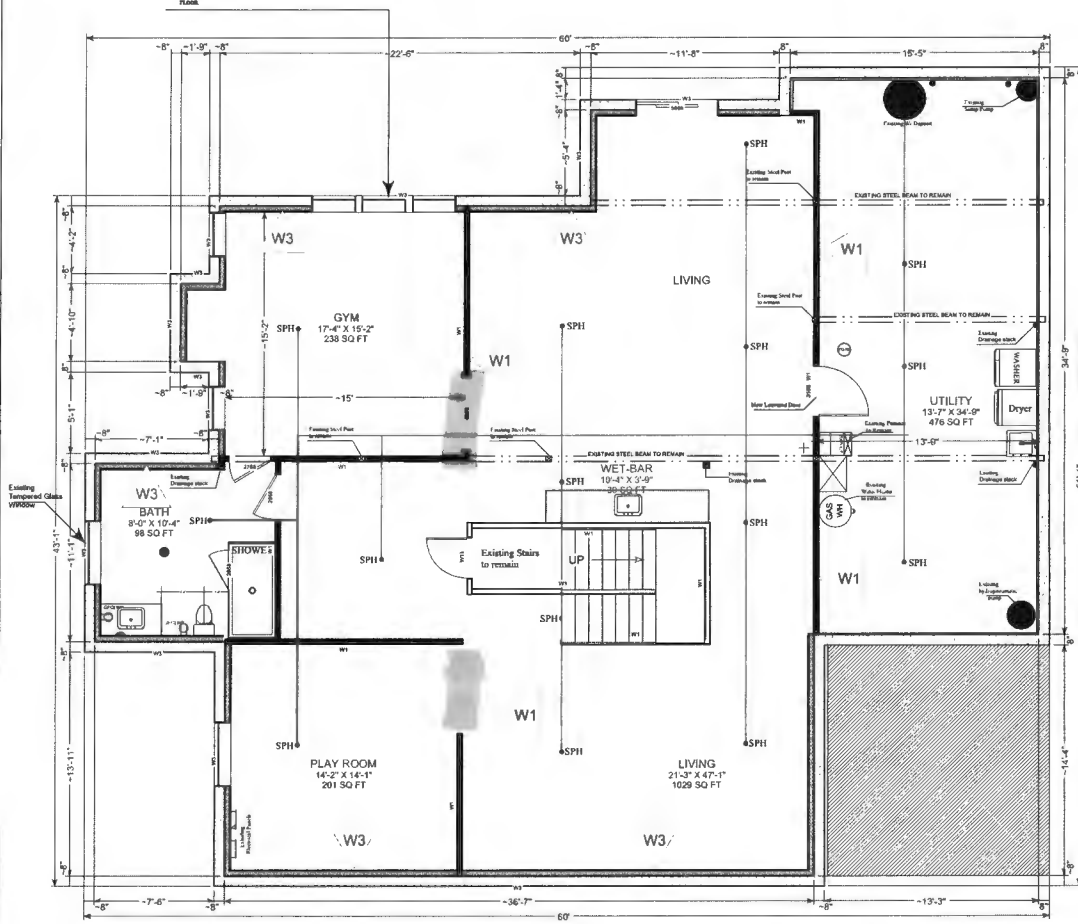
Existing Sprinkler System
use smoke detectors hard wired interconnected
if the area is not covered by Sprinklers

Approved floor plan
showing a 4' wide opening
w/4 doors into rooms
labeled gym & play room
= H.O.



- 4" EXHAUST thru the Roof
- 4" EXHAUST thru the Wall
- COMBUSTION EXHAUST
- Smoke Detectors: Ceiling Mounted, Wall Mounted
- Electrical Breaker Panel
- SMOKE DETECTOR AND MONOXIDE CARBON MONOXIDE
- Hard Wire Interconnected w/Backup battery

SPH—Existing Sprinkler Head to Remain



PROPOSED BASEMENT FLOOR PLAN
SCALE 3/16"=1'

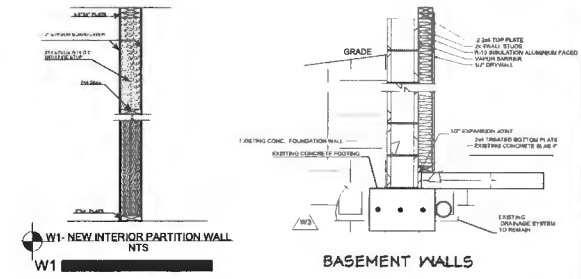


Figure P2706.112) LAVATORY PROPERLY SEALED TO WALL

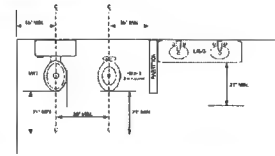
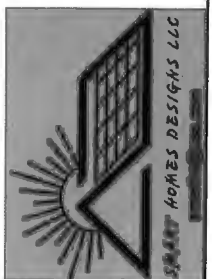
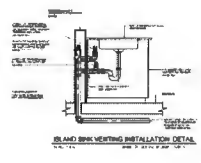
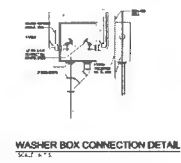


Table R402.1.3.1
MD Alternative Insulation Minimum R-Values and Penetration Requirements by Component*

Climate Zone	Fenestration U-Factor ¹	Shading U-Factor ²	Glass Fenestration SHGC ³	Ceiling R-Value	Floor Frame Wall R-Value ⁴	Mass Wall R-Value ⁵	Floor R-Value	Roofing ⁶ R-Value	Shed ⁷ R-Value & Depth	Chimney ⁸ R-Value
4 except Marine	0.30	0.55	0.60	49	20 or 13 + 5"	R/13	19	10 or 13	10 or 13	10 or 13
5	0.30	0.55	0.60	49	20 or 13 + 5"	R/17	30	15 or 19 or 11 + 5a	10 or 13	15 or 19 or 13 + 5a



8119 Holly Manor Way,
Fulton, MD 20759



DATE:

Permit #

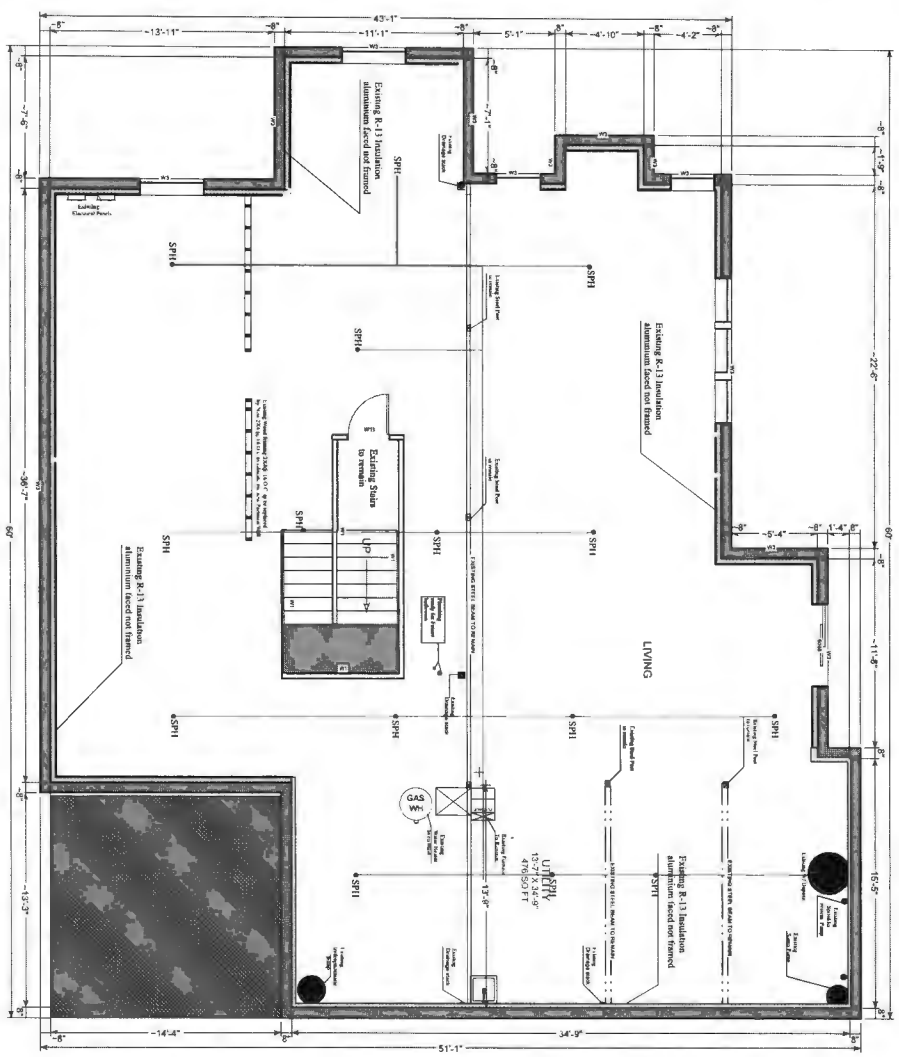
SHEET:

PROPOSED FLOOR PLANS

A-001

1. FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND SERVICES NECESSARY FOR AND RESPONSIBLE ACCORDING TO THE SUBJECTIVE DEMOLITION WORK SHOWN ON THE DRAWINGS.
2. OWNER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF THE EXISTING STRUCTURES.
3. STRUCTURES IDENTIFIED TO BE DEMOLISHED AND PLACED IN DESIGNATED STORAGE AREA.
4. ITEMS OF VALUE ARE TO BE REMOVED AND PLACED IN DESIGNATED STORAGE AREA.
5. DEMOLITION SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND PERMITS.
6. DEMOLITION SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND PERMITS.
7. DEMOLITION SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND PERMITS.
8. DEMOLITION SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND PERMITS.
9. DEMOLITION SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND PERMITS.
10. DEMOLITION SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND PERMITS.

SPH—Existing Sprinkler Head to Remain



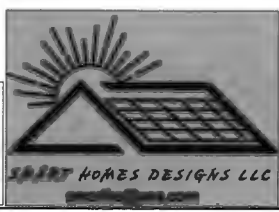
EXISTING BASEMENT DEMO PLAN
SCALE: 3/16"=1'

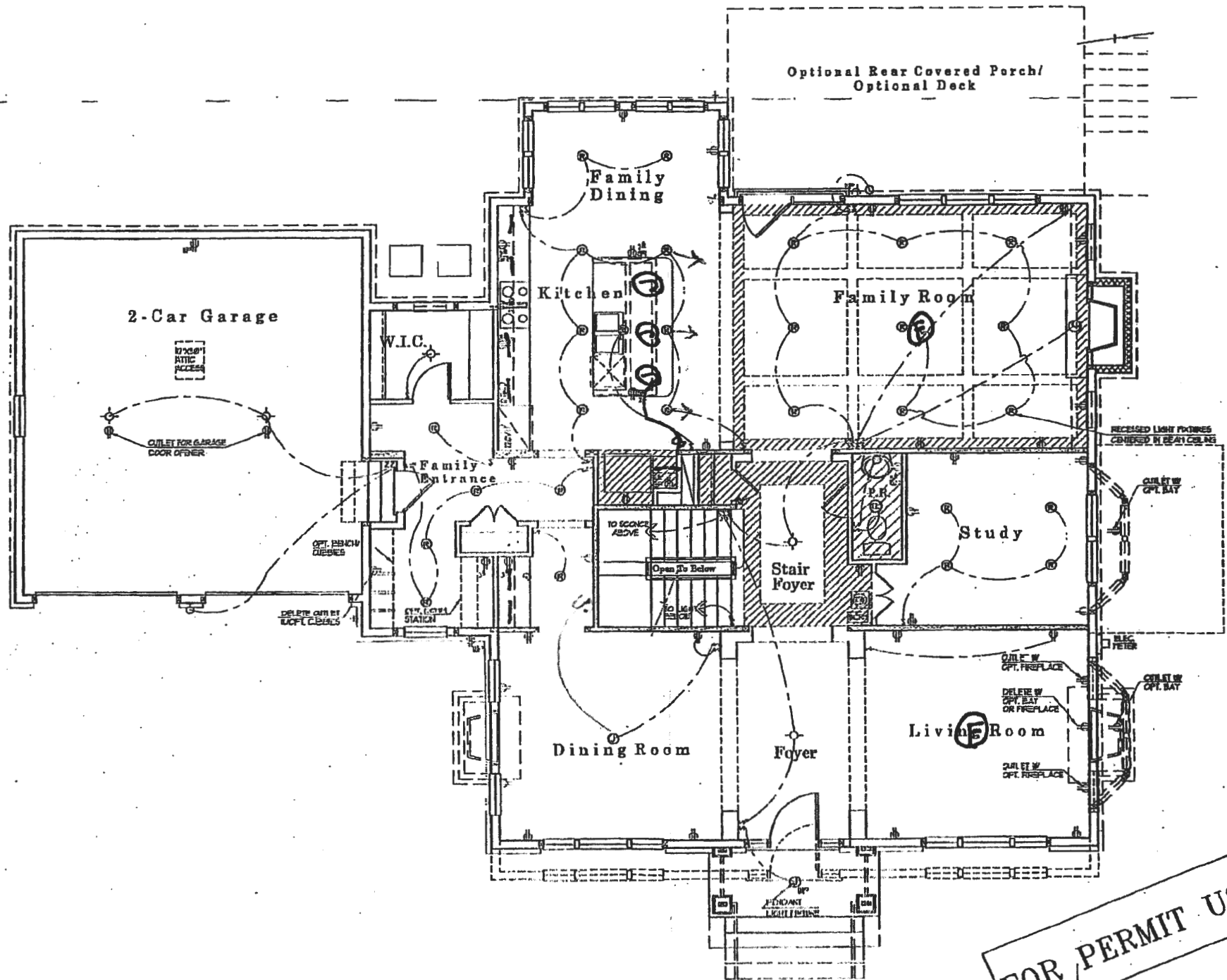
DEMOLITION PLAN

D-001

SHEET:	
Permit #	
DATE:	

8119 Holly Manor Way,
Fulton, MD 20759





FOR PERMIT USE C

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Monday, May 19, 2025 11:58 AM
To: design@contractor.net
Subject: B25001882_8119 Holly Manor Way_Existing FPs
Attachments: bedroom defintion.pdf; WS_HollyManorWay_8119_SepticPermit_2013.pdf; ENGINEERS_2.4.2020.pdf

Hi Ms. Xue,

I've reviewed the building permit (BP) and proposed floor plan for the finished basement which shows 2 rooms that meet the definition of a bedroom. As part of this review, a copy of the existing floor plans for the remaining floors are needed to get a bedroom count. Please note, the existing septic system was designed for (4) bedrooms. For this office to approve the BP, the total bedroom count must remain at 4 or, upgrades to the existing septic system will be required to accommodate more bedrooms.

If you choose to upgrade the septic system, this office will need an approved Onsite Sewage Disposal System (OSDS) Design Plan from an engineer and a septic permit prior to work done on the system. I've attached a list of engineers familiar with OSDS plans. Alternatively, if an existing bedroom or the proposed "bedroom" or "gym" in the basement is modified, so that it doesn't meet the definition of a bedroom under local code (see attachment), and the bedroom count remains at 4, then no upgrades to the septic system will be required.

One of the easiest ways to modify a bedroom is to show a cased 4 foot wide opening into the room without a door, and no closet. Another way to alter a bedroom is to show permanent book shelving units, desk or other permanent features around the perimeter of the room, and no closet.

If you opt to change the # of bedrooms by revising the existing or proposed floor plan, a copy of the revised floor plan must be uploaded to the permit system. On the revised floor plan, please provide a note next to the change on the plan.

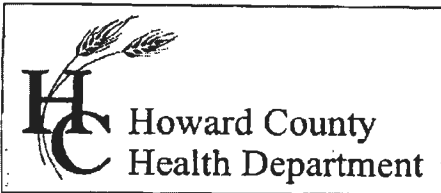
At this time, the building permit will remain on hold until the above mentioned requirements have been satisfied. Should you have any questions or concerns, please don't hesitate to contact me.

Should you have any questions, or wish to discuss, please feel free to contact me.

Regards,

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

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Bureau of Environmental Health
 7178 Gateway Drive Columbia, MD 21046
 (410) 313-2640 Fax (410) 313-2648
 TDD (410) 313-2323 Toll Free 1-866-313-6300
 website: www.hchealth.org

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

RECEIPT DATE: 12/18/12 **ONSITE SEWAGE DISPOSAL SYSTEM** P 544454-B

INSTALLATION APPROVAL DATE: _____ **PERMIT** A _____

CONSTRUCTION

PROPERTY ADDRESS: 8119 Holly Manor Way

SUBDIVISION: Holly House Meadows LOT: 4 TAX ID: 05-452619

CONTRACTOR: JM Carlisle Inc. EMAIL: _____

CONTRACTOR ADDRESS: _____ PHONE: _____

PROPERTY OWNER: Holly House Development EMAIL: _____

OWNER ADDRESS: 14045 Gared Drive, Glenwood, MD 21738 PHONE: _____

SEPTIC TANK SIZE (GALLONS): 2000

PUMP CHAMBER CAPACITY (GALLONS): _____ PUMP SIZE: _____

NUMBER OF BEDROOMS: 4 HOUSE SQ. FT. >3500 APPLICATION RATE: 1.2

DISTRIBUTION SYSTEM: GRAVITY FED LOW PRESSURE DOSED

TRENCHES:	LINEAR FEET REQUIRED: <u>203' 150'</u>	INLET DEPTH: <u>4</u>
	TRENCH WIDTH: <u>Ø 2</u>	MAXIMUM BOTTOM DEPTH: <u>7</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>Ø 6</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>5</u>
LOCATION:	PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND BAT UNIT LOCATION MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.	
NOTES:	Set septic tank per plan. Set distribution box per plan. Install equal length trenches on contour. <u>2 x 75' Trenches</u>	

ISSUED BY: Heidi Scott ISSUE DATE: 11-26-13 EXPIRATION DATE: 12/18/13

- NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION
- NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
- NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.
- NOTE: WATERTIGHT SEPTIC TANKS REQUIRED
- NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRAIDENT FROM ANY WATER WELL
- NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS
- NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM

**NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.
 PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.
 CALL 410-313-1771 TO SCHEDULE INSPECTIONS.**

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Tuesday, July 8, 2025 7:47 AM
To: Hill, Amanda
Subject: RE: B25001882_8119 Holly Manor Way

Hi Amanda,

I am approving the building permit based on the most recent basement floor plan submittal showing no doors and a 4 foot opening into both rooms labeled “gym” and “playroom”.

Thanks for your help.

Hank

From: Hill, Amanda <ahill@howardcountymd.gov>
Sent: Tuesday, July 8, 2025 7:38 AM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Cc: BuildingTech <buildingtech@howardcountymd.gov>; Boleira-Garcia, Mercedes <mgarcia@howardcountymd.gov>
Subject: RE: B25001882_8119 Holly Manor Way

Good Morning Hank,

From what I can see, a hold has been placed on this record due by our Operations Division due to a returned check, back from May. I’ve copied Mercedes from our Operations Division to confirm if this hold is in fact still valid.

In the meantime, I can more than likely manually enter the status for you – can you please confirm what the status should be?

Thank you,

Amanda Hill

Chief, Licenses and Permits Division
Department of Inspections, Licenses and Permits
3430 Court House Drive
Ellicott City, MD 21043
ahill@howardcountymd.gov
410.313.3949
410.313.3322 (fax)

To check the status of a permit, please visit [Howard County DILP Citizen Access](#) and search by address or permit number

For the most up-to-date forms, please visit the [Forms and Fees](#) portion of the Howard County website

To request a Use and Occupancy Certificate, please email uo@howardcountymd.gov

For general inquiries, please email permits@howardcountymd.gov to ensure a prompt response by all technicians

From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Tuesday, July 8, 2025 7:24 AM
To: Hill, Amanda <ahill@howardcountymd.gov>
Subject: B25001882_8119 Holly Manor Way

Hi Amanda,

Good morning. For some reason, I am not able to enter a status into workflow for BP#B25001882. Is this something that you can help me with?

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

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Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Tuesday, July 8, 2025 8:19 AM
To: 'Sheri Qi'; jasonalirio@icloud.com; design@contractor.net
Subject: RE: B25001882_8119 Holly Manor Way_Existing Floor Plans

Hi Sheri,

Good morning. Thanks for the copy of the existing floor plan. Building permit # B25001882 has been approved by the Health Department.

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

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From: Sheri Qi <sheri.qi@stanfordalumni.org>
Sent: Monday, July 7, 2025 12:10 PM
To: jasonalirio@icloud.com; Oswald Jr, Woodin <hoswald@howardcountymd.gov>; design@contractor.net
Subject: Re: B25001882_8119 Holly Manor Way_Existing Floor Plans

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This email originated from someone outside of Howard County
*****DO NOT CLICK LINKS OR OPEN ATTACHMENTS*****
unless you recognize the sender and know for sure that the content is safe

Hi Hank,

Per our conversation, attached please find the floor plan of the house.
Please let me know if you need anything else and when you have approved the building permit.

Thank you very much!
Sheri Qi
cell 617-894-4654

On Mon, Jul 7, 2025 at 10:48 AM <jasonalirio@icloud.com> wrote:

Enviado desde mi iPhone

Inicio del mensaje reenviado:

De: design@contractor.net

Fecha: 7 de julio de 2025, 8:56:12 a.m. EDT

Para: jasonalirio@icloud.com

Asunto: Fw: B25001882_8119 Holly Manor Way_Existing Floor Plans

Sent: Monday, July 07, 2025 at 8:02 AM

From: "Oswald Jr, Woodin" <hoswald@howardcountymd.gov>

To: "design@contractor.net" <design@contractor.net>

Subject: B25001882_8119 Holly Manor Way_Existing Floor Plans

Hi Sheri,

Good morning. Thank you for the follow-up call regarding the floor plan for 8119 Holly Manor Way. Our office isn't always notified when documents are uploaded to the system.

I see that you opted to remove the doors and closet, and widen the openings into the rooms labeled "Bedroom" and "Gym" in the proposed basement. All I need now is a copy of the existing (simplified) floor plan for the house. Would you be able to forward that directly to me? Once I confirm 4 bedrooms, I will approve the building permit.

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

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