

11/30/98
10:00

APPLICATION

PERCOLATION TESTING

A 511090

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

DISTRICT 5TH.

DATE 11/5/1998

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER FRALEY ZIMMERMAN ESTATE

ADDRESS 7010 GUILFORD ROAD PHONE (410) 442-1045

AGENT OR PROSPECTIVE BUYER G & M PARTNERSHIP (ROSCARTER / TED MARSHAL)

ADDRESS 1750 DAISY ROAD WOODBINE, MD 21797 PHONE (410) 442-5613

PROPERTY LOCATION:

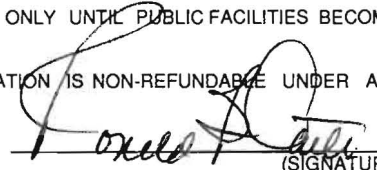
SUBDIVISION N/A LOT NO. PARCEL A

ROAD AND DESCRIPTION REAR OF 7010 GUILFORD ROAD ADJACENT TO THISTLE DOWN
SUBDIVISION.

TAX MAP 35 PARCEL # 72

SIZE OF LOT 0.78 ACRES TYPE BLDG. SFD
(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.



(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING 12/4/98 PERC OK, HOLD FOR PLAT (MR)

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

COUNTY #

SOIL PROFILE

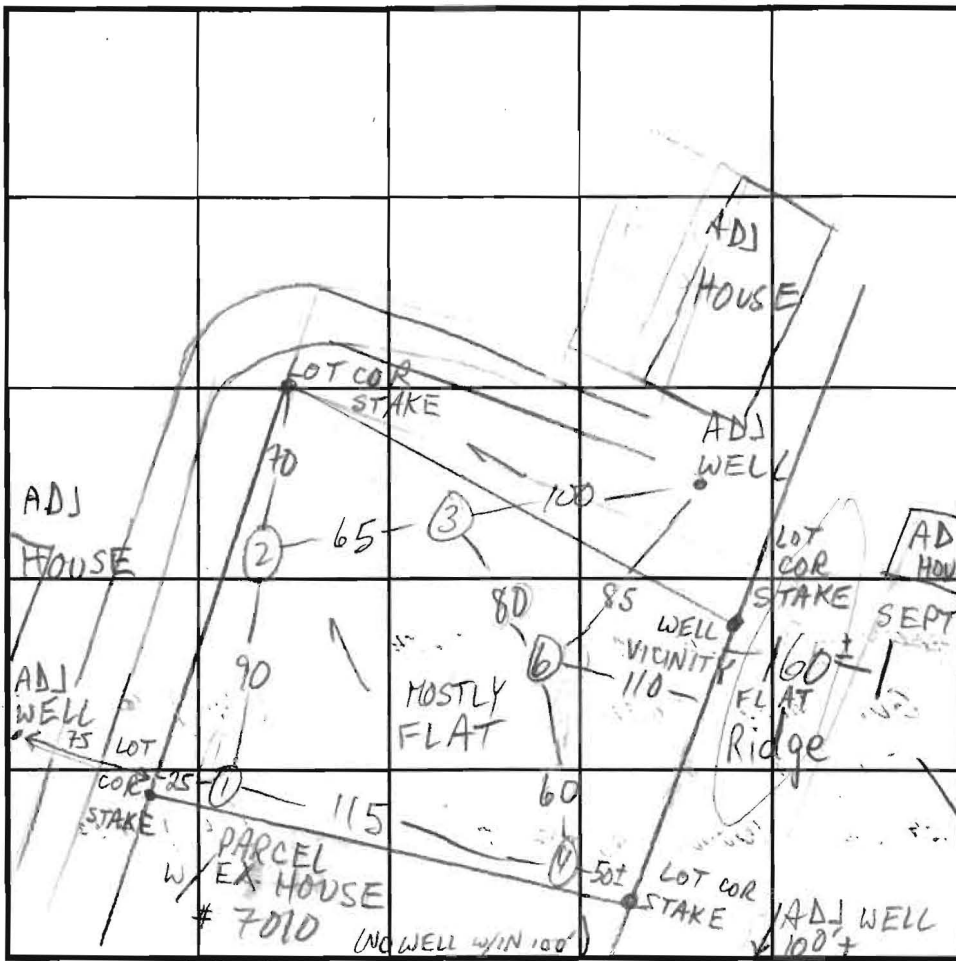
0' tan
cl lm

2' orange brn
cl lm

5-6' orange
tan
sa mica
loam
<5% frags

SOIL PROFILE

0'



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

GUILFORD RD

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
11/30/98	1 S	3	12:01	12:10	12:10	12:30	20
		5 1/2	2:21	2:33	1/2"	REDIG	-
	2 V	6 1/2	2:44	2:59	2:59	3:17	18
		12' 9"					
	2 S	2' 9"	12:13	12:21	1/8"	REDIG	-
		4	12:22	12:58	1/2"	REDIG	-
	2 S	5 1/2	2:38	2:58	1/2"	REDIG	-
		6' 3"	3:09	3:12	3:12	3:27	15
	2 V	12	OK see profile				
	6 S	6	3:22	3:26	3:26	3:33	7
	6 V	11 1/2	OK see profile				
	4 S	4	12:39	12:50	1/2"	REDIG	-
		5 1/2	2:18	2:19	2:19	2:21	2
	4 V	10	OK see profile				
	3 V	10	OK see profile				

REMARKS

TYPE OF SOIL 3' TEST @ HOLE D IS REGARDED

TESTED BY M. Ritkin ALSO PRESENT Ron Carter, Ted Marshall

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 10 TRENCH WIDTH 2

INLET DEPTH 5 MAXIMUM BOTTOM DEPTH 9 SQ. FT./BEDROOM 210

12' 1/4" (4)

orange
cl lm

5' orange
tan pink
yel
sa mica
loam
<5% frags

10-11' 1/2 (3) (6)

red
cl lm

4-5' tan
orange
pink
sa lm
5% frags

10



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer

November 17, 1998

C & M Partnership
Attn: Mr. Ted Marshall
1750 Daisy Road
Woodbine, Maryland 21797

RE: Application for Percolation Testing
Fraley Zimmerman Estate
Guilford Road
Tax Map: 35 Parcels 72 and 'A'

Dear Mr. Marshall:

This office has recently received the above referenced percolation test application and site plan.

It is the understanding of this office that the property is comprised of two deeds with one existing house. The proposal includes testing the occupied parcel to ensure adequate septic capacity remains prior to committing to the development of the vacant parcel.

Since the tax map indicates a different lot configuration than presented with the test application, it shall be necessary for you to submit a copy of the deed information prior to test approval.

A tentative test date has been assigned for the property for Monday, November 30, 1998, at 10:00 a.m. Please call this office at (410) 313-2640 to confirm this test date.

Thank you in advance for your prompt attention to this important matter. If you have any questions or concerns, please do hesitate to contact me.

RESPONSE: *C&M PARTNERSHIP*
RONALD S. CARTER

Sincerely,
Donna K. Soe
Donna K. Soe, R.S.
Water and Sewerage Program

DKS
cc: file
NOTE: ATTACHED IS A COPY OF THE SURVEY PLAT SHOWING THE 2 PARCELS W/ THE NAMES AND DEED REFERENCES ALONG WITH A COPY OF THE 377/153 DEED AND HAND WRITTEN COPY OF 188/12 WE ARE ADJUSTING THE LINE BETWEEN THE 2 PARCELS IF SATISFACTORY PERL



UNPUB.
NOT SIGNED
12/11/98

HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer

December 9, 1998

*C & M Partnership
1750 Daisy Road
Woodbine, MD 21797*

**RE: PERCOLATION TEST RESULTS
A 511090
Existing Lot of Record and Repair
Fralely Zimmerman Estate
Map 35, Parcel 72
Guilford Road**

Dear Msrs. Carter and Marshall:

Percolation testing conducted November 30, 1998 on the above referenced property indicated limited satisfactory soil conditions. Although most tested locations revealed deep clay layers, approvable test times were eventually obtained at each test location.

The most significant limitation is the impact of the proposed property boundary adjustment on the septic repair capacity of the adjoining occupied parcel.

Further review is contingent upon submission by a registered engineer of a percolation certification plan showing actual locations and elevations of all excavated test holes and a suitable house and well site. The plat should also include the locations of all existing wells and septics on the property as well as the locations of any other relevant features such as streams, swales, or existing structures. A note must be included certifying that all existing wells and septics within 100 feet of property boundaries have been shown.

The document should be certain to include plans for proper abandonment of the disconnected well located on the occupied parcel, as well as accurate footprints of all structures, property boundaries according to the 1961 deed, and any other property boundary adjustments to date.

While declaration of a 10,000-square-foot sewage reserve area is not required, the proposed reserve area should allow for the installation of two systems to meet minimum requirements.

The percolation certification plat should be submitted within 60 days to allow field verification if necessary. If you have any questions regarding this matter, please feel free to contact me at the above address or by calling (410) 313-2640.

Very truly yours,

Mark E. Rifkin, R.S.
Water and Sewerage Program

MR

Enclosures

cc: Tax Assessment Office
File

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 6/15/99

P&Z File No. WP-99-136

Department of Planning and Zoning

- Transportation Planning
Historic Preservation
Comprehensive Planning and Zoning Administration
Research
Address Coordinator

- Agricultural Preservation
Development Engineering Division
Forest Conservation Planner
File

Agencies

- Soil Conservation District
Department of Inspections, Licenses & Permits
Department of Fire and Rescue Services
State Highway Administration
Bureau of Environmental Health
Board of Education
Recreation and Parks

- Tax Assessment
Bell Atlantic Telephone
BG&E
Cable TV
Police
MTA
Finance
DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: Gemmerman Property

ENCLOSED FOR YOUR THE ENCLOSED -> Signature Approval Original -> Review & Comments Files

Plans

Table with 2 columns: Plans, # of Sheets. Lists various plan types like Sketch Plan, Prel Equiv Sketch Plan, etc.

Supplemental Documents

- Wetlands Report
Soils/Topo Map/Drain Area Map
FSD/FCP/Worksheet and Application
Declaration of Intent
Drainage and/or Computation/Pond Safety Comps
Preliminary Road Profiles
APFO Roads Test/Mitigation Plan
Traffic Study/Noise Study
Sight Distance Analysis
Floodplain Study
Stormwater Management Comps.
Industrial Waste Survey (DPW)
Road Poster Form Letter
Response Letter
Perc Plat
Scenic Road Exhibits

Applications

- Waiver Petition Applic/Exhibit
Planning Board Applic
ASDP/CSDP Application
DED Application/Checklist
DED Fee Receipt/Deeds/Cost Estimate

WAS: Received Tentatively Approved
Received and Revised Approved

Recorded On 6/15/99

COMMENTS:

SRC/COMMENTS DUE BY: 7/8/99

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

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

Date: 6/20/00

Planning Board n?a Board of Appeals 8/1/00 Zoning Board _____

Petition No. BA 00-25V Map No. 35 Block 20 Parcel 72 Lot _____

Return comments by 7/17/00 to Comprehensive Planning and Zoning
Administration

Location of Property: South of Guilford Road, about 600' east of Woodscape Drive.

Applicant: Joan E. Zimmerman, Personal Representative, Estate of Fraley Zimmerman

Applicant's Address: 121 Whisperwood Lane, Rehoboth Beach, Delaware 19971

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: Variance to reduce the required minimum lot size from three acres to
.801 acres, and from 3.0 acres to 1.424 acres.

- 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 Depart. of Human Resources, Janice Burris
(child day care)
 - _____ Office on Aging, Barbara Harris (senior assisted living)
 - _____ Police Dept., Animal Control, Brenda Purvis, (kennels)

COMMENTS: Health Department has no objection. Age of alleged transaction
predates state (MDE) subdivision requirements; favorable evaluation of both
parcels for adequate well and septic area is documented through Health Department
approval of "Percolation Certification Plan" by Reimer Muegge Associates.

A copy of the relevent portion of that document with Health Department
signature date 12/31/98 is attached; its boundary configuration seems identical
to that shown in the applicants waver petition exhibit. Were there to be
any change in that configuration, the intent to approve would be in jeopardy.

Craig Williams 8/7/00
(Signature)

RESIDENTIAL DISTRICT VARIANCE PETITION
TO THE HOWARD COUNTY BOARD OF APPEALS

JUL-6 PM 1:48

For DPZ office use only:
CASE NO. PA 00-28V
DATE FILED _____
DATE ACCEPTED FOR
SCHEDULING _____

1. PETITIONER'S NAME Joan E. Zimmerman, Personal Representative,
Estate of Fraley Zimmerman TRADING AS (IF APPLICABLE) N/A
ADDRESS 121 Whisperwood Lane, Rehoboth Beach, Delaware 19971
PHONE NO. (W) _____ (H) (302) 226-2782

2. COUNSEL FOR PETITIONER Vincent M. Guida
COUNSEL'S ADDRESS Suite 600, 10320 Little Patuxent Parkway,
Columbia, Maryland 21044 COUNSEL'S PHONE NO. (410) 992-4545

3. PROPERTY IDENTIFICATION:

ADDRESS OF SUBJECT PROPERTY 7020 Guilford Road, Clarksville,
MD 21029, south side Guilford Rd., 500 feet east of Woodscape Dr.
TOTAL ACREAGE OF PROPERTY .801 acres

PROPERTY LOCATION:

ELECTION DISTRICT 5 ZONING DISTRICT RR-DEO
TAX MAP # 35 BLOCK # 20 PARCEL/LOT # 72
SUBDIVISION NAME (if applicable): not applicable

4. 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.

NOTE: Completed petition forms must be submitted before the
first day of the month in order to be heard on the last Tuesday
of the Month. Incomplete petitions may result in postponement.

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

PLEASE READ CAREFULLY
DATA TO ACCOMPANY PETITION:

5. 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 1/2 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) Same as (e) and (f) above, of any adjoining property as necessary for proper examination of the petition.
- (h) Location of well and private sewerage easement area, if property is to be served by private water and sewer.
- (i) Election District in which the subject property is located.
- (j) Tax Map and parcel number on which the subject property is located.
- (k) Name of local community in which the subject property is located or name of nearby community.
- (l) Name and mailing address of the petitioner.
- (m) Name and mailing address of attorney, if any.
- (n) Name and mailing address of property owner.
- (o) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition.
- (p) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads.
- (q) Ownership of affected roads.
- (r) A detailed description of all exterior building materials for all proposed structures.
- (s) Any other information as may be necessary for full and proper consideration of the petition.

6. OTHER DATA TO ACCOMPANY PETITION:

The Petitioner must also submit with the petition an area location map (tax map) of the subject property, indicating the street address of the site, the zoning district of the site and the zoning district of all adjacent properties.

7. VARIANCE REQUEST:

The undersigned hereby petition the Board of Appeals for a variance from the requirement(s) of section 130.B.2 of the Zoning Regulations to: (describe) Reduce the required acreage size from three (3) acres to .801 acres, and from 3.0 acres to 1.424 acres

A) Describe why the Zoning Regulations in question would result in practical difficulties or unnecessary hardships in complying strictly with the bulk requirements:

narrowness, shallowness, shape, topography, other; explain: The property was created in 1961 by deed based on engineer's advice and data.

B) If exceptional narrowness, shallowness or shape of the property is claimed, give the date of the recording of the plat of present subdivision, if any: None; or if property is not subdivided, give the date on which a deed conveying the identically bounded tract was first recorded: November 29, 1961

C) The intended use of the property, in the event the petition is granted: residential

D) Any other factors which the Petitioner desires to have considered: The subject property was divided into two lots in 1961. Since that time the original owners have died. The Personal Representative to the estate of the original owners is left with two parcels which were illegally created by mistake.

E) Explain why the requested variance is the minimum necessary to afford relief: Lot size is already created by deed.

F) Is the property connected to: public water?: Y____ N XX
; public sewer?: Y____ N XX

G) If the requested variance is granted, would it impact the water and/or septic/sewer on the site? Y____ N XX

H) If the requested variance is granted, would it increase the intensity of uses on the site? Y____ N XX; if yes, explain:
will create two residences on 2.2 acres

I) If the requested variance is granted, would it increase traffic to or from the site? Y XX N ____; if yes, explain: ____

J) Describe in detail (i.e. width, type of paving, etc.) all means of vehicular access onto the site: two driveways, asphalt paving

K) Describe the topography of the site: Level.

L) Will the existing or proposed structure be visible from adjacent properties? Y XX N ____; if yes, describe any proposed buffering or landscaping: All adjoining properties have no objection.

M) Describe any existing buffering or landscaping: No buffers are necessary as there will be sufficient distance between the residences.

8. **PRIOR PETITIONS:** Has any petition for the same, or substantially the same, variance as contained herein for the same property as the subject of this petition been disapproved by the Board of Appeals within twenty four (24) months of the date of this petition?

() YES (XX) 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:

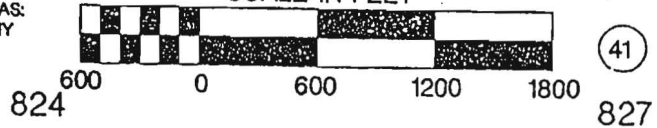
.23 copies if the subject property adjoins a State road.



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SCALE IN FEET



821

824

41

827

Tax Map # 35 Block 20 Parcel **2672**

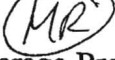


HOWARD COUNTY HEALTH DEPARTMENT

Mary Sue Baker, MBA, Acting County Health Officer

July 7, 1999

TO: Cindy Hamilton
Subdivision Review Committee

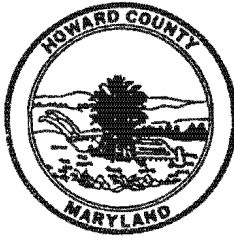
FROM: Mark Rifkin 
Water and Sewerage Program

RE: File Number: WP-99-136
Title: Zimmerman Property

The following comments apply to the above referenced document:

The Health Department has no objection to the waiver request, subject to the requirement that the final parcel boundaries match those shown in the percolation certification plan signed December, 1998.

MR




HOWARD COUNTY HEALTH DEPARTMENT

Mary Sue Baker, MBA, Acting County Health Officer

July 7, 1999

TO: Cindy Hamilton
Subdivision Review Committee

FROM: Mark Rifkin 
Water and Sewerage Program

RE: File Number: WP-99-136
Title: Zimmerman Property

The following comments apply to the above referenced document:

The Health Department has no objection to the waiver request, subject to the requirement that the final parcel boundaries match those shown in the percolation certification plan signed December, 1998.

MR

**Howard County Department of Planning and Zoning
Division of Land Development**

WAIVER PETITION APPLICATION

Date Submitted/Accepted June , 1999 DPZ File Number _____

I. Site Description

Subdivision Name/Property Identification: Zimmerman Property

Location of property: South side Guilford Road, 500'+ east of Woodscape Drive
(Road name and nearest public road intersection)

<u>Vacant</u> (Existing Use)	<u>Single family detached residential</u> (Proposed Use)
---------------------------------	---

<u>35</u> (Tax Map)	<u>20</u> (Grid/Block No.)	<u>P.O. 72</u> (Parcel No.)	<u>5</u> (Election District)
------------------------	-------------------------------	--------------------------------	---------------------------------

<u>RR-DEC</u> (Zoning District)	<u>0.801 Acres</u> (Total Area)
------------------------------------	------------------------------------

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

Parcel was created on Dec. 5, 1961 by deed dated Nov. 29, 1961 and recorded among the land records of Howard County, Maryland in Liber 377, Folio 153. Lot has been satisfactorily perced and well permit issued.

II. Waiver Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee, may grant waivers of modifications to the minimum requirements stipulated within the Regulations.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>16-147</u>	<u>Waive submission of final plat requirements and recognize the two (2) existing deeded parcels of land as separate and legal entities.</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

III. *Justification*

All waiver requests must be fully justified by the petitioner. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

The Parcel was conveyed to Mr. & Mrs. Fraley Zimmerman in December, 1961.

Mr. & Mrs. Zimmerman are deceased and the parcel was bequeathed to their daughter, Joan Zimmerman. Ms. Zimmerman does not own any adjacent properties.

Therefore, this parcel stands alone. The parcel has been satisfactorily perced by the Howard County Health Department and a well location has been approved.

** SEE ATTACHED JUSTIFICATION*

IV. *Plan Exhibit*

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (14 sets of the completed waiver form and plan exhibit if the subject property adjoins a County road; 18 sets for properties adjoining a State road). In instances where the waiver request concerns an approval extension, only 2 sets of plans are required along with 14 or 18 copies of the application form. Plans must be folded to a size no larger than 7-1/2" x 12".

B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<input checked="" type="checkbox"/>	Information Provided	<input checked="" type="checkbox"/>	Information Not Provided,
	NA	Not Applicable		Justification Attached

- 1. Vicinity map scale 1" = 2,000'.
- 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- 3. North arrow and scale of plan.
- 4. Location, extent, boundary lines and area of any proposed lots.
- 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- 6. Delineation of building setback lines.
- 7. Delineation of all existing public road and/or proposed street systems.
- 8. Identification and location of all easements.
- N/A 9. Approximate delineation of floodplain, wetland and forested areas, if applicable.
- N/A 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- N/A 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed).
- N/A 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).

V. Fees

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application and could cause additional time to be required to revise the petition for resubmittal and re-review.

VI. Owner's/Petitioner's Certification

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. If the applicant is the owner's agent, written documentation from owner granting that authority is required.

Joan E. Zimmerman 6-5-99
 (Signature of Property Owner) PR (Date)
 (Fee Simple Owner Only)

Joan E. Zimmerman
 (Name of Property Owner)
C/O C&M PARTNERSHIP
1750 Daisy Road
 (Address)
Woodbine, Maryland 21797
 (City, State, Zip Code)
(410) 531-2635
 (Telephone)
(301) 854-0277

Ed. M. Bell, P.E. 6/11/99
 (Signature of Petition Preparer) (Date)

C & M PARTNERSHIP
 (Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)
1750 Daisy Road
 (Address)
Woodbine, Maryland 21797
 (City, State, Zip Code)
(410) 531-2635 (410) 531-2635
 (Telephone) (Fax)
(301) 854-0277

C-4-711

DEED

Made this 29th day of NOVEMBER, in the year Nineteen hundred and sixty-one, by and between WALTER BONNET and DOROTHY N. BONNET, his wife, parties of the first part and FRALEY ZIMMERMAN, and HELEN S. ZIMMERMAN, his wife, parties of the second part, as tenants by the entirety.

WITNESSETH, that for and in consideration of the sum of Ten Dollars (\$10.00), the said parties of the first part do grant unto the said parties of the second part, in fee simple, as tenants by the entirety, the following described land and premises, with the improvements, easements and appurtenances thereunto belonging, situate, lying and being in the Fifth Election District of Howard County, Maryland and being more particularly described as follows:

BEGINNING for the same at an iron pipe now set on the Southern margin of the forty foot wide right of way of Maryland Route No. 32, the said point being at the point of beginning of that land, the land herein described being a part thereof, which by deed dated the 29th day of November, 1961 and recorded immediately prior hereto among the Land Records of Howard County, Maryland, was granted and conveyed by Carl O. Swenson and wife to Walter Bonnet and wife, thence running with the first, second, third and a part of the fourth outlines of the said land, as now surveyed,

- (1) South 81 degrees 32 minutes East 21.00 feet to an iron axle heretofore set,
- (2) North 56 degrees 58 minutes East 10.00 feet to an iron pipe heretofore set,
- (3) South 08 degrees 19 minutes West 333.08 feet to an iron pipe heretofore set,
- (4) North 64 degrees 50 minutes East 240.68 feet to an iron pipe now set, thence with the first of two lines of division now made
- (5) South 04 degrees 20 minutes West 173.70 feet to an iron pipe now set, thence
- (6) North 81 degrees 18 minutes West 243.98 feet to an iron pipe now set at 1833.15 feet on the ninth or North 08 degrees 38 minutes East 2201.72 foot outline of the said conveyance to Bonnet, thence running with a part of the said line to the end thereof,
- (7) North 08 degrees 38 minutes East 368.57 feet to the point of the beginning, containing 0.780 acre of land, more or less, according to a survey as prepared by Claude M. Skinner, Jr., registered surveyor, dated November 14, 1961.

TO HAVE AND TO HOLD the same unto and to the use of the said parties hereto of the second part, in fee simple.

AND the said parties of the first part do hereby covenant to warrant specially the property hereby conveyed, and to execute such further assurances of said land as may be requisite.

WITNESS their hands and seals on the day and year first hereinbefore written.

Signed, sealed and delivered in the presence of --

Jane E. Soper
Jane E. Soper (as to both)

Walter Bonnet (SEAL)
WALTER BONNET

Dorothy N. Bonnet (SEAL)
DOROTHY N. BONNET

STATE OF MARYLAND :
: SS:
COUNTY OF MONTGOMERY :

I HEREBY CERTIFY that on this 29th day of November, 1961, before the subscriber, a Notary Public of the State and County aforesaid, personally appeared WALTER BONNET and DOROTHY N. BONNET known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official



Jane E. Soper
Jane E. Soper Notary Public

Received for record Dec 5, 1961 at 10-35
o'clock A M. Same day recorded and examined per
W. Harvey Hill _____, Clerk

LAW OFFICES
VERNGAM & TOMES
PERPETUAL BUILDING
710 GEORGIA AVENUE
SILVER SPRING, MD.
JU. 9-5611-12
JU. 9-0851-52

TAXES PAID
ROLAND S. MAXWELL

7735

Roland S. Maxwell
TREASURER OF HOWARD COUNTY

77686 ord

(4) 1979

DEED

WALTER BONNET

DOROTHY N. BONNET

TO

FRALEY ZIMMERMAN

HELEN S. ZIMMERMAN

Received for Transfer
THE COUNTY COMMISSIONERS
OF HOWARD COUNTY

Nickie Tucker
CLERK

RECEIVED FOR RECORD 1205 1961
AT 12:35 O'CLOCK 4 P.M. SAME DAY RECORDED
IN LIBER W4H No. 377 FOLIO 153
ETC. ONE OF HOWARD COUNTY LAND RECORDS AND
EXAMINED PER W. Harvey Bell CLERK
COST OF RECORDS \$

Please Mail To:

Fraley Zimmerman
Charlottesville, VA

600
no stamp

Attachment to Waiver Petition - Zimmerman Property.

1. Mrs. Zimmerman is the Personal Representative for the Estate of Freley Zimmerman. At this time they are attempting to settle the estate and the preparation of a subdivision plat and the time necessary to process the plat would keep the estate open and thereby create a hardship on the Personal Representative and the other people involved in the estate.
2. The Subdivision Regulations will not be served to any greater extent by the preparation, processing and recording of a subdivision plat since:
 - a. The parcel is not being subdivided from a larger parcel but exists as a separate parcel by deed already. (attached)
 - b. The percolation tests are complete and the well location is approved by the Howard County Health Department. The easement for the individual sewage disposal system is approved. (See attached plat)
 - c. Approval of this waiver would not be detrimental to the public since there are no additional public improvements required.
3. A building permit will be processed (already submitted) using the required minimum setbacks (Plat attached)
4. There are no property lines in question, no encroachments existing or any easements required on adjacent properties to support the improvements on this lot.

GUILFORD

ROAD

#7010

EXIST. DWLG.

EX. WELL

GARAGE

N 08° 09' E

275' 505'

70'

63'

EX. WELL

105'

206'

PARCEL 'A'
0.78 AC

PROPOSED DWELLING

SEPTIC HOUSE
165

W

157

86.76 M. 81.18/N
EXWELL

PLOT PLAN TO ACCOMPANY
APPLICATION FOR PERC TEST
ZIMMERMAN PROPERTY
5TH. ELECT. DIST. - HOWARD CO., MD.
SCALE: 1" = 50' NOV. 2, 1998

LOT 7

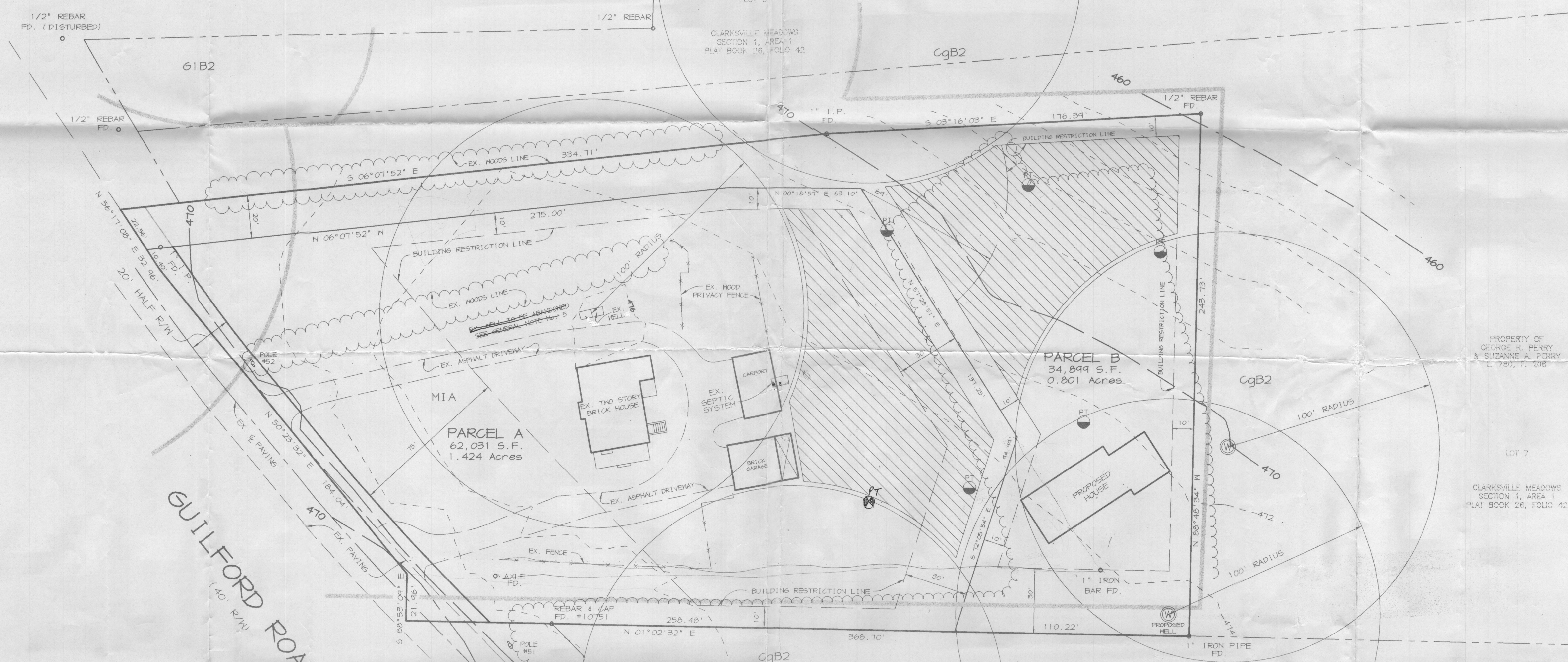
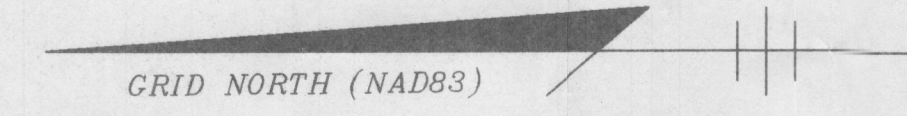
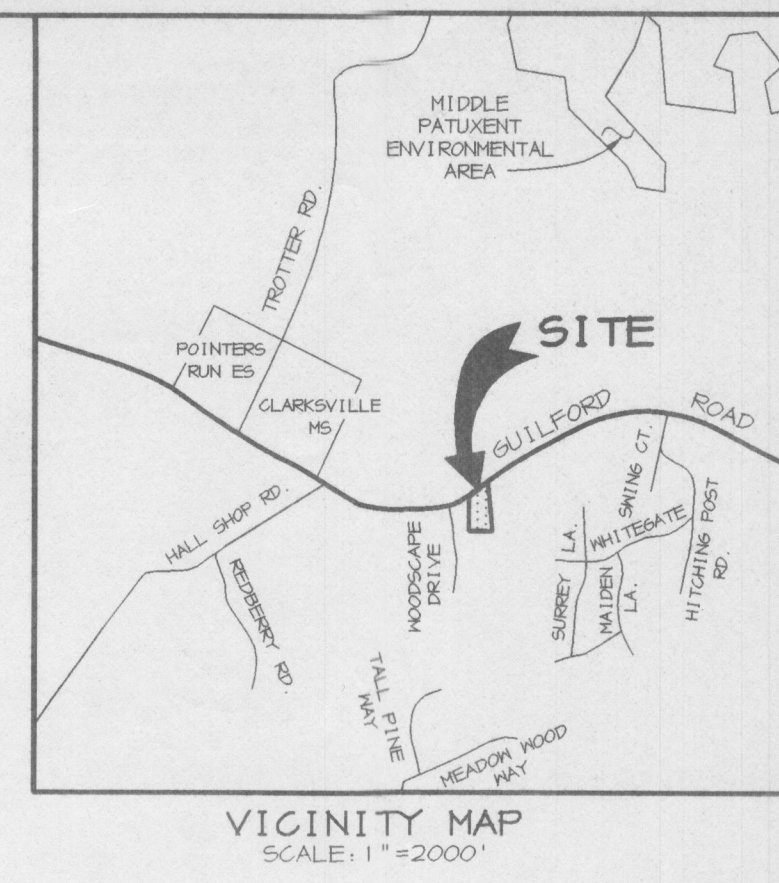
GENERAL NOTES

- THIS AREA DESIGNATES THE MINIMUM REQUIRED PRIVATE SEWAGE DISPOSAL EASEMENT AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAN SHALL NOT BE NECESSARY.
- PERC HOLES SHOWN THIS PT HAVE BEEN FIELD LOCATED BY RIEMER MUEGGE & ASSOCIATES, INC. ON OR ABOUT DECEMBER, 1998.
- SUBJECT PROPERTY ZONED RR-DEO.
- WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY HAVE BEEN SHOWN TO THE BEST OF OUR KNOWLEDGE AND INFORMATION.
- THERE ARE TWO WELLS LOCATED ON PARCEL 'A', BUT ONLY ONE IS BEING USED. THE WELL WHICH IS NOT BEING USED SHALL BE ABANDONED AND CAPPED PRIOR TO THE APPROVAL OF THIS PERCOLATION CERTIFICATION PLAN.

NOTE 5 IS INCORRECT, ONLY ONE WELL EXISTS ON PROPERTY (PT) 2/9/99 PER TED MARSHALL

SOIL TYPES

- ChB2 CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
- CgB2 CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
- G1B2 GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
- M1A HANGR LOAM, 0 TO 3 PERCENT SLOPES



NOTE TO FILE:
Parcel B is being enlarged to provide reasonable house site - no significant consequence to available sewage repair area for Parcel A.
me/w
12/30/98

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAN IS TO SHOW AN ADDITIONAL AREA FOR PRIVATE SEWERAGE DISPOSAL EASEMENT FOR THE EXISTING DWELLINGS AND TO CREATE A NEW PRIVATE SEWERAGE DISPOSAL EASEMENT FOR THE NEW PARCEL 'B'.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS BY THE HOWARD COUNTY HEALTH DEPARTMENT.
James M. Boyd, M.D., p.e., S.S. 12-31-98
HOWARD COUNTY HEALTH OFFICER MR DATE



DATE
Arthur E. Muegge
ARTHUR E. MUEGGE #8707

OWNERS	FRLEY ZIMMERMAN AND HELEN S. ZIMMERMAN 7020 GUILDFORD ROAD CLARKSVILLE, MARYLAND 21029-1630 (410) 442-5613
DEVELOPER	EASTERNVIEW DEVELOPMENT CORPORATION 1750 DAISY ROAD WOODBINE, MARYLAND 21797 (410) 442-5613
TITLE	PERC CERTIFICATION PLAN
	RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282

ZIMMERMAN PROPERTY	
DEEDS L.108, F.12 & L.377, F.153	
TAX MAP: 35 GRID: 20 PARCEL: 72 ZONED: RR-DEO 5th ELECTION DISTRICT, HOWARD COUNTY, MD.	
SCALE: 1"=30'	DATE: 12-17-98