



HOWARD COUNTY HEALTH DEPARTMENT

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

May 17, 1994

Will propose
5,000 sq ft
on a 10,000

165046
568
OF 5/24

Mr. & Mrs. Wesley Daub
736 Braeside Road
Baltimore, Maryland 21229

RE: Building Permit Application No. 54119
Proposed Single Family Home
Wayside Estates - Lot 3
12375 Triadelphia Road

Dear Mr. & Mrs. Daub,

This office has received the above referenced building permit application, but cannot recommend approval at this time. The site plan accompanying the application did not include septic system detail and elevations for the proposed house. This is a standard requirement of all site plans for new homes. Please submit this detail for timely review of your permit application.

Additionally, the inlaw apartment as currently proposed constitutes a second dwelling unit. According to COMAR 26.04.03.03.A.1, "for each dwelling unit a minimum area of 10,000 square feet ... shall be provided for the ... disposal of sewage." Therefore, the inclusion of the dwelling unit as currently proposed would require percolation testing to establish an additional sewage easement of 10,000 square feet and the subsequent submission of a percolation certification plat for the health officer's signature.

Elimination of the kitchen in the inlaw apartment would allow the apartment to be considered as part of the primary dwelling unit; however, the septic system design would be based upon the total number of bedrooms in the house which would be four.

If you have any questions, or to begin the application process for percolation testing, please call this office at 313-2640.

Very Truly Yours,

Mark E. Rifkin

Mark E. Rifkin, R.S.
Water and Sewerage Program

COMAR
26.04.03.03.6
COPY - 1006

MR:jr
Enclosure
cc: Department of Licenses and Permits

File

Bureau of Environmental Health
3525-H Ellicott Mills Drive Ellicott City, Maryland 21043-4544
Water and Sewerage, Permits (410) 313-2640 Community Environmental Health (410) 313-2642
Director (410) 313-2645 TDD (410) 313-2323



HOWARD COUNTY HEALTH DEPARTMENT

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

May 24, 1994

Mr. and Mrs. Wesley Daub
736 Braeside Road
Baltimore, Maryland 21229

RE: Building Permit Application # 54119
Proposed Single Family Home
Wayside Estates - Lot 3
12375 Triadelphia Road

Dear Mr. and Mrs. Daub:

In a letter dated May 17, 1994, this office requested that additional septic area be established to support the requirements of an apartment, associated with the principle proposed residence.

Upon further evaluation, it is now recognized that it would be more appropriate to treat the apartment as part of the principle dwelling unit, rather than as a secondary dwelling unit on the property.

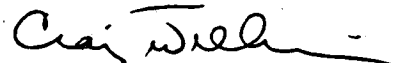
The statutory requirement for a separate 10,000 square foot is therefor eliminated. The critical point in the review now becomes a determination as to whether or not the existing sewage disposal easement is sufficient to support an initial septic system and two future replacements.

Treating the apartment as equivalent to two additional bedrooms, the requirement would be for a septic system sufficient for a five bedroom home. Review of your building permit site plan establishes, that a septic system of appropriate size can be readily accommodated within your existing sewage disposal easement.

Accordingly your building permit application has been forwarded with a recommendation for approval this date.

If you have any questions, please call this office at 313-2640.

Very truly yours,



Craig Williams, Director
Water and Sewerage Program

CW:bc