



## Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

[www.hchealth.org](http://www.hchealth.org)

Facebook: [www.facebook.com/hocohealth](http://www.facebook.com/hocohealth)

Twitter: HowardCoHealthDep

**Dr. Maura J. Rossman, M.D., Health Officer**

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May 22, 2014

Raffaele Mannarelli (Conceptual Building and Landscape)  
9696 Baltimore National Pike  
Ellicott City, MD 21042

**RE: Excessive Grading over septic reserve area  
6825 Green Hollow Way BP12003721**

Dear Mr. Mannarelli:

On May 19<sup>th</sup>, 2014 we met on site at the above referenced property address regarding past and present grading issues representing the approved pool permit B12003721. Our findings noted excess grading over the existing septic system. Grade depths were taken from existing 4" trench observation ports that were set in place when the septic system installation took place. Along with the excess grading over the trenches, the added patio coming out off the back end of the pool has impacted the septic reserve area (SRA). This area was adjusted and prior approved to accommodate the building permit for the pool. This patio area was not shown on the building permit plan for the proposed pool or approved by the Health Department and in doing so, has compromised the SRA on the subsequent property.

Be advised this condition places the property owner against Howard County Code 3.805(a)(2), "The SRA designates a private sewage easement of at least 10,000 square feet as required by the Maryland department of the environment for individual sewage disposal. Improvement of any nature in this area are restricted..."

In lieu of these current conditions, you will need to install "Best Available Technology" (BAT) to accommodate these existing alterations. An approved BAT site plan must be submitted to our office and approved for compliance. Once approved, a septic permit will be issued based on the selected BAT unit from the approved list of BAT's per Maryland Department of the Environment. The septic permit fee will be \$396 and must be installed by a septic contractor who is licensed by the State of Maryland to install BAT's. In addition to this, the existing grade over the septic area must be removed back to approved depths. The approved depths are listed as is:

- Upper trench #1 observation port reading = 48"
- Middle trench #2 observation port reading = 36"
- Lower trench #3 observation port reading = 24"

Once these conditions have been met, the Health Department will lift the 'hold' status on all building permits **B12004048, B12003721**.

If you have any questions regarding this letter, please contact me at the Bureau of Environmental Health; phone 410-313-2645.

Sincerely,

A handwritten signature in black ink that reads "Kevin M. Wolf, REHS". The signature is written in a cursive style with a large initial 'K'.

Kevin M. Wolf, R.E.H.S./R.S., LEHS  
HCHD, Well & Septic Program  
Groundwater Mgmt. Sec.

Cc: Keith Lynn (Homeowner)  
File

## Wolf, Kevin

---

**From:** Reger, Linda  
**Sent:** Monday, August 18, 2014 9:58 AM  
**To:** Wolf, Kevin  
**Cc:** Forejt, Bruce; Williams, Jeffrey; Reger, Linda  
**Subject:** RE: 6825 Green Hollow Way

Hi Kevin  
I lifted the holds.  
Linda☺

---

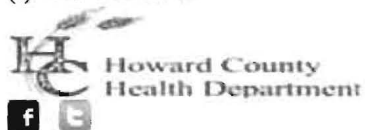
**From:** Wolf, Kevin  
**Sent:** Monday, August 18, 2014 9:52 AM  
**To:** Reger, Linda  
**Cc:** Forejt, Bruce; Williams, Jeffrey  
**Subject:** 6825 Green Hollow Way

Linda/Bruce – please lift any ‘holds’ on the above mentioned address as all of our conditions have been met to this property. I believe the following permits have

‘holds’ placed on them:           **B12004048**  
  **E12006183**  
  **B12003721**

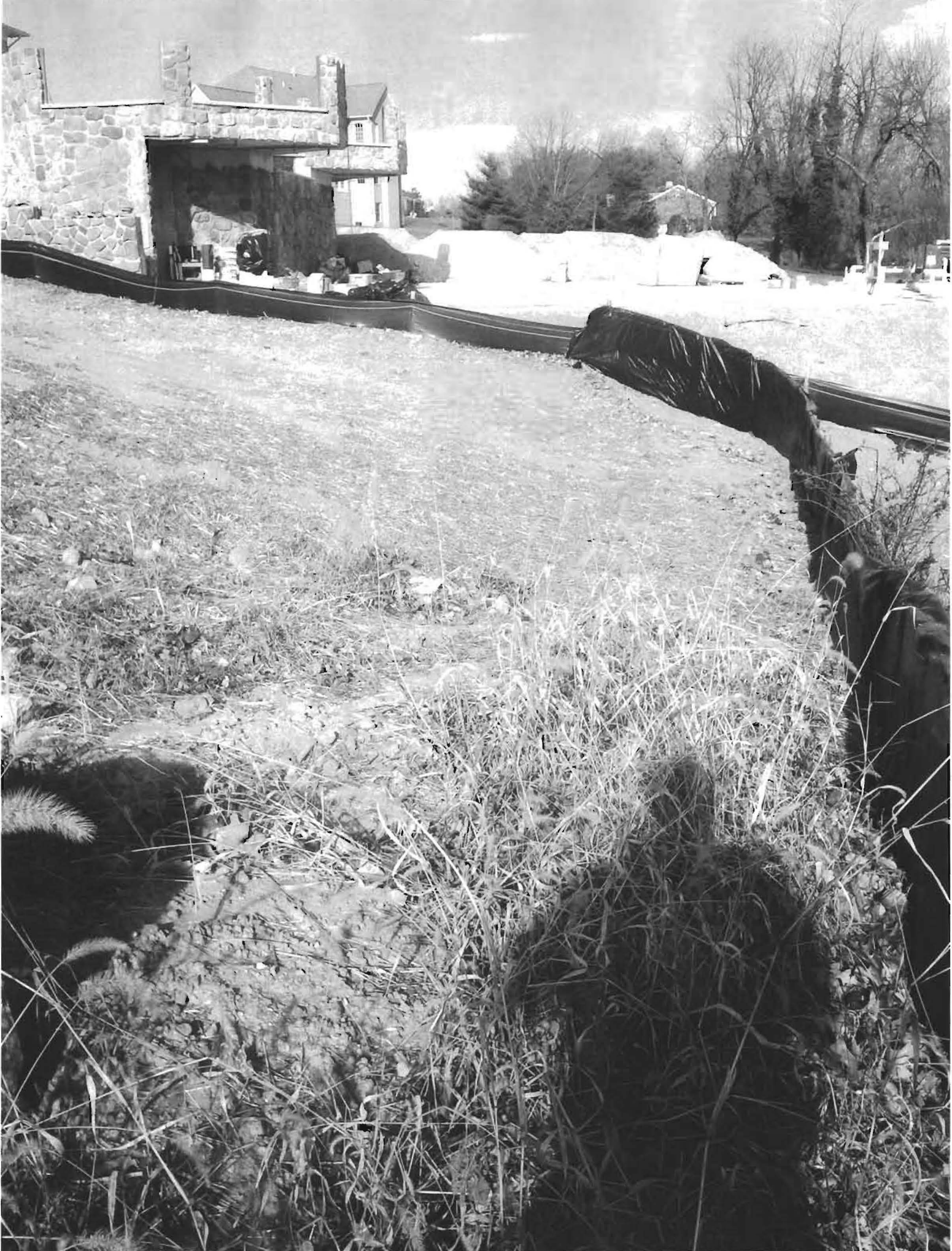
Thanks,

Kevin M. Wolf, R.E.H.S., R.S., LEHS  
Environmental Health Specialist Supervisor  
Bureau of Environmental Health  
Well & Septic Program  
Groundwater Mgmt. Sec.  
8930 Stanford Blvd.  
Columbia, MD 21045  
(o) 410-313-2645  
(f) 410-313-2648

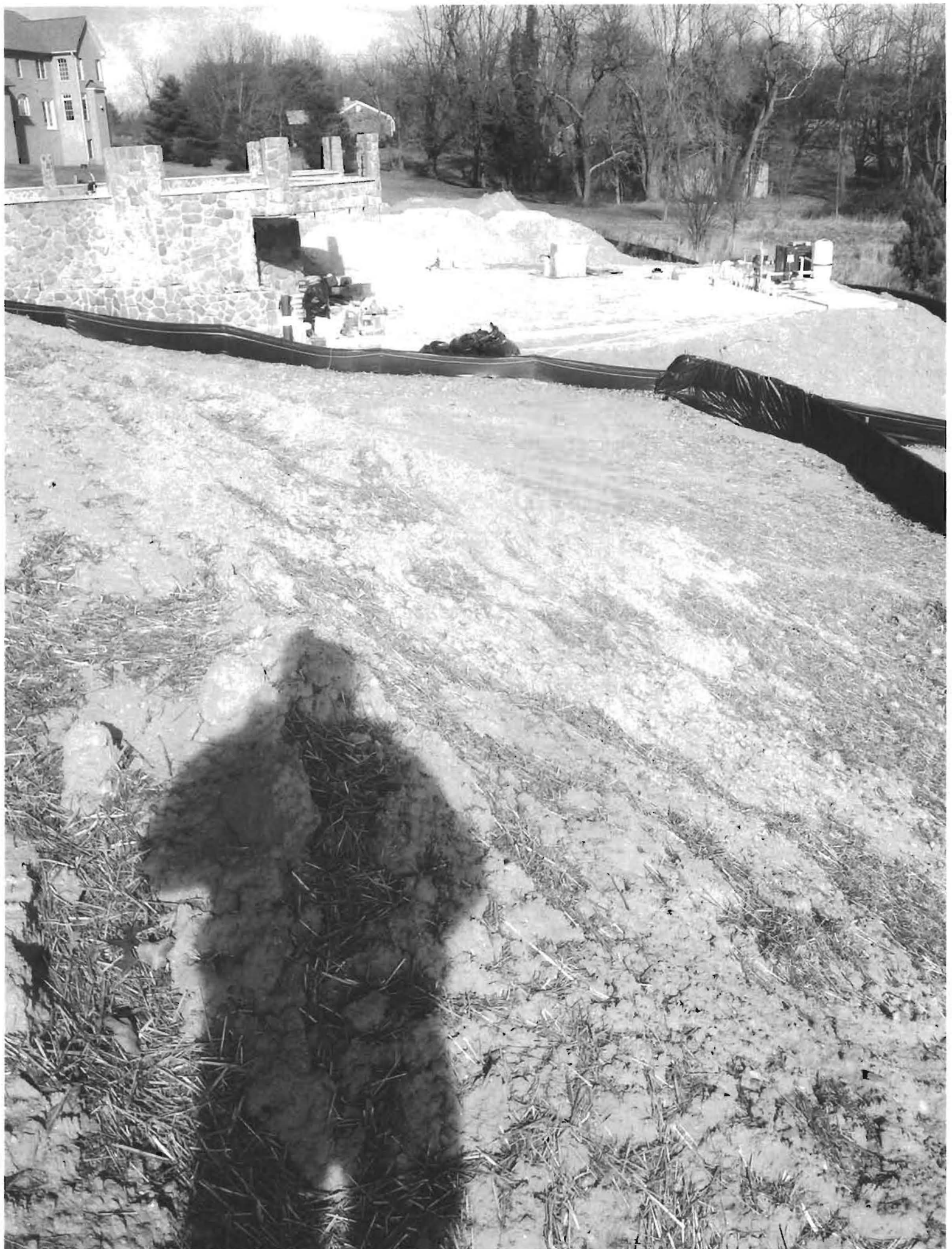


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To whom it may concern,

I need to amend permit #B12004048 from a wood construction Deck to a Steel constructed deck/porch. Also, the deck is to be moved from the front of the house to the rear of the house. Plans have been submitted with this request and a structural certification has been done.

**RECEIVED**

SEP 26 2014

LICENSES & PERMITS  
DIVISION

9/26/2014

CC: DPZ  
DED  
Health

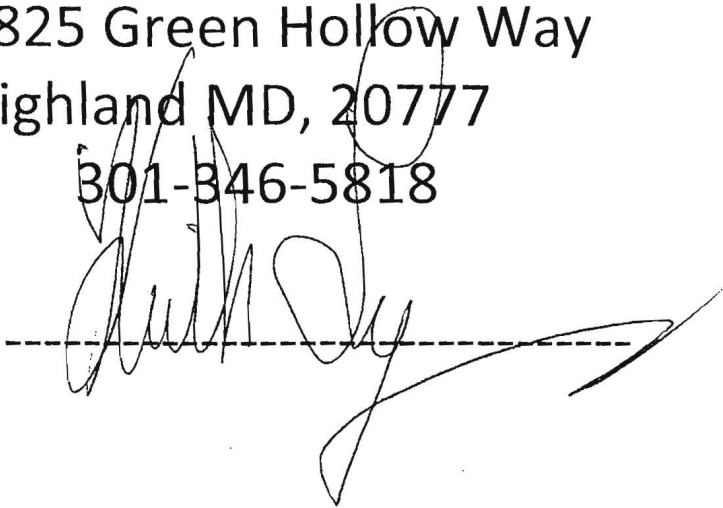
Thank you,

Keith Lynn (Owner)

6825 Green Hollow Way

Highland MD, 20777

301-346-5818

A handwritten signature in black ink, appearing to read "Keith Lynn", is written over a horizontal dashed line. The signature is stylized and extends to the right of the line.

Permit #B12004048

ADDRESS: 6825 GREEN HALLOW WAY  
HIGHLAND, MD. 20777

REVISED

Date: 9/18/14

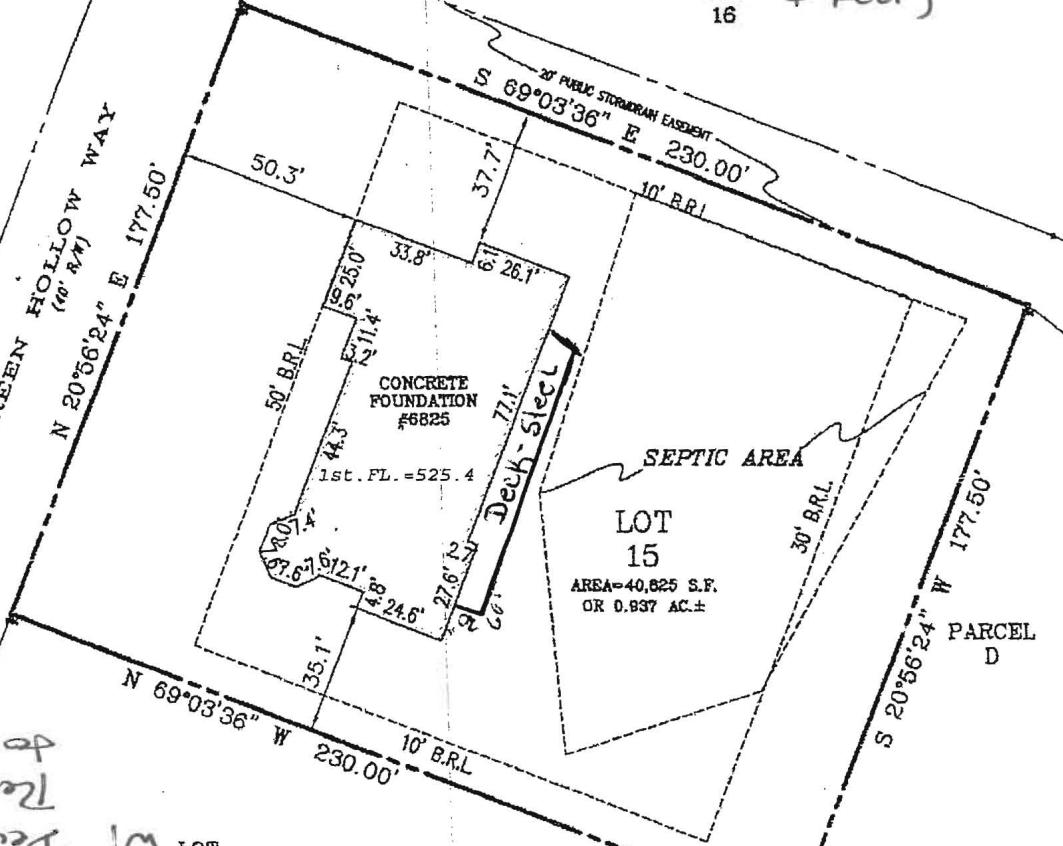
Comments: B12004048

CHANGE TO 20' X 60' OPEN STEEL  
DECK (ELIMINATE CLOSET  
+ ROOF)

LOT  
16

GREEN HALLOW WAY  
(10' B.R.L.)  
N 20°56'24" E 177.50'

20' PUBLIC STRAIGHTWAY EASEMENT  
S 69°03'36" E 230.00'



Remains  
to Septic  
w/ Deck  
\*No issue

LOT  
14

Signature: *[Signature]*  
Date: 11/6/14  
Approved Septic System Plan  
Howard County Health Department

NOTES

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.

FILE: # 6825 GREEN HALLOW WALL CK.dwg

I HEREBY CERTIFY THAT IMPROVEMENTS ARE  
LOCATED AS SHOWN HEREON AND TO THE BEST  
OF MY INFORMATION, PROFESSIONAL KNOWLEDGE  
AND BELIEF, THERE ARE NO ENCROACHMENTS  
EXCEPT AS SHOWN.



*[Signature]* 6/17/11  
FRANK K. DEEGBEE  
MD Registered No. 21360 DATE

WALL CHECK SURVEY

LOT 15  
HARWOOD W. OWINGS PROPERTY  
PLAT No. 18321  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' DATE: 05-26-06

KRIS CONSULTANTS, LLC

1813 ELTON ROAD, ADELPHI, MD. 20783  
TEL: (301) 439-1891 FAX: (301) 439-5638  
EMAIL: KSINGH1813@AOL.COM

**LEGEND**

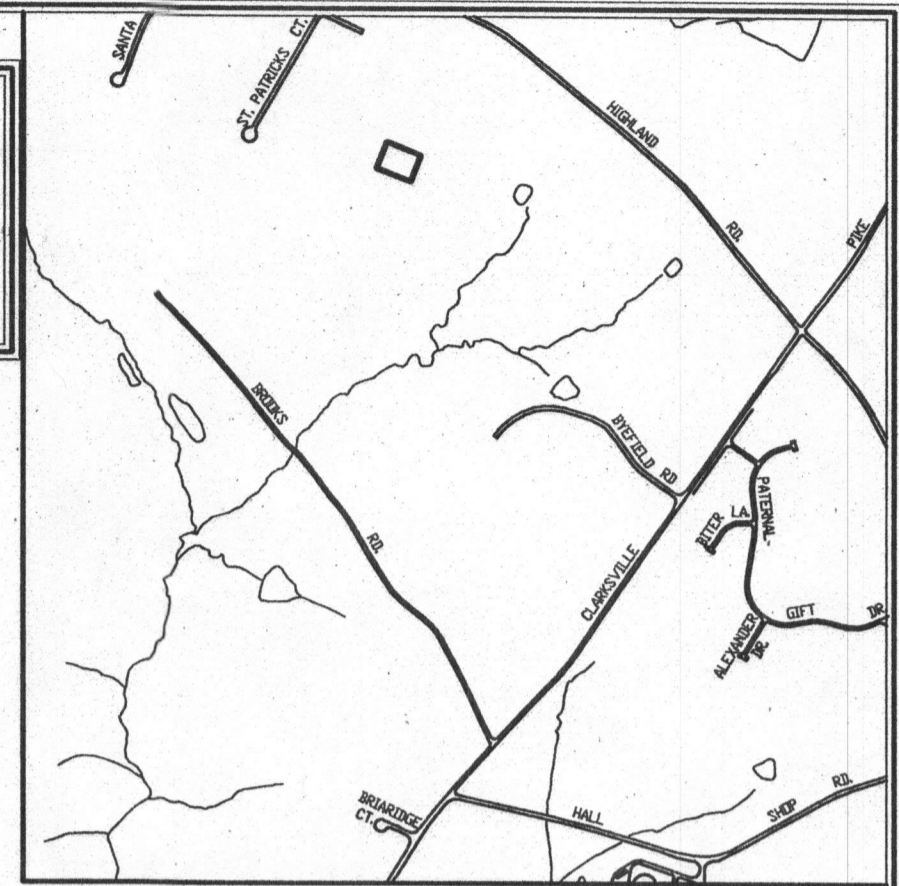
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING TREE LINE
- SOIL LINES AND TYPES
- DENOTES EXISTING WELL
- DENOTES PASSED PERC TEST DONE ON 5/12/00 PER HOWARD COUNTY HEALTH DEPARTMENT RECORDS
- DENOTES PASSED PERC TEST DONE ON 2/24/12 PER HOWARD COUNTY HEALTH DEPARTMENT RECORDS
- DENOTES REMOVED PERC AREA



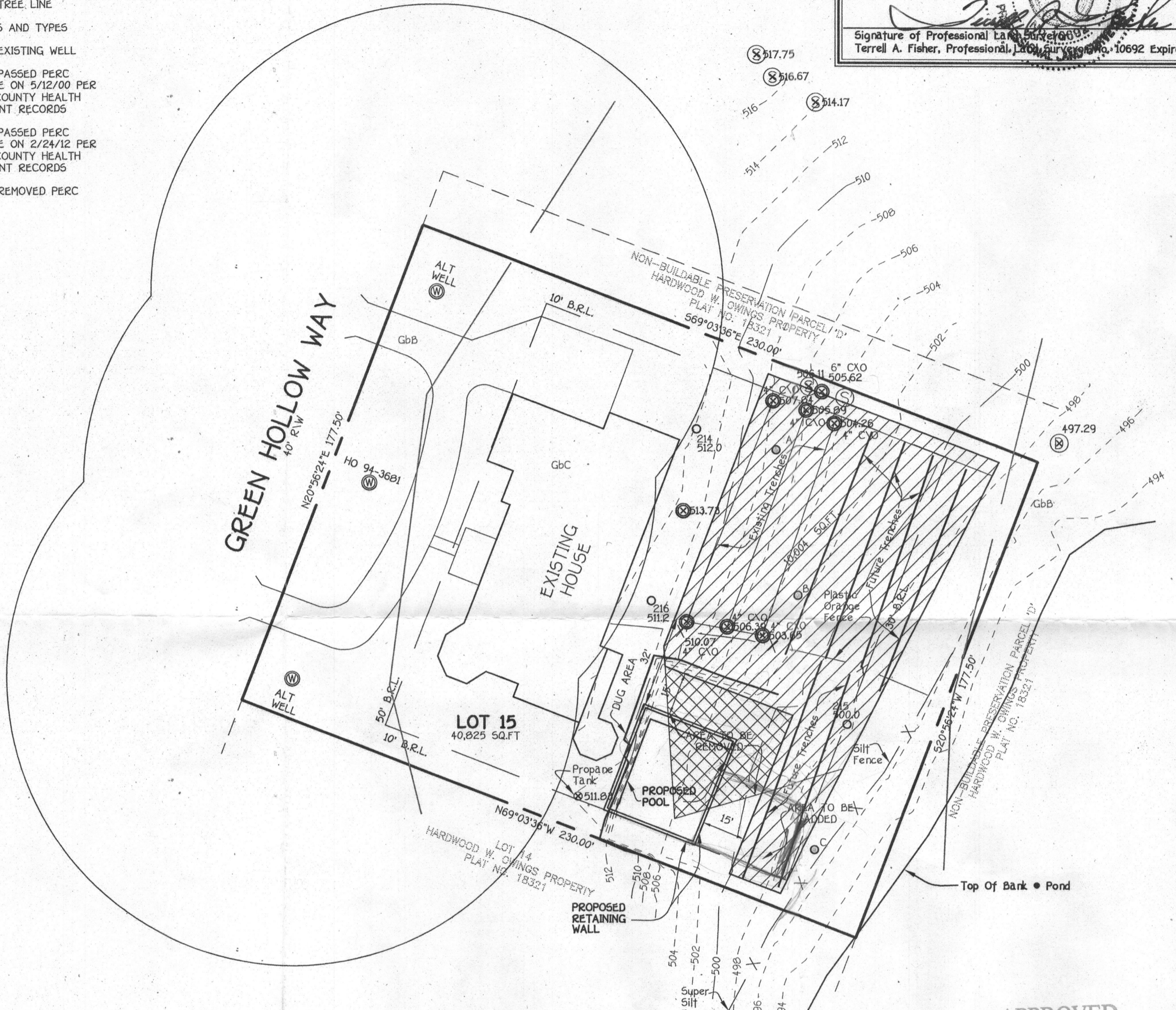
**PERC CERTIFICATION**

I certify that the locations shown hereon are based on field locations done under my direct supervision and are correct to the best of my professional knowledge and belief.

*Terrell A. Fisher* 10/15/12  
 Signature of Professional Land Surveyor Date  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Expires 12/13/13



**VICINITY MAP**  
SCALE: 1" = 1200'



**GENERAL NOTES:**

1. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
2. ADJUSTMENTS TO SEPTIC EASEMENT AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
3. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
4. EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM ALL REASONABLE EFFORTS.
5. ALL HOUSE SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
6. TOPOGRAPHY SHOWN IS FIELD RUN BY FISHER, COLLINS AND CARTER, INC. ON SEPTEMBER 27, 2012
7. BOUNDARY WAS FIELD SURVEY BY FISHER, COLLINS AND CARTER, INC. ON SEPTEMBER 27, 2012.
8. ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERC CERTIFICATION PLAN
9. PLAT REFERENCE 18321.
10. AREA BETWEEN POOL WALL AND CUT BANK TO BE BACK FILLED TO MATCH EXISTING GRADE OVER SEPTIC TRENCHES.
11. THE PROPOSED POOL WILL BE CONFINED TO THE BOUNDARY OF THE RETAINING WALL.
12. THE PROPERTY IS LIMITED TO 5 BEDROOMS.

**APPROVED**  
**WALK-THRU BUILDING PERMIT**  
 BP# \_\_\_\_\_ A# \_\_\_\_\_  
 APP. SAN *Dana Beard* DATE: *11-1-12*  
 DESC. OF WORK: *Install Concrete Pool 22' X 40' with fence.*  
*Approved As Shown*

**PERC RECERTIFICATION PLAT**  
**6825 GREEN HOLLOW WAY**

TAX MAP \*40 GRID: 4 PARCEL: 44  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: OCTOBER 15, 2012

**SOILS LEGEND**

SOIL	NAME	CLASS
GbB	Gladstone loam, 3 to 8 percent slopes	B
GbC	Gladstone loam, 8 to 15 percent slopes	B

- NOTES:**
- \* Hydric soils and/or contains hydric inclusions
  - \*\* May contain hydric inclusions
  - † Generally only within 100-year floodplain areas

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT.

*B. Wifon for Maurer Rossman* 10/19/2012  
 COUNTY HEALTH OFFICER DATE

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2255

I:\2012\12044\dwg\12044.dwg, Model, 10/15/2012, 2:18:15 PM, 1:30

## Wolf, Kevin

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**From:** Raffaele Mannarelli [rmcblandscapes481@gmail.com]  
**Sent:** Tuesday, May 13, 2014 6:07 PM  
**To:** Wolf, Kevin  
**Subject:** Re: 6825 Green Hollow Way

Hey Kevin.

Sorry I just saw your email. I spoke with the homeowner and he said he will contact you when he gets back home, so don't worry about it until you here from him.

Thanks,

Raffaele

On Fri, May 9, 2014 at 9:09 AM, Wolf, Kevin <[KWolf@howardcountymd.gov](mailto:KWolf@howardcountymd.gov)> wrote:

Mr. mannarelli,

I believe I spoke with you awhile back regarding some grading issues and the pool building permit. Jeff explained to me that you wanted to meet me on site to look at the area once graded with fill. I have placed inspection ports within the approved septic drainfields to inspect depths. The next available day I have to meet onsite is Tuesday May 13<sup>th</sup>. Will this work for you? I will be in the field all day today. I will check my email late or first thing Monday morning. Please let me know what you have available that day. I would think around 10-1030am.

Thanks,

Kevin M. Wolf, R.E.H.S./R.S., LEHS

Bureau of Environmental Health

Well & Septic Program

Groundwater Mgmt. Sec.

8950 Stanford Blvd.

Columbia, MD 21045

(o) [410-313-2645](tel:410-313-2645)

(f) [410-313-2648](tel:410-313-2648)



## Williams, Jeffrey

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**From:** Alcorn, John  
**Sent:** Monday, December 02, 2013 9:29 AM  
**To:** Williams, Jeffrey  
**Cc:** Jarvis, Harold  
**Subject:** RE: STOP WORK-6825 GREEN HOLLOW WAY

Ok Great. I have copied Harold Jarvis of my office on this. He is the CID inspector for this address. I think it would be best if Harold and your inspector (?) communicate directly with each as this operation plays out to assure both offices are satisfied before the grading permit is ever closed out.

Harold phone number is x1889.

Thanks.

**John E. Alcorn, Jr.**

Construction Inspection Division (CID), Regulation Supervisor  
Bureau of Engineering, Howard County Department of Public Works  
9250 Bendix Road  
Columbia, MD 21045  
Phone: (410) 313-1887

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**From:** Williams, Jeffrey  
**Sent:** Monday, December 02, 2013 9:22 AM  
**To:** Alcorn, John  
**Subject:** RE: STOP WORK-6825 GREEN HOLLOW WAY

Hi John. I just spoke with Bob and we will be ok with lifting the hold on the grading permit. I emailed Linda Reger to get the hold lifted on that permit only. We have a few issues out there, but the one related to the grading permit was the piles of dirt over the backyard and some indication that they may have intended to spread it out as fill to make the slope less severe back there.

We are ok with lifting the hold under the condition that the only thing they are approved to do back there is remove the dirt (as they state on the application). We are not approving them to add fill to the rear yard at all. Bob informed me that CID will do a final inspection before closing out the permit once the work is done. What I might do is put a hold on the permit after it is issued stating that no final inspection can be approved until we confirm that no additional fill was added. Our inspector was involved on the house construction and we agreed to allow up to a specific amount of fill over a portion of the reserve area. We had clean-outs installed that would allow us to check the depths to ensure that no additional fill was there. We can use those clean-outs once this work is done to make sure that the depths are back to what they were when we installed the system. Let me know if you need anything else from us. Thanks

Jeff Williams  
Program Supervisor, Well & Septic Program  
Bureau of Environmental Health  
Howard County Health Dept.  
410-313-4261

## Williams, Jeffrey

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**From:** Reger, Linda  
**Sent:** Monday, December 02, 2013 9:18 AM  
**To:** Frances, Bob; Williams, Jeffrey; Alcorn, John  
**Cc:** Reger, Linda; Kelly, Sean  
**Subject:** FW: STOP WORK-6825 GREEN HOLLOW WAY

Good Morning Bob,

I have lifted the Stop Work hold on the **Grading only** for 6825 Green Hollow Way. The holds are on the other permits associated with this address. Thank you Linda

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**From:** Williams, Jeffrey  
**Sent:** Monday, December 02, 2013 9:12 AM  
**To:** Reger, Linda  
**Subject:** RE: STOP WORK-6825 GREEN HOLLOW WAY

Hi Linda. After speaking with Bob and John Alcorn, Health is ok with lifting the hold on the grading permit (G13000382) ONLY. We would like the hold to remain on the other permits for the time being. Thanks for your help.

Jeff Williams  
Program Supervisor, Well & Septic Program  
Bureau of Environmental Health  
Howard County Health Dept.  
410-313-4261  
[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)

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**From:** Reger, Linda  
**Sent:** Tuesday, November 26, 2013 11:05 AM  
**To:** Alcorn, John; DeMarco, Rebecca; Flowers, Kimberley; Forejt, Bruce; Frances, Bob; Hamilton, Cindy; Harkins, Bonnie; Jackson, James; Kelly, Sean; LaRose, Anthony; Logan, Shari; Mock, Don; Reger, Linda; Saucedo, Brenda; Saucedo, Nick; Sauerwein, Sandra; Seefried, John; Wingo, Judy  
**Cc:** Reger, Linda; Williams, Jeffrey  
**Subject:** STOP WORK-6825 GREEN HOLLOW WAY  
**Importance:** High

From: Williams, Jeffrey  
Sent: Tuesday, November 26, 2013 10:46 AM  
To: Forejt, Bruce  
Cc: Frey, Thomas  
Subject: RE: B12003721 6825 Green Hollow

Bruce,

Our inspector Kevin went out yesterday and saw some conditions that were not on the original BP application documents that we approved. The application site plan that we approved shows a total finished area 35' long from front

to back. What Kevin saw was a patio and pool equipment area over a significant amount of fill extending back about 30' or so past the approved area on the application (see attached photo). This extension goes right over a portion of their sewage disposal area. Also, there were several large piles of dirt covering the remainder of the sewage disposal area including the existing septic system.

I'd like to put a stop work order on the pool permit. Is that something that you do?

Let me know if you need anything else from me. Thanks for the help.

Jeff

**HOLDS ON (The property address)**

**G13000382**

**B12004048**

**E12006183**

**B12003721**

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**From:** Alcorn, John  
**Sent:** Wednesday, November 27, 2013 7:51 AM  
**To:** Frances, Bob; Williams, Jeffrey  
**Cc:** Forejt, Bruce; Kelly, Sean; Seefried, John; Reger, Linda; Jarvis, Harold  
**Subject:** RE: STOP WORK-6825 GREEN HOLLOW WAY

Bob, CID placed the stop work order to accomplish two things: **#1** - to have the contractor stop importing additional dirt and more importantly to make immediate repairs to controls on site and to stabilize areas as directed in the field. **#2** - direct the homeowner/contractor to apply for a grading permit due to the site conditions that now require them to have one.

# 1 has already been accomplished in the field. #2 you have indicated they have applied for and is in process. CID will continue to monitor the site.

CID did not place the "hold" on the grading permit, so we have no objection to it being lifted if that helps the process along the process. I understand that the health department has issue to the grading, and their input to you I would assume is considered in what you approve as part of your review and sign off on the permit. CID's objective is an active Grading permit to get the site in compliance with our regulations( grading permit required for grading operation in excess of 5,000 sf or 100 cy), regardless of whether the applicant is allowed to keep dirt on site and finish grading as they intended, or if the dirt is required to be hauled off and original grade reestablished. Thanks for everyone's assistance and input on this one.

John E. Alcorn, Jr.  
Construction Inspection Division (CID), Regulation Supervisor  
Bureau of Engineering, Howard County Department of Public Works  
9250 Bendix Road  
Columbia, MD 21045  
Phone: (410) 313-1887

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**From:** Frances, Bob  
**Sent:** Tuesday, November 26, 2013 6:08 PM  
**To:** Alcorn, John; Williams, Jeffrey  
**Cc:** Forejt, Bruce; Kelly, Sean; Seefried, John; Reger, Linda  
**Subject:** RE: STOP WORK-6825 GREEN HOLLOW WAY

John and Jeff: I think we may be at a little bit of a standoff. CID wants a grading permit to stabilize and correct the sediment & erosion control issues at the site created as a result of fill being unloaded and stockpiled on the site. Health wants a stop work order. The application for a grading permit has been made (G13000382), but I can't sign off on it or issue it until the "Hold" condition created by the stop work is lifted. Perhaps we need to lift the "Hold" on the grading permit and keep it on the other permits. Issuing the grading permit and