

Wolf, Kevin

From: Wolf, Kevin
Sent: Monday, September 30, 2019 2:08 PM
To: 'Vanessa Shibata'
Subject: RE: Detached Garage

Vanessa,

So there are a few things to note here. First is as you mentioned, the location of the existing septic components in relation to the proposed garage. We do have setbacks that have to be met in order for this to go through. Second, we would need to know the full details of construction of the garage. This would include submission of floor plans of the proposal and a site plan (to scale) showing the existing property features (i.e. house, drive, well, septic components, and proposed garage). From there, we will deduce whether or not perc testing would be needed. This is based on your submitted proposal and review of the property records' percolation testing results. If perc testing is not needed, a Percolation Certification may or may not be needed. A waiver may also be applied for at that time after the review has been made. Hope this helps.

Thanks,

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From: Vanessa Shibata <vshibata19@gmail.com>
Sent: Friday, September 27, 2019 12:35 PM
To: Wolf, Kevin <KWolf@howardcountymd.gov>
Subject: Detached Garage

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Hi Kevin,

I'm a realtor and I would like to request for your assistance to help confirm the possibility of building a detached garage on the property below. We found the plot and I need help reviewing the diagram (provided on the link below). My clients are thinking of building a garage right at the end of the driveway towards the back of the property.. The size of the detached garage that they are thinking to build is approximately 50' wide and 30' deep. Would this be possible considering the location of the septic and dry-wells? I would very very much appreciate any input you can provide.

Thank you very much!

Address: 12210 Benson Branch Road, Ellicott City, MD 21042

https://www.google.com/url?q=http://hcnvhealthinfo.org/hcnvapp_2/index.php/file-search/8166-WS_BENSON_BRANCH_ROAD_12210_03-293203/file&sa=D&source=hangouts&ust=1569531559243000&usg=AFQjCNEhkLMt7sA84q2uiLxCtVe2bfur2w

Vanessa Shibata

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