

7178 Columbia Gateway Drive, Columbia Maryland 21046
(410) 313-1771 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

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

February 12, 2008

James and Deborah Pasto
5213 Talbots Landing
Ellicott City, MD 21043

RE: **Variance approval**
5213 Talbots Landing
Ellicott City, MD 21043

308000917

Dear Sir or Madam:

This letter is in response to your letter dated February 8, 2008 requesting relief from the 30' setback for a potable well supply serving a proposed dwelling. This agency will grant **approval** of the variance provided that the fifteen by thirty foot garage is constructed no closer than twenty feet to the existing well. Approval of a building permit will be granted by this Department provided that the site plan submitted with the building permit application is consistent with the site plan approved under this variance. Any deviations from the site plan submitted with the request will be subject to further review by this Department.

Respectfully,

Michael J. Davis, Program Supervisor
Well & Septic Program

HOWARD COUNTY HEALTH DEPARTMENT
Completed Septic System

P 59863 A 35217
DATE 3-11-98

LOCATION Talbot's Last Shift
5213 Talbot's Landing

LOT 12C

APPLICANT Arnold Backhoe & Septic

OWNER JAMES & DEBORAH PASTO

PERMITTEE Arnold Backhoe & Septic

APPLICATION

HOLD ()
APPROVED (✓)
REJECTED ()

INSTALLATION

HOLD ()
APPROVED (✓)

APPROVED
DATE 4-29-98

James and Deborah Pasto
5213 Talbots Landing
Ellicott City, MD 21043
410-788-7233 (Home)
202-359-5837 (Cell)

8 February 2008

Mike Davis
Well and Septic Program Director
Howard County Department of Environmental Health
7178 Columbia Gateway Dr.
Ellicott City, MD 21046

Dear Sir:

Thank you for your quick response to our request for a well variance via your 17 January, 2008 letter. We certainly understand the often conflicting perspectives you must consider. Your letter stated that our request to build a garage within 15ft of our well was not acceptable, and also left open the possibility that you might consider a request for a 20ft variance. With that in mind, we respectfully amend our request for well variance.

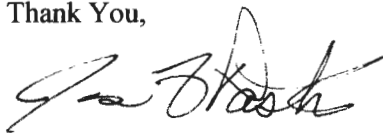
Over the years, accumulation of lawn equipment, additional vehicles, and the need for storage space have caused us to outgrow the garage currently attached to our house. In order to provide additional space for vehicles, lawn equipment, and storage, we would like to build a 15ft X 30ft detached garage. The most optimal location for this garage is right off the existing driveway. Unfortunately, given the required property line and well setbacks, the garage will not fit. Other places on the property will either require a prohibitively expensive driveway, removal of mature trees, placement on septic field, or will detract from aesthetics and property value by being in the front yard.

Respectfully, we request a variance from the well setback requirements to place a foundation for the 15ft X 30ft detached garage within 20ft from the well instead of the required 30ft. Please consider the following:

- At the proposed location of the garage, the ground slopes down in elevation and away from the well.
- The proposed garage will not be supplied with running water and will not have any drains.
- The only tree that will be removed is one that is currently rotting from the inside and needs to be cut eventually anyway.
- The proposed location is just off the edge of the existing driveway. Other locations will require removal of more trees, a prohibitively costly driveway, or will detract from property value by being in the front yard.
- The depth of the poured concrete foundation will be 30in, or the minimum required to get below the frost line. The garage will be 2x6 construction, with vinyl siding to match house.
- The proposed garage will store a vehicle, lawn equipment and various household items.

We appreciate your consideration of our request. The enclosed drawing is provided as additional information for your consideration.

Thank You,



James Pasto

Touch 20 12/1/01
Signature Date

Depth of stone required below
distribution pipe 4 ft

	NOTE: SYSTEM TO BE PUMPED
SPETIC SYSTEM SPEC.	
TOP OF FAN	401
INU. ELEU OUT OF HOUSE	397
INU. ELEU INTO SPETIC TK	396
INU. ELEU OUT OF SPETIC TK	395
INU. ELEU INTO PUMP'S CHAMBER	396
INU. ELEU INTO DISTRIB. BOX	402
EXISTING ELEU AT DISTRIB BOX	400

Date: 12-8-97
8213 Talbot Lane
Comments: 300108971

Change house location
to meet Skill Dept
regimen t

LOF 12C-TALBOT'S LANDING
(SUBDIVISION: TALBOT'S LAST SHIFT);
PASTO RESIDENTS
5103 TALBOT'S LANDING, ELIGOTT CITY MD. 21043.
BUILDING: STYSLER HOMES, INC

