

Approved 4/13/26  
- H.O.

Menu Save Reset Cancel Help

Record Detail \* (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Porch	B26000600	02/28/2026

Description of Work  
sfd / construct 20x15 screened porch 14x19 open deck landing & steps

Online BP.  
gls 3/5/26

[check spelling](#)

Address \* (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
13044	HIGHLAND	RD
Unit Type	Unit #	X Coordinate
--Select--		-76.96569
		Y Coordinate
		39.18511
City	State	Zip Code
HIGHLAND	MD	20777
	Primary	
	Yes	

Parcel \* (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
1104918	117	1.38	344900	344900	0	RURAL

Legal Description  
LOT 2 1.377 A.[ ]13044 HIGHLAND RD[ ]MCDANIEL PROP

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	2	605101	5				
Plan Area	State Tax Id	Subdivision Name					
	1405598723	McDaniel Property					
Section	Area	Tax Map					
		34					
Grid	Zoning District	ADC Map					
34-22	RR-DEO	5051-F1					
SDP No.	Final Plan No.	WP File No.					
	ECP-12-048						
Record Plat No.	WS Contract No.	FDP No.	Primary				
23440-2344			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No		<input checked="" type="radio"/> Yes <input type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-04A	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner \* (This section is required.)

Search Reset Clear

Name \*  
ANANC

Address Line 1  
13044 HIGHLAND RD  
Address Line 2

Address Line 3

Mail City  
HIGHLAND

Mail State  
MD

Mail Zip Code  
20777

Phone  
240-393-8039

Primary  
Yes

E-mail  
mexicanadeck@gmail.com

Cell Number      Fax Number

**Professionals** (This section is not required.)

<b>License # *</b> 08010112470	<b>Business Name</b> MDP DECK AND PATIOS LLC			
<b>License Type *</b> MHIC Ind	<b>First Name</b> IVAN	<b>Middle Name</b>	<b>Last Name</b> REYES	
<b>Primary</b> Yes	<b>Address Line 1</b> 3400 RITCHIE MARLBORO RD			
	<b>Address Line 2</b>			
	<b>City</b> UPPER MARLBORO	<b>State</b> MD	<b>ZIP Code</b> 20772-0000	
	<b>Phone 1</b> 2403938039	<b>Phone 2</b>	<b>Fax</b>	
	<b>E-mail</b> MARYLANDDECK@YAHOO.COM			

**Applicant** (This section is not required.)

Search      As Owner      As Lic. Prof      As Contact

<b>Type *</b> Applicant	<b>First Name</b> IVAN	<b>MI</b>	<b>Last Name</b> REYES
<b>Relationship</b> Applicant	<b>Full Name</b>		
<b>Primary</b> Yes	<b>Organization Name</b> MDP DECK AND PATIOS LLC		
	<b>Street Address</b> 3400 RITCHIE MARLBORO RD		
	<b>Address Line 2</b>		
	<b>City</b> UPPER MARLBORO	<b>State</b> MD	<b>Zip Code</b> 20772-0000
	<b>Phone</b> 2403938039	<b>Cell</b>	<b>Fax</b>
	<b>E-mail *</b> MARYLANDDECK@YAHOO.COM		

**Addtl Info**

<b>Est Construction Cost *</b> 9000	<b>Housing Units *</b> 0	<b>Number of Buildings *</b> 0	<b>Public Owned</b> No
<b>Construction Type</b> 434 - Additions, Alterations and Conversions - Residential			

PORCH INFORMATION

PORCH INFORMATION

Capital Project-No Fee \*  Yes  No Capital Project Number  (Text) Fee Exempt \*  Yes  No Roadside Tree Project Permit \*  Yes  No Roadside Tree Project Permit #  (Text)

Existing Use \* SFD Type of Porch \* Open and Screened Porch Type of Porch Foundation \* New Deck Total Square Footage \* 500 SQFT (Number)

Water Supply Private Sewage Disposal Private Expiration Date 8/31/2026

Submit Cancel

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

**APPLICATION FOR WAIVER**

**To Howard Co Code Subtitle 8: Onsite Sewage Disposal Systems and Subtitle 9: Individual Potable Water Supply Systems**

Date Submitted: April 9, 2026

Property Address: 13044 Highland Rd, Highland, MD 20777

Hickory Ridge

2

Subdivision

Lot

Tax Map

Grid

Parcel

Tax Account #

Provide a brief site history including previously submitted and active plans with the Health Department or the County (subdivision plans, perc test applications, Building Permit applications):

New construction (2025). Deck and screened porch currently under permit review. Septic system installed per approved plan.

In the area below, list the specific section of the Howard Co Code to which a waiver is being requested and provide a brief summary of the regulation and an explanation of why the waiver is being requested (Attach a separate sheet if necessary).

Regulation Section

Summary and Explanation

1. Section 3.808 (c) Distances - The minimum setback from a deck to the septic tank is 5 feet. The deck extends to 19 ft from the house, including a 2 ft cantilever. The nearest posts and footings are located at approximately 17 ft from the house, maintaining the required 5 ft setback from the septic tank edge. No structural elements are within the setback; cantilever only. Waiver requested for overhang only.
2. \_\_\_\_\_

Sumeet Anand

Digitally signed by Sumeet Anand  
Date: 2026.04.09 14:05:16 -04'00'

Property Owner's Signature

**Health Department Use Only**

Reviewed by

Hank Oswald  
HCHD Staff

4/13/26  
Date

Comments/Conditions:

approved for all deck posts to be 5 feet or more from edge of septic tank and deck overhang to be at least 2 feet from edge of tank

Approved by:

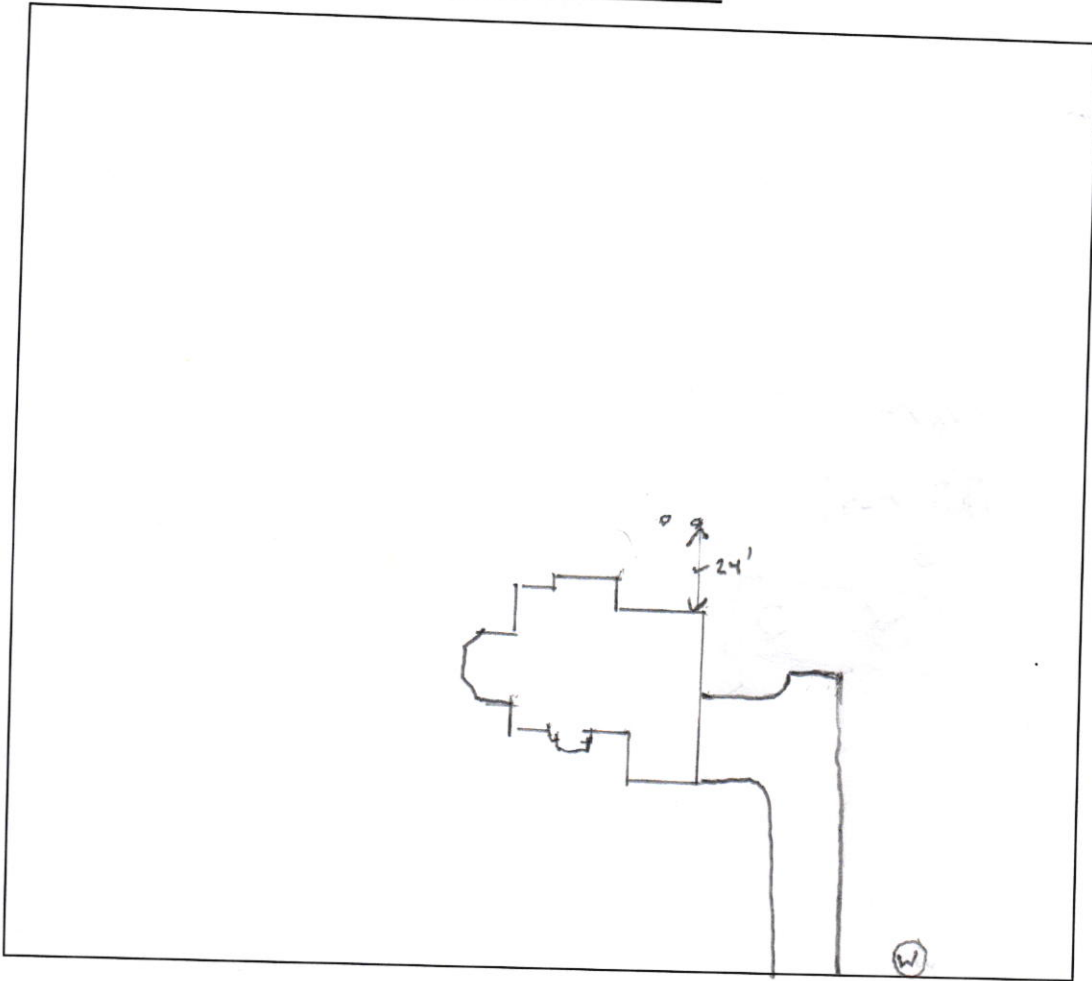
[Signature]  
BEH Deputy Director

4/13/26  
Date

SITE INSPECTION SHEET

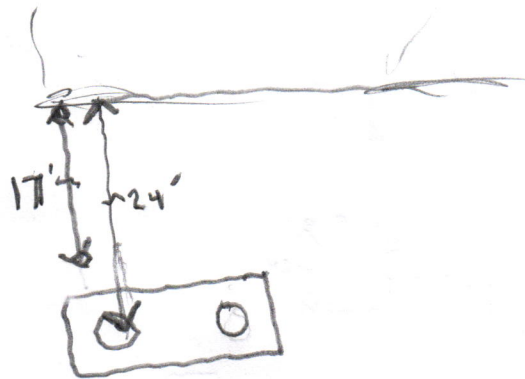
OWNER: Sumeet Anand PHONE #: \_\_\_\_\_  
ADDRESS: 13044 Highland Rd CONTRACTOR: \_\_\_\_\_  
Highland, MD 20777 WELL TAG #: H0-95-2651  
SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_\_ COUNTY #: \_\_\_\_\_  
PROPOSAL: 14' x 19' deck & 20' x 15' screened porch

LOCATION DIAGRAM



COMMENTS: No observed issues w/ the well & septic  
Proposed 14' x 19' deck will have a 2' cantilever.  
The deck post will maintain a 5' setback to  
septic tank

DATE: 4/13/26 INSPECTOR: Hank Oswald



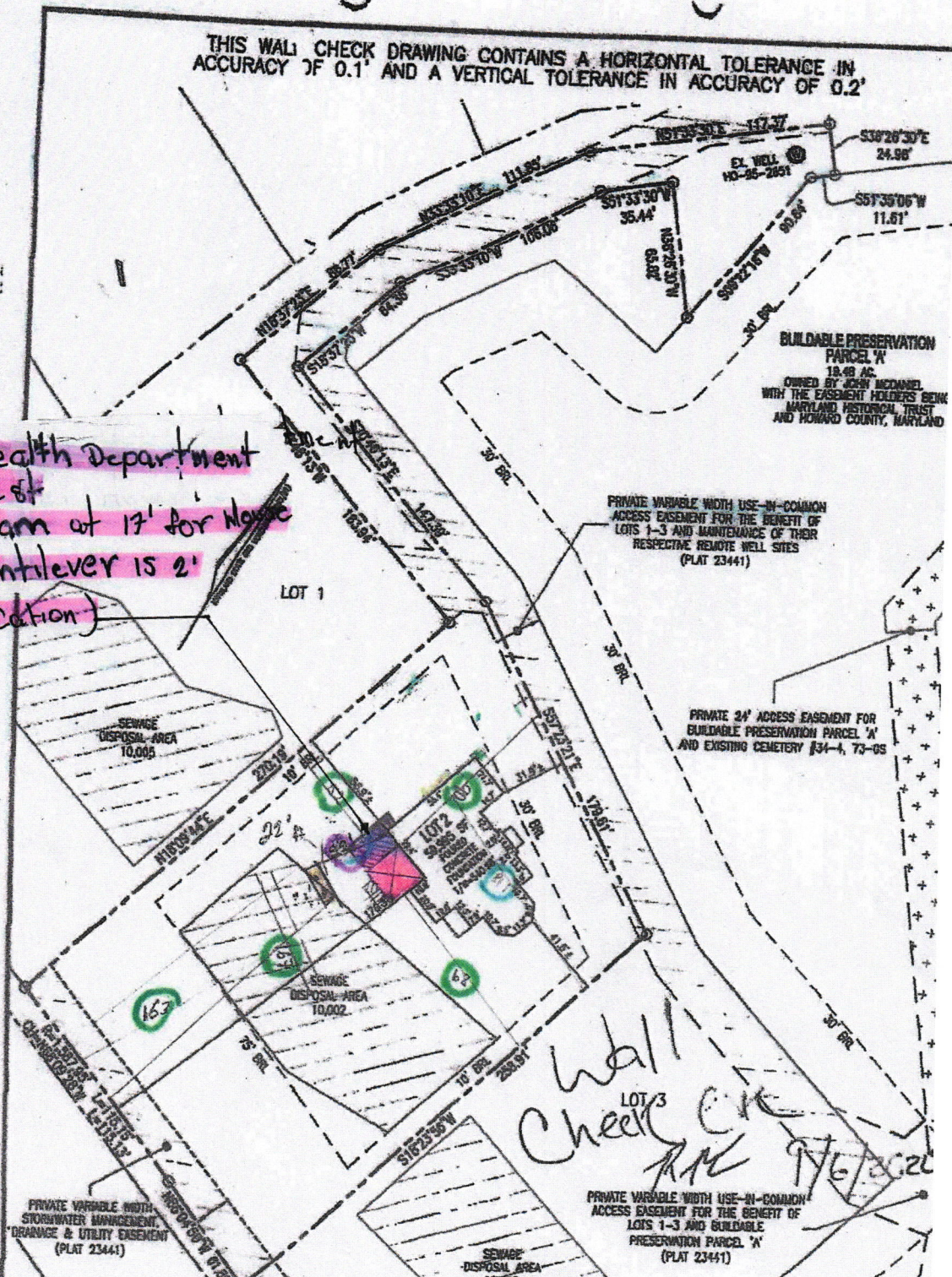
Site Visit – 4/9/26  
13044 Highland Road  
Highland, MD 20777



Proposed 14' x 19' deck and 20' x 15' screened porch. The proposed deck is closest to the septic tank.

THIS WALL CHECK DRAWING CONTAINS A HORIZONTAL TOLERANCE IN ACCURACY OF 0.1' AND A VERTICAL TOLERANCE IN ACCURACY OF 0.2'

Per Health Department Request  
 Post/beam at 17' for Home Deck Cantilever is 2' (specification)



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE IMPROVEMENTS ARE LOCATED AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN; THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

*Thomas M. Hoffman Jr.*  
 THOMAS M. HOFFMAN JR.  
 PROPERTY LINE SURVEYOR  
 LICENSE NO. 287  
 EXP. DATE: JULY 26, 2026

8/8/24  
 DATE



SCALE 1" = 60'	DATE 06/07/2024
DRAWN BY J.M.M.	CHECKED BY T.M.H.
PLAT NUMBER 23440-23442	JOB NUMBER 00-43.00

**VOGEL ENGINEERING**  
  
**TIMMONS GROUP**  
 3360 NORTH RIDGE ROAD, SUITE 210, ELICOTT CITY, MD 21043  
 P: 410-481-7055 F: 410-482-8961 www.timmons.com

WALL CHECK DRAWING  
 13044 HIGHLAND ROAD  
 LOT 2  
 MCDANIEL PROPERTY  
 PLAT NO. 23441  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

Wall Check OK  
 RAC  
 8/6/24



**Howard County  
Health Department**

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

**Bureau of Environmental Health**  
8930 Stanford Boulevard, Columbia, MD 21045  
Main: 410-313-2640 | Fax: 410-313-2648  
TDD 410-313-2323 | Toll Free 1-866-313-6300  
[www.hchealth.org](http://www.hchealth.org)  
Facebook: [www.facebook.com/hocohealth](http://www.facebook.com/hocohealth)

RECEIPT DATE: 9/6/2024 **ONSITE SEWAGE DISPOSAL SYSTEM**

P 587802

APPROVAL DATE: 10/18/24 MB/SP

**PERMIT: NEW CONSTRUCTION**

A

PROPERTY ADDRESS: 13044 Highland Road

SUBDIVISION: McDaniel Property

LOT: 2

TAX ID: '

CONTRACTOR: Hartfields

EMAIL: \_\_\_\_\_

CONTRACTOR ADDRESS: \_\_\_\_\_

PHONE: 410 984 0061

PROPERTY OWNER: John P. McDaniel

EMAIL: \_\_\_\_\_

OWNER ADDRESS: 13032 Highland Road, Highland MD 20777

PHONE: 443-367-0422

SEPTIC TANK SIZE: 1500

PUMP SIZE: N/A

PUMP TANK CAPACITY: N/A

DISTRIBUTION SYSTEM:  GRAVITY

DRIP DISPERSAL

BEDROOMS: 5

APPLICATION RATE: 0.8

TRENCHES:	LINEAR FEET REQUIRED: <u>189</u>	INLET DEPTH: <u>2.5</u>
	TRENCH WIDTH: <u>2</u>	MAXIMUM BOTTOM DEPTH: <u>8</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>10</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>4.5</u>
LOCATION:	<b>SYSTEM TO BE STAKED BY DESIGNER AND VERIFIED BY APPROVING AUTHORITY DURING PRE-CONSTRUCTION INSPECTION.</b>	
NOTES:	Install 3 trenches of 63' in length	

ISSUED BY: [Signature]

ISSUE DATE: 9/6/2024

EXPIRATION DATE: 9/6/2024

NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION

NOTE: CONTRACTOR REGISTERED WITH THE STATE OF MD ON-SITE WASTEWATER PROFESSIONALS BOARD: CONFIRMED

NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING

NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.

NOTE: WATERTIGHT SEPTIC TANKS REQUIRED

NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRADIENT FROM ANY WATER WELL

NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS

NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM

ELECTRICAL PERMIT ISSUED E N/A

NOTE: THE HCHD DOES NOT WARRANTY ANY SYSTEM AND CANNOT GUARANTEE THE PERFORMANCE OF THIS SYSTEM AS DESIGNED. BY ACCEPTING THIS PERMIT, THE OWNER AND/OR APPLICANT ACKNOWLEDGE THAT THE SPECIFICATIONS DETAILED IN THIS DESIGN ARE ONE POSSIBLE OPTION AND THAT THE HCHD WILL REVIEW OTHER PROPOSALS. YOU HAVE THE OPTION TO SEEK THE ADVICE OF A QUALIFIED DESIGN CONSULTANT OR PROFESSIONAL ENGINEER FOR FURTHER GUIDANCE.

NOTE: AN INDIVIDUAL CERTIFIED BY MDE AND THE MANUFACTURER FOR BAT INSTALLATION MUST BE PRESENT AT ALL TIMES DURING BAT INSTALLATION.

NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

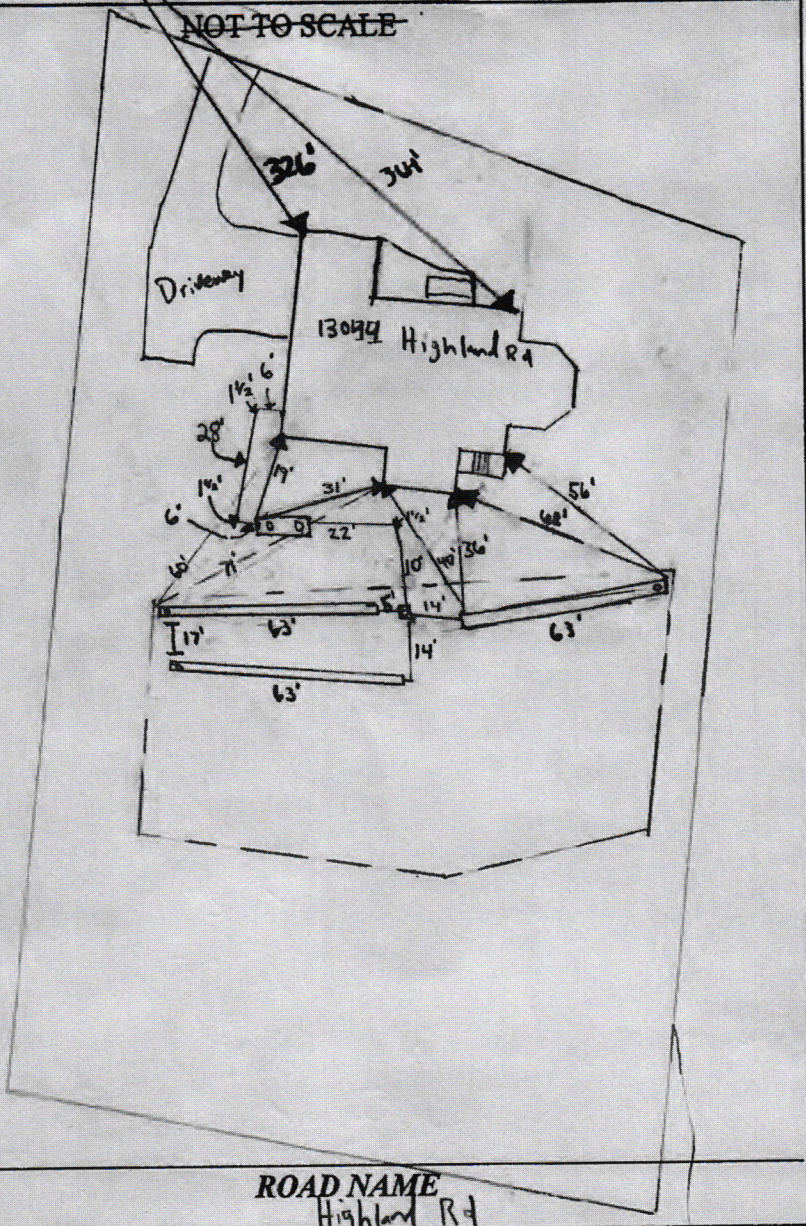
**NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.**

**PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.**

**CALL 410-313-1771 TO SCHEDULE INSPECTIONS.**

Ho-95-2651  
1" : 50'

NOT TO SCALE



ROAD NAME  
Highland Rd

TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
2	2.5	8
NUMBER OF TRENCHES		3
TOTAL LENGTH		189
ABSORPTION AREA		2079
DISTRIBUTION BOX LEVEL		Yes
DISTRIBUTION BOX BAFFLE		Yes
DISTRIBUTION BOX PORT		Yes

SEPTIC TANK DATA	
SEPTIC TANK 1 LEVEL	Yes
MANUFACTURER	Babyon
CAPACITY	1500 GAL
SEAM LOC	Top
TANK LID DEPTH	1 1/2 - 3 1/2'
BAFFLES	6" Front / 4" Back
BAFFLE FILTER	No
MANHOLE LOC	Front/Back
6" PORT LOC	Front/Back
WATERTIGHT TEST	✓
SLOTTED	Yes
DATE ON LID	8/19/2024
PUMP/SEPTIC TANK LEVEL	N/A
MANUFACTURER	
CAPACITY	
SEAM LOC	
TANK LID DEPTH	
BAFFLES	
BAFFLE FILTER	
MANHOLE LOC	
6" PORT LOC	
WATERTIGHT TEST	
SLOTTED	✓
DATE ON LID	

SEPTIC CONTRACTOR ONSITE INSTALLING SYTEM: Nathan Heath  
SEPTIC CONTRACTOR ONSITE LICENSED WITH THE STATE OF MD. YES/NO

PRE-CONSTRUCTION NOTES:  
10/3/2024 - installers onsite. Sewer not stubbed out of house, septic contractor to drill through wall. Tank started to move 1' away from house compared to plan. Silt started, trenches started. trench lengths @ 63', on contract to distance between trenches 17' + 14'. OK to start.

INSTALLATION NOTES:  
10/4/2024 Contractor on site. SL and tank installed OK to backfill due to weekend. first trench dug according to plan. Stone OK, OK to backfill. Re-inspect ST for baffles and risers. Re-inspect for D-box and leveling. Re-inspect for C/O on SL observation port in trench. (AB/RR) 10/7/2024 Contractor on site. Confirmed Baffles (6" front / 4" back) and risers. Levelled D-box cleanout has been installed near the SL connection at house. Trench inlets and lengths per plan. Concrete fabric OK. Gully backfill. (MS/SP)

CONTROL PANEL DATA	
CONTROL PANEL HEIGHT	(MIN 30")
INSPECTION DATE	
INSPECTION: PASS/FAIL (CIRCLE ONE)	

FINAL INSPECTOR M. Burns -/S. Page DATE OF APPROVAL 10/18/24

**Oswald Jr, Woodin**

---

**From:** Sumeet Anand <anand.sumeet@gmail.com>  
**Sent:** Thursday, April 9, 2026 2:07 PM  
**To:** Oswald Jr, Woodin  
**Cc:** Marylanddeck@yahoo.com; Craig Mood (Matta/Deck)  
**Subject:** Re: Waiver\_13044 Highland Road  
**Attachments:** County Waiver Form interactive\_setback distance (002).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**WARNING!!!**

This email originated from someone outside of Howard County  
\*\*\*DO NOT CLICK LINKS OR OPEN ATTACHMENTS\*\*\*  
unless you recognize the sender and know for sure that the content is safe

Greetings Hank,

Thank you for meeting with me today and for your guidance.

I have completed the waiver form and included the requested statement regarding distances. The deck extends to approximately 19 ft from the house, including a 2 ft cantilever, and the nearest posts/footings are located at approximately 17 ft, maintaining the required 5 ft setback from the septic tank.

My contractor is finalizing and submitting the updated site plan today, ensuring it is to scale and accurately reflects the septic tank location.

Please let me know if anything further is needed from my side.

Thanks again,  
Sumeet

On Apr 9, 2026 at 1:19 PM -0400, Oswald Jr, Woodin <hoswald@howardcountymd.gov>, wrote:

Hi Sumeet,

Thanks for meeting with me today to discuss your project. Attached, please find the interactive waiver form. Once I have the completed waiver form and site plan, I will forward it to the Deputy Director, Jeff Willaims for his review. Please make sure the site plan prints to scale and the septic tank location is plotted accurately on the plan before uploading it to the system. Provide a statement about the distance to the cantilever and to the nearest post.

Should you have any questions, please feel free to contact me.

Regards,

Hank

## **Oswald Jr, Woodin**

---

**From:** Oswald Jr, Woodin  
**Sent:** Thursday, April 9, 2026 1:19 PM  
**To:** 'anand.sumeet@gmail.com'  
**Cc:** Marylanddeck@yahoo.com  
**Subject:** Waiver\_13044 Highland Road  
**Attachments:** County Waiver Form interactive\_setback distance (002).pdf

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Should you have any questions, please feel free to contact me.

Regards,

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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## **Oswald Jr, Woodin**

---

**From:** Oswald Jr, Woodin  
**Sent:** Wednesday, March 25, 2026 7:49 AM  
**To:** Marylanddeck@yahoo.com  
**Subject:** FW: B26000600\_13044 Highland Road\_Screened Porch and Open Deck  
**Attachments:** WS\_HighlandRoad\_13044\_SepticPermit-2024.pdf; County Waiver Form interactive\_setback distance (002).pdf

Hello Mr. Reyes,

The updated site plan does not print to scale, so I cannot verify the required 5 foot setback distance to the edge of the existing septic tank. Moreover, you are showing the edge of the septic tank 22 feet off the rear left corner of the house. The as-built drawing shows the septic tank at 19 feet off the corner of the house.

Please revise the site plan so that it prints to scale on a sheet of paper no larger than 11" x 17" and resubmit to the permit system. In addition, please stake the perimeter of the proposed deck and porch and notify me for a site visit

Should you have any questions, please don't hesitate to ask.

Regards,

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:** Oswald Jr, Woodin  
**Sent:** Monday, March 9, 2026 10:03 AM  
**To:** 'MARYLANDDECK@YAHOO.COM' <MARYLANDDECK@YAHOO.COM>  
**Subject:** B26000600\_13044 Highland Road\_Screened Porch and Open Deck

Hi Mr. Reyes,

This office conducted the review of the building permit to construct a 20' x 15' screened porch, and 14' x 19' open deck landing & steps, and has the following comment.

1. Revise the site plan to include the septic tank location. The required setback distance from a deck to the septic tank is 5 feet.

I've attached the septic record which shows the septic tank on page #2 of the as-built drawing. If you are not able to meet the required setback distance, please complete the following waiver form with owners signature and return it along with a copy of the revised site plan to me. The revised site plan will also need to be uploaded to the permit system. Please note that a waiver request will require a site visit. Prior to the site visit please stake out the proposed structure.

Should you have any questions, please don't hesitate to ask.

Regards,

Hank

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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**Attachments:** WS\_HighlandRoad\_13044\_SepticPermit-2024.pdf; County Waiver Form interactive\_setback distance (002).pdf

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Should you have any questions, please don't hesitate to ask.

Regards,

Hank

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