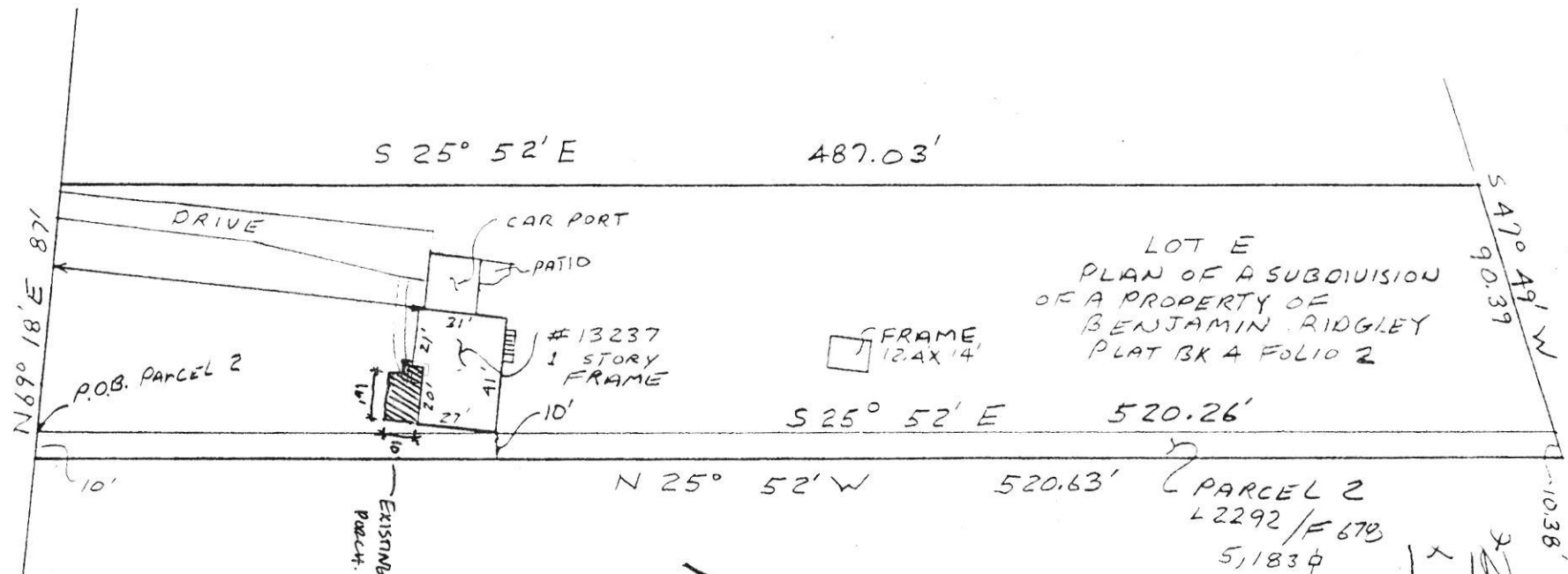


TRIADELPHIA ROAD



Subject property is shown in Zone C
 on the National Flood Insurance Program
 Flood Insurance Rate Map of HOWARD
 County, Maryland. Panel # 21 OF 45
 Community Panel # 240044 00213
 Effective Date: Dec 4 1986

* TO THEMSELVES

This is to certify that I have surveyed the property shown hereon, being the same property described in a deed from Bradley Michael and Mary Elizabeth Greene & Mary E Towneman and recorded among the land records of HOWARD COUNTY in Liber 2292 Folio 678 for the purpose of locating the improvements thereon.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES.



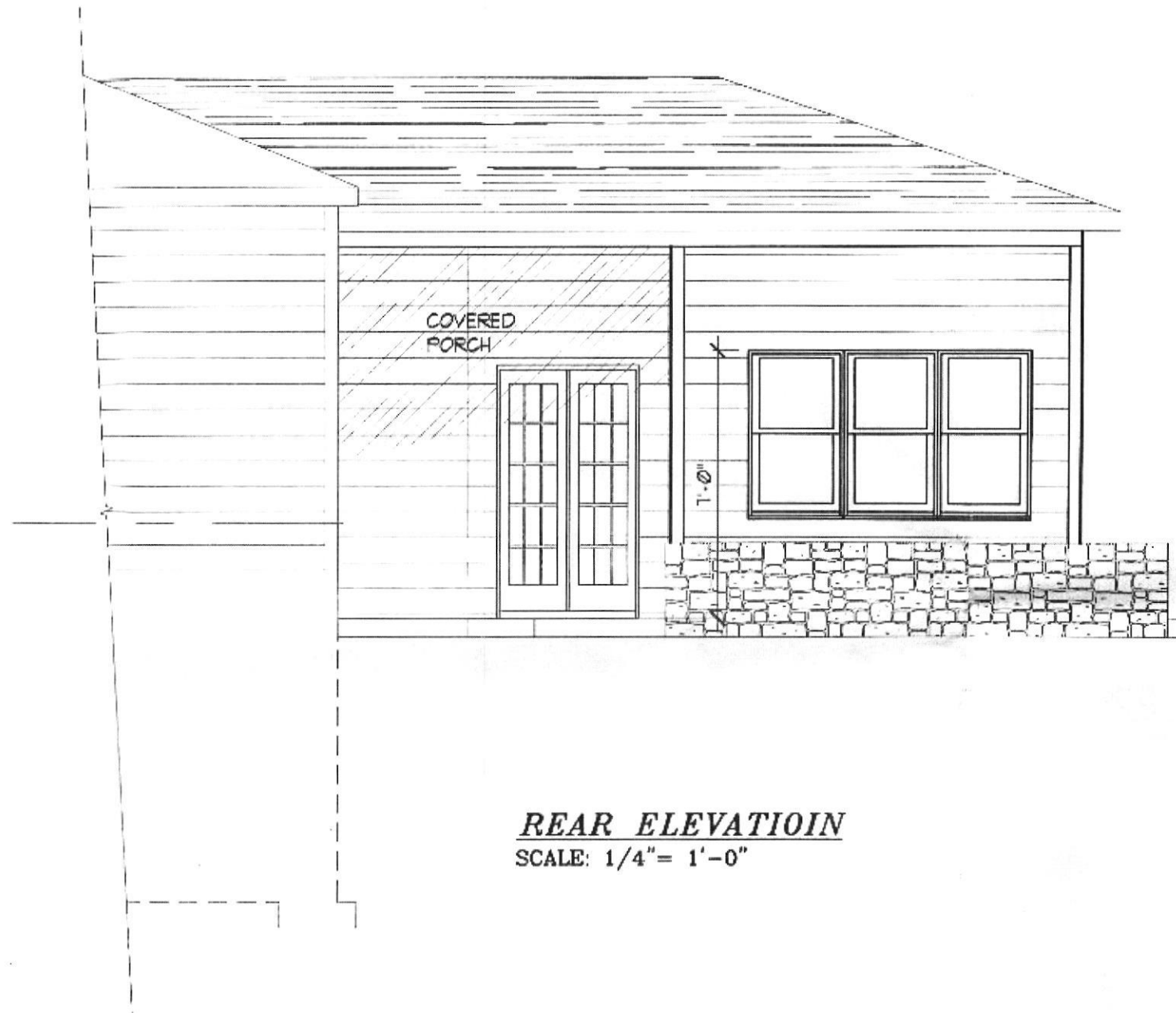
J. Carl Hudgins PLS#96

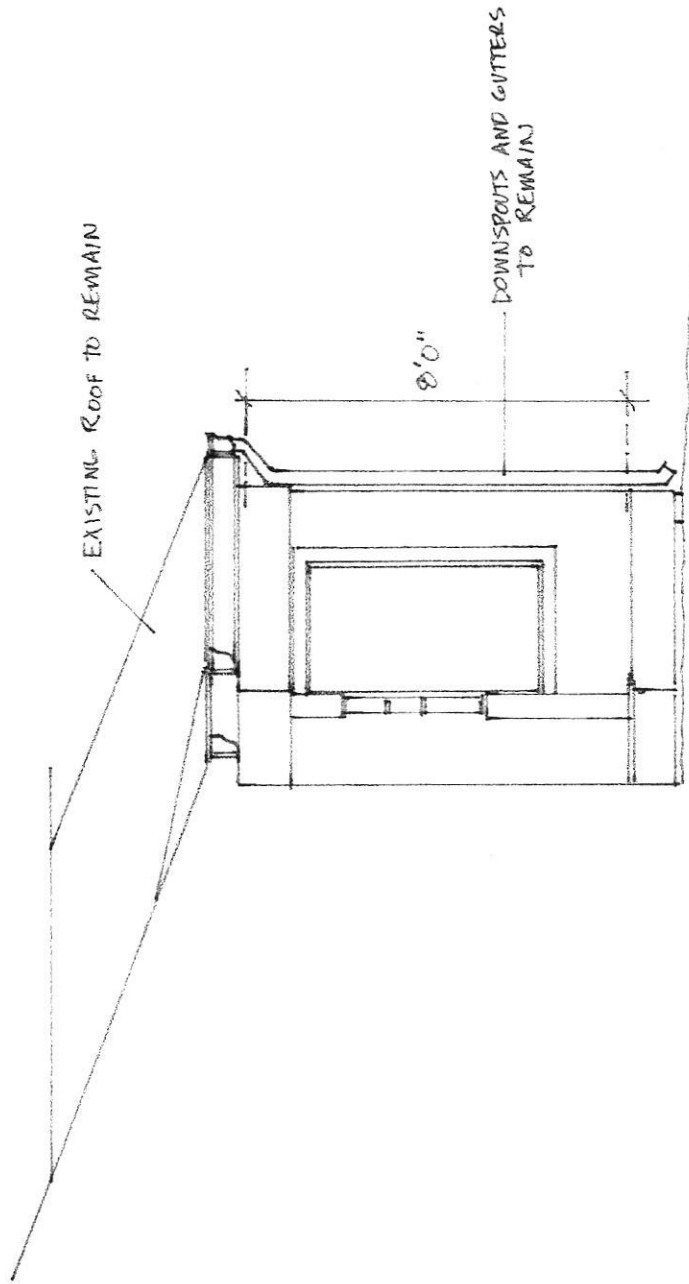
LOCATION SURVEY

13237 TRIADELPHIA ROAD
 3rd ELECTION DISTRICT
 HOWARD COUNTY MD

NTT ASSOCIATES, INC.
 16205 Old Frederick Road
 Mt. Airy, Maryland 21771
 Phone 442-2031

Scale 1"=60
 Date 8-10-92
 Field By SLH
 Drawn By SLH
 Drawing # 92.9637

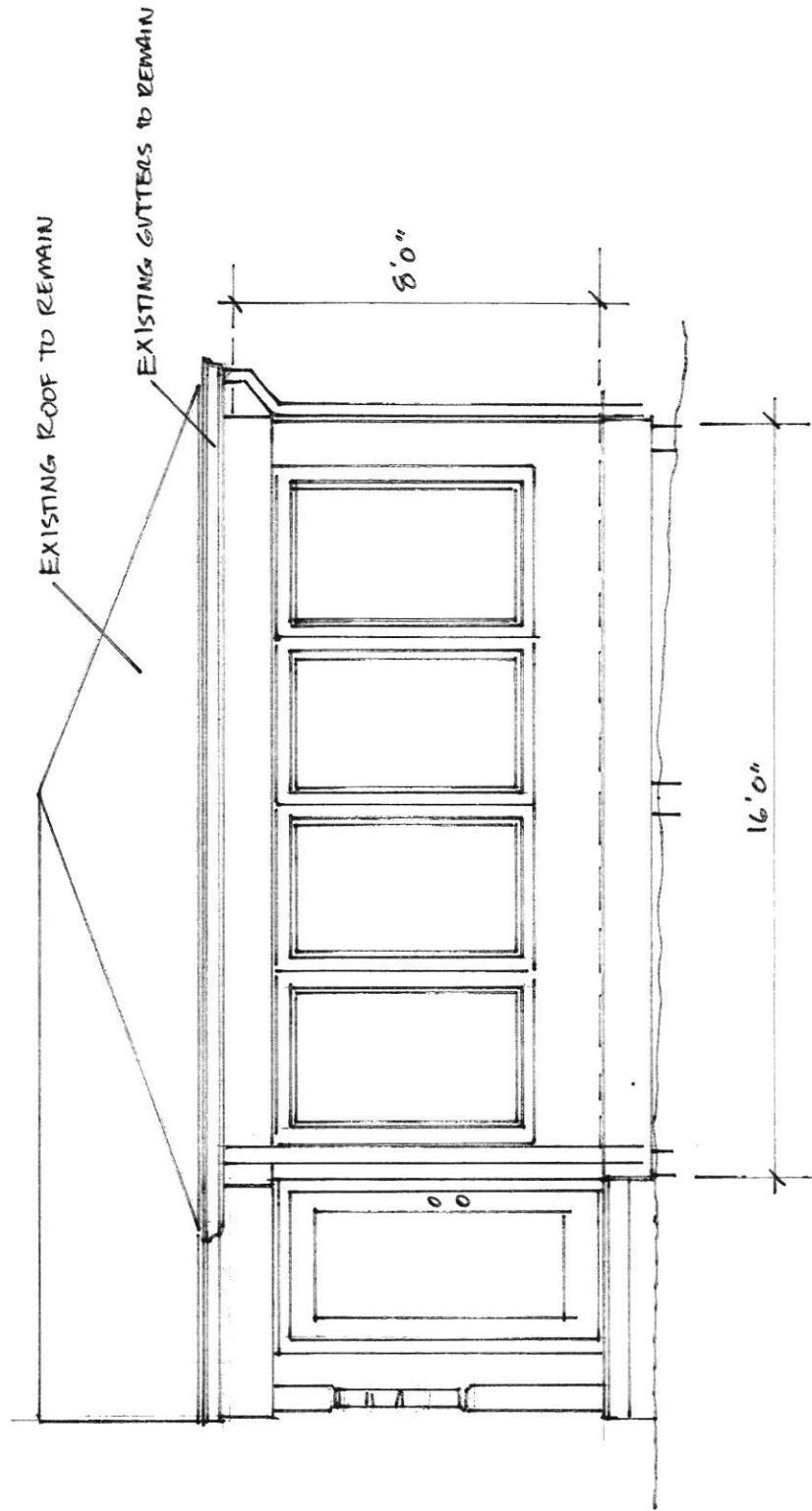




LEFT SIDE ELEVATION

1/4" SCALE

FRONT ELEVATION
1/4" SCALE



PERMIT NUMBER: B 22004141

DATE ACCEPTED:



RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS
3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4
www.howardcountymd.gov

BUILDING SITE ADDRESS REQUIRED

Street Address: 13237 Philadelphia Rd		Unit:
City: ELLICOTT CITY	State: MD	Zip Code: 21042
Subdivision/Village/Complex Name:		SDP/WP/BA #:
Lot:	Tax Map:	Parcel:
Grading Permit #:		

DESCRIPTION OF WORK REQUIRED

Existing Use: Porch	Proposed Use: Closing in existing covered porch	Estimated Cost: \$ 1,200
Trade Work to Be Completed (Separate Permits Required): <input type="checkbox"/> Mechanical (HVACR) <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> None		
Closing in existing covered porch. App 17x25 ft.		

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Beatrice Mary Greene		Primary Residence: <input type="checkbox"/> Yes <input type="checkbox"/> No
Owner's Street Address: 13237 Philadelphia Rd		
City: ELLICOTT CITY	State:	Zip Code:
Phone: 443.621.5431	Email:	

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: same as property owner		Contact Name: Mary Greene
Street Address: 13237 Philadelphia Rd		
City: ELLICOTT CITY	State: MD	Zip Code: 21042
Phone: 443.621.5431	Email:	

CONTRACTOR INFORMATION REQUIRED

Business Name: Calvert Construction LLC		License #: 137820
Licensee's Name: Jeff Calvert		
Street Address: 14356 Dorsey Mill Rd		
City: ELLICOTT CITY	State: MD	Zip Code: 21042
Phone: 206.252.9344	Email: jeff@calvertconstructionllc.com	

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name:		Name:
Street Address:		
City:	State:	Zip Code:
Phone:	Email:	

BUILDING CHARACTERISTICS REQUIRED

Primary Structure: <input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse <input type="checkbox"/> SF Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Multi-Family Dwelling (MF*)		Condo: <input type="checkbox"/> Yes <input type="checkbox"/> No
Utilities: <input type="checkbox"/> Electric <input type="checkbox"/> Gas	Water Supply: <input type="checkbox"/> Public <input type="checkbox"/> Private (Well)	Sewage Disposal: <input type="checkbox"/> Public <input type="checkbox"/> Private (Septic)
Heating System: <input type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Other:		Roadside Tree Project: <input type="checkbox"/> No <input type="checkbox"/> Yes: #
Sprinkler System: <input type="checkbox"/> NFPA 13 <input type="checkbox"/> NFPA 13R <input type="checkbox"/> NFPA 13D <input type="checkbox"/> None		Fire Alarm System: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Voice Evac

ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)

Model Name & Options:				
# of Bedrooms (SF):	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):
# Rooms:	# Full Baths:	# Half Baths:	# Fireplaces:	
Garage/Carport Info: <input type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input type="checkbox"/> Integral Garage <input type="checkbox"/> Carport <input type="checkbox"/> None				
Basement/Foundation Info: <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Post & Pier <input type="checkbox"/> Unfinished Basement <input type="checkbox"/> Finished Basement: <input type="checkbox"/> Full or <input type="checkbox"/> Partial				
1st Fl Width:	1st Fl Depth:	2nd Fl Width:	2nd Fl Depth:	Bsmt Width:
Energy Method: <input type="checkbox"/> Prescriptive <input type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI		Gross Area:	sq ft	Occupiable Area:

AGREEMENT/ DISCALIMER REQUIRED

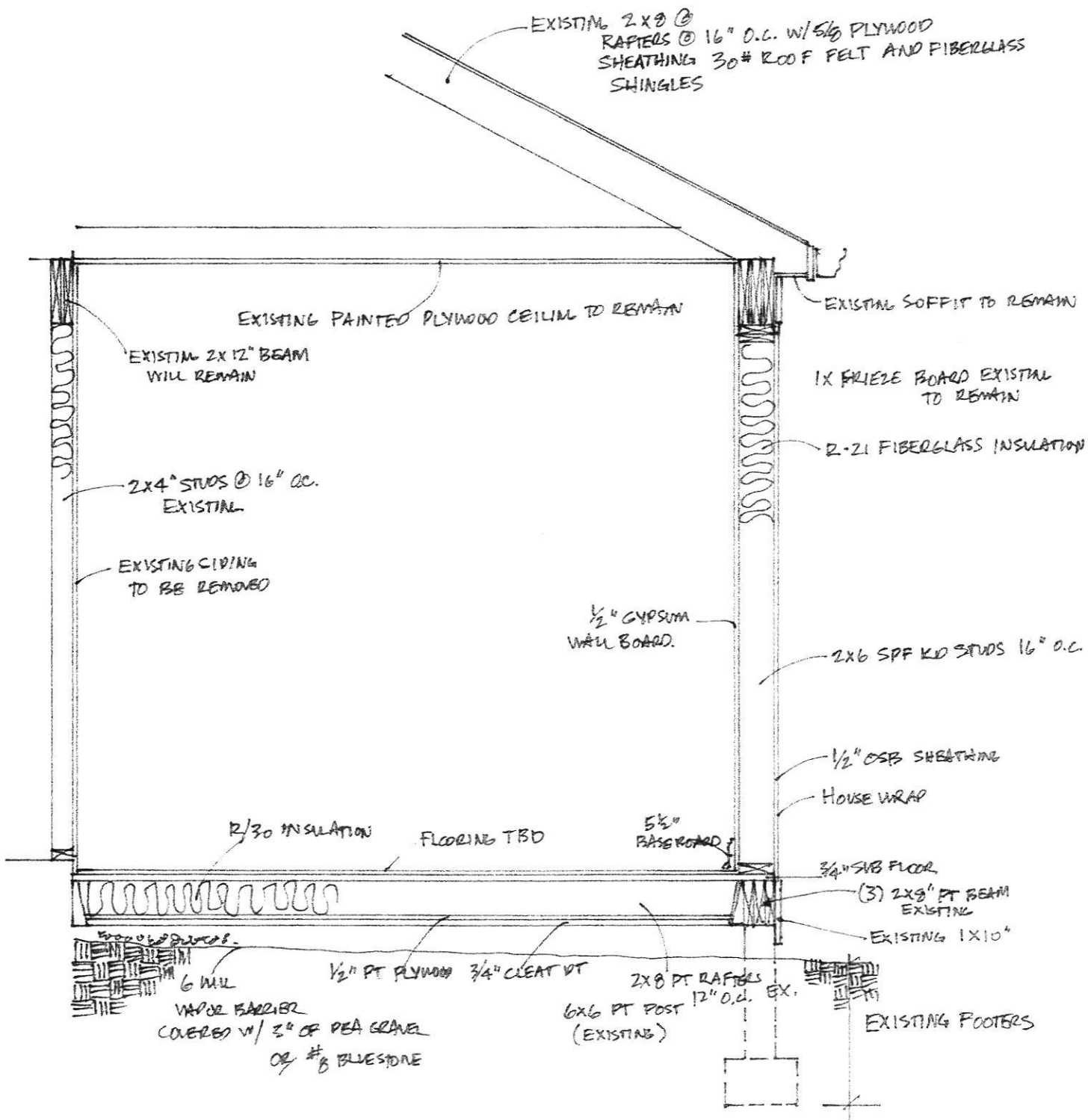
THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

APPLICANT'S ORIGINAL SIGNATURE	DATE SIGNED: 11.4.2022
--------------------------------	------------------------

FOR OFFICE USE ONLY

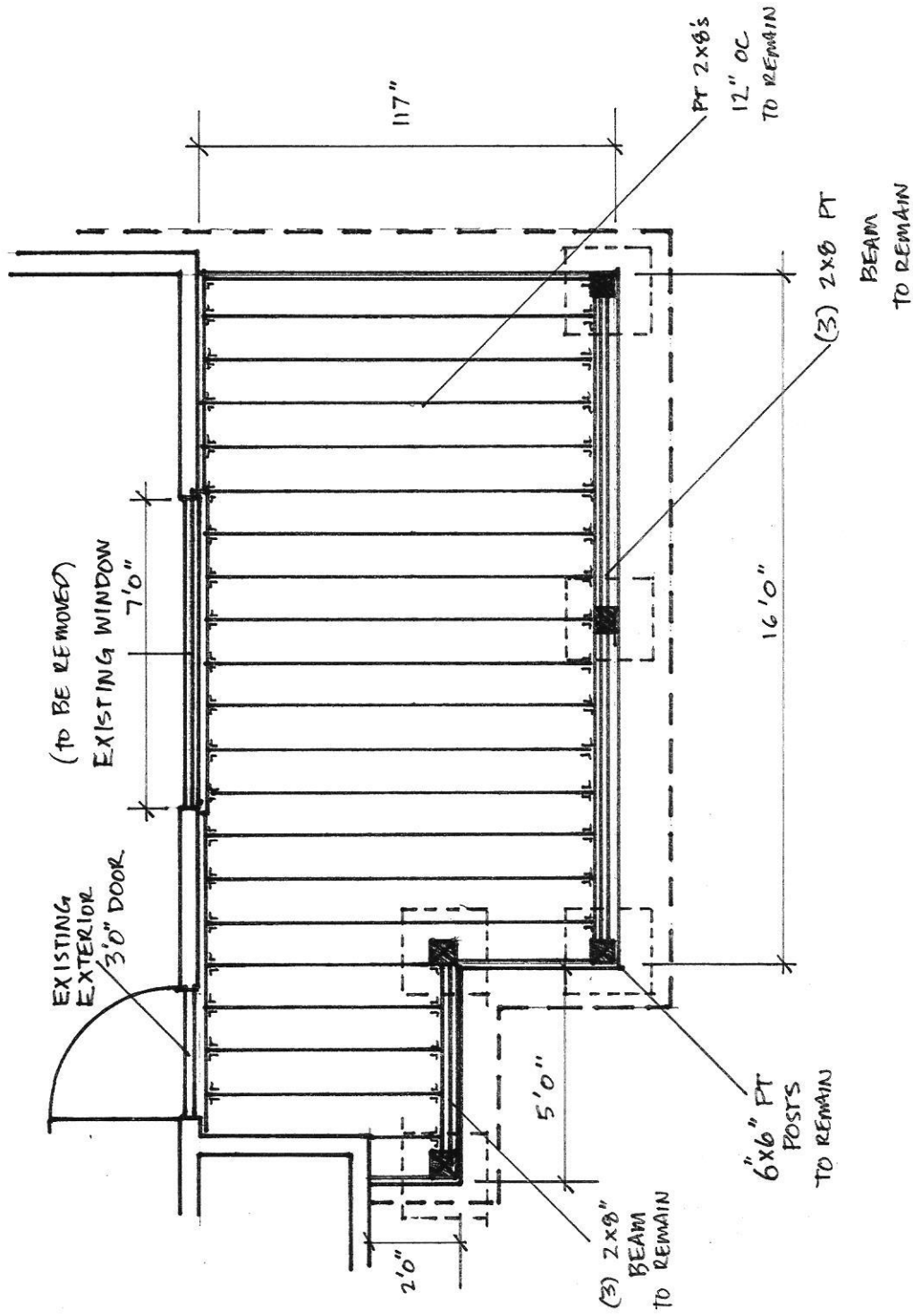
CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:				
<input type="checkbox"/> PR	<input type="checkbox"/> DPZ	<input type="checkbox"/> DED	<input type="checkbox"/> Health	<input type="checkbox"/> SHA
SUBMITTAL FEES: \$ 2,500		PAYMENT:		ACCEPTED BY:



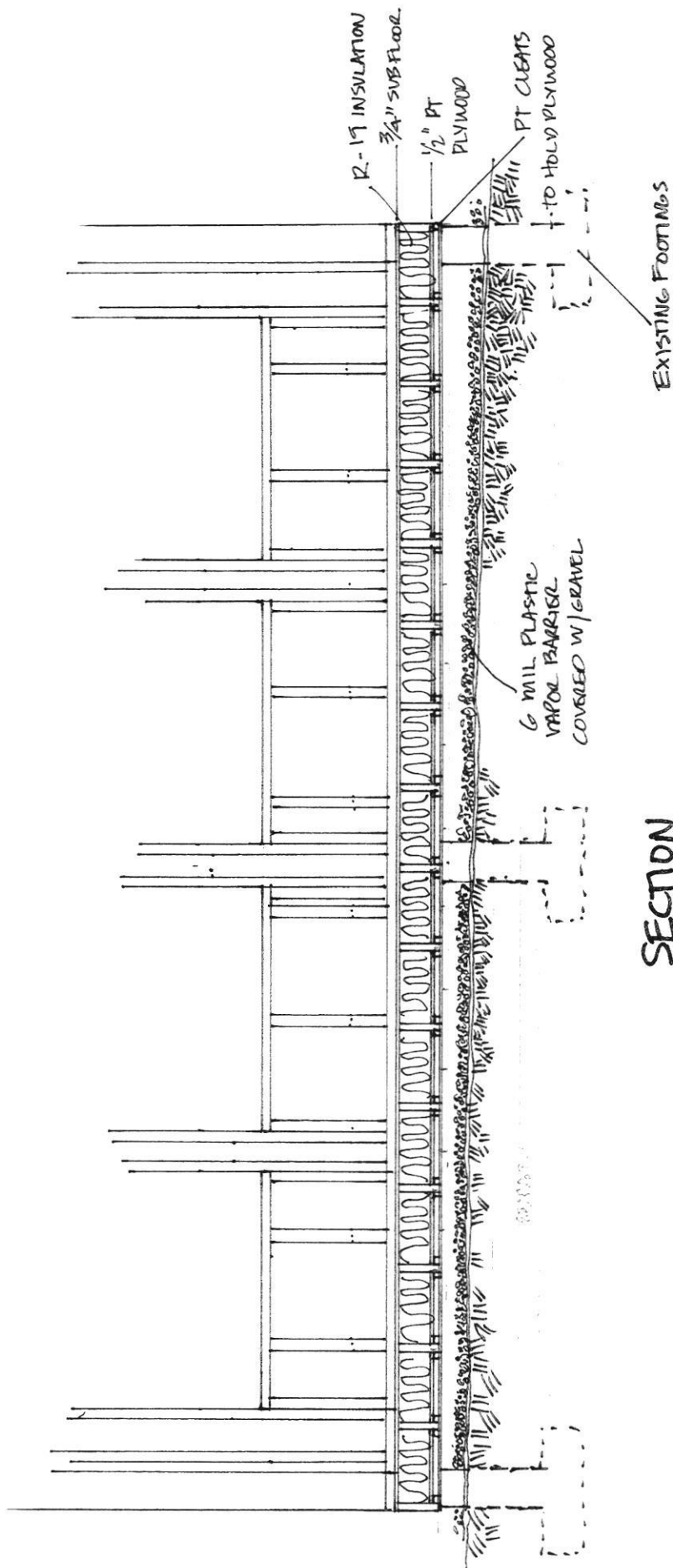
TYPICAL SECTION

1/2" SCALE



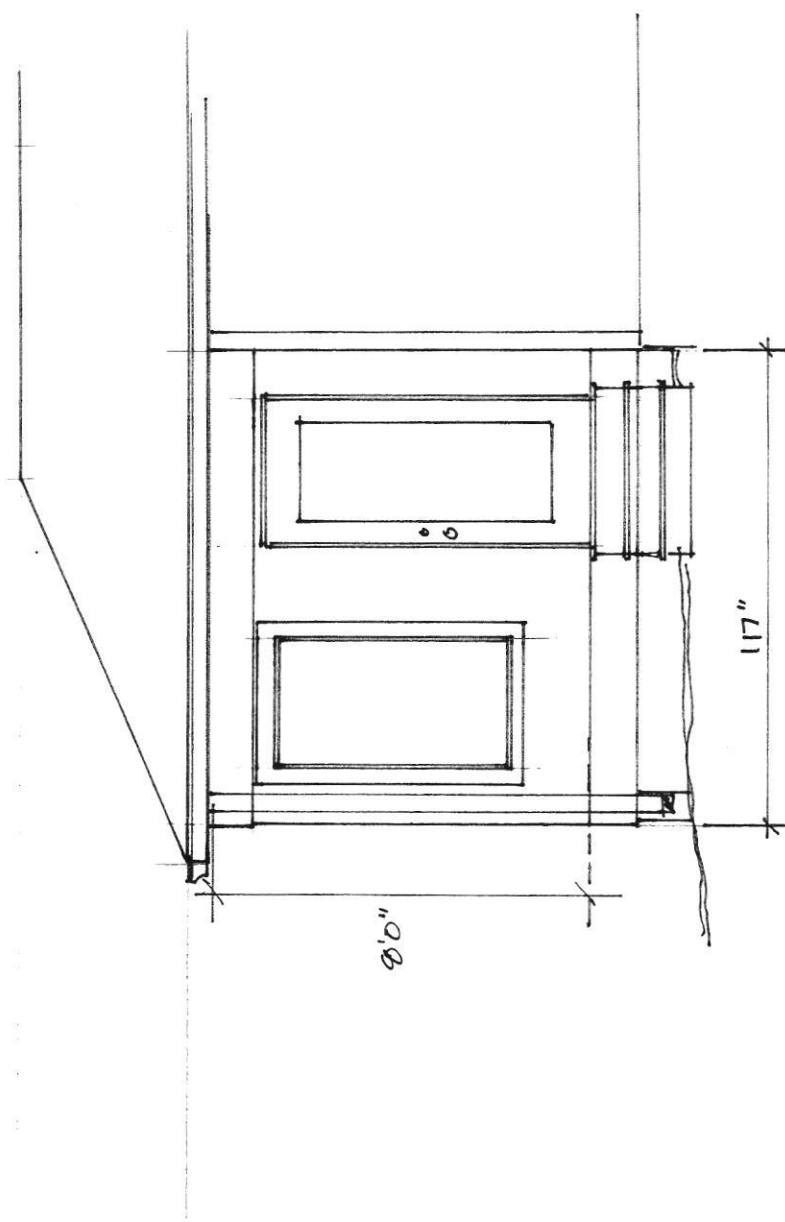
EXISTING COVERED DECK

1/4" SCALE



SECTION

1/2" SCALE



RIGHT SIDE ELEVATION

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

MEMORANDUM

TO: Mary Greene

FROM: Melanie Eshenbaugh
Well & Septic Program

RE: 13237 Triadelphia Road, Ellicott City 21042

DATE: November 17, 2022

The building permit for 13237 Triadelphia Road and all related plans have been reviewed. Property records indicate that no percolation testing has occurred to establish the sewage disposal area for the property. Since there are no files on record to verify the existing conditions of your septic system/sewage disposal area, a percolation test would be needed. As mentioned in the Variance Approval letter for the garage addition (building permit #B12001777), dated October 12, 2012, "any future addition may require percolation testing and a Percolation Certification Plan will be required". In order to move forward with the building permit please see the following comments:

1. The proposed work to enclose the existing porch is increasing the living space of the property and per "Howard County Code Sec. 3.805", Percolation Testing is required. Also, a Percolation test site plan must be submitted by a licensed land surveyor or professional engineer to establish a suitable area for testing.
2. An application for Percolation testing would need to be submitted to the Howard County Health Department Office, along with payment of \$506 for conducting this test.
3. Records indicate that the pit well would require upgrading based on its existing location and proximity to the home. A new well may have to be drilled based on the results and conditions of the percolation testing.
4. Additionally, if the existing well is determined to be unsuitable then a new well must be drilled. The old well must be abandoned by a licensed well driller prior to Health Dept. approval of a building permit.

Thank you for your consideration and please let us know if you have any questions regarding the requirements from our review of the documentation supplied for your proposed building permit.

Kind regards,
Melanie Eshenbaugh
MEshenbaugh@howardcountymd.gov

FILE INQUIRY NOTES

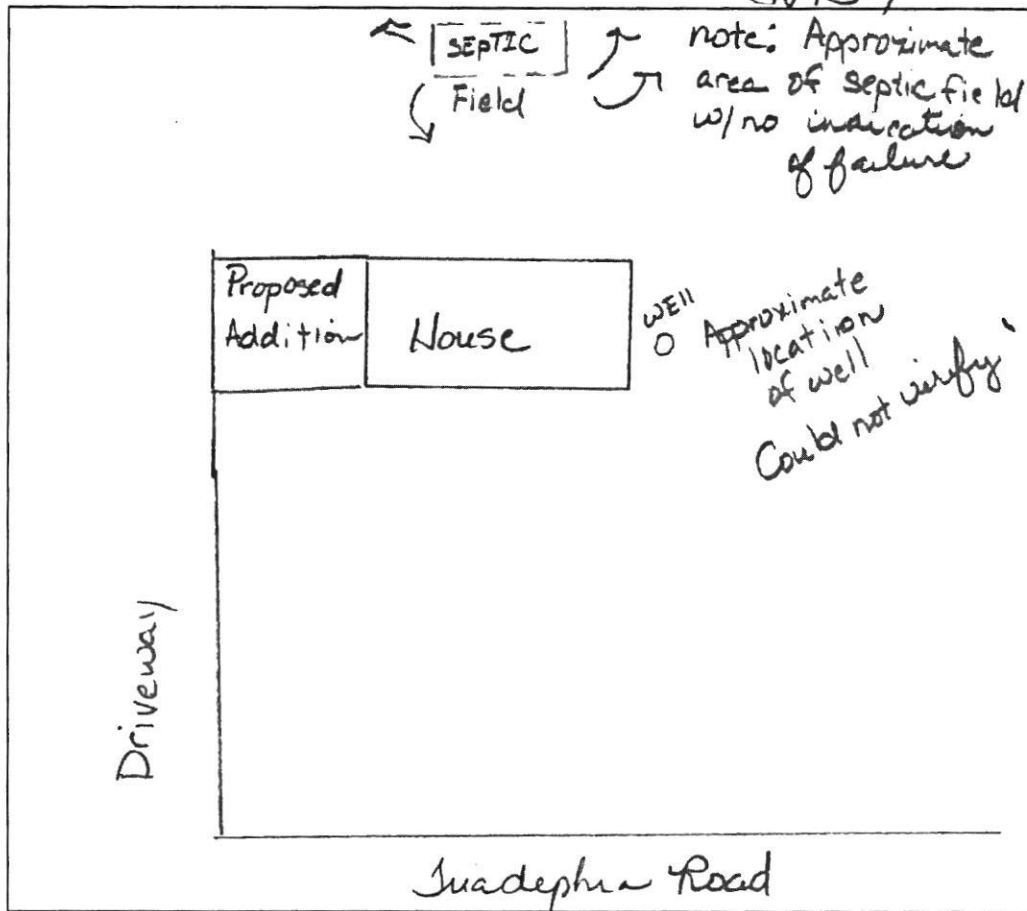
[illegible]

SITE INSPECTION SHEET

OWNER: Bradley and Mary PHONE #: (301) 854-0906
ADDRESS: J. Greene CONTRACTOR: _____
13237 Inadephia Rd WELL TAG #: Hand Dug Well
SUBDIVISION: _____ LOT: _____ COUNTY #: Howard
PROPOSAL: Extend Carport to make into a garage

LOCATION DIAGRAM

(NTS)



COMMENTS: Could not locate any clean outs for septic field. Area appeared to have no evidence of septic failure. Hand dug well could not be located.

DATE: 7-25-12 INSPECTOR: Dana Bernard

Hand-drawn site plan of a property. The plan shows a rectangular lot with dimensions 52.25' E, 52.03' N, 52.03' E, and 52.03' N. A driveway is located on the north side. A 1-story frame building is situated on the east side, with a patio and a carport/covered parking area. A septic tank is located on the south side, adjacent to a disposal field. The plan also includes a north arrow and a scale bar.

Dimensions and bearings:

- Top boundary: 52.25' E, 52.03' N
- Right boundary: 52.03' E, 52.03' N
- Bottom boundary: 52.03' E, 52.03' N
- Left boundary: 52.25' E, 52.03' N

Features and structures:

- DRIVE (top boundary)
- CARPORT / COVERED PARKING (top right)
- PATIO (top right)
- 1 STORY FRAME (top right)
- FRAME 12.4 x 14' (top right)
- SEPTIC TANK (bottom center)
- DISPOSAL FIELD (bottom center)

Other markings:

- 5470 14' W (bottom right corner)
- 90.39 (bottom right corner)
- 10.58 (bottom right corner)
- 51834 (bottom left corner)
- 22921 16' 18" (bottom left corner)
- 51834 (bottom left corner)

13237 TRIADEL PL/A BOARD
EUMCOTT CITY, MD
HOWARD COUNTY
SCALE 1"=60'
DATE 7-8-2012

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Thursday, February 16, 2023 3:41 PM
To: newmanblue@verizon.net
Subject: RE: waiver request 13237 Triadelphia Rd

Hello Mrs. Greene. After discussing with our Director, we are in agreement with what you and I discussed, which is that it is highly unlikely that this is a dug well given the age of the house. Also given your description of the proposed work not being interior expansion, we are willing to grant your waiver without requiring additional well work. Please note that we recommend testing the well water and recommend contacting a well driller to consider upgrading the well. Future building permits for interior additions will likely require well and septic system upgrades. Thanks

Jeff Williams
Deputy Director
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
410-313-4261
www.hchealth.org

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From: newmanblue@verizon.net <newmanblue@verizon.net>
Sent: Monday, February 13, 2023 11:29 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: Silvast, Zackary <zsilvast@howardcountymd.gov>; Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Subject: Re: waiver request 13237 Triadelphia Rd

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello Mr. Williams. Thank you for your response.

Our request for a waiver was predicated on information provided by the Howard County Health Department in reference to this request. Per my discussion with the Department, 'living space' was defined as being heated and cooled. That is not the case here. This will not increase the house living space, it will only make the porch resistant to the elements that are currently damaging the floor.

Also, per the November 17, 2022 letter from Melanie Eshenbaugh, the garage permit mentioned "any future addition may require..." The porch already existed when the garage was built so it is not clear how it is considered a 'future addition'.

The email received January 19 does not address the living space discussion, nor does it make it clear why this is new construction if the porch already existed when the garage was built. Any help you can give so that we may better understand your response would be appreciated.

Thank you
Mary Beth Greene

-----Original Message-----

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>

To: newmanblue@verizon.net <newmanblue@verizon.net>

Cc: Silvast, Zackary <zsilvast@howardcountymd.gov>; Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>

Sent: Thu, Jan 19, 2023 2:38 pm

Subject: waiver request 13237 Triadelphia Rd

Hello. We received a waiver request for 13237 Triadelphia Rd to convert a porch to a sunroom and waive the requirements listed in the building permit response letter from Melanie Eshenbaugh on 11/15/22. Those requirements included perc testing leading to a perc certification plan to establish a sewage disposal area on the property and upgrading or replacing the existing well serving the house.

After a site visit, we determined the existing well is likely located beneath a concrete lid next to the house in the side yard. Wells that terminate beneath the ground surface do not meet current construction standards and pose a potential contamination risk to the groundwater and drinking water supply for the house. Before we can complete a review of the waiver request for the septic side of things and determine what we may require to be upgraded on the well side of things, we will need more information on the current condition of the existing well.

In order for us to complete our review, please have the well evaluated and submit a report to us indicating the apparent construction and condition of the well (drilled well vs dug well, casing condition and material, etc.) as well as whether the casing could be extended above grade or if the casing condition would not allow it. Once we have that information, we can complete our review and determine what we may be able to waive and what we may require before signing off on the building permit. Let me know if you have any questions. Thanks

Jeff Williams
Deputy Director
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
410-313-4261
www.hchealth.org

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January 3, 2023

Melanie Eshenbaugh
Well & Septic Program
Howard County Health Department

2/15/23
Approved
Mildred J. Quinn

Hello


This letter is in reference to our request for a building permit for our property at 13237 Triadelphia Road, Ellicott City MD 21042. The purpose of the permit was to enclose an already existing front porch. Over the 22+ years, the porch floor has sustained damage from ice, snow, and rain such that the floor has to be replaced. Enclosing the porch would prevent the elements from causing future damage to the porch floor. In addition, this would allow more use of the porch. My husband, Brad Greene, has Parkinson's disease and recently underwent Deep Brain Stim surgery. We had hoped that enclosing the porch would provide a protected sun-filled space in the spring and summer to facilitate his recovery.

Through this letter we are requesting a variance from the requirements of the memorandum we received from Melanie Eshenbaugh, Well & Septic Program, on November 17, 2022. Per the memorandum our proposed work will increase the "living space of the property." However, the space we are enclosing would not be considered living space. The space will not be heated or air-conditioned. It would not be utilized year-round, but more of a three-season porch. There will be no vent system, duct work, or plumbing in the porch.

Based on this information we believe that the requirements in the memorandum are excessive and clearly will more than double, possibly triple the cost of simply walling in an already existing structure that will not increase living space. The cost of a percolation test site plan by a licensed land surveyor, and upgrading the well, would be prohibitive and prevent us from utilizing the porch in way that we hoped would be available in our senior years.

For these reasons we respectfully request a variance from the requirements in the memorandum. I am available for any questions, Mary Beth Greene, 443.621.5431.

Respectfully,


Mary Beth Greene

email: newmanblue@verizon.net



Bradley Greene



1/4" SCALE

SITE INSPECTION SHEET

OWNER: Mary Greene PHONE #: _____

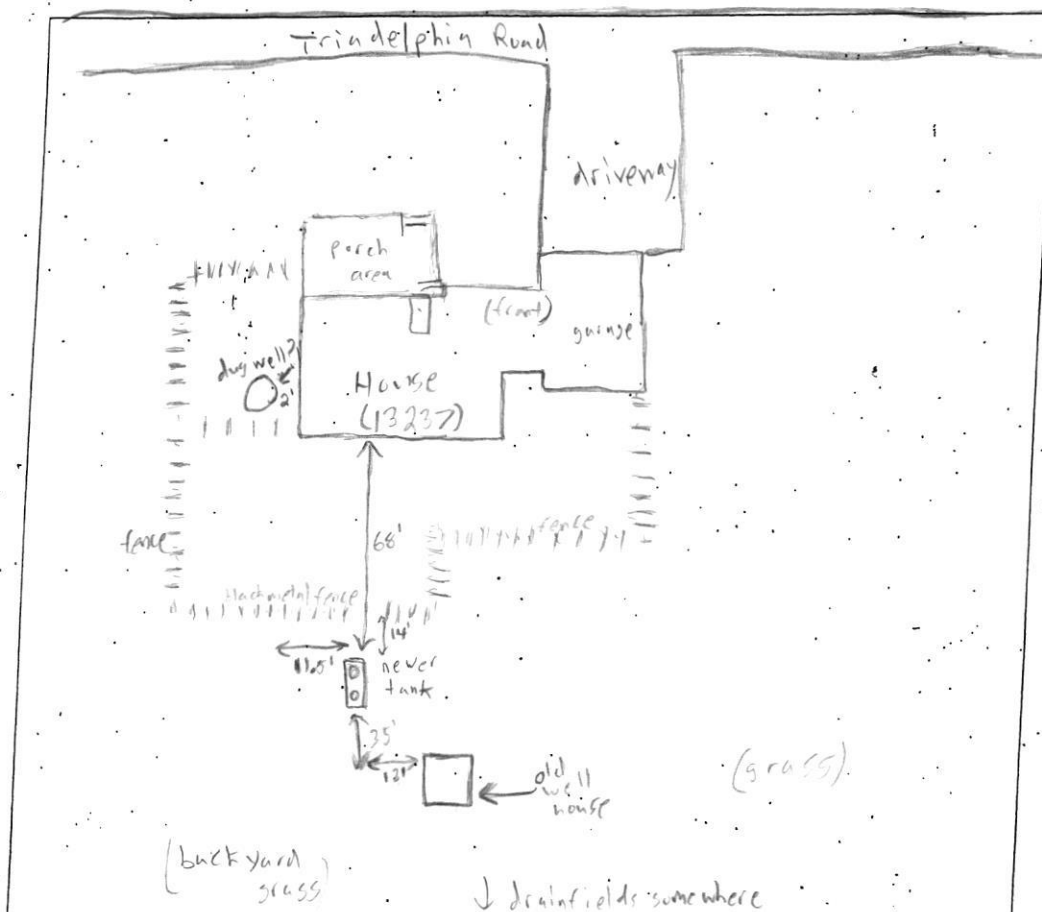
ADDRESS: 13237 Triadelphia Rd CONTRACTOR: _____

WELL TAG #: _____

SUBDIVISION: _____ LOT: _____ COUNTY #: _____

PROPOSAL: Enclose front porch into living area as proposed
in permit # B22004141

LOCATION DIAGRAM



COMMENTS: No signs of hydraulic failure, walked entire backyard.
Drainfield location could not be clearly identified. Tank had two
modern green risers. Well could not be identified as to what specific
kind of well it was. Pictures of concrete ring are attached.

DATE: 1/6/23 INSPECTOR: Zack Sylvest





Williams, Jeffrey

From: Williams, Jeffrey
Sent: Thursday, January 19, 2023 2:39 PM
To: newmanblue@verizon.net
Cc: Silvast, Zackary; Eshenbaugh, Melanie
Subject: waiver request 13237 Triadelphia Rd

Hello. We received a waiver request for 13237 Triadelphia Rd to convert a porch to a sunroom and waive the requirements listed in the building permit response letter from Melanie Eshenbaugh on 11/15/22. Those requirements included perc testing leading to a perc certification plan to establish a sewage disposal area on the property and upgrading or replacing the existing well serving the house.

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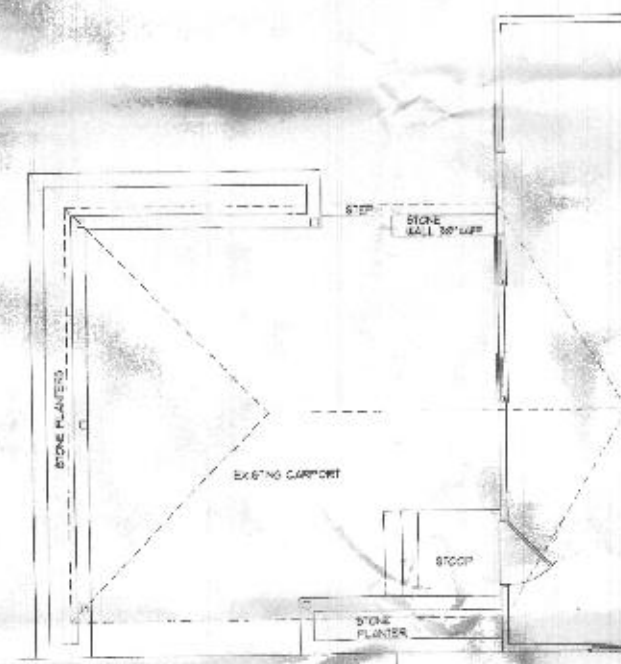
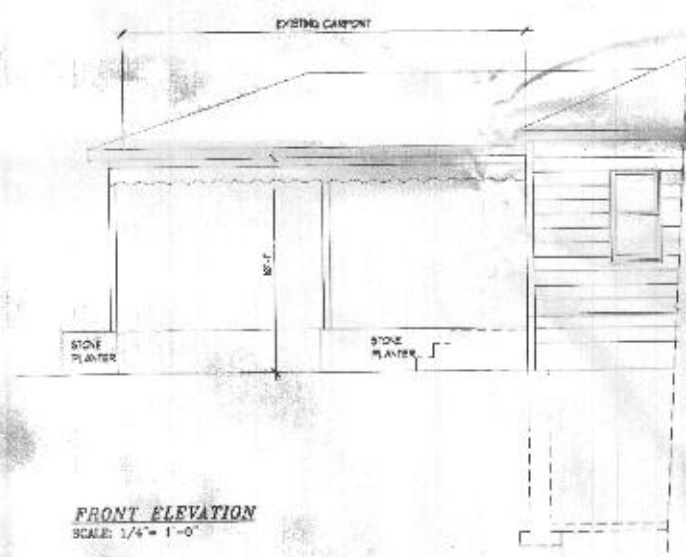
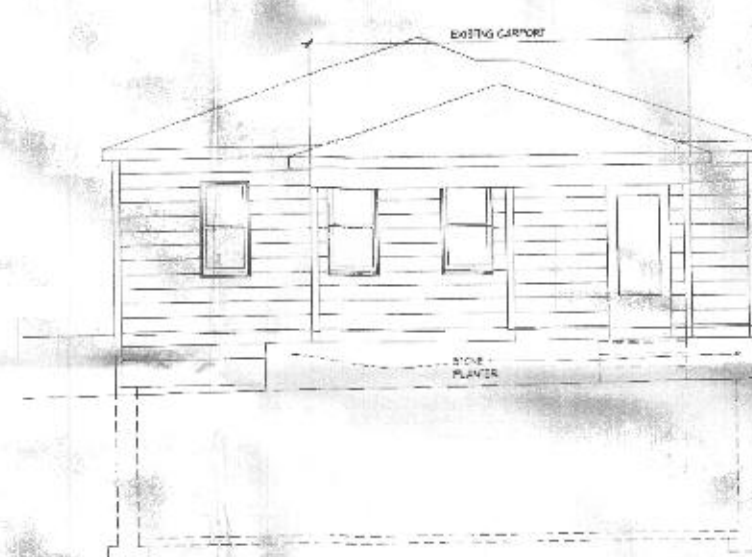
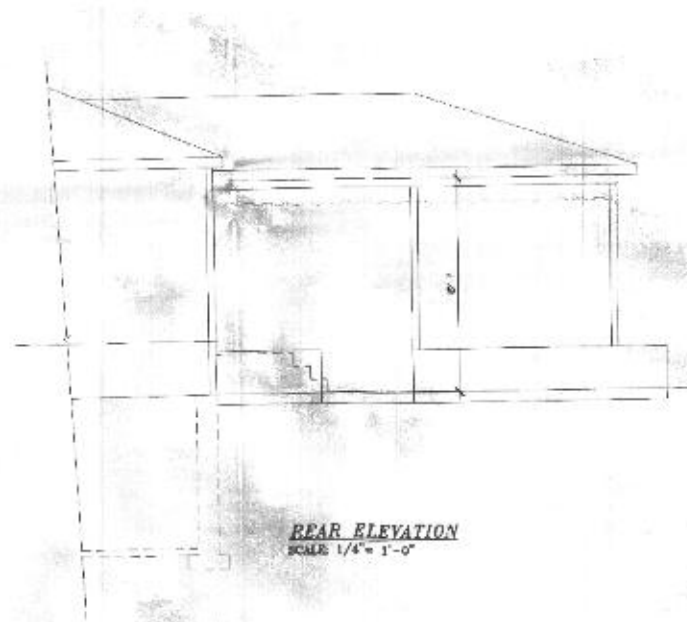
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✓ 160 ✗

No impact reset

well



Note: This bar should equal 1" if drawing is at full scale.

Contractor shall verify all dimensions and conditions of existing structures and utilities before proceeding with the work. All rights reserved. This work is the property of RLCC Design & Engineering LLC. No part of this work may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of RLCC Design & Engineering LLC.

DESIGNER: RRF
DRAWN: MAG
CHECKED: [Signature]

06-03-2012 REVIEW
PERMIT ISSUE 5-24-12

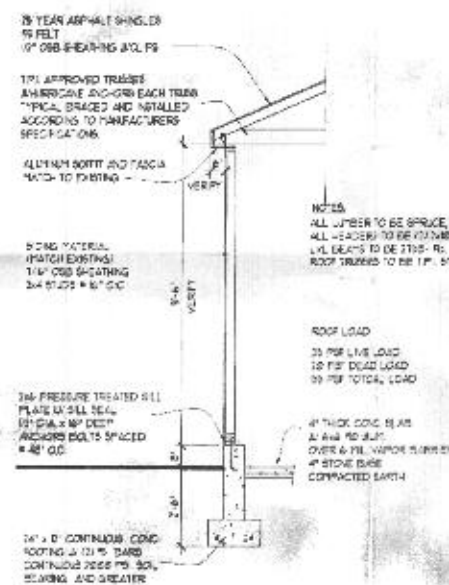
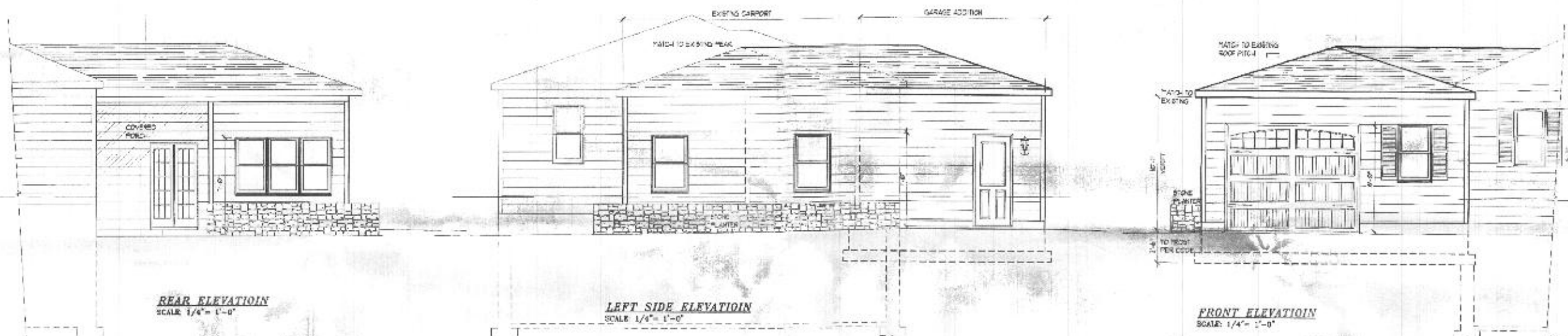
Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 10238, Expiration Date: 04-14-2012



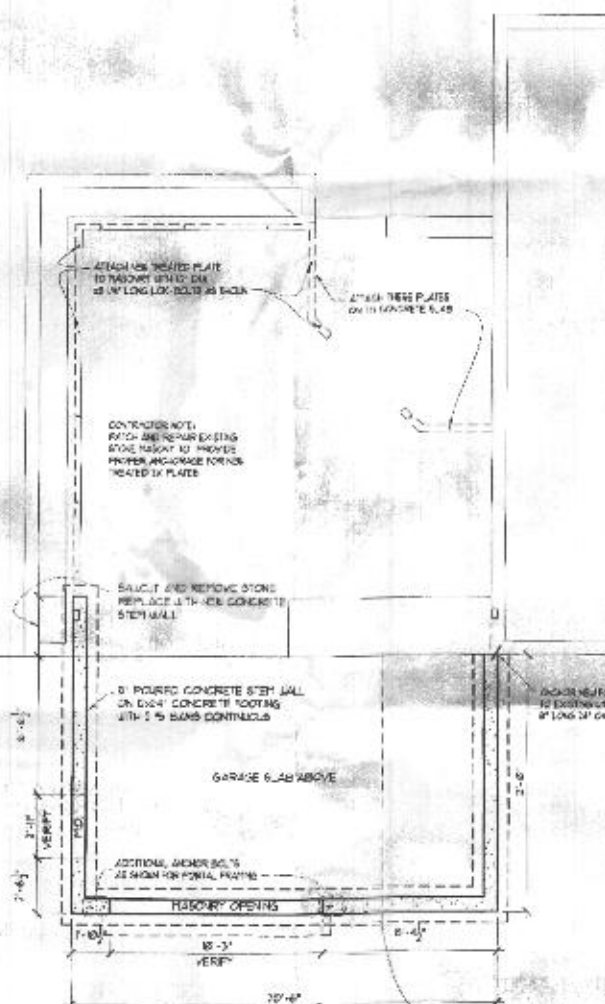
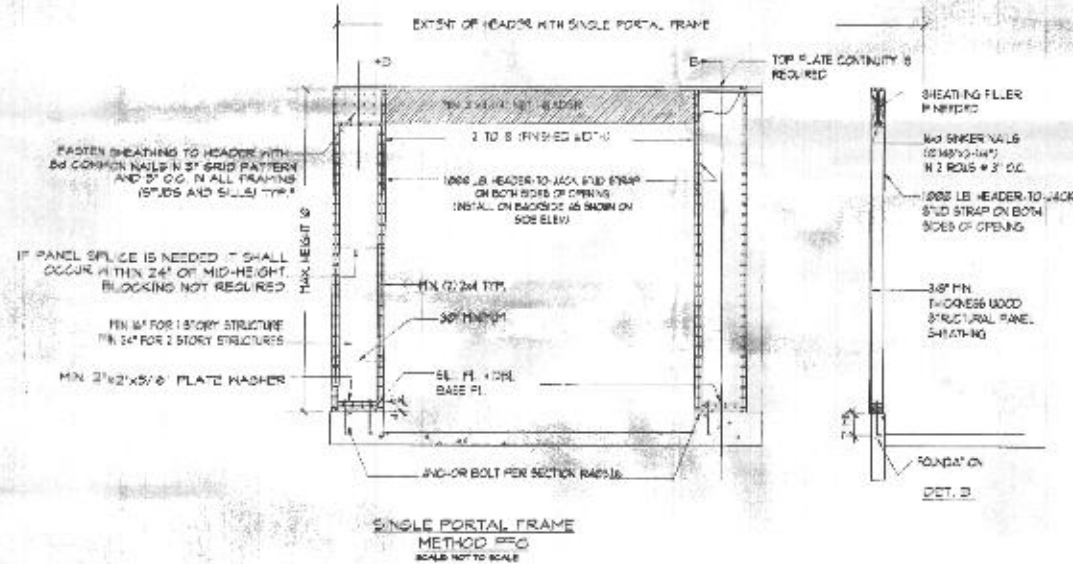
RLCC Design & Engineering
13040 Old Harwood Road, Rockville, Maryland 20850
Phone: 410.833.1300 Fax: 410.833.8803

PROJECT TITLE: **GREENE RESIDENCE**
13337 TRIADAPHA RD
ELLICOTT CITY MD 21042 1140
SHEET TITLE: **AS CONSTRUCTED**
SCALE: **As Noted**
START DATE: **04-14-2012**

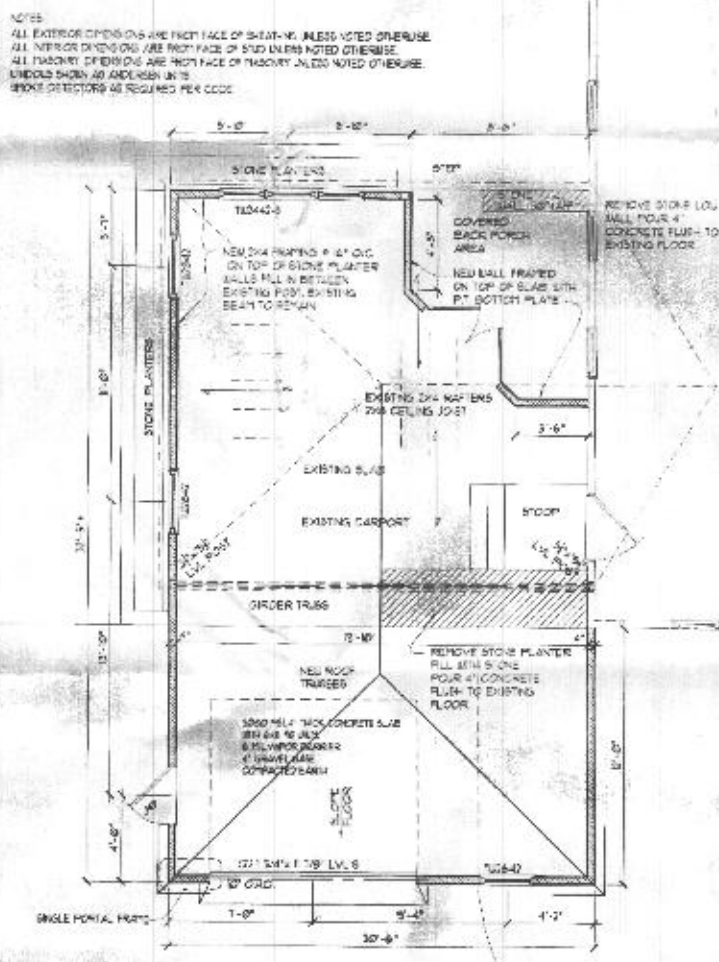
SHEET NO.: **A-2**
2 OF 2



SECTION
SCALE: 3/8" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



PROPOSED NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"

<p>GREENE RESIDENCE 13337 TRIADLEPHIA RD ELLICOTT CITY MD 21042-1140</p>		<p>PROJECT TITLE</p>
<p>PROPOSED GARAGE ADDITION</p>		<p>START DATE 04-14-2012</p>
<p>SCALE As Noted</p>		<p>SHEET NO. A-1</p>
<p>DESIGNED RRF DRAWN MAG CHECKED CU</p>		
<p>PERMIT 05-02-2012 REVIEW PERMIT ISSUE 5-24-12</p>		
<p>Professional Confirmation: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 10728, Expiration Date: 12/31/2015</p>		
<p>RIC Design & Engineering 10940 Old Hanover Road, Kensington, Maryland 21115 Phone: 410.833.1300 Fax: 410.833.0815</p>		