

Bureau of Environmental Health

7178 Columbia Gateway Drive, Columbia, MD 21046-2147

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www.hchealth.org

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

November 20, 2012

Mr. Gary Close
907 Watersville Road
Mount Airy, MD 21771

RE: Variance Approval
907 Watersville Road
Mount Airy, MD 21771

Mr. Close:

This letter is being issued in response to your variance request dated October 2, 2012. This agency will grant **approval** of the waiver to the required Percolation Certification Plan as required by the *Howard County Code, Subtitle 8, Section 3.805*. The waiver has been approved on the basis that the proposed addition to the existing garage does not impact the repair area available for future on-site sewage disposal because the area of the addition falls within the one hundred foot setback to the well for an on-site sewage disposal system.

Please be advised that any future addition may require percolation testing and a Percolation Certification Plan will be required. Any deviations from the site plan submitted with the request will be subject to further review by this Department.

Any questions regarding this decision may be directed to the Well and Septic Program of the Howard County Health Department.

Respectfully,

Michael J. Davis, R.S.

Assistant Director

Bureau of Environmental Health

Variance Letter

DATE: October 2, 2012

FROM: Mr. Gary Close

RE: General Variance Request
907 Watersville Road
Mount Airy, Maryland 21771

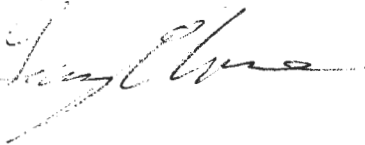
TO: Approving Authority

As the owners of 907 Watersville Road, Mount Airy, Maryland 21771, we are requesting a waiver to Subtitle 8, On-Site Sewage Disposal Systems, Section 3.805 (a) of the Howard County Code Regulations which state the requirements for a Percolation Certification Plan for detached garages, pole barns, and sheds.

Accordingly, we are requesting a waiver for a Percolation Certification Plan to support building permit #B12002925 to allow the construction of a garage. The garage does not infringe on any required setbacks for the well or the septic system. An exhibit is attached showing the placement of the garage.

Sincerely,

Mr. Gary Close
907 Watersville Road
Mount Airy, Maryland 21771

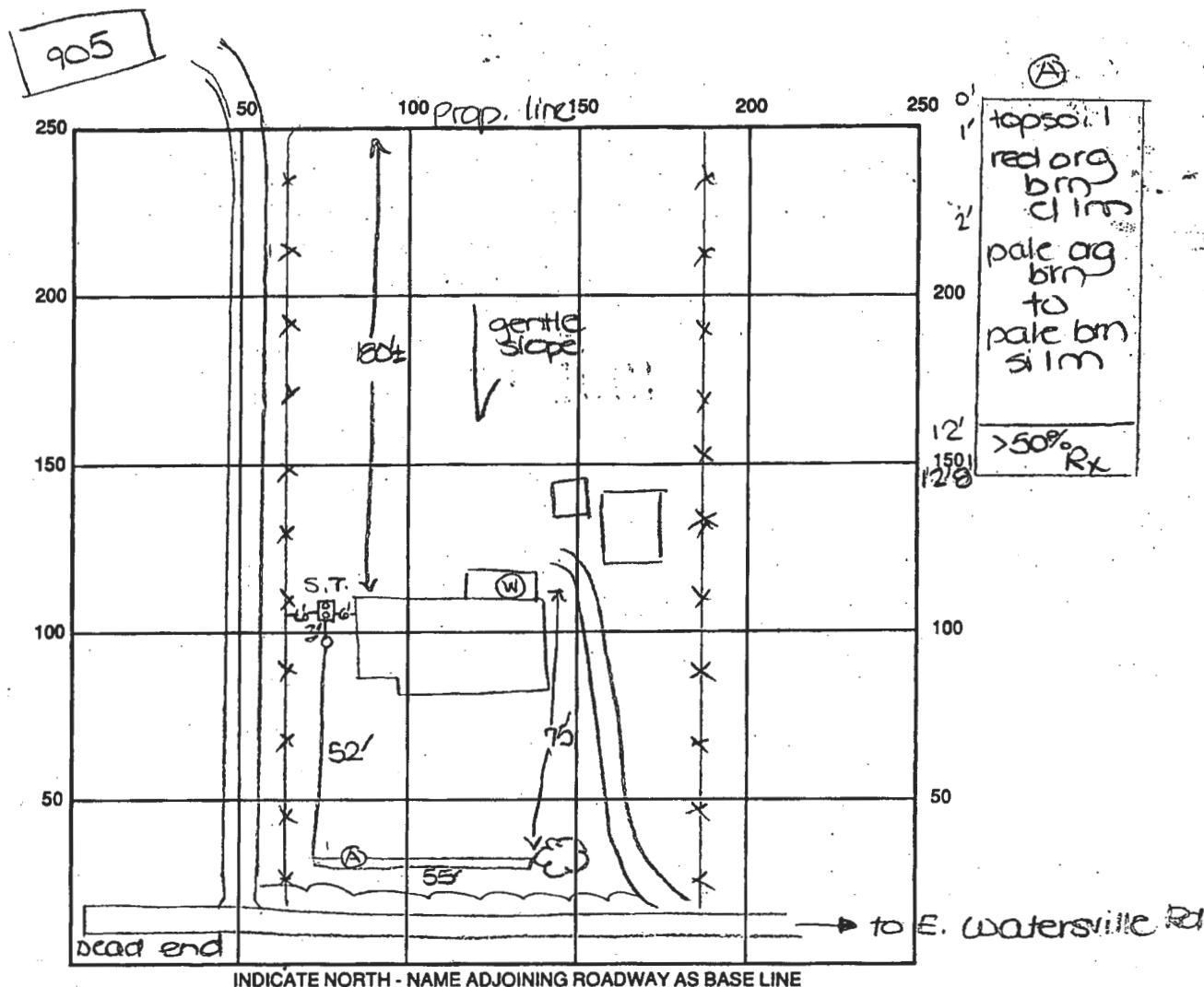


11/15/12

M. Davis

Approved

ROUTE 70



SEPTIC TANK LEVEL Existing CLEANOUTS two on s.t., one in line

DISTRIBUTION BOX LEVEL N/A

DRAIN FIELD/TITLE DEPTH 8.5 FT. TRENCH WIDTH 2 FT. INLET DEPTH 2.0 FT.

EFFECTIVE GRAVEL DEPTH 6.5 FT. TOTAL LENGTH 55 FT.

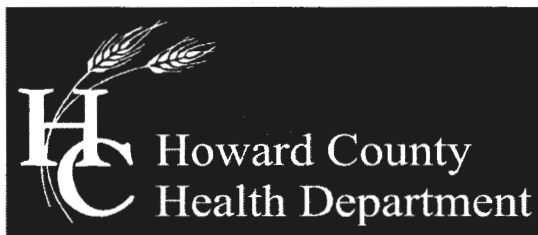
NUMBER OF TRENCHES 1 ONE SIDEWALL/BOTTOM AREA 358 SQ. FT.

DRYWALL INSIDE DIAMETER FT. EFFECTIVE DEPTH BELOW INLET FT.

ABSORBENT AREA SQ. FT.

REMARKS: 7/11/97 OK to install replacement trench as specified. DKS
7/17/97 OK to stone trench and continue work. DKS
7/18/97 FINAL INSP - OK to cover all work. DKS

DATE SYSTEM APPROVED 7/18/97 INSPECTOR Donna K. Gell



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Peter L. Beilenson, M.D., M.P.H., Health Officer

DATE: September 19, 2012

RE: **Building Permit # B12002925**
907 Watersville Road
Mount Airy, Maryland 21771
Building Site Plan

TO: Gary Close (Homeowner)

Our records indicate that percolation testing has occurred on your property and a septic system is installed to accommodate your existing dwelling. Our records do not contain complete soil profiles or a percolation certification plan. In order to process your building permit, your file must contain complete soil profiles and a percolation certification plan.

Because you are only requesting the placement of a detached garage on your property, I am recommending that you apply for a variance to request a waiver for the percolation certification plan and percolation testing. Along with your variance you submit a revised building plan. This building plan must also show the well and any septic components. If you need any additional guidance please don't hesitate to give me call.

Your building permit will be placed "on hold" until all Howard County Health Department requirements are met. If you have any questions or correspondence, I can be reached at the above address or by telephone at (410) 313-2775.

Respectfully,

Dana Bernard, REHS/RS

Bureau of Environmental Health
Well and Septic Program
Development and Coordination
Phone (410) 313-2775
E-mail: dbernard@howardcountymd.gov

DLB

cc: Well & Septic program file

WATERSVILLE ROAD

SHA SRC PLAT NOS.
40820 & 40822

DEED NORTH
MDR 3942/54



N 34°54'00" E 104.40'

LANDS CONVEYED TO SHA PER
LIBER CMP 634 FOLIO 572

CULVERT

OVERHEAD LINES

BLACKTOP DRIVEWAY

DECK

#907
EX. 1 STORY
FRAME HOUSE

CONC. PAD
& PORCH

WELL

PICKET FENCE

GRAVEL
17'-0"

EX. CONC.
BLK. SHED

(+/- 2' TYPICAL)

PICKET FENCE

EX. POLE BLDG.
W/ METAL SIDING

A/C

GRAVEL

RET. WALL

P.T. TIMBER

ABOVE
GROUND
POOL

DECK

GARY CLOSE
ELIZABETH CLOSE
MDR 3942 FOLIO 54
0.535 AC. +/-
(BY DEED)

6' PRIVACY FENCE

S 31°05'00" W 104.36'

LOCATION DRAWING/PLOT PLAN
EXISTING POLE BUILDING
#907 E. WATERSVILLE ROAD

4TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

Professional
Surveys



194 E. Main Street
2nd Floor
Westminster, MD 21157
Phone 410-751-8795
Fax 410-751-8796

DRAWING NAME: LOCATION DWG

SCALE: 1"= 30'	DATE: 02/08/12	DRAWN BY: KAH
JOB: 2012-015	CHECK BY: KAH	SHEET: 1/1

Ext. building line to
be removed from inside
building restriction



License Expires 12/31/13

This Location Drawing is of benefit to the consumer only insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing, or refinancing; it is not to be relied upon for the establishment or location of fences, garages, buildings, or other future improvements; and does not provide for accurate identification of property boundary lines, but this identification may not be required, for the transfer of title or securing financing or refinancing.

The licensee either personally prepared this Location Drawing or was in responsible charge over its preparation and the surveying work reflected in it, all in compliance with requirements set forth in COMAR Regulation 09.13.06.12.

The original document contains a purple seal and blue signature. If the seal or signature is not so colored, the drawing is an unauthorized copy and may contain unauthorized alterations. To report an illegal copy, please call: 410-751-8795.