



## Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

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

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

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

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

Twitter: HowardCoHealthDep

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

August 21, 2020

Tom Paide  
3921 Walt Ann Drive  
Ellicott City, MD 21042

**RE: Waiver Denial**  
3921 Walt Ann Drive  
Ellicott City, MD 21042

Mr. Paide,

This letter is being issued in response to your Percolation Certification Plan waiver request dated August 6, 2020 for the proposed six hundred eighty (680) square foot accessory structure with conditioned living space and a half bathroom. Health Department records indicate the on-site sewage disposal system consists of a one thousand (1,000) gallon septic tank and a drywell installed into fractured shale. The drywell installed into fractured rock does not meet current standards with an adequate treatment zone and may cause pollution of the waters of the state. Furthermore, a septic reserve area adequate for future on-site sewage disposal system repair has not been established.

The requested waiver has been denied on the basis that the existing on-site sewage disposal system is not capable of treating the existing and proposed sewage flows plus adequate on-site sewage disposal system reserve area has not been established.

Contact the Well and Septic Program at (410) 313-1771 to discuss how to proceed with upgrading the on-site sewage disposal system, establishing adequate on-site sewage disposal reserve area, and any other requirements, such as the proper abandonment of the hand dug well.

Respectfully,

Michael J. Davis  
Assistant Director  
Bureau of Environmental Health

September 23, 2020

Deputy Director Mike Davis  
Environmental Health Department, Howard County  
8930 Stanford Blvd  
Columbia, MD 21045

Dear Mr. Davis,

We respectfully request a Perc Cert Waiver to build an accessory building with 240 square feet of conditioned space and an additional area of unconditioned space on our 5 acre property at 3921 Walt Ann Drive, Ellicott City.

Attached is a copy of the location drawing/survey, an enlarged copy of the survey showing the well, septic, and proposed new structure, and floor plan of the proposed structure.

We have had extensive discussions with Jeff Williams and Hank Oswald about this project. Both have expressed favor for granting a waiver for this project. Mr. Oswald was also out for a site visit on August 5 and took photos of the property.

Thank you for your consideration.

Sincerely,



Tori Paide  
202-352-5289

Cc  
Jeffrey Williams  
Hank Oswald

September 23, 2020

Deputy Director Mike Davis  
Environmental Health Department, Howard County  
8930 Stanford Blvd  
Columbia, MD 21045

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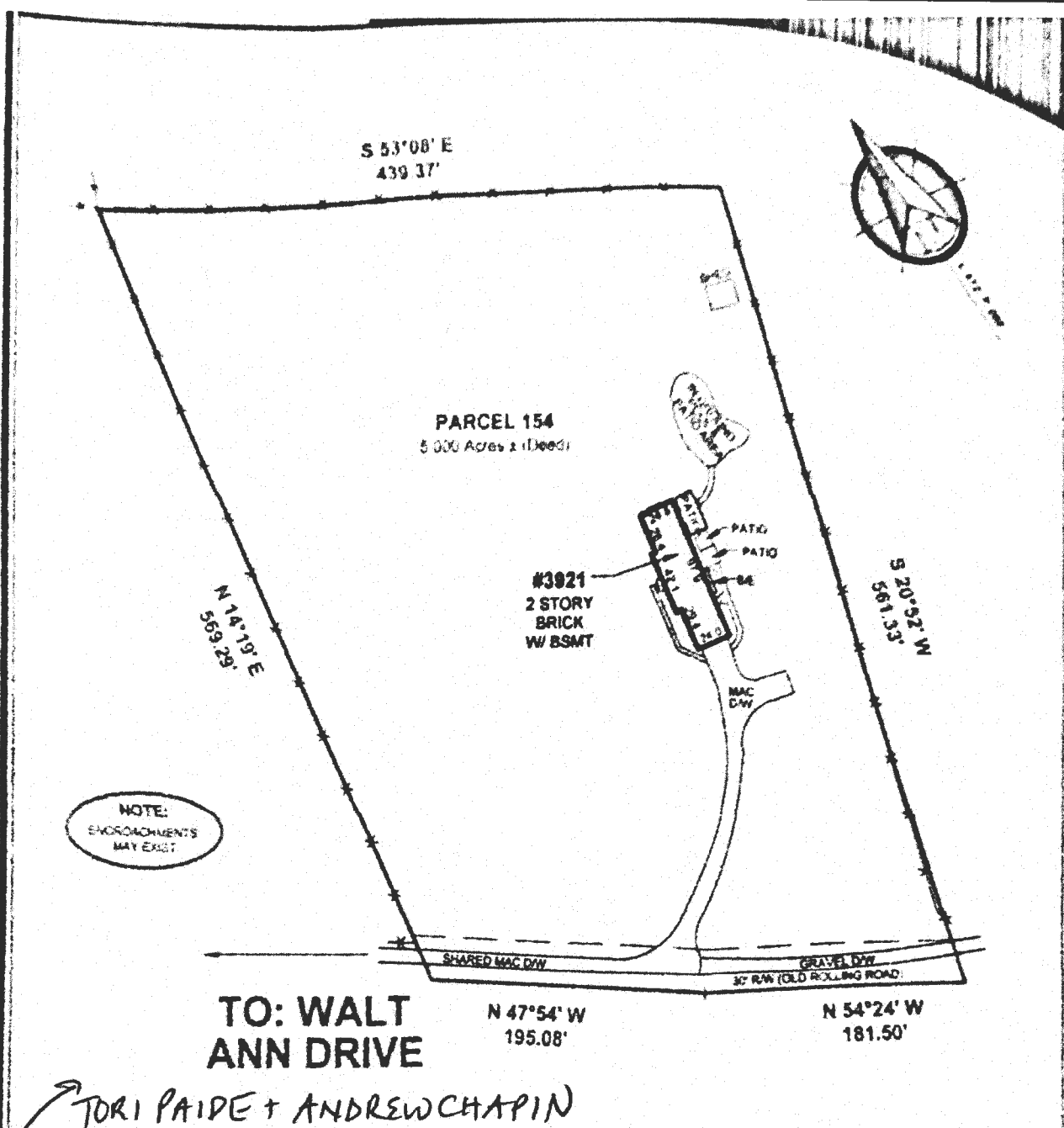
Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tori Paide', with a stylized, flowing script.

Tori Paide  
202-352-5289

Cc  
Jeffrey Williams  
Hank Oswald



LOCATION DRAWING OF:  
**#3921 WALT ANN DRIVE**  
**PARCEL 154**  
 N/F PROPERTY OF  
**ROBERT E. & RACHELLE E. LUDICKE**  
 LIBER: 472 FOLIO: 262  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100' DATE: 08-22-2015  
 DRAWN BY: CP / JCW FILE #: 156037-334

**LEGEND:**  
 - FENCE  
 BE - BASEMENT ENTRANCE  
 BW - BAY WINDOW  
 BR - BRICK  
 SRL - BLOCK RESTRICTION LINE  
 BSMT - BASEMENT  
 CS - CONCRETE STOOD  
 CONC - CONCRETE  
 DRW - DRIVEWAY  
 FR - FRAME  
 MAC - MACADAM  
 OH - OVERHANG  
 PUE - PUBLIC UTILITY BSMT  
**COLOR KEY:**  
 RED - RECORD INFORMATION  
 BLUE - IMPROVEMENTS  
 GREEN - EASEMENTS & RESTRICTION LINES

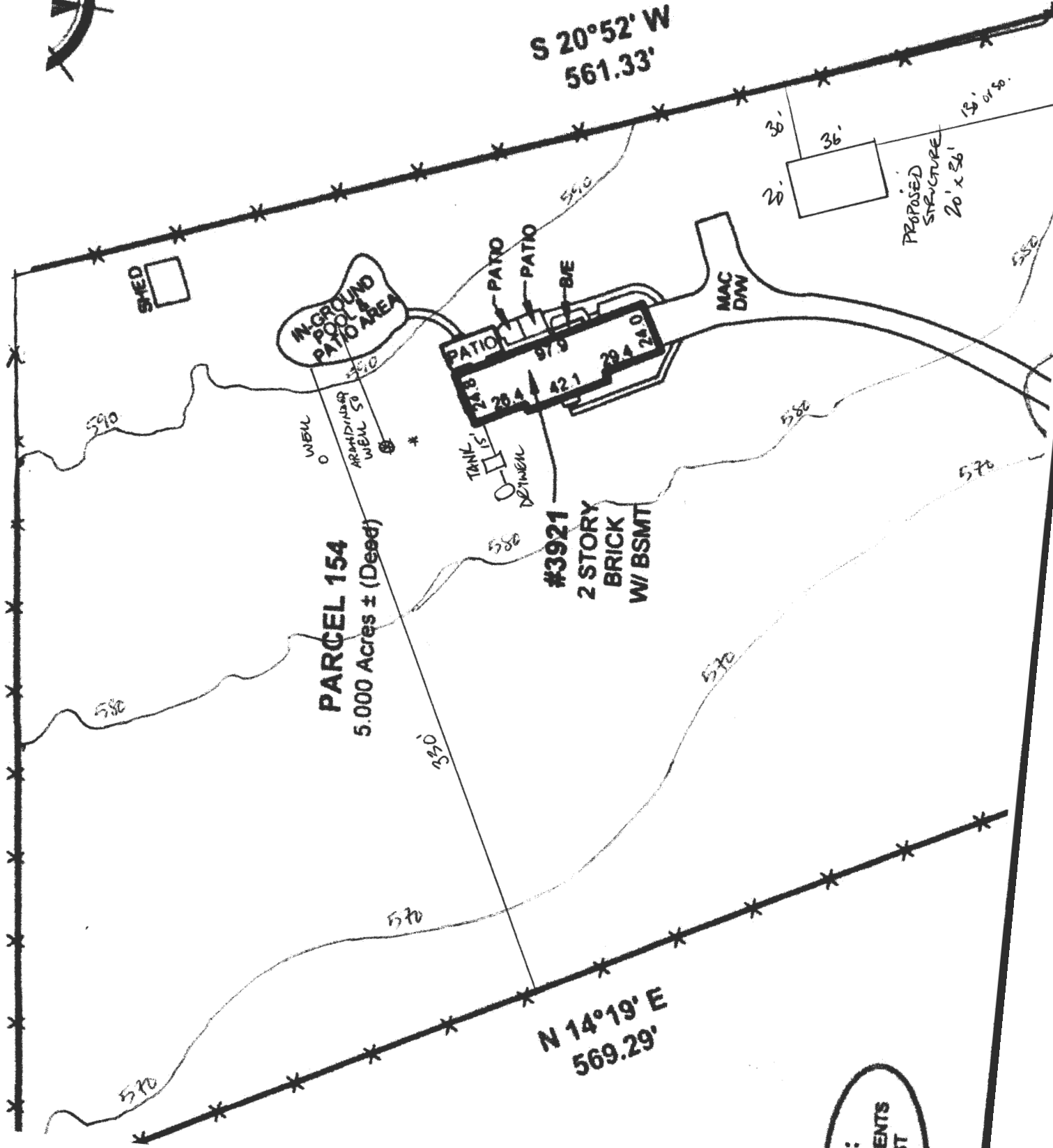
A Land Surveying Company  
**DULEY**  
 and  
**Associates, Inc.**  
 Serving D.C. and MD.  
 14804 Elm Street, Upper Marlboro, MD 20772  
 Phone: 301-888-1111 Fax: 301-888-1114  
 Email: orders@duley.biz On the web: www.duley.biz



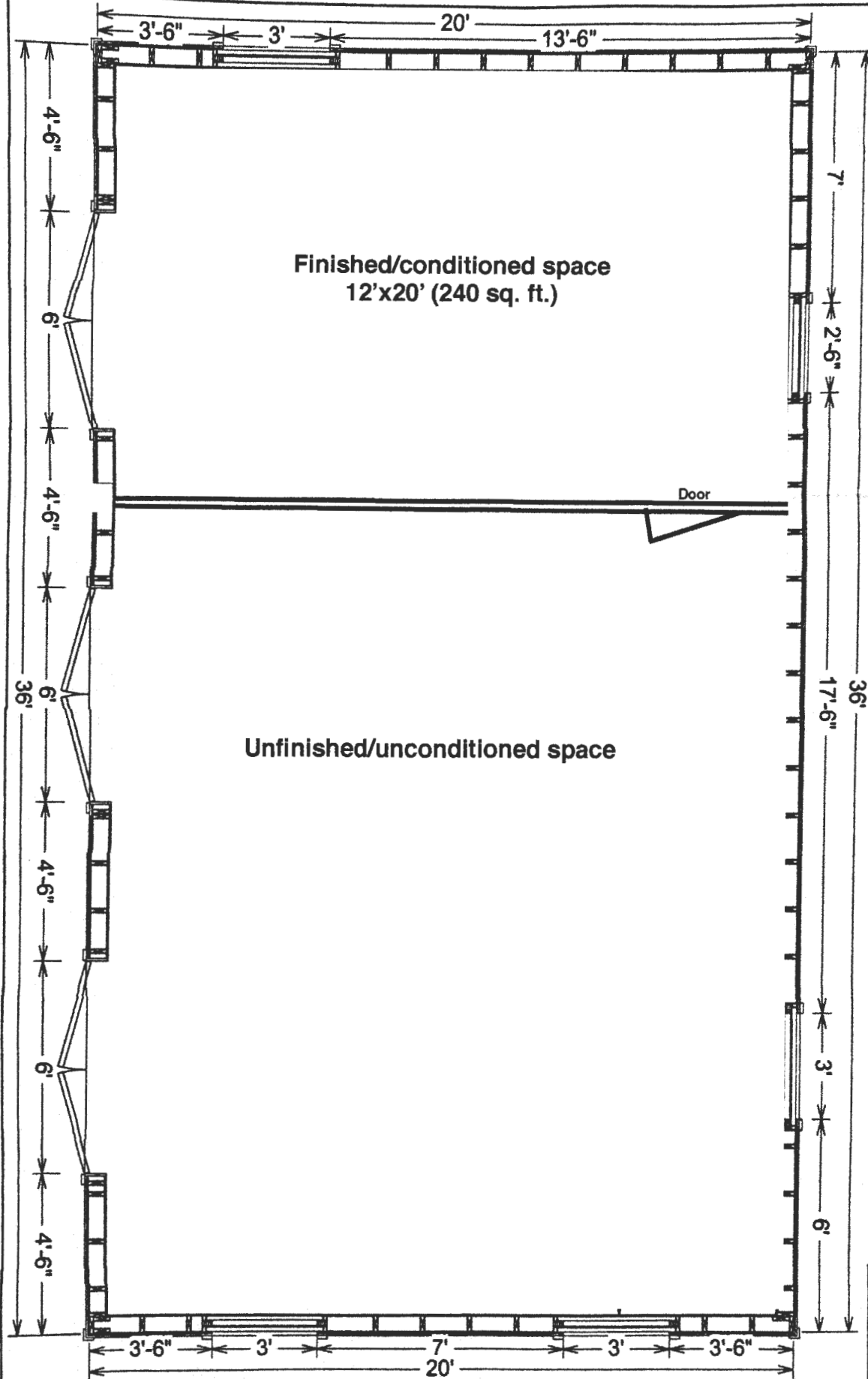
**SURVEYOR'S CERTIFICATE**  
 I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 08 13.08 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar as it is required by a LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 2" = 1" AND THIS REPORT WAS FURNISHED TO YOU BY THE COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

**DULEY & ASSOC.**  
 WILL GIVE YOU A 100%  
 FULL CREDIT TOWARDS  
 UPGRADING THIS  
 SURVEY TO A  
 "BOUNDARY STAKE"  
 SURVEY FOR ONE  
 YEAR FROM THE DATE  
 OF THIS SURVEY  
 EXCLUDING D.C. & BAL. CITY.

3921 Walt Ann Dr.  
Ellicott City MD 21042



NOTE:  
DACHMENTS  
BY EXIST



A1.2	SHEET	SCALE: 1/4"=1'	DATE: 8/18/2020	Sheds Unlimited LLC 2025 Valley Rd. Morgantown, PA 19543	JOB NAME:	DRAWN BY:	Revisions:
					Tori Paide 3921 Walt Ann Drive Ellicott City, MD 21042	Kyle Zook	8/28/2020
						EST. #53462	

Scale:



# Fredericktowne Labs Inc.

ENVIRONMENTAL TESTING

3020 Ventrie Court • P.O. BOX 245 • Myersville, MD 21773 • 800-332-3340 • FAX 301-293-2366  
www.fredericktownelabs.com • info@fredericktownelabs.com

## Certificate of Analysis

Acct. No. 7745 - 122-1

### Field Record

Site visit performed on: Wednesday, September 09, 2015 2:17 PM

by: Jose Pineda

Affiliation: Top to Bottom Services

Property Owner: Residence

Property Address: 3921 Walt Ann Drive  
Ellicott City, MD 21042

Sample Source: Laundry Room Sink

Total Free Res. Cl.: <0.1 mg/l

### Laboratory Report

Sample Received at laboratory: 9/9/2015

3:01 PM

### Bacteriological results:

Total Colif. (/100ml)	E.coli. (/100ml)	Start		End		Method	Analyst
		Date	Time	Date	Time		
<1	<1	09/09/15	15:18	09/10/15	15:20	9223B	JD

Bacteriological analysis of this sample indicates the water is safe for human consumption and meets federal, state and local requirements. Analysis was performed according to the 20th edition of Standard Methods

Reported by:

*Colleen Mellott* 9/11/15

Name

Date

Fredericktowne Labs, Inc. is a State Certified Water Quality Laboratory

Maryland Cert. No. 116 Virginia Cert. No. 00444

MDOT WBE Cert. No.: 91-158

9/10/2015 3:33:57 PM

Page 1 of 1

EM

# CHAIN OF CUSTODY FORM

FREDERICKTOWNE LABS, INC.

3020 VENTRIE CT. P. O. BOX 245 MYERSVILLE, MD 21773

301-293-3340 OR FAX 301-293-2366

Acct. No: <b>7745 - 122-1</b>			Collected By: (Please Print) <b>José Pineda</b>						Analyses To Be Performed								
Project: <b>3921 Walt Ann Drive Elicott City, MD 21042</b>			Affiliation: <b>Top to Bottom Services</b>						Lead	Bacteria	Nitrate (NO3)	Nitrite (NO2)	Turbidity			Preservation	Verify By
Sample Number	Site Description	Date of Collection	Time of Collection	Matrix DW/WW	pH	Res. Cl	Temp	Grab/Comp									
1	Laundry Room sink	09/09	2:17 PM	DW				G									
Relinquished By: (Print & Sign) <b>José Pineda</b>			Received By: <b>Tellu Mclott</b>			Date/Time <b>9/9/15 15:01</b>		Treatment Devices Present <input type="checkbox"/> Yes <input type="checkbox"/> No									
Relinquished By: (Print & Sign)			Received By:			Date/Time		Describe Treatment Device(s):									
Relinquished By: (Print & Sign)			Received By:			Date/Time		Method of Shipment:					Iced <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				



