

8/31/00  
11:00  
meet installer  
9-1-00 9/5/00  
C.O.

Needs to be signed by [unclear] [unclear]

# PERMIT

## SEWAGE DISPOSAL SYSTEM

INDEXED

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
410-313-2640

P 513637

A 50368-W

ISSUE DATE 6-14-2000

APPROVAL DATE 9/7/00

#360435

Walter W. King Plumbing & Heating Contractors IS PERMITTED TO INSTALL x ALTER     

ADDRESS 5305 King's Court, Frederick, MD 21703 PHONE 301-831-4070

SUBDIVISION Riggs Meadows LOT NUMBER 26 ADDRESS 1925 Sycamore Spring Court

PROPERTY OWNER Ryan Homes <sup>MEACHUM</sup> + EBELING PROPERTY OWNER'S ADDRESS 11460 Cronridge Drive

SEPTIC TANK CAPACITY 1250 GALLONS Owings Mills, MD 21117

PUMP CHAMBER CAPACITY GALLONS

NUMBER OF BEDROOMS 4

SQUARE FEET PER BEDROOM 180

LINEAR FEET OF TRENCH REQUIRED 240

TRENCHES: Trenches to be 3 feet wide. Inlet 3 feet below original grade. Bottom maximum depth

5 feet below original grade. 2 feet of stone below distribution box.

LOCATION: Begin the first trench 135 feet down the right lot line and 25 feet off that same lot line. Run trenches on contour towards the left lot line.

Preferred trench layout: 50', 80', 110' 6/9/00 OK AD

PLANS APPROVED Mark Rifkin DATE 5/31/00

PERMIT VOID AFTER 2 YEARS

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

NOTE: TOP OF SEPTIC TANKS ARE TO BE NO DEEPER THAN 3.0 FEET BELOW FINISH GRADE

NOTE: WATERTIGHT SEPTIC TANKS REQUIRED

NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS, 90° ELBOWS ARE NOT ACCEPTABLE

NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX, DRAINFIELDS) TO BE 100 FEET FROM ANY WATER WELL UNLESS OTHERWISE SPECIFICALLY AUTHORIZED

NOTE: NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH UNLESS SPECIFICALLY AUTHORIZED

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 35/40 PVC OR ABS

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

NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

NOTE: IF PUMPED SEPTIC SYSTEM REQUIRED, (1) SEPTIC PUMP DETAIL TO BE PROVIDED BY INSTALLER PRIOR TO ISSUANCE OF SEPTIC PERMIT (2) PUMP PERFORMANCE TEST IS NECESSARY PRIOR TO HEALTH DEPARTMENT APPROVAL OF SEPTIC PERMIT

OLD PERMIT SIGNED  
AND RETURNED 8/2/01  
B00131824-deck

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

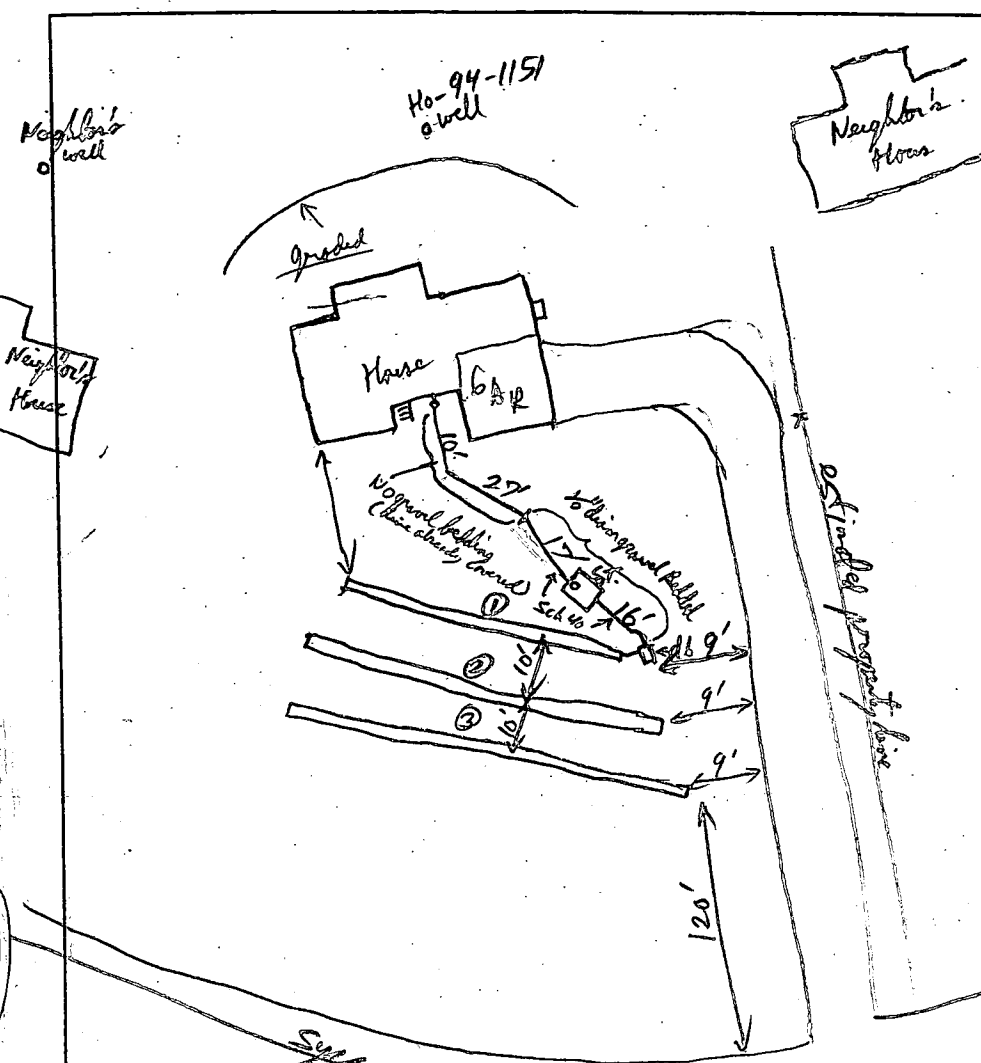
A 50368-W

A 50368

Riggs Meadow Lot 26  
1925 Sycamore Spring Ct

NOT TO SCALE

owell

**TRENCH DATA**

TRENCH WIDTH 3'  
 TRENCH INLET DEPTH 3'  
 TRENCH BOTTOM DEPTH 5'  
 DEPTH OF STONE 2'  
 NUMBER OF TRENCHES 3  
 TOTAL TRENCH LENGTH 240'  
 ABSORBENT AREA 720 sq ft  
 DISTRIBUTION BOX LEVEL \_\_\_\_\_  
 BAFFLE IN DISTRIBUTION BOX ☒

**SEPTIC TANK DATA**

SEPTIC TANK 1250 <sup>Mid Seamed</sup> GALLONS  
 MANHOLE RISER YES  
 6 INCH INSPECTION PORT yes  
 (connected to access port)  
**PUMP CHAMBER DATA**  
 PUMP CHAMBER GALLONS NA  
 MANHOLE RISER \_\_\_\_\_  
 ALARM \_\_\_\_\_  
 PUMP PERFORMANCE TEST \_\_\_\_\_

PRE-CONSTRUCTION INSPECTION:

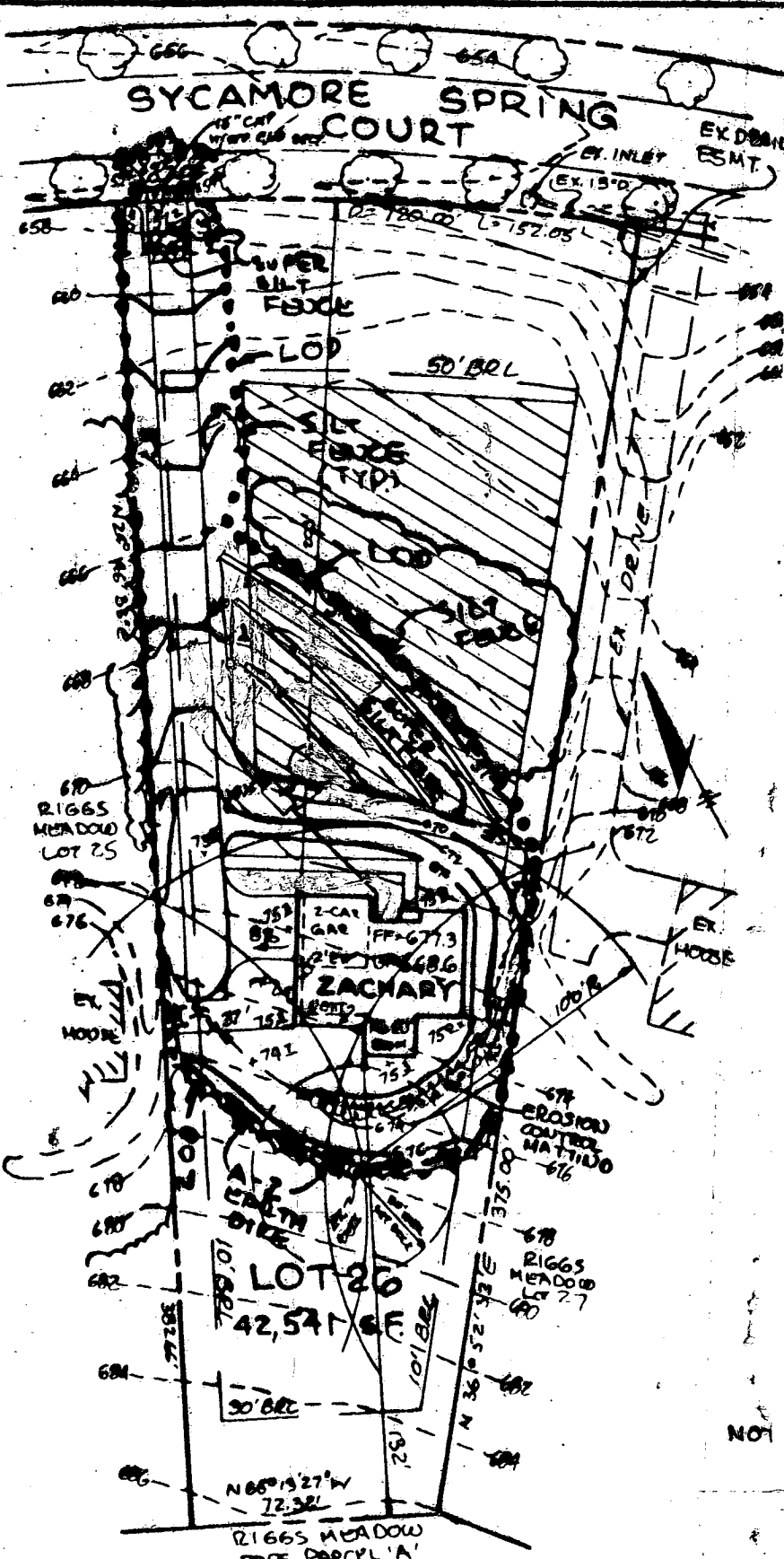
INSPECTION COMMENTS: 8/30/00 Pre-const. insp. OK - tank to be set @ 9/1/00 @ 9:00 AM  
 House Connection already done 3 wks ago. Septic Tank connection pipes OK. Needs water tightness test on Septic Tank!  
 First trench already covered, 2nd trench grouted, prepared, piped to bath, OK & cover these 2 trenches, and  
 dig last trench. (large gravel & collar of sch. 40 (5-15%) in first 37 ft of House connection line trench, No rock seen  
 in third trench. Third Trench dig, ready to gravel fill. 9/1/00  
 Needs Final inspection of Trench & Distribution Box. (OK to cover all but end of last trench if needed) 9/1/00 Final  
 inspection made - water test not necessary

INSPECTOR

9/7/00

DATE SYSTEM APPROVED

A M M



HOUSE FF ELEV. 677.3  
BE ELEV. 668.6

HOUSE INV. OUT 667.2

S.T. INV. IN 666.3  
OUT 666.0

D.B. INV IN 665.4

DB. EX. GRADE 668.2

S.T. EX. GRADE 669.5

PREFERRED TRENCH LAYOUT:  
50', 80', 110'

Total linear feet of trench  
required 240 feet

Width of trench(es) 3 feet

Depth of trench(es) 5 feet

Depth of stone required below  
distribution pipe 3 feet

Approved Septic System Plan  
Howard County Health Department

Mark E. *[Signature]*  
Signature

5/31/00  
Date



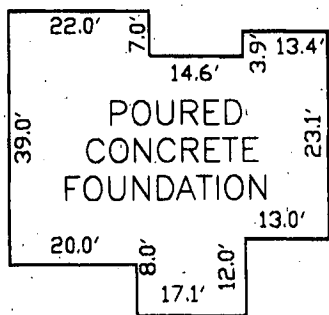
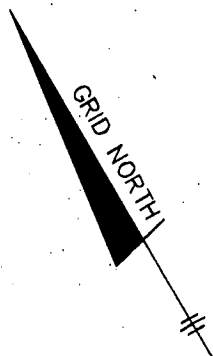
It meets the standards  
to be salvaged for a  
ion in the Soil Survey  
Experimental Station.  
allowing:  
y clay loam, loamy sand.

Topsail Application  
When topsailing, maintain needed erosion and sediment control practices such as diversion.

# SCYAMORE SPRING COURT

R=720.00'  
L=152.05'

L=80.24'



## FOUNDATION DETAIL

SCALE: 1" = 30'

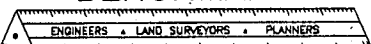
TOP OF FOUNDATION  
WALL ELEV. = 676.1

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE DIMENSIONS OF THE BUILDING WALLS SHOWN HEREON ARE CORRECT; THAT THEY ARE BASED ON A FIELD RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON 07-21-00; AND THAT THE PROPERTY OUTLINE SHOWN HEREON IS BASED ON THE PLAT PREPARED BY BENCHMARK ENGINEERING, INC., ENTITLED RIGGS MEADOW, RESUBDIVISION OF BULK PARCELS A-C AND NON-BUILDABLE PARCEL D AS SHOWN ON PLAT NOS. 12686-12689; AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT No. 12960.

DAVID M. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD REG. No. 10978  
FOR BENCHMARK ENGINEERING, INC.  
MD REG. No. 351  
RECORD PLAT No. 12960  
FEMA FIRM No. 240044 0008 B  
ZONE: C  
DATED: 12-04-86

## BENCHMARK



## ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE ▲ SUITE 418  
ELLICOTT CITY, MD 21043  
PHONE: 410-465-6105 FAX: 410-465-6644

72.32'  
N65°13'27"W

FOREST CONSERVATION  
EASEMENT (RETENTION)  
PART OF PRESERVATION PARCEL 'A'  
PLAT NOS. 13076-13078

## WALL CHECK

**RIGGS MEADOW**  
RESUBDIVISION OF BULK PARCELS A - C  
AND NON-BUILDABLE PARCEL D  
AS SHOWN ON PLAT NOS. 12686-12689

LOT No. 26

1925 SYCAMORE SPRING COURT

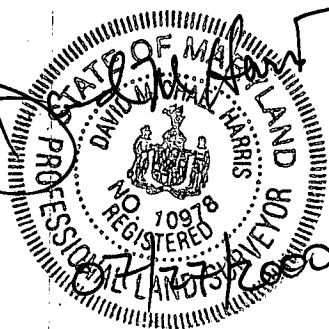
4TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' DATE: 07-21-00

UTILITY EASEMENT  
DRAINAGE AND

*Wall Check*  
House is Homeless  
in same location as on  
BP Plan - OK  
release Septe Permit.  
lpp 8/3/00

LOT 27



# APPLICATION

PERCOLATION TESTING

A 50368-W

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
PO BOX 476 ELLICOTT CITY, MARYLAND 21043  
TELEPHONE 461-9933

DISTRICT

4th

DATE

9/30/94

TO: THE COUNTY HEALTH OFFICER  
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM

PROPERTY OWNER

Amalia Riggs, c/o SDC Group, Inc. RIGGS RYAN HOMES

ADDRESS

8480 N Baltimore - National Pk  
PO BOX 417, Ellicott City, MD 21041 PHONE (410) 465-6125

PROSPECTIVE BUYER

ADDRESS

PHONE

PROPERTY LOCATION:

SUBDIVISION

Riggs MEADOWS Property

LOT NO.

Grd. 1 25

LOT 26

ROAD AND DESCRIPTION

Located @ SW Corner of the intersection of

Roxbury Mill (Rte. 97) & Frederick Rd (Rte 144)

1925 SYCAMORE SPRING CT

BLDG. PERM. 5/31/2003

TAX MAP

8814

PARCEL #

96

B00124289

5/31/2003

SIZE OF LOT

55000 ± S.F.

TYPE BLDG

Single Family Dwelling - 4 BRMS  
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE

FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY

WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

James R. Morley, III

V. Pos

(SIGNATURE OF APPLICANT)

APPROVED BY

FOR

DATE

REJECTED BY

FOR

DATE

HOLD PENDING FURTHER TESTS

DATE

REASONS FOR REJECTION OR HOLDING

# THIS IS NOT A PERMIT

COUNTY #

SOIL PROFILE

516

topsoil

Brown  
clayorange  
brn  
solumbright  
red  
solum

517-A

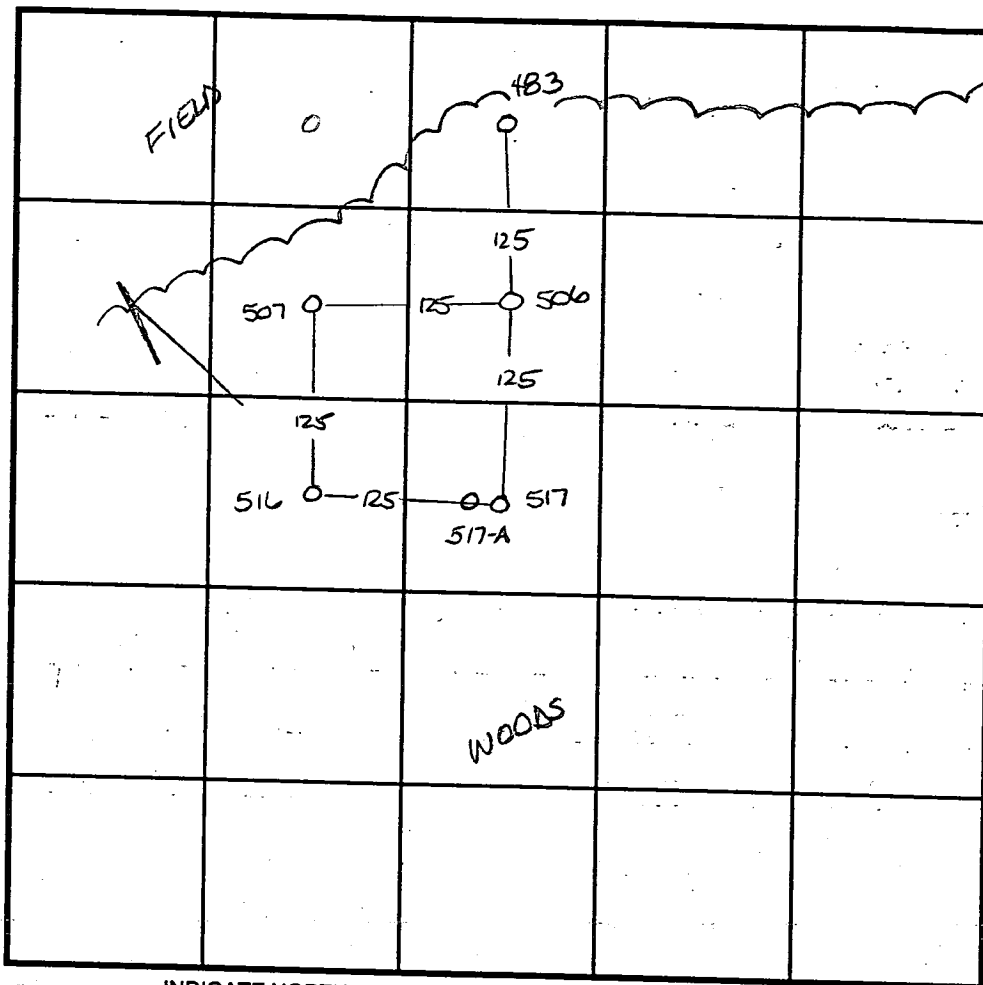
dark  
red  
solumdark  
red  
solum  
yellow  
mottles  
from  
parent  
rock  
NOT  
H<sub>2</sub>O

506 483

bright  
red  
clmlgt  
orange  
solumlgt  
tan  
solum

SOIL PROFILE

507

tan  
clmorange  
solum  
gravellybright  
orange  
red  
to  
pink  
solum

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
11-10-94	516	4.0 11.5	6:58	6:58 <sup>30</sup>	6:58 <sup>30</sup>	6:59 <sup>30</sup>	1min
	517	Refusal at	4.0				F
	517-A	Visual to	12.0		see profile		OK
	506	5' VII	5:53	5:55 <sup>30</sup>	5:55 <sup>30</sup>	6:00	4 1/2 min
	507	4.5 VII.5	7:01	7:02 <sup>15</sup>	7:02 <sup>15</sup>	7:04	13 1/4 min
	483	4' VII.5	5:45 <sup>45</sup>	5:48	5:48	5:51 <sup>30</sup>	3 1/2 min

REMARKS

TYPE OF SOIL

TESTED BY Amy McMillen

ALSO PRESENT

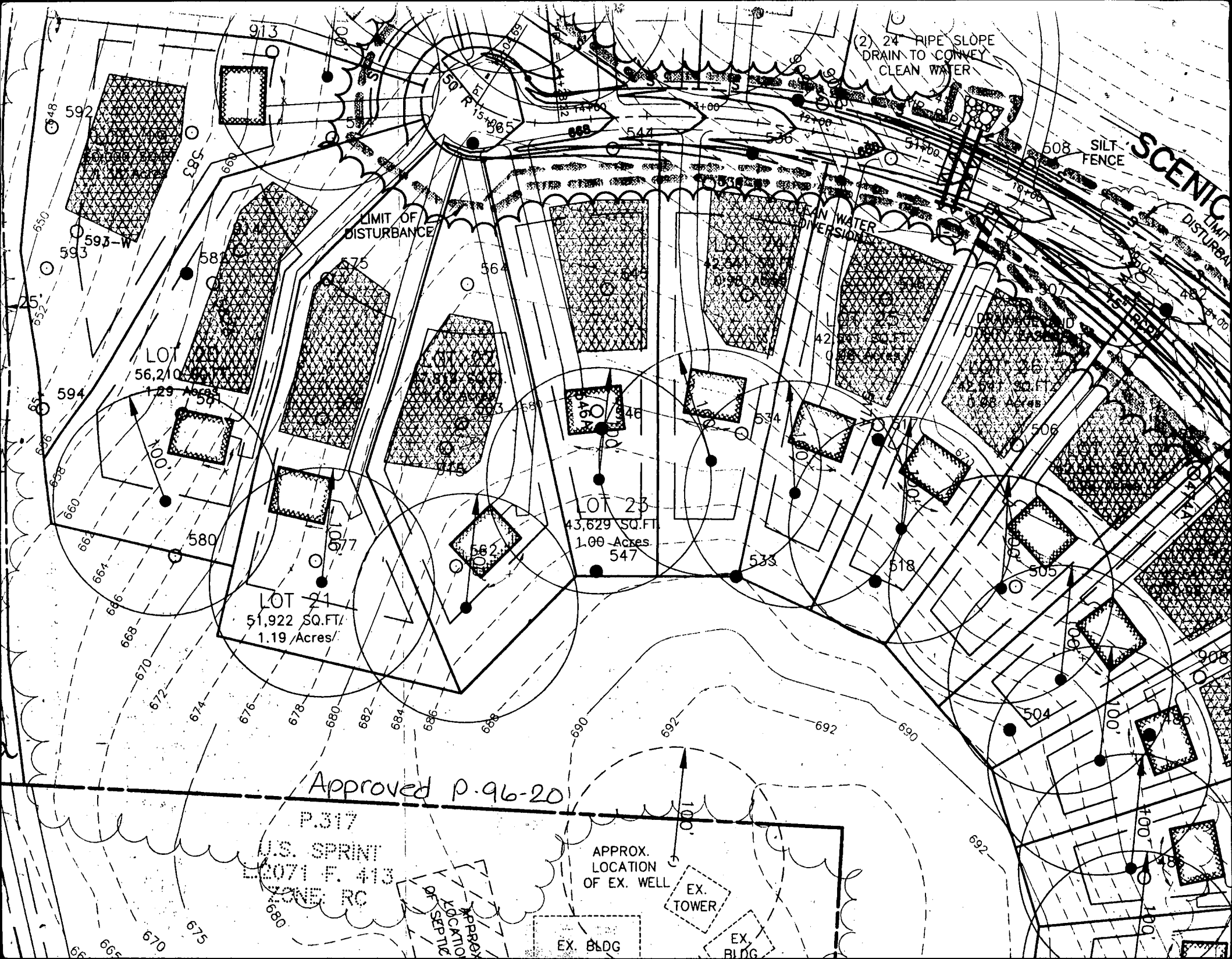
TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME

TRENCH WIDTH

INLET DEPTH

MAXIMUM BOTTOM DEPTH

SQ. FT./BEDROOM



(2) 24" PIPE SLOPE  
DRAIN TO CONVEY  
CLEAN WATER

SILT  
FENCE

SCENIC  
LIMIT  
DISTURBANCE

LIMIT OF  
DISTURBANCE

CLEAN WATER  
DIVERSION

LOT

56,210 SQ. FT.  
1.29 Acres

LOT 23

43,629 SQ. FT.  
1.00 Acres  
547

LOT 21

51,922 SQ. FT.  
1.19 Acres

Approved P.96-20

P.317

U.S. SPRINT  
L2071 F. 413  
ZONE RC

APPROX.  
LOCATION  
OF EX. WELL

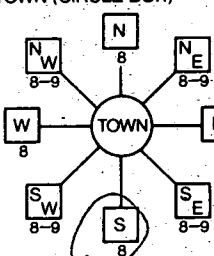
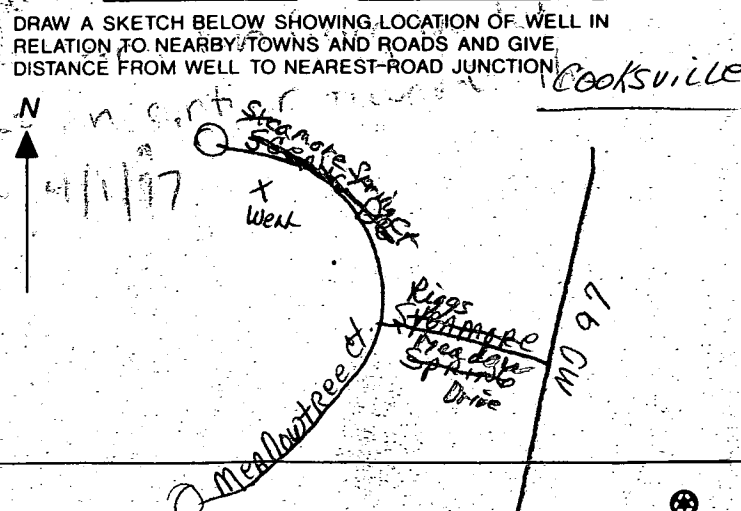
EX.  
TOWER

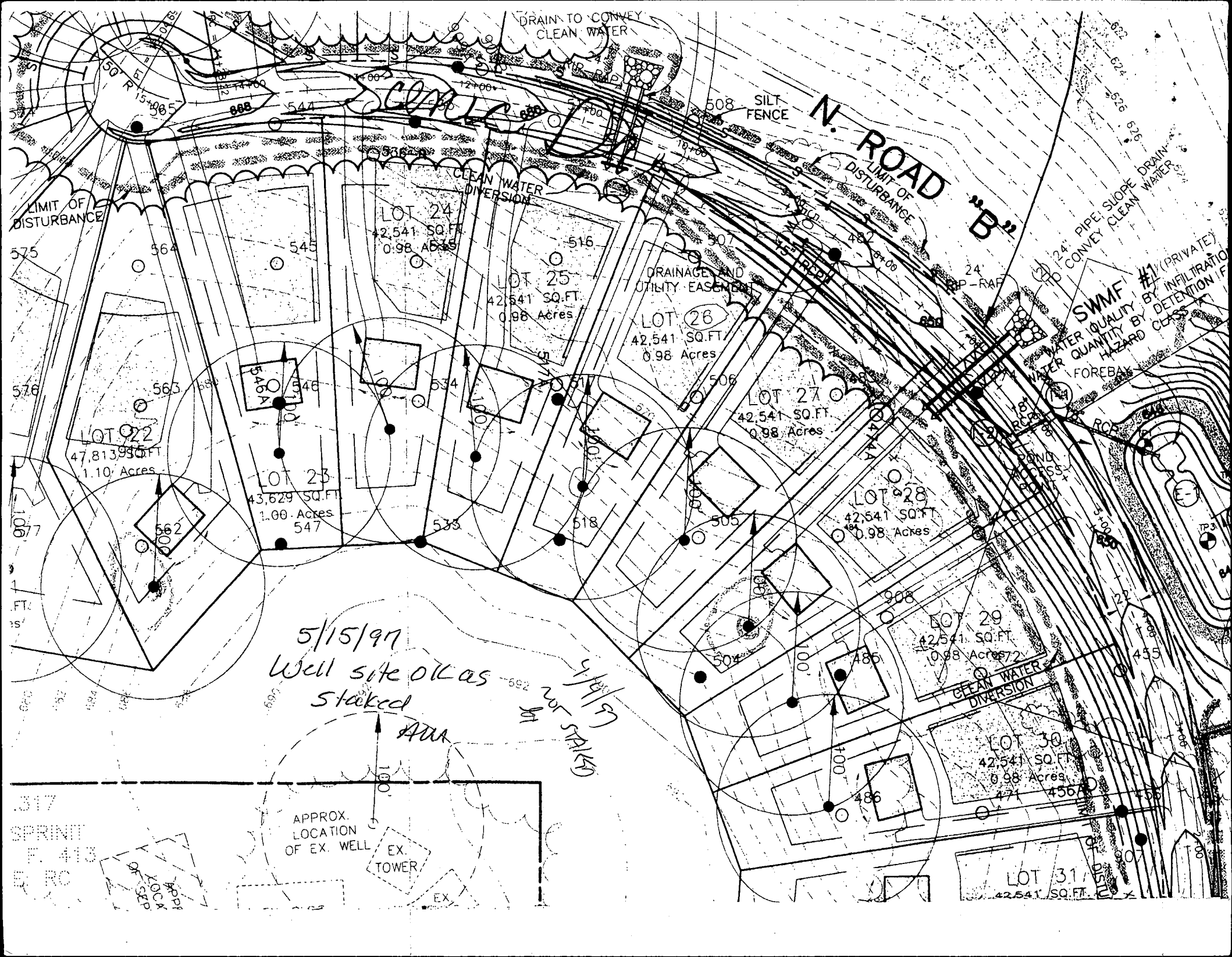
EX. BLDG

EX.  
BLDG

C 1		9729		SEQUENCE NO. (MDE USE ONLY)		STATE OF MARYLAND WELL COMPLETION REPORT FILL IN THIS FORM COMPLETELY PLEASE PRINT OR TYPE		THIS REPORT MUST BE SUBMITTED WITHIN 45 DAYS AFTER WELL IS COMPLETED.	
1 2 3 4 5 6 (THIS NUMBER IS TO BE PUNCHED IN COLS. 3-6 ON ALL CARDS)		DATE RECEIVED MM/DD/YY 06/24/99		DATE WELL COMPLETED MM/DD/YY 08/09/99		Depth of Well 22 345 26 (TO NEAREST FOOT)		COUNTY NUMBER A 50368	
ST/CO USE ONLY		DATE RECEIVED		DATE WELL COMPLETED		Depth of Well		PERMIT NO. FROM "PERMIT TO DRILL WELL" HO-94-1151	
OWNER SDC		last name		first name		TOWN		LOT	
STREET OR RFD SCENIC DRIVE						TOWN		LOT	
SUBDIVISION RIGGS PROPERTY						SECTION		LOT	
WELL LOG Not required for driven wells		GROUTING RECORD		PUMPING TEST					
STATE THE KIND OF FORMATIONS PENETRATED, THEIR COLOR, DEPTH, THICKNESS AND IF WATER BEARING		WELL HAS BEEN GROUTED (Circle Appropriate Box)		HOURS PUMPED (nearest hour)					
DESCRIPTION (Use additional sheets if needed)		TYPE OF GROUTING MATERIAL (Circle one)		PUMPING RATE (gal. per min.)					
BROWNShale 0 37		CEMENT (CM) BENTONITE CLAY (BC)		PUMPING RATE (gal. per min.)					
GRAY MicA Rock 37 345		NO. OF BAGS 11 NO. OF POUNDS 1034		METHOD USED TO MEASURE PUMPING RATE					
		GALLONS OF WATER 66		WATER LEVEL (distance from land surface)					
		DEPTH OF GROUT SEAL (to nearest foot)		BEFORE PUMPING					
		from 0 ft. to 36 ft.		WHEN PUMPING					
		(enter 0 if from surface)		TYPE OF PUMP USED (for test)					
		Casing types insert appropriate code below		A air P piston T turbine					
		MAIN CASING TYPE		C centrifugal R rotary O other (describe below)					
		Nominal diameter top (main) casing (nearest inch)		J jet S submersible					
		Total depth of main casing (nearest foot)							
		OTHER CASING (if used)							
		diameter depth (feet)							
		inch from to							
		SCREEN RECORD							
		screen type or open hole							
		(insert appropriate code below)							
		ST STEEL BR BRASS HO OPEN HOLE							
		PL PLASTIC OT OTHER							
		DEPTH (nearest ft.)							
		HO 39 345							
		NUMBER OF UNSUCCESSFUL WELLS: 0							
		WELL HYDROFRACTURED							
		CIRCLE APPROPRIATE LETTER							
		A A WELL WAS ABANDONED AND SEALED WHEN THIS WELL WAS COMPLETED							
		E ELECTRIC LOG OBTAINED							
		P TEST WELL CONVERTED TO PRODUCTION WELL							
		I HEREBY CERTIFY THAT THIS WELL HAS BEEN CONSTRUCTED IN ACCORDANCE WITH COMAR 26.04.04 "WELL CONSTRUCTION" AND IN CONFORMANCE WITH ALL CONDITIONS STATED IN THE ABOVE CAPTIONED PERMIT, AND THAT THE INFORMATION PRESENTED HEREIN IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.							
		DRILLERS LIC. NO. 1 M 5 D 0 2 4							
		DRILLERS SIGNATURE							
		LIC. NO. 1 M D							
		SITE SUPERVISOR (sign. of driller or journeyman responsible for sitework if different from permittee)							
		GRAVEL PACK IF WELL DRILLED WAS FLOWING WELL INSERT F IN BOX 68							
		MDE USE ONLY (NOT TO BE FILLED IN BY DRILLER)							
		T (E.R.O.S.) W Q							
		TELESCOPE LOG INDICATOR OTHER DATA							
		LOCATION OF WELL ON LOT							
		SHOW PERMANENT STRUCTURE SUCH AS BUILDING, SEPTIC TANKS, AND /OR LANDMARKS AND INDICATE NOT LESS THAN TWO DISTANCES (MEASUREMENTS TO WELL)							
		SCENIC DR.							
		100'							



<b>B 1</b> 7463 (THIS NUMBER IS TO BE PUNCHED IN COLS. 3-6 ON ALL CARDS)	SEQUENCE NO. (MDE USE ONLY)	<b>STATE OF MARYLAND</b> <b>PERMIT TO DRILL WELL</b> please print or type	STATE PERMIT NUMBER <b>HO-94-1151</b> <small>70 fill in this form completely 79</small>
<b>Date Received (APA)</b> <b>03 3 19 97</b>		<b>B 3</b> <b>LOCATION OF WELL</b> 8 COUNTY <b>HOWARD</b> 23 SUBDIVISION <b>RIGGS PROPERTY</b> SECTION <b>26</b> LOT <b>26</b> 52 NEAREST TOWN <b>COOKSVILLE</b> MILES FROM TOWN (enter 0 if in town) <b>1</b> M <b>1</b>	
<b>OWNER INFORMATION</b> 15 Last Name <b>SOE</b> Owner First Name <b>PA BOX 417</b> Street or RFD <b>E LA 1 CO TA C I T Y M D 2 1 0 4 7</b> Town <b>70 State 72 Zip 76</b>		<b>B 4</b> DIRECTION OF WELL FROM TOWN (CIRCLE BOX) 	
<b>DRILLER INFORMATION</b> CIRCLE: MSD/MGD/MWD Driller's Name <b>Joseph L. Mayne</b> Firm Name <b>Joseph L. Mayne Well Drilling</b> Address <b>5512 Ridge Rd. Mt. Airy Md. 21771</b> Signature <b>Joseph L. Mayne</b> Date <b>3/31/97</b>		NEAR WHAT ROAD <b>SCENIC DR.</b> ON WHICH SIDE OF ROAD (CIRCLE APPROPRIATE BOX) 34 <b>270</b> 37 DISTANCE FROM ROAD ENTER FT OR MI <b>FT</b> TAX MAP: _____ BLK: _____ PARCEL: _____	
<b>B 2</b> <b>WELL INFORMATION</b> APPROX. PUMPING RATE (GAL. PER MIN.) <b>5</b> AVERAGE DAILY QUANTITY NEEDED (GAL. PER DAY) <b>500</b>		NOT TO BE FILLED IN BY DRILLER HEALTH DEPARTMENT APPROVAL <b>Howard Co. A50368</b> COUNTY NAME COUNTY NO. STATE SIGNATURE _____ INSERT S _____ DATE ISSUED <b>05/15/97</b> A-M-M-LLER <b>5/15/98</b> CO SIGNATURE EXP. DATE NORTH GRID <b>540000</b> EAST GRID <b>0792000</b>	
<b>USE FOR WATER (CIRCLE APPROPRIATE BOX)</b> <input checked="" type="checkbox"/> HOME (SINGLE OR DOUBLE HOUSEHOLD UNIT ONLY) <input type="checkbox"/> FARMING (LIVESTOCK WATERING & AGRICULTURAL IRRIGATION) <input type="checkbox"/> INDUSTRIAL, COMMERCIAL, STATE AND FEDERAL GOV. OTHER (REQUIRES APPROPRIATION PERMIT) <input type="checkbox"/> PUBLIC OR PRIVATE WATER COMPANY (REQUIRES APPROPRIATION PERMIT AND STATE HEALTH DEPARTMENT APPROVAL) <input type="checkbox"/> TEST, OBSERVATION, MONITORING (MAY REQUIRE APPROPRIATION PERMIT)		SHOW MAJOR FEATURES OF BOX & LOCATE WELL WITH AN X SOURCES OF DRILLING WATER 1. <b>well</b> 2. 3. WRITE THE BOX NUMBER FROM THE MAP HERE <b>7903</b>	
APPROXIMATE DEPTH OF WELL <b>240</b> FEET APPROXIMATE DIAMETER OF WELL <b>6</b> INCH NEAREST		6/9/97 230600 6/9/97 No INSP ALM	
<b>METHOD OF DRILLING (circle one)</b> BORED (or Augered) <u>  </u> JETTED <u>  </u> Jetted & DRIVEN AIR-ROTARY <u>  </u> AIR-PERCussion <u>  </u> ROTARY (Hydraulic Rotary) CABLE <u>  </u> REVerse-ROTary <u>  </u> Drive-POINT other _____		DRAW A SKETCH BELOW SHOWING LOCATION OF WELL IN RELATION TO NEARBY TOWNS AND ROADS AND GIVE DISTANCE FROM WELL TO NEAREST-ROAD JUNCTION 	
<b>REPLACEMENT OR DEEPEENED WELLS (CIRCLE APPROPRIATE BOX)</b> <input checked="" type="checkbox"/> THIS WELL WILL NOT REPLACE AN EXISTING WELL <input type="checkbox"/> THIS WELL WILL REPLACE A WELL THAT WILL BE ABANDONED AND SEALED <input type="checkbox"/> THIS WELL WILL REPLACE A WELL THAT WILL BE USED AS A STANDBY-CONTACT LOCAL APPROVING AUTHORITY FOR POLICY ON STANDBY WELLS <input type="checkbox"/> THIS WELL WILL DEEPEEN AN EXISTING WELL PERMIT NUMBER OF WELL TO BE REPLACED OR DEEPEENED (IF AVAILABLE) _____		Not to be filled in by driller (MDE OR COUNTY USE ONLY) APPROP. PERMIT NUMBER <b>GAP</b> FORCE <b>AM</b> WRITE INITIALS IN BOX PERMIT No. <b>HO-94-1151</b>	
<b>SPECIAL CONDITIONS</b> NOTE - APPROVING AUTHORITIES SHOULD USE SEPARATE SHEET IF NEEDED -			



SEP 20 '00 15:48 FR RYAN HOMES-BLW

SEP 20 '00 2:41PM BENCHMARK ENG.

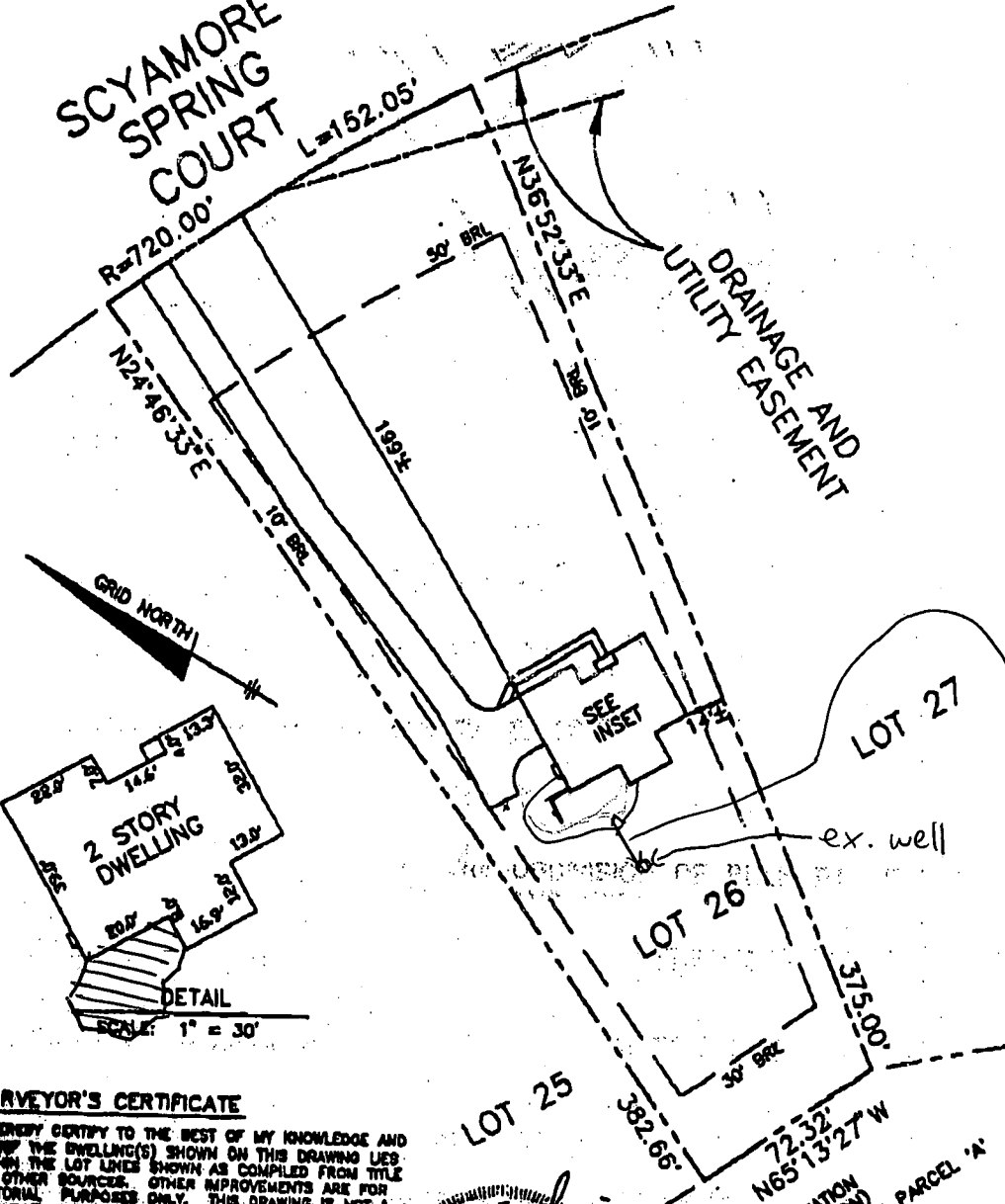
No. 8421 P. 2

NOTES

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 CONTINGENTED 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.

Meachum

SCYAMORE  
SPRING  
COURT



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.

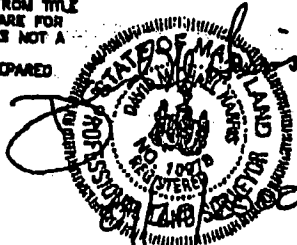
REG. No. 10978

RECORD PLAT No. 12980  
FEMA FIRM No. 240044 000B B  
ZONE: C  
DATED: 12/4/88

BENCHMARK

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418  
ELLICOTT CITY, MD 21043  
PHONE: 410-465-8105 FAX: 410-465-8844



LOCATION DRAWING  
RIGGS MEADOWS  
RESUBDIVISION OF BULK PARCELS A-C  
AND NON-BUILDABLE PARCEL D  
AS SHOWN ON PLAT NOS. 12686-12689  
LOT No. 26  
1925 SCYAMORE SPRING COURT  
4TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: 9/19/00

X Meachum  
X Kari N. Ebeling

9/22/00

8/2/01 -  
proposed  
deck will  
be approximately  
27'±. to  
ex. well.

OK SRU

No impact  
to well or  
septic.

PLAN  
NOT  
TO  
SCALE

SRU

410 465 6644

\*\* TOTAL PAGE.01 \*\*



Howard County  
Health Department

7178 Columbia Gateway Drive, Columbia MD 21046  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: [www.hchealth.org](http://www.hchealth.org)

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

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**MEMORANDUM**

TO: George Beisser, Chief  
Division of Planning & Zoning Administration

FROM: Sara Sappington, R.S. *SS*  
Well and Septic Program

RE: File Number: BA 09-007V  
Title: 1925 Sycamore Court

DATE: March 16, 2009

---

The Health Department has no objection to the variance request. The garage must meet all setbacks to any wells or septic components on the property.

**Department of Planning and Zoning  
Howard County, Maryland  
Recommendations/Comments**

Date: 2/26/09

Hearing Examiner 4/13/09  
Planning Board \_\_\_\_\_ Board of Appeals \_\_\_\_\_ Zoning Board \_\_\_\_\_

Petition No. BA 09-007V Map No. 8 Block 22 Parcel 96 Lot 26

Petitioner: Kari Ebeling and Thomas Meachum

Petitioner's Address: 1925 Sycamore Spring Court, Cooksville, MD 21723

Address of Property: same

Return Comments by 3/23/09 to Public Service and Zoning Administration

Owner: (if other than applicant) \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Petition: Variance to reduce the required side s/b from 20' to 10' for a detached garage.

\*\*\*\*\*

To:

_____	Department of Education
_____ ✓	Bureau of Environmental Health
_____	Development Engineering Division
_____	Department of Inspections, Licenses and Permits
_____	Department of Recreation and Parks
_____	Department of Fire and Rescue Services
_____	State Highway Administration
_____	Sgt. Karen Shinham, Howard County Police Dept.
_____	James Irvin, Department of Public Works
_____	MD Dept. of Human Resources, Janice Burris (Child Day Care)
_____	Office on Aging, Terri Hansen (senior assisted living)
_____	Police Dept., Animal Control, Deborah Baracco, (kennels)
_____	Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
_____	Land Development - (Religious Facility & Age-Restricted Adult Housing)
_____	Housing and Community Development
_____	Economic Development
_____	Route 1 Cases – DCCP – Dace Blaumanis

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



09 FEB 11 AM 11:31

Reset Form

Print Form

DPZ Office use only:

CASE NO.

BA 09-007V

DATE FILED

## RESIDENTIAL DISTRICT VARIANCE PETITION TO THE HOWARD COUNTY HEARING EXAMINER

### 1. VARIANCE REQUEST

SECTION 128A.12(b)(3)(b) of the Zoning Regulations (describe) to reduce the required side setback from 20' to 10' for a detached garage

2. PETITIONER'S NAME Kari Ebeling and Thomas Meachum

TRADING AS (IF APPLICABLE)

ADDRESS 1925 Sycamore Spring Court, Cooksville, MD 21723

PHONE NO. (W) 410-730-0638 (H) 410-489-0503

EMAIL tmm@carneykelehan.com

### 3. COUNSEL FOR PETITIONER

COUNSEL'S ADDRESS

COUNSEL'S PHONE NO.

EMAIL

### 4. PROPERTY IDENTIFICATION

ADDRESS OF SUBJECT PROPERTY 1925 Sycamore Spring Court, Cooksville

ELECTION DISTRICT 4th ZONING DISTRICT RR ACREAGE 42,541 s.f.

TAX MAP # 8 GRID # 22 PARCEL # 96 LOT # 26

SUBDIVISION NAME (if applicable) Riggs Meadows

PLAT NUMBER AND DATE 12686-12689

### 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.

**PLEASE READ CAREFULLY  
DATA TO ACCOMPANY PETITION**

**6. VARIANCE PLAN**

No application for a variance shall be considered complete unless the plan indicates the required setback or other requirement, and the requested variance from the subject setback or other requirement. The submitted plans shall be folded to approximately 8 ½ 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) Location of all building and use restriction lines
- ☐ (h) Same as (a) through (g) above, of any adjoining, confronting and vicinal properties as necessary for proper examination of the petition, or, if applicable, a copy of the subdivision plat for the community
- ☐ (i) Location of well and private sewerage easement area, if property is to be served by private water and sewer
- ☐ (j) Election District in which the subject property is located
- ☐ (k) Tax Map and parcel number on which the subject property is located
- ☐ (l) Name of local community in which the subject property is located or name of nearby community
- ☐ (m) Name, mailing address, telephone number (and e-mail address if any) of the petitioner
- ☐ (n) Name, mailing address, telephone number (and e-mail address if any) of attorney, if any
- ☐ (o) Name and mailing address of property owner
- ☐ (p) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- ☐ (q) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- ☐ (r) Ownership of affected roads
- ☐ (s) A detailed description of all exterior building materials for all proposed structures
- ☐ (t) Any other information as may be necessary for full and proper consideration of the petition

## 7. VARIANCE

A) Describe why the application of the Zoning Regulations in question to your particular property would result in practical difficulties or unnecessary hardships in complying strictly with the bulk requirements:

1. The physical character of the property is different from the character of the surrounding properties because of its (☒) narrowness, (☐) shallowness, (☒) shape, (☐) topography,

(☐) other; explain: location of septic reserve field pushed house further back into the property  
because of how road constructed, and house is also closer to well in back

2. The uniqueness of the property prevents me from making a reasonable use of the property because: could not have attached 3-car garage like many other homes in neighborhood.

B) The intended use of the property, in the event the petition is granted: single family residence

C) Any other factors which the Petitioner desires to have considered: If this was a shed or part of the house, would not need variance. Only required because detached garage - garage on crusher run and skids. Retaining wall less than 3 feet.

D) Explain why the requested variance is the minimum necessary to afford relief: need space between garage and side of house.

E) Is the property connected to: public water?: Y\_\_\_ N\_\_☒; public sewer?: Y\_\_\_ N\_\_☒

F) If the variance is granted, would it impact the water and/or septic/sewer on the site? Y\_\_\_ N\_\_☒

G) If the variance is granted, would it increase the intensity of uses on the site? Y\_\_\_ N\_\_☒ if yes, explain: \_\_\_\_\_

H) If the requested variance is granted, would it increase traffic to or from the site? Y\_\_\_ N\_\_☒; if yes, explain: \_\_\_\_\_

I) Describe in detail all means of vehicular access onto the site (i.e. width, type of paving, etc.): \_\_\_\_\_  
10' wide asphalt driveway.



J) Describe the topography of the site: steeply sloped up from street

---

K) Will the existing or proposed structure be visible from adjacent properties? Y~~X~~ N\_; if yes, describe any proposed buffering or landscaping: Evergreen trees are already planted and growing.

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L) Describe any existing buffering or landscaping: See K

---

### 8. PRIOR PETITIONS

Has any petition for the same variance, or substantially the same variance as contained herein, for the same property as the subject of this petition, been disapproved by the Hearing Examiner within twenty four (24) months of the date of this petition? ( ) YES (☒) NO

If yes, and six (6) months have elapsed since the last hearing, an affidavit setting forth new and different grounds on which re-submittal is based must be attached.

### 9. ADDITIONAL MATERIAL, FEES, POSTING, AND ADVERTISING

- a) If desired, supplemental pages may be attached to the petition. The following number of petitions, plans and supplemental pages must be submitted:
  - *If the subject property adjoins a State road- original and 19 copies (application & plans)*
  - *If the subject property adjoins a County road- original and 16 copies (application & plans)*
- 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 and/or the Hearing Examiner 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 agrees to properly post the property at least fifteen (15) days prior to the hearing and to maintain the property posters as required, and submit an affidavit of posting at, or before the time of the hearing.
- e) The undersigned agrees to insert legal notices, to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, as prepared and approved by the Department of Planning and Zoning, within at least fifteen (15) days prior to the hearing, and to pay for such advertising costs; and further agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.

## 10. PLANNING BOARD REVIEW

The Hearing Examiner may, at its discretion, refer a residential district variance petition to the Planning Board for review and a recommendation.

## 11. 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.

Kari Ebeling & Thomas Meachum  
Petitioners Name (please print)

 2/10/09  
Petitioner's Signature Date

Counsel's Name (please print)

 2/10/09  
~~Counsel's Signature~~ Date  
Petitioner's signature

\*\*\*\*\*

**For DPZ office use only: (Filing fee is \$300.00 plus \$20.00 per poster.)  
(Make checks payable to "Director of Finance")**

Hearing fee: \$ \_\_\_\_\_  
Poster fee: \$ \_\_\_\_\_  
TOTAL: \$ \_\_\_\_\_

Receipt No. \_\_\_\_\_

**PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION**

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

Revised: 10/07

T:\shared\PubSer\Applications\ResVar

PETITIONER Kari Ebeling and Thomas Meachum

PROPERTY ADDRESS 1925 Sycamore Spring Court, Cooksville, MD 21723

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

THE UNDERSIGNED DOES HEREBY DECLARE THAT NO OFFICER OR EMPLOYEE OF HOWARD COUNTY, WHETHER ELECTED OR APPOINTED, HAS RECEIVED PRIOR HERETO OR WILL RECEIVE SUBSEQUENT HERETO, ANY MONETARY OR MATERIAL CONSIDERATION, ANY SERVICE OR THING OF VALUE, DIRECTLY OR INDIRECTLY, UPON MORE FAVORABLE TERMS THAN THOSE GRANTED TO THE PUBLIC GENERALLY IN CONNECTION WITH THE SUBMISSION, PROCESSING, ISSUANCE, GRANT OR AWARD OF THE ATTACHED APPLICATION FOR A RESIDENTIAL DISTRICT VARIANCE AS REQUESTED FOR THE PROPERTY REFERENCED ABOVE.

I WE, DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE AFOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY, OUR, KNOWLEDGE, INFORMATION AND BELIEF.

\_\_\_\_\_  
Witness

Thomas M. Meachum 2/10/09  
Signature Date

\_\_\_\_\_  
Witness

Kari M. Ebeling 2/10/09  
Signature Date

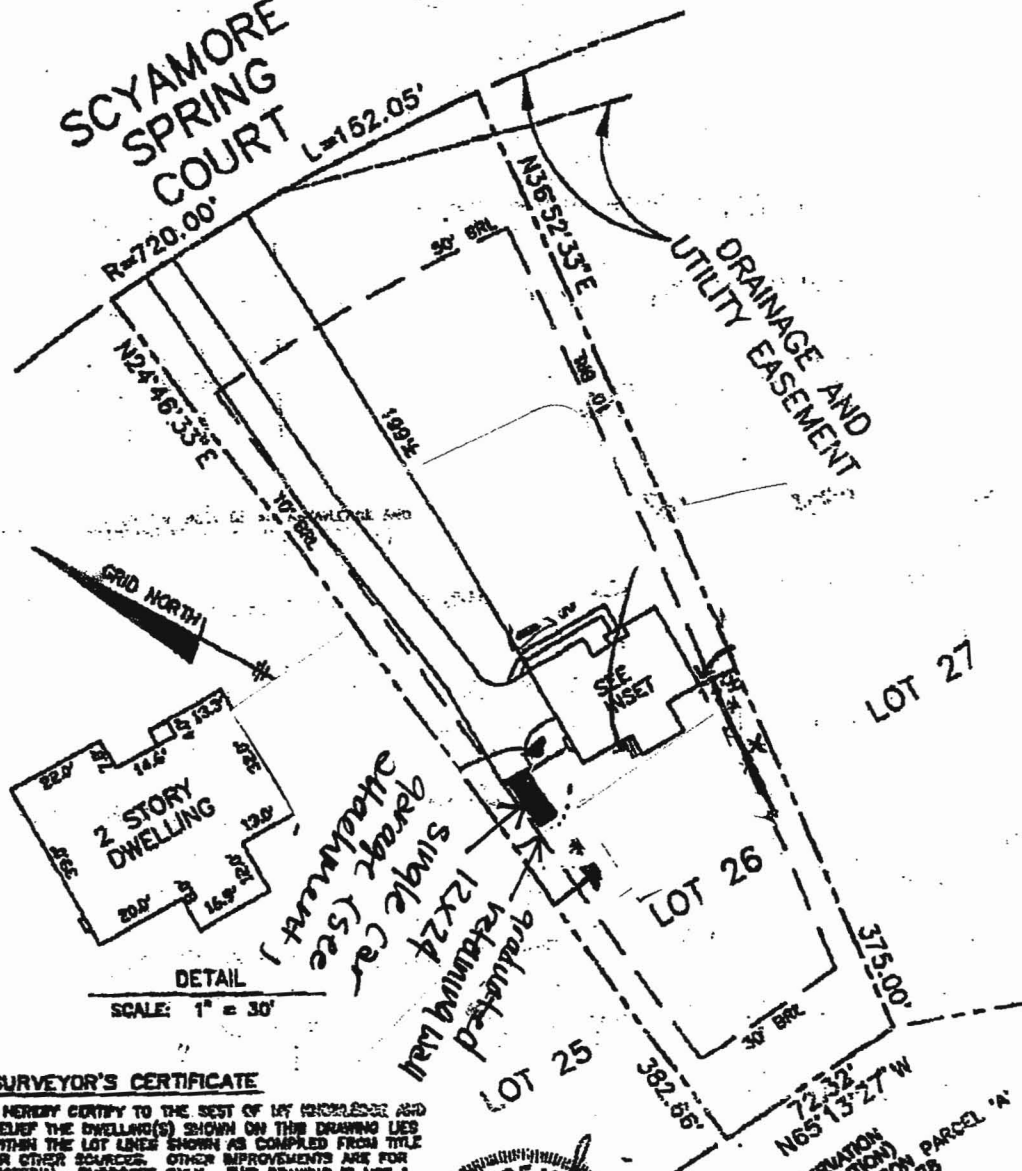
\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature Date

THIS DRAWING IS OF BENEFIT TO A CONSIGNEE FIRST RECORDED AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR IS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, TRANSFER TO RETAINING, TRANSFER TO OTHER PARTY OR FOR THE ESTABLISHMENT OF LOCATION OF FENCE, BRIDGE, ETC.  
 THE DRAWING IS NOT TO BE REPRODUCED FOR THE ESTABLISHMENT OF LOCATION OF FENCE, BRIDGE, ETC.  
 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 TRANSMISSION OR REFUNDING.  
 ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SHOWN HEREON ARE IN APPROXIMATE RELATION TO THE APPARENT BOUNDARY LINES.  
 OCCUPATION IS MADE TO ORIGINAL PURCHASER OF THE DRAWING. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Meachum

SCYAMORE  
SPRING  
COURT



**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. Meachum*  
 REG. No. 10378



RECORD PLAT No. 12980  
 FEMA FIRM No. 240044-0008 B  
 ZONE: C  
 DATED: 12/4/88

**BENCHMARK**

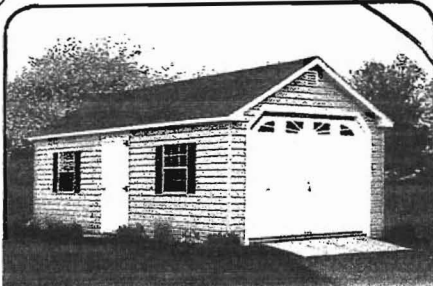
**ENGINEERING, INC.**

5480 BALTIMORE NATIONAL PIKE & SUITE 418  
 ELICOTT CITY, MD 21043  
 PHONE: 410-468-8105 FAX: 410-468-8644

**LOCATION DRAWING  
 RIGGS MEADOWS  
 RESUBDIVISION OF BULK PARCELS A-C  
 AND NON-BUILDABLE PARCEL D  
 AS SHOWN ON PLAT NOS. 12686-12689**

LOT No. 26  
 1825 SCYAMORE SPRING COURT  
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 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' DATE: 9/19/00

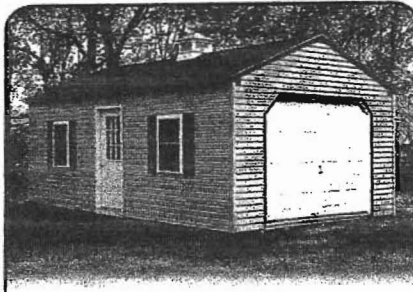
# The Garages



**12' x 24' CAPE**

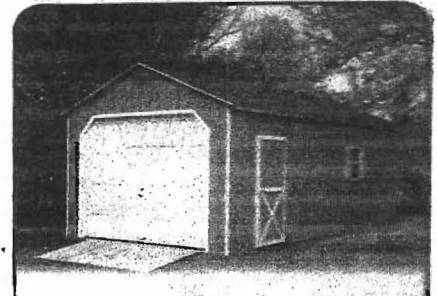
Pewter Vinyl Siding, White Trim, Black Shingles, Black Shutters, 7/12 Pitch

Options Shown: 30" x 36" Slider Windows, Vents, 7' Walls, 3' Steel Door, Overhead Door with optional Sun Ray Glass, Ramp



**14' x 24' A-FRAME**

Sand Vinyl Siding, Slate Color Shingles, Red Trim  
Options Shown: Red 12" Shutters, House Windows, Side House Door, Overhead Door, Ridge Vent, Weathervane, Cupola, 8' Walls

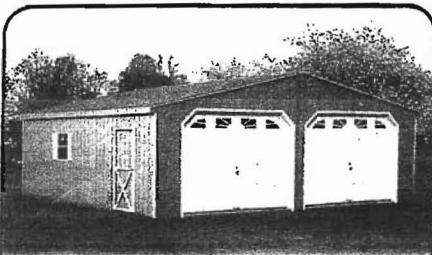


**12' x 24' A-FRAME**

Lt. Gray Duratemp T-111 Siding, White Trim, Slate Colored Shingles, White Shutters  
Options Shown: Vents, 7' 6" Walls, 3' Door, Overhead Door, Ramp

↑ sand vinyl siding Architectural Shingles (PK)  
Dark gray shutters (matching to our home.)

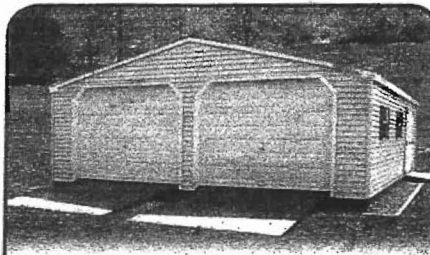
## Double Wide Garages



**24' x 24' DOUBLE WIDE**

Clay Duratemp T-111 Siding, White Trim, Slate Colored Shingles, White Shutters, 9' x 7' Overhead Doors, 24" x 27" Slider Windows

Option Shown:  
Optional Sun Ray Glass



**24' x 24' DOUBLE WIDE**

Ivory Vinyl Siding, White Trim, Slate Colored Shingles, Green Shutters, 9' x 7' Overhead Doors, 24" x 27" Slider Windows

Option Shown: Ramps

## Standard Double Wide Garage Features

Perfect for your vehicles and large implements!

- 3- 24" x 27" Slider Windows
- 3' Steel Door on Vinyl
- 3' Wood Door on T-111
- Full Length Ridge Vent
- Shutters

### 20' Wide Garages

- 2- 8' x 7' Overhead Doors
- 7' 6" Walls

### 24' Wide Garages

- 2- 9' x 7' Overhead Doors
- 7' Walls