

Bureau of Environmental Health  
7178 Columbia Gateway Drive, Columbia, MD 21046-2147  
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TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

April 21, 2008

Theodore Ludicke  
12710 Triadelphia Rd.  
Ellicott City, MD 21042

RE: Building Permit B08000950  
M. 22/G. 4/P. 157  
12710 Triadelphia Rd.  
**Proposed 2-Car Garage w/ Living Area Above**

Dear Mr. Ludicke:

This office has received the above referenced building permit for the 2-car garage. In the initial review of this permit, there were several important items that need to be addressed before proceeding any further:

A 2-car garage with a 'living area' above it will require that the property have an identified sewage disposal area and a percolation certification plan generated to support this. Your property currently does not have this. The percolation certification process (a.k.a. Perc Cert for short) is the identification of an area that designates a private sewage easement of at least 10,000 sq ft or enough for initial system and two repair systems\*. A certification of the percolation testing holes in the field will be what determines the sewage disposal area on a perc cert plan. In addition to this, you will be required to submit floor plans showing this addition and what it details so we can make an adequate determination of what is being added in the 'living area'.

However, in lieu of this situation, there is a General Variance to waive the Percolation Certification Plan for garages, in particular, if your building permit proposal is for a 2-car garage w/ storage area above instead of a 'Living Area'. Reference *Howard County Code, Subtitle 8 On-Site Sewage Disposal Systems, Section 3.805(a) Percolation Certification Plan Requirements*. Variances to waive the Percolation Certification Plan may be requested by the owner of the property in writing and forwarded through the Development Coordination Supervisor.

In following these comments, one last item to be addressed is the presence of the deed to the house. This is in regards to Howard County Code 3.805 stating that for lots created after March 1972, a proposed minimum 10,000 sq. ft. sewage disposal area must be identified in support of the above referenced building permit. For lots created before March 1972, proposed adequate area enough for the initial system and two repairs are need. The tax records for your lot shows a year of 1972 but no month. The deed will help clear this matter up.

Please contact this office at (410) 313-1771 if you have any questions.

Very Truly Yours,

Kevin Wolf, Sanitarian  
Ground Water Management Program

cc: file

Theodore Ludicke  
12710 Triadelphia Rd  
Ellicott City, MD 21042

July 21, 2008

Bureau of Environmental Health  
7178 Columbia Gateway Drive  
Columbia, MD 21046-2147

RE: no bedrooms  
Building Permit B08000950  
M. 22/G. 4/P. 157  
12710 Triadelphia Rd.  
Proposed 2-Car Garage with Living Area Above



To whom it may concern:

There are no plans for bedrooms in the addition to be added to our house. The room in the back corner will be a walk-in closet, with a window for exterior esthetic balance.

Thank you,

A handwritten signature in cursive script, reading "Theodore F. Ludicke".

Theodore F. Ludicke

P-513211-A

Theodore Ludicke  
12710 Triadelphia Rd  
Ellicott City, MD 21042

June 1, 2008

Development Coordination Supervisor  
Well & Septic Program  
Bureau of Environmental Health  
7178 Columbia Gateway Drive  
Columbia, MD 21046-2147

RE: Request for General Variance to waive the Percolation Certification  
Building Permit B08000950  
M. 22/G. 4/P. 157  
12710 Triadelphia Rd.  
Proposed 2-Car Garage with Living Area Above

To whom it may concern:

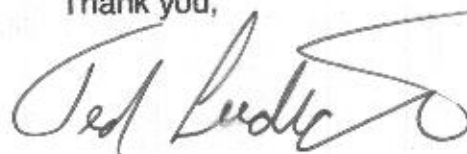
In response to your letter dated April 21, 2008:

1. There are no additional floor plan details to be submitted. There are no interior walls or separate rooms.
2. The building permit proposal, submitted by Theodore & Sharon Ludicke, is for a 2-car garage with storage area above and is not a 'Living Area'.

In lieu of this fact, and in reference to Howard County Code, Subtitle 8 On-Site Sewage Disposal Systems, Section 3.805(a) Percolation Certification Plan Requirements, I request that the Percolation Certification Plan variance be waived.

3. The Deed to this property is enclosed.

Thank you,



Theodore F. Ludicke

4/15/08 called Homeowner told her:  
Need better floor  
Homeowner stating  
that even though there is  
access to this storage area  
from inside the house, need  
a better starting  
that this area  
will not  
be used for  
living space