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## HOWARD COUNTY HEALTH DEPARTMENT

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*Joyce M. Boyd, M.D., County Health Officer*

August 20, 1997

Mr. Michael Smith  
14965 Triadelphia Road  
Glenelg, Maryland 21737

RE: Percolation Test Date  
Application Number - A58919  
Purpose: 3 Lot Subdivision  
Property ID: Smith Property - Triadelphia Road  
Tax Map: 27 Parcel: 17

Dear Sirs:

A percolation test date has been reserved for 10:00 a.m., Monday, September 15, 1997, for the above referenced property. Please be advised that due to the proximity of proposed percolation testing to classified wet season soils, spring wet season testing (Feb. 1 thru April 31) may be required.

You will be responsible for having a contractor on-site to excavate test holes at the corners of proposed percolation area.

In the event of uncertain weather (i.e. precipitation or extremes of temperature), please contact this office prior to 9:00 a.m. to determine whether percolation testing can be performed on the above reserved date. If it is not feasible to perform the test, a new test date will be assigned.

Percolation test results can be expected within approximately 2 to 3 weeks.

Please call this office between 8:00 a.m. and 5:00 p.m., Monday through Friday, to confirm your acceptance of this percolation test date.








Thank you for your cooperation in this matter.

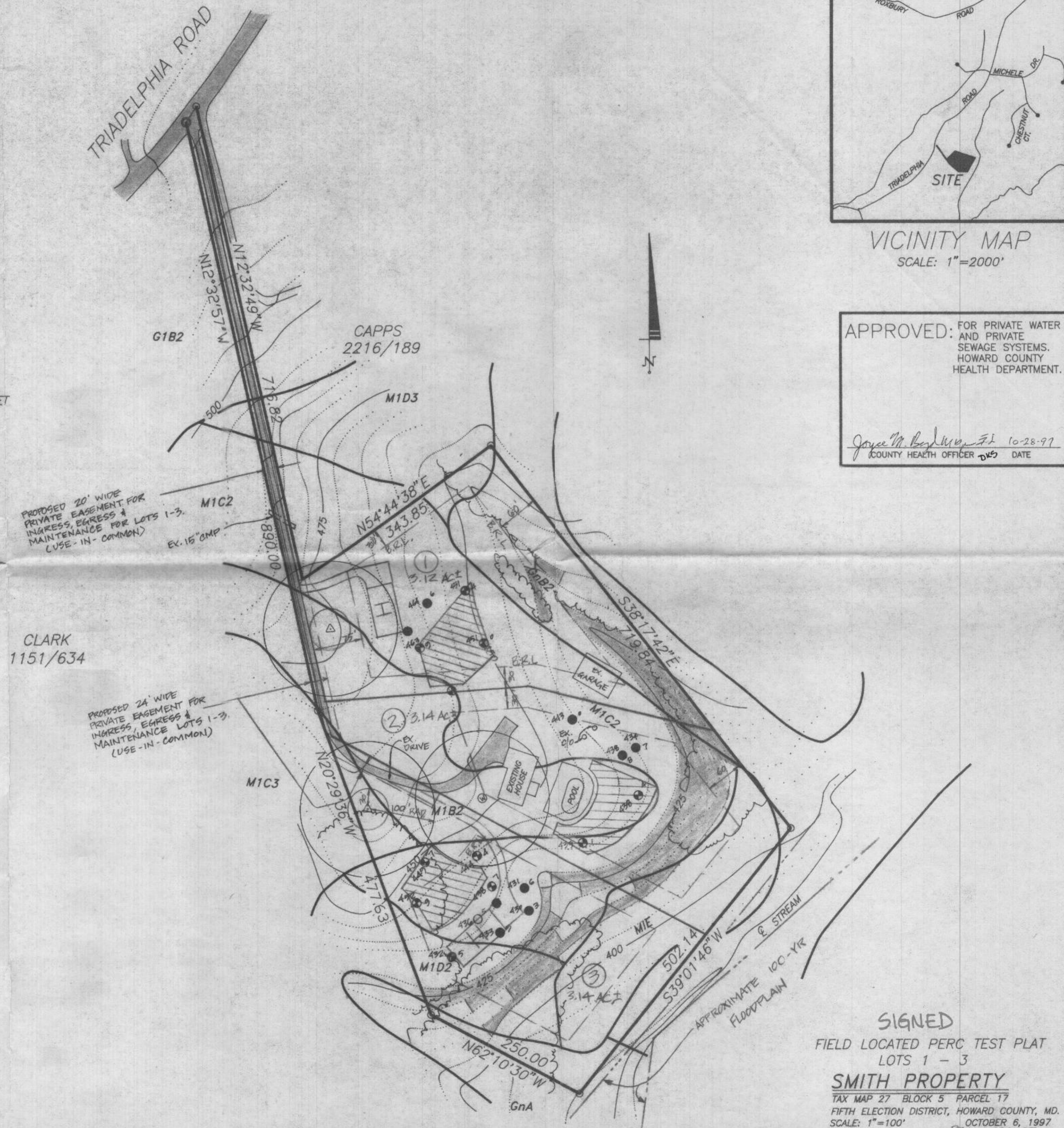
Very truly yours,

Amy Mc Millen, R.S.  
Water & Sewerage Program

AM:am  
cc:File

# NOTES:

1. SUBJECT PROPERTY IS ZONED RR-DEO.
2. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MD. STATE DEPT. OF THE ENVIRONMENT.
3.  THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MD. STATE DEPT. OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
4. B.R.L. DESIGNATES BUILDING RESTRICTION LINE.
5.  DESIGNATES PROPOSED WELL LOCATION.
6.  DESIGNATES PROPOSED HOUSE LOCATION.
7.  DESIGNATES APPROVED PERC TEST LOCATION.
8.  DESIGNATES EXISTING WELL LOCATION.
9. THERE ARE NO VISIBLE WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY UNLESS OTHERWISE SHOWN HEREON.
10.  DESIGNATES FAILED PERC TEST  
 DESIGNATES PERC NOT DUG
11. GRAVITY SEWER SERVICE IS NOT AVAILABLE FOR LOT 3. A PUMP WILL BE REQUIRED
12. EXISTING HOUSE WITH POOL ON LOT 2 TO REMAIN.
13. EXISTING GARAGE ON LOT 1 TO REMAIN.
14. WELL ON LOT 3 TO BE DRILLED PRIOR TO HEALTH DEPARTMENT SIGNATURE OF FINAL PLAT.



SHANABERGER & LANE  
8726 TOWN & COUNTRY BLVD.  
SUITE 104  
ELLICOTT CITY, MD. 21043  
(410) 461-9563



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## HOWARD COUNTY HEALTH DEPARTMENT

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*Joyce M. Boyd, M.D., County Health Officer*

September 22, 1997

Mr. Michael Smith  
14965 Triadelphia Road  
Glenelg, Maryland 21737

RE: PERCOLATION TEST RESULTS  
Application #58919  
Proposed Use: Subdivision  
Property ID: Smith Property - Lots 1 - 3  
Triadelphia Road  
Tax Map 27 Parcel #17

Dear Mr. Smith:

Percolation testing conducted September 15, 1997, on the above referenced property indicated limited satisfactory soil conditions. A copy of the percolation test results is enclosed.

Further review is contingent upon submission by a registered engineer of a percolation certification plat showing actual locations and elevations of all excavated test holes and a suitable house and well site. This plat should also include the location of all existing wells and septic systems on the property as well as the location of any other relevant features such as streams, swales, or existing structures. A note must be included certifying that all wells and septic systems within 100 feet of property boundaries have been shown.

This plat should be submitted within sixty (60) days to allow field verification if necessary.

If you have any questions regarding this matter, please contact me at the address below or by calling (410) 313-2640.

Sincerely,

Donna K. Soe, R.S.

Water and Sewerage Program

DKS

cc: Shanaberger & Lane  
file



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## HOWARD COUNTY HEALTH DEPARTMENT

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*Joyce M. Boyd, M.D., County Health Officer*

August 19, 1997

Mr. Michael Smith  
14965 Triadelphia Road  
Glenelg, Maryland 21737

RE: Percolation Testing  
Test Fee Receipt No. A58919  
Proposed 3 Lot Subdivision  
Smith Property - Triadelphia Road  
Tax Map: 27 Parcel: 17

Dear Mr. Smith:

A percolation test date has not been scheduled for the above referenced project.

The Howard County soils map shows a stream on the property which was not identified in the test plan. The plan has been returned to the engineer for revision with respect to minimum separation requirements. The plan should also comment on the presence or absence of existing wells and septic systems within 100 feet of property boundaries.

Thank you for your cooperation in this matter.

Very truly yours,

Craig Williams, Program Director  
Water and Sewerage Program

CW:jr

cc: Shanaberger  
C & C Utility Service  
File



Howard County Department of Planning and Zoning  
Division of Land Development and Research

WAIVER PETITION APPLICATION

Date Submitted/Accepted \_\_\_\_\_ DPZ File Number \_\_\_\_\_

I. *Site Description*

Subdivision Name/Property Identification: SMITH PROPERTY, LOTS 1-3

Location of property: #14965 TRIADELPHIA ROAD  
(Road name and nearest public road intersection)

RESIDENTIAL RESIDENTIAL  
(Existing Use) (Proposed Use)

27 5 17 FIFTH  
(Tax Map) (Grid/Block No.) (Parcel No.) (Election District)

RR-DEO 9.414 ACRES  
(Zoning District) (Total 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.)

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 of modifications to the minimum requirements stipulated within the Regulations.

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.

Section Reference No.

Summary of Regulation

1. SECTION 16.120(C)(2) REQUIRES ADJACENT PIPESTEMS w/COMMON DRIVE TO HAVE COLLECTIVELY ENOUGH FRONTAGE TO MEET DESIGN  
MANUAL REQUIREMENTS FOR DRIVEWAY EASEMENTS.
3. \_\_\_\_\_

4. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
5. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### III. *Justification*

**All waiver requests must be fully justified by the petitioner.** 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.
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### IV. *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 (14 sets of the completed waiver form and plan exhibit if the subject property adjoins a County road; 18 sets for properties adjoining a State road). In instances where the waiver request concerns an approval extension, only 2 sets of plans are required along with 14 or 18 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12".**

#### 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.

1997 APR 29 A 9:17  
HUNTER, J. L. HUNTER  
137

Legend: <input checked="" type="checkbox"/>	Information Provided	<input checked="" type="checkbox"/>	Information Not Provided,
NA	Not Applicable	X	Justification Attached

- ☒ 1. Vicinity map scale 1" = 2,000'.
- ☒ 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.
- ☒ 9. Approximate delineation of floodplain, wetland and forested areas, if applicable.
- ☒ 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).
- ☒ 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).

#### V. 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.

#### VI. 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.

*Michael J. Smith* 4-1-97  
 (Signature of Property Owner) (Date) (Signature of Petition Preparer) (Date)  
 (Fee Simple Owner Only)

MICHAEL J. SMITH  
 (Name of Property Owner) (Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)

14965 TRIUMPH RD.  
 (Address) (Address)

GLENEZG, MARYLAND, 21737  
 (City, State, Zip Code) (City, State, Zip Code)

410-442-1125  
 (Telephone) (Telephone)

Howard County Department of Planning and Zoning  
Division of Land Development and Research

INITIAL SUBMISSION  
WAIVER PETITION WORKSHEET  
(For DPZ Use Only)

Project Name: \_\_\_\_\_ DPZ File No. \_\_\_\_\_

I. *Application Requirements*

*Indicate Yes, No or N/A*

Application is complete.....  
Required number of plans and applications are provided .....  
    \_\_\_ Plans (14 sets on County Road or  
    \_\_\_ Applications 18 sets on State Road)  
Supplemental Information is provided.....  
\_\_\_\_\_  
\_\_\_\_\_

II. *Fee Computation*

**Fee**

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

**TOTAL**

III. *Certification*

Cash Receipt No. \_\_\_\_\_ Account #011-005-4201 Amount \_\_\_\_\_

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 \_\_\_\_\_

LIB A 62 001 1501  
10/10/29 4:17  
HUTCHINSON  
123 151

# SHANABERGER & LANE

Surveying • Land Planning • Construction Stakeout

April 22, 1997

Division of Land Development  
Howard County Department of Planning & Zoning  
George Howard Building  
3430 Court House Drive  
Ellicott City, Md. 21043

re: Waiver Petition, Smith Property  
File Number not yet assigned

Dear Division of Land Development:

This letter is being submitted as justification for a Waiver of Section 16.120.(c)(2) related to subdivision of the Smith Property at 14965 Triadelphia Road.

**Site Description:** The Smith Property is presently a 9.414-acre pipestem parcel on the southeast side of Triadelphia Road, approximately 2800 feet northeast of the intersection of Triadelphia Road and Triadelphia Mill Road. The property is zoned RR-DEO. The owner proposes subdividing the property into a total of 3 lots, each containing slightly over 3 acres. The property is improved by a single-family dwelling.

**Present Site Access:** The existing house on the property is served by a paved macadam driveway. Sight Distance at the intersection of the driveway and Triadelphia Road is adequate.

**Proposed Site Access:** It is proposed that both new lots as well as the existing house use the paved macadam driveway.

**Unusual Site Condition:** The width of the pipestem serving the Smith Property is only 20 feet.

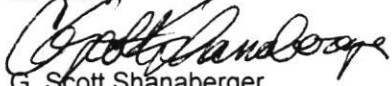
**Extraordinary Hardship / Practical Difficulty:** Per Section 16.120.(c)(2), the required width of the collective road frontage of the lots is 24 feet. Since the pipestem is only 20 feet wide, the property cannot be subdivided in strict compliance with this Section of the Regulations.

**Justification for Granting Waiver:** The 20-foot pipestem and the existing macadam driveway provide safe and adequate access for Fire and Rescue vehicles to the existing house, in accordance with Section 16.101.(12) of the Regulations. In addition, the adequate sight distance provided is in accordance with Sections 16.101.(2), (3), and (7) of the Regulations.

Because the intent of the Regulations is to assist in the orderly development of land, and not to prevent the development of land, and because the waiver requested is the minimum regulatory relief required in order to subdivide the Smith Property, I believe the waiver request is justified.

If I can offer any further information with which to evaluate this request, please do not hesitate to contact me.

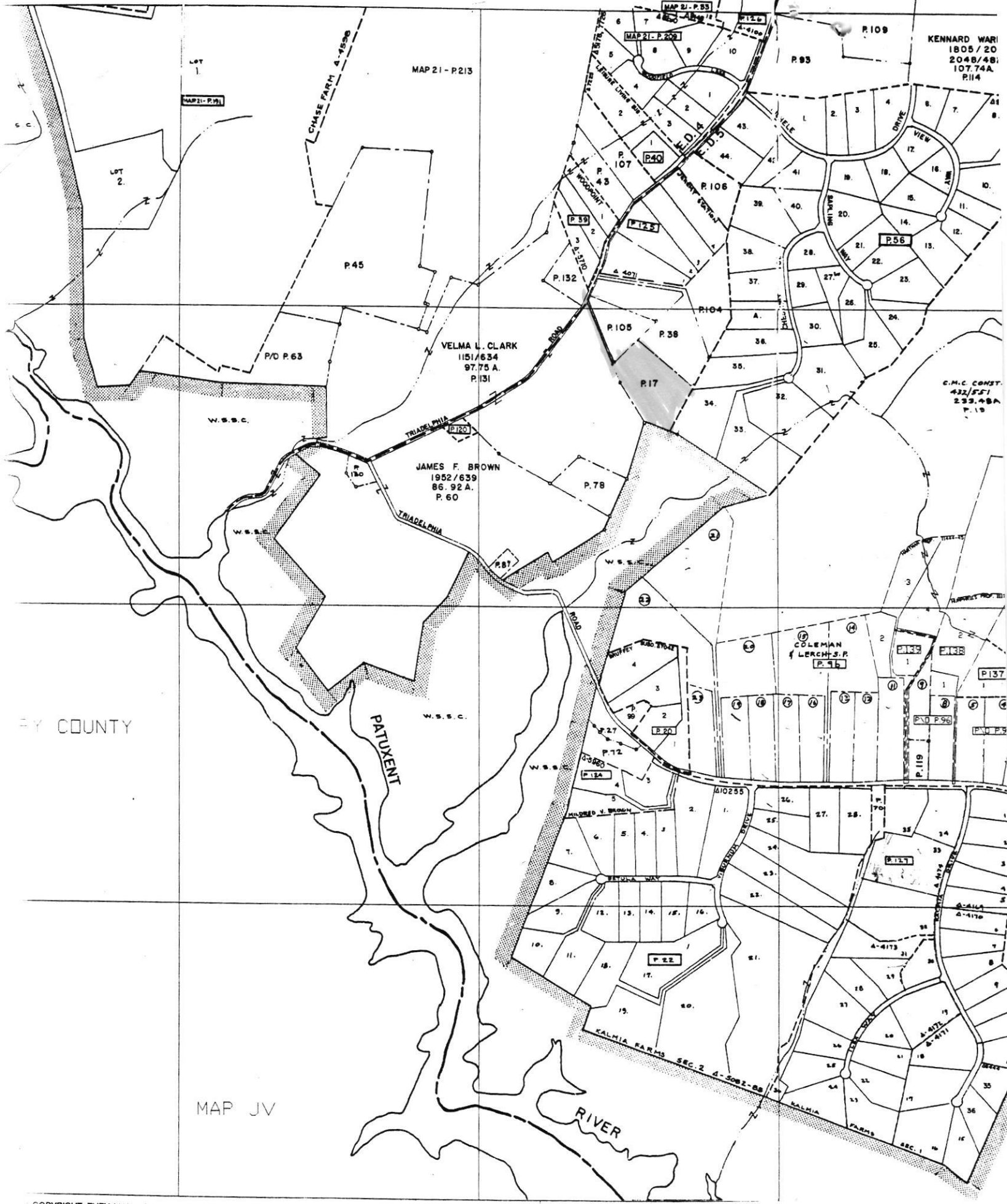
Sincerely,

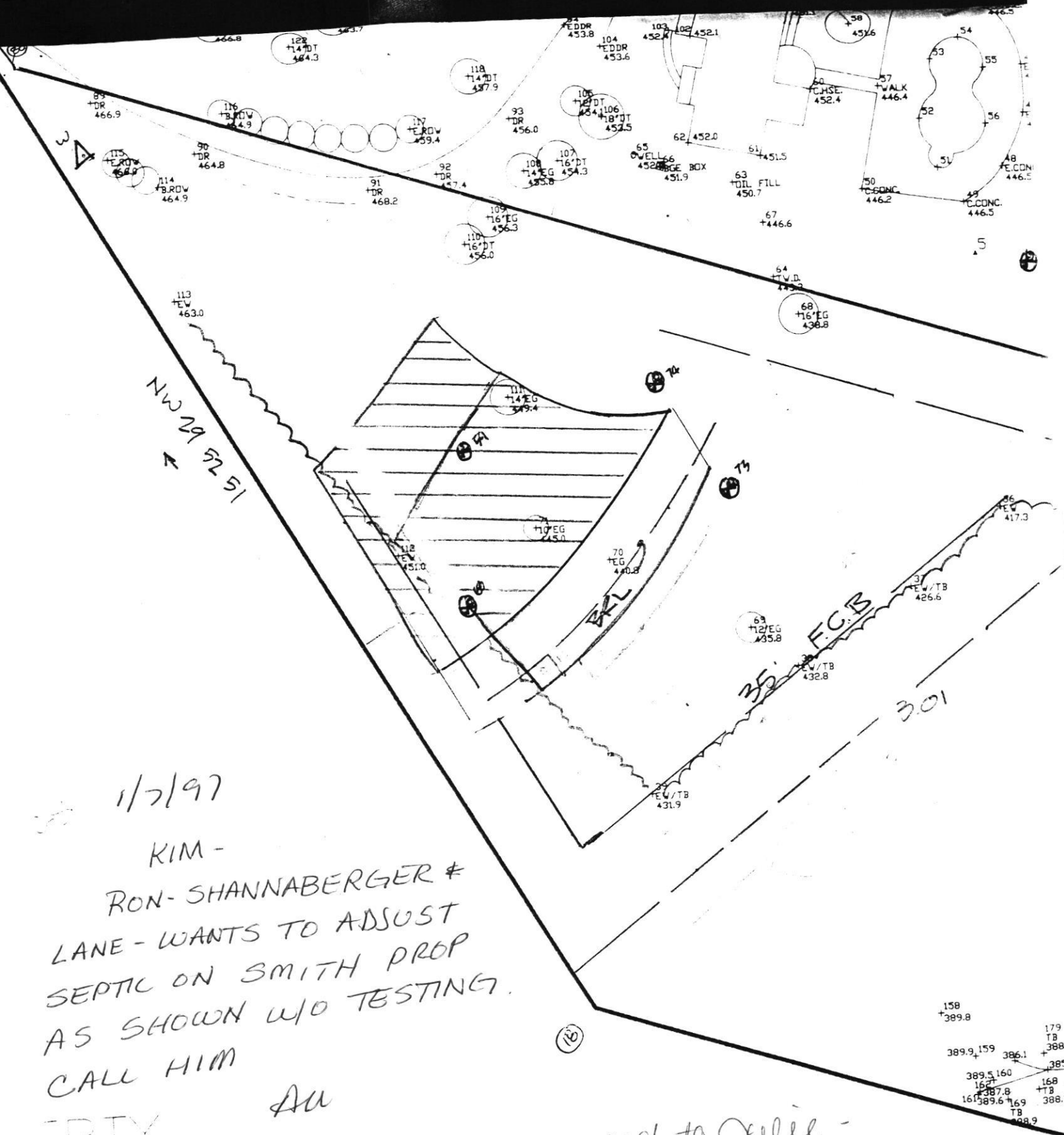
  
G. Scott Shanabarger  
Professional L. S.

lettr231.doc

(21)

Map 27 P. 17  
listed in block 5





1/10/98 2:45 pm - returned call, talked to Julie -  
I explained that I would need confirmation  
of woods line before adjustment DKS

# SHANABERGER & LANE

Surveying Land Planning Construction Stakeout

8726 Town & Country Blvd.  
Suite 104  
Ellicott City, Md. 21043  
phone: (410) 461-9563  
fax: (410) 461-9693

## FACSIMILE TRANSMITTAL

DATE: 9/12/97

TO: THE SMITHS / BOR OF ENV. HEALTH FROM: GUY

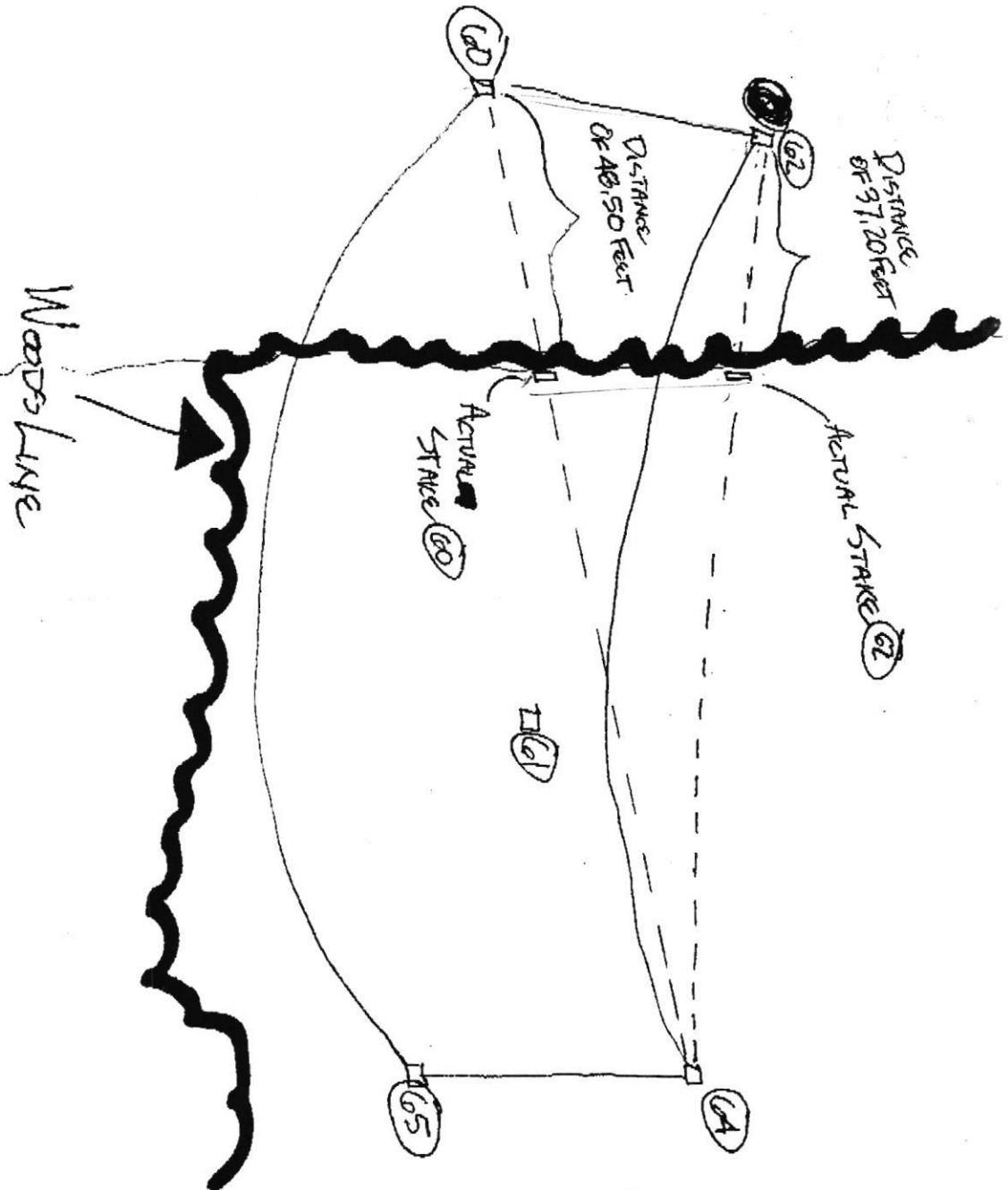
ATTENTION: / CRAIG WILLIAMS PROJECT: 916-35

FAX NO. 410-489-4432 / 410-303-2648 PROJECT NO. SMITH PROPERTY

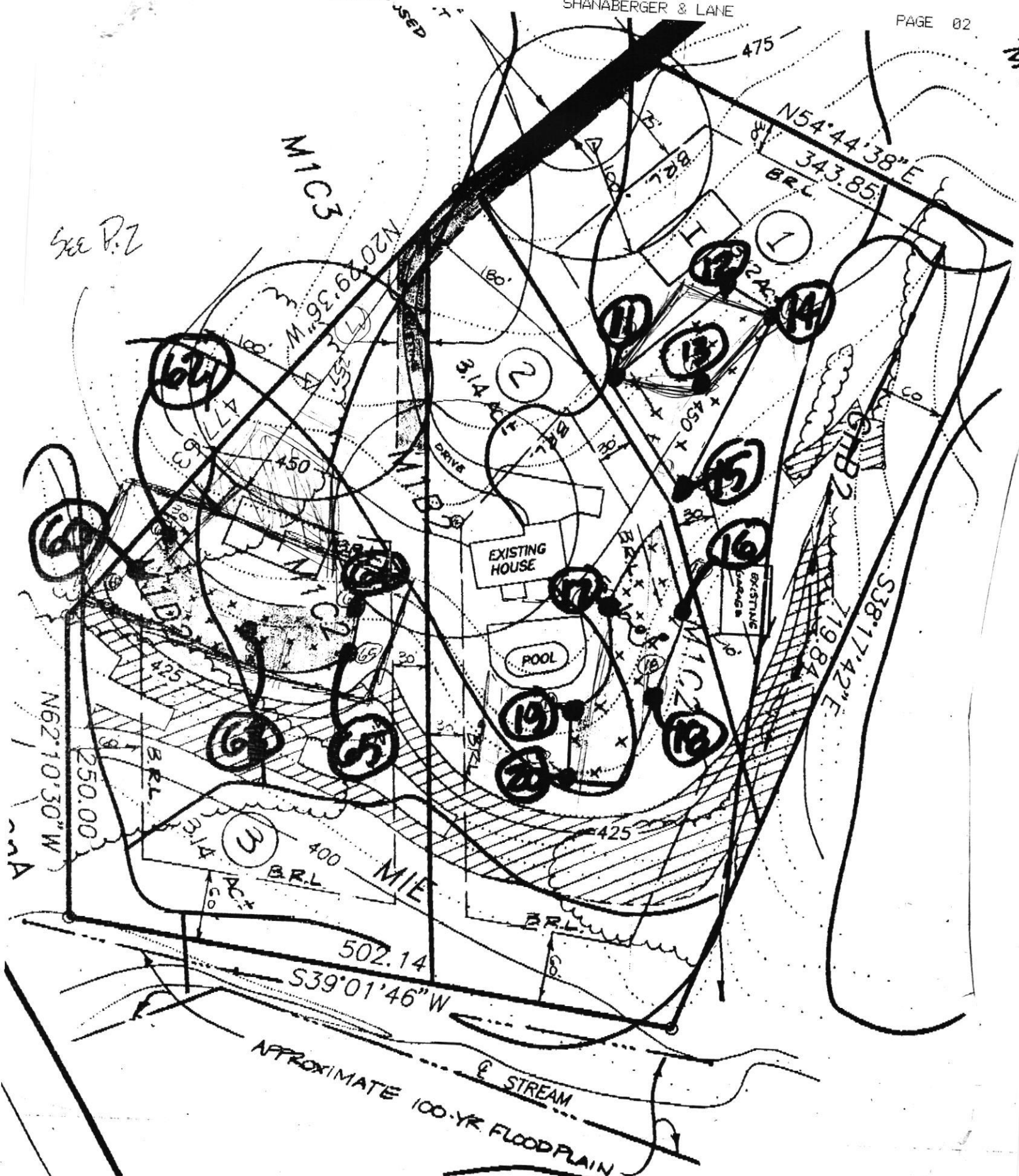
NO. OF PAGES (including this page) 3

### NOTES:

- ① - SKETCH SHOWING ALL PERK HOLES STAKED
- ② - CLOSE UP OF PERK HOLES ⑥② AND ⑥③, WHICH ARE OFFSET AT THE WOODSLINE



Not To Scale



**FOR LOT 2**

5 HOLES ARE STAKED ON LOT 2.  
ONLY NEED TO DIG 1 OR 2 HOLES  
ON LOT 2. HEALTH DEPT. TO  
DETERMINE WHICH ONES TO  
DIG.

**FOR LOT 3**

SEE SKETCH NEXT.

REVISED PLAN  
WAIVER PROPERTY  
LOTS 1-3  
SMITH PROPERTY  
TAX MAP 27 BLOCK 5 PARCEL 17  
FIFTH ELECTION DISTRICT, HOWARD CO.  
SCALE: 1"=100'  
MARCH 17, 1997

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development and Research

DATE: 4-28-97

P&Z File No. WP-97-122

Department of Planning and Zoning

- ☒ Transportation Planning  
☐ Historic Preservation  
☐ Comprehensive Planning and Zoning Administration  
☐ Research  
☐ Address Coordinator  
☐ Agricultural Preservation  
☐ Development Engineering Division  
☐ Forest Conservation Planner  
☒ File

Agencies

- ☒ Soil Conservation District  
☐ Department of Inspections, Licenses & Permits  
☒ Department of Fire and Rescue Services  
☐ State Highway Administration  
☒ Bureau of Environmental Health  
☐ Board of Education  
☐ Recreation and Parks

- ☐ Tax Assessment  
☐ Bell Atlantic Telephone  
☐ BG&E  
☐ Cable TV  
☐ Police  
☐ MTA  
☐ Finance  
☐ DPW, Real Estate Services  
☐ DPW, Construction and Inspection

RE: Smith Property lots 1-3

ENCLOSED FOR YOUR: ☐ Signature Approval ☒ Review and Comments ☐ Files  
THE ENCLOSED: ☐ Original

Plans	No. of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Final Plat	<input type="checkbox"/>	<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Safety Comps
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Traffic Study/Noise Study
<input type="checkbox"/> House Type Revision Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis
		<input type="checkbox"/> Floodplain Study
		<input type="checkbox"/> Stormwater Management Comps.
		<input type="checkbox"/> Industrial Waste Survey (DPW)
		<input type="checkbox"/> Road Poster Form Letter
		<input type="checkbox"/> Response Letter
		<input type="checkbox"/> Perc Plat
		<input type="checkbox"/> Scenic Road Exhibits

Applications

☒ ~~Waiver Petition Applic/Exhibit~~

- ☐ Planning Board Applic  
☐ ASDP/CSDP Application  
☐ DED Application/Checklist  
☐ DED Fee Receipt/Deeds/Cost Estimate

WAS: ☒ Received ☐ Tentatively Approved

☐ Received and Revised ☐ Approved

☐ Recorded

On 4-28-97

COMMENTS: No objection to waiver, but depicted sewage easements not known to Health Dept.; percolation testing required; given topography, there are concerns whether proposal can be accomplished. SRC/COMMENTS DUE BY: 5-22-97  
Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments. MR 5/22/97