

## Oswald Jr, Woodin

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**From:** Oswald Jr, Woodin  
**Sent:** Thursday, September 18, 2025 10:14 AM  
**To:** 'Zach Sill'  
**Cc:** 'Paul Sill'  
**Subject:** RE: Krausz Property Septic Easement\_683 Watersville Road

Hi Zach,

I just had a couple of minor comments. They are as follows.

1. Separate out purpose statement, and place above title block.
2. Remove the word "approx." from existing trench label and state per health dept. record as-built or something to that effect.
3. Add the word "Date" to Health Officer signature block.

That should do it. The well driller indicated they sent the well completion report (most likely by mail), but we haven't received it yet. Also, we will need a copy of the well abandonment report. Hopefully, both reports will come in during PC review process.

Thanks,

Hank

Hank Oswald  
Licensed Environmental Health Specialist  
Bureau of Environmental Health  
Howard County Health Department  
8930 Stanford Blvd. Columbia, MD 21045  
(410) 313 - 1786  
[www.hchealth.org](http://www.hchealth.org)

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**From:** Zach Sill <zach@sillengineering.com>  
**Sent:** Thursday, September 18, 2025 8:58 AM  
**To:** Oswald Jr, Woodin <hoswald@howardcountymd.gov>  
**Cc:** Paul Sill <paul@sillengineering.com>  
**Subject:** Re: Krausz Property Septic Easement\_683 Watersville Road

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**From:** Oswald Jr, Woodin <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>

**Sent:** Tuesday, May 27, 2025 7:23 AM

**To:** Zach Sill <[zach@sillengineering.com](mailto:zach@sillengineering.com)>

**Subject:** Perc Cert Plan\_683 Watersville Road

Hi Zach,

The perc cert plan was returned with the following comments:

1. Change the word “approximate” to either “field located” or “per Health Department records”.
  - a. If using well and septic records, then don’t need approximate language.
2. The wells located on the adjacent lots (663 & 745 Watersville Road) need to be field located with a note on the plan.
3. Label existing houses and provide addresses for each one.
4. The collapsed tank and abandoned trench should be labeled former system and provide date/year abandoned.
5. Label existing trench to remain.

Let me know if you have any questions.

Hank Oswald  
Licensed Environmental Health Specialist  
Bureau of Environmental Health  
Howard County Health Department  
8930 Stanford Blvd. Columbia, MD 21045  
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## Oswald Jr, Woodin

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**From:** Williams, Jeffrey  
**Sent:** Wednesday, August 13, 2025 1:52 PM  
**To:** Louis Krausz  
**Cc:** Oswald Jr, Woodin  
**Subject:** RE: Guidance Needed

Hello Mr. Krausz. It is my understanding that we provided two options to you and the engineer to move forward with the septic area, the one option being dissolving the lot lines. Since you own the small parcel and it is not really big enough to be buildable on its own, the other option is to create an offsite easement on it to encompass the sewage disposal system and area. This is something that does not involve DPZ. It is a private agreement between the two property owners (yourself as both owners in this case) recorded in Land Records for both parcels establishing an easement for the exclusive use as a sewage disposal area for the offsite parcel owner. The agreement would use the signed perc certification plan as the exhibit showing the area and the easement (the easement would be at least 10' larger than the disposal area all the way around and connect to the other parcel).

The Health department does not sign or provide this agreement, it is a private contract between the property owners. Your engineer should be able to guide you in creating one and creating a perc certification plan with the proper notes and depiction of the easement area. If you go this route, there is no wait period. Once the perc cert is signed, you can sign and record the agreement in Land Records and show us proof of recordation. We do like to see the agreement beforehand to make sure it has the proper language stating that the easement is for the exclusive use of the other parcel owner for sewage disposal and nothing can be placed on it like structures, grading, paving, other easements, etc. I've copied our project reviewer, Hank Oswald, on this email. He can assist you and the engineer on the perc cert to get it ready for signature. Once the perc cert is signed and we have proof of recordation, we can proceed toward the building permit.

Let me know if there are any questions. Thanks

Jeff Williams  
Deputy Director  
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**From:** Louis Krausz <louiskrausz@gmail.com>  
**Sent:** Tuesday, August 12, 2025 1:05 PM  
**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Subject:** Re: Guidance Needed

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Hi Jeff,

I know you have been out of the office and I am sure you have a ton of emails to get through. I just wanted to follow up so mine was close to the top of your inbox as we are trying to get this moving again.

Thank you,  
Louie

On Aug 1, 2025, at 6:49 AM, Louie <[louiskrausz@gmail.com](mailto:louiskrausz@gmail.com)> wrote:

Hi Jeff,

I am reaching out in hope that you can provide me with some guidance. I own property at 683 E. Watersville Rd Mount Airy MD 21771. My wife and I bought the house over 2 years ago with the hope to make this a forever home for our family. I have been working with Sill Engineering and your department for over 8 months on a perc certification plan for the property. I am trying to get the plan approved so I can apply for a building permit to put an addition on the house. We need this space to be able to move into the house. I have been following all the steps and requests from your department, but I have run into an issue. The last request from your department was to consolidate the 2 parcels that make up my property. I hired an attorney and worked with Sill Engineering to create a new deed to make this happen. However the request was rejected by Land Records. Land Records is requiring DPZ sign-off on the parcel consolidation and DPZ will only do that if we go through the Alternative Compliance Petition process which could take 2-3 months. This will require more costs for engineering and County review fees and is not guaranteed to be approved. If not approved, I would have to go through the Record Plat process which could take 6-9 months and involves more work and costs. I understand the request but have some questions about why it needs to be done. While the deed contains two parcels, the smaller parcel in the rear is non-buildable by itself and therefore has no stand-alone value. If separated the rear parcel would be landlocked. Considering that Land Records requires DPZ to sign-off on the consolidation, I can assume they would also require DPZ sign-off on a deed that would separate the two parcels. The rear parcel does not meet any of the Zoning or

Health Department requirements that would allow it to be created as a stand-alone, buildable parcel. Finally, the current septic system is on both parcels already, so I could not separate the parcels and have a functioning septic. I want to do what is right, but I really need to figure out how to get this done as soon as possible so I can move forward. It is putting a lot of stress on my family. Is there any other way to satisfy your department's request without the DPZ processes?

Thank you for your consideration

Louis Krausz

## **HOWARD COUNTY GROUTING PROCEDURE**

Boreholes will be grouted from the bottom to the top via a tremie pipe and positive displacement pump. Bentonite grout, known as Quik-Grout will be used according to the manufacturer's specifications to achieve a consistency of at least 20% solids (24 gallons potable water/50 lb. sack of grout) and a permeability no more than  $2.5 \text{ E}(-08) \text{ cm/sec}$ . Grouting will be completed immediately after installing the geothermal loop and no later than twenty-four (24) hours after installing the geothermal loop. Open boreholes/annular space will be protected as necessary to prevent the entry of surface water or pollutants.

GRADE

EACH BORE HOLE (TYP.)

MINIMUM  
HORIZONTAL BURY  
DEPTH 4 FT

FOR CONT.  
SEE PLANS

HORIZONTAL  
PIPING

GROUT ENTIRE ANNULAR  
SPACE AND VERTICAL  
U-TUBE WITH (BENTONITE)  
GROUT.

BORE DEPTH

DEPTH MARKINGS IN FEET TO  
INDICATE DEPTH OF INSERTION

TYPICAL VERTICAL U TUBE  
PINCHES

TYPICAL BORE DIAMETER  
6.0 PINCHES

TYPICAL SOCKET D-BEND

TAPE  
5 TO 10 FOOT SECTION OF  
REBAR TO GUIDE TUBE  
INTO BORE DURING  
INSTALLATION

ANCHOR FITTING TO  
PREVENT U-TUBE FROM  
SURFACING AFTER  
INSTALLATION

