

9/27/83
2.9 septo.
1.10 or 1:30 pm 1st
later

APPROVED
9/27/83
P 33/69
30363
A 30363

PERMIT

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

BUREAU OF ENVIRONMENTAL HEALTH
992-2330

ELLICOTT CITY

DISTRICT 3rd

DATE 9/26/83

INDEX

Paul Schissler

IS PERMITTED TO INSTALL ☒ ALTER ☐

ADDRESS 4410 Shellbottom Dr., Westminster, MD 21157 PHONE 875-4197

SUBDIVISION Wynfield ROAD 2692W Wynfield Road LOT 2

PROPERTY OWNER ~~Aris Melisekatos~~

BRIAN HODGE

**BUILDING PERMIT SIGNED
AND RETURNED**

ADDRESS 704 Kendall Road, Baltimore, MD Phone: 467-2744

IF GARBAGE GRINDER IS USED INCREASE SEPTIC TANK CAPACITY BY 50% AND ABSORPTION AREA BY 22%
8/25/84 800149900 - Family Run
8/25/84 800150275 - OFFICE ADDT.

GARBAGE GRINDER? YES ☐ NO ☒

SEPTIC TANK CAPACITY 1250 GALLONS NUMBER OF BEDROOMS 4

Dry well - 120 sq. ft. sidewall area per bedroom. Dry well inlet maximum to be

4 ft. below original grade and dry well bottom to be 11 ft. below original grade.

Place the dry well 95 ft. from the back lot line and 194 ft. from the left lot line

as seen when facing the lot from Wynfield road. Add a ditch off dry well after 5 ft.

earth buffer if needed to make additional absorbent area. Ditch to be 11 ft. deep

with inlet at 5 ft. below original grade and filled with 6 ft. of stone. Run ditch

on level ground to ward perc hole #3 which is located 56 ft. from the front lot line

and 137ft. from the left side of the lot as seen when facing the lot from Wynfield Dr.

Lot also suitable for ditch only system (153 sq. ft. per bedroom)

PLANS APPROVED BY Raymond Hodges DATE 12/27/79

COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

NOTE: IF TRENCH IS USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH.

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER. NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH.

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

PERMIT VOID AFTER THREE YEARS.

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL. STAND PIPES MUST BE 6 INCHES IN DIAMETER. CAST IRON, CONCRETE OR TERRA COTTA, OR PVC OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET MANHOLE TO GRADE REQUIRED.

BLDG. PERMIT SIGNED
AND RETURNED 11-13-97

Sub # B10108794

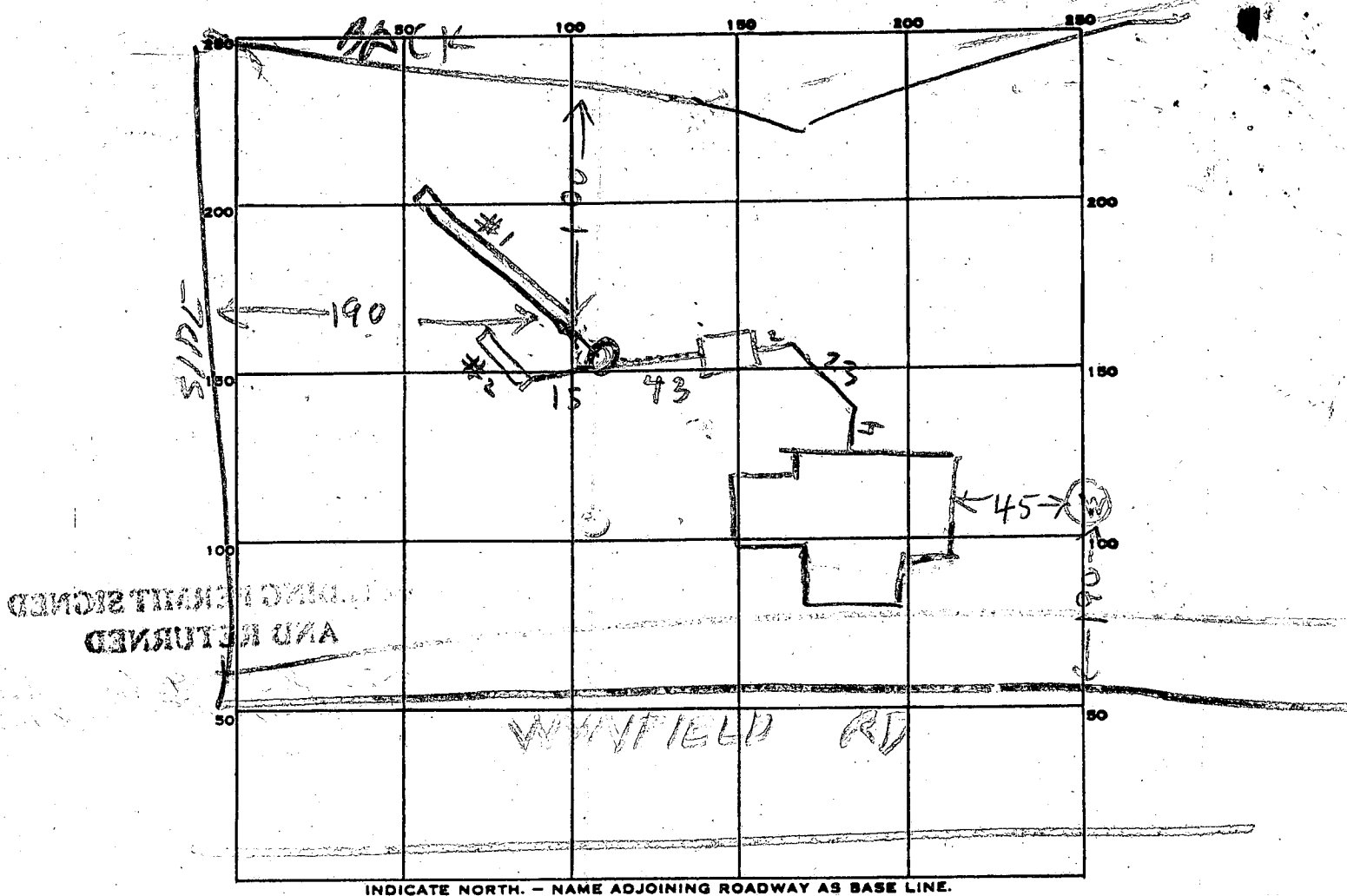
dick

***INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APROVAL ON THIS PERMIT**

*CALL 992-2330 FOR INSPECTION OF SEPTIC SYSTEMS.

EH - 2-1082

A 30363



PERMIT CARD

SEPTIC TANK, LEVEL OK 1500

CLEANOUTS

DISTRIBUTION BOX, LEVEL

OK

TRENCH #1 #2

TILE FIELD, DEPTH 10 1/2 FT. TRENCH WIDTH

GRAVEL DEPTH 7 1/2 IN. TOTAL LENGTH 74 FT.

NUMBER OF TRENCHES 2 TOTAL BOTTOM AREA

SEEPAGE PITS, INSIDE DIAMETER FT. DEPTH BELOW INLET FT.

ABSORBENT AREA SQ. FT.

REMARKS 130 PM 9/29/83 - LOCATION OK (ALL PERC HOLES GOOD)

FINISH DIGGING DITCH, ADD STONE & PIPE TO

DITCH. OK TO COVER TANK & PIPES R.H. & L.H.

400 PM 9/29/83 - STONE ADDED TO DITCHES

DATE SYSTEM APPROVED

9/29/83

INSPECTOR

Raymond Hodges

74
77
34

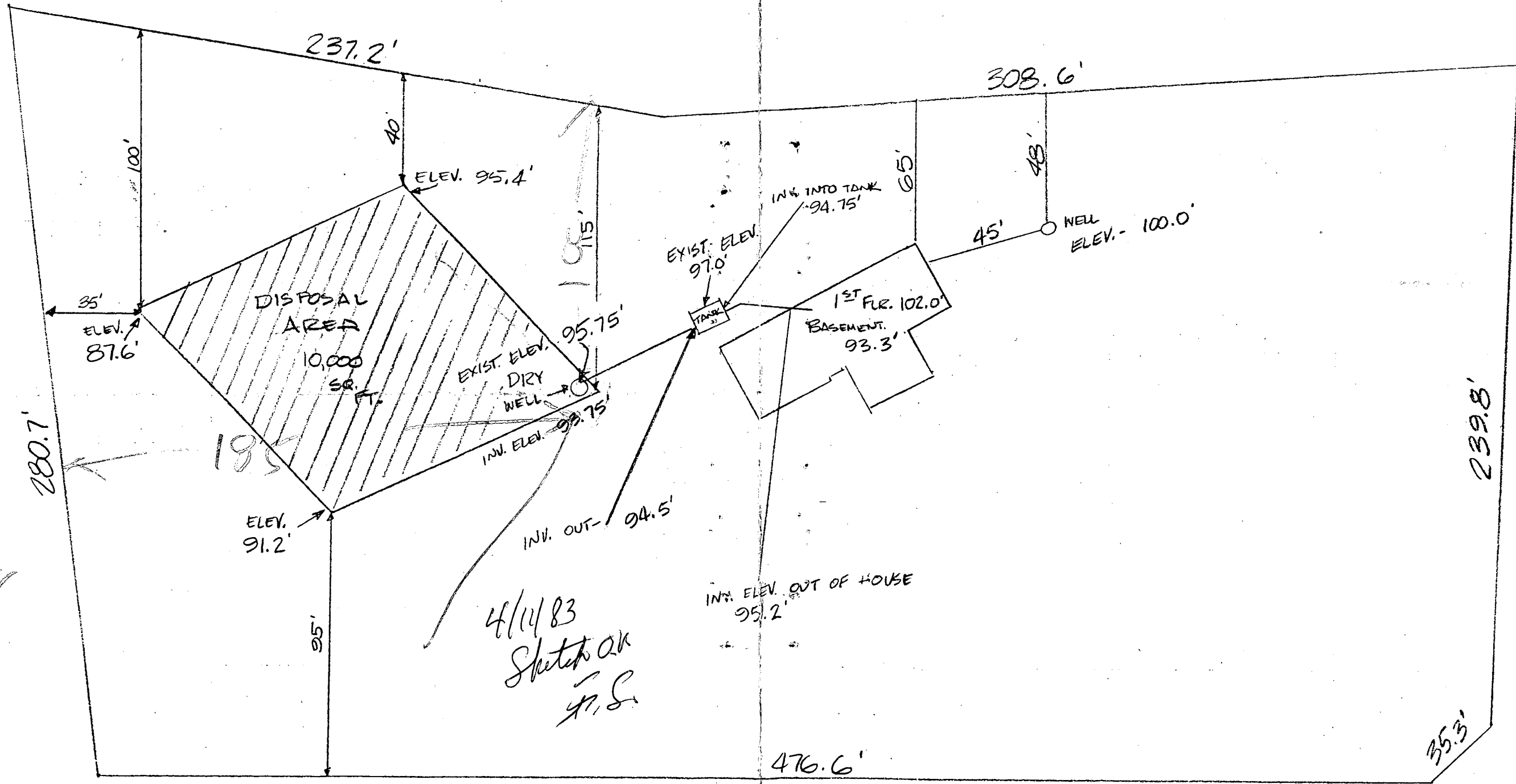
75

158
4
632

962
7 632
63

Wynfield Road
SCALE - 1" = 40'

PLOT PLAN -
LOT 2, WYNFIELD
BARDON HOMES



APPLICATION

SEWAGE DISPOSAL TESTING

STATE OF MARYLAND - DEPARTMENT OF HEALTH AND MENTAL HYGIENE

HOWARD COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES

P.O. BOX 476 ELLICOTT, MARYLAND 21043
TELEPHONE: 992-2330

A 30363

P

DISTRICT 3rd

DATE 11/15/79

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 Land Associates Aris Melisekatos
ADDRESS 704 Kendall Road
Baltimore, Md PHONE 467-2744

PROPERTY LOCATION: WYNFIELD SECT 1
SUBDIVISION Hoffman Property LOT NO. 57

ROAD AND DESCRIPTION Route 144 2602 Wynfield Road

SIZE OF LOT TYPE BLDG.

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.

SIGNATURE OF APPLICANT

APPROVED BY R.D. & D.W.M. FOR DRYWELL DATE 12/27/79

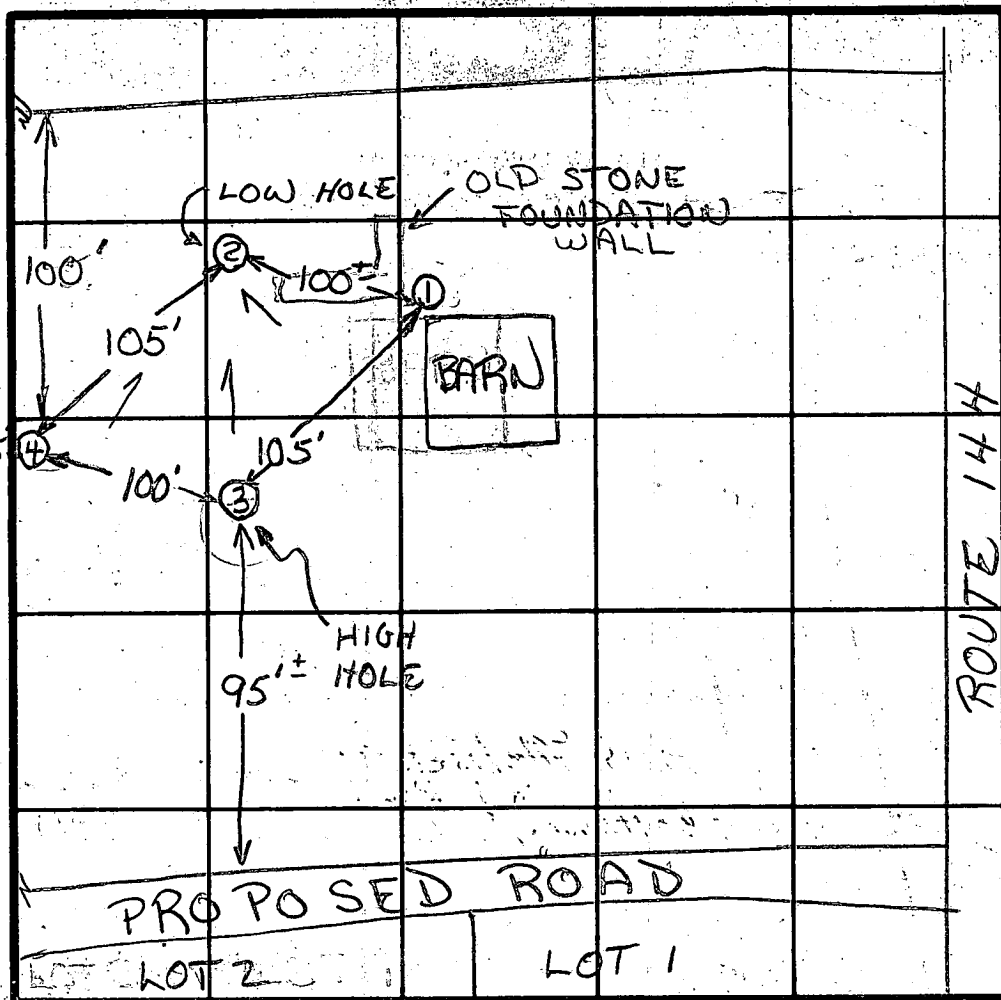
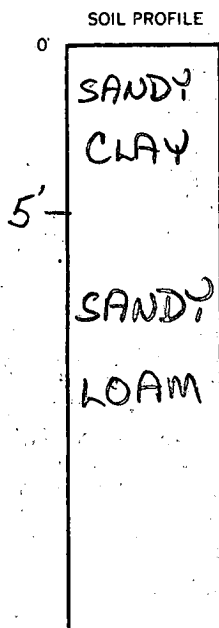
REJECTED BY FOR DATE

HOLD PENDING FURTHER TESTS DATE

REASONS FOR REJECTION OR HOLDING OK - R.D. 11/20/79

BLDG. PERMIT SIGNED
AND RETURNED 4/11/83
Serial 53217

THIS IS NOT A PERMIT



INDICATE NORTH; NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
11/20/79	1S	4 1/2'	1:00	1:05	1:05	1:13	8
	1D	14 1/2'	1:00	1:04	1:04	1:12	8
	2S	4 1/2'	1:07	1:11	1:11	1:19	8
	2D	14'	1:08	1:15	1:15	1:26	11
	3S	5'	1:25	1:26	1:26	1:28	2
	3D	14 1/2'	1:24	1:27	1:27	1:31	4
	4V	15'	SIMILAR SOIL				✓

HOLE # 1 & 3 SAME ELEVATION

REMARKS NO PROPOSED HOUSE OR WELL SITES DESIGNATED ON PLAT.

TYPE OF SOIL

TESTED BY

R.D.

ALSO PRESENT

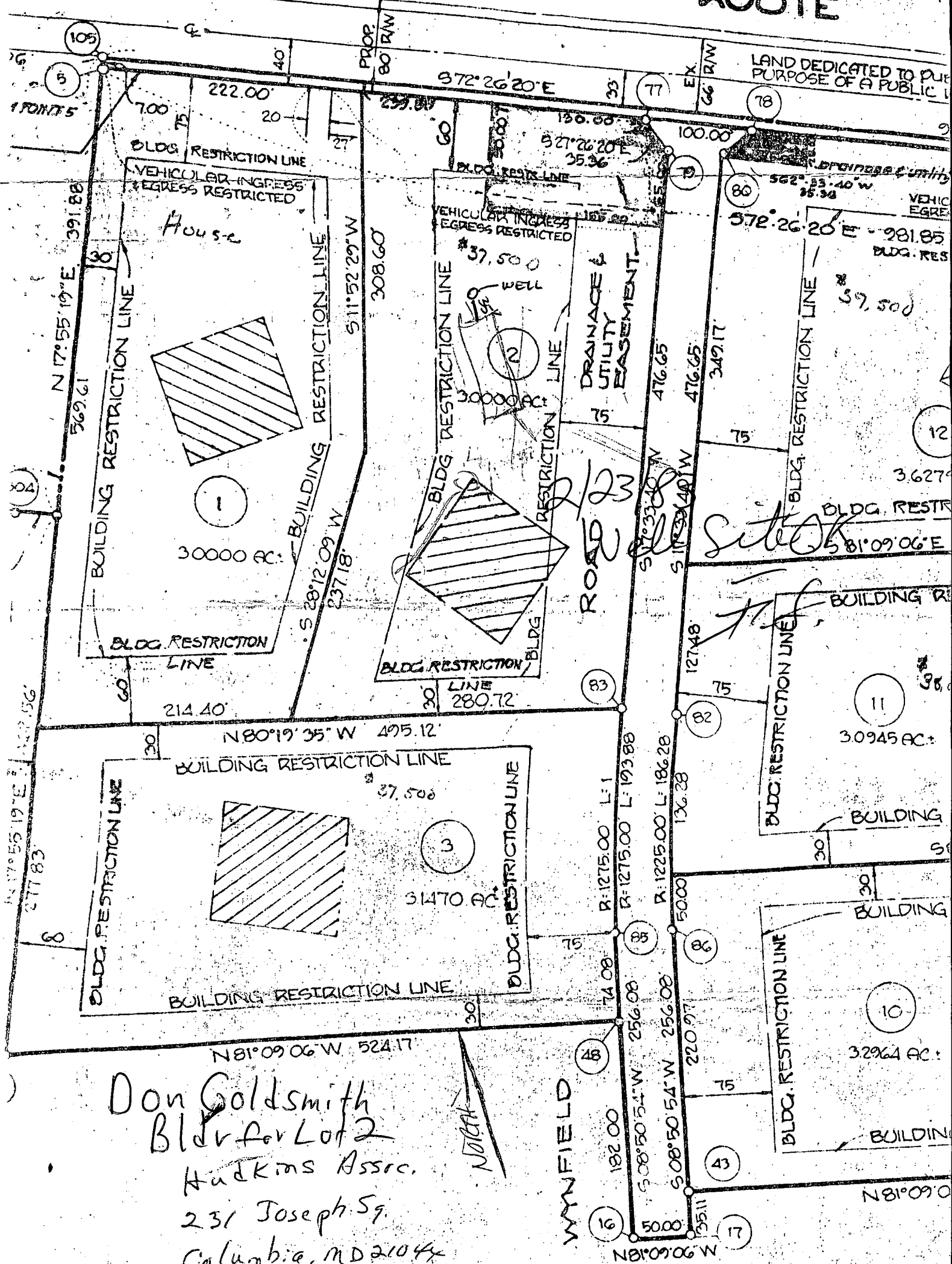
VIM DUSZYNSKI

NT	CHORD
513°12'17"W	193.70
513°12'17"W	186.10

COORDINATES		
3	533,409.63	815,454.48
301	533,639.55	813,539.10
302	533,870.33	815,501.17
303	533,688.29	816,134.13
304	533,677.76	816,165.40

MARYLAND

ROUTE



Don Goldsmith
Blk for Lot 2
Huckins Assoc.
231 Joseph St.
Columbia, MD 21046

WYNFIELD

SHEET 2 OF 2

SURVEYOR'S CERTIFICATE

DEDICATION

CJ 7664	SEQUENCE NO. (OEP 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.
(THIS NUMBER IS TO BE PUNCHED IN COLS. 2-6 ON ALL CARDS)		COUNTY NUMBER A 30363	

Date Received (OEP use only)	DATE WELL COMPLETED 03/1/83	Depth of Well 150' (TO NEAREST FOOT)	PERMIT NO. FROM PERMIT TO DRILL WELL 40-81-0014
---------------------------------	---------------------------------------	---	--

OWNER last name Goldsmith first name Donald	STREET OR RFD Wynfield Road	TOWN West Friendship
SUBDIVISION Wynfield	SECTION 1	LOT 3

Not required for driven wells		
STATE THE KIND OF FORMATIONS PENETRATED, THEIR COLOR, DEPTH, THICKNESS AND IF WATER BEARING		
DESCRIPTION (Use additional sheets if needed)	FEET FROM TO	Check if water bearing
OVERBURDEN	0 71	
Gray Rock	71 150	X

WELL HAS BEEN GROUTED (Circle Appropriate Box)	
YES <input checked="" type="checkbox"/> Y	NO <input type="checkbox"/> N
TYPE OF GROUTING MATERIAL	
CEMENT <input checked="" type="checkbox"/> CM	BENTONITE CLAY <input type="checkbox"/> BC
NO. OF BAGS 19	NO. OF POUNDS 1900
GALLONS OF WATER 114	
DEPTH OF GROUT SEAL (to nearest foot)	
from 0 ft. to 73 ft.	
(enter 0 if from surface)	

Casing types insert appropriate code below	
<input checked="" type="checkbox"/> ST	<input type="checkbox"/> CO
STEEL	CONCRETE
<input type="checkbox"/> PL	<input type="checkbox"/> OT
PLASTIC	OTHER
MAIN CASING TYPE	
<input checked="" type="checkbox"/> JT	
Nominal diameter top/main casing (nearest inch)	Total depth of main casing (nearest foot)
6	73

OTHER CASING (if used)	
depth (feet)	to
from	

screen type or open hole		
insert appropriate code below		
<input checked="" type="checkbox"/> ST	<input type="checkbox"/> BR	<input type="checkbox"/> HO
STEEL	BRASS	OPEN
	BRONZE	HOLE
<input type="checkbox"/> PL	<input type="checkbox"/> OT	
PLASTIC	OTHER	

DEPTH (nearest ft.)	
73	150
SLOT SIZE	
2	3
DIAMETER OF SCREEN (NEAREST INCH)	
36	60
from	to

GRAVEL PACK	
IF WELL DRILLED WAS FLOWING WELL CIRCLE BOX <input type="checkbox"/> F	

OEP USE ONLY (NOT TO BE FILLED IN BY DRILLER)	
T	(E.R.O.S.)
70 <input type="checkbox"/>	72 <input type="checkbox"/>
TELESCOPE CASING	LOG INDICATOR
OTHER DATA	

PUMPING TEST		
HOURS PUMPED (nearest hour)	3	
PUMPING RATE (gal. per min. to nearest gal.)		
416		
METHOD USED TO MEASURE PUMPING RATE SUBMERSIBLE		
WATER LEVEL (distance from land surface)		
BEFORE PUMPING	47'	
WHEN PUMPING	130' 4"	
TYPE OF PUMP USED (for test)		
<input checked="" type="checkbox"/> A air	<input type="checkbox"/> P piston	<input type="checkbox"/> T turbine
<input type="checkbox"/> C centrifugal	<input type="checkbox"/> R rotary	<input type="checkbox"/> O other (describe below)
<input type="checkbox"/> J jet	<input checked="" type="checkbox"/> S submersible	

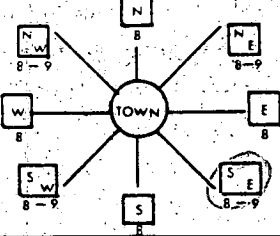
PUMP INSTALLED	
DRILLER WILL INSTALL PUMP (CIRCLE APPROPRIATE BOX)	YES <input checked="" type="checkbox"/> Y NO <input type="checkbox"/> N
IF DRILLER INSTALLS PUMP, THIS SECTION MUST BE COMPLETED FOR ALL WELLS EXCEPT HOME USE	
TYPE OF PUMP (WRITE APPROPRIATE LETTER IN BOX - SEE ABOVE: (A, C, J, P, R, S, T, O))	
CAPACITY: GALLONS PER MINUTE (to nearest gallon)	
31 35	
PUMP HORSE POWER	
37 41	
PUMP COLUMN LENGTH (nearest ft.)	
43 47	
CASING HEIGHT (circle appropriate box and enter casing height)	
<input checked="" type="checkbox"/> above	LAND SURFACE
<input type="checkbox"/> below	(nearest foot)

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)	
PROPERTY LINE	
120'	
20'	

CIRCLE APPROPRIATE BOX	
<input checked="" type="checkbox"/> A	A WELL WAS ABANDONED AND SEALED WHEN THIS WELL WAS COMPLETED
<input type="checkbox"/> E	ELECTRIC LOG OBTAINED
<input type="checkbox"/> P	TEST WELL CONVERTED TO PRODUCTION WELL

I HEREBY CERTIFY THAT THIS WELL HAS BEEN CONSTRUCTED IN ACCORDANCE WITH COMAR 10.17.13 "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 IDENT. NO. 120
DRILLERS SIGNATURE (MUST MATCH SIGNATURE ON APPLICATION)
Harold Wade
SITE SUPERVISOR (sign of driller or journeyman responsible for sitework if different from permittee)

B 1 9907 (THIS NUMBER IS TO BE PUNCHED IN COLUMNS 3-6 ON ALL CARDS)	SEQUENCE NO. (OEP USE ONLY)	STATE OF MARYLAND PERMIT TO DRILL WELL please print or type	OEP PERMIT NUMBER H0-81-0014 fill in this form completely
Date Received <u>030283</u> <small>(OEP Use Only)</small>		LOCATION OF WELL COUNTY <u>HOWARD</u> SUBDIVISION <u>WYNFIELD</u> SECTION <u>1</u> LOT <u>2</u> NEAREST TOWN <u>WEST FRIENDSHIP</u> MILES FROM TOWN (enter 0 if in town) <u>1/2</u>	
OWNER INFORMATION Last Name 15 <u>GOLDSMITH</u> Owner 34 Name <u>DONALD</u> Street or RFD <u>3556 LAKEWAY DRIVE</u> Town 57 <u>ELLICOTT CITY</u> State <u>21043</u> 76 Zip		DIRECTION OF WELL FROM TOWN (CIRCLE BOX) 	
B 1 Continued DRILLER INFORMATION Driller's Name <u>SANDY B. COCHRAN</u> 77 License No. 80 <u>120</u> Firm Name <u>G. EDGAR HARRIS & SONS CO.</u> Address <u>12047 FALLS RD. COLLEYSVILLE 21030</u> Signature <u>Sandy B. Cochran</u> 3-1-83 Date		WYNFIELD ROAD NEAR WHAT ROAD ON WHICH SIDE OF ROAD (CIRCLE APPROPRIATE BOX) NORTH <input type="checkbox"/> WEST <input checked="" type="checkbox"/> EAST <input type="checkbox"/> SOUTH <input type="checkbox"/> DISTANCE FROM ROAD <u>100</u> (CIRCLE APPROPRIATE BOX)	
B 2 WELL INFORMATION APPROX. PUMPING RATE (GAL. PER MIN.) <u>5</u> AVERAGE DAILY QUANTITY NEEDED (GAL. PER DAY) <u>750</u>		SHOW MAJOR FEATURES OF BOX & LOCATE WELL WITH AN X SOURCES OF DRILLING WATER 1. <u>73' CASING 2' ABOVE GROUND</u> 2. <u>49' OPEN</u> 3. <u>19' BAGG CEMENT</u> WRITE THE BOX-NUMBER FROM THE MAP HERE E <u>8106</u> N <u>5303</u>	
USE FOR WATER (CIRCLE APPROPRIATE BOX) <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)			
APPROXIMATE DEPTH OF WELL <u>200</u> FEET APPROXIMATE DIAMETER OF WELL <u>6</u> NEAREST INCH			
METHOD OF DRILLING (circle one) BORED (OR AUGERED) <input checked="" type="checkbox"/> JETTED <input type="checkbox"/> JETTED & DRIVEN <input type="checkbox"/> AIR ROTARY <input type="checkbox"/> AIR PERCUSSION <input checked="" type="checkbox"/> ROTARY (HYDRAULIC ROTARY) <input type="checkbox"/> CABLE <input type="checkbox"/> REVERSE ROTARY <input type="checkbox"/> DRIVE POINT <input type="checkbox"/> other _____			
REPLACEMENT OR DEEPEENED WELLS (CIRCLE APPROPRIATE BOX) <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 <input type="checkbox"/> THIS WELL WILL DEEPEEN AN EXISTING WELL PERMIT NUMBER OF WELL TO BE REPLACED OR DEEPEENED (IF AVAILABLE) 41 _____ 52			
Not to be filled in by driller (OEP USE ONLY) APPROP. PERMIT NUMBER <u>030983</u> <u>GAP</u> FORCE <u>FS</u> WRITE INITIALS IN BOX PERMIT No. <u>H0-81-0014</u> SPECIAL CONDITIONS 8-63			
B 5 1 2 3 6		B 4 NOT TO BE FILLED IN BY DRILLER HEALTH DEPARTMENT APPROVAL COUNTY NAME <u>HOWARD</u> COUNTY NO. <u>A30363</u> OEP SIGNATURE _____ STATE HEALTH CHECK BOX <input checked="" type="checkbox"/> DATE ISSUED <u>030983</u> CO SIGNATURE <u>Frank Shinn</u> NORTH GRID <u>533</u> EAST GRID <u>0816</u> EXPIRES <u>090983</u>	

988-9633

FIELD DATA SHEET
HOWARD COUNTY WELL YIELD TEST

Well Permit No. HO - 81-0014

Well Permit No. HO - 81-631
Location of property (road) Wynfield Road
Subdivision Wynfield Lot 2 Block - Plat - Sec. 1
Well Driller Sandy B. Cochran Owner Donald Goldsmith

Depth of well 150'

Distance of measuring point (M.P.) above ground 17"

Static water level (S.W.L.) below M.P. 47'

1. High rate pumping -- reservoir drawdown

Time pump started 0830 Pumping rate 11.69
Total time 75 to reach pumping water level 126' 10" ft. below M.P.

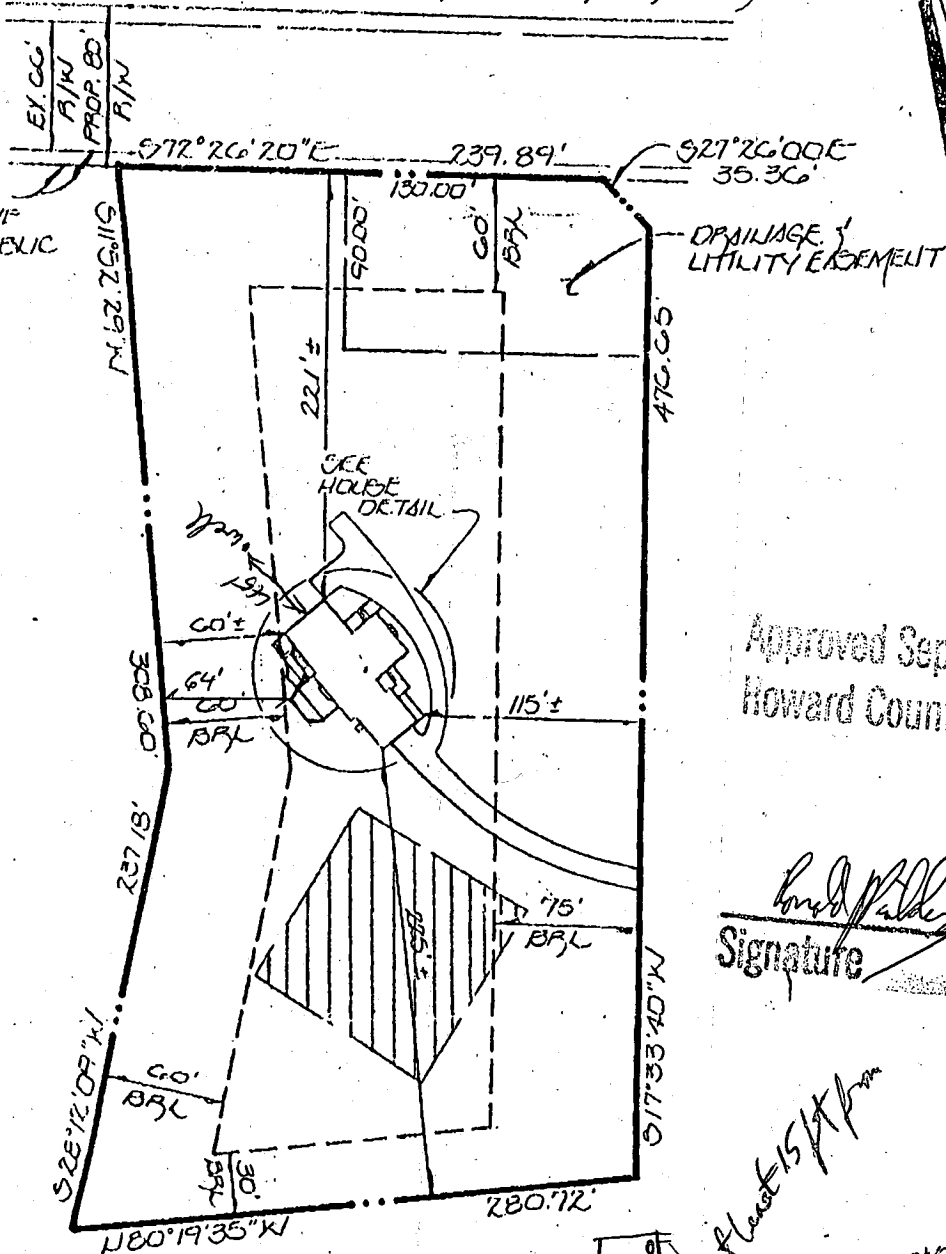
II. Recovery pump test data - observations to be recorded every 15 minutes

[illegible]

MARYLAND ROUTE 144

(VEHICULAR INGRESS & EGRESS IS RESTRICTED)

LAND DEDICATED TO
PUBLIC USE FOR THE
PURPOSE OF A PUBLIC
ROAD



Approved Septic System Plan
Howard County Health Department

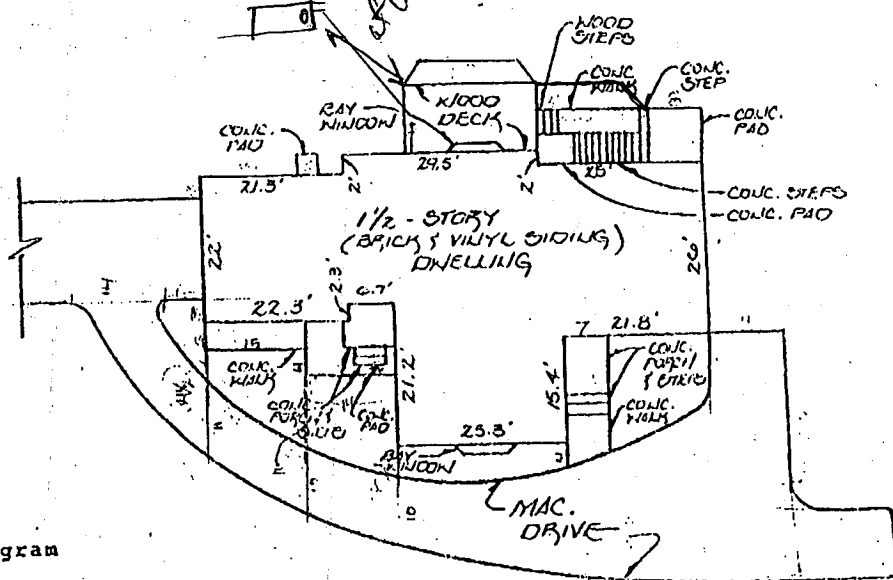
Handwritten Signature
Signature

11/13/97
Date

B.R.L. - BUILDING RESTRICTION
LINE

A30363
P33169

subject property is shown in Zone C
on the National Flood Insurance Program
Flood Insurance Rate Map of Howard
County, Maryland, Panel No. 15 of 45
Community Panel No. 2400440015B
Effective date: December 4, 1986



HOUSE DETAIL
SCALE: 1" = 30'

This is to certify that I have surveyed the property known as: LOT 2 OF HYFIELD, SECTION 11 RECORDED AS
FLAT 16, 1870 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
for the purpose of locating the improvements thereon, and the improvements are located as shown.

Signed this 23rd day of SEPTEMBER, 1997.

FISHER, COLLINS & CARTER, INC.

CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PIKE, SUITE 100
ELLCOTT CITY, MARYLAND 21042
(410) 481-2222



This plat is not intended for use in
the establishment of property lines.

1 IN THE MATTER OF
2 AL ANGARITA,
3 PETITIONER

* BEFORE THE DIRECTOR OF
* DEPARTMENT OF PLANNING & ZONING
* AA CASE NO. 04-07
* (2602 WYNFIELD ROAD)

4 * * * * *

5 **DECISION AND ORDER**

6 On May 11, 2004, the Designee for the Director of the Department of Planning and Zoning
7 conducted a public hearing to consider the petition of for an Administrative Adjustment from Section
8 105.E.4.a.(4)(b) of the Howard County Zoning Regulations, as authorized under the Administrative
9 Adjustment Procedure, Section 100.F.1, to reduce the rear building restriction line from 60 feet to 54
10 feet to construct an addition to an existing single-family detached dwelling. The notice of the hearing
11 was posted on the subject property in accordance with all applicable regulations. No one testified in
12 opposition to the petition.

13 Prior to the introduction of testimony, the following items were incorporated into the record by
14 reference:

- 15 1. The Howard County Zoning Regulations.
- 16 2. The Subdivision and Land Development Regulations.
- 17 3. The Administrative Procedures Act of the Howard County Code.

18 During the hearing the following items were introduced as exhibits:

- 19 1. Petition and Administrative Adjustment Plans submitted by Petitioner.
- 20 2. Photographs of the subject site submitted by the Department of Planning and Zoning.

21 Testimony in favor of the petition was presented by Al Angartia. Mr. Angarita testified that the
22 necessity for the Administrative Adjustment is to construct a one-story, 20 foot by 20 foot addition to
23 the rear of the house. He stated that due to the unique configuration of the rear lot line, and the
24 proximity of the septic tank and drainage field to the house, the proposed location is the best practical
25 placement for the addition. Mr. Angarita stated that he is not the original owner of the house and the
26 addition is in keeping with the character of the neighborhood.

27 Based upon all the testimony and exhibits presented at the hearing, the description of the subject
28 property and vicinal properties resulting from a site inspection by a member of the planning staff, as

well as the plans and materials submitted by the Petitioner as part of the petition, the Director makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

1. The Petitioner, Al Angartia is the owner of the subject property of this proceeding. The subject property is located at the southwest corner of the intersection of Frederick Road (MD 144) and Wynfield Road. This property is identified as Tax Map 15, Grid 18, Parcel 34. The address is 2602 Wynfield Road (the "Property"). The Property is located in an RR-DEO Zoning District, is Lot 2 in the Wynfield Subdivision, and is 3.0 acres in area. All adjacent properties are also zoned RR-DEO.
2. The required rear setback for lots three acres or greater in the RR-DEO district is 60 feet, and the Petitioner requests a reduction of this setback to 54 feet to construct a one-story, 20 foot by 20 foot addition to the rear of the house. The Property is improved with a two-story single-family detached dwelling.
3. The lot is irregular in shape, with the front property line running parallel to Wynfield Road. The house is angled on the lot so the front southeast corner is about 115 feet from the road, and the front northeast corner is about 155 feet from the road.
4. The rear property line is angled in toward the center so the property is about 220 feet in width at its narrowest point, and approximately 260 feet at its widest points. The house is set at an angle in this narrowest portion of the Property, so the northwestern rear corner of the house touches the rear building restriction line. The Petitioner proposes to construct the addition near the center of the rear of the house, and as a result, a small triangular corner of the addition will encroach six feet into the rear building restriction line.
5. The septic tank is located 20 feet southwest of the proposed addition, and the drainage field is located approximately 60 feet southwest of the proposed addition.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Director makes the following Conclusions of Law:

1. As noted, the lot is irregular in shape with an angle in the rear property line. Most of the lots in this subdivision are more rectangular in shape, so the shape of the lot is unique to the neighborhood. This angled portion along the property line, where the Property is the narrowest, is the area into which the proposed addition would encroach. The Petitioner proposes to construct the addition near the center of the rear of the house, and as a result, a small triangular corner of the addition will encroach six feet into the rear building restriction line. The addition would not encroach over the building restriction line if it were placed further to the southeast, however, due the presence of the septic tank 20 feet southeast of the side of the proposed addition, the placement of the addition further to the southeast is not possible. If the addition were placed further to the northwest, a larger encroachment would result; therefore, this is the best location for the addition. The irregular shape of the Property and the location of the septic tank are unique physical conditions peculiar to the particular lot, and as a result of such unique physical conditions, practical difficulties or unnecessary hardships arise in complying strictly with the bulk provisions of these regulations.
2. Lots in the subdivision are typically three acres or larger, and many houses are of similar size to the house including the proposed addition. The proposed addition is of a reasonable size and would blend with houses found throughout the neighborhood. The requested Administrative Adjustment will not alter the essential character of the neighborhood or district in which the property is located, will not substantially impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare.

3. The encroachment into the setback is due to the irregular shape of the Property and the proximity of the septic tank to the proposed addition. The practical difficulties or hardships have not been directly created by the Petitioner.

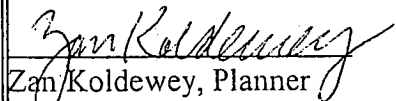
4. The request for an encroachment of six feet into the rear setback is the minimum Administrative Adjustment necessary to afford relief to the Petitioner.

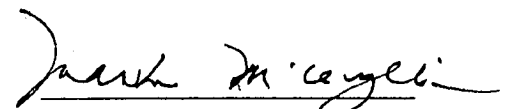
ORDER

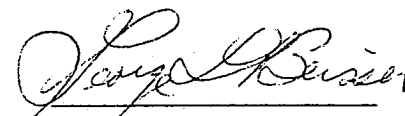
Based upon the foregoing Findings of Fact and Conclusions of Law, it is this 12th day of May, 2004 by the Director of the Department of Planning and Zoning for Howard County, ORDERED that the petition of Al Angartia for an Administrative Adjustment from Section 105.E.4.a.(4)(b), to reduce the rear building restriction line from 60 feet to 54 feet to construct a one-story addition to the rear of an existing single-family detached dwelling, be and the same is hereby **GRANTED**, subject to the following conditions:

1. The Petitioner shall comply with all applicable Federal, State and County laws and regulations.
2. The granted Administrative Adjustment shall apply solely to the addition as depicted on the Administrative Adjustment plan submitted by the Petitioner and not to any other structure, addition, building or use.
3. A building permit for the addition shall be obtained within two years from the date of this order and substantial construction shall be completed within three years.

Prepared By:
Howard County Department of
Planning and Zoning


Zan Koldewey, Planner


Marsha McLaughlin, Director
Department of Planning and Zoning


George L. Beisser
Director's Designee

MD RTE 144
S 72° 26' 20" E

80' R/W

239.85'

S 27° 24' 20" W
135.36'

DRAINAGE & UTILITY
EASEMENT

60' BRL

155'

PROPOSED
1 STORY
FRAMED ADD.
18' x 18'
W/ CRAWLSPACE

75' BRL

EXIST. WELL

PROPOSED 1
STORY FRAME
20' x 20' ADDITION
W/ 2' x 16' EXT.
W/ BASEMENT
AREA WAY

60'

EXIST. SEPTIC
TANK & DRAIN
FIELD

54'

6'

EXIST. 2602
1.5 STORY

20'

45'

115' ±

MAC DRIVE

50' R/W

WYNFIELD ROAD

S 17° 33' 40" W

APPROVED

WALK-THRU BUILDING PERMIT 3.00 Ac

BPN 000150275 A# 30363

APP: SAN

DATE: 9/9/04

DESC. OF WORK:

18x19 addition - office

N 80° 19' 35" W

280.72'

ARCHITECTURAL SITE PLAN

2602 WYNFIELD RD LOT 2
WYNFIELD. SECT 1
HOWARD M. M.