

**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](http://www.hchealth.org)  
Facebook: [www.facebook.com/hocohealth](https://www.facebook.com/hocohealth)

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

RECEIPT DATE:	10/23/18	<b>ONSITE SEWAGE DISPOSAL SYSTEM</b>	P	564041
APPROVAL DATE:	12/7/18 <i>(Kw)</i>	<b>PERMIT:</b>	<b>REPAIR</b>	A Repair
PROPERTY ADDRESS:	15491 Roxbury Road			
DIVISION:	Nataren Property	LOT:	n/a	TAX ID: 04-321154
TRACTOR:	Freedom Septic	EMAIL:	Kristin@freedomseptic.com	
TRACTOR ADDRESS:	2809 Liberty Rd, Sykesville, MD 21784	PHONE:	410-795-2947	
PROPERTY OWNER:	Jose Nataren	EMAIL:	mataren@jrprojectsllc.net	
OWNER ADDRESS:	Same as above	PHONE:		
TIC TANK SIZE:	1500g	PUMP TANK CAPACITY:	1500g	PUMP SIZE: 1/3 HP
Electrical permit must be pulled**				
DISTRIBUTION SYSTEM:	<input checked="" type="checkbox"/> GRAVITY	<input checked="" type="checkbox"/> PRESSURE DOSED	BEDROOMS:	5 APPLICATION RATE: 0.8
INCHES:	LINEAR FEET REQUIRED:	140	INLET DEPTH:	2
	TRENCH WIDTH:	3	MAXIMUM BOTTOM DEPTH:	7.5
	MINIMUM SPACE BETWEEN TRENCHES:	n/a	EFFECTIVE AREA BEGINNING DEPTH:	4
ATION:	TO BE STAKED BY SANITARIAN DURING PRE-CONSTRUCTION INSPECTION.			
OTES:	Install new tanks 100ft from existing well. Rock may be an issue in area of tank placement. 2" force main to be ran up to trenches (3x47") at upper part of property. Existing drywell must be pumped and collapsed.			

ED BY: K. Wolf ISSUE DATE: 10/24/2018 EXPIRATION DATE: 10/24/2019

- CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION
- CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
- STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.
- WATERTIGHT SEPTIC TANKS REQUIRED
- ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRADE FROM ANY WATER WELL
- MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS
- AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM
- ☒ ELECTRICAL PERMIT ISSUED *E-permit pulled - contractor was told to.*
- THE HCHD DOES NOT WARRANTY ANY SYSTEM AND CANNOT GUARANTEE THE PERFORMANCE OF THIS SYSTEM AS DESIGNED. BY ACCEPTING THIS PERMIT, THE OWNER AND/OR APPLICANT ACKNOWLEDGE THAT THE SPECIFICATIONS DETAILED IN THIS DESIGN ARE ONE POSSIBLE OPTION AND THAT THE HCHD WILL REVIEW OTHER PROPOSALS. YOU HAVE THE OPTION TO SEEK THE ADVICE OF A QUALIFIED DESIGN CONSULTANT OR PROFESSIONAL ENGINEER FOR FURTHER GUIDANCE.
- AN INDIVIDUAL CERTIFIED BY MDE AND THE MANUFACTURER FOR BAT INSTALLATION MUST BE PRESENT AT ALL TIMES DURING BAT INSTALLATION.
- MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

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.



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

**MEMORANDUM**

**TO:** Toni Sieglein  
Division of Public Service and Zoning Administration  
Department of Planning and Zoning

**FROM:** Jeff Williams  
Program Supervisor, Well & Septic Program

**RE:** NCU-18-001 15491 Roxbury Road

**DATE:** March 14, 2018

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The Health Department has reviewed the application and has the following comments:

1. A property file for the well and septic system serving the property was not located. A site visit indicated that the septic system is possibly located on the neighboring parcel to the west (no address). This is not an approvable condition without an easement agreement between the properties granting the use of the area for sewage disposal.
2. As there is no record of the septic system, the Health Department cannot state whether it is adequate to serve the two houses on the parcel. Prior to Health Department approval of any building permit to expand living space in either house or a rental license, the existing system must be evaluated and upgraded if possible. If an upgrade of the system is not possible due to the limited area available, a permit may be denied.
3. Prior to Health Department approval of any building permit for the property, sewage disposal areas to accommodate three systems must be established for each house. Given the small size of the parcel, it is unlikely that adequate area exists on the parcel.

*email to Toni -  
current NCC status -  
steps moving forward*

TO: Mr. Bert Nixon  
Environmental Health Director  
Howard County

FROM: John Ellingsworth

RE: NCU-18-001 15491 Roxbury Road

DATE: December 17, 2018

I am involved in an appeal with Howard County involving 15491 Roxbury Road.

The appeal involves non-conforming use, zoning, number of dwellings and any and all associated requirements (i.e. well and septic) as well as associated violations both past and present.

I am writing you to gain a greater understanding of the Bureau of Environmental Health's position, action, and lack thereof with regard to this property.

1- Please refer to the memorandum dated 3/14/2018 from Jeff Williams to DPZ.

Have you complied with #3 of this memo? If so, I would like to see the evidence.

2- Please refer to the Notice of Violation dated 4/11/2018 regarding sewage overflow and pollution of ground surface.

Why was this violation never enforced?  
Why were no fines imposed?

There were clear violations of both COMAR and the Howard County Code and the Bureau of Environmental Health did nothing to affect compliance with either. Please explain your lack of enforcement regarding the clearly written codes and penalties. No action was taken until November 29, 2018, almost 8 months after the Notice of Violation.

Why were there no consequences? The fines alone would have been six figures!

3- What current and/or standard regulations were adjusted to accommodate the recently installed system? Please address setbacks, capacities, and the most obvious of all—two dwellings on one system and two dwellings on one well—both in contrast to the accepted norm, and starkly opposed to #3 of the March 14 memorandum from Jeff Williams.

It is my understanding that the Maryland Department of Health oversees all county agencies. Are they and have they been aware of this egregious situation and the seemingly willful negligence on the part of any local authority.

Thank you for your detailed and in depth responses to these most obvious questions. All county and state decisions regarding this property, as well as the enforcement of material codes and laws are pertinent to the ongoing appeal process.

John Ellingsworth  
P.O. Box 250  
Glenwood, MD 21738



# HOWARD COUNTY HEALTH DEPARTMENT

62974

DATE  
4/20/18

PS

Received  
From

PHONE #

703 609-8566

☐ CASH

☐ CHECK

NO. CC

For

Repair Septic —  
15491 Roxbury Rd

One thousand six hundred  
Dollars

\$ 165.00

Received By

Allen



**Bureau of Environmental Health**

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Twitter: HowardCoHealthDep

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

**INFORMATION FORM - SEPTIC SYSTEM REPAIR/UPGRADE****Reason for Request:**

- ☒ Failing System  
☐ System relocation for proposed addition  
☐ System upgrade for proposed addition  
☐ Inadequate treatment zone  
☐ Collapsed septic tank  
☐ Collapsed drywell

**Existing system design**

- ☒ Drywell  
☐ Trench  
☐ Mound  
☐ Unknown  
☐ Other: \_\_\_\_\_

**Is discharge surfacing on the ground?**

- ☒ Yes  
☐ No

**Has the septic tank been pumped within the last month?**

- ☒ Yes Date pumped: 4/13/18  
☐ No

**Was a visual inspection of the septic tank and/or drain fields conducted?**

- ☒ Yes Explain observations: Drywell failing  
☐ No

**Was a visual inspection of the sewage line conducted?**

- ☐ Yes  
Blockage leading to the tank  
☐ Yes. Explain: \_\_\_\_\_  
☒ No  
Blockage leading to the field  
☐ Yes. Explain: \_\_\_\_\_  
☒ No

☐ No  
Additional Comments: \_\_\_\_\_

\*For REPAIRS, are the owners proposing, or do they plan to add in the future, any additions or modifications to the property, i.e. pools, living space additions, garages, etc? This information must be disclosed at the time of this application. The Health Department will not be able to accommodate requests in the field for property modifications unrelated to the repair request. Such requests may require an additional fee, testing, and submittal of a Percolation Certification Plan, if the property does not meet current Code and Regulation.

Septic Contractor: \_\_\_\_\_ Contractor's Phone: \_\_\_\_\_  
Contractor's Address: \_\_\_\_\_

Property Address: 15491 Borhury Rd Glenwood MD 21738 County file: \_\_\_\_\_

Subdivision: 0000 Lot: \_\_\_\_\_ Year Built: 1899

Owner's Name: Jack Robert Notaren Owner's Phone: 303-609-8566

Name of previous owners: Jack Fyock Existing bedrooms: 3

Proposed bedrooms: \_\_\_\_\_

Has this request been previously discussed with a Sanitarian? (Name): Dana Bernick / EHS II

Public Sewer available/nearby: \_\_\_\_\_

\*A Sanitarian will be in contact within three business days, depending upon the urgency of the situation, to coordinate the scheduling/review of the repair or upgrade.

\*Prior to scheduling inspections, sealed plans should be submitted to clarify the nature of the addition.\*

Print out a copy of Real Property Data via Dept. of Taxation website \_\_\_\_\_ Indexed file found \_\_\_\_\_

If public sewer may be nearby, verify whether sewer is technically "available" through the Bureau of Engineering.

If sewer is available and the property is within the Metropolitan District, connection to sewer is required. If the owner believes reason for exemption exists, the owner should justify the request in writing.

If soil/site conditions are limited and sewer and/or Metro District status is not conducive to connection, the Sanitarian may recommend pursuit of Emergency Sewer Extension or Emergency Metro District Inclusion. The Owner should contact the Bureau of Utilities for details.

No permit is to be issued nor inspection to be scheduled without prior fee collection at the office unless an emergency situation exists. The contractor is to notify office of the emergency situation as soon as possible.

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

## MEMORANDUM

TO: John Ellingsworth

FROM: Jeff Williams  
Program Supervisor, Well & Septic Program

RE: Inquiry letter, NCU-18-001, 15491 Roxbury Road

DATE: December 18, 2018

I have received your letter requesting additional information regarding the Health Department's actions at 15491 Roxbury Road. Below are answers to your questions in that letter:

1. The third bullet point of my memo to the Department of Planning and Zoning in response to NCU-18-001 stated:  
*Prior to Health Department approval of any building permit for the property, sewage disposal areas to accommodate three systems must be established for each house. Given the small size of the parcel, it is unlikely that adequate area exists on the parcel.*  
The Health Department **has not** received any building permits for review on that property since the date of that memo.
2. The Notice of Violation dated 4/11/2018 stated that the owner was required to clean any surfaced sewage, prevent future instances of sewage on the ground surface, and apply for a repair septic permit. The owner, through his hired septic contractor, made an application for a repair septic permit on 4/26/2018. The septic repair necessitated a replacement well to be drilled, which was applied for in May 2018 and completed in July 2018. Sampling of the replacement well was done on August 2, 2018 and an Interim Certificate of Potability (ICOP) issued on August 14, 2018. All standard parameters passed. Perc testing for the repair septic was conducted in May 2018, the repair septic system was laid out in September 2018, installed in November and December of 2018, and the septic permit received final approval from the Health Department on December 7, 2018. The Health Department observed the old septic tank and drywell pumped, crushed, and filled on November 30, 2018. The property owner complied with the stipulations in the Notice of Violation and was not found to have created a public health nuisance through sewage on the ground surface subsequent to the Notice of Violation, therefore no further enforcement action was taken.
3. The replacement well and the replacement septic system conform to the requirements of COMAR 26.04.02 and Howard County Code Title 3, Subtitle 8, therefore no variances were necessary.





# HOWARD COUNTY HEALTH DEPARTMENT

63982

DATE 8/16/18

PS

Received From

True Contractors

PHONE #

410-445-4840

For

Repair - 15491 Roxbury Rd.

☐ CASH

☒ CHECK

NO.

018728

One hundred sixty five

Dollars

\$

165.00

Received By

J. K. H.

Kristin Greisz <kristin@freedomseptic.com>

8/15/2018 4:24 PM

## Howard County Permit

To Bev True <>truecontractors@comcast.net>

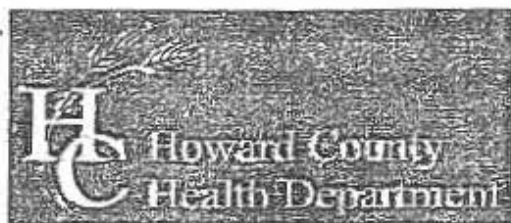
Hi Momma,

Can you go to Howard County, prior to Tuesday? We have a layout inspection scheduled for 10:30 Tuesday morning. Kevin will have everything ready for you, you just have to go pay the \$165.00.

Roberto Nataren  
15491 Roxbury Rd.  
Glenwood, MD 21738  
703-609-8566

Kevin has all the info, he said you can leave the receipt with him, he will bring out to the field. ☺  
We already perc'd and the customer paid the perc fee.

Thank you Momma! XOXO



## Bureau of Environmental Health

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Twitter: HowardCoHealthDep

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

### INFORMATION FORM – SEPTIC SYSTEM REPAIR/UPGRADE

#### Reason for Request:

- ☒ Failing System  
☐ System relocation for proposed addition  
☐ System upgrade for proposed addition  
☐ Inadequate treatment zone  
☐ Collapsed septic tank  
☐ Collapsed drywell

#### Existing system design

- ☐ Drywell  
☐ Trench  
☐ Mound  
☐ Unknown  
☐ Other: \_\_\_\_\_

#### Is discharge surfacing on the ground?

- ☐ Yes  
☐ No

#### Has the septic tank been pumped within the last month?

- ☐ Yes Date pumped: \_\_\_\_\_  
☐ No

#### Was a visual inspection of the septic tank and/or drain fields conducted?

- ☐ Yes Explain observations: \_\_\_\_\_  
☐ No

#### Was a visual inspection of the sewage line conducted?

- ☐ Yes  
Blockage leading to the tank  
☐ Yes Explain: \_\_\_\_\_  
☐ No  
Blockage leading to the field  
☐ Yes Explain: \_\_\_\_\_  
☐ No

- ☐ No

Additional Comments: Perc for Repair  
Has been applied  
For by owner

\*For REPAIRS, are the owners proposing, or do they plan to add in the future, any additions or modifications to the property, i.e. pools, living space additions, garages, etc? This information must be disclosed at the time of this application. The Health Department will not be able to accommodate requests in the field for property modifications unrelated to the repair request. Such requests may require an additional fee, testing, and submittal of a Percolation Certification Plan, if the property does not meet current Code and Regulation.

Septic Contractor: Freedom Septic Contractor's Phone: 410-984-6843

Contractor's Address: 3809 Liberty Rd Sykesville, MD 21784

Property Address: 15491 Roxbury Rd County file: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Year Built: 1999

Owner's Name: JOSE R. NATAREN Owner's Phone: 410-984-6843

Name of previous owners: \_\_\_\_\_ Existing bedrooms: \_\_\_\_\_

Proposed bedrooms: \_\_\_\_\_

Has this request been previously discussed with a Sanitarian? (Name): \_\_\_\_\_

Public Sewer available/nearby: \_\_\_\_\_

\*A Sanitarian will be in contact within three business days, depending upon the urgency of the situation, to coordinate the scheduling/review of the repair or upgrade.

\*Prior to scheduling inspections, scaled plans should be submitted to clarify the nature of the addition.\*

Print out a copy of Real Property Data via Dept. of Taxation website \_\_\_\_\_ Indexed file found \_\_\_\_\_

If public sewer may be nearby, verify whether sewer is technically "available" through the Bureau of Engineering.

If sewer is available and the property is within the Metropolitan District, connection to sewer is required. If the owner believes reason for exemption exists, the owner should justify the request in writing.

If soil/site conditions are limited and sewer and/or Metro District status is not conducive to connection, the Sanitarian may recommend pursuit of Emergency Sewer Extension or Emergency Metro District Inclusion. The Owner should contact the Bureau of Utilities for details.

No permit is to be issued nor inspection to be scheduled without prior fee collection at the office unless an emergency situation exists. The contractor is to notify office of the emergency situation as soon as possible.



# HOWARD COUNTY HEALTH DEPARTMENT

63982

Received  
From

DATE  
8/10/18

PHONE #

410-445-4840

☐ CASH

☒ CHECK

NO

For

Payment - 15491 Koxhway Rd.

\$

165.00

Dollars

Received By

J. K. P.

# FILE INQUIRY NOTES

DATE	RESULTS OF REVIEW FOR FILE
3/18	<p>Spoke w/ Mr. Roberto Naton on phone.</p> <p>Explained situation in details. Either we drill new well in a location towards the gorge side of the property and place repair septa in location of existing well. Or keep well and find a possible offset account? Roberto explained he would like to drill new well and design septa for 5 bedrooms.</p> <p>Sent 10+ to well driller's. (know)</p>
5/18	<p>Site visit for Easterday well drilling. Waited 30 mins as we showed. Called Easterday's they explained a schedule was up and have to reschedule for next Tuesday 5/22/18.</p> <p>Call me to owner (Roberto) updated date and time info for 5/22 meeting. Told him I would be laying out proposed septa trench locations → shot elevations and measurements in field. Laid out 2 trenches (2x16') in area around porch test (D). Will need to confirm w/ driller on proposed 'Rep. well loc. (know)</p>
1/18	<p>Spoke w/ Mr. Easterday and owner (Roberto). Driller wanted site in front yard near 97/Ruby. I wanted to move site uphill to area between house. Mainly to stay away from potential road salt. Owner concurred w/ drive way in close proximity to proposed well (care 2 ft or so). I told</p>

# FILE INQUIRY NOTES

DATE	RESULTS OF REVIEW FOR FILE
12/1/18	<p>Mr. Natorce that we can install bollards to protect well. This location would be approximately 90 ft or so from proposed water tank. Property owner is 'ok' w/ this and understands the variance to the 100 ft setback to septic components. Told Miller to submit application for process. (KWD)</p>
2/1/18	<p>Site inspection to property. met homeowner (Mr. Natorce). Discussed next step for water proposal. will contact Freedom Septic to further the layout and finalize install specs. Also noted, no building of any kind happening onsite. (KWD)</p>
6/1/18	<p>Spoke w/ Bruce (Freedom Septic). Needs to reschedule layout inspection. Explained to him that access for concrete tank might be tough. (KWD)</p>
1/8	<p>After various cancellations from Freedom Septic, spoke w/ owner (Mr. Natorce) and he explained that he wanted to go w/ another contractor. Forwarded our list and recommended 3 other contractors. We still met out on site w/ prop owner (no contractor). Shot elevation w/ transit get 3 x 47' tanks laid out. Pulled 100' well or. New tank location might be possible. (KWD)</p>



**Bernard, Dana**

---

**From:** Dana Bernard <dballday2012@gmail.com>  
**Sent:** Wednesday, April 11, 2018 12:54 PM  
**To:** Bernard, Dana



## FILE INQUIRY NOTES

DATE	RESULTS OF REVIEW FOR FILE
4/10/18	Rec'd call from Mr. Murrells saying he was planting/removing trees on his property and exposed "fairy" spots. (8858/3325 R+T) Murch that is coming from neighbor's property on to his property. (15491 Rocky Rd)
	Spoke w/ Jeff W. on this. NCU case was <del>not</del> reviewed and committed on 3/14/18 by our office. HD. To make site visit to property. NOV. <del>the</del> may need to be issued to Mr. Murrells and owner @ 15491 Rocky Rd. Depending on what is discovered in field (Kam)

**Fyock Septic Service, Inc.****Invoice**

P.O. Box 89  
Lenelg, MD 21737

10-988-9270 Office

10-531-1256 Fax #

Date	Invoice #
4/13/2018	R8410

Bill To	Service Location
Roberto Nataran 5491 Roxbury RD Lenwood, Md 21738	

Rep	Terms	Due Date	Time
AS	Due on receipt	4/13/2018	11:00 am

Service	Description	Rate	Miles/Loads	Amount
Residential Pump Out	Pump Out Residential Septic Tank	165.00		165.00
Fuel	Fuel Surcharge	10.00		10.00
500 Gallon	County Waste Disposal Fee	55.00		55.00

Notice To Customer: I understand that Fyock Septic Service is NOT responsible for any damage to property while rendering services at the above address.

Customer Signature: \_\_\_\_\_ Date: 4-13-18

Comments: # 240-855-1383

Serviced By: [Signature]

Check #

**Total** \$230.00

**MAKE CHECK  
PAYABLE TO  
FYOCK SEPTIC  
SERVICE**

## NOTICE OF VIOLATION

**April 11, 2018**

**Jose Roberto Nataren**  
**15491 Roxbury Road**  
**Glenwood, Maryland 21738**

CERTIFIED MAIL: 7016-0910-0001-9222-5302  
**And Hand Delivered**

**RE: Sewage overflow; pollution of ground surface at:**  
**15491 Roxbury Road,**  
**Glenwood, MD 21738**

Dear **Mr. Nataren**:

On **April 10, 2018** a site investigation was conducted at **15491 Roxbury Road Glenwood, Maryland 21738**. At the time of investigation the existing tank and existing dry well were full and sewage was leaching from the dry well onto the ground surface and around the neighbors' property at 15491 Roxbury Road. The existing system was determined to be failing. At the time of investigation we were able to conclude that the onsite sewage disposal system serving two houses at 15491 Roxbury Road, Glenwood, Maryland 21738 was the source of the sewage effluent at the surface of the ground.

Be advised that the condition of sewage effluent emerging onto the soil surface is a violation of the Code of Maryland (COMAR) 26.04.02.02(E): "A person may not dispose of sewage, body, or industrial wastes in any manner which may cause pollution of the ground surface, the waters of the State, or create a nuisance." This condition is also in violation of the Howard County Code 3.804(a)(1), as a sewage overflow is defined as a nuisance, [12.110(a)]. It is the property owner's responsibility to maintain the onsite sewage disposal system so that an overflow does not occur until a repair can be performed.

You are hereby ordered to immediately pump and haul the contents of the sewage disposal system and treat the contaminated soil with hydrated lime. You will be responsible for continuing to pump the contents of the system at a frequency that prevents sewage effluent from coming to the ground surface. Furthermore, you must apply for a repair permit for your septic system within 7 (seven) days of receiving this notice. Failure to comply will result in the issuance of a civil citation(s). Under Howard County Code, paragraph 12.112, each day this violation is allowed to occur is considered a separate offense.

---

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

If you believe that the condition described above is not and could not be a hazard to health, or that the Health Department is not acting in compliance with pertinent laws and regulations, you may request a formal hearing before the Board of Health within 15 (fifteen) days of receipt of this letter. All requests are to be made in writing and directed to the Executive Secretary of the Board of Health at the above address.

If you have any questions regarding this letter, please contact me at 410-313-1771.

---

***Dana Bernard, Environmental Health Specialist II***  
Well and Septic Program

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- |  |          |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ _____ |
| <input type="checkbox"/> Adult Signature Required            | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

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Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Nataken Roberto  
15491 Roxbury Road  
Beverly Hills 90238

2025 2226 1000 0160 9102  
7016 0910 9222 5302



## NOTICE OF VIOLATION

**April 11, 2018**

**Jose Roberto Nataren  
15491 Roxbury Road  
Glenwood, Maryland 21738**

CERTIFIED MAIL: 7016-0910-0001-9222-5302  
**And Hand Delivered**

**RE: Sewage overflow; pollution of ground surface at:  
15491 Roxbury Road,  
Glenwood, MD 21738**

Dear **Mr. Nataren**:

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Be advised that the condition of sewage effluent emerging onto the soil surface is a violation of the Code of Maryland (COMAR) 26.04.02.02(E): "A person may not dispose of sewage, body, or industrial wastes in any manner which may cause pollution of the ground surface, the waters of the State, or create a nuisance." This condition is also in violation of the Howard County Code 3.804(a)(1), as a sewage overflow is defined as a nuisance, [12.110(a)]. It is the property owner's responsibility to maintain the onsite sewage disposal system so that an overflow does not occur until a repair can be performed.

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Williams, Jeffrey

---

m: Roberto Nataren <rnataren@jrprojectsllc.net>  
t: Tuesday, August 15, 2017 12:07 PM  
Robbins, Holley  
ject: Notice of Violation.

Good Morning.

This is Jose Roberto Nataren, Owner of the following properties.

1111 Roxbury Rd, Glenwood MD 21738 & 15489 Roxbury Rd, Glenwood MD 21738.

The reason of my email it's regarding a Notice of Violation letter that i received July 26 2017, where i was notified by Howard County for the following violations.

Unlicensed Rental : @ 15489 Roxbury Rd.

Added a Second floor in Garage.

Added mailboxes

Here is my explanation:

There is not rental unit in my properties, my family and I, are the ones who occupy the Unit 15489, until we are ready to move to the main house 15491(which is vacant) In the future if we need to rent one of the properties we know that a Rental License is required.

We haven't build a second floor in the Garage, Whatever is in the garage was build long time ago by previous owners, the second floor they mentioned it's where the HVAC unit has been placed since previous owner installed.

We haven't add a second mailbox, what i did was remove and replace existing with new mail box.

Everything I've done on the property up to this point is maintenance only.

Please don't hesitate to contact me if you have any questions regarding.

Regards.

Roberto Nataren  
609-8566



4-17-18 Met With Mr. Fyock and Mr. Nataran on site and it appeared as if the tank had been pumped because no solids were visible. However the drywell on the neighbors property has not been pumped. H<sub>2</sub>O was still in the tank. Mr. Fyock admitted that the tank and drywell was installed without a permit.

RESULTS OF REVIEW FOR FILE

ATE

FILE NOTES

## FILE INQUIRY NOTES

DATE	RESULTS OF REVIEW FOR FILE
8/20/18	BUILDING CONSTRUCTION OBSERVED
	ON SITE. NO RECORD OF PERMIT
	IN ACCELA OR HCHD BP LOG. <u>Jo</u>

## Williams, Jeffrey

---

**From:** Roberto Nataren <rnataren@jrprojectsllc.net>  
**Sent:** Tuesday, August 15, 2017 12:07 PM  
**To:** Robbins, Holley  
**Subject:** Notice of Violation.

Good Morning.

This is Jose Roberto Nataren, Owner of the following properties.  
15491 Roxbury Rd, Glenwood MD 21738 & 15489 Roxbury Rd, Glenwood MD 21738.  
The reason of my email it's regarding a Notice of Violation letter that i received July 26 2017, where i was notified by Howard County for the following violations.

- \*Unlicensed Rental : @ 15489 Roxbury Rd.
- \*Build a Second floor in Garage.
- \*2 Mailboxes

Here is my explanation:

\*There is not rental unit in my properties, my family and I, are the ones who occupy the Unit 15489, until we are ready to move to the main house 15491(which is vacant) In the future if we need to rent one of the properties we know that a Rental License is require.

\*We haven't build a second floor in the Garage, Whatever is in the garage was build long time ago by previous owners,the second floor they mentioned its where the HVAC unit its been place since previous owner installed.

\*We haven't add a second mailbox,what i did was remove and replace existing with new mail box.

Everything I've done on the property up to this point is maintenance only.

Please don't hesitate to contact me if you have any questions regarding.

Best Regards.

Jose Roberto Nataren  
703-609-8566



Page 1 of 4

James Lanning  
15491 Roxbury Rd  
Glenwood, Md  
Sept 19, 2002  
Rental Property  
T 3982

Dept of Inspections, Licenses & Permits  
Attention: William J. Duker  
Code Enforcement Officer  
410-313-1833

Mr Wm Duker

The house in question was added to in 1975 (with Receipts for a permit) Addition was cement floor & Block walls painted with water based paint outside & framed inside w/ sheetrock and paneling over all.

In 1984 the old part was removed and was replaced with a cement floor, frame walls with paneling inside & vinyl siding outside. Water based paint was used for trim & windows. No Lead Paint has ever been used on this building. Proper inspections were done by H&C Inspectors.

If I have forgot to send everything you need or you have a questions  
Please Call. 410-489-4288 or Lox  
to same number. James Lanning  
Thank you.



HOWARD COUNTY, MARYLAND *Page 3 of 4*

CASH RECEIPT

DATE OF RECEIPT: 08/27/04 ACTION: E FUND: 0111

CR 76801

30/4

LINE	ACCOUNT	EXPIRATION DATE	AMOUNT	DATE	DESCRIPTION	AMOUNT
01	009		2320		FEE BALANCE	815.00
02						
03						
04						
05						
TOTAL						815.00

DISBURSED TO: 58601

RECEIVED BY: DR

RECEIVED BY: James Lanning

DATE: 8/27/04

HOWARD COUNTY, MARYLAND

CASH RECEIPT

DATE OF RECEIPT: 08/18/04 ACTION: E FUND: 0111

CR 76560

LINE	ACCOUNT	EXPIRATION DATE	AMOUNT	DATE	DESCRIPTION	AMOUNT
01	009		2320		FEE BALANCE	425.00
02	009		2320		Y. R. R. 3	.75
03						
04						
05						
TOTAL						425.75

DISBURSED TO: 58601

RECEIVED BY: DR

RECEIVED BY: Goldie Lanning

DATE: 8/18/04

HOWARD COUNTY, MARYLAND

CASH RECEIPT

DATE OF RECEIPT: 08/18/04 ACTION: E FUND: 0111

CR 76560

30/4

Please Complete

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
BUREAU OF INSPECTIONS, LICENSES & PERMITS  
3430 COURT HOUSE DRIVE  
ELLCOTT CITY, MARYLAND 21043  
301-992-2455

APPLICATION FOR:  
INITIAL \_\_\_\_\_  
TRANSFER \_\_\_\_\_  
RENEWAL ☒

INSTRUCTIONS:  
PLEASE PRINT OR TYPE ALL INFORMATION  
IF NON-APPLICABLE ENTER N/A

RENTAL LICENSE APPLICATION

PROPERTY ADDRESS <u>15491 Roxbury Rd</u> <u>Glenwood Md 21738</u>	APARTMENT COMPLEX NAME (If applicable) <u>N/A</u>
--	---

PROPERTY OWNER(S) <u>JAMES GUY + Goldie Lanning</u> (NAME) <u>15491 Roxbury Rd</u> (ADDRESS) <u>Glenwood Md 21738</u> (CITY, STATE, ZIP CODE)	MANAGEMENT COMPANY/AGENT <u>SELF</u> (NAME) (ADDRESS) (CITY, STATE, ZIP CODE)
---	---

OWNERS TELEPHONE NUMBER

(301) 489-4288

(BUSINESS) \_\_\_\_\_  
(EMERGENCY) SAME

MANAGEMENT COMPANY/AGENT TELEPHONE NUMBER

(BUSINESS) \_\_\_\_\_  
(HOME) \_\_\_\_\_  
(EMERGENCY) \_\_\_\_\_

CORPORATIONS ENTER RESIDENT AGENT

(NAME) \_\_\_\_\_  
(ADDRESS) \_\_\_\_\_  
(CITY, STATE, ZIP CODE) \_\_\_\_\_

AGENT(S) NAME/RESPONSIBLE PARTY

(NAME) \_\_\_\_\_  
(ADDRESS) \_\_\_\_\_  
(CITY, STATE, ZIP CODE) \_\_\_\_\_

NUMBER OF DWELLING UNITS 1 NUMBER OF STORIES 1 floor  
TYPE OF UNIT collegiate  
(In-house garden apartment, duplex, etc.)  
DATE OF CONSTRUCTION Completed 1984 Built 1938-39  
TYPE OF CONSTRUCTION frame  
(In-house garden apartment, duplex, etc.)  
PLEASE CHECK ALL THAT APPLY  
SINGLE DETECTOR(S) INSTALLED ☒ YES ☐ NO TYPE Battery  
UTILITIES SUPPLIED TO UNIT ☒ GAS ☒ ELECTRIC ☒ WATER ☒ SEWER  
HEATING SYSTEM ☒ GAS ☒ ELECTRIC ☒ SPACE HEATER  
HOT WATER HEATER ☒ GAS ☒ ELECTRIC ☒ SPACE HEATER  
WATER SUPPLIED ☒ COLD ☒ HOT ☒ BOTH  
SEWAGE DISPOSAL ☒ PUBLIC ☒ PRIVATE

A rental license application must be on file with the Bureau of Inspections, Licenses and Permits, all necessary fees paid, and inspection conducted before occupancy by tenants.

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Howard County Ordinances and State Laws will be complied with whether herein specified or not.

Date 8-25-86 Signature Goldie Lanning Title owner  
Make Checks Payable to Director of Finance Howard County

FOR OFFICE USE ONLY

PERMITS

Date Application Received 9/4/86  
Receipt Number 10030  
Fee Paid 8  
Serial Number LED-41028  
District 4  
LP-11

Date of Inspection \_\_\_\_\_  
Inspector Name \_\_\_\_\_  
Approved ☐  
Disapproved ☐



IN RE:

BEFORE THE

JOSE ROBERTO NATARFEN

HOWARD COUNTY

REQUEST FOR CONFIRMATION  
OF NONCONFORMING USE

DEPARTMENT OF

PLANNING AND ZONING

Case No: \_\_\_\_\_

\*\*\*\*\*  
**AFFIDAVIT IN SUPPORT OF**  
**NONCONFORMING USE PETITION**

I hereby certify on this 29<sup>th</sup> day of December, 2017 that I, Coy Lanning, am over the age of 18 and am competent to testify to the matters stated herein, and that the matters stated herein are within my personal knowledge and are true and correct:

1. I am the son of James and Goldie Lanning, who lived at the address of 15491 Roxbury Road, Glenwood, Maryland 21738 (the "Property") from October 5, 1964 until my mother passed away in December of 2015.


2. At the time my parents purchased the Property in 1964, there were two single-family detached dwelling units on the Property - the primary address was 15491 Roxbury Road with a tenant house having an address of 15491 Roxbury Road, Apt. C or Cottage C.

3. According to my parents, the tenant house was built sometime between 1938 and 1939. This is reflected in a Rental License Application filed by my mother, Goldie Lanning, on August 25, 1986, which is attached hereto as Exhibit 1.

4. I was born in \_\_\_\_\_ and lived at the Property from 1964 1979 During that period, the tenant house existed on the parcel and was utilized as a rental property.

5. The tenant house has existed on the Property since at least 1977 and has been used as a single-family detached dwelling in a continuous and uninterrupted fashion from that date through the present.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

  
Coy Lanning (SEAL)

9. **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.

Jose Roberto Nataren  
Petitioners Name (please print)

  
Petitioner's Signature

1/23/18  
Date

Thomas G. Coale  
Counsel's Name (please print)

  
Counsel's Signature

1/24/18  
Date

\*\*\*\*\*  
**For DPZ office use only:**  
**(Filing fee is \$250.00 plus \$25.00 per poster.)**  
**(Make checks payable to "Director of Finance")**

Hearing fee: \$ \_\_\_\_\_  
Poster fee: \$ \_\_\_\_\_  
Total: \$ \_\_\_\_\_  
Receipt No. \_\_\_\_\_

**County Website:** [www.howardcountymd.gov](http://www.howardcountymd.gov)

**NOTE: No appointment is needed to submit this application and payment of fees is not due until a hearing date is set and you are notified.**

Revised: 12/07

**PLEASE READ CAREFULLY  
DATA TO ACCOMPANY PETITION**

**7. NONCONFORMING USE PLAN**

No application for a nonconforming use shall be considered complete unless accompanied by a nonconforming use plan. The submitted plans shall be folded to approximately 8½ 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) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- ☒ (h) Boundary of area and structures considered to be nonconforming
- ☒ (i) Any other information as may be necessary for full and proper consideration of the petition

**8. ADDITIONAL MATERIAL, FEES, POSTING, AND ADVERTISING**

- A) The original and eight (8) copies of the petitions, plans and supplemental pages must be submitted. If desired, supplemental pages may be attached to the petition.
- 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 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 also agrees to properly post the property at least fifteen (15) days immediately prior to the hearing and to maintain the property posters as required until 15 days immediately after the hearing and submit an affidavit of posting at, or before the time of the hearing.



5. PETITIONER'S INTEREST IN SUBJECT PROPERTY

- ☒ OWNER (including joint ownership)  
☐ OTHER (describe and give name and address of owner)
- 

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

6. CONFIRMATION OF NONCONFORMING USE

- (a) Describe documentation included with this petition demonstrating the continuous and uninterrupted use of the site from the specified date The attached affidavit of Coy Lanning demonstrates the continuous and uninterrupted use of the site for two single-family detached dwellings from at least 1964 to the present.
- (b) Describe the documentation included with this petition substantiating the existence of the subject use on the date that the use became nonconforming The existence of two single-family detached dwellings on the Property on the date the use became nonconforming is substantiated by the following: (1) the attached affidavit from Coy Lanning; (2) Aerial photograph from Howard County's GIS system; (3) a Rental License Application filed by Goldie Lanning on August 5, 1986; (4) and letter from James Lanning to the Howard County Department of Inspections, Licenses, and Permits, dated September 19, 2002 and attached building permit receipt, dated October 28, 1975.
- (c) Does the nonconforming use involve a structure? ☐ No ☒ Yes. If yes, please describe The nonconforming use involves two single-family detached dwellings.
- (d) Any other factors which the Petitioner desires to have considered?  
Petitioner acknowledges that there are some discrepancies regarding the date the second single-family detached structure was built, but all of the evidence supports Petitioner's contention that this structure was built prior to 1977.
-



DPZ Office use only:

CASE NO. NCU-18-001

DATE FILED 1/24/18

**DEPARTMENT OF PLANNING AND ZONING  
NON-CONFORMING USE PETITION**

**1. NONCONFORMING USE REQUEST**

Describe the magnitude and the extent of the nonconforming use Two single-family detached dwelling units on an RC (Rural Conservation) zoned parcel.

Identify the date that the subject use became nonconforming to the use provisions of the Zoning Regulations 1977 Howard County Zoning Regulations – limited R (Rural) District to “One single-family detached dwelling unit per lot”.

**2. PETITIONER'S NAME** Jose Roberto Nataren

TRADING AS (IF APPLICABLE) \_\_\_\_\_

ADDRESS 15491 Roxbury Road, Glenwood, MD 21738

PHONE NO. (W) 703-609-8566 (H) \_\_\_\_\_

EMAIL \_\_\_\_\_

**3. COUNSEL FOR PETITIONER** Thomas G. Coale, Talkin & Oh, LLP

COUNSEL'S ADDRESS 5100 Dorsey Hall Drive, Ellicott City, Maryland 21042

COUNSEL'S PHONE NO. (410) 964-0300

EMAIL tcoale@talkin-oh.com

**4. PROPERTY IDENTIFICATION**

ADDRESS OF SUBJECT PROPERTY 15491 Roxbury Road, Glenwood, MD 21738

TOTAL ACREAGE OF PROPERTY 0.536 Acres

PROPERTY LOCATION Intersection of Maryland Route 97 and Roxbury Road

ELECTION DISTRICT 4th ZONING DISTRICT RC-DEO

TAX MAP # 21 BLOCK# 14 PARCEL/LOT # 109

SUBDIVISION NAME (if applicable) \_\_\_\_\_

JAN 24 2018

JRL



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

**SUBJECT:** NONCONFORMING USE APPLICATION  
**Jose Roberto Nataren**  
**NCU 18-001**

**To:** Department of Recreations and Parks  
Department of Inspections, Licenses and Permits  
**Bureau of Environmental Health**  
Department of Fire and Rescue Services  
Development Engineering Division  
State Highway Administration  
Resource Conservation District (courtesy)

**From:** Toni Sieglein  
Division of Public Service and Zoning Administration

**Date:** February 28, 2018

Attached is the application for the nonconforming use referenced above as permitted under Section 129 of the Howard County Zoning Regulations. This Section allows approval of a nonconforming use by the Director of the Department of Planning and Zoning.

A public hearing on the application is scheduled for **March 21, 2018**. Please submit any advisory comments or applicable requirements your agency has on the application by **March 12, 2018**.

If you have any questions, please contact me at extension 2350.

Attachment

pubserv\doc\ncumemo.doc

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

**MEMORANDUM**

**TO:** Toni Sieglein  
Division of Public Service and Zoning Administration  
Department of Planning and Zoning

**FROM:** Jeff Williams  
Program Supervisor, Well & Septic Program

**RE:** NCU-18-001 15491 Roxbury Road

**DATE:** March 14, 2018

The Health Department has reviewed the application and has the following comments:

1. A property file for the well and septic system serving the property was not located. A site visit indicated that the septic system is possibly located on the neighboring parcel to the west (no address). This is not an approvable condition without an easement agreement between the properties granting the use of the area for sewage disposal.
2. As there is no record of the septic system, the Health Department cannot state whether it is adequate to serve the two houses on the parcel. Prior to Health Department approval of any building permit to expand living space in either house or a rental license, the existing system must be evaluated and upgraded if possible. If an upgrade of the system is not possible due to the limited area available, a permit may be denied.
3. Prior to Health Department approval of any building permit for the property, sewage disposal areas to accommodate three systems must be established for each house. Given the small size of the parcel, it is unlikely that adequate area exists on the parcel.

## Williams, Jeffrey

---

**From:** Williams, Jeffrey  
**Sent:** Monday, March 19, 2018 9:32 AM  
**To:** Saucedo, Brenda  
**Subject:** 15491 Roxbury Rd  
**Attachments:** NCU 18-001 memo 15491 Roxbury Road.pdf

Hi Brenda. We got a NCU for 15491 Roxbury Rd to comment on that shows two houses on one parcel. The neighbors came to us about it and mentioned that at least one of the structures is a rental. I was wondering if you were familiar with this and if they have applied for a rental license. You can see our comments attached. There are some issues with the septic. If you get a rental license application from them, I'd like to have the opportunity to make comments on the septic if possible. Thanks

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

**LEGAL DESCRIPTION:**

ALL THAT PIECE OF PARCEL OF LAND BEING DESCRIBED IN LIBER 17526, FOLIO 39, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

## JOB SPECIFIC SURVEYOR NOTES:

THE BEARING SYSTEM SHOWN HEREON HAS BEEN REFERENCED TO A DEED AS RECORDED IN LIBER 17526 FOLIO 29 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

## GENERAL SURVEYOR NOTES:

1. Unless otherwise noted, no title report was furnished to this surveyor. Easements, restrictions, and/or right-of-way may not exist that are shown.
2. Underground facilities not shown, may exist.
3. This survey does not address wetlands, contaminated waste or toxic soil conditions, nor have any reports, studies or information regarding such been provided to this surveyor.
4. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logs or references to third party firms are for informational purposes only.
5. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
6. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
7. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location, unless otherwise noted.
8. House measurements are taken by field personnel using cloth tape in a level position from corner to corner. Due to varying construction standards, methods and materials, house measurements may vary when taken by others from any different vertical position. Before using this survey for planning or construction purposes, these measurements should be validated from the vertical level necessary for the purposes of those specific plans and/or permits.

LEGEND:

[illegible]

## ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDF's sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fishbase.org/info/cyrc/hc.htm>.

To Electronically Sign any survey PDF:

1. Save the PDF onto your computer
2. Use the online tool at <http://www.pdfcrowd.uk/pdf-to-jpg/> to browse for the saved PDF on your computer
3. Select the Hash Method as SHA
4. Click Submit

your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.

Select a color printer with legal sized paper.

Under "Pens Range", click select the "All" toggle.

Under the "Page Handling" section, select the number of copies that you would like to print.

Under the "Page Scaling" selection drop-down menu, select "None."

Uncheck the "Auto Rotate and Center" checkbox

Check the "Choose Paper size by PDF" checkbox.  
Click OK to print.



# EXACTA

EXACTA MARYLAND SURVEYORS, INC.

L88 21535

[www.transact.com](http://www.transact.com)

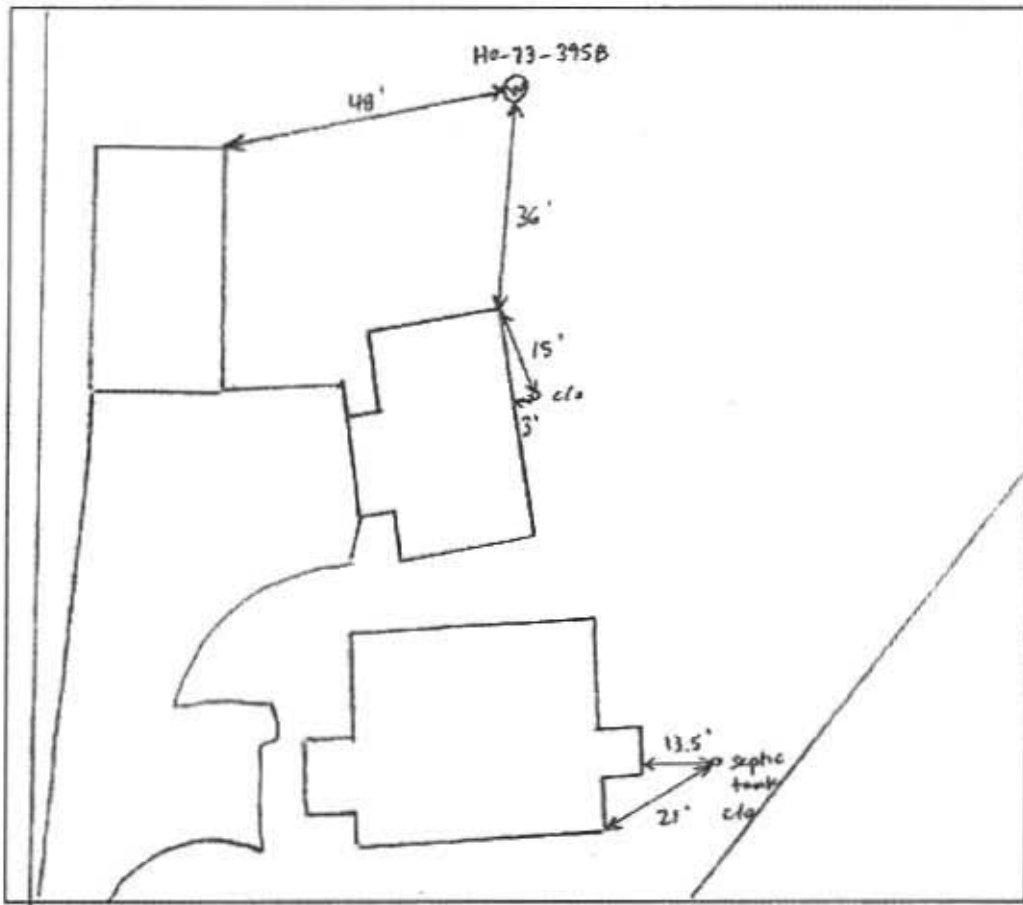
© 443.519.3994

1220 E Churchville Road | Bel Air, MD 21014

SITE INSPECTION SHEET

OWNER: \_\_\_\_\_ PHONE #: \_\_\_\_\_  
ADDRESS: 15491 Roxbury Rd. CONTRACTOR: \_\_\_\_\_  
\_\_\_\_\_ WELL TAG #: \_\_\_\_\_  
SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_\_ COUNTY #: \_\_\_\_\_  
PROPOSAL: \_\_\_\_\_

LOCATION DIAGRAM



COMMENTS: Site visit - located septic tank, has metal piece loosely  
covering clo. No evidence of surfacing in the yard. Well has  
a 2-pc cap, secure.

DATE: 3/13/16 INSPECTOR: Sarah Collins



Williams, Jeffrey

---

From: Saucedo, Brenda  
Sent: Monday, March 19, 2018 9:54 AM  
To: Williams, Jeffrey  
Cc: Robbins, Holley; Saucedo, Brenda  
Subject: FW: 15491 Roxbury Rd  
Attachments: NCU 18-001 memo 15491 Roxbury Road.pdf; Notice of Violation.

ff,

looks like we investigated this as recently as August, 2017 (see email from owner attached). The one parcel contains 15491 and 15489. Our building inspectors investigated as recently as July 2017 and September 2017. All cases were resolved as unfounded. There was no rental on the premises at the time of our investigation. I can have a condition added to the address that would flag it for your office to comment.

Please let us know if you need anything else.

Regards,

**Brenda K. Saucedo**

Chief Rental Housing, Taxi and Sign Code Inspector  
Department of Inspections, Licenses and Permits  
Inspections and Enforcement Division  
[bsaucedo@howardcountymd.gov](mailto:bsaucedo@howardcountymd.gov)  
Office: 410-313-1831 Fax: 410-313-1861



---

From: Williams, Jeffrey  
Sent: Monday, March 19, 2018 9:32 AM  
To: Saucedo, Brenda  
Subject: 15491 Roxbury Rd

Brenda. We got a NCU for 15491 Roxbury Rd to comment on that shows two houses on one parcel. The neighbors came to us about it and mentioned that at least one of the structures is a rental. I was wondering if you were familiar with this and if they have applied for a rental license. You can see our comments attached. There are some issues with the septic. If you get a rental license application from them, I'd like to have the opportunity to make comments on the permit if possible. Thanks

Jeff Williams  
Program Supervisor, Well & Septic Program  
Bureau of Environmental Health  
Howard County Health Dept.  
410-313-4261  
[williams@howardcountymd.gov](mailto:williams@howardcountymd.gov)

CONFIDENTIALITY NOTICE

PREPARED BY:

**EXACTA**  
MARYLAND SURVEYORS

pr 443.819.3994  
www.exactaMD.com



PROPERTY ADDRESS: 15491 ROXBURY ROAD GLENWOOD, MARYLAND 21738

SURVEY NUMBER: MD1702.0793-01

FIELD WORK DATE: 9/22/2017

REVISION HISTORY: (REV 1 9/26/2017)

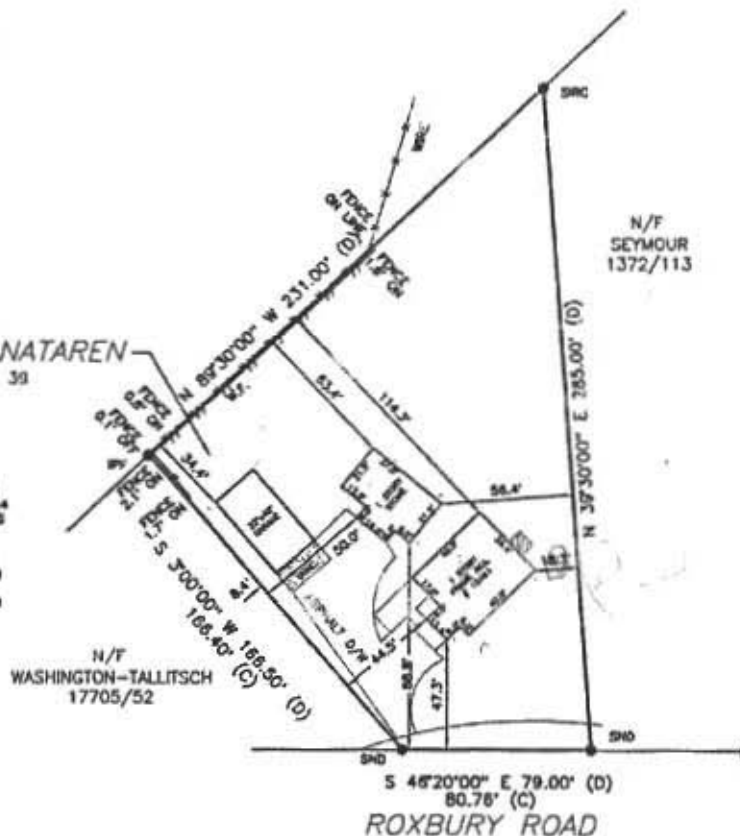
17020793  
BOUNDARY SURVEY  
15491 ROXBURY ROAD  
HOWARD COUNTY, MARYLAND  
03-24-2017 SCALE 1"=60'



PROPERTY OF  
**JOSE ROBERTO NATAREN**  
LIBER 17526, FOLIO 39  
23,345 S.F.

NOTES:

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS TAX MAP #321154 AMONG THE ASSESSMENT RECORDS OF HOWARD COUNTY, MARYLAND.
2. THE PROPERTY IS NOW IN THE NAME OF JOSE ROBERTO NATAREN BY DEED, RECORDED IN LIBER 17526 FOLIO 39 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



POINTS OF INTEREST:  
A PORTION OF ROXBURY ROAD EXTENDS OVER THE PROPERTY LINE.

CLIENT NUMBER:

DATE: 9/26/2017

BUYER: JOSE R. NATAREN

SELLER: JOSE R. NATAREN

CERTIFIED TO:  
JOSE R. NATAREN

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF CHAPTER 03.132 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.

POWERED BY:

**surveystars**

www.surveystars.com

**EXACTA**  
MARYLAND SURVEYORS  
443.819.3994 | 1220 E Chantilly Road, Suite 100 | Gaithersburg, MD 20878

LS# 21636  
www.exactaMD.com

THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

This document is not valid without all pages.

Bernard, Dana

---

From: Dana Bernard <dballday2012@gmail.com>  
Sent: Wednesday, April 11, 2018 11:23 AM  
To: Bernard, Dana



Sent from my iPhone

Bernard, Dana

---

From: Dana Bernard <dballday2012@gmail.com>  
Sent: Wednesday, April 11, 2018 12:53 PM  
To: Bernard, Dana



Sent from my iPhone

**Bernard, Dana**

---

**From:** Dana Bernard <dballday2012@gmail.com>  
**Sent:** Wednesday, April 11, 2018 12:56 PM  
**To:** Bernard, Dana



Sent from my iPhone

**Bernard, Dana**

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**From:** Dana Bernard <dballday2012@gmail.com>  
**Sent:** Wednesday, April 11, 2018 12:54 PM  
**To:** Bernard, Dana



Sent from my iPhone



**Bernard, Dana**

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**From:** Dana Bernard <dballday2012@gmail.com>  
**Sent:** Wednesday, April 11, 2018 11:21 AM  
**To:** Bernard, Dana



Sent from my iPhone



**Bernard, Dana**

---

**From:** Dana Bernard <dballday2012@gmail.com>  
**Sent:** Wednesday, April 11, 2018 12:56 PM  
**To:** Bernard, Dana



Sent from my iPhone

Bernard, Dana

---

From: Dana Bernard <dballday2012@gmail.com>  
Sent: Wednesday, April 11, 2018 11:22 AM  
To: Bernard, Dana



Sent from my iPhone

**Bernard, Dana**

---

**From:** Dana Bernard <dballday2012@gmail.com>  
**Sent:** Wednesday, April 11, 2018 12:52 PM  
**To:** Bernard, Dana



Sent from my iPhone



Sent from my iPhone

Williams, Jeffrey

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**From:** Williams, Jeffrey  
**Sent:** Wednesday, April 11, 2018 1:48 PM  
**To:** Saucedo, Brenda  
**Subject:** Robbins, Holley; Davis, Michael J  
RE: 15491 Roxbury Rd

Brenda. This property has come back up on our radar. We investigated a failing septic system complaint there yesterday and determined that their septic drywell is likely on the neighbor's property to the West and is exposed and rising to the surface. When we attempted to talk to the occupant, they informed us that they were rental tenants living there, not the owners.

If you determine that this requires a rental license, please note that the system is currently not functioning and is not sufficient to serve any dwelling, much less the two separate dwellings on the property. Let me know if you need any additional info. Thanks. I copied Mike Davis in our office on this, as I will be out of the office next week. You can contact me if you need anything from us while I'm gone.

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**From:** Saucedo, Brenda  
**Sent:** Monday, March 19, 2018 11:35 AM  
**To:** Williams, Jeffrey  
**Subject:** Robbins, Holley  
RE: 15491 Roxbury Rd

Jeffrey,  
The 15491 and 15489 addresses are flagged so if someone comes in to apply for anything, they will see that the Health Department wants to make septic comments.

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**From:** Williams, Jeffrey  
**Sent:** Monday, March 19, 2018 11:10 AM  
**To:** Saucedo, Brenda  
**Subject:** Robbins, Holley  
RE: 15491 Roxbury Rd

Thanks. That would be great if you could flag it and we'll see what is the outcome of the NCU case.

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**From:** Saucedo, Brenda  
**Sent:** Monday, March 19, 2018 9:54 AM  
**To:** Williams, Jeffrey  
**Subject:** Robbins, Holley; Saucedo, Brenda  
FW: 15491 Roxbury Rd

books like we investigated this as recently as August, 2017 (see email from owner attached). The one parcel contains 15491 and 15489. Our building inspectors investigated as recently as July 2017 and September 2017. All cases were resolved as unfounded. There was no rental on the premises at the time of our investigation. I can have a condition added to the address that would flag it for your office to comment.

Please let us know if you need anything else.

Regards,

**Brenda K. Saucedo**

Chief Rental Housing, Taxi and Sign Code Inspector  
Department of Inspections, Licenses and Permits  
Inspections and Enforcement Division  
[bsaucedo@howardcountymd.gov](mailto:bsaucedo@howardcountymd.gov)  
Office: 410-313-1831 Fax: 410-313-1861



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**From:** Williams, Jeffrey  
**Sent:** Monday, March 19, 2018 9:32 AM  
**To:** Saucedo, Brenda  
**Subject:** 15491 Roxbury Rd

Brenda. We got a NCU for 15491 Roxbury Rd to comment on that shows two houses on one parcel. The neighbors came to us about it and mentioned that at least one of the structures is a rental. I was wondering if you were familiar with this and if they have applied for a rental license. You can see our comments attached. There are some issues with the septic. If you get a rental license application from them, I'd like to have the opportunity to make comments on the permit if possible. Thanks

Jeff Williams  
Program Supervisor, Well & Septic Program  
Bureau of Environmental Health  
Howard County Health Dept.  
410-313-4261  
[jwilliams@howardcountymd.gov](mailto:jwilliams@howardcountymd.gov)

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