

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

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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

January 11, 2019

Michael Canet
13212 Triadelphia Road
Ellicott City, MD 21042

RE: Waiver Approval
13212 Triadelphia Road
Ellicott City, MD 21042

Mr. Canet,

This letter is being issued in response to your waiver request dated January 2, 2019. Your request for a waiver of the Howard County Code requirement for perc testing and a percolation certification plan has been **approved**. The proposed two hundred sixty-one (261) foot addition to enclose the existing screened porch with no increase in the number of bedrooms does not impact the amount of area available for future on-site sewage disposal system repairs.

Any deviations from the proposed work illustrated on the site plan submitted with the waiver request will be subject to further review by this department. Future proposed improvements to the property requiring a building permit will require perc testing and a percolation certification plan.

Any questions regarding this decision may be directed to the Well and Septic Program of the Howard County Health Department.

Respectfully,

Michael J. Davis
Assistant Director
Bureau of Environmental Health

January 2, 2019

Mike Davis
Deputy Director
Howard County Health Department
8930 Standford Blvd
Columbia, MD 21045
Bureau of Environmental Health
Well & Septic Program

Dear Mr. Davis,

I am writing to request a waiver for the remodeling we would like to have done to our home. We sit on a little over five acres of land with an existing house, deck, pool, and shed on the property. I have attached a site plan for your referenced.

Currently we have a screened in deck attached to our kitchen, it is under the existing roof and over our existing garage. We are not expanding the square footage of the house, rather, we are enclosing the screened in porch so as to allow year around use and maximize the space. Evidently we are over the perc text limits by 11 sq feet. I am requesting a waiver to allow us to build on this 11 sq feet without requiring the perc test.

We are not adding bedrooms or bathrooms. We are not actually adding any square footage to the house - we are merely enclosing the current screened porch.

Please let me know what other information may be required to assist in your decision making process.

I look forward to hearing from you soon.

Sincerely,



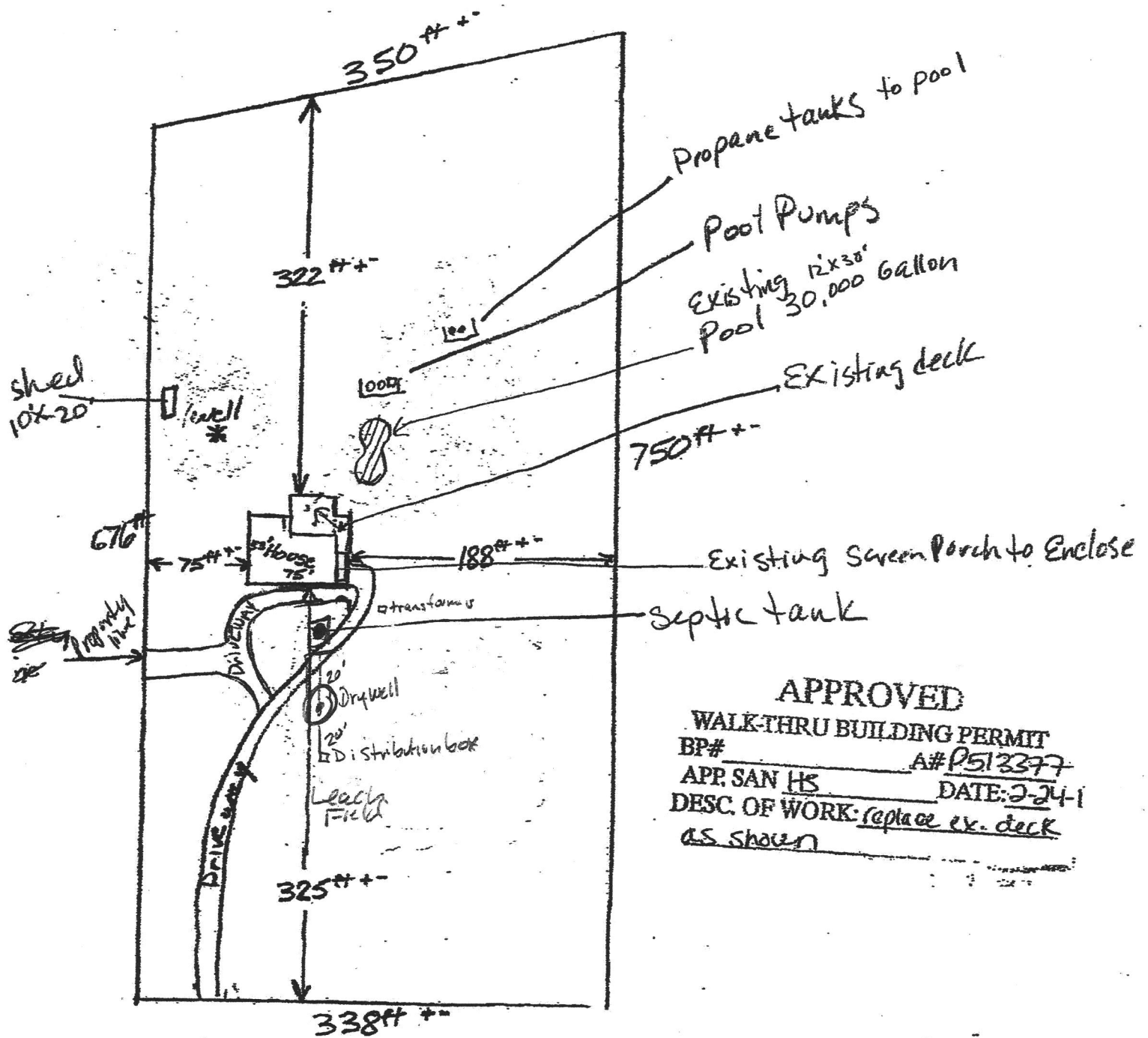
Michael Canet
13212 Triadelphia Rd
Ellicott City, MD 21042
410-531-0499

1/11/19

Approved

William J. Davis

11 feet over 2504



APPROVED
WALK-THRU BUILDING PERMIT
BP# _____ A# P513377
APP. SAN HS DATE: 2-24-1
DESC. OF WORK: replace ex. deck
as shown

13212 Triadelphia Rd

Scale 1" = 100'
5 Acre Lot:

SITE INSPECTION SHEET

OWNER: _____ PHONE #: _____

ADDRESS: 13212 Triadelphia Rd. CONTRACTOR: _____

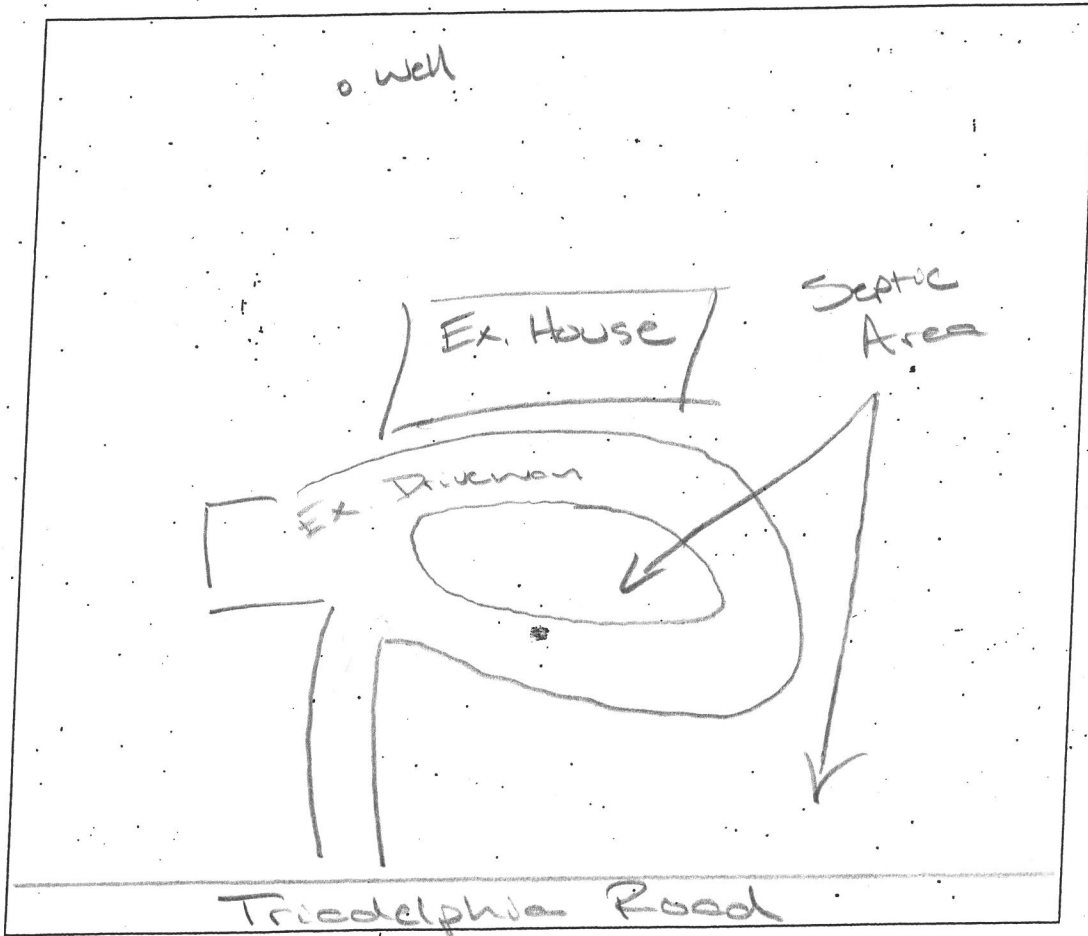
Ellicott City, 21042 WELL TAG #: no tag

SUBDIVISION: _____ LOT: _____ COUNTY #: Howard

PROPOSAL: Waiver request to perc cert requirement.

Want to convert screen porch to increase kitchen space.

LOCATION DIAGRAM (260 sqft of Additional Living Space)



COMMENTS: Well and Septic was observed and everything
seems to be good condition. Well is above grade
with secure 2 piece cap. Septic was observed
from ground surface only. No c/s were visible.
There were no signs of failure on the surface

DATE: 1/3/2019 INSPECTOR: Robert Freeman

Freemon, Robert

From: Freemon, Robert
Sent: Friday, January 11, 2019 2:52 PM
To: 'Helen C'
Cc: 'gilmer@clarksvilleconstruction.net'; 'Michael Canet'
Subject: RE: Request for Waiver

Hi,

Mike has taken a look at your waiver request and approved it. I have attached your letter with his informal approval on it for your records. You will later receive an official letter from the Health Dept. stating the approval of your waiver request. Your submitted documents have been signed and stamped with Health Dept. approval and are ready for pick up. You may pick up your approved documents any time between 8:30-4:30 M-F. If you have any questions let me know.

Robert "Spencer" Freemon
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health
Well and Septic Program
Phone: 410-313-6357
Email: rfreemon@howardcountymd.gov
Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

From: Freemon, Robert
Sent: Thursday, January 10, 2019 8:54 AM
To: 'Helen C'
Cc: 'gilmer@clarksvilleconstruction.net'; 'Michael Canet'
Subject: RE: Request for Waiver

Hi,

I just wanted to let you all know Mike has not had an opportunity to look at the waiver request yet. I will let you know as soon as I hear from him.

Robert "Spencer" Freemon
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health
Well and Septic Program
Phone: 410-313-6357
Email: rfreemon@howardcountymd.gov
Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

From: Freemon, Robert
Sent: Tuesday, January 08, 2019 1:31 PM
To: Helen C
Cc: gilmer@clarksvilleconstruction.net; Michael Canet
Subject: RE: Request for Waiver

Floor plan looks good. I am leaving now to visit the property.



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.: _____

Building Address: 13212 Triadelphia Road
City: Ellicott City State: MD Zip Code: 21042
Suite/Apt. # _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: _____
Section: _____ Area: _____ Lot: _____
Tax Map: _____ Parcel: _____ Grid: _____
Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: Residential
Proposed Use: Residential
Estimated Construction Cost: \$ 177,000
Description of Work: Update kitchen square footage 464 sq ft, enclose screen porch 261 sq ft, modify roof on porch, modify interior non-load-bearing walls

Occupant or Tenant Mike & Helen Canet
Was tenant space previously occupied? ☒ Yes ☐ No
Contact Name: Gilmer Chosco/Clarksville Construction Services, Inc
Address: 12011 Guilford Road #101
City: Annapolis Junction State: MD Zip Code: 20701
Phone: 443-386-3099 Fax: 443-832-6931
Email: gilmer@clarksvilleconstruction.net

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input checked="" type="radio"/> SF Dwelling <input type="radio"/> SF Townhouse
No. of stories:	Depth Width
Gross area, sq. ft./floor:	1st floor: <u>46'4"</u> <u>44'3"</u>
Area of construction (sq. ft.):	2nd floor: _____
Use group:	Basement: <u>Same</u>
Construction type:	<input checked="" type="radio"/> Finished Basement
<input type="radio"/> Reinforced Concrete	<input type="radio"/> Unfinished Basement
<input type="radio"/> Structural Steel	<input type="radio"/> Crawl Space
<input type="radio"/> Masonry	<input type="radio"/> Slab on Grade
<input type="radio"/> Wood Frame	No. of Bedrooms: <u>3</u>
<input type="radio"/> State Certified Modular	Multi-family Dwelling
	No. of efficiency units:
	No. of 1 BR units:
	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
Roadside Tree Project Permit	Footings:
<input type="radio"/> Yes <input type="radio"/> No	Roof:
Roadside Tree Project Permit #	<input type="radio"/> State Certified Modular
	<input type="radio"/> Manufactured Home

Property Owner's Name: Mike & Helen Canet
Address: 13212 Triadelphia Road
City: Ellicott City State: MD Zip Code: 21042
Phone: 443-745-5381 Fax: _____
Email: hecanet@aol.com

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Contractor Company: Clarksville Construction Services, Inc.
Contact Person: Gilmer Chosco
Address: 12011 Guilford Road #101
City: Annapolis Junction State: MD Zip Code: 20701
License No. : 78947
Phone: 443-386-3099 Fax: 443-832-69-31
Email: gilmer@clarksvilleconstruction.net

Engineer/Architect Company: Melissa Clark/bluehouse architecture
Responsible Design Prof.: _____
Address: 1993 Barley Road
City: Marriottsville State: MD Zip Code: 21104
Phone: 410-549-337 Fax: 410-549-3377
Email: mclark@bluehousearch.com

Utilities	
Water Supply	
<input type="radio"/> Public	
<input checked="" type="radio"/> Private	
Sewage Disposal	
<input type="radio"/> Public	
<input checked="" type="radio"/> Private	
Electric: <input checked="" type="radio"/> Yes <input type="radio"/> No	
Gas: <input type="radio"/> Yes <input type="radio"/> No	
Heating System	
<input checked="" type="radio"/> Electric <input type="radio"/> Oil	
<input type="radio"/> Natural Gas <input type="radio"/> Propane Gas	
Other:	
Sprinkler System:	
<input type="radio"/> Yes <input checked="" type="radio"/> 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 _____
Gilmer@clarksvilleconstruction.net
Email Address _____
Project Manager
Title/Company _____

Gilmer Chosco
Print Name _____
12-27-18
Date _____

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	1/11/19	

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	\$
Check	#

Return to
Mike for
Lester of
Approval

Our
Copies

3/24/00 ASAP

PERMIT

SEWAGE DISPOSAL SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
410-313-2640

P 513377

A REPAIR

ISSUE DATE

APPROVAL DATE 3/24/2000

INDEXED 03-290549

Hatfield's Equipment

IS PERMITTED TO INSTALL ALTER

ADDRESS 13785 Burntwoods Road, Glenelg, MD 21737

PHONE 301-854-6172

SUBDIVISION LOT NUMBER ADDRESS 13212 Triadelphia Road

PROPERTY OWNER Sonya Hubbard PROPERTY OWNER'S ADDRESS 13212 Triadelphia Road

SEPTIC TANK CAPACITY GALLONS

PUMP CHAMBER CAPACITY GALLONS

NUMBER OF BEDROOMS

SQUARE FEET PER BEDROOM

LINEAR FEET OF TRENCH REQUIRED

TRENCHES: Trenches to be 2 feet wide. Inlet 4 feet below original grade. Bottom maximum depth 9 feet below original grade. 5 feet of stone below distribution box.

LOCATION:

REPAIR - PURPOSE - Existing system has failed.

Call for inspection when ground is opened so sanitarian can recommend repair. 3-24-00

ADD 85-90' TRENCH FROM DAYTON TOWARDS DRIVEWAY

PLANS APPROVED

3/24/00 DATE CW

PERMIT VOID AFTER 2 YEARS

NOTE: CONTRACTOR RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS

NOTE: TOP OF SEPTIC TANKS ARE TO BE NO DEEPER THAN 3.0 FEET BELOW FINISH GRADE

NOTE: WATERTIGHT SEPTIC TANKS REQUIRED

NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS, 90° ELBOWS ARE NOT ACCEPTABLE

NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX, DRAINFIELDS) TO BE 100 FEET FROM ANY WATER WELL UNLESS OTHERWISE SPECIFICALLY AUTHORIZED

NOTE: NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH UNLESS SPECIFICALLY AUTHORIZED

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 35/40 PVC OR ABS

NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS

NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

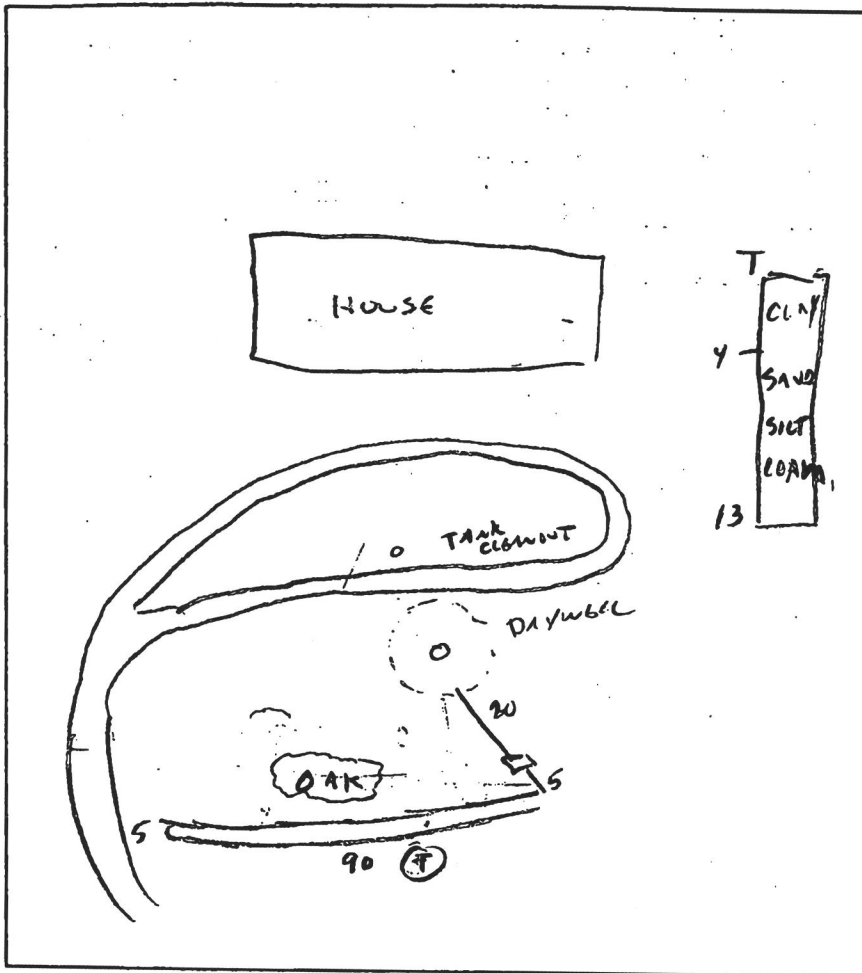
NOTE: IF PUMPED SEPTIC SYSTEM REQUIRED, (1) SEPTIC PUMP DETAIL TO BE PROVIDED BY INSTALLER PRIOR TO ISSUANCE OF SEPTIC PERMIT (2) PUMP PERFORMANCE TEST IS NECESSARY PRIOR TO HEALTH DEPARTMENT APPROVAL OF SEPTIC PERMIT

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

PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT
CALL 410-313-2640 FOR INSPECTION OF SEPTIC SYSTEM

513377

90



TRENCH DATA

TRENCH WIDTH 2

TRENCH INLET DEPTH 4

TRENCH BOTTOM DEPTH 9

DEPTH OF STONE 5

NUMBER OF TRENCHES 1

TOTAL TRENCH LENGTH 90

ABSORBENT AREA 450

DISTRIBUTION BOX LEVEL ✓

BAFFLE IN DISTRIBUTION BOX ✓

SEPTIC TANK DATA *EXISTING*

SEPTIC TANK _____ GALLONS

MANHOLE RISER _____

6 INCH INSPECTION PORT ✓

PUMP CHAMBER DATA

PUMP CHAMBER
GALLONS N/A

MANHOLE RISER _____

ALARM _____

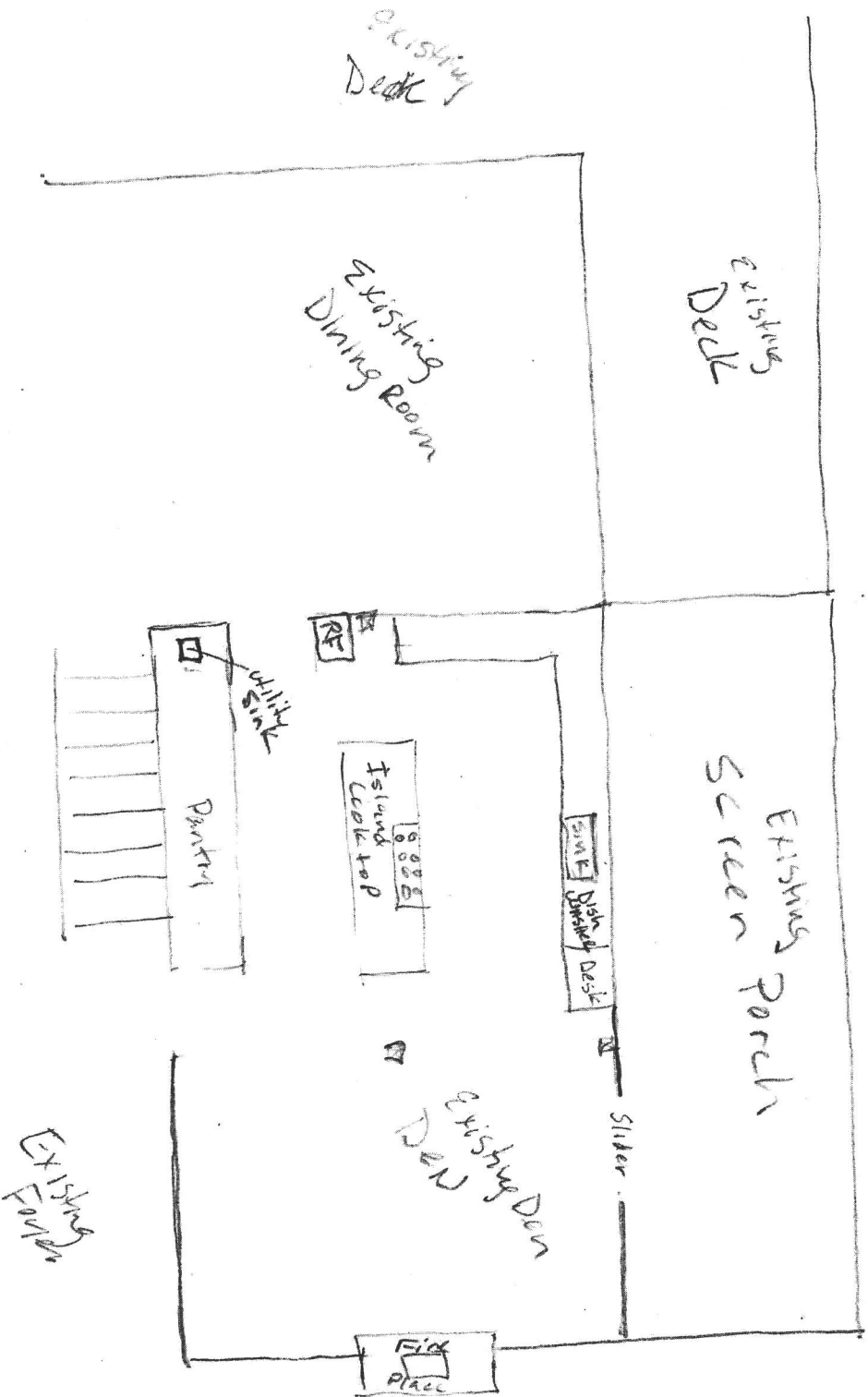
PUMP PERFORMANCE TEST _____

PRE-CONSTRUCTION INSPECTION: _____

INSPECTION COMMENTS: 3/24/00 SOILS OK TO 13, ADD 90 TROUGH w/56 INCH
TO EXISTING DRYWELL
3/24/00 PM SYSTEM COMPLETE OK TO COVER.

INSPECTOR C. W. White DATE SYSTEM APPROVED 3/24/00

Current
House Footprint Upper level
13212 Triadelphia Rd



12/27/18 → Walk Thru: Convert screen porch to
additional living space for kitchen
expansion. (260 sq ft of additional living space)

- Mike approval waiver for percent.
- Documents are approved and ready to go.

Spencer 1/11/19