



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: _____

Permit No.: B17661746

Building Address: 1751 Underwood Road
City: Hyattsville State: MD Zip Code: 21224
Suite/Apt. #: _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: _____
Section: _____ Area: _____ Lot: 0100
Tax Map: _____ Parcel: _____ Grid: _____
Zoning: _____ Map Coordinates: _____ Lot Size: _____
Existing Use: 2FD
Proposed Use: SFD - with porch
Estimated Construction Cost: \$ 12,000
Description of Work: 1x1000 U.G. sewer
1x1000 U.G. water
30' x 30' pad
Occupant or Tenant: _____
Was tenant space previously occupied? ☐ Yes ☐ No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Property Owner's Name: Corvus Home
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____
Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____
Contractor Company: Economy Properties
Contact Person: Bonnie Perry
Address: P.O. Box 1770
City: Hyattsville State: MD Zip Code: 21107
License No.: 43150
Phone: 410-923-1133 Fax: 410-923-1134
Email: economyproperties@verizon.net
Engineer/Architect Company: _____
Responsible Design Prof.: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	Depth Width
Gross area, sq. ft./floor:	1 st floor:
	2 nd floor:
Area of construction (sq. ft.):	Basement:
	<input type="checkbox"/> Finished Basement
Use group:	<input type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
Construction type:	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:
<input type="checkbox"/> Structural Steel	Multi-family Dwelling
<input type="checkbox"/> Masonry	No. of efficiency units:
<input type="checkbox"/> Wood Frame	No. of 1 BR units:
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
➤ Roadside Tree Project Permit	Footings:
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof:
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities
Water Supply
<input type="checkbox"/> Public
<input type="checkbox"/> Private
Sewage Disposal
<input type="checkbox"/> Public
<input type="checkbox"/> Private
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
Heating System
<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other:
Sprinkler System:
<input type="checkbox"/> Yes <input type="checkbox"/> No
Grading Permit Number:
Building Shell Permit Number:

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: _____
Email Address: _____
Title/Company: _____
Print Name: Bonnie Perry
Date: 4/22/17

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
PLEASE WRITE NEATLY & LEGIBLY
-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health		<u>4/22/17 Dana Bernard</u>

Is Sediment Control approval required for issuance? ☐ Yes ☐ No
☐ CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$ <u>710.00</u>
Check	# <u>41007</u>

Bernard, Dana

From: Bernard, Dana
Sent: Wednesday, March 01, 2017 4:48 PM
To: Chris Ogle (cogle@bei-civilengineering.com)
Subject: 1751 Underwood Road

Chris,

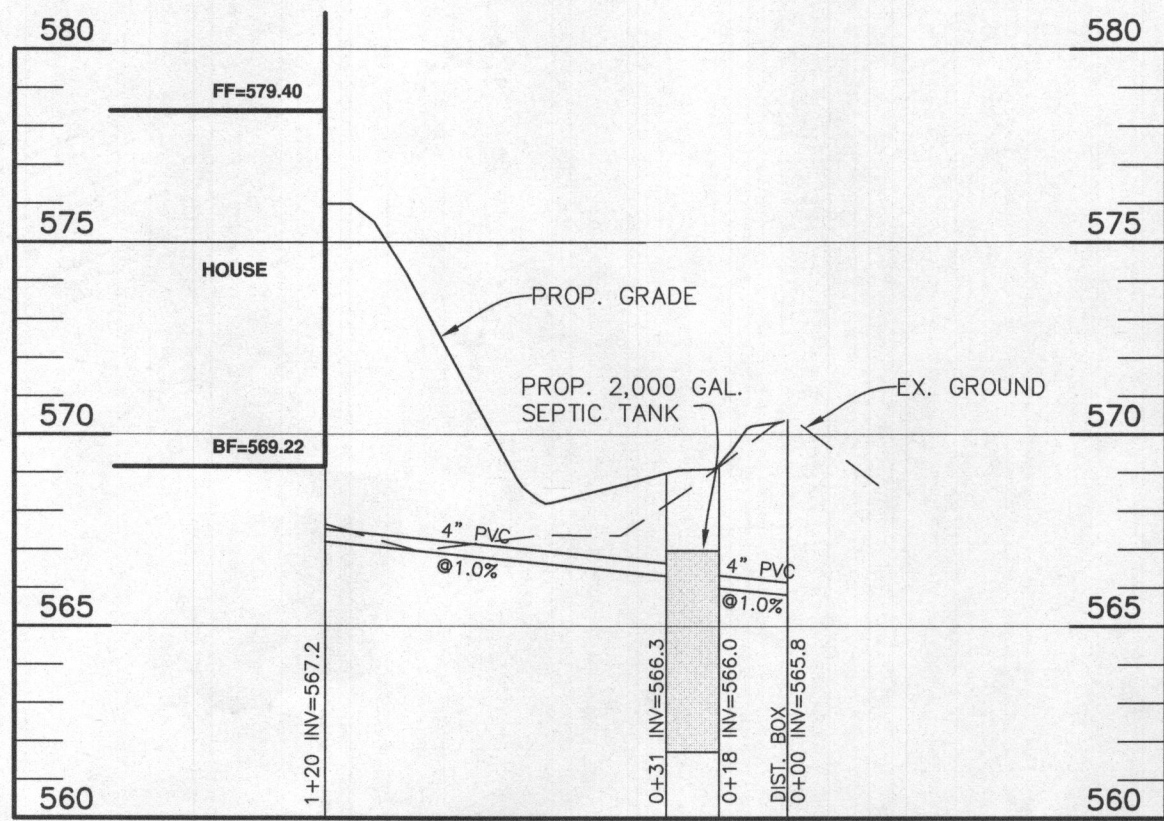
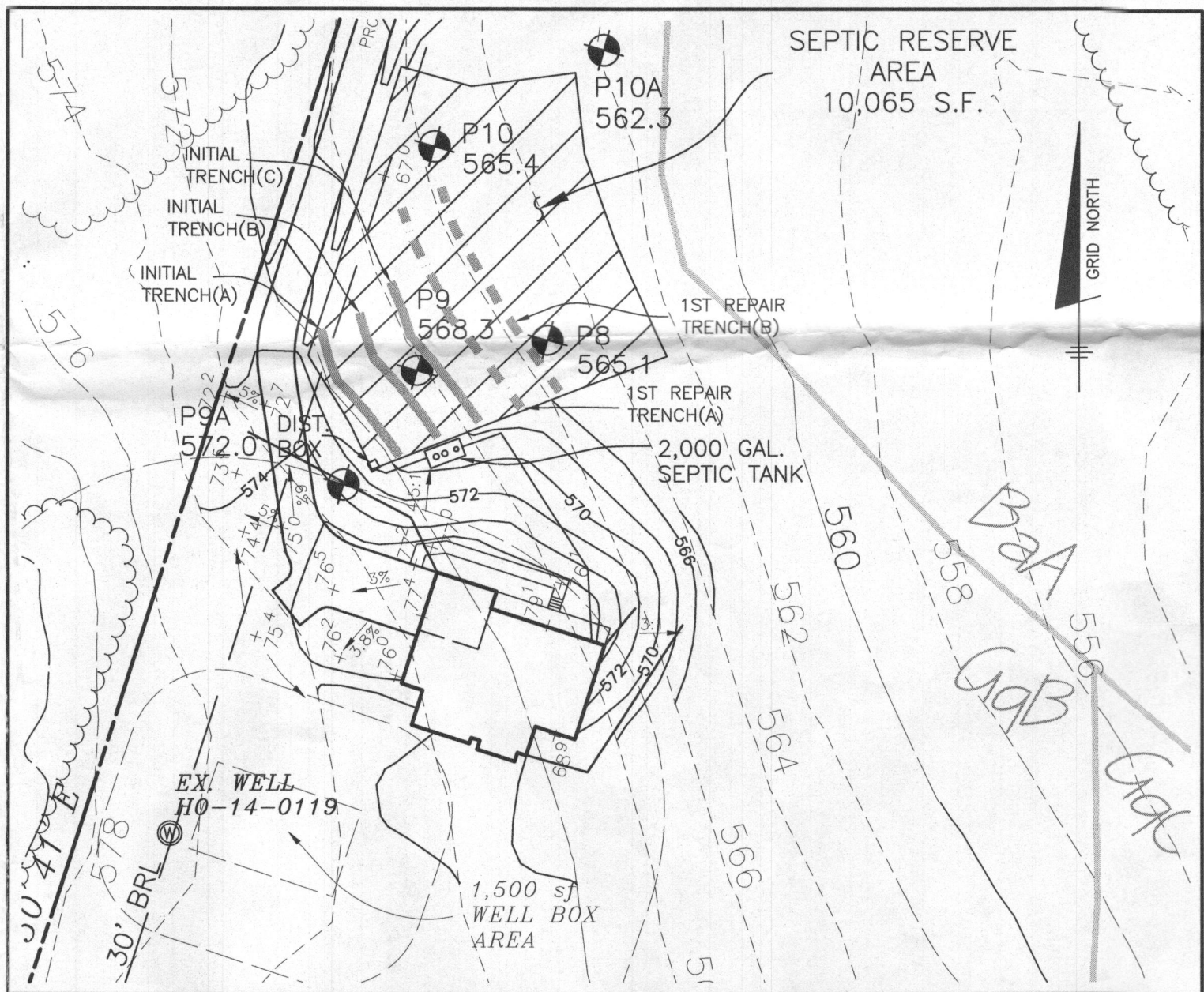
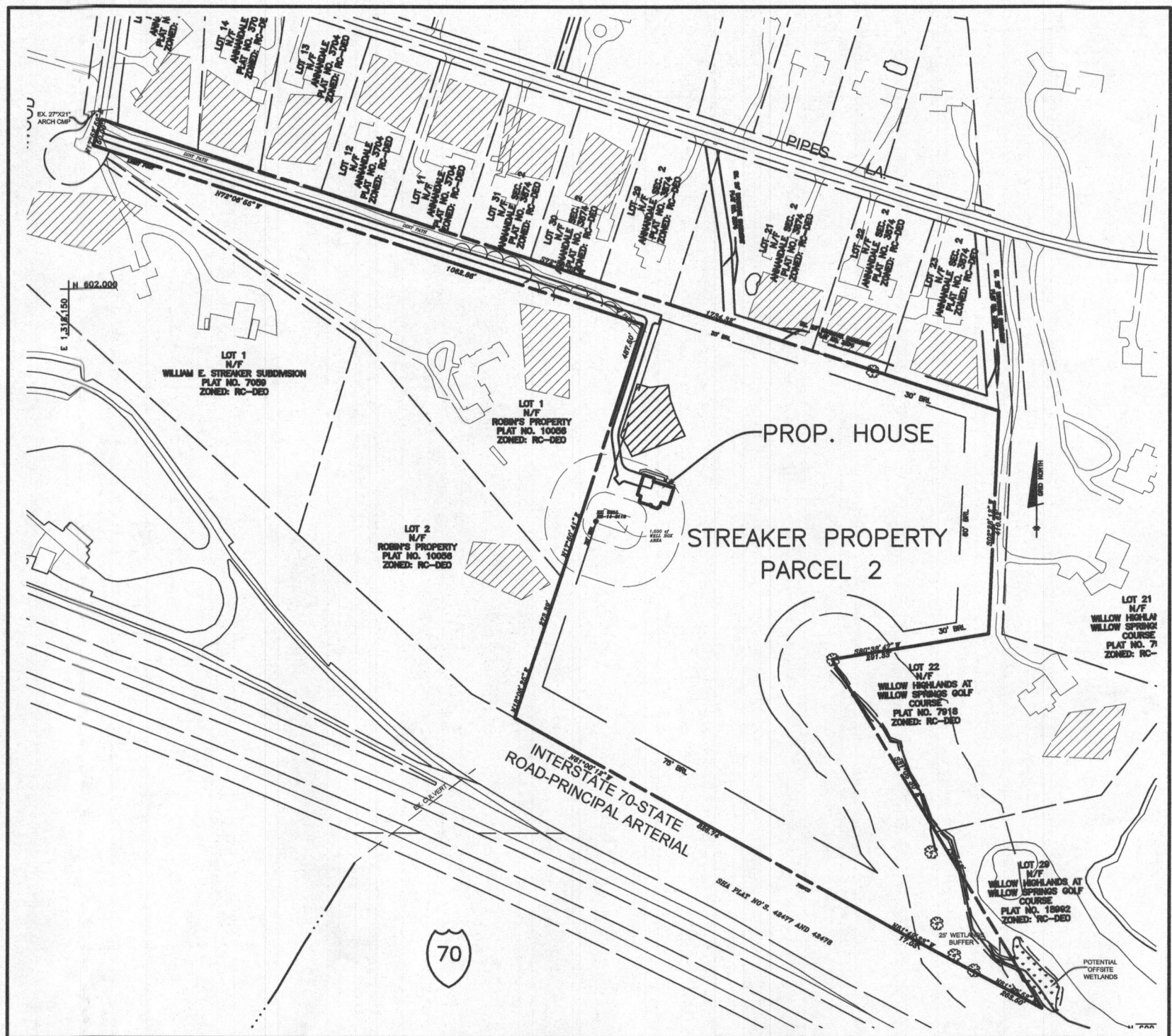
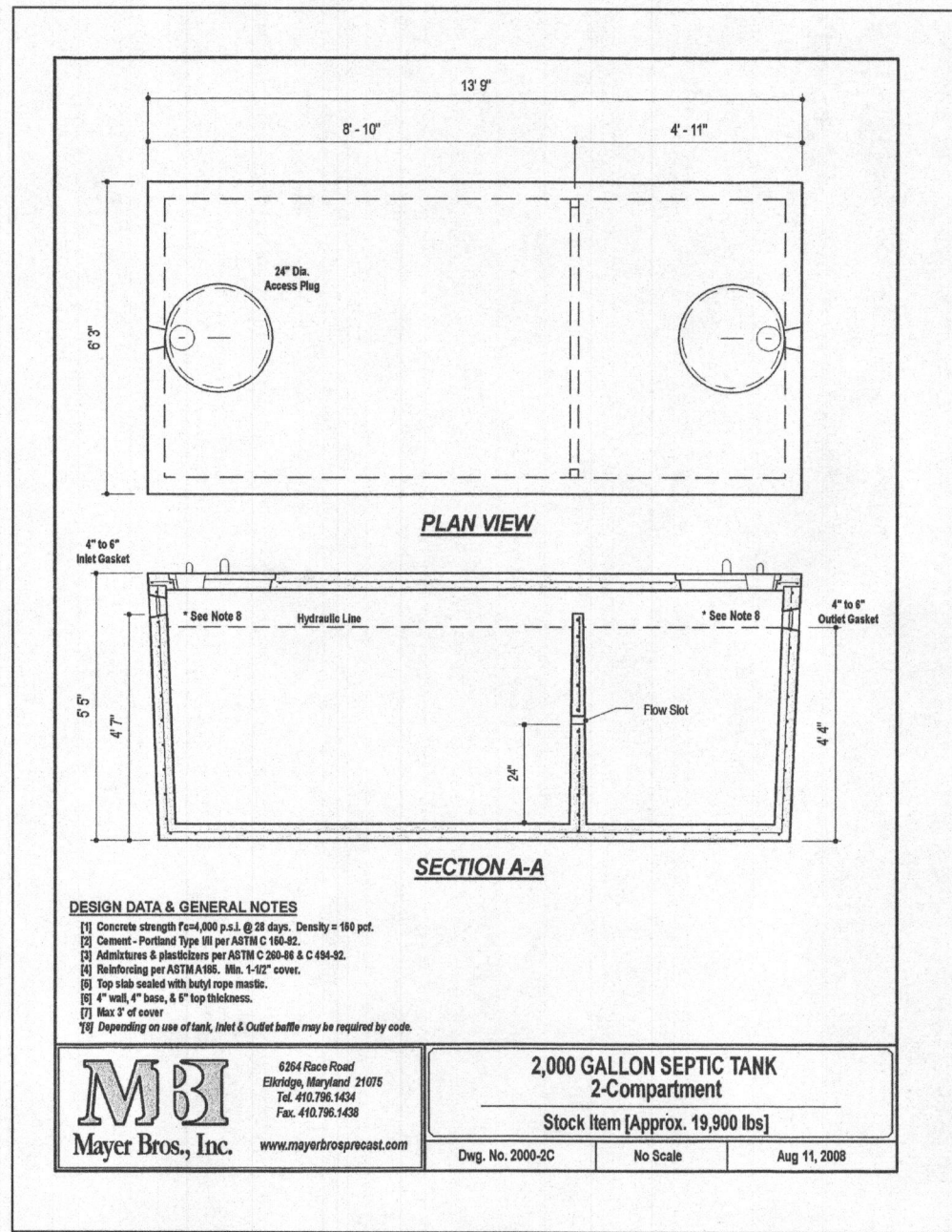
I have approved the building permit for 1751 Underwood Road. However, the system could possibly be changed in the field to a pump system because of the 1% fall proposal. And I will have to cross out line six on your plan which states " The exact length of the septic trenches is to be determined by the health department at the time of trench layout and inspection. " We do not determine the length of the trenches, the layout is based on the engineers calculations on the OSDS proposal plan. If the information on the proposal does not match, the adjustments are made in the field.

Thank you & Have a*""

,.,',.,.*""),.,.*")

(.,' (.,' * Wonderful Day !

Dana Bernard, R.E.H.S/L.E.H.S.
Environmental Specialist II
Bureau of Environmental Health
Well and Septic Program
Phone (410) 313-2775
E-mail: DBernard@howardcountymd.gov

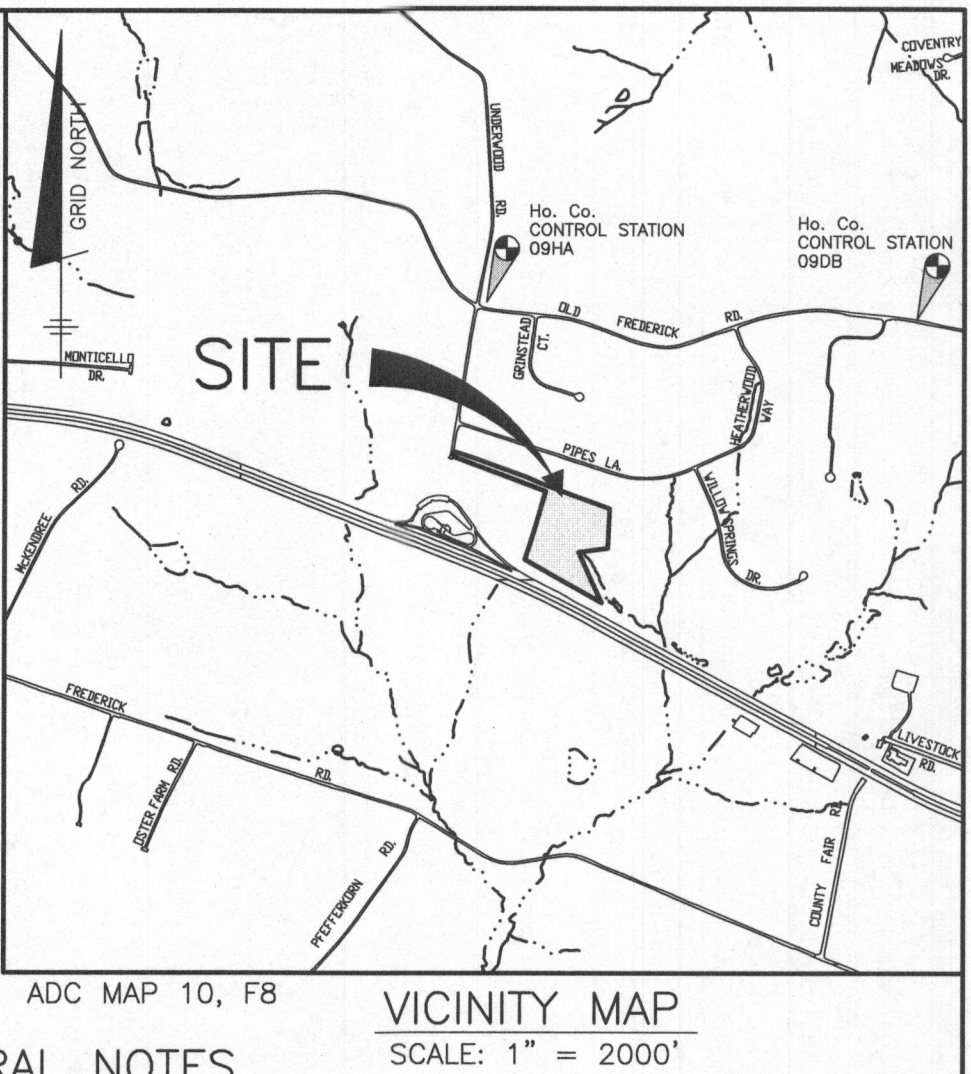


SEPTIC DATA

INV. AT HOUSE	567.2
BASEMENT ELEVATION	569.22
GRD. AT INV. AT HOUSE	576.0
INV. IN SEPTIC TANK	566.3
INV. OUT SEPTIC TANK	566.0
TOP OF SEPTIC TANK	567.3
GROUND OVER SEPTIC TANK	569.0±
INV. IN DIST. BOX	555.8
INV. OUT DIST. BOX	555.5
GROUND AT BOX	570.3

BENCH MARKS

HO. CO. #09HA (NAD '83)	ELEV. 604.471
STANDARD DISC ON CONCRETE MONUMENT	
UNDERWOOD ROAD 0.1 MILES NORTH OF RTE. 99	
N 604263.527	E 1318531.061
HO. CO. #09DB (NAD '83)	ELEV. 609.215
STANDARD DISC ON CONCRETE MONUMENT	
RTE. 144 0.4 MILES OF UNDERWOOD ROAD	
(BY #13555)	
N 605072.385	E 1316990.416



GENERAL NOTES

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF A MINIMUM OF 10,000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT 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 PLAT SHALL NOT BE NECESSARY.
- THE EXISTING WELL (TAG # HO-14-0119) SHOWN ON THIS PLAN HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC. JULY 2016 AND IS ACCURATELY SHOWN.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ANY CHANGES TO THE PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- TALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELL AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.
- EXACT LENGTH OF SEPTIC TRENCHES IS TO BE DETERMINED BY THE HEALTH DEPARTMENT AT THE TIME OF TRENCH LAYOUT AND INSPECTION.
- TOPOGRAPHY SHOWN ON THE LOTS IS PER FIELD RUN TOPOGRAPHY BY BENCHMARK ENGINEERING, INC., IN JUNE 2016.
- ANY CHANGE TO THE LOCATION OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.
- THE MAXIMUM EARTH COVER OVER THE TANK IS 3 FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.

TRENCH INFORMATION

INITIAL TRENCH LENGTH(A): 50'	
GROUND ELEVATION: 569.8	
INVERT ELEVATION: 565.8	
MAX. ELEVATION: 561.8	
INITIAL TRENCH LENGTH(B): 50'	
GROUND ELEVATION: 568.7	
INVERT ELEVATION: 564.7	
MAX. ELEVATION: 560.7	
INITIAL TRENCH LENGTH(C): 56'	
GROUND ELEVATION: 567.7	
INVERT ELEVATION: 563.7	
MAX. ELEVATION: 559.7	
1ST REPAIR TRENCH LENGTH(A): 78'	
GROUND ELEVATION: 566.8	
INVERT ELEVATION: 562.8	
MAX. ELEVATION: 558.8	
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INVERT ELEVATION: 561.7	
MAX. ELEVATION: 557.7	

LEGEND

	EXISTING CONTOURS
	EXISTING TREELINE
	SEPTIC AREA
	PASSED SEPTIC TEST LOCATION
	EX. WELL
	SOILS DELINEATION

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER DATE

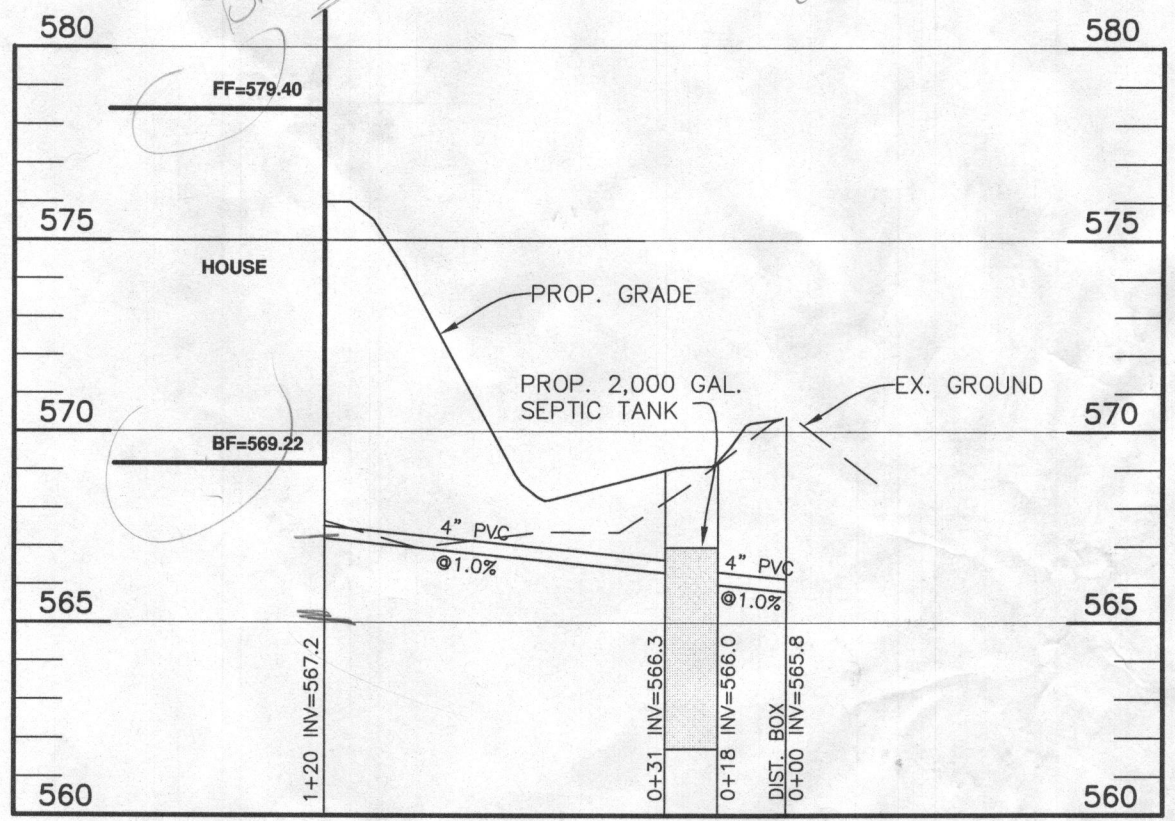
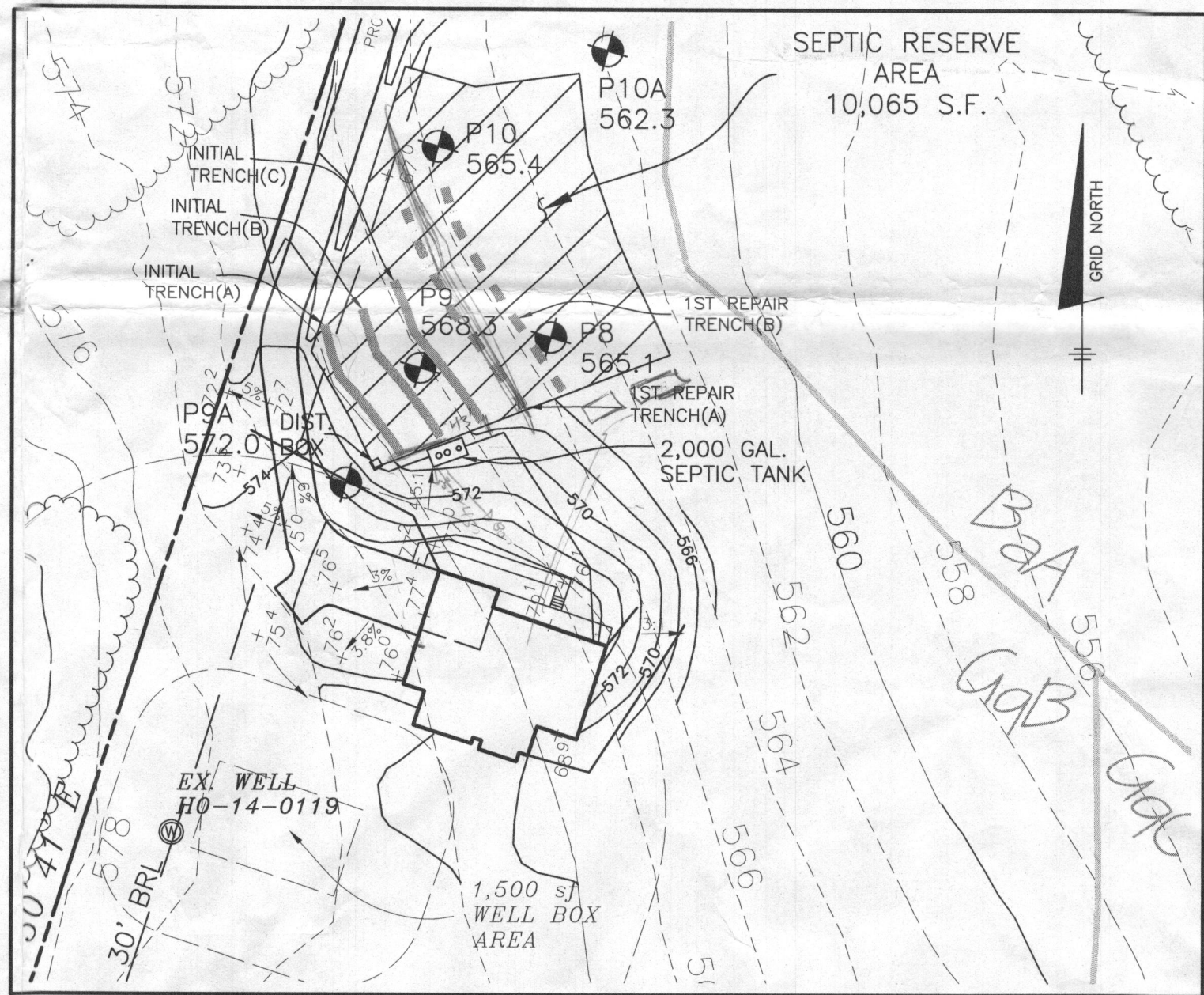
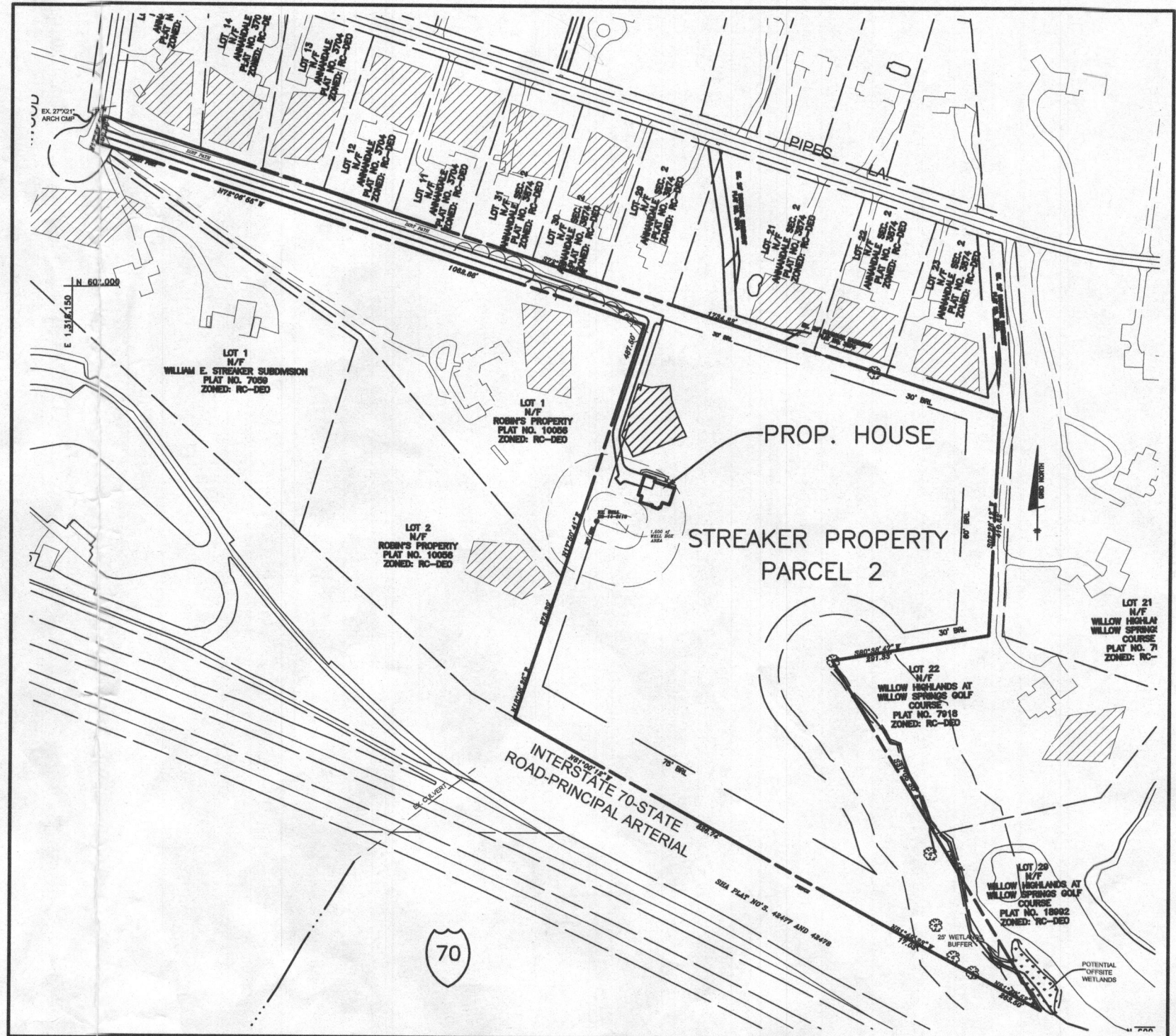
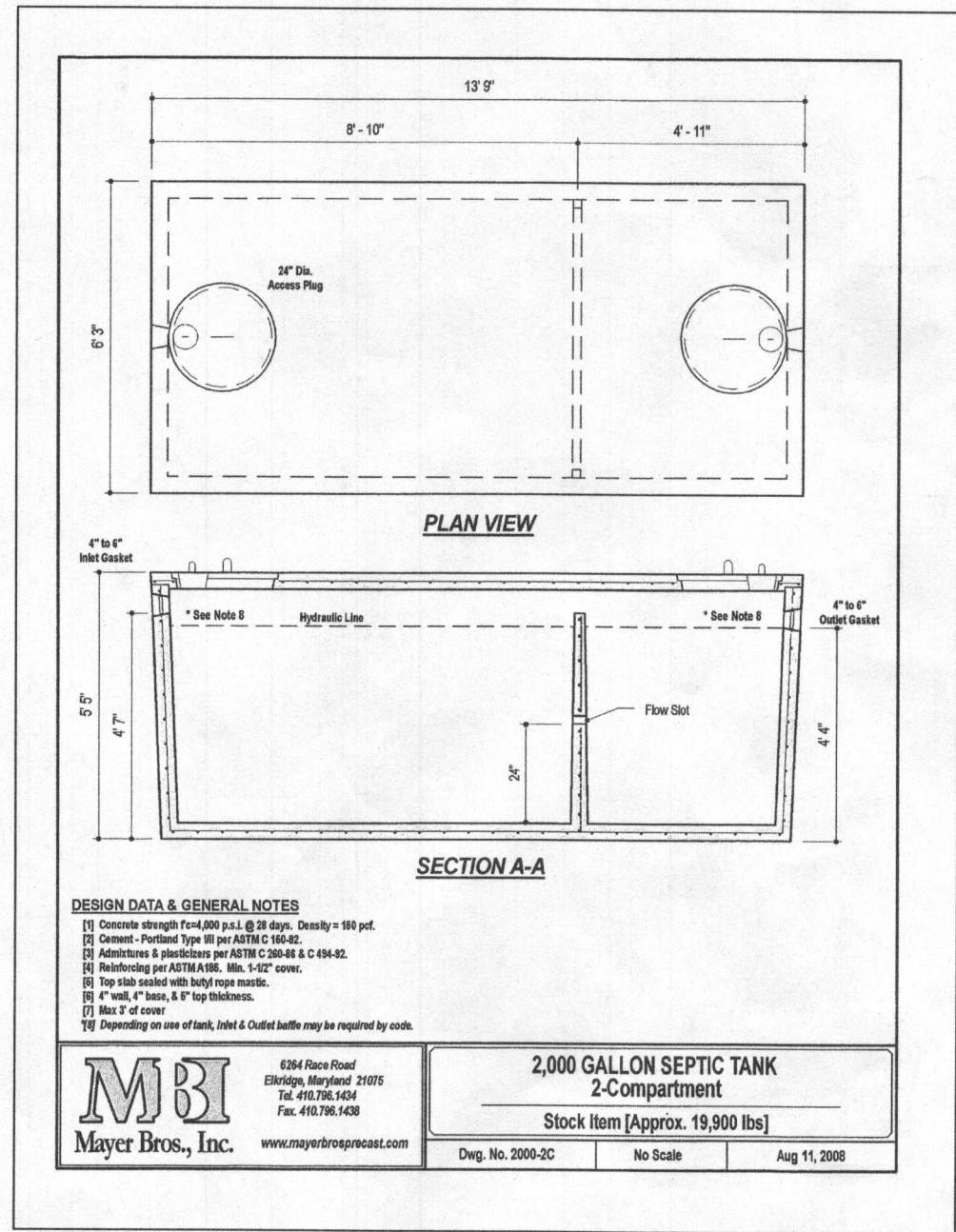
I CERTIFY THAT THE INFORMATION SHOWN HEREON IS
BASED ON FIELD WORK PERFORMED BY ME OR UNDER
MY DIRECT SUPERVISION, AND IS CORRECT, TO THE
BEST OF MY KNOWLEDGE AND BELIEF.

J. CHRIS OGLE

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND PAGE 4

SYMBOL	HYDRIC	HYDROLOGIC GROUP	Kw	NAME
BaA*	YES	D	0.32	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES
GgB		B	0.20	GLENELG LOAM, 3 TO 8 PERCENT SLOPES
GgC		B	0.20	GLENELG LOAM, 8 TO 15 PERCENT SLOPES

NO.	DATE	REVISION
BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 6480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM		
THE PURPOSE OF THIS PLAN IS TO REMOVE THE BAT SYSTEM AND REPLACE IT WITH A SEPTIC TANK. Approved Septic System Plan Howard County Health Department Signature <i>Dina Beaud</i> Date <i>3-1-17</i> <i>B6004992</i>		
OWNER: PAUL S. DI MARCO 3844 QUARRY AVE. BALTIMORE, MD 21211 443-668-0100		STREAKER PROPERTY PARCEL 2 TAX MAP 9 AND 15, GRID 21, PARCEL 328 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND ONSITE SEWERAGE DISPOSAL SYSTEM DESIGN PLAN DATE: NOV. 2016 BEI PROJECT NO. 2661 SCALE: AS SHOWN SHEET 1 OF 1
DESIGN: JCO	DRAFT: JCO	



SEPTIC DATA

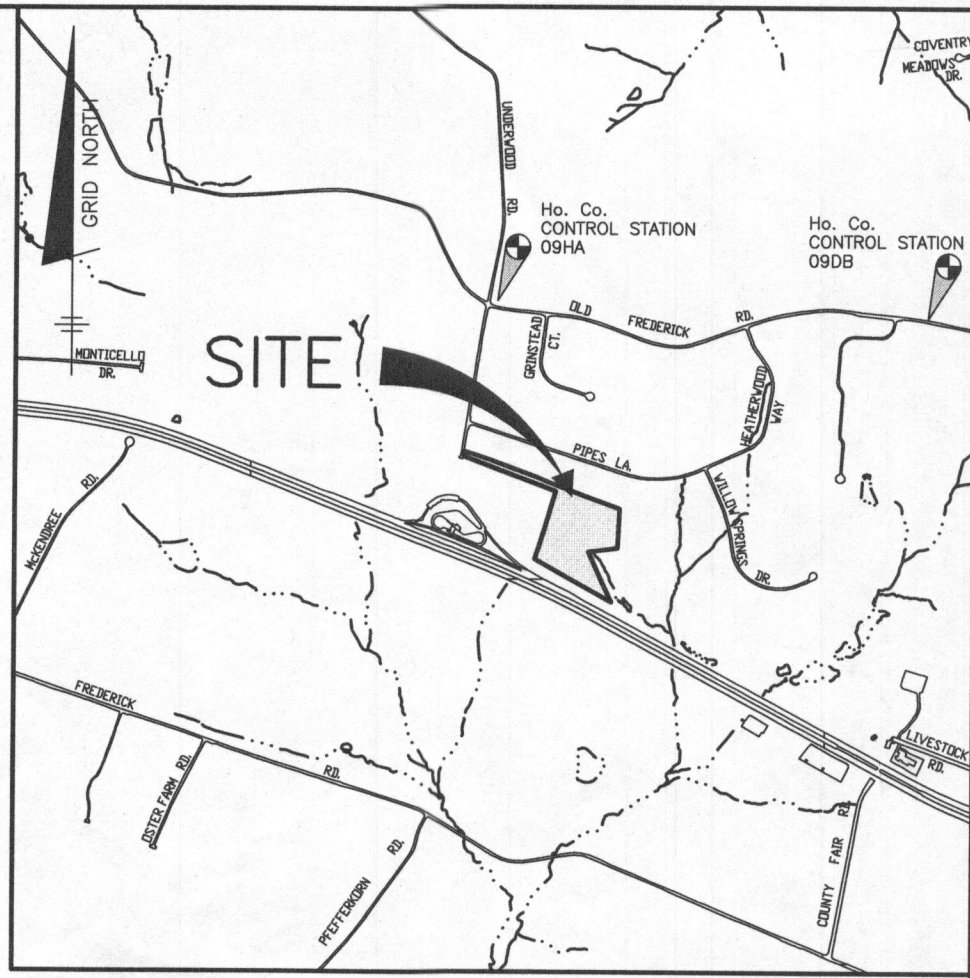
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- EXISTING CONTOURS
- EXISTING TREELINE
- SEPTIC AREA
- PASSED SEPTIC TEST LOCATION
- EX. WELL
- SOILS DELINEATION

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER DATE

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

J. CHRIS OGLE

NO.	DATE	REVISION
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DATE:	NOV. 2016	BEI PROJECT NO. 2661
DESIGN: JCO	DRAFT: JCO	SCALE: AS SHOWN
		SHEET 1 OF 1

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

Date Submitted/Accepted 9/12/14 DPZ File Number WP-15-034

I. Site Description

Subdivision Name/Property Identification: Streaker Property, Parcel 2, Plat No. 5635
Location of property: 1751 Underwood Road, West Friendship, MD 21794
(Street Address and/or Road Name)

Non Buildable Residential
(Existing Use)

Residential
(Proposed Use)

9
(Tax Map No.)

20
(Grid/Block No.)

328
(Parcel No.)

3
(Election District)

RC-DEO
(Zoning District)

16.328 Acres
(Total Site 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.)

Please see attached letter for a brief history. There are currently no previously submitted or currently active plans on this parcel.

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>16.108(b)(46)</u>	<u>Definition of Resubdivision</u>
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].**
- ➡➡➡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.**
- ➡➡➡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. **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 checked="" 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.
- ✓ 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, 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.
- 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, for waivers of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is 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).
- N/A 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.**
- √ 19. Please complete the following:

A pre-submission meeting was held with DPZ on June 17, 2014 with
DPZ & DLD [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 *

Howard F. Streaker, Jr.
(Signature of Property Owner)
(Fee Simple Owner Only)

9/11/14
(Date)

(Signature of Petition Preparer) *

(Date)

Howard F Streaker, Jr.

(Name of Property Owner)

(Name of Petition Preparer, Surveyor/Engineering/Architect
or Agent/Developer)

13370 Maryland Route 144

(Address)

Address)

West Friendship, MD 21794

(City, State, Zip Code)

(City, State, Zip Code)

E-Mail _____

E-Mail _____

443-398-4532

(Telephone)

(Fax)

(Telephone)

(Fax)

Contact Person: Howard F. Streaker

Contact Person: _____

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 _____



Office of the Health Officer
8930 Stanford Blvd. Columbia, MD 21045
Main: 410-313-6300 | Fax: 410-313-6303
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Acting Health Officer

MEMORANDUM

DATE: September 23, 2014

TO: Kent Sheubrooks,
Acting Chief, Division of Land Development

CC: Howard F. Streaker
Via mail: 13370 Maryland Route 144
West Friendship, MD 21719

FROM: Dana Bernard
Well and Septic Program
Development Coordination Section

RE: File Number: WP-15-034

TITLE: Streaker Property

The following comments apply to the plan presented by Howard F. Streaker Jr.

The Howard County Health Department has no objection to waiver petition WP-15-034.

Howard F. Streaker, Jr.
13370 Maryland Route 144
West Friendship, MD 21794

September 6, 2014

Howard County Department of Planning and Zoning
3430 Courthouse Drive
Ellicott City, MD 21043

Re: Streaker Property, Parcel 2, Plat 5635, Tax Map 9, Grid 20, Parcel 328
Waiver of Section 16.108(B)(46), "Definition of a Resubdivision"

Dear Ms. McLaughlin,

This letter is being submitted as justification for approval to a waiver of Section 16.108(B)(46), "Definition of a Resubdivision" for Parcel 2 of the Streaker Property, Plat 5635, Tax Map 9, Grid 20, Parcel 328.

On June 17, 2014, a meeting was held to discuss the resubdivision of Parcel 2 as a minor subdivision and the application of Senate Bill 236 "The Sustainable Growth and Agricultural Preservation Act of 2012" (SB-236) as adopted by the State of Maryland. To provide a brief history, as was outlined in our meeting, unique circumstances required the subdivision of the original 33 acre tract of land located North of Route 70 into two new parcels (Parcel 1 and Parcel 2) as shown on plat 5635. This division was mandated by a Court ordered Consent Decree (Equity Number 9651, dated December 27, 1976) this decree ordered an equal subdivision of the original property between Howard F. Streaker Jr. and William E. Streaker (Streaker Brothers).

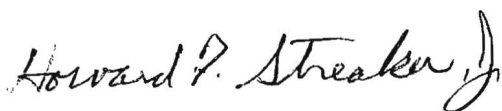
A minor subdivision was created on Parcel 1 of the two Parcels which created 4 residential lots. According to Senate Bill SB-236, only minor subdivisions are permitted on Tier IV Property. Subdivision of Parcel 2 would create a 5th residential lot and now be considered a major subdivision and would not be permitted per SB-238. Strict compliance with the Regulations, in this case, will create an inequity and an undue hardship between the two Streaker brothers and their respective parcels in which, William E. Streaker (owner of Parcel 1), was permitted to subdivide and the other, Howard F. Streaker Jr. (owner of Parcel 2), now, is not.

As a proposed remedy to this situation, based on the court ordered property division, it is requested that Parcel 1 and Parcel 2 of the Streaker Property, Plat 5635, be considered as two separate standalone parcels, one for each Streaker Brother. We request that a minor subdivision be permitted on Parcel 2 as was permitted on Parcel 1. Approval to a waiver to Section 16.108 (B)(46), "Definition of a Resubdivision" to allow the resubdivision of Parcel 2, as a minor subdivision is requested so that substantial justice may be applied for *strictly this unique case only*. Approval of this waiver will not nullify the intent of the Regulations, but rather satisfy the original purpose of the Consent Decree, providing equity between the Streaker Brothers and satisfy the regulation to a greater extent.

Due to the fact that subdivision of Parcel 2 is hinged to the approval of this Waiver, no percolation tests have been performed or potential lot layouts for the area have been determined. Upon approval of this waiver either a land development consultant will be employed and the formal process for a minor subdivision will begin or the parcel will be sold to a new owner with the subdivision potential for a minor subdivision.

Time is of the essence on this matter. I look forward to your consideration of this request. If you have any questions or need more information please feel free to contact me at 443-398-4532. Thank you in advance for your assistance and consideration of this matter.

Regards,

A handwritten signature in cursive script that reads "Howard F. Streaker Jr.".

Howard F. Streaker Jr.
13370 Maryland Route 144
West Friendship, MD 21794

CC: Kenneth Livesay
Tim Feaga

Enclosed: Plat 5635
Deed
Waiver Application
Planning and Zoning Letter