

Approved +/1/25
-H.O.

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Alteration/SFD	B25000952	03/16/2025

Description of Work
SFD/ Basement remodel to include full bath and wet bar, ENTERTAINMENT/MEDIA RM, EXERCISE RM, **SLEEPING ROOMS NOT PERMITTED UNLESS EGRESS REQUIREMENTS ARE MET, SMOKE DETECTORS REQUIRED), NOT APPROVED AS ACCESSORY APT, SUBJECT TO FIELD INSPECTION**.

Online BP.
gld 3/19/25

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
4309	COLLEGE	AVE
Unit Type	Unit #	X Coordinate
--Select--		-76.78071
		Y Coordinate
		39.25311
City	State	Zip Code
ELLCOTT CITY	MD	21043
	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
889462	305	2.28	284000	886300	602300	ELLICO

Legal Description
LOT 2 2.283 AR []4309 COLLEGE AVE []ELLCOTT CITY

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	2	602700	1	6			
Plan Area		State Tax Id	Subdivision Name				
		1402236737	PROPERTY OF ROY O PETE				
Section		Area	Tax Map				
			25				
Grid		Zoning District	ADC Map				
25-21		R-ED	4816-F10				
SDP No.		Final Plan No.	WP File No.				
SDP-06-035							
Record Plat No.		WS Contract No.	FDP No.	Primary			
				Yes			
Owner Occupied		Year Built	Historic District				
<input checked="" type="radio"/> Yes <input type="radio"/> No		2007	<input type="radio"/> Yes <input checked="" type="radio"/> No				
Historic District Registry No.		Stat Area	Flood Plain				
		2-18	<input type="radio"/> Yes <input checked="" type="radio"/> No				
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *
PALLO

Address Line 1
4309 COLLEGE AVE

Address Line 2

Address Line 3

Mail City
ELLCOTT CITY

Mail State
MD

Mail Zip Code
21043

Phone
410-365-6901

Primary
Yes

E-mail

wpalozzi@yahoo.com
Cell Number

Fax Number

Professionals (This section is not required.)

License # 08010016414	Business Name COSSENTINO & SONS REMODELING &			
License Type MHIC Ind	First Name WAYNE	Middle Name	Last Name COSSENTINO	
Primary Yes	Address Line 1 DESIGN INC 01 16414			
	Address Line 2 9068 FURROW AVE			
	City ELLICOTT CITY		State MD	ZIP Code 21042-0000
	Phone 1 4104420000	Phone 2	Fax 4104425765	
	E-mail WAYNECOSSENTINO@YAHOO.COM			

Applicant (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type Applicant	First Name William	MI	Last Name Pallozzi	
Relationship Applicant	Full Name PALLOZZI WILLIAM MORRIS			
Primary No	Organization Name			
	Street Address 4309 COLLEGE AVE			
	Address Line 2			
	City ELLICOTT CITY		State MD	Zip Code 21043
	Phone 410-365-6901	Cell	Fax	
	E-mail wpalozzi@yahoo.com			

Contact (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type Contact	First Name WAYNE	MI	Last Name COSSENTINO	
Relationship Licensed Professional	Full Name			
Primary Yes	Organization Name COSSENTINO & SONS REMODELING &			
	Street Address DESIGN INC 01 16414			
	Address Line 2 9068 FURROW AVE			
	City ELLICOTT CITY		State MD	Zip Code 21042-0000
	Phone 4104420000	Cell	Fax 4104425765	
	E-mail WAYNECOSSENTINO@YAHOO.COM			

Addtl Info

Est Construction Cost 20000	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 1958	No of Stories SQFT (Number) 2	Basement (Number) Unfinished w/Rough-In	Bedrooms 0	Full Baths (Number) 1	Half Baths (Number) 0	Water (Number) Public	Sewage Private
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Existing Utilities
Gas & Electric

Existing Heating System
Electric

Existing Sprinkler System
None

Type of New Fireplace
--Select--

Expiration Date
9/15/2025

Submit Cancel

Oswald Jr, Woodin

From: Wayne Cossentino <waynecossentino@yahoo.com>
Sent: Thursday, March 27, 2025 10:04 AM
To: Oswald Jr, Woodin
Subject: Pallozzi Basement Remodel
Attachments: CCF_000171.pdf

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

B25000952_4309 College Ave_ Revised Basement Floor Plan

Hank,

Thank you for taking the time to discuss the Pallozzi's basement remodel.

Attached you will find the revised plans showing the 4' wide cased opening at the storage room, which would then not meet the definition of a bedroom.

Thanks again for sharing the options and working with me to move forward to initiate a building permit for the Pallozzi's basement remodel.

Wayne Cossentino
410-977-5781

Oswald Jr, Woodin

From: Wayne Cossentino <waynecossentino@yahoo.com>
Sent: Tuesday, March 25, 2025 11:48 AM
To: Oswald Jr, Woodin
Subject: Re: B25000952_4309 College Ave_Basement Floor Plan
Attachments: CCF_000167(1).pdf

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

Hank,

Per the options you shared with me, and after discussing the options with the homeowners, The Pallozzi's elected to remove the double door at the exercise room showing a 6' wide cased opening without a door. Attached you will find the revised design drawings showing a 6' wide cased opening at the exercise room. Thank you for sharing the options and working with me to initiate a building permit for the Pallozzi's basement remodel.

Wayne Cossentino
410-977-5781

On Monday, March 24, 2025 at 12:03:21 PM EDT, Oswald Jr, Woodin <hoswald@howardcountymd.gov> wrote:

Hi Wayne,

Good afternoon. Thanks for getting back to me. Under local code, both rooms in the basement meet the definition of a bedroom (see attached definition). Our records indicate that the existing septic system was sized for 4 bedrooms, however the system is oversized and could accommodate 5.

Would you be able to forward a copy of the existing floor plans, so I can get a bedroom count? If the residence already has 4 bedrooms, you could get one more, but not 2. One of those rooms in the basement would have to be converted so it doesn't meet the definition.

There are multiple ways to change a room, so it doesn't meet the definition. You could show a minimum 4 foot wide cased opening without a door into one or both rooms. Another way is to show a half wall between the room and another room. Lastly, you could show permanent built in book cases around the entire perimeter of the room.

Once I have the existing floor plan of the 1st and 2nd floor, I will follow up.

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

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From: Wayne Cossentino <waynecossentino@yahoo.com>
Sent: Monday, March 24, 2025 10:01 AM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Subject: B25000952_4309 College Ave_Basement Floor Plan

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

Hi Hank,

I am sorry I must have missed your message!

Yes, each room has a single hopper window, 32" wide x 19" tall.

Best Regards,

Wayne Cossentino

Hi Mr. Pallozzi,

I sent Wayne an email last week regarding the basement floor plan for 4309 College Ave. Can you tell me if either room labeled "exercise room" or "finished storage" room have any type of window?

Thanks,

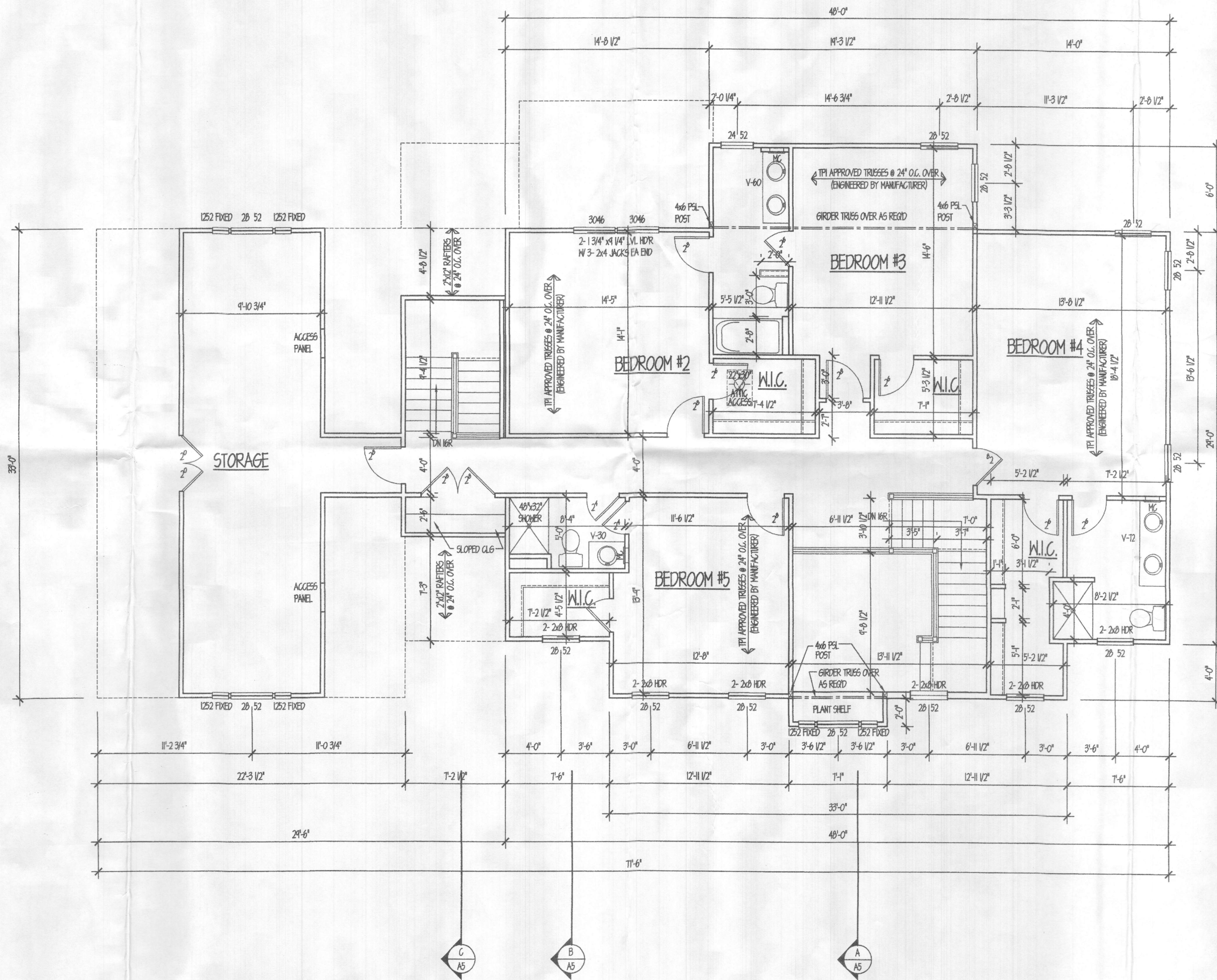
Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
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(410) 313 - 1786
www.hchealth.org

COSSENTINO
REMODELING

PALLOZZI

ATTN: HANK
OSWALD



CONTENT	SECOND FLOOR PLAN
TITLE	PALLOZZI RESIDENCE
scale	1/4" = 1'-0"
date	JULY 21, 2005
SHEET NUMBER	A4