

Approved 3/31/26

- H.O.

Menu Save Reset Cancel Help

Record Detail \* (This section is required.)

<b>Permit Type</b> Building/Residential/Misc/Deck	<b>Permit Number</b> B26000560	<b>Opened Date</b> 02/25/2026
<b>Description of Work</b> SFD/ REMOVE EXISTING DECK, INSTALL SAFETY GUARD AT EXIT (RH12000127).**SUBJECT TO FIELD INSPECTION**		

Online BP.

gd 3/26/26

[check spelling](#)

Address \* (This section is required.)

Search Reset Clear Get Parcel & Owner

<b>Street #</b> 11914	<b>Street Name</b> QUEEN	<b>Street Type</b> ST
<b>Unit Type</b> -Select-	<b>Unit #</b>	<b>X Coordinate</b> -76.92859
<b>City</b> FULTON	<b>State</b> MD	<b>Zip Code</b> 20759
	<b>Y Coordinate</b> 39.15942	<b>Primary</b> Yes

Parcel \* (This section is required.)

Search Reset Clear Get Address & Owner

<b>GIS ID *</b> 845875	<b>Parcel</b> 294	<b>Parcel Area</b> 1.64	<b>Land Value</b> 282600	<b>Improved Value</b> 606700	<b>Exemption Value</b> 324100	<b>Plan Area</b> RURAL
<b>Legal Description</b> IMPSLOT 12[ ]11914 QUEEN ST[ ]KINGS MANOR						

[check spelling](#)

<b>Block</b> 12	<b>Lot</b> 12	<b>Census Tract</b> 605102	<b>Council Dist</b> 4	<b>Inspection Dist</b>	<b>Supervisor Dist</b>	<b>Map #</b>	<b>DAP Zone</b>
<b>Plan Area</b>	<b>State Tax Id</b> 1405355338	<b>Subdivision Name</b>					
<b>Section</b>	<b>Area</b>	<b>Tax Map</b> 41					
<b>Grid</b> 41-19	<b>Zoning District</b> RR-DEO	<b>ADC Map</b> 5052-B5					
<b>SDP No.</b>	<b>Final Plan No.</b>	<b>WP File No.</b>					
<b>Record Plat No.</b> 9 52	<b>WS Contract No.</b>	<b>FDP No.</b>	<b>Primary</b> Yes				
<b>Owner Occupied</b> <input type="radio"/> Yes <input checked="" type="radio"/> No	<b>Year Built</b> 1966	<b>Historic District</b> <input type="radio"/> Yes <input checked="" type="radio"/> No					
<b>Historic District Registry No.</b>	<b>Stat Area</b> 5-15A	<b>Flood Plain</b> <input type="radio"/> Yes <input checked="" type="radio"/> No					
<b>Building No</b>							

Owner \* (This section is required.)

Search Reset Clear

**Name \***  
HANKII

**Address Line 1**  
469 ENA ROAD

**Address Line 2**  
APT 1501

**Address Line 3**

**Mail City**  
 HONOLULU  
**Mail State**  
 HI  
**Mail Zip Code**  
 96815  
**Phone**  
 410-290-3285  
**Primary**  
 Yes  
**E-mail**  
 support@rpmcmetro.com  
**Cell Number**                      **Fax Number**

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

**License # \*** 08050136647      **Business Name** A BETTER HOME LLC  
**License Type \*** MHIC Co      **First Name** PATRICK      **Middle Name**      **Last Name** CARNERIE  
**Primary** Yes      **Address Line 1** 339 N. VAN BUREN ST.  
    **Address Line 2**  
  
**City** ROCKVILLE      **State** MD      **ZIP Code** 20850-0000  
**Phone 1** 4107189406      **Phone 2**      **Fax**  
**E-mail** ABETTERHOMEUS@GMAIL.COM

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

Search       As Owner       As Lic. Prof       As Contact

**Type \*** Applicant  
**Relationship** Applicant  
**Primary** Yes  
**First Name** PATRICK      **MI**      **Last Name** CARNERIE  
**Full Name** PATRICK CARNERIE  
**Organization Name** A BETTER HOME LLC  
**Street Address** PO BOX159  
**Address Line 2**  
  
**City** GLENELG      **State** MD      **Zip Code** 21737  
**Phone** 410-718-9406      **Cell**      **Fax**  
**E-mail \*** ABETTERHOMEUS@GMAIL.COM

**Addtl Info**

**Est Construction Cost \*** 6236      **Housing Units \*** 0      **Number of Buildings \*** 0      **Public Owned** No  
**Construction Type** 434 - Additions, Alterations and Conversions - Residential

**MISC PERMIT INFO**

**MISCELLANEOUS PERMIT INFORMATION**

**Capital Project-No Fee \***  Yes  No      **Capital Project Number** (Text)      **Fee Exempt \***  Yes  No      **Roadside Tree Project Permit \***  Yes  No      **Roadside Tree Project Permit #** (Text)  
**Existing Use \*** SFD      **Water** Private      **Sewage** Private      **Expiration Date** 9/21/2026

Submit

Cancel

## Oswald Jr, Woodin

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**From:** Oswald Jr, Woodin  
**Sent:** Tuesday, March 31, 2026 8:03 AM  
**To:** 'Patrick Carnerie'  
**Cc:** support@rpmDCmetro.com  
**Subject:** RE: B26000560\_11914 Queen Street\_Site Plan

Hi Mr. Carnerie,

Good morning. My supervisor wanted me to verify the dimensions of the deck before approving this demo permit. This information should be included in the description of work as well.

Thanks,

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:** Patrick Carnerie <abetterhomeus@gmail.com>  
**Sent:** Monday, March 30, 2026 8:40 AM  
**To:** Oswald Jr, Woodin <hoswald@howardcountymd.gov>  
**Cc:** support@rpmDCmetro.com  
**Subject:** Re: B26000560\_11914 Queen Street\_Site Plan

### **WARNING!!!**

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

Good morning Hank,

The permit has been changed to removal of the existing deck (DEMO PERMIT) and should have no bearing on the well and septic systems, as no construction is occurring.

Regards,  
Patrick Carnerie

On Thu, Mar 26, 2026 at 11:47 AM Oswald Jr, Woodin <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)> wrote:

Hello Mr. Carnerie,

Please revise the site plan to an appropriate engineer scale and show the location of the onsite well and septic system components on a sheet of paper no larger than 11" x 17". I've attached the septic record for the property along with information about well and septic setbacks, and site plan requirements.

On page #2 of the septic record, you will find the as-built drawing which shows the location of the septic tank and drywell, but not the well. You may be able to utilize this sheet to assist with plotting the septic system components, but the well will need to be field located.

Please let me know when the site plan revision has been uploaded to the system. Should you have any questions, please don't hesitate to ask.

Regards,

Hank

Hank Oswald

Licensed Environmental Health Specialist

Bureau of Environmental Health

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--

Patrick Carnerie

President

A Better Home, LLC.

Renovation & Home Improvements

Commercial & Residential

MHIC # 136647

Direct: 410-718-9406

Email [abetterhomeus@gmail.com](mailto:abetterhomeus@gmail.com)

## Oswald Jr, Woodin

---

**From:** Silvast, Zackary  
**Sent:** Tuesday, March 31, 2026 7:41 AM  
**To:** Oswald Jr, Woodin  
**Subject:** Re: B26000560\_11914 Queen Street\_Site Plan

Hi good morning Hank,

I would say no if we have well & septic records to verify setbacks and they provide dimensions of existing deck.

- ZS

Get [Outlook for Android](#)

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**From:** Oswald Jr, Woodin <hoswald@howardcountymd.gov>  
**Sent:** Tuesday, March 31, 2026 7:37:10 AM  
**To:** Silvast, Zackary <zsilvast@howardcountymd.gov>  
**Cc:** Patrick Carnerie <abetterhomeus@gmail.com>  
**Subject:** FW: B26000560\_11914 Queen Street\_Site Plan

Hi Zack,

Good morning. Does this scope of work require a site plan?

**“Change of scope to complete demo of existing deck, removal of debris and securing opening with safety railing.”**

Thanks in advance for your assistance.

Hank

Hank Oswald  
Licensed Environmental Health Specialist  
Bureau of Environmental Health  
Howard County Health Department  
8930 Stanford Blvd. Columbia, MD 21045  
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Patrick Carnerie  
President

A Better Home, LLC.  
Renovation & Home Improvements  
Commercial & Residential  
MHIC # 136647  
Direct: 410-718-9406  
Email [abetterhomeus@gmail.com](mailto:abetterhomeus@gmail.com)



910222

910038

910064

CHECK TO BE  
REMOVED

20

Name: Patrick Carnerie - A Better Home, LLC.  
Street Address: 339 N. Van Buren St.  
City, State, Zip: Rockville, MD 20850  
Date: 3/12/2026

**Amendment, Permit #** B26000560

Ms. Debbie Whalen  
Division of Plan Review  
Department of Inspections, Licenses and Permits  
Howard County Government  
3430 Court House Drive  
Ellicott City, MD 21043

Dear Ms. Whalen:

I am requesting to amend **Permit #** B26000560 **at**  
11914 QUEEN ST, FULTON MD 20759 **to**

Customer has changed the scope of work to removal of existing deck and secure the opening with safety rail and disposal of demo'd materials. After removal, there will not be a deck in place.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Enclosed:**

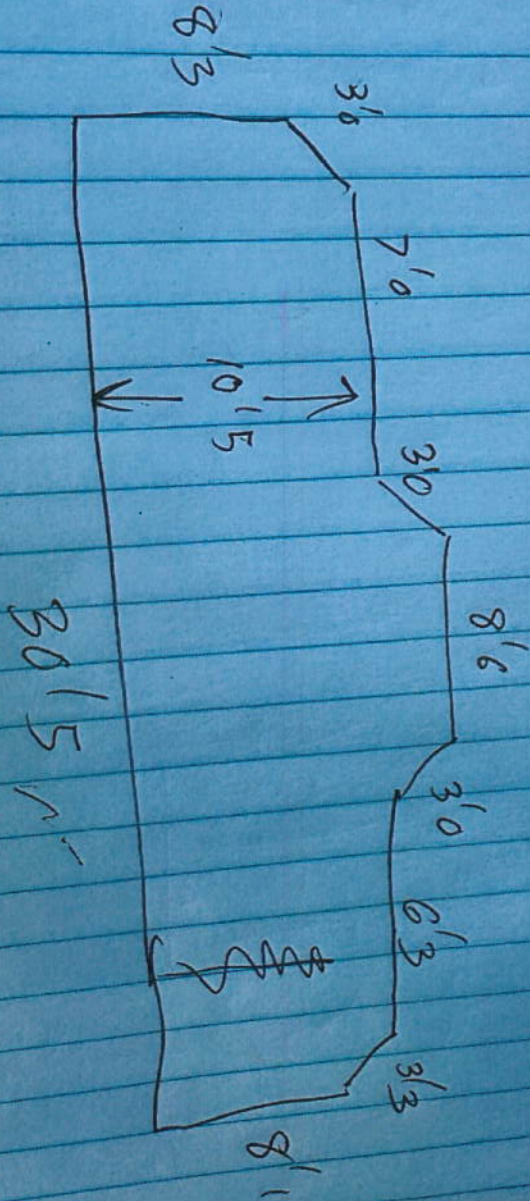
- Fee: \_\_\_\_\_
- Plot Plans
- Sets of Construction Drawings
- Other: \_\_\_\_\_

If there is anything we can do to assist you, please let me know.

Sincerely,  
Patrick Carnerie

Name: Patrick Carnerie  
Title: Contractor

BP# B26000560  
11914 Queen Street  
Fulton, MD 20759



10/21/66  
Kendy

10/21/66 - Approved - JHK

# PERMIT

SEWAGE DISPOSAL SYSTEM

P. 12257

A. 11322

MARYLAND STATE DEPARTMENT OF HEALTH  
HOWARD COUNTY

INDEXED ✓

ELLICOTT CITY  
DISTRICT 5

DATE 10/17/66

Roland Barth IS PERMITTED TO INSTALL X ALTER  
ADDRESS Clarkeville Pike, Ellicott City, Md. PHONE HO 5-3495  
A SEWAGE DISPOSAL SYSTEM LOCATED AT \_\_\_\_\_

SUBDIVISION Kings Manor ROAD Queen Street LOT 12

PROPERTY OWNER Merle Brown

ADDRESS \_\_\_\_\_

SPECIFICATIONS - 3 bedrooms

DRAIN FIELD \_\_\_\_\_ DEPTH \_\_\_\_\_ FEET, BOTTOM AREA \_\_\_\_\_ SQ. FT.

SEEPAGE PITS \_\_\_\_\_ ABSORBENT SIDE-WALL AREA \_\_\_\_\_ SQ. FT.

SEPTIC TANK CAPACITY 750 GALLONS

FOR GARBAGE GRINDER, INCREASE DISPOSAL AREA 22% & TANK CAPACITY 50%.

OTHER Dry well - 429 sq. ft. absorbent sidewall area below the inlet pipe  
located 180 ft. from the front lot line and 93 ft. from the right side lot line  
as seen when facing the lot from Queen St.

MAXIMUM DEPTH PERMITTED 12' below original grade.

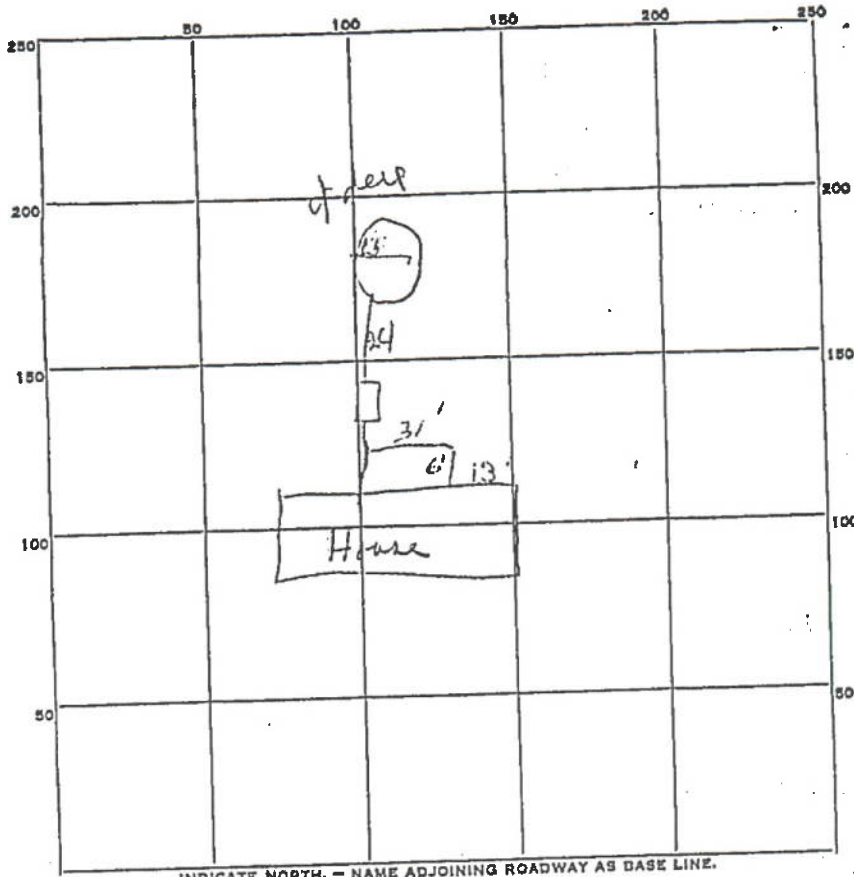
PLANS APPROVED BY J. H. Kilmore DATE 12/8/65

FILL SEPTIC TANK AND DISTRIBUTION BOX WITH WATER BEFORE CALLING FOR AN INSPECTION. COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COMMISSIONERS NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

## NOTIFY THE HEALTH DEPARTMENT 48 HOURS BEFORE EXCAVATIONS ARE TO BE BACK FILLED.

A  
11322



PERMIT CARD ok Queen St.

SEPTIC TANK, LEVEL ok CLEANOUTS ok

DISTRIBUTION BOX, LEVEL \_\_\_\_\_

TILE FIELD, DEPTH \_\_\_\_\_ FT. TRENCH WIDTH \_\_\_\_\_ FT.

GRAVEL DEPTH \_\_\_\_\_ IN. TOTAL LENGTH \_\_\_\_\_ FT.

NUMBER OF TRENCHES 15 TOTAL BOTTOM AREA \_\_\_\_\_

SEEPAGE PITS, INSIDE DIAMETER 15 FT. DEPTH BELOW INLET 95 FT.

ABSORBENT AREA 447 SQ. FT.

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DATE SYSTEM APPROVED 10/21/66 INSPECTOR [Signature]