



Bureau of Environmental Health

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

Date: March 23, 2017

To: Michael Ogden, Applicant/owner
Mike@metropanels and glass.com

RE: B17000909; proposal for construction of front porch at 12257 Woodspurge Ct

Dear Mr. Ogden,

I reviewed your proposal to construct a front porch addition (B17000909) on your home at 12257 Woodspurge Court. I have placed the proposal 'On Hold'. Code of Maryland Annotated Regulations [COMAR, 26.04.02.02.F.(4)] states that a well for an addition, i.e. an existing well, must meet the minimum setback requirement established in COMAR 26.04.04. Thereby, the required minimum distance for the well from the foundation is 30 feet [COMAR, 26.04.04.04.B.(c)].

Currently the distance between the well and the existing front porch (i.e., the nearest part of the house foundation) is less than 30 feet. The proposed poured concrete porch effectively extends the foundation by adding a 5.5-foot wide strip of concrete and extending the existing porch 12 feet. The Health Department shall not approve this specific proposal unless a variance is granted by Maryland Department of the Environment (MDE).

A variance request for reducing the distance from the well to the proposed porch may be initiated through action by you, the owner. You must submit a written request to Jeffrey Williams of the Howard County Health Department, and the Health Department must recommend the variance to MDE. Attached with this letter is a PDF that is a Variance Request form. It is an interactive form that you may type the requested information and save on your hard drive and/or print and complete the form with blue or black ink. I have completed the 'Regulation Section' for you.

Please be advised that it is a rare occurrence for MDE to grant a variance to reduce the distance between the well and new foundation to less than 20 feet. However, a variance may be considered that reduces the required 30-foot setback to a distance that is equal to or greater than the spacing that exists at this time between the well and the existing front porch.

Should you choose to re-design the front porch, a formal revision of the Plot Plan must be submitted for review by Howard County Department of Inspections, Licenses and Permits (DILP), and include a copy to be routed to the "Health Department". The illustrations must clearly and accurately illustrate the new (front porch) foundation and

the location of the well. Also, include on the Plot Plan accurate locations of the septic system components. If construction plans were submitted to DILP, those plans too must be revised and submitted for review.

The well will be inspected by an Environmental Sanitarian to determine that it meets all current well construction standards, and GPS coordinates may be obtained at the time of inspection.

The only option other than re-designing the proposed front porch would be to install a new well and seal the existing well. Selection of this option may result in requirements to conduct percolation tests and develop a Percolation Certification Plan on which suitable replacement well locations would be identified and approved.

Should you have any questions concerning these issues, you may contact me by email (rbricker@howardcountymd.gov), or by calling 410-313-2691.

Respectfully,



Robert Bricker, REHS/R.S., L.E.H.S.

Environmental Sanitarian, Well and Septic Program
Howard County Bureau of Environmental Health

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