



2600 LONGSTONE LANE  
SUITE 204  
MARRIOTTSVILLE, MD 21104  
WWW.HUNTSENDREMODELING.COM

Michael J. Davis  
Assistant Director  
Howard County Health Department  
Bureau of Environmental Health  
7178 Columbia Gateway Drive, Columbia, MD 21046-2147  
Main: 410-313-2640 | Fax: 410-313-2648

RE: Request For Percolation Test Waiver In Regards to Building Permit Request  
B14001829- Please see attached revised drawings for your consideration.

Mr. Davis,

After several discussions with Hank Oswald, and a meeting with Jeff Williams and Hank, it is evidently not a possibility to do a proposed addition off the left side of the house due to the setback regulations, and the absence of a new percolation plan.

The house is located at:  
3309 Stapleton Drive  
Glenwood, MD 21738

We are seeking a waiver for the percolation testing and plan requirements to enable the home owner to obtain a building permit for the purpose of converting the existing roofed screened in porch into a recreational sunroom enclosure.

This will be accomplished by utilizing as much of the existing structure as possible, replacing/repairing and upgrading where necessary to enclose the approximately 12' x 20' existing area (240 SF), and retaining/upgrading the 4'x12' exposed side deck and stairs. The present screen porch and deck is now supported by by 4- 6x6 PT Posts and 7- 4x4 PT Posts. The size of the existing foot print will remain the same, as will the interior existing living area of the porch. The new recreational enclosure will have approximately 65% light and ventilation. The area will be insulated, but with no HVAC.

The present septic system is properly sized for a 4 bedroom home, verified by the Howard County Health Department. This configuration and will not be affected by this change.

Anything that you can do to asset in this matter would be greatly appreciated.

Best Regards,

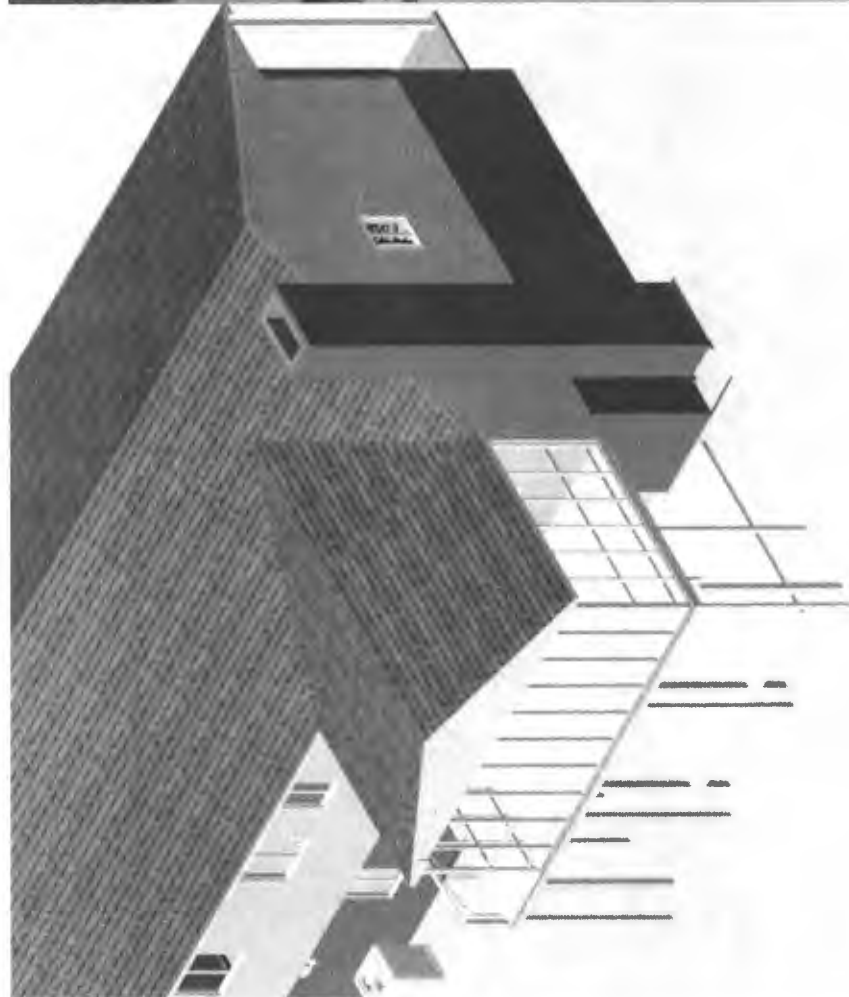
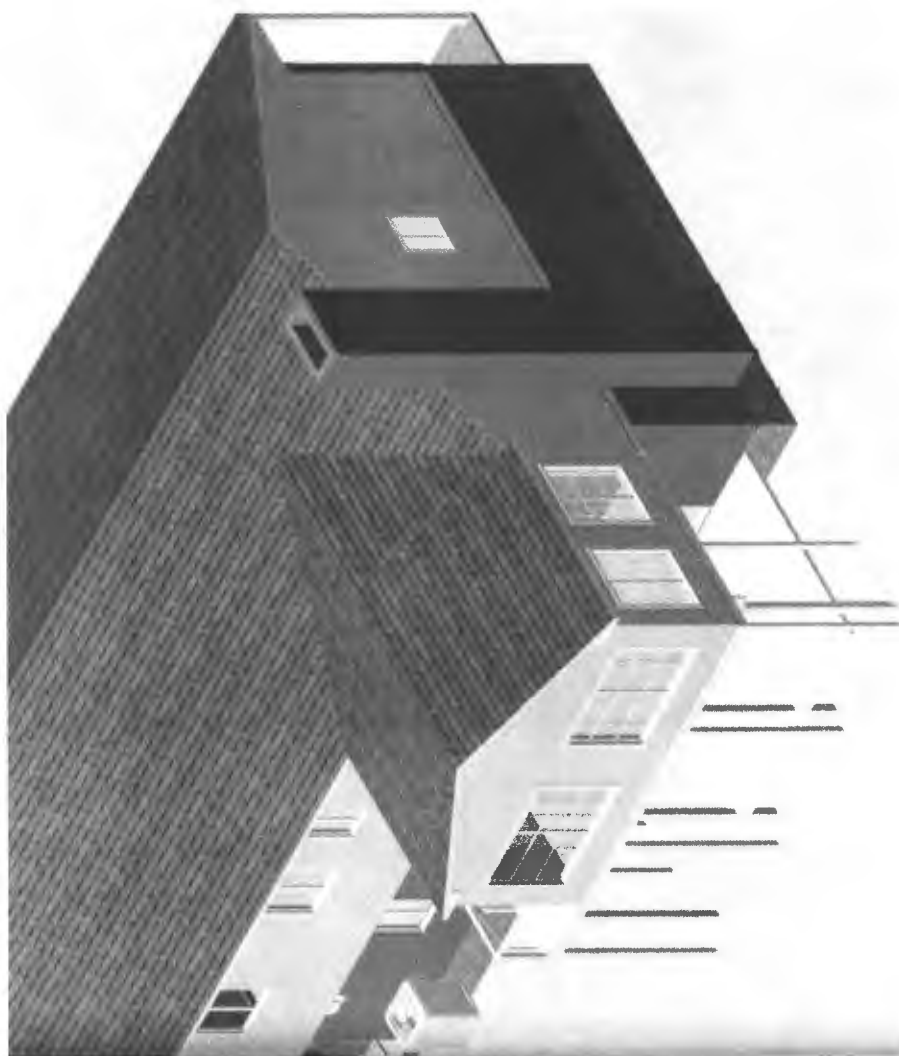
A handwritten signature in cursive script that reads "Bill Perry".

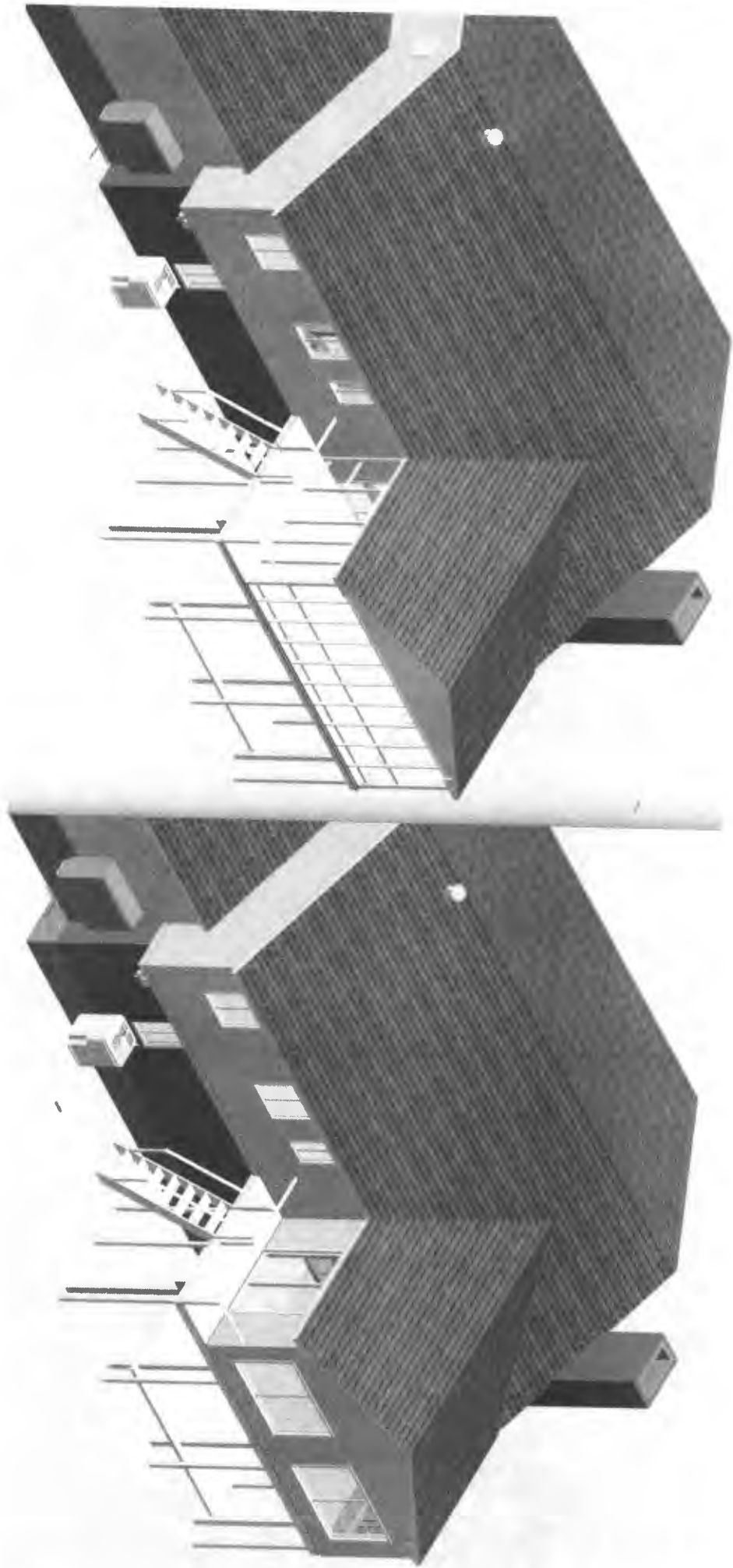
Bill Perry

(410) 970-0084 [OFFICE]



(208) 906-8696 [FAX]





## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Wednesday, July 30, 2014 9:12 AM  
**To:** 'Bill Perry'  
**Subject:** B14001829

Bill:

In general, anytime you increase livable space, it triggers a perc cert plan. With that said, while you may not be changing the foot print of the house, your increasing livable space and or square footage. This requires an approved perc cert plan to be on file.

In terms of the waiver process, I was told that you should probably submit 3 separate waivers describing exactly what you are doing with each space (the proposed kitchen bump-out, screened in porch enclosure and bedroom addition above the garage). For example, you will want to describe how the porch will be enclosed. Are you just adding walls and windows or does it also include insulation, heating and air conditioning.

I hope this answers all of your questions.

Respectfully,

Hank

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Well & Septic Program  
8930 Stanford BLVD  
Columbia, MD 21045  
410-313-1786  
410-313-2648 (Fax)

**Oswald, Hank**

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**From:** Oswald, Hank  
**Sent:** Monday, July 14, 2014 2:54 PM  
**To:** 'Bill Perry'  
**Subject:** RE: B14001829 3309 Stalpeton Rd  
**Attachments:** BP Response Letter\_B14001831.pdf; BP Response Letter\_B14001831.pdf

Bill:

As long as the bump out is cantilevered and not increasing the foot print of the house, this may be okay. The homeowners would still need to request a waiver to the perc cert plan requirement and address it to Mike Davis, Deputy Director of the Bureau of Environmental Health. We would also need a copy of the floor plan of the proposed addition.

Hank

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Well & Septic Program  
8930 Stanford BLVD  
Columbia, MD 21045  
410-313-1786  
410-313-2648 (Fax)

**From:** Bill Perry [<mailto:bill@huntsendremodeling.com>]  
**Sent:** Monday, July 14, 2014 2:30 PM  
**To:** Oswald, Hank  
**Subject:** RE: B14001829 3309 Stalpeton Rd

Hank,  
Once again I really appreciate all the time and information that you and Jeff were able to give me this morning. I just had one quick question. The homeowner was wondering if they could still do the 2' bump-out along the side of the kitchen not eh first floor, which would only be a maximum increase of 36 SF.  
Which I think might be allowed based on:

Sec. 3.805. PERC certification plan requirements.  
PERC Certification Plan.  
Except as provided in paragraph (1) of this subsection, before a building permit is issued, a PERC certification plan shall be submitted and approved that complies with the provisions of this subtitle.  
A building permit may be exempt from a PERC certification plan when the proposed structure:  
Does not increase the amount of living space;  
Is less than 250 square feet and is not a garage; and  
The existing on-site sewage disposal system is adequate for the existing property use.

I think we at least meet all those requirements. This way at least the owners wife can have her little kitchen addition.

Thanks again, have a great day.

Bill Perry



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RE: Request For Percolation Test Waiver In Regards to Building Permit Request  
B14001829- Please see attached revised drawings for your consideration.

Mr. Davis,

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Anything that you can do to asset in this matter would be greatly appreciated.

Best Regards,

Bill Perry

(410) 970-0084 [OFFICE]

cell 410-336-6779

(208) 906-8696 [FAX]

8/20/14  
Approved  
M. Davis

Hunt's End Remodeling, LLC  
2600 Longstone Lane, Suite 204  
Marriottsville, MD 21104  
410.970.0084

[www.huntsendremodeling.com](http://www.huntsendremodeling.com)  
[bill@huntsendremodeling.com](mailto:bill@huntsendremodeling.com)

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## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Thursday, June 26, 2014 3:59 PM  
**To:** 'Bill Perry'  
**Cc:** 'MIKE\_BIRNER@HUNTSENDREMODELING.COM'  
**Subject:** RE: B14001829 Perc Test

Bill:

According to the floor plan submitted by Mr. Birner, and our record of the septic system, you would not need a BAT unless you are not able to establish a septic reserve area to include one initial and two reserve systems. Another words, if you only have space for one initial and one reserve then a BAT would be required.

Also, while the floor plan shows only 3 bedrooms, the room labeled "office" in the basement has direct access to the full size bath, a door and a window. By definition in local code, this room is considered another bedroom (4<sup>th</sup>). However, the current system is rated for four bedrooms so it's not a problem. However, this standard would need to be maintained in the newly proposed septic area.

Please contact me with any questions.

Hank

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**From:** Bill Perry [mailto:bill@huntsendremodeling.com]  
**Sent:** Thursday, June 26, 2014 12:13 PM  
**To:** Oswald, Hank  
**Subject:** Re: B14001829 Perc Test

Hank,  
First, I just wanted to thank you for all your timely responses. It has been a great help to me. I hate bother you again today, but did you happen to have any type of time estimate as to when you guys would know if the that the existing septic system is sized correctly. I was just trying to get the surveyor scheduled.  
As always, your help is greatly appreciated.

Have a nice day.

Bill

Bill Perry  
Hunt's End Remodeling, LLC  
2600 Longstone Lane, Suite 204  
Marriottsville, MD 21104  
410.970.0084

[www.huntsendremodeling.com](http://www.huntsendremodeling.com)  
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Bill Perry

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On Jun 25, 2014, at 2:37 PM, Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)> wrote:

Mr. Perry:

If we can determine that the existing septic system is sized properly to accommodate existing and proposed addition (after reviewing the floor plans and septic records), then a BAT system would not be required.

I will have to get back to you on this.

Hank

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Well & Septic Program  
8930 Stanford BLVD

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June 23, 2014  
Hunts End Remodeling, LLC  
2600 Longstone Lane, #204  
Marriottsville, MD 21104  
Michael Birner  
Sent via email to: [MIKE.BIRNER@HUNTSENDREMODELING.COM](mailto:MIKE.BIRNER@HUNTSENDREMODELING.COM)  
RE: B14001829  
3309 Stapleton Drive  
Glenwood, MD 21738  
Mr. Birner:

This letter is in response to building permit B14001829. The application describes the construction of an 18' by 24' addition with finished basement below remodeled kitchen. Upon review of the submittal, it appears that the proposed addition does not meet the required setback (see attached form for required setback distances) to the septic repair trench constructed in 1991 (see attached drawing for details). In addition, the site plan does not show an established septic reserve area and this office does not have record of one having ever been established on a perc certification plan.

According to Howard County Code Sec 3.805, there must be an approved perc certification plan establishing a septic disposal area for the property prior to Health approval of a building permit. If one doesn't exist, then it must be established prior to approval. See the attached perc cert process fact sheet. An application for percolation testing must be made with a test plan showing the proposed septic disposal area and test holes.

In addition, please submit floor plans for the existing house and the proposed addition. The Health Department must establish whether the existing septic system is adequately sized for the total number of bedrooms in the proposed dwelling. If it is not, the system must be upgraded, which would necessitate the installation of a pre-treatment tank using Best Available Technology for nitrogen removal.

Please revise your plan to show all septic components meeting required setbacks to the proposed addition and include a copy of the floor plans for this project with the submittal.

Building permit approval is being withheld until a revised site plan, floor plan and perc cert plan has been forwarded to the Health Department and approved. I may be reached at (410) 313-1786 if you would like to discuss the project.

Respectfully,

**Hank Oswald**

Hank Oswald, L.E.H.S.  
Bureau of Environmental Health  
Well & Septic Program  
Maura J. Rossman, M.D., Health Officer

## **Bureau of Environmental Health**

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

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410-313-2648 (Fax)

---

**From:** Bill Perry [<mailto:bill@huntsendremodeling.com>]  
**Sent:** Wednesday, June 25, 2014 1:33 PM  
**To:** Oswald, Hank  
**Subject:** RE: B14001829 Perc Test

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Well & Septic Program  
8930 Stanford BLVD  
Columbia, MD 21045  
410-313-1786  
410-313-2648 (Fax)

Mr. Oswald,

I had talked to you on the phone yesterday in reference to Building Permit # B14001829 and the information required per your email of June 23rd to Mike Birner of Hunts End Remodeling.

We have contacted both the Survey Company and the Septic Company in regards to **Percolation Certification Plan** that is required. I need to verify that no BAT is required, since the number of bedrooms will not change after the remodeling is complete and the only adjustments to the present septic system will be the relocation of part of the drain field to allow for the required 20 foot clearance for the aforementioned addition. This is assuming an approved Perc test.

Thank you for your help and assistance in this matter.

Best Regards,

Bill Perry

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2600 Longstone Lane, Suite 204  
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410.970.0084

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[bill@huntsendremodeling.com](mailto:bill@huntsendremodeling.com)

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<image001.png>

Living space  $\uparrow$  triggers

Waiver to perc cert req  
detailing how its being done  
insulation vs. no insulation.

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P 47000

A 14807

### 7.14.14. Meeting Summary

- No addition on proposed side of house  
(it does not meet setback to trench)

- Est. area w/ 1 replacement w/ BAT.

- If no area, then no BP, approval

Next Step - Per. Appl. + plan showing proposed area

Note - 100' max trench length

- ex. 167 2' of sidewalk

167' linear feet (2x existing)

3' wide 9' apart edge to edge

Spoke <sup>about</sup> ~~wide~~ 2 - 100' trenches

@ 8' apart. on contour for meeting setbacks. Low pressure dosing

system.