

Oswald, Hank

From: William Kirwan <wkirwan@musearchitects.com>
Sent: Friday, March 13, 2015 10:04 AM
To: Oswald, Hank
Cc: Williams, Jeffrey
Subject: Re: B15000114_6781 Norris Lane
Attachments: COMAR 26.04.02.05.pdf

Hank,

Thank you. We will contact you once the trenches have been staked.

Bill

William Kirwan, AIA, LEED® AP
Principal

M U S E A R C H I T E C T S

7401 Wisconsin Ave, Suite 500
Bethesda, MD 20814
T. 301.718.8118
F. 301.718.8112

WWW.MUSEARCHITECTS.COM

On Mar 13, 2015, at 9:21 AM, Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Bill,

Per **COMAR 26.04.02.05**, a 1,500 gallon tank is sized for 5 bedrooms. I've attached a copy of COMAR which includes a table for septic tank sizing criteria. Now that we know the size of the septic tank, the next step is to have a septic contractor field locate and stake the septic trenches. We would need to schedule a day to excavate one trench to determine its size and dig another test hole to confirm the 4 foot buffer requirement.

Hank

From: William Kirwan [<mailto:wkirwan@musearchitects.com>]
Sent: Wednesday, March 11, 2015 10:48 AM
To: Oswald, Hank
Cc: Mark Gosnell; Lisa Greisman
Subject: Re: B15000114_6781 Norris Lane

Hank,

Thank you for the helpful meeting last week to understand the Health Department's requirements for approval of the building permit for this property given the absence of an approved septic system design in the County's and the owner's records.

Following the direction you and your supervisor laid out for determining the existing septic system for the property, Mark Gosnell and Lisa Greisman had their septic tank pumped yesterday and Freedom Septic Services identified the tank capacity to be 1,500 gallons. If my notes are correct, I believe you and your supervisor said that based on the 4 bedrooms we identified as the minimum number we would have to support (assuming the other three "bedrooms" in the house would be modified to be open spaces with 4 foot wide openings to hallways), they would need to have a tank that was 1,250 gallons. Please confirm the number of bedrooms that their 1,500 gallon tank will support and what the next steps are, which I believe your supervisor identified as the excavation of selected areas of the drain field for test pits so you can confirm the field is also sized and designed per County standards. I assume this will need to be coordinated between Freedom Septic and your office which we will help facilitate.

Thank you,

Bill

William Kirwan, AIA, LEED® AP
Principal

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On Mar 2, 2015, at 2:16 PM, Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Bill,

We are located at 8930 Stanford Boulevard in Columbia, MD 21045. The Environmental Health entrance is located on the rear right side of the building.

Hank

From: William Kirwan [<mailto:wkirwan@musearchitects.com>]
Sent: Monday, March 02, 2015 12:02 PM
To: Oswald, Hank
Subject: Re: B15000114_6781 Norris Lane

Many Thanks,

Bill

William Kirwan, AIA, LEED® AP
Principal

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On Feb 24, 2015, at 11:15 AM, Oswald, Hank
<hoswald@howardcountymd.gov> wrote:

Anytime next week between 900 and 11.

From: William Kirwan [<mailto:wkirwan@musearchitects.com>]
Sent: Tuesday, February 24, 2015 9:14 AM
To: Oswald, Hank
Subject: Re: B15000114_6781 Norris Lane

Hank,

Both of the owners (Lisa Greisman and Mark Gosnell) are doctors and need the meeting to be a bit further out to adjust their schedules in order to be available for a daytime meeting. Can you provide several days and times for next week, as this week will not work for them.

Many Thanks,

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Thanks. Can you give me the address and room number to confirm the location of the meeting on Wednesday?

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Bill

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Yes that's fine,

From: William Kirwan [<mailto:wkirwan@musearchitects.com>]
Sent: Friday, February 27, 2015 5:32 PM
To: Oswald, Hank
Subject: Re: B15000114_6781 Norris Lane

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From: "Oswald, Hank" <hoswald@howardcountymd.gov>
Date: Thursday, February 19, 2015 8:59 AM
To: Mary-Margaret Stacy <mmstacy@musearchitects.com>
Subject: RE: B15000114_6781 Norris Lane

Hi Mary:

Sorry for the delayed response. Our office was closed Monday/Tuesday and I was in training all day Wednesday.

Shanaberger did find a signed field located perc test plat. At this point, I need to meet with my Supervisor to see how he would like to proceed with this information. We still don't have perc test notes and soil profiles so I'm thinking we will need to perc this area again but let's wait and see what he says about it. Additionally, we may also need a revised/up-to-date perc cert plan prior to BP approval.

FPs don't need to be to scale but should have room measurements shown on it.

Hank

From: Mary-Margaret Stacy [<mailto:mmstacy@musearchitects.com>]
Sent: Friday, February 13, 2015 5:06 PM
To: Oswald, Hank
Subject: Re: B15000114_6781 Norris Lane

Hank,

The most recent plan we sent you was all Shannaberger could find.

We have asked the clients but do not believe they have any further paperwork.

As to scale, I was referring to the additional house floor plans you need. Is 1/8th ok? Do they need to be to scale?

Sent from my iPhone

On Feb 13, 2015, at 4:29 PM, "Oswald, Hank" <hoswald@howardcountymd.gov> wrote:

Usually we like to see site plans with a scale of 1:30 ? 1:100 but no specific scale for floor plans.

If we don't have record of it, chances are it doesn't exist.

I sent an email to Shanaberger to see if they had anything on record.

Have you talked with the owners about this?

Hank

I met with my supervisor and as I suspected, we will need to conduct percolation test to ensure an adequate septic disposal area for one initial system plus two repairs. This will have to be done prior to BP approval. Additionally, based on local bedroom code (see attached doc) the floor plans show 7 bedrooms (This includes the office space). Since we don't have record of the current septic system, there is no way for us to tell if the current onsite septic system is sized properly for existing and proposed property use and meets current standards.

The next step in the process will be to apply for a percolation test by completing an application (see attached), submitting the necessary plans and paying the fee in the amount of \$506. Please keep in mind that if the current septic tank is not sized properly, then it will need to be upgraded to a BAT system (7 bedrooms equates to a 2,000 gallon tank). A BAT Plan will be required in this instance.

Attached you will also find the setback requirements for wells and septic systems.

Should you have any questions or wish to schedule a meeting to discuss this project at our office, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
410.313.1786

From: Mary-Margaret Stacy [<mailto:mmstacy@musearchitects.com>]
Sent: Thursday, February 19, 2015 9:29 AM
To: Oswald, Hank
Cc: William Kirwan
Subject: Re: B15000114_6781 Norris Lane

Thanks Hank-

You should have received the remainder of the house plans earlier this week. As you will see, we are not changing the number of fixtures in the house. The new bath on the first floor replaces an existing, as does the kitchen sink, and laundry sink/machines. The two baths on the upper two floors are unchanged. If you have any questions on this please give us a call. Keep us posted on the perc, if necessary- based on the signed test plat and lack of change to fixture count.

Also, please send William Kirwan all future correspondence, as tomorrow is my last day in the office prior to beginning maternity leave.

Best,

Mary-Margaret
Mary-Margaret Stacy AIA, LEED Green Assoc.

M U S E A R C H I T E C T S

Oswald, Hank

From: William Kirwan <wkirwan@musearchitects.com>
Sent: Monday, February 23, 2015 10:11 AM
To: Oswald, Hank
Subject: Fwd: B15000114_6781 Norris Lane
Attachments: Perc Test and Plan Requirements.pdf; Perc Test Application.pdf; Setback Requirements.pdf; Subtitle 8 Sec 3 801 (b) Bedroom.pdf

Hank,

Mary-Margaret is now away on maternity leave so I will be the point of contact moving forward. My clients do wish to schedule a meeting with you and your supervisor to understand the requirements you have established clearly and to understand how with no changes to the number of bedrooms or bathrooms this is an issue that is holding up their building permit. Please coordinate your availability with your supervisor's and provide me with a few days and times you are both available. I will coordinate your availability with my clients and get back to you with the preferred date and time.

Thank you,

Bill

William Kirwan, AIA, LEED? AP
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Begin forwarded message:

Date: February 20, 2015 at 10:02:30 AM EST

From: "Oswald, Hank" <hoswald@howardcountymd.gov>
Date: Friday, February 20, 2015 7:58 AM
To: Mary-Margaret Stacy <mmstacy@musearchitects.com>
Subject: RE: B15000114_6781 Norris Lane

Mary-Margaret:

We are located at 8930 Stanford Boulevard in Columbia, MD 21045. The Environmental Health entrance is located on the rear right side of the building.

Hank

From: William Kirwan [mailto:wkirwan@musearchitects.com]
Sent: Monday, March 02, 2015 12:02 PM
To: Oswald, Hank
Subject: Re: B15000114_6781 Norris Lane

Hanks,

Thanks. Can you give me the address and room number to confirm the location of the meeting on Wednesday?

All best,

Bill

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Principal

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On Feb 23, 2015, at 3:12 PM, Oswald, Hank
<hoswald@howardcountymd.gov> wrote:

Hi Bill:

How about Wednesday 10 am or 1:30 pm or Friday 10
am of this week?

Hank

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Thank you,

Bill

Many Thanks,

Bill

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William Kirwan, AIA, LEED® AP
Principal

M U S E A R C H I T E C T S

Mary-Margaret
Mary-Margaret Stacy AIA, LEED Green Assoc.

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Have you talked with the owners about this?

Hank

From: Mary-Margaret Stacy
[<mailto:mmstacy@musearchitects.com>]
Sent: Friday, February 13, 2015 9:58 AM
To: Oswald, Hank
Subject: Re: B15000114_6781 Norris Lane

Thanks Hank,

A couple questions:

1. Is there any particular scale you need the other floor plans at? Is 1/8" ok?
2. Is there anywhere else we should check with the county for the septic records or if you can't find it does it likely not exist?

MMS
Mary-Margaret Stacy AIA, LEED Green Assoc.

M U S E A R C H I T E C
T S

7401 Wisconsin Ave, Suite 500

Bethesda, MD 20814
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F. 301.718.8112

WWW.MUSEARCHITECTS.COM

From: "Oswald, Hank"
<hoswald@howardcountymd.gov>
Date: Friday, February 13, 2015 8:18 AM
To: Mary-Margaret Stacy
<mmstacy@musearchitects.com>
Subject: RE: B15000114_6781 Norris
Lane

Mary Margaret -

The following information outlines our building permit review requirements for additions:

1. Floor Plans - Our office requires floor plans for the existing house (i.e. basement, first, second and third floors) in order to determine if the onsite septic system is adequate for the existing house and proposed changes. The floor plan drawing may be a hand drawn sketch of bedrooms, half and full baths etc.
2. Septic System Information - At this time, I have not been able to locate a septic record for this property or a signed percolation certification plan establishing a Septic Reserve Area (SDA). Yesterday, I tried to field locate some of the components but I was not successful. I left my business card with the owners mother at the residence. Perhaps the owners have a record of the existing septic system and established SDA.
3. Site Plan Requirement - The site plan must include the location of all septic components (i.e. tank, drywell and/or trench). A septic contractor may help to field

locate the septic system components and determine its size and condition.

(According to Howard County Code Sec 3.805, there must be an approved percolation certification plan establishing a SDA for the property prior to Health approval of a building permit. If one doesn't exist, then it must be established prior to BP approval.

Please revise your plan to show all septic components and include a copy of the floor plans of the existing house.

Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
410.313.1786

From: Mary-Margaret Stacy
[mailto:mmstacy@musearchitects.com]
Sent: Friday, February 06, 2015 2:30 PM
To: Oswald, Hank
Cc: William Kirwan
Subject: Re: B15000114_6781 Norris Lane

Hank-

Please find attached the permit set for building permit #B15000114. Please note that the addition is over conditioned crawl and the existing house is over an unfinished basement. We do not have drawings for the upper two floors of the existing house as there is no new work but the extent of the plumbing is one full bath at the second and one full bath at the third floor. Also, attached is what

information we were able to find on the septic- we have circled the 6781 Norris Lane property for clarity. Hopefully the dates on this drawing might help you to locate the septic records. Please let us know what other information you might need.

Best,

Mary-Margaret
Mary-Margaret Stacy AIA, LEED Green Assoc.

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WWW.MUSEARCHITECTS.COM

From: "Oswald, Hank"
<hoswald@howardcountymd.gov>
Date: Wednesday, January 28, 2015 3:26 PM
To: Mary-Margaret Stacy
<mmstacy@musearchitects.com>
Subject: B15000114_6781 Norris Lane

Ms. Mary-Margaret:

This email is in response to building permit # **B15000114**. Upon review the submittal, the building permit did not include a copy of the floor plans of the existing house, and proposed changes. In addition, please forward any information that you may have about the septic system (including the "As Built" drawing detailing the septic specs, septic tank, and trench locations and/or signed perc cert plan). I cannot locate the septic record for this property at this time.

Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
 Howard County Health Department
 Bureau of Environmental Health
 Well & Septic Program
 410.313.1786

FREEDOM SEPTIC SERVICE
 24 Hour Service
 2809 Liberty Road
 Eldersburg, Maryland 21784
 (410) 795-2947

JOB WORK ORDER

DATE OF ORDER: _____

PHONE: _____

BILL TO: Lisa Greisman

ADDRESS: 6781 Norris Ln.

CITY: Elkridge, 21075

LOCATION OF SEPTIC: _____

BACK-PIPE / 2 hoses

LAST PUMPED: 6/2013

NEW CUSTOMER: _____

DESCRIPTION OF WORK:

Pump Septic

Give Estimate of tank size

Gallons: 1500 • Tue-3/10/15

A 13% Late Charge will be assessed 30 days after date of service.

NOTICE TO CUSTOMERS
 I understand that Freedom Septic Service, Inc. is not responsible for any damage to driveway or lawn while rendering services on the above property.

Date Completed: 3/10/15 Eric

TOTAL MATERIALS	
TOTAL LABOR	
TAX	
TOTAL AMOUNT	210-

NO ONE AT HOME
 TOTAL AMOUNT DUE FOR ABOVE WORK OR
 TOTAL BILLING TO BE MAILED AFTER COMPLETION OF THE WORK

Signature: _____
 I hereby acknowledge the satisfactory completion of the above described work.

7401 Wisconsin Ave, Suite 500
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Bill

Oswald, Hank

From: Mary-Margaret Stacy <mmstacy@musearchitects.com>
Sent: Tuesday, February 17, 2015 11:17 AM
To: Oswald, Hank
Cc: William Kirwan
Subject: Re: B15000114_6781 Norris Lane
Attachments: Greisman_Gosnell_EX1_0.pdf; Greisman_Gosnell_EX1_2.pdf; Greisman_Gosnell_EX1_3.pdf

Hank-

Please find the remaining floor plans for the Norris Lane property (first floor is shown on Demo Plans). The second floor has a single bath with a tub/shower. Attic bath is a tub only configuration.

If our clients are unable to locate the signed percolation certification what is the process for re-establishing it to allow the permit to move forward?

Thanks,

Mary-Margaret
Mary-Margaret Stacy AIA, LEED Green Assoc.

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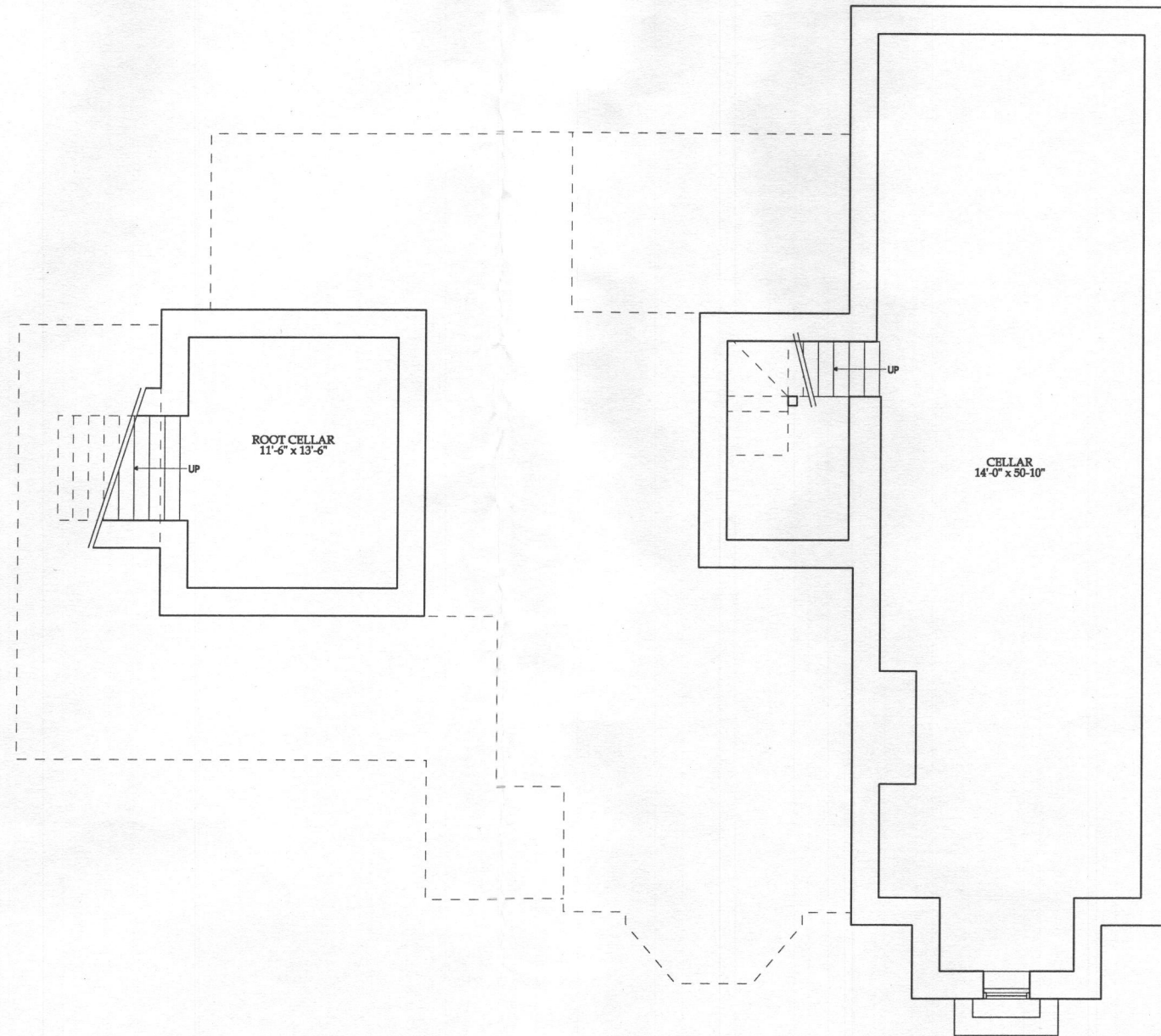
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Date: Friday, February 13, 2015 8:18 AM
To: Mary-Margaret Stacy <mmstacy@musearchitects.com>
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1 EXISTING CELLARS
 EX-1.0 SCALE: 1/4" = 1'-0"

MUSE ARCHITECTS, PC
 7401 Wisconsin Avenue, Suite 500 Bethesda, MD 20814
 Phone 301.718.8118 Fax 301.718.8112

GREISMAN/GOSNELL RESIDENCE
 6781 NORRIS LANE ELKDRIDGE, MARYLAND 21075

JAN. 16, 2019
 RED SET
 FEB. 16, 2019 EX. COND.

EXISTING CELLAR PLAN
 SCALE: 1/4" = 1'-0"

EX-1.0

(According to Howard County Code Sec 3.805, there must be an approved percolation certification plan establishing a SDA for the property prior to Health approval of a building permit. If one doesn't exist, then it must be established prior to BP approval.

Please revise your plan to show all septic components and include a copy of the floor plans of the existing house.

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Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
410.313.1786

From: Mary-Margaret Stacy [<mailto:mmstacy@musearchitects.com>]
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T. 301.718.8118
F. 301.718.8112

WWW.MUSEARCHITECTS.COM

From: "Oswald, Hank" <hoswald@howardcountymd.gov>
Date: Wednesday, January 28, 2015 3:26 PM
To: Mary-Margaret Stacy <mmstacy@musearchitects.com>
Subject: B15000114_6781 Norris Lane

From: Mary-Margaret Stacy [<mailto:mmstacy@musearchitects.com>]
Sent: Friday, February 13, 2015 9:58 AM
To: Oswald, Hank
Subject: Re: B15000114_6781 Norris Lane

Thanks Hank,

A couple questions:

1. Is there any particular scale you need the other floor plans at? Is 1/8" ok?
2. Is there anywhere else we should check with the county for the septic records or if you can't find it does it likely not exist?

MMS

Mary-Margaret Stacy AIA, LEED Green Assoc.

M U S E A R C H I T E C T S

7401 Wisconsin Ave, Suite 500
Bethesda, MD 20814
T. 301.718.8118
F. 301.718.8112

WWW.MUSEARCHITECTS.COM

From: "Oswald, Hank" <hoswald@howardcountymd.gov>
Date: Friday, February 13, 2015 8:18 AM
To: Mary-Margaret Stacy <mmstacy@musearchitects.com>
Subject: RE: B15000114_6781 Norris Lane

Mary Margaret -

The following information outlines our building permit review requirements for additions:

1. Floor Plans - Our office requires floor plans for the existing house (i.e. basement, first, second and third floors) in order to determine if the onsite septic system is adequate for the existing house and proposed changes. The floor plan drawing may be a hand drawn sketch of bedrooms, half and full baths etc.
2. Septic System Information - At this time, I have not been able to locate a septic record for this property or a signed percolation certification plan establishing a Septic Reserve Area (SDA). Yesterday, I tried to field locate some of the components but I was not successful. I left my business card with the owners mother at the residence. Perhaps the owners have a record of the existing septic system and established SDA.
3. Site Plan Requirement - The site plan must include the location of all septic components (i.e. tank, drywell and/or trench). A septic contractor may help to field locate the septic system components and determine its size and condition.

(According to Howard County Code Sec 3.805, there must be an approved percolation certification plan establishing a SDA for the property prior to Health approval of a building permit. If one doesn't exist, then it must be established prior to BP approval.

Ms. Mary-Margaret:

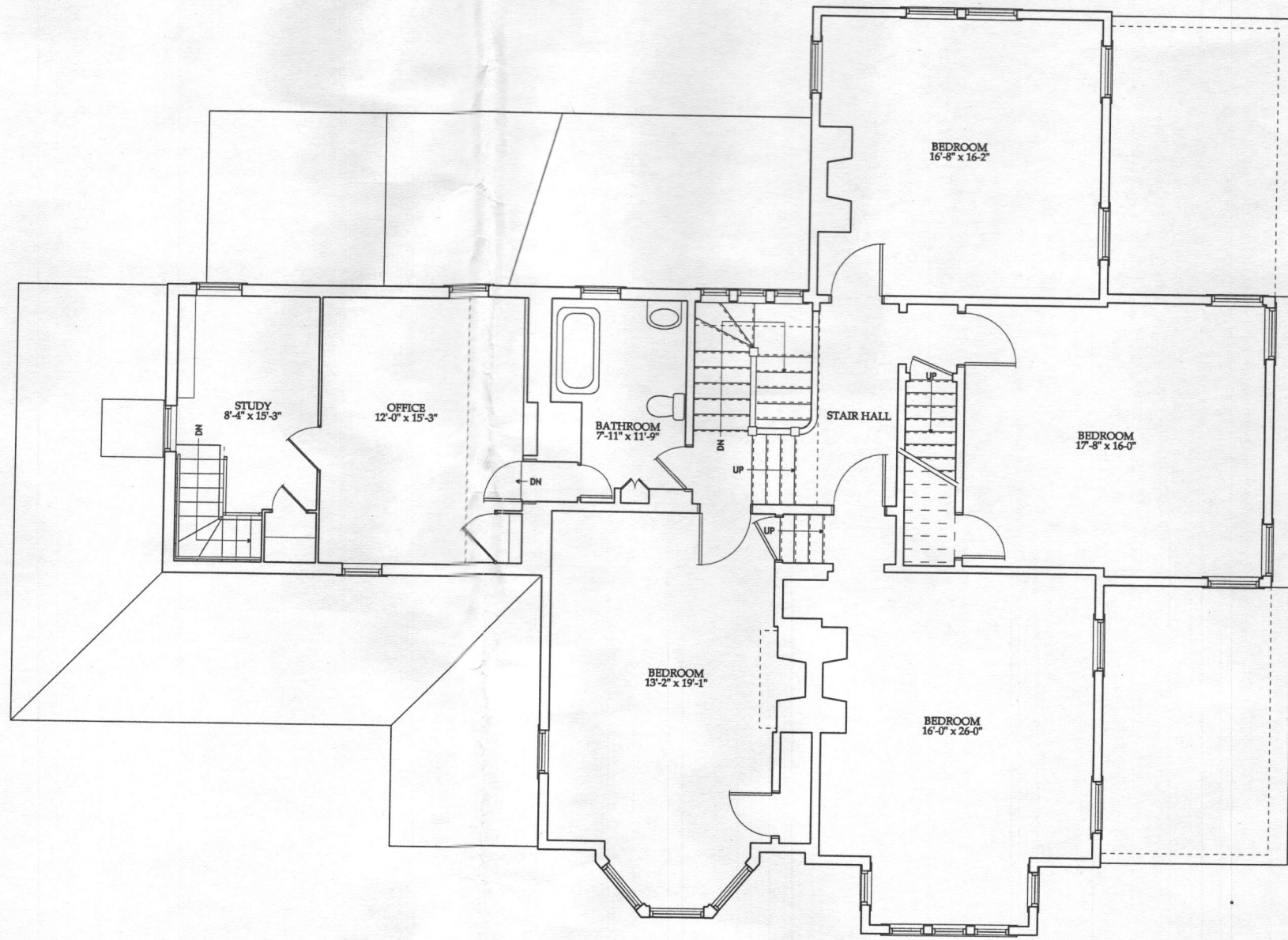
This email is in response to building permit # **B15000114**. Upon review the submittal, the building permit did not include a copy of the floor plans of the existing house, and proposed changes. In addition, please forward any information that you may have about the septic system (including the 'As Built' drawing detailing the septic specs, septic tank, and trench locations and/or signed perc cert plan). I cannot locate the septic record for this property at this time.

Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
410.313.1786



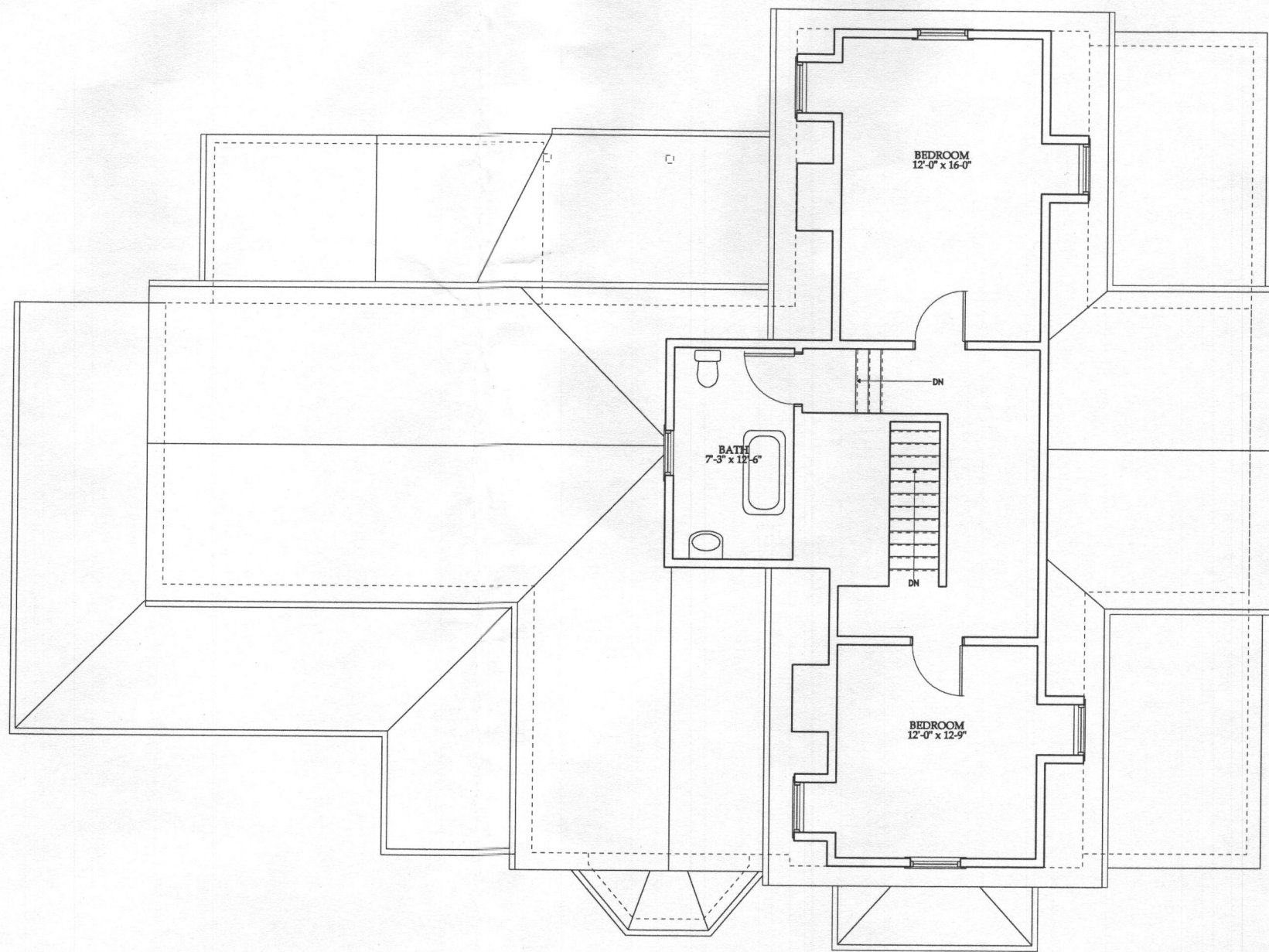
1
EX-1.2 **EXISTING SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

MUSE ARCHITECTS, PC
 7401 Wisconsin Avenue, Suite 500
 Bethesda, MD 20814
 Phone 301.718.8118
 Fax 301.718.8112

GREISMAN/GOSNELL RESIDENCE
 6781 NORRIS LANE
 ELKRIDGE, MARYLAND 21075

JAN. 14, 2013
 REV. 007
 FEB. 14, 2013 EX. COND.

EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



1 EXISTING ATTIC FLOOR PLAN
 EX-1.3 SCALE: 1/4" = 1'-0"

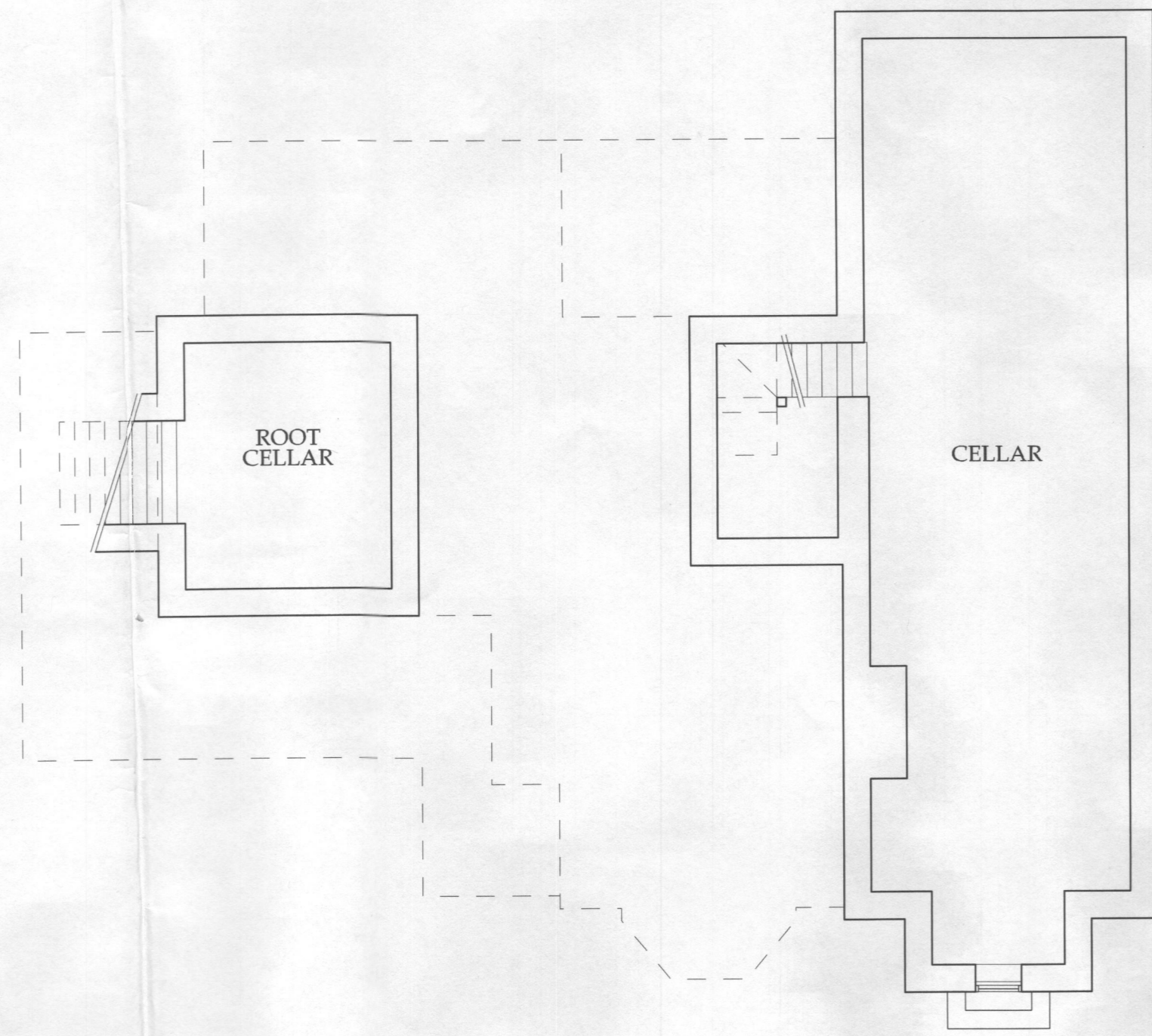
MUSE ARCHITECTS, PC
 7401 Wisconsin Avenue, Suite 500
 Bethesda, MD 20814
 Phone 301.718.8118 Fax 301.718.8112

GREISMAN/GOSNELL RESIDENCE
 6781 NORRIS LANE
 ELK RIDGE, MARYLAND 21075

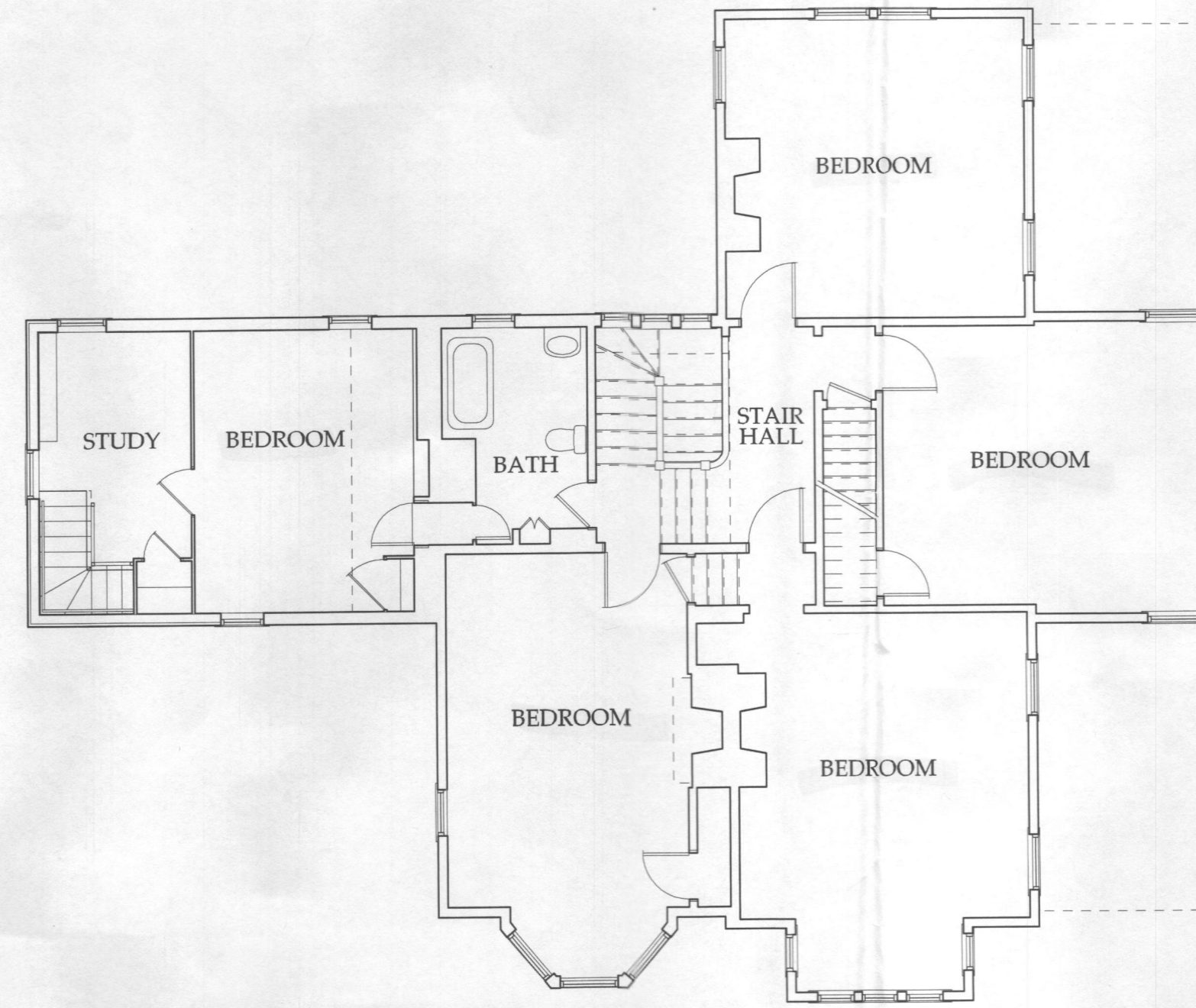
JAN 15, 2015
 10:58 AM
 FILED IN EX-1.3 COND.

EXISTING ATTIC FLOOR PLAN
 SCALE: 1/4" = 1'-0"

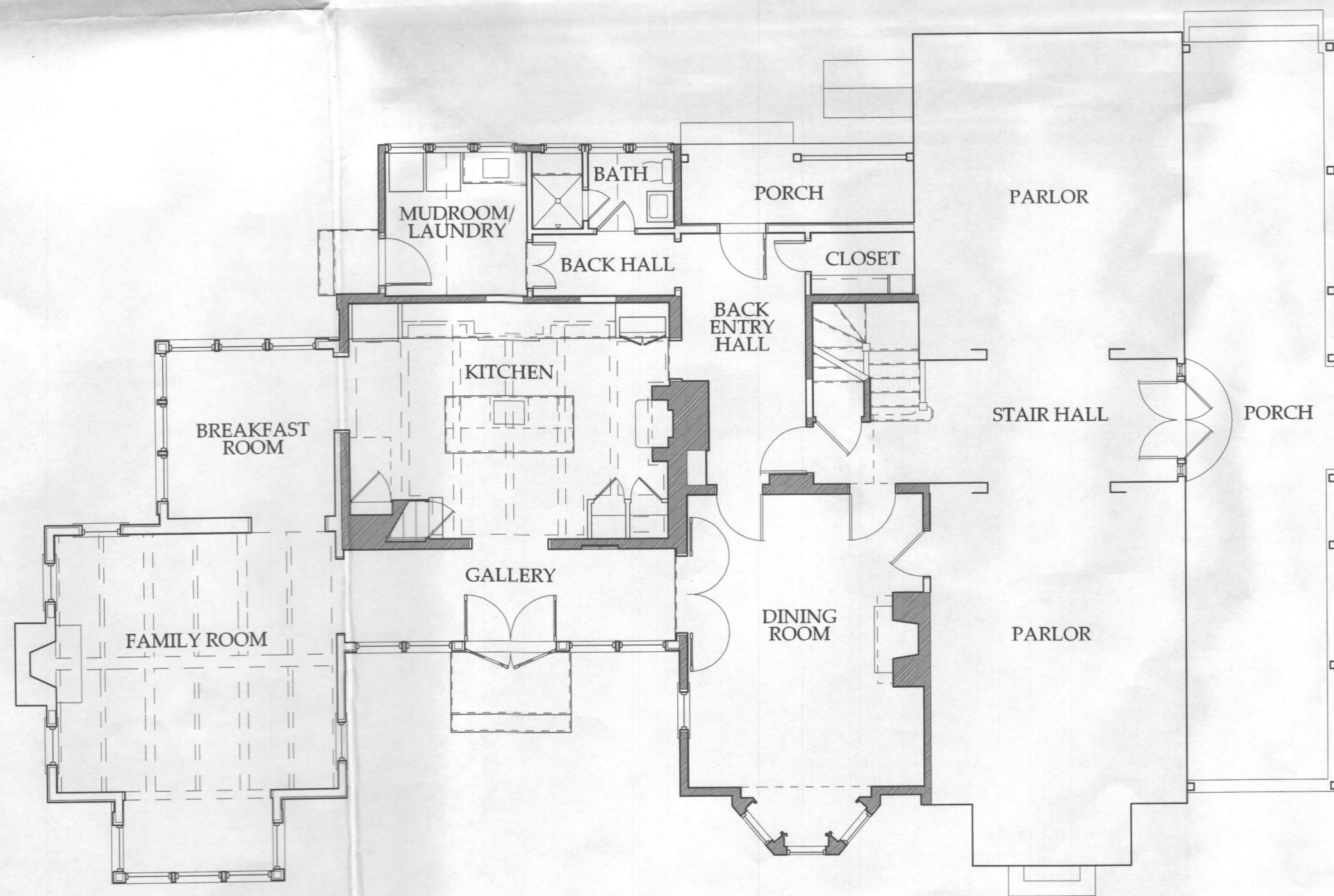
EX-1.0



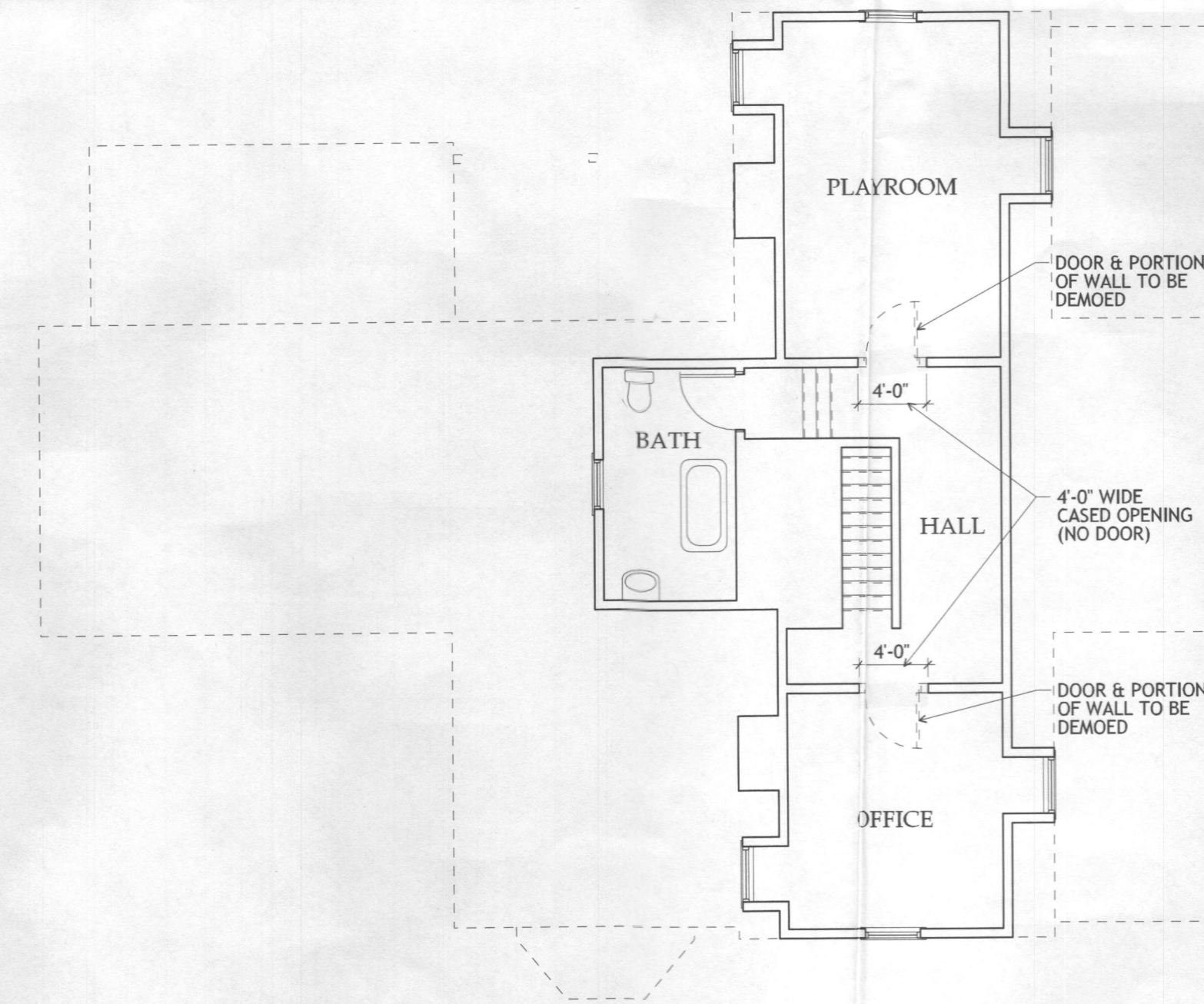
1 EXISTING CELLARS - NO CHANGE / NO BEDROOMS
 A-1.1.1 SCALE: 1/8" = 1'-0"



3 EXISTING SECOND FLOOR PLAN - NO CHANGE / 5 BEDROOMS
 A-1.1.1 SCALE: 1/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN - NO BEDROOMS
 A-1.1.1 SCALE: 1/8" = 1'-0"

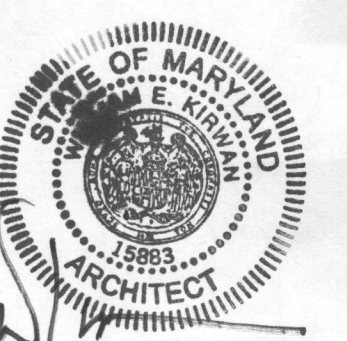


4 PROPOSED ATTIC FLOOR PLAN - NO BEDROOMS
 A-1.1.1 SCALE: 1/8" = 1'-0"

MARCH 31, 2015

FLOOR PLANS FOR
 HEALTH DEPARTMENT REVIEW
 SCALE: 1/8" = 1'-0"

A-15000114



**COMPLETE THIS FORM WHEN DROPPING OFF ANY
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 4.2.15
To: HANK OSWALD / PERMITS HEALTH DEPT.
(Person's Name and Division)
From: WILLIAM KIRWAN / MUSE ARCHITECTS 301.718.8118
(Your Name, Company Name and Telephone Number)
Subject: Project name GREISMAN / GOSNELL RESIDENCE
Project site address 6781 NORRIS LANE.
Permit # B1500014 SDP # _____
Other information pertinent to this project _____

- Please check the attachments below that you are submitting with this transmittal:
- Letter of response to address plan review comment letter
 - Revised plans and/or revised details: When submitting for a complete re-review, duplicate sets shall be submitted.
 - Letter Summarizing Changes
 - Energy conservation calculations
 - Copies of (be specific).
 - Health Department Request
 - DPZ/ DED Request
 - Applicant's Request
 - Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # _____
 - Other _____

Contact Person Information: (Required)

WILLIAM KIRWAN, AIA
Please Print Name

Telephone No: 301.718.8118

E-Mail Address: wkirwan@musearchitects.com

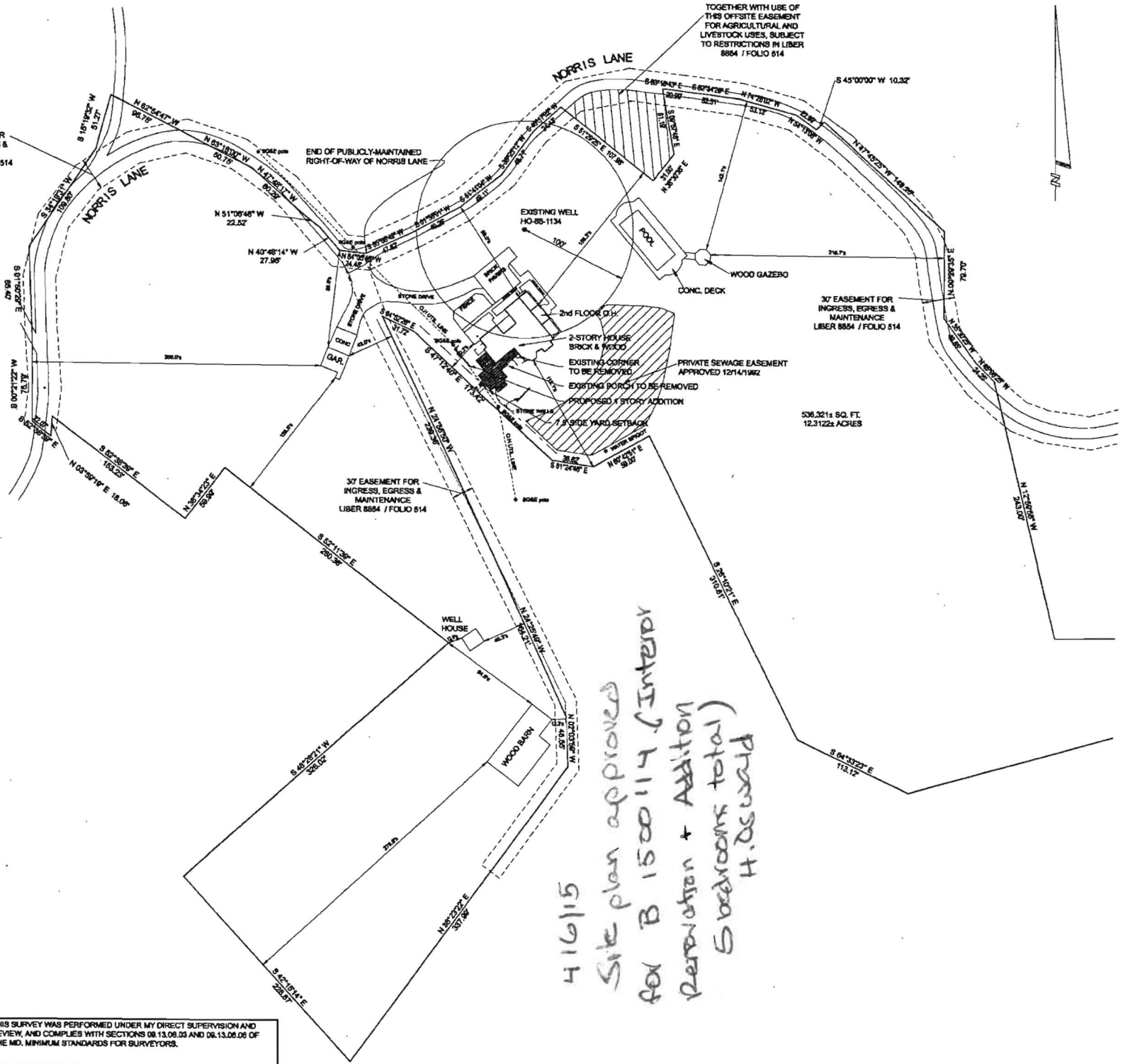
PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.

Received by MP

Revision
floor plan for health

30' EASEMENT FOR INGRESS, EGRESS & MAINTENANCE LIBER 8854 / FOLIO 514

TOGETHER WITH USE OF THIS OFFSITE EASEMENT FOR AGRICULTURAL AND LIVESTOCK USES, SUBJECT TO RESTRICTIONS IN LIBER 8854 / FOLIO 514



END OF PUBLICLY-MAINTAINED RIGHT-OF-WAY OF NORRIS LANE

EXISTING WELL HO-88-1134

POOL

WOOD GAZEBO

30' EASEMENT FOR INGRESS, EGRESS & MAINTENANCE LIBER 8854 / FOLIO 514

2nd FLOOR D.H.

2-STORY HOUSE BRICK & WOOD

EXISTING CORNER TO BE REMOVED

EXISTING PORCH TO BE REMOVED

PROPOSED 1 STORY ADDITION

7.8' SIDE YARD SETBACK

PRIVATE SEWAGE EASEMENT APPROVED 12/14/1982

536,321± SQ. FT. 12.3122± ACRES

30' EASEMENT FOR INGRESS, EGRESS & MAINTENANCE LIBER 8854 / FOLIO 514

WELL HOUSE

WOOD BARN

4/16/15
 Site plan approved
 for B 1500114 (Interior
 Renovation + Addition
 5 bedrooms total)
 H. Osward

SHANABERGER & LANE
 8728 TOWN & COUNTRY BLVD.
 SUITE 201
 ELLICOTT CITY, MD. 21043

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND REVIEW, AND COMPLIES WITH SECTIONS 08.13.08.03 AND 08.13.08.05 OF THE MD. MINIMUM STANDARDS FOR SURVEYORS.

Oswald, Hank

From: John Martinez <jmartinez@musearchitects.com>
Sent: Thursday, April 02, 2015 11:49 AM
To: Oswald, Hank
Cc: Bill Kirwan
Subject: 6781 Norris Lane - B 15000114
Attachments: A1_1_1.pdf

Mr. Oswald,

Please find the attached PDF for the permit revision drawing you requested from Bill Kirwan regarding 6781 Norris Lane.

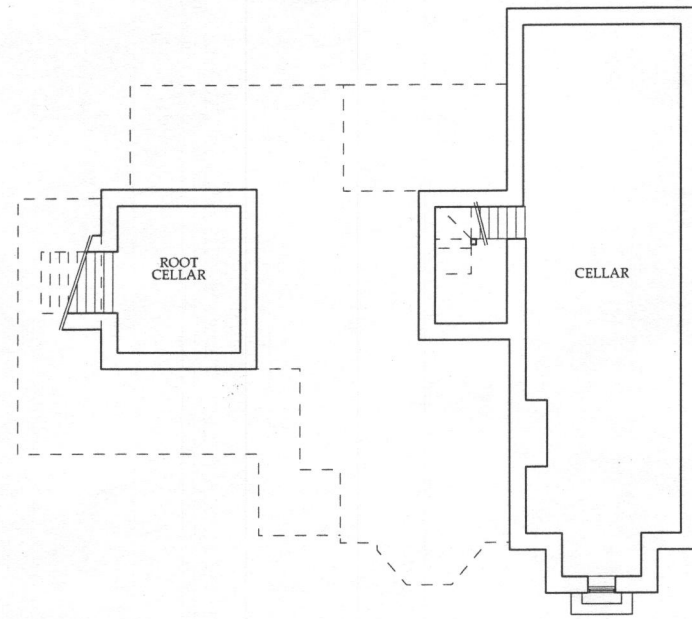
Thank you,

John David Martinez

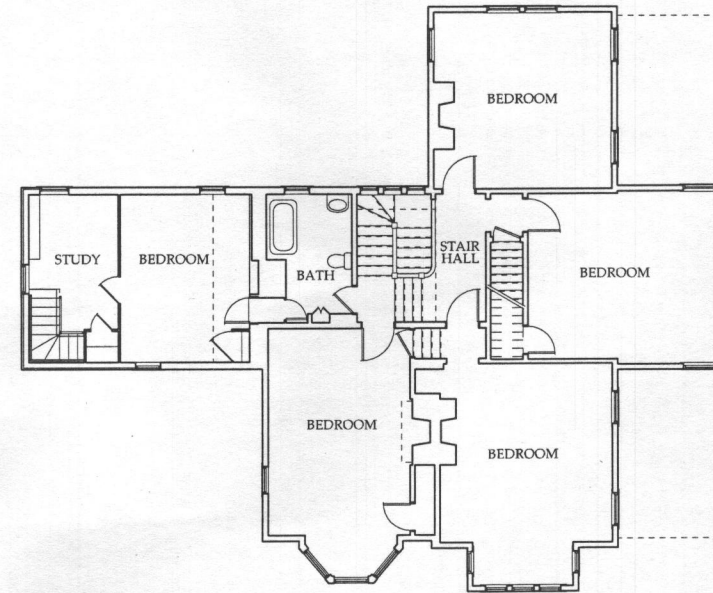
M U S E A R C H I T E C T S

7401 Wisconsin Ave, Suite 500
Bethesda, MD 20814
T. 301.718.8118
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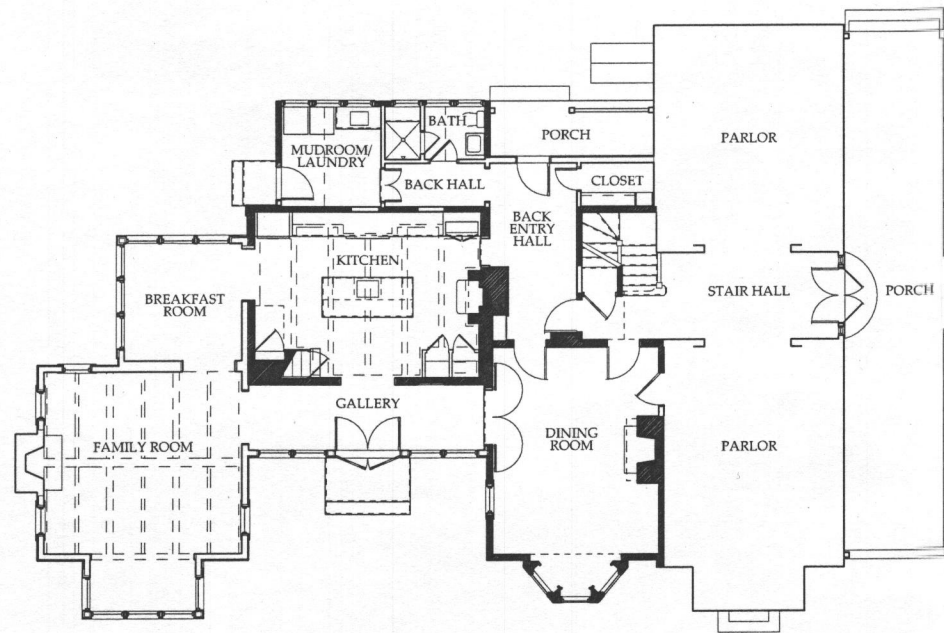
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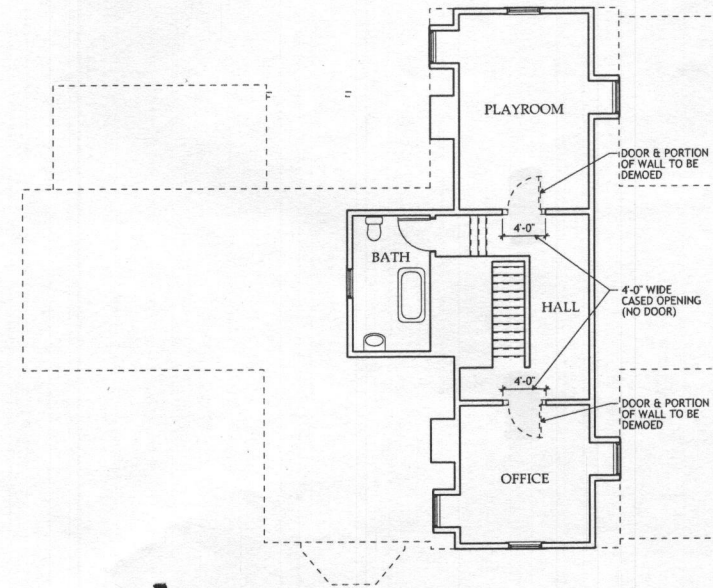
1 EXISTING CELLARS - NO CHANGE / NO BEDROOMS
 A-1.1.1 SCALE: 1/8" = 1'-0"



3 EXISTING SECOND FLOOR PLAN - NO CHANGE / 5 BEDROOMS
 A-1.1.1 SCALE: 1/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN - NO BEDROOMS
 A-1.1.1 SCALE: 1/8" = 1'-0"



4 PROPOSED ATTIC FLOOR PLAN - NO BEDROOMS
 A-1.1.1 SCALE: 1/8" = 1'-0"

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: October 20, 2014

DPZ File No. WP-15-055

Department of Planning and Zoning

- 1 Transportation Planning
1 Resource Conservation (Historic/Ag Pres)
Public Service and Zoning Administration
1 Research
Address Coordinator
1 Comprehensive & Community Planning
2 Development Engineering Division
Other
2 File

Agencies

- Soil Conservation District
1 Department of Inspections, Licenses & Permits
1 Department of Fire and Rescue Services
1 State Highway Administration
Health Department
1 Public School System
1 Recreation and Parks
WSSC (Non-Residential Only)
MD Aviation Administration
Tax Assessment
Verizon
BGE
Cable TV
Police
MTA
Finance
1 DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: 6781 Norris Lane

ENCLOSED FOR YOUR Signature Approval Review & Comments Files
THE ENCLOSED Original Pre-Packaged Plan Set

Table with 3 columns: Plans, # of Sheets, Supplemental Documents. Lists various planning documents and their associated sheets and supplemental reports like Wetlands Report, Soils/Topo Map, etc.

WAS: Received Tentatively Approved Recorded
Received and Revised Approved On October 20, 2014

COMMENTS: SRC/Comments Due By: 11/12/14

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

DPZ STAFF INITIALS: EB

Howard County Department of Planning and Zoning
 Division of Land Development
WAIVER PETITION APPLICATION
[Waiver from Subdivision and Land Development Regulations]

Date Submitted/Accepted: 10/20/14 DPZ File Number WP-15-055

i. Site Description

Subdivision Name/Property Identification: _____

Location of property: 6781 NORRIS LANE
 (Street Address and/or Road Name)

<p><u>ONE SINGLE-FAMILY DETACHED HOUSE</u> (Existing Use)</p> <p><u>31</u> (Tax Map No.)</p> <p><u>R-ED</u> (Zoning District)</p>	<p><u>ONE SINGLE-FAMILY DETACHED HOUSE</u> (Proposed Use)</p> <p><u>142 & 525</u> (Parcel No.)</p> <p><u>12.3124 AC & 3.3594 AC.</u> (Total Site Area)</p>
<p><u>12</u> (Grid/Block No.)</p>	<p><u>1</u> (Election District)</p>

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.)

NONE

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 or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

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>16.144</u>	TO ALLOW CONVEYANCE OF A SMALL AREA OF LAND FROM ONE PARCEL TO AN ADJOINING PARCEL, BOTH IN THE SAME OWNERSHIP, NEITHER ONE SHOWN ON A PREVIOUS SUBDIVISION PLAT, TO ALLOW CONSTRUCTION OF AN ADDITION TO A HISTORIC HOUSE WITHOUT CREATING A SETBACK VIOLATION
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

III. Justification

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application at the time of submission. 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.

PLEASE ATTACH A SEPARATE LETTER OF JUSTIFICATION TO SUPPORT THE WAIVER REQUESTS.

IV. Pre-Submission Meeting Requirements

→→→a. **Community Meeting Requirement** - If no previous subdivision plans and/or zoning or conditional use petitions were processed, a pre-submission community meeting is required for the initial plan submittal of all new residential development and for new non-residential development located within 200 feet of a residential zoning district or an existing non-residential development which is located within 200 feet of a residential zoning district and proposed for a floor area expansion of more than 25% in accordance with Sections 16.156(a) and 16.128 of the Subdivision and Land Development Regulations for waivers of the site development plan requirement. [See DPZ policy memo dated 3/22/04 for existing lots/parcels]. The property owner/developer must provide 3 weeks advance notice regarding the community meeting's date, time and location to all adjoining property owners identified in the records of the State Department of Assessments and Taxation and any community association that represents the geographic area of the subject property by first class mail; and sent electronically to any community association registered with the County for projects in a certain geographic area; the Howard County Council; and DPZ, which will place the meeting notice on the DPZ's website. The developer shall send a copy of the minutes and written responses to the meeting attendees and DPZ, either electronically or by first class mail. **A certification that meeting notices were mailed, contact information for the attendees and a copy of the minutes and a written response with a dated return mail receipt or dated email attached to all of the major comments recorded at the meeting must be submitted to DPZ along with the initial plan application. The meeting minutes, including a written response to all questions, shall be sent to all meeting attendees within 60 days of the meeting either electronically or by first class mail [Council Bill 6-2011].**

N/A
→→→b. **HDC Meeting Requirement** - A pre-submission advisory meeting with the Historic District Commission is required for new development located within a Historic District or if the site contains a historic structure (50 years or older) in accordance with Section 16.603A of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk or checking with the Resource Conservation Division. The property owner/developer must contact the DPZ, Resource Conservation Division for the HDC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HDC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**

N/A
→→→c. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or waiver approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or waiver petition application.

→→→d.

N/A

Design Advisory Panel (DAP) – A pre-submission advisory meeting with the Design Advisory Panel is required for sketch and preliminary equivalent sketch plans that are submitted on or after November 3, 2008 for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual; on parcels located within the U.S. Route 40 corridor that are zoned 'TNC' or that are subject to the Route 40 Design Manual; on parcels which age-restricted adult housing is to be constructed pursuant to a conditional use; on redevelopment parcels located in the New Town Village Centers with boundaries proposed by a property owner or established by the Zoning Board or County Council; and for revitalization and redevelopment of Downtown Columbia in accordance with Sections 16.1501 and 16.1504 of the Howard County Code. The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. **The property owner/developer must submit a copy of the DAP project design recommendations to DPZ along with the initial subdivision plan application.**

V. **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 (**15 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 19 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 15 or 19 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12"**. The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

Plan applications are available on the DPZ website at <http://www.co.ho.md.us/DPZ/formsfeesapplications.htm>.

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, Justification Attached
	<input type="checkbox"/> NA Not Applicable	

- ✓ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- ✓ 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.
- N/A 7. Delineation of all existing public road and/or proposed street systems.
- ✓ 8. Identification and location of all easements.

- √ 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
- 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.
- √ 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, for waivers of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
- √ 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).
- √ 14. Submit 2 sets of photographs for all existing on-site structures.
- √ 15. Identify the location of any existing wells and/or private septic systems.

N/A 16. **Route 1 Manual**
 Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

N/A 17. **Route 40 Design Manual**
 Compliance with the Route 40 Design Manual is required for new development and redevelopment projects located in the Traditional Neighborhood Center (TNC) zoning districts and on parcels located within the Route 40 Corridor as defined in the Route 40 Design Manual. All plan submissions within the Route 40 corridor, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 40 Design Manual's requirements and recommendations. All plan submissions within the Route 40 corridor shall provide a written summary of how the proposed design achieves the objectives of the Route 40 Design Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

√ 18. **Property Deeds** – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**

N/A 19. Please complete the following:
 A pre-submission meeting was held with DPZ on _____ with
 _____ [date] _____, if applicable.
 _____ [DPZ, Director, DLD Division Chief or other SRC representatives]

VI. 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.** For more information or questions, contact DPZ at (410) 313-2350.

VII. 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 at the time of the submission.**

Owner's authorization attached *

Lin A. Stein 10/10/14
Mark Gosnell 10/10/14
 (Signature of Property Owner) (Date)
 (Fee Simple Owner Only)

Scott Shanaberger 10/14/14
 (Signature of Petition Preparer) * (Date)

Mark Gosnell / Lisa Greisman
 (Name of Property Owner)

G. SCOTT SHANABERGER, SHANABERGER & ASSOCIATES
 (Name of Petition Preparer, Surveyor/Engineering/Architect or Agent/Developer)

6781 Morris Lane
 (Address)

8726 Town & Country Blvd, Suite 204
 Address)

Elkridge, MD 21075
 (City, State, Zip Code)

Ellicott City, MD 21043
 (City, State, Zip Code)

E-Mail msgosnell@aol.com

E-Mail home@shanlane.com

410 294-0715 (Fax)
 (Telephone)

(410) 461-9563 (410) 461-9693
 (Telephone) (Fax)

Contact Person: Mark Gosnell

Contact Person: G. SCOTT SHANABERGER

Howard County Department of Planning and Zoning
Division of Land Development

INITIAL SUBMISSION
WAIVER PETITION WORKSHEET
(For DPZ Use Only)

Project Name _____ DPZ File No. _____
DPZ Plan Reviewer _____ Submission Date _____
Plan Consultant Representative _____ Time _____

- I. **Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete
 - b. Required number of plans and applications are provided.....
 ___ Plans (15 sets on County Road or
 ___ Applications 19 sets on State Road)
 - c. Supplemental Information is provided
 - d. Certification of pre-submission community meeting and summary of community comments with dated responses to all meeting attendees within 60 days is provided and three week notice given to DPZ and County Council, if applicable
 - e. Certification of pre-submission HDC advisory meeting for new projects in Historic District or listed in Historic Sites Inventory
 - f. Photographs of existing structures (for Historic Preservation Review)
 - g. MAA Approval Letter (if applicable)
 - h. Written summary of Route 1 Manual/Route 40 Design Manual compliance (if applic)
 - i. DAP project design recommendation for Route 1/Route 40 projects

- II. **Fee Computation** **Fee**
- Number of waivers requested.....
- * Base Fee for first two waiver sections (**\$450**)
 - Fee for each additional waiver section (___ additional waivers x **\$50** each).....
 - * (Maximum fee of **\$350** for Agricultural Preservation parcels)

TOTAL _____

III. **Certification**

Cash Receipt No. _____ Amount _____
SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530

Check issued by _____

___ Waiver petition application is accepted for processing.

___ Scheduled SRC meeting date.

___ Waiver petition application is rejected.

Reason: _____

___ Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____

SHANABERGER & LANE

Surveying • Land Planning • Construction Stakeout

October 6, 2014

Mr. Kent Sheubrooks, Chief
Division of Land Development
Howard County Department of Planning and Zoning
3430 George Howard Drive
Ellicott City, MD 21043

re: waiver request
6781 Norris Lane
Gosnell and Greisman property
no previous file numbers

Dear Mr. Sheubrooks:

On behalf of our clients, Mark Gosnell and Lisa Greisman, owners of 2 parcels known as 6781 Norris Lane, we request a waiver of Section 16.144. of the Subdivision and Land Development Regulations. The purpose of the request is to allow the owners to move a dividing line between their 2 parcels in order to construct an addition to the existing house, without going through the subdivision process. We're asking that a conveyance of a small amount of land from one parcel to the other be allowed by way of deed and description.


This is not a request to move a property line or lines to make an unbuildable parcel become buildable, nor is it in any way connected with building a new home.

The existing house on the property is a historic house, and the addition to the house is one that has been discussed with the Historic Preservation staff by Muse Architects. There is no house on the other parcel, nor is one proposed. My understanding is that no house is allowed on that parcel due to conditions of a historic easement on the property.

The drawing accompanying this request shows how small the proposed addition and land transfer is in relation to the size of the overall parcels involved. The land transfer would be several hundred square feet, while the 2 parcels involve total about 15.67 acres. No environmental features will be impacted, and no wells or septic systems will be moved, removed, or added. Given the small amount of land affected, the minimal impact on the land, and the extent to which the owners have already gone to preserve the natural environment of the parcels, having to go through the subdivision process and related environmental analyses is not warranted in terms of time, cost, and benefit to the public. The owners only want to build an addition on the family home.

If I can offer any other information that may be helpful please don't hesitate to ask either by phone or email. Thank you.

Sincerely,


G. Scott Shanaberger
Professional L. S.

Lettr893.doc

MUSE ARCHITECTS
Architecture and Interior Design

Principals

Stephen Muse FAIA
William Kirwan AIA

Associates

Kuk-Ja C. Kim AIA
R. Warren Short AIA
John M. Thorp AIA
Joshua O. Hill AIA

October 9, 2014

Mr. Kent Sheubrooks, Chief of the Division of Land Development
Howard County Department of Planning and Zoning
3430 George Howard Drive
Ellicott City, MD 21043

Re: *Waiver Petition*
6781 Norris Lane
Elkridge, MD 21075

Dear Mr. Sheubrooks,

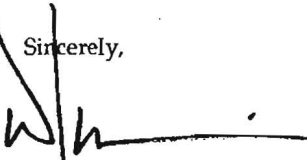
We are writing on behalf of our clients, Lisa Greisman and Mark Gosnell, to request a waiver to Section 16.144 of the Subdivision and Land Development Regulations. Our clients currently own 2 parcels totaling approximately 15.67-acres at 6781 Norris Lane. The purpose of our request is to allow the move of the dividing line between the two parcels to allow the construction of an addition to their existing historic home without violating setback rules and going through the subdivision process. This move constitutes approximately 694 sf of the 15.67-acre property.

The proposed renovation and addition to the historic home includes a kitchen, laundry, and back hall renovation and a one-story family room/breakfast room addition of approximately 744sf. The addition has been discussed with Historic Preservation staff, but they have informed us that they have no jurisdictional review requirement for this individual resource.

This request is not intended to create a second buildable lot. Our clients have worked with the Maryland Environmental Trust to protect their land from future development through a Deed of Conservation Easement on their property. This easement allows for only agricultural, residential, and private recreational uses on the property. The easement also strictly controls what may be constructed on the property to 1 primary residence (existing), 2 accessory structures to serve the primary residence for example garage, pool, well house (existing), agricultural structures, and reasonable means of access. The easement also stipulates that the two parcels of land that constitute the property shall remain in common ownership as if the property was only one parcel.

Please do not hesitate to contact us with any questions or comments.

Sincerely,



William Kirwan, AIA LEED AP
Muse Architects

7401 Wisconsin Avenue Suite 500 Bethesda Maryland 20814 T 301.718.8118 F 301.718.8112

MUSEARCHITECTS.COM

10/10/14

Re: Waiver request
6781 Norris Lane
Gosnell/Greisman

Dear Mr Sheubrooks,

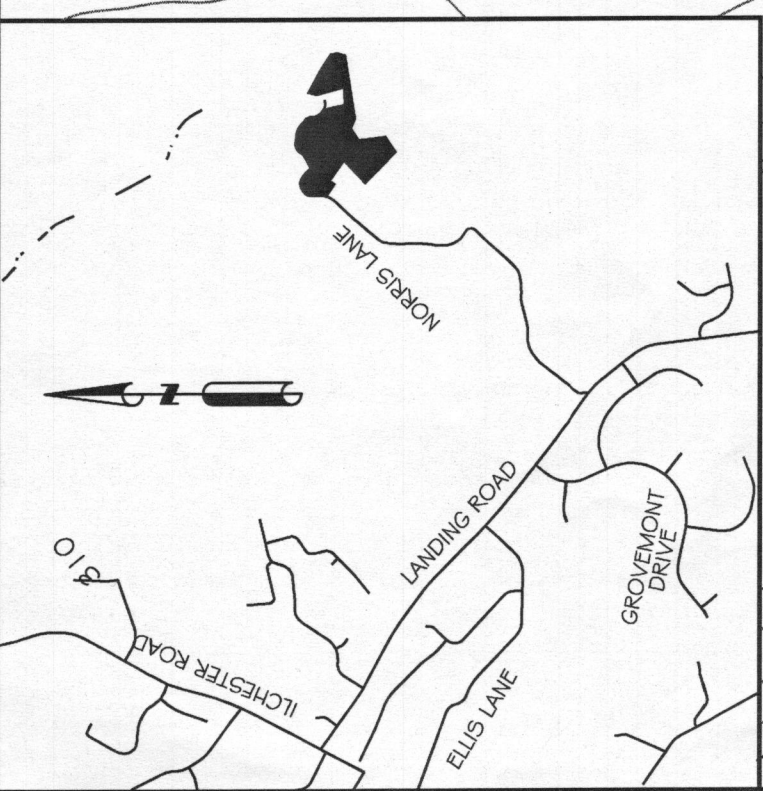
Our house at 6781 Norris lane has been in the family for 50 years and we consider ourselves stewards of an important heirloom. The current plans have included the help of Muse architects known for their work and sensitivity to historic property and the proposal will not extend onto any of our adjacent property under easement.

From our understanding the restriction in question is in place to prevent neighbors from building too close to one another. As this parcel is under easement and is ours with no chance of independent sale, it seems to us to be a moot point. However we are doing our due diligence and asking for this waiver before proceeding. We are authorizing Shanaberger and Lane to submit our waiver request. Please let us know if any additional information would be valuable.

Thank you for your consideration,

Handwritten signatures of Mark Gosnell and Lisa Greisman. The signature for Mark Gosnell is on the left, and the signature for Lisa Greisman is on the right.

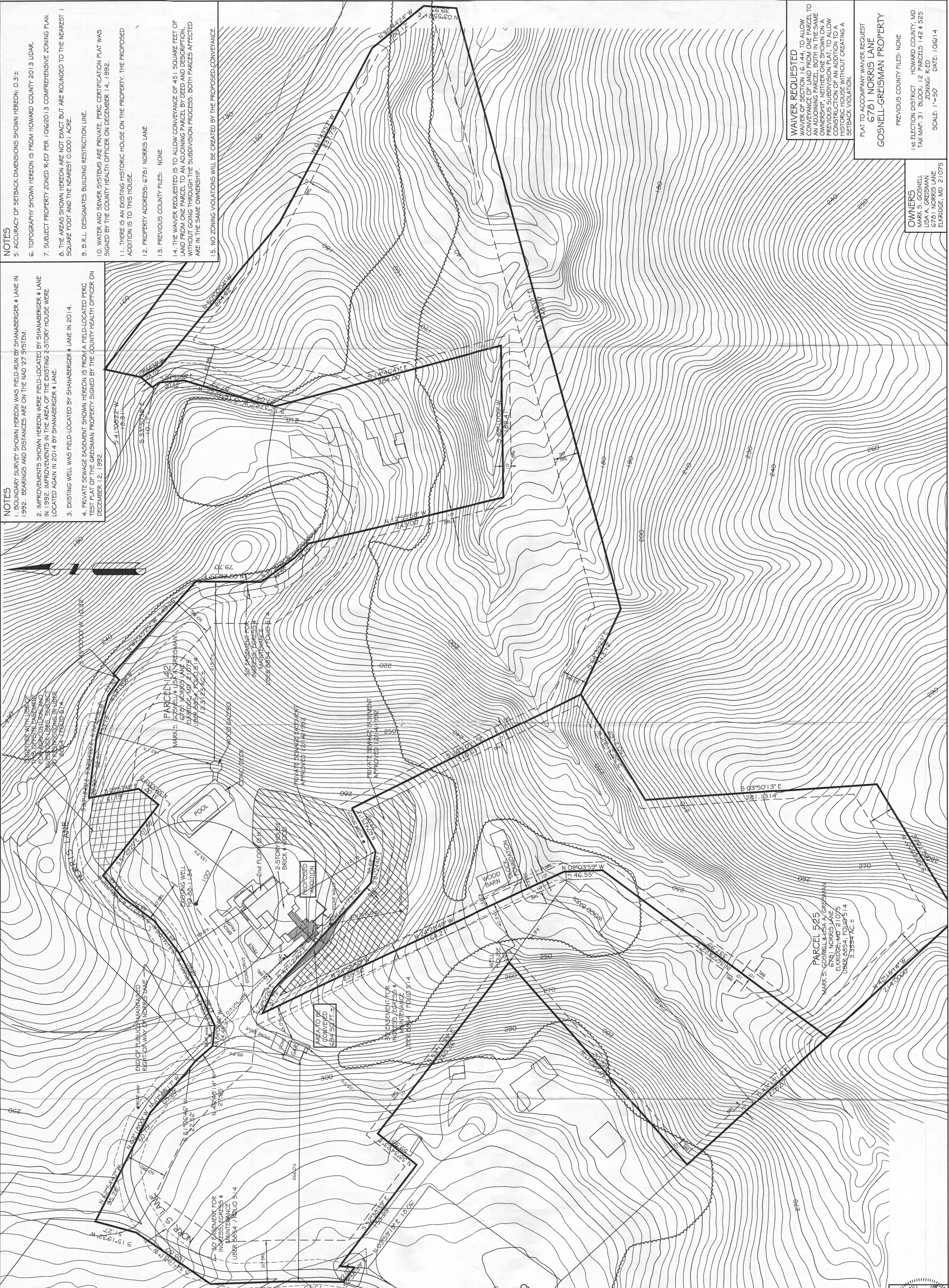
Mark Gosnell and Lisa Greisman
Lisa Greisman



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 06 A1

- NOTES**
- BOUNDARY SURVEY SHOWN HEREON WAS FIELD-RUN BY SHANBERGER & LAINE IN 1992. BEARINGS AND DISTANCES ARE ON THE NAD 27 SYSTEM.
 - IMPROVEMENTS SHOWN HEREON WERE FIELD-LOCATED BY SHANBERGER & LAINE IN 1992. IMPROVEMENTS IN THE AREA OF THE EXISTING 2-STORY HOUSE WERE LOCATED AGAIN IN 2014 BY SHANBERGER & LAINE.
 - EXISTING WELL WAS FIELD-LOCATED BY SHANBERGER & LAINE IN 2014.
 - PRIVATE SEWAGE EASEMENT SHOWN HEREON IS FROM A FIELD-LOCATED PERC TEST PLAT OF THE GREISMAN PROPERTY SIGNED BY THE COUNTY HEALTH OFFICER ON DECEMBER 12, 1992.

- ACCURACY OF SETBACK DIMENSIONS SHOWN HEREON: 0.3'±
- TOPOGRAPHY SHOWN HEREON IS FROM HOWARD COUNTY 2013 LIDAR.
- SUBJECT PROPERTY ZONED R-ED PER 10/6/2013 COMPREHENSIVE ZONING PLAN.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE.
- WATER AND SEWER SYSTEMS ARE PRIVATE. PERC CERTIFICATION PLAT WAS SIGNED BY THE COUNTY HEALTH OFFICER ON DECEMBER 14, 1992.
- THERE IS AN EXISTING HISTORIC HOUSE ON THE PROPERTY. THE PROPOSED ADDITION IS TO THIS HOUSE.
- PROPERTY ADDRESS: 6781 NORRIS LANE
- PREVIOUS COUNTY FILES: NONE
- THE WAIVER REQUESTED IS TO ALLOW CONVEYANCE OF 451 SQUARE FEET OF LAND FROM ONE PARCEL TO AN ADJOINING PARCEL BY DEED AND DESCRIPTION, WITHOUT GOING THROUGH THE SUBDIVISION PROCESS. BOTH PARCELS AFFECTED ARE IN THE SAME OWNERSHIP.
- NO ZONING VIOLATIONS WILL BE CREATED BY THE PROPOSED CONVEYANCE.



WAIVER REQUESTED
WAIVER OF SECTION 16.144, TO ALLOW CONVEYANCE OF 451 SQUARE FEET OF LAND FROM ONE PARCEL TO AN ADJOINING PARCEL BY DEED AND DESCRIPTION, WITHOUT GOING THROUGH THE SUBDIVISION PROCESS. BOTH PARCELS AFFECTED ARE IN THE SAME OWNERSHIP.

PLAT TO ACCOMPANY WAIVER REQUEST
6781 NORRIS LANE
GOSNELL-GREISMAN PROPERTY

PREVIOUS COUNTY FILES: NONE
15th ELECTION DISTRICT HOWARD COUNTY, MD
TAX MAP: 31' BLOCK, 12 PARCELS 142 & 525
ZONING: RCD
SCALE: 1" = 30'
DATE: 10/6/14

OWNERS
MARK S. GOSNELL
GOSNELL
6781 NORRIS LANE
ELK RIDGE, MD 21075

PARCEL 525
MARK S. GOSNELL & GOSNELL
6781 NORRIS LANE
ELK RIDGE, MD 21075
LIBER 8854, FOLIO 514
3.3394 AC.±

SHANBERGER & LAINE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELICOTT CITY, MD. 21043
TEL: 410.461.9293 FAX
410.461.9293
home@shalaner.com

