

LAYOUT 1/23/03 11:30 INSP 4 2/4/03 3:00 F/U 4/25/03 1pm Pump
INSP 2 1/27/03 2pm INSP 5 2/5/03 3pm
INSP 3 1/28/03 2pm INSP 6 2/6/03 3pm

ISSUE DATE: 1/17/2003

PERMIT

P 518 515

APPROVAL DATE: 4/25/03

A 56600-T

~~INDEXED~~
ON-SITE SEWAGE DISPOSAL SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH

NO # fund

Fogles Septic Clean, Inc

IS PERMITTED TO INSTALL ☒ ALTER ☐

ADDRESS: 580 Obrecht Road, Sykesville PHONE NUMBER: 410-795-5670

SUBDIVISION: High Forest Estates LOT NUMBER: 20

ADDRESS: 15165 Sapling Ridge Drive PROPERTY OWNER: Big Branch Overlook

SEPTIC TANK CAPACITY (GALLONS): 1500 * ☒ OUTLET BAFFLE FILTER REQUIRED ☒ *
COMPARTMENTED TANK W/ MANHOLE ACCESS REQUIRED

PUMP CHAMBER CAPACITY (GALLONS): 1500 ** ☒ COMPARTMENTED TANK REQUIRED ☒
WITH MANHOLE ACCESS **

NUMBER OF BEDROOMS: 4

SQUARE FEET PER BEDROOM: 180

LINEAR FEET OF TRENCH REQUIRED: 240

TRENCHES:	Trench to be 3.0 feet wide. Inlet 2.5 feet below original grade. Bottom maximum depth 4.5 feet below original grade. Effective area begins at 2.5 feet below original grade. 2.0 feet of stone below distribution pipe.
LOCATION:	Place the distribution box approximately 10 feet from the upper corner easement stake near Oak Ridge Court (see building permit plan). Run trenches on contour towards Sapling Ridge Court.
NOTES:	Maintain 100 foot separation between wells with tanks and trenches. **Septic tank specifications apply to all lots in subdivision as agreed by builder.**

PLANS APPROVED: Brian Baker OK 1/9/03 EB DATE: 9/30/2002

NOTE: PERMIT VOID AFTER 2 YEARS

NOTE: CONTRACTOR RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS

NOTE: WATERTIGHT SEPTIC TANKS REQUIRED

NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE 100 FEET FROM ANY WATER WELL

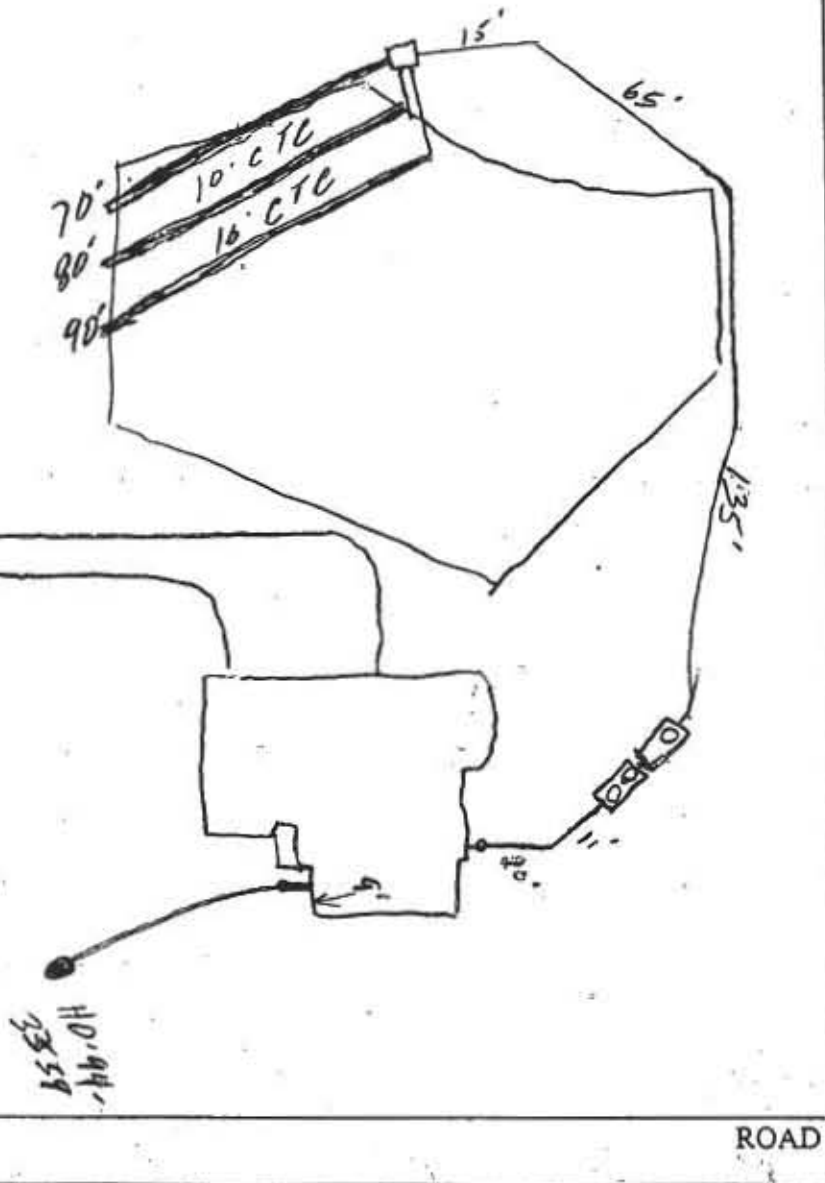
NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS UNLESS SPECIFICALLY AUTHORIZED

**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 410-313-2640 FOR INSPECTION OF SEPTIC SYSTEM**

1000000

NOT TO SCALE

Sagging Ridge Ct



TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
3'	2.5'	4.5'
NUMBER OF TRENCHES		3
TOTAL LENGTH		240'
ABSORPTION AREA		720 sq
DISTRIBUTION BOX LEVEL		✓
DISTRIBUTION BOX BAFFLE		✓
DISTRIBUTION BOX PORT		✓

SEPTIC TANK DATA	
SEPTIC TANK 1 LEVEL	
CAPACITY	1500 GAL
SEAM LOC	Top
TANK LID DEPTH	3'
BAFFLES	✓
BAFFLE FILTER	✓
MANHOLE LOC	F&B
6" PORT LOC	—
WATERTIGHT TEST	—
SEPTIC TANK 2 LEVEL	
CAPACITY	1500 GAL
SEAM LOC	Top
TANK LID DEPTH	3'
BAFFLES	✓
BAFFLE FILTER	✓
MANHOLE LOC	Back
6" PORT LOC	—
WATERTIGHT TEST	✓

PRE-CONSTRUCTION 1/23/03 Lot staked, contour a little off, place D.B. closer towards Oak Ridge while maintaining 100' well radius. (SO)

INSTALLATION 2/5/03 - Tanks set, 3 trenches installed OK to cover. (SO) 2/6/03 Ground around tanks needs to be cut down. OK to cover all work. Pump & Alarm tests needed (SO)

4/25/03 Pump & Alarm test OK (SO)

FINAL INSPECTOR Steve B... DATE OF APPROVAL 4/25/03

Howard County Department of Planning and Zoning
Division of Land Development
WAIVER PETITION APPLICATION

Date Submitted/Accepted 2-4-10 DPZ File Number _____

I. **Site Description**

Subdivision Name/Property Identification: High Forest Estates
Location of property: NW corner of Oak Ridge Court and Sapling Ridge Drive
(Street Address and/or Road Name)

SFD
(Existing Use)

enclosed decks
(Proposed Use)

27
(Tax Map No.)

11
(Grid/Block No.)

P. 147 / lot 20
(Parcel No.)

5
(Election District)

RC
(Zoning District)

1.07 Ac
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

WP 99-103, F 98-167

II. **Waiver Request**

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant waivers or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

Section Reference No.	Summary of Regulation
1. <u>16.120^(b)(4)(iii)(b)</u>	<u>Forest Conservation easement may be located on lots less than 10 acres provided a 35' BRL from the easement is shown on the recorded plat. A deck may project up to 10' into the 35' BRL</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

III. **Justification** (if additional space is needed for justification, please attach to the application)

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

See Attached

IV. **Pre-Submission Meeting Requirements**

- a. **HDC Meeting Requirement** - A pre-submission advisory meeting with the Historic District Commission is required for new development located within a Historic District or if the site is listed in the Historic Sites Inventory in accordance with Section 16.605 of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk. The property owner/developer must contact the DPZ, Division of Public Service and Zoning Administration for the HDC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HDC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**
- b. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or waiver approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or waiver petition application.
- c. **Design Advisory Panel (DAP)** - For projects requesting a waiver of the SDP requirement for any proposed building or site improvements, a pre-submission advisory meeting with the Design Advisory Panel may be required for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual in accordance with Sections 16.1501 and 16.1504 of the Howard County Code (CB Nos. 24-2008 and 25-2008). The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. The property owner/developer must submit a copy of the DAP project design recommendation to DPZ along with the waiver petition application submission, if applicable.

V. Plan Exhibit

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (7 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 11 sets for properties adjoining a State road). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 7 or 11 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

Plan applications are available on the DPZ website at <http://www.co.ho.md.us/DPZ/formsfeesapplications.htm>.

B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<u>I</u> Information Provided	<u>X</u> Information Not Provided,
	<u>NA</u> Not Applicable	Justification Attached

- I 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- I 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- I 3. North arrow and scale of plan.
- I 4. Location, extent, boundary lines and area of any proposed lots.
- I 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- I 6. Delineation of building setback lines.
- I 7. Delineation of all existing public road and/or proposed street systems.
- I 8. Identification and location of all easements.
- I 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
- I 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- I 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed, for waivers of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
- I 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- I 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- I 14. Submit 2 sets of photographs for all existing on-site structures.
- I 15. Identify the location of any existing wells and/or private septic systems.

N/A 16. **Route 1 Manual**

Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

N/A 17. **Property Deeds** – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**

18. Please complete the following:

A pre-submission meeting was held with DPZ on _____ with
[date]
_____, if applicable.
[DPZ, Director, DLD Division Chief or other SRC representatives]

VI. **Fees**

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application and could cause additional time to be required to revise the petition for resubmittal and re-review.** For more information or questions, contact DPZ at (410) 313-2350.

VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required.**

☒ Owner=s authorization attached *

Dina Bruzek
(Signature of Property Owner)
(Fee Simple Owner Only)

1/26/10
(Date)

Greg Ghine
(Signature of Petition Preparer) *

2-4-10
(Date)

Dina Bruzek
(Name of Property Owner)

GREG GHINE
(Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)

15165 Sepling Ridge Dr
(Address)

6900 Allview Dr.
(Address)

Dayton, MD 21036
(City, State, Zip Code)

Columbia Md. 21046
(City, State, Zip Code)

dina@bruzek.org
E-Mail
4438126021
(Telephone)

443 538 2707
E-Mail
(Telephone)

410 772 9748
(Fax)

Contact Person: _____

Contact Person: Greg Ghine

Howard County Department of Planning and Zoning
Division of Land Development

INITIAL SUBMISSION
WAIVER PETITION WORKSHEET
(For DPZ Use Only)

Project Name BRUZEK DPZ File No. _____
DPZ Plan Reviewer _____ Submission Date _____
Plan Consultant Representative _____ Time _____

- I. **Application Requirements** Indicate Yes, No or N/A
- a. Application is complete yes
- b. Required number of plans and applications are provided yes
 Plans (7 sets on County Road or
 Applications 11 sets on State Road)
- c. Supplemental Information is provided yes
- d. Certification of pre-submission HDC advisory meeting for new projects in
 Historic District or listed in Historic Sites Inventory yes
- e. Photographs of existing structures (for Historic Preservation Review) NA
- f. MAA Approval Letter (if applicable) NA
- g. Written summary of Route 1 manual compliance (if applicable) NA
- h. DAP project design recommendation for Route 1 projects yes

- II. **Fee Computation**
- Number of waivers requested 1 Fee
- * Base Fee for first two waiver sections (\$450) yes
- Fee for each additional waiver section (___ additional waivers x \$50 each) NA
- * (Maximum fee of \$350 for Agricultural Preservation parcels)

TOTAL _____

- III. **Certification**
- Cash Receipt No. _____ Account #011-005-4201 Amount _____

Check issued by Dina Bruzek

___ Waiver petition application is accepted for processing.

___ Scheduled SRC meeting date.

___ Waiver petition application is rejected.

Reason: _____

___ Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____

I we mr\mrs. Bruzek homeowners at 15165 Sapling Ridge Dr. authorize Howard county to perform all field inspections required for waiver petition for screened porch\deck ,as well as authorize G.Ghine const. to perform all waiver petition requirements.

D Bruzek 1/26/10
Dina Bruzek

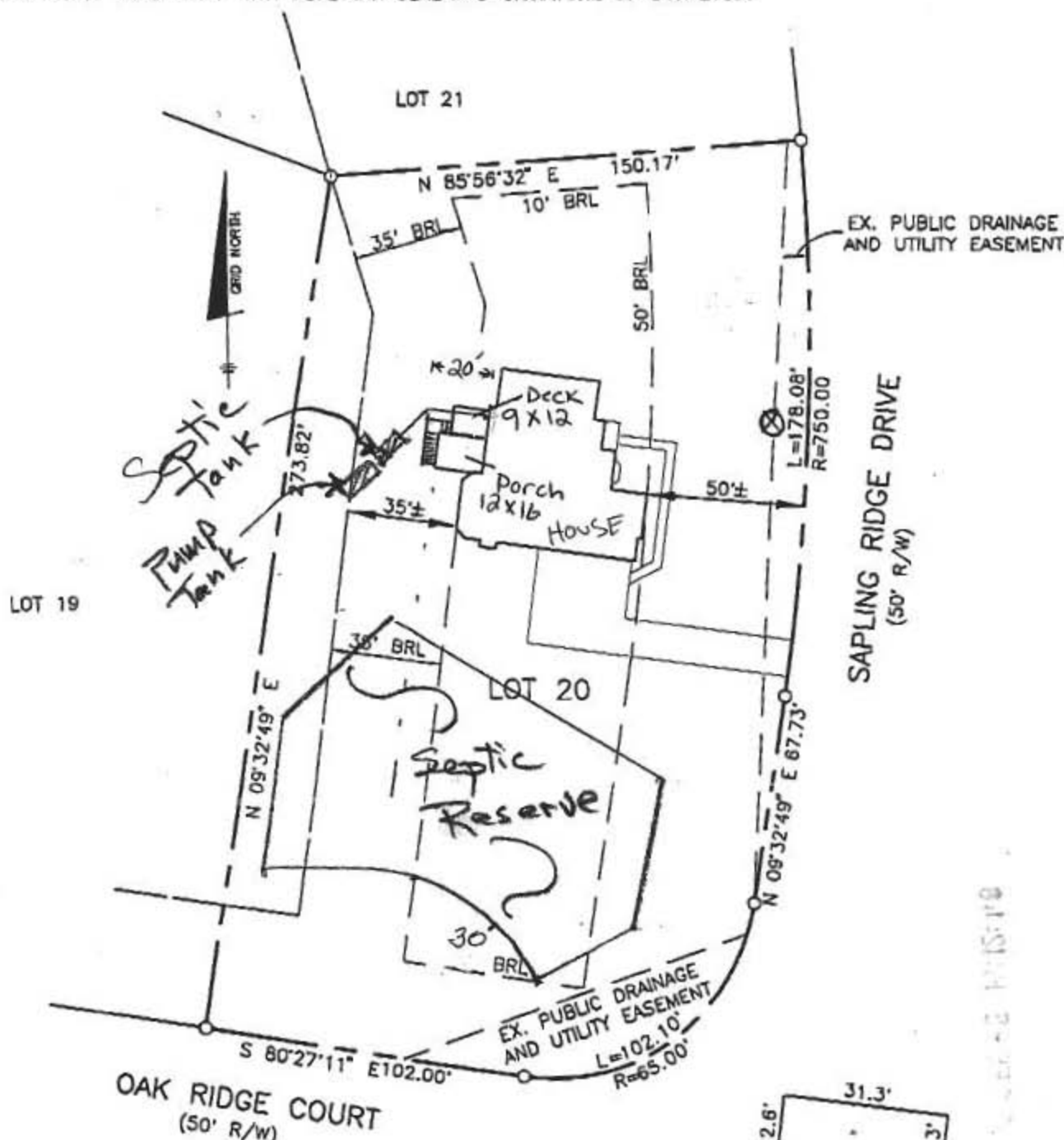
010111101010

Justification for 15165 Sapling Ridge Dr.

- Lot 20 is an out of proportion lot which does not allow for strict compliance with the current regulations. Relocating the proposed structure has been considered but does not work due to the layout of the house and the much needed stairs from the deck to the ground. Neighboring lots are sufficiently screened from the proposed structure due to distance, vegetation and forest conservation. Approval of this waiver will make for the most appropriate looking structure ("Screened Porch") which is most fitting for this House and lot.

NOTE:

1. THIS DRAWING IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
2. THE DRAWING IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
3. THE DRAWING DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES. BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
4. ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SHOWN HEREON ARE IN APPROXIMATE RELATION TO THE APPARENT BOUNDARY LINES.
5. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE DRAWING. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. DRAWING IS VALID ONLY WITH BLUE-INK SEAL AND SIGNATURE OF SURVEYOR.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DWELLING(S) SHOWN ON THIS DRAWING LIES WITHIN THE LOT LINES SHOWN AS COMPILED FROM TITLE OR OTHER SOURCES. OTHER IMPROVEMENTS ARE FOR PICTORIAL PURPOSES ONLY. THIS DRAWING IS NOT A BOUNDARY SURVEY AND HAS BEEN PREPARED EXCLUSIVELY FOR TITLE PURPOSES ONLY. PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

David M. Harris
REG. No. 10978

RECORD PLAT No. 13960
FEMA FIRM No. 240044 0025 B
ZONE: C
DATED: 12/4/86

BENCHMARK
ENGINEERING, INC.



DETAIL
SCALE: 1" = 30'

LOCATION DRAWING
HIGH FOREST ESTATES
LOTS 1 THROUGH 50
LOT No. 20

15165 SAPLING RIDGE DRIVE
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: 4-17-03

