

## Williams, Jeffrey

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**From:** Ann jones <annholmesjones@gmail.com>  
**Sent:** Thursday, July 9, 2020 2:14 PM  
**To:** Williams, Jeffrey  
**Cc:** Don Koch; Jonathan Herman  
**Subject:** Re: 1485 Underwood Road - Historic Renovation  
**Attachments:** Indian Cave LLC well waiver request.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Mr. Williams,

We are continuing to pursue the renovation of the existing old house on Indian Cave Farm. We will be applying for a building permit soon, with the accompanying site plan for the septic system. At this time we would like to request an official waiver from the requirement that a second well be drilled. The existing well has adequate capacity. I am attaching a letter from Donald Koch, a professional engineer regarding the capacity of the well, and the ability of the existing well to supply water to the existing residence.

Thank you for your consideration,

Ann Jones

On Thu, Dec 12, 2019 at 9:04 AM Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)> wrote:

Thanks. Unfortunately, we can't approve a waiver to allow two residences to be connected to the same well, even though they are on the same parcel. One well can serve a residence and an accessory structure or domestic irrigation, but each separate residential structure must be served by its own separate potable well.

Looking at the file I sent to you, we have perc tests for the sewage disposal area for the tenant house and some repair perc tests for the system serving the other house. It looks like we will need to do perc testing to establish a sewage disposal area to serve the old house. The plan developed out of that will also show the proposed location of the well to serve the house. Let me know if there are any more questions about the process. Thanks

Jeff

**From:** Ann jones <[annholmesjones@gmail.com](mailto:annholmesjones@gmail.com)>  
**Sent:** Wednesday, December 11, 2019 2:28 PM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Cc:** Don Koch <[dhkoch52@gmail.com](mailto:dhkoch52@gmail.com)>; Jonathan Herman <[hermanrestoration@gmail.com](mailto:hermanrestoration@gmail.com)>  
**Subject:** Re: 1485 Underwood Road - Historic Renovation

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The house is not occupied and was never hooked up to septic. There water was provided from the spring. We are working on a site plan for the septic system.

Ann

On Wed, Dec 11, 2019 at 11:47 AM Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)> wrote:

Hello Ms. Jones. Thanks for the additional info. Last questions (because I cannot recall these details from our meeting): the house you are renovating has been vacant for a long time? What are the current well and septic systems hooked up to it, if any? Is the structure currently livable? Thanks

Jeff

**From:** Ann jones <[annholmesjones@gmail.com](mailto:annholmesjones@gmail.com)>

**Sent:** Tuesday, December 10, 2019 11:22 PM

**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>

**Cc:** Don Koch <[dhkoch52@gmail.com](mailto:dhkoch52@gmail.com)>; Jonathan Herman <[hermanrestoration@gmail.com](mailto:hermanrestoration@gmail.com)>

**Subject:** Re: 1485 Underwood Road - Historic Renovation

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Sorry I did not get back to you sooner. This parcel is Map 9, Parcel 12 - 197 acres. There is one other well on this parcel - it is the well and septic described in the attached document through page 9. This well serves the tenant trailer. Page 12 has additional information for the tenant trailer again - as do pages 18 and 19.

Starting on Page 10 it is the well associated with Map 9 Parcel 130 - owned by my brother and sister in law (James Philip and Sharon Jones).

Page 13 describes the septic area for the existing rancher/residence on the property. It labels the "old house" which is the one we are renovating now.

page 14 is another farm owned by Bowling Green farm located further down Underwood Road toward Forsythe Road.

I'm also attaching a map that shows where the two existing wells are on the farm.

Please let me know if you have any additional questions.

Thanks

Ann Jones

On Tue, Dec 3, 2019 at 2:50 PM Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)> wrote:

Hello Ms. Jones. Can you help clarify for me: The well with tag HO-73-4031 is currently serving a residence and the barn? And you are requesting that it serve the residence, barn, and the newly renovated residence? These are all located on the same parcel? There are other wells on the property, correct? Are there other wells nearby and what do they serve?

We don't typically approve one well to serve two residences, even if they are on the same parcel. Additionally, the well permit for this well indicates that it was drilled as an agricultural well, which means we may not have ever approved it for use as a domestic potable supply at all. That may not be the end of the world if the location is ok. The well construction looks ok according to the completion report, we would just need passing water sample results prior to U&O of the house. If you could answer the above questions first, we can see if we would allow a waiver. Thanks

Jeff

**From:** Ann Jones <[annholmesjones@gmail.com](mailto:annholmesjones@gmail.com)>  
**Sent:** Monday, December 02, 2019 11:42 AM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Cc:** Don Koch <[dhkoch52@gmail.com](mailto:dhkoch52@gmail.com)>; Jonathan Herman <[hermanrestoration@gmail.com](mailto:hermanrestoration@gmail.com)>  
**Subject:** 1485 Underwood Road - Historic Renovation

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Mr. Williams,

You may recall that we met with you in February regarding our plans to renovate the currently abandoned 1880 farmhouse on our family farm. I am very happy to report that progress is being made! We have selected a contractor, Jonathan Herman who is copied on this email, and have received approval from Howard County Historic Preservation Commission for the County Historic Preservation Tax Credit.

We are working on a site plan to determine the best location for the perc tests as we discussed at our meeting on February 22. We will begin those tests in the very near future.

The existing well that serves a current residence on the property and the barns is located in the front yard of the house we are going to be renovating. We would like to officially request a waiver to use this well as a water supply for the historic home, while serving the other home and the barn. I am attaching the initial well drilling record for the well. It tested at 45 gallons per minute and was always adequate to serve the barn and the house. Throughout the life of the well the property was used as a dairy farm, with significant water demands. Last year my brother and nephew sold the dairy cows so there is now much less demand for water and we are quite confident that the well has adequate capacity for all needs.

I would appreciate it if you could provide me with the items necessary to request a waiver to use the existing well.

Thanks you for your assistance

Ann Jones

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Ann H. Jones

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Ellicott City, MD 21042

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2921 Greenway Drive  
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July 9, 2020

Indian Cave Farm LLC  
2921 Greenway Drive  
Ellicott City, MD 21042  
ATTN: Ann Holmes Jones

RE: Request for Waiver to use existing well at 1495 Underwood Road, Sykesville, MD

Dear Ann:

I have reviewed the information about the water well at 1495 Underwood Road. I understand that you would like to use the existing water well being used at 1485 Underwood Road to supply the house at 1495 Underwood Road which is currently being renovated. This will require a waiver to Howard County Code Section 3.907. The attached site plan shows the layout of the two houses and the location of the well.

The existing well was tested and yielded 45 gallons per minute as shown on the attached well completion report. It was originally an agricultural well supplying both the residence at 1485 Underwood Road and the dairy operation of Bowling Green Farms Inc. The dairy operation ceased operation in 2019 so the water demand is greatly reduced.

The existing well is 160 feet deep and completed as an open hole in the fractured rock aquifer. The fractured rock aquifer of the Maryland Piedmont has no appreciable primary porosity; recoverable groundwater is only in fractures. The yield of a well is dependent on the number and size of the fractures the well intersects.

Both houses are on a single parcel that is currently used for farming. The parcel has a Howard County conservation easement in place that guarantees it will always be in agricultural use.

You have a well with more than enough capacity on a single parcel. It serves no useful purpose to have another well in the same groundwater reservoir. These wells would interfere with each other and the yield of each would be reduced. The requirement for a new well is a substantial expense and financial hardship that serves no useful private or public purpose.

Truly yours,

Donald Koch, P.E.