

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., Acting Health Officer

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME SINGH PROPERTY LOT # NA
PROPERTY ADDRESS 11855 + ~~11854~~ LIME KILN ROAD FULTON
STREET TOWN ZIP
TAX ACCOUNT # 2200/612 TAX MAP 46 GRID 1 PARCEL 182+~~183~~ ZONING DESIGNATION RR-DEO

PROPERTY OWNER(S) SURJIT SINGH + KAMALIT KAUR

DAYTIME PHONE _____ CELL _____ EMAIL _____

MAILING ADDRESS _____
STREET CITY, STATE ZIP

APPLICANT GREENLEAF BUILDERS, LLC RELATIONSHIP TO OWNER: CONTRACTOR

DAYTIME PHONE 443-250-5483 CELL 410-977-1328 EMAIL hrbuilder@comcast.net

MAILING ADDRESS 1601 JACKSON STREET BALTIMORE, MD 21230
STREET CITY, STATE ZIP

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S):

BUILDING:

- ☒ RESIDENTIAL WITH _____ EXISTING OR PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE
☐ COMMERCIAL (PROVIDE DETAIL OF TYPE OF USE AND NUMBERS OF EMPLOYEES/CUSTOMERS ON ACCOMPANYING PLAN)

PROPERTY:

- ☐ SUBDIVISION: NUMBER OF LOTS INCLUDING RESIDUE: _____
☒ CONSTRUCT NEW OSDS ON UNDEVELOPED LOT
☒ REPAIR OR REPLACE FAILING OSDS
☒ UPGRADE EXISTING OSDS

IS THE PROPERTY WITHIN 2500 FEET OF ANY RESERVOIR?

- ☐ YES
☒ NO

AS APPLICANT, I UNDERSTAND THE FOLLOWING:

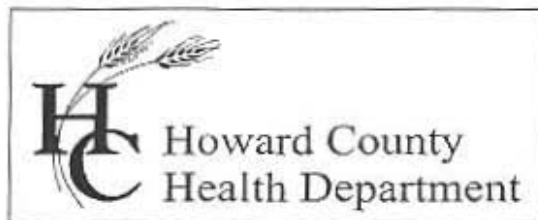
- THIS APPLICATION IS VALID FOR TWO(2) YEARS FROM DATE OF FEE PAYMENT AND APPROVAL IS BASED UPON HEALTH OFFICER SIGNATURE OF A PERC CERTIFICATION PLAN PRIOR TO EXPIRATION OF THIS PERMIT.
- THE APPLICATION FEE IS NON-REFUNDABLE
- THIS APPLICATION MUST BE ACCOMPANIED BY ALL APPLICABLE FEES AND A SUITABLE SITE PLAN IN ORDER TO BE PROCESSED
- THIS IS A PUBLIC DOCUMENT

I declare and affirm that to the best of my knowledge, the information contained herein is correct. I declare that I am the owner of the property or duly authorized to make this application on behalf of the owner. I agree to comply with all applicable state and county regulations.

By signature of this application, I hereby grant Howard County Health Department officials the right to enter onto the property for the purpose of inspecting the property as directly related to the requested permit/service.

SIGNATURE OF APPLICANT

DATE



Bureau of Environmental Health

8930 Stanford Blvd., Columbia, MD 21045

Main: 410-313-1771 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

September 29, 2015

To: Stephen Forney, Greenleaf Builders, LLC, Applicant

RE: Percolation Test Report. 11855 and 11859 Lime Kiln Road

Percolation testing at 11855 and 11859 Lime Kiln Road, Parcels 182 and 183, respectively, was conducted on August 26, 2015. The reason for conducting the percolation tests was to establish sewage disposal areas (SDA) on each parcel so that each parcel could be improved with either a new residence or a rebuilt residence. In all, six test locations were staked on the two parcels.

Three (3) locations were tested and/or the profile described on Parcel 182. Test locations '4' and '6' PASS with a loading rate of 0.8 gpd/sq-ft. Location '3', dug about 25 feet west of the corresponding staked location, was a nonconventional 'PASS', i.e., having a loading rate of 0.4 gpd/sq-ft.

An existing septic system trench was observed at locations 4 and 6. The trench location, along with the location of the existing septic tank, complicates the potential to design a minimum of two drainfield systems on Parcel 182.

Four (4) test locations were dug on Parcel 183. Locations '1', '3', and '7' 'PASS'. A loading rate of 0.8 gpd/sq-ft is typical for the area represented by tests '3' and '7', and a loading rate of 1.2 gpd/sq-ft is appropriate for the area represented by location '1'. Location '7' was dug as a result of the 'FAIL' at location '2'. Location '7' was dug about 25 feet east of the stake for location '2'. No septic system components were observed on Parcel 183.

Locations of percolation tests that 'PASS' are used to define the sewage disposal areas (SDA) proposed on the Percolation Certification Plan. All percolation test locations, percolation test results, and suitable area for wastewater discharge are certified by the Approving Authority's signature of the Percolation Certification Plan. All percolation test locations must be field-located and the respective elevations documented on a Percolation Certification Plan. Field-run topography in and around the proposed SDA is required for certification. Proposed locations for at least two sets of trenches on each Parcel are to be included on the Percolation Certification Plan. A Trench Specifications Sheet with preliminary loading rates for each potential system on each Parcel is included as an attachment to this report.

Wells on neighboring parcels will have to be replaced to define SDA on each Parcel, and those wells will be downgradient of septic systems on Parcels 182 and 183. BAT units shall be installed in upgraded septic systems on Parcels 182 and 183, and all drainfields shall be designed for low-pressure distribution on both parcels.

The sequence of events, beginning with submittal of the Percolation Certification Plan, should proceed as follows: (1) Review and revision/approval of the Percolation Certification Plan; (2) Replacement of wells on neighboring parcels and the installation of a well on Parcel 183; (3) Review and approval of a BAT Site Plan for development of Parcel(s) with approved SDA and well.

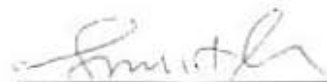
Greenleaf Builders LLC

1601 Jackson Street / Baltimore, MD 21230 (C) 410-977-1328 (F) 443-266-7675

To: Jeff Williams, Chief
Howard County Health Department
8930 Stanford Blvd.
Columbia, MD 21045

From: Surjit Singh
2634 Raptor Dr.
Odenton, MD 21113

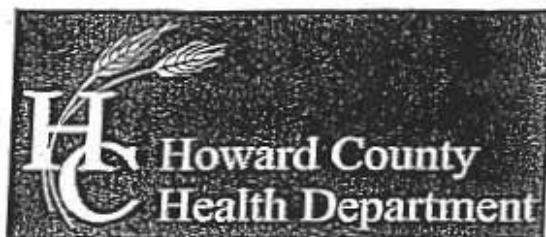
I am requesting a variance which will allow drain fields to be upgraded from a newly established well at 11863 Lime Kiln Rd. and 8020 Hunterbrooke Lane. First we need to drill a new well at 11855 Lime Kiln Rd., then the two wells at 8020 + 11863, lastly we will drill a new well at 11859 Lime Kiln.



Surjit Singh

11-10-2015

Date



Bureau of Environmental Health

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

SEWAGE DISPOSAL SYSTEM SPECIFICATIONS WORKSHEET

Address: 11855 Lime Kiln Road

Subdivision: _____

Lot: Parcel 182

Initial system: Application rate: 0.4 Effective area beginning depth: 3 Bottom maximum depth: 8.5

1st Replacement: Application rate: 0.8 Effective area beginning depth: 3 Bottom maximum depth: 8.5

2nd Replacement: Application rate: _____ Effective area beginning depth: _____ Bottom maximum depth: _____

Design Flow = 150 gallons per day per bedroom

Design flow ÷ application rate = square footage of drainfield required

Linear length of trench required = drainfield square footage x sidewall reduction percentage ÷ trench width

Sidewall reduction credit formula:

$$\frac{W + 2}{W + 1 + 2D} \times 100 = \text{Percent of length of standard trench where } W = \text{trench width and } D = \text{depth between effective area beginning depth and trench bottom.}$$

Standard design requirements:

- All trenches must be equal length unless low pressure dosed
- All trenches must be on contour
- Minimum trench spacing: 10' for all trenches utilizing sidewall reduction credit. Additional spacing may be necessary for any trench using over 3.5' of effective sidewall. In those cases, the spacing formula is $2D + W$ up to a maximum spacing of 18'.
- Minimum trench spacing for trenches with no sidewall credit (bottom area only) is 6' for a 2' wide trench and 9' for a 3' wide trench (spacing is measured edge to edge)
- Maximum trench length is 100'
- Maximum pipe depth is 4'

Additional requirements: BAT, Pump Chamber, and LPD

Approved: R Bricker Date: 9/28/15

Real Property Data Search (w1)

Guide to searching the database

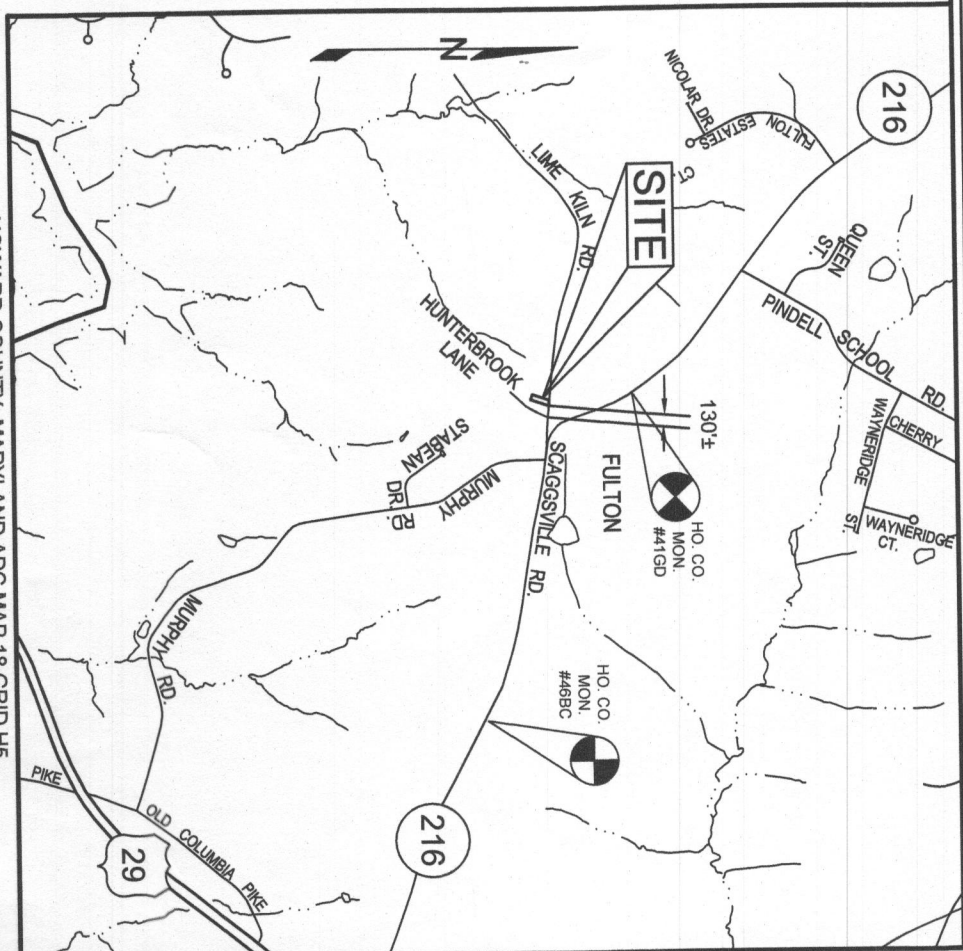
Search Result for HOWARD COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 05 Account Number - 372135							
Owner Information										
Owner Name:			SINGH SURJIT KAUR KAMALJIT			Use: Principal Residence:		RESIDENTIAL NO		
Mailing Address:			2634 RAPTOR DR ODENTON MD 21113-			Deed Reference:		/15902/ 00152		
Location & Structure Information										
Premises Address:			11855 LIME KILN RD FULTON 20759-0000			Legal Description:		.254 ACRE 11855 LIME KILN RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0046	0001	0182		0000				2014		
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE 100			
Primary Structure Built 1899			Above Grade Enclosed Area 674 SF		Finished Basement Area		Property Land Area 11,064 SF		County Use	
Stories 1	Basement NO	Type STANDARD UNIT	Exterior FRAME	Full/Half Bath 1 full	Garage	Last Major Renovation				
Value Information										
			Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2015		As of 07/01/2016	
Land:			208,000		208,000					
Improvements			21,100		25,300					
Total:			229,100		233,300		231,900		233,300	
Preferential Land:			0						0	
Transfer Information										
Seller: WOODWARD WILLIAM B Type: ARMS LENGTH MULTIPLE				Date: 12/02/2014 Deed1: /15902/ 00152				Price: \$140,000 Deed2:		
Seller: WILKERSON HAZEL L/T Type: ARMS LENGTH MULTIPLE				Date: 06/30/1988 Deed1: /01845/ 00558				Price: \$0 Deed2:		
Seller: Type:				Date: Deed1:				Price: Deed2:		
Exemption Information										
Partial Exempt Assessments:			Class		07/01/2015		07/01/2016			
County:			000		0.00					
State:			000		0.00					
Municipal:			000		0.00 0.00		0.00 0.00			
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Homestead Application Information										
Homestead Application Status: No Application										

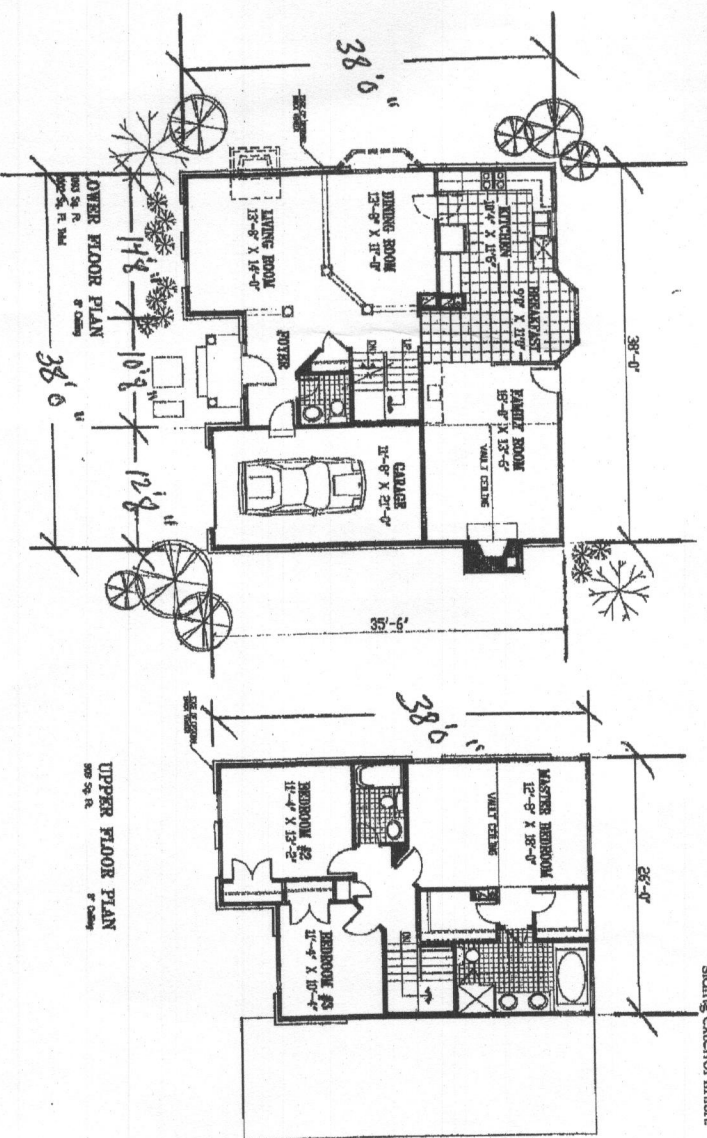
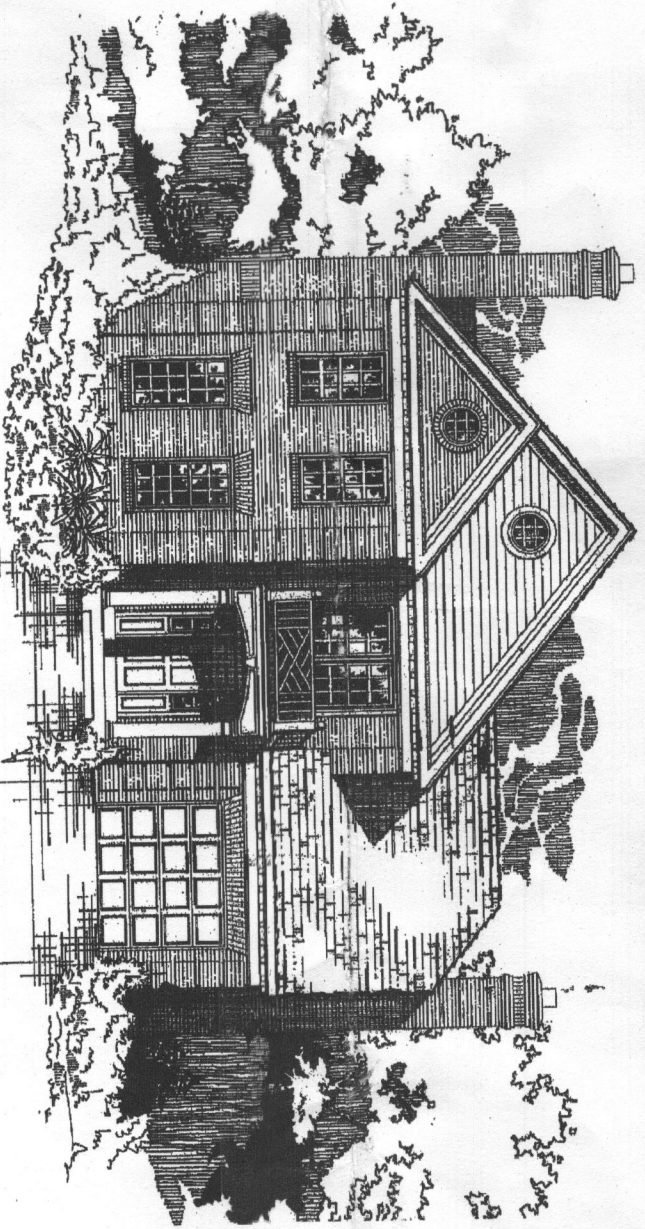
SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	% FACTOR
GgA	GLENELOAM, 0 TO 3 PERCENT SLOPES	B	0.25
GgB	GLENELOAM, 3 TO 8 PERCENT SLOPES	C	0.25

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR "K" GREATER THAN 0.25 AND WITH A SLOPE GREATER THAN 9 PERCENT.

LEGEND	
---	EXISTING CONTOUR
---	EXISTING TREELINE
---	SOIL BOUNDARY
---	EXISTING GRAVEL
---	EXISTING PAVING
---	EXISTING TREE
---	EXISTING ADJACENT FOREST CONSERVATION EASEMENT
---	EXISTING FENCE



- GENERAL NOTES**
- SUBJECT PROPERTY ZONED RR-DEO PER 100613 COMPREHENSIVE ZONING PLAN.
 - TOTAL AREA OF PROPERTY: PARCEL 182 = 11,583 SF OR -0.27 AC.±
 - THIS PROPERTY IS ADJACENT TO THE FILTON COMMUNITY.
 - PRIVATE WATER AND PRIVATE SEWER WILL BE USED BY THIS SITE.
 - SHAWBERGER & LANE IN AUGUST, 2018, ON A FIELD RUN SURVEY PERFORMED BY SHAWBERGER & LANE IN AUGUST, 2018.
 - THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHY SURVEY PREPARED BY SHAWBERGER & LANE IN AUGUST, 2018.
 - BY SHAWBERGER & LANE IN AUGUST, 2018, A FIELD RUN PLAN ARE PRESENT ON THE SITE.
 - PROPERTY ADDRESS: 11855 LIME KILN ROAD, FILTON, MD 20739.
 - THIS PLAN IS TO REQUEST A VARIANCE TO THE FRONT BUILDING RESTRICTION LINE.
 - THE EXISTING CENTRINE SHOWN ON THE SURVEY OF THE SUBJECT PROPERTY, 11855 LIME KILN ROAD, FILTON, MD 20739, IS THE EXISTING CENTRINE.
 - PARKING: EXISTING PROVIDED: 2 SPACES PROPOSED 2 SPACES, 1 WITHIN GARAGE, 1 OUTSIDE.
 - FLOOR AREA = 202 SQ. FT. TOTAL, LOWER LEVEL: 1083 SQ. FT., UPPER LEVEL: 399 SQ. FT.
 - BUILDING HEIGHT = 26'-4".



Disclaimer: Call Toll Free 1-800-722-2432. HOUSES-PLAN-630A-MON-FRI, 9AM-5PM, and WebSite: (Accepted)

DESCRIPTION OF BUILDING MATERIALS

HOUSE IS PROPOSED TO HAVE WHT. LAP SIDING, EASTSTONE BRICK SHUTTERS, A COMPLEMENTARY PARTIAL BRICK OR STONE FRONT, WITH ASPHALT ARCHITECTURAL SHINGLES, CONCRETE FOUNDATION WITH A BRICK PATTERNS, CONCRETE DOORS TO BE WHITE, INSULATED, RASSED PANEL, GARAGE DOWNPOUTS TO BE WHITE ALUMINUM WITH MATCHING WHITE FASCIA AND SOFFIT, CONCRETE WALKS, AND ASPHALT DRIVEWAY.

OWNER

SURJIT SINGH & KAMALJIT KAUR

OSBORN, MD 21113

PETITIONER

SURJIT SINGH & KAMALJIT KAUR

OSBORN, MD 21113

ATTORNEY

CARNEY, KELEHAN, BRESLER, BENNETT & SCHERR, LLP

CO THOMAS WEAVER, 1530

10715 COLUMBIA, MD 21044

410-740-4500

ZONING VARIANCE EXHIBIT

SINGH PROPERTY

11855 LIME KILN ROAD

TAX MAP 46 GRID 1

5TH ELECTION DISTRICT

PARCEL 182

HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC

11131 Dorothea Court, Suite 200

Manassasville, Maryland 21104

Phone: 410-694-2022

Email: info@sillengineering.com

Civil Engineering for Land Development

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 30205, EXPIRATION DATE: JUNE 25, 2017.

STANDARD SETBACKS

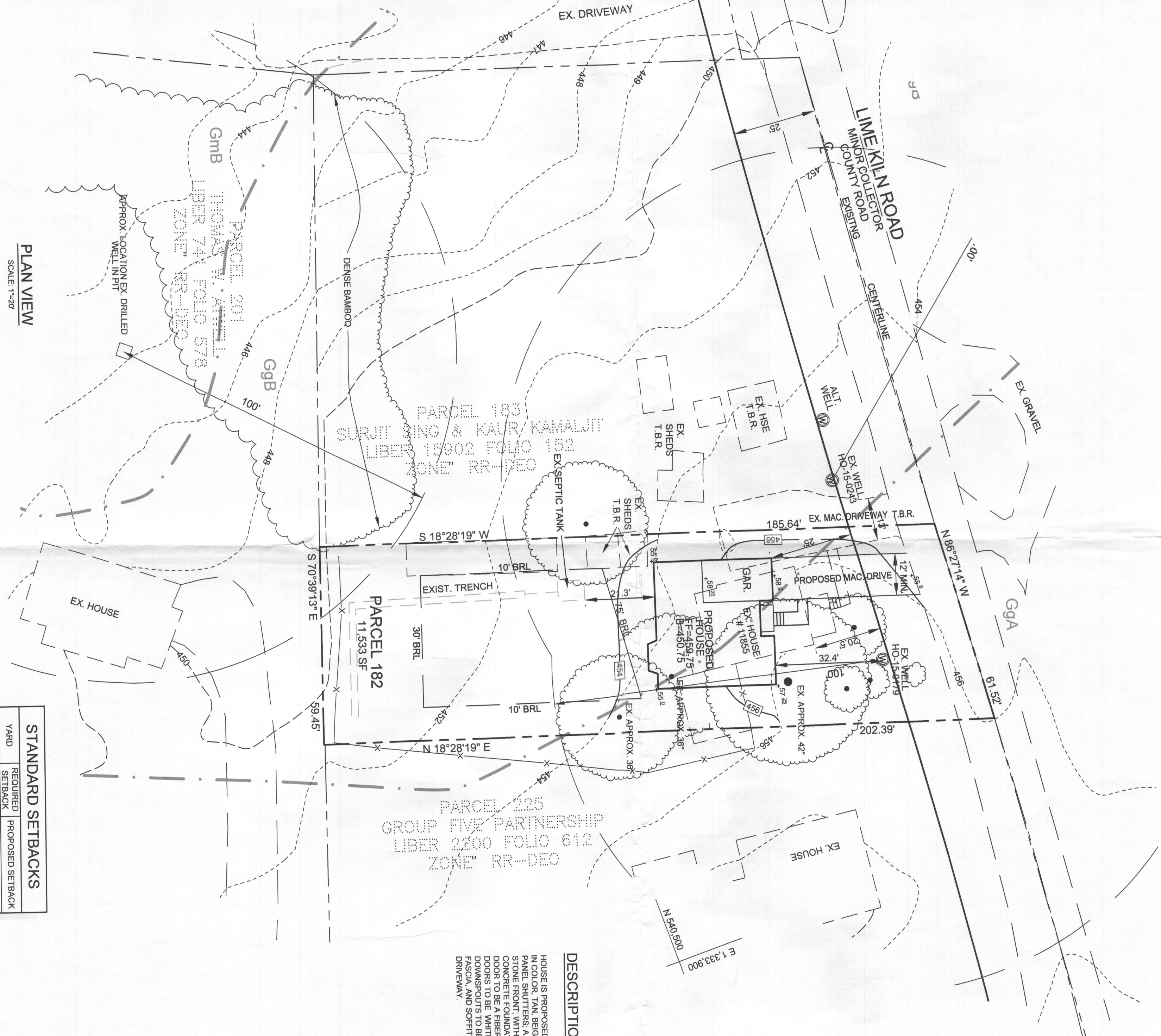
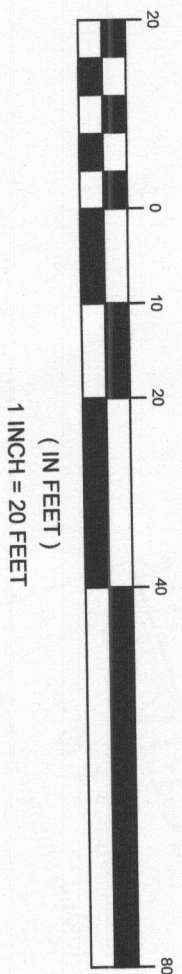
YARD	REQUIRED SETBACK	PROPOSED SETBACK
FRONT	75'	25' VARIANCE REQUEST
SIDES	10'	10' UNCHANGED
REAR	30'	30' UNCHANGED

VARIANCE REQUESTED FOR THE FRONT YARD SETBACK ONLY!
 FROM REQUIRED 75' TO PROPOSED 25'

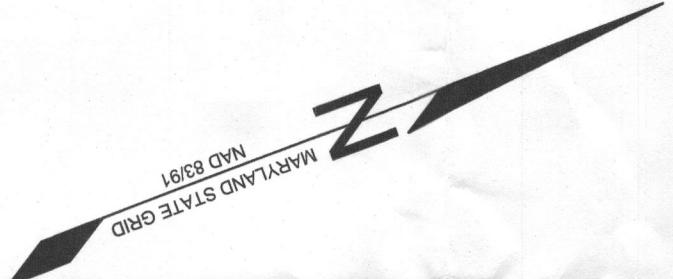
PLAN VIEW

SCALE: 1"=20'

GRAPHIC SCALE



E 1,333,550
 N 1,333,550



Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, September 11, 2017 1:43 PM
To: 'COMCAST'
Subject: RE: 11855 Lime Kiln Road

I fully understand the fact that working with Mr. Atwell to drill a new well does not seem to be a realistic possibility at this time. I make it a point to lay out what the limitations are based on the regulations and what different ways are technically possible to overcome those barriers, even if they are not realistic economically or because of neighbors.

Before I sent you my last email, I discussed this issue amongst our management within the Health Department and with the division chief at MDE to determine what we would be able to approve under the regulations. As I stated before, any increase in square footage above the existing square footage would trigger requirements in the state regulations and the county Code to establish septic repair area and evaluate the existing system. Moving the house footprint is something that also could trigger these requirements, but we agreed that if it just moved slightly and stayed within the setback distances to the well and septic, it could be allowed as long as the existing tank were evaluated for fitness and the system were not failing. If you are planning to install a BAT unit, that would be a welcome improvement to help the existing system and the groundwater. It, however, does not eliminate the full requirements as listed above if square footage or living space increases were proposed. If you propose a house that is in the location you are proposing, but does not increase the square footage or living space above the existing house, we could approve the building permit once we take care of the tank inspection. This would be seen as a replacement in kind and not putting additional burden on the septic system or the neighboring well above what is already existing.

From: COMCAST [mailto:hrbuilder@comcast.net]
Sent: Friday, September 08, 2017 3:37 PM
To: Williams, Jeffrey
Subject: Re: 11855 Lime Kiln Road

Plan I submitted is about 400 square-foot larger there is no finish basement. He said something about the well having a sample taken for portability original well is right up against the back of the house we truly knew well on the front right corner of the property which is 100 foot away from the septic area currently on the property. Based on the location of the septic and a new well the house that I dropped off is slightly more than 30 feet away from the well and 20 foot away from the septic area. We had planned on installing a new septic System, a BAT system . There's no way that Mr. Atwell will drill another well, I can't even imagine that is existing and Doug well is except a bowl to the county. His will was downhill from his own septic system. We are trying to improve the property at 11855 Lime Kiln Rd. the work needed to improve the current house there on the property seems to be a waste of money, so much work is needed for houses in such bad condition. Is there anyone else I could possibly talk to to get permission to build the house I submitted or something a little bit smaller ? I certainly value your opinion and your position with this matter the improvement in such a small amount of square footage , My drawling definitely made it so you could not easily grow the house any further or change the area so they could support more than two bedrooms if I could please get you to reconsider trying to get together with Mr. Atwell, Is a total waste of time the homeowner had to place a restraining order one restaurant well he sent the letter telling the owner how he makes his money selling poison to people because he has two liquor stores he visited, The liquor stores on four separate occasions he also went to Mr. Singh home in Odenton , There's something seriously wrong with Mr. Atwell that he's carrying on this way at the appeal he had obtained information for Mr. RON Wildman saying that , everything we have done on the property was illegal and that I colluded with Mr. read on the right in with the Howard County health department to be able to build the Home 11859 line kiln Road we later talked with Mr. Wildman and he is shored us the statement that Mr. Attwell was saying was false that from what he saw everything was fine , He also told Mr. Atwell he should have excepted the free well that we offered. Mr. Atwell has currently filed

suit against Mr. Singh at the appeal he talked about suing planning and zoning for allowing us to adjust the building restriction line in the front and suing to Health Dept for allowing us to build at 11859, none of this has anything to do with you and the our county of Dept, we've done nothing to warrant any of the issues that Mr. Attwell is carrying on about . I know it's not your responsibility but if there's a way that we can move forward on this property and you know how we could do this I would greatly appreciate all the help that you could give us. Mr. Singh is one of the nicest people I have ever met and for Mr. Atwell to carry one about Mr. Sang and his family is terrible all this said most of this has nothing to do with the law pertaining to building a new home on the property I'm hoping someway shape or form that pushing the house back drilling the well which we did and installing a new septic system would allow us to move forward. Is there anyway a new septic system could be designed that it didn't allow the flow of the septic fluids on to Mr. Atwells property, is there anyway to do this so that we could still have the hundred foot distance between his hand dug well and the end of our septic trenches if so could you please let me know. Mr. Williams I know I've rambled one quite a bit sorry for that, and thank you for all your help in this matter. Stephen F Forney .

Sent from my iPhone

On Sep 8, 2017, at 2:30 PM, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Hello Stephen. I reviewed the plans you dropped off. As referenced in the email below, the only way to avoid the requirements for upgrade of the existing sewage disposal system or establishment of a sewage disposal area is to not increase square footage, number of bedrooms, or living space.

The proposal you sent to me appears to increase the square footage and living space compared to the existing. What you sent was a bit unclear, but is the existing basement finished or unfinished? You list the existing 1st and 2nd floor at 1320 sq ft. Your proposed house is 1734 sq ft not counting any basement (is there a basement and is it finished?). Any increase in square footage or living space or bedroom count would trigger the requirement for a sewage disposal area and this property does not have an approved sewage disposal area as long as the property at 8020 Hunterbrooke still has the existing downgrade well. An increase in living space or bedroom count would also trigger a requirement to upgrade the sewage disposal system with a BAT unit, which cannot happen until the disposal area is able to be used after the well at 8020 Hunterbrooke is relocated.

Lastly, before we could approve any building permit, we would need to have the existing septic tank located, pumped out, and inspected for its condition and construction. If it were of a construction that could be a public health nuisance, such as a metal tank, we would require that to be changed. We would also need to see that exact tank location on the plot plan to ensure that the new house location is at least 20' away.

From: Williams, Jeffrey
Sent: Thursday, July 27, 2017 2:55 PM
To: Stephen Forney (hrbuilder@comcast.net)
Cc: Bricker, Robert
Subject: 11855 Lime Kiln Road

Hi Stephen. Regarding 11855, you know that the perc cert requires the neighbor's well at 8020 Hunterbrooke to be moved before the sewage disposal area can be used on this lot.

That said, according to our County Code and the State regulations, if you propose to tear-down/rebuild so that there is no increase in living space, square footage, or number of bedrooms, we would have no authority to require a repair area or evaluate the septic system. You could move the footprint of the house under those constraints, but the footprint would need to meet our setbacks to the well and the septic system. What we would need for a building permit are floorplans for the existing and proposed

house, a site plan showing the house location and the well/septic stuff, and we would need a water sample from the well showing passing potability.

Let me know if you have any questions regarding any of that. Thanks

Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jeffwilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Wednesday, February 03, 2016 11:53 AM
To: 'Stephen Forney'
Cc: Bricker, Robert
Subject: RE: Lime kiln Road

We discussed the matter and we can agree to the following:

A tear down/rebuild with the new house being the same or less total square footage, living space square footage, and number of bedrooms. If the new house must be in a different location from the current footprint, we would need to approve a plot plan showing that the new location meets setbacks and does not impact the available sewage repair area.

Jeff

-----Original Message-----

From: Stephen Forney [<mailto:hrbuilder@comcast.net>]
Sent: Wednesday, February 03, 2016 10:31 AM
To: Williams, Jeffrey
Cc: Stephen F. Forney
Subject: Re: Lime kiln Road

Good morning Mr. Williams, when we talked the other day you were going to try to find out what's the possibility to tear that house down and build something comparable behind the 50 foot setback on the property at 11855 Limekiln Rd. and still maintain the 20 foot distance from the septic, the 30 foot distance from the well and the sideline setback of 10 feet. Hopefully you were able to receive some positive information since everything were doing or next property in proves the property and the surrounding properties. If you could let me know it would be greatly appreciated. Thank you, Stephen Forney.

Sent from my iPhone

> On Jan 29, 2016, at 10:01 AM, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

>

> 11:45 will be fine. See you then

>

> -----Original Message-----

> **From:** Stephen Forney [<mailto:hrbuilder@comcast.net>]
> **Sent:** Friday, January 29, 2016 9:51 AM
> **To:** Williams, Jeffrey
> **Subject:** Re: Lime kiln Road

>

> Is it possible to meet at 11:45 today I only need 15 minutes at most, if not I will make the 11:00 am appointment. Thank You, Stephen.

>

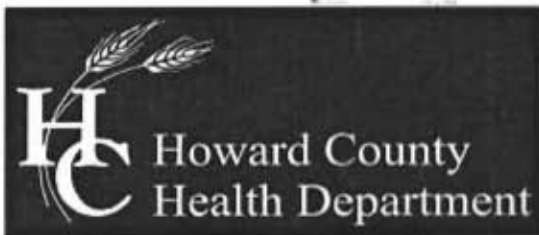
> Sent from my iPhone

>

>> On Jan 28, 2016, at 2:33 PM, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

>>

>> That's fine. I can meet tomorrow at 11am if you're available.



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

MEMORANDUM

TO: Geoff Goins
Division of Zoning Administration and Public Service

FROM: Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

RE: BA-16-031V, 11855 Lime Kiln Road

DATE: November 28, 2016

The Health Department has reviewed the above referenced petition and has the following comments:

- The proposed structure as shown on the variance exhibit may not be approvable by the Health Department. The Health Department may only approve a structure that does not increase the square footage or the number of bedrooms beyond what is in the existing structure. Furthermore, the existing sewage disposal system is large enough to accommodate a two bedroom residence and the exhibit shows a 3 bedroom residence.

JRL

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: _____

Hearing Examiner 12/5/16
Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA-16-031 V Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: Greenleaf Builders, LLC

Petitioner's Address: _____

Address of Property: _____

Return Comments by November 14, 2016 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: SEE APPLICATION

- To:
- _____ MD Department of Education – Office of Child Care
 - _____ 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
 - ☒ _____ Bureau of Environmental Health
 - _____ Development Engineering Division
 - _____ Department of Inspections, Licenses and Permits
 - _____ Department of Recreation and Parks
 - _____ Department of Fire and Rescue Services
 - _____ State Highway Administration
 - _____ Sgt. Karen Shinham, Howard County Police Dept.
 - _____ James Irvin, Department of Public Works
 - _____ Office on Aging, Terri Hansen (senior assisted living)
 - _____ Police Dept., Animal Control, Deborah Baracco, (kennels)
 - _____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
 - _____ Land Development - (Religious Facility & Age-Restricted Adult Housing)
 - _____ Housing and Community Development
 - _____ Resource Conservation Division – Beth Burgess
 - _____ Route 1 Cases – DCCP – Kristen O'Connor
 - _____ Telecommunication Towers – (Comm. Dept.)

COMMENTS:



DPZ Office use only:

CASE NO.

BA-16-031V

DATE FILED

9/22/16

**RESIDENTIAL DISTRICT VARIANCE PETITION
TO THE HOWARD COUNTY HEARING EXAMINER**

1. VARIANCE REQUEST

SECTION 105.O.E.4.b.(1) of the Zoning Regulations (describe)
to reduce the setback for a principal structure from a collector public street right of way from 75' to 25.1'

2. PETITIONER'S NAME Greenleaf Builders, LLC

TRADING AS (IF APPLICABLE) _____

ADDRESS 1601 Jackson Street, Baltimore, MD 21230

PHONE NO. (W) 410-977-1328 (H) _____

EMAIL hrbuilder@comcast.net

3. COUNSEL FOR PETITIONER Thomas M. Meachum; Carney Kelehan, et al.

COUNSEL'S ADDRESS 10715 Charter Drive, Suite 200, Columbia, MD 21044

COUNSEL'S PHONE NO. 410-740-4600

EMAIL tmm@carneykelehan.com

4. PROPERTY IDENTIFICATION

ADDRESS OF SUBJECT PROPERTY 11855 Lime Kiln Road
Fulton, MD 20759

ELECTION DISTRICT 05 ZONING DISTRICT RR-DEO ACREAGE .27

TAX MAP # 46 GRID # 1 PARCEL # 182 LOT # _____

SUBDIVISION NAME (if applicable) _____

PLAT NUMBER AND DATE _____

5. PETITIONER'S INTEREST IN SUBJECT PROPERTY

☐ OWNER (including joint ownership)

☒ OTHER (describe and give name and address of owner)

Surjit Singh, Kamaljit Kaur, 2634 Raptor Drive, Odenton, MD 21113

If the Petitioner is not the owner of the subject property, documentation from the owner authorizing the petition must accompany this petition.

**PLEASE READ CAREFULLY
DATA TO ACCOMPANY PETITION**

6. VARIANCE PLAN

No application for a variance shall be considered complete unless the plan indicates the required setback or other requirement, and the requested variance from the subject setback or other requirement. The submitted plans shall be folded to approximately 8 ½ x 14 inches.

The plan must be drawn to scale and must include the items listed below:

- ☐ (a) Courses and distances of outline boundary lines and the size of the property
- ☐ (b) North arrow
- ☐ (c) Zoning of subject property and adjoining property
- ☐ (d) Scale of plan
- ☐ (e) Existing and proposed uses, structures, natural features and landscaping
- ☐ (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- ☐ (g) Location of all building and use restriction lines
- ☐ (h) Same as (a) through (g) above, of any adjoining, confronting and vicinal properties as necessary for proper examination of the petition, or, if applicable, a copy of the subdivision plat for the community
- ☐ (i) Location of well and private sewerage easement area, if property is to be served by private water and sewer
- ☐ (j) Election District in which the subject property is located
- ☐ (k) Tax Map and parcel number on which the subject property is located
- ☐ (l) Name of local community in which the subject property is located or name of nearby community
- ☐ (m) Name, mailing address, telephone number (and e-mail address if any) of the petitioner
- ☐ (n) Name, mailing address, telephone number (and e-mail address if any) of attorney, if any
- ☐ (o) Name and mailing address of property owner
- ☐ (p) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- ☐ (q) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- ☐ (r) Ownership of affected roads
- ☐ (s) A detailed description of all exterior building materials for all proposed structures
- ☐ (t) Any other information as may be necessary for full and proper consideration of the petition

7. VARIANCE

A) Describe why the application of the Zoning Regulations in question to your particular property would result in practical difficulties or unnecessary hardships in complying strictly with the bulk requirements:

1. The physical character of the property is different from the character of the surrounding properties because of its () narrowness, () shallowness, ☒ shape, () topography, () other; explain: This parcel is less than half of the minimum lot size in this zoning district and the width of the parcel is slightly over half of the minimum lot width.

2. The uniqueness of the property prevents me from making a reasonable use of the property because: It is almost impossible to have a reasonably designed and sized house on the parcel.

B) The intended use of the property, in the event the petition is granted: Residence

C) Any other factors which the Petitioner desires to have considered: Allowing a new house on this parcel will make a nice addition to the neighborhood.

D) Explain why the requested variance is the minimum necessary to afford relief: Because this is a reasonably sized house, and the location does comply with the side and rear setbacks. Requesting a variance from the front setback has the least amount of impact on adjacent properties. The house cannot go further back into the property because of the required minimum distances between the house and the septic tank.

E) Is the property connected to: public water?: Y ☐ N ☒; public sewer?: Y ☐ N ☒

F) If the variance is granted, would it impact the water and/or septic/sewer on the site? Y ☐ N ☒

G) If the variance is granted, would it increase the intensity of uses on the site? Y ☐ N ☒ if yes, explain: The septic would be impacted in that a new modern system would be constructed.

H) If the requested variance is granted, would it increase traffic to or from the site? Y ☐ N ☒ if yes, explain:

I) Describe in detail all means of vehicular access onto the site (i.e. width, type of paving, etc.): Macadam 14' wide.

J) Describe the topography of the site: Mostly flat, slight slope downward from front to back.

K) Will the existing or proposed structure be visible from adjacent properties? Y~~X~~N; if yes, describe any proposed buffering or landscaping: No buffering or landscaping proposed for side or rear because the setbacks are observed there. No need for buffering in the front because it is commercial property across the street.

L) Describe any existing buffering or landscaping: None.

8. PRIOR PETITIONS

Has any petition for the same variance, or substantially the same variance as contained herein, for the same property as the subject of this petition been disapproved by the Hearing Examiner within twenty four (24) months of the date of this petition? ☐ YES ☒ NO

If yes, and six (6) months have elapsed since the last hearing, an affidavit setting forth new and different grounds on which re-submittal is based must be attached.

9. ADDITIONAL MATERIAL, FEES, POSTING, AND ADVERTISING

- a) If desired, supplemental pages may be attached to the petition. The following number of petitions, plans and supplemental pages must be submitted:
- *If the subject property adjoins a State road- original and 19 copies (application & plans)*
 - *If the subject property adjoins a County road- original and 16 copies (application & plans)*
- b) The undersigned agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning and/or the Hearing Examiner in connection with the filing of this petition.
- c) The undersigned agrees to pay all costs in accordance with the current schedule of fees.
- d) The undersigned agrees to properly post the property at least fifteen (15) days prior to the hearing and to maintain the property posters as required, and submit an affidavit of posting at, or before the time of the hearing.
- e) The undersigned agrees to insert legal notices, to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, as prepared and approved by the Department of Planning and Zoning, within at least fifteen (15) days prior to the hearing, and to pay for such advertising costs; and further agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.

10. PLANNING BOARD REVIEW

The Hearing Examiner may, at its discretion, refer a residential district variance petition to the Planning Board for review and a recommendation.

11. SIGNATURES

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.

Greenleaf Builders, LLC

Petitioners Name (please print)

Stephen F. Lomey 9-15-2016
Petitioner's Signature Date

Thomas M. Meachum

Counsel's Name (please print)

Thomas M. Meachum 9/17/16
Counsel's Signature Date

**For DPZ office use only: (Filing fee is \$300.00 plus \$25.00 per poster.)
(Make checks payable to "Director of Finance")**

Hearing fee: \$ _____
Poster fee: \$ _____
TOTAL: \$ _____

Receipt No. _____

PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION

County Website: www.howardcountymd.gov

Revised: 07/12

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PETITIONER Greenleaf Builders, LLC

PROPERTY ADDRESS 11855 Lime Kiln Road, Fulton, MD 20759

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

THE UNDERSIGNED DOES HEREBY DECLARE THAT NO OFFICER OR EMPLOYEE OF HOWARD COUNTY, WHETHER ELECTED OR APPOINTED, HAS RECEIVED PRIOR HERETO OR WILL RECEIVE SUBSEQUENT HERETO, ANY MONETARY OR MATERIAL CONSIDERATION, ANY SERVICE OR THING OF VALUE, DIRECTLY OR INDIRECTLY, UPON MORE FAVORABLE TERMS THAN THOSE GRANTED TO THE PUBLIC GENERALLY IN CONNECTION WITH THE SUBMISSION, PROCESSING, ISSUANCE, GRANT OR AWARD OF THE ATTACHED APPLICATION FOR A RESIDENTIAL DISTRICT VARIANCE AS REQUESTED FOR THE PROPERTY REFERENCED ABOVE.

I WE, DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE AFOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY, OUR, KNOWLEDGE, INFORMATION AND BELIEF.

Chris F. Loney Steph F. Loney 9-15-2016
Witness Signature Date

Witness Signature Date

Witness Signature Date

IN THE MATTER OF
THE RESIDENTIAL VARIANCE
PETITION OF
GREENLEAF BUILDERS, LLC

BEFORE THE
HOWARD COUNTY
HEARING EXAMINER

* * * * *

SUPPLEMENT TO PETITION

Criteria for evaluation for variance:

- (1) All requests for variances are evaluated based upon the following criteria of Section 130.B.2.a.(1) through (5) of the Howard County Zoning Regulations:
- (2) That there are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography or other existing features peculiar to the particular lot; and that as a result of such unique physical conditions, practical difficulties or unnecessary hardships arise in complying strictly with the bulk provisions of these regulations.

This parcel is only 11,533 square feet in size, extremely small for this RR zoning district. The parcel is also extremely narrow.¹ Further, because of the limited space available, the septic tank and system occupy a large amount of the lot, as shown on the plan, and to maintain the minimum required distance between the house and these features the house cannot be any further back.

- (3) That the variance, if granted, will not alter the essential character of the neighborhood or district in which the lot is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare.

This character of the neighborhood is a mix of commercial, religious institutions, and houses. Granting the variance will not affect the mixed character of this neighborhood.

The variance is requested from the front setback so the appropriate use and development of adjacent properties on either side or to the rear are not affected. Across the street are commercial uses, so their use and development would not be impaired.

There is no detriment to the public welfare because the request is from the new ultimate right of way, so it is still away from the street.

¹ The lot width is less than the minimum required lot width. However, this lot was in its present form before 1948 (see copy of deed and SDAT reference) so the lot width is legally noncomplying.

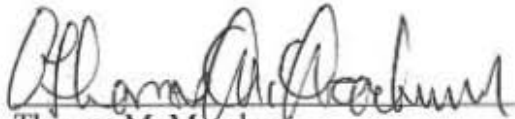
- (4) That such practical difficulties or hardships have not been created by the owner provided, however, that where all other required findings are made, the purchase of a lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.

The parcel size and shape, and septic requirements are not of the owner's doing.

- (5) That within the intent and purpose of these regulations, the variance, if granted, is the minimum variance necessary to afford relief.

The house is as far back from the ultimate right of way as far as possible, so this is the minimum necessary to afford relief. The house size and shape are reasonable.

The reconstruction of a house on this lot will provide a better, more modern house, and a vastly improved septic system.



Thomas M. Meachum

Carney, Kelehan, Bresler, Bennett
& Scherr, LLP

10715 Charter Drive, Suite 200

Columbia, MD 21044

(410) 740-4600

Fax: (410) 730-7729

tmm@carneykelehan.com

Attorneys for Petitioner

BEFORE THE
HOWARD COUNTY
HEARING EXAMINER