

# PERMIT

*File*

## SEWAGE DISPOSAL SYSTEM

P 49726

A REPAIR

### DEPARTMENT OF HEALTH AND MENTAL HYGIENE

03-298140

DISTRICT \_\_\_\_\_

DATE 11/2/93

### HOWARD COUNTY HEALTH DEPARTMENT

BUREAU OF ENVIRONMENTAL HEALTH

~~XXXXXX~~ 313-2640

INDEXED

DATE SYSTEM APPROVED 11/12/93

INSPECTOR C.B.

Jack Fyock Septic Services

IS PERMITTED TO INSTALL \_\_\_\_\_ ALTER X

ADDRESS \_\_\_\_\_ PHONE 988-9270

SUBDIVISION \_\_\_\_\_ LOT 19 ROAD 11910 Triadelphia Road

PROPERTY OWNER Richard and Jan Rowe

11910 Triadelphia Road

ADDRESS Ellicott City, Maryland 21042

SEPTIC TANK CAPACITY 1250 GALLONS *(1500 GALLONS)*

NUMBER OF BEDROOMS 4 *or for future*

125 SQUARE FEET PER BEDROOM

LINEAR FEET OF TRENCH REQUIRED 130 *2(65)*

*BUILDING  
HOLD - PERMIT TIL  
REPAIR IS IN!!*

*Note: New septic tank to be set to get inlet in trenches @ 4 1/2' and off existing line*

REPAIR - PURPOSE - Replace and expand septic system in support of building permit serial

Number: 51140.

Call for inspection when ground is opened so sanitarian can recommend repair. 10/27/93

*11/2/93 Recommend trench 2' (2) 65' long trenches 9 1/2' deep; inlet 4 1/2' below original grade, 5' of stones under pipes; 10'+ off new septic tank and run to right side of pipe and back 25' to 45' from front of lot when facing lot from Triadelphia Road*

PLANS APPROVED BY C.B. in field for Mr. "C." Williams DATE 11/2/93

COVER NO WORK UNTIL INSPECTED AND APPROVED

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

NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS, 90° ELBOWS NOT ACCEPTABLE.

NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX TRENCHES) TO BE 100 FEET FROM WELL (UNLESS OTHERWISE SPECIFICALLY AUTHORIZED)

NOTE: IF DEEP TRENCH(ES) ARE USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH(ES)

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 35/40 PVC OR ABS

PERMIT VOID AFTER TWO YEARS

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL STAND PIPES MUST BE 6 INCHES IN DIAMETER CAST IRON. CONCRETE OR TERRA COTTA OR PVA OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET. MANHOLE TO GRADE REQUIRED.

NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

BLDG. PERMIT SIGNED AND RETURNED 11/5/93

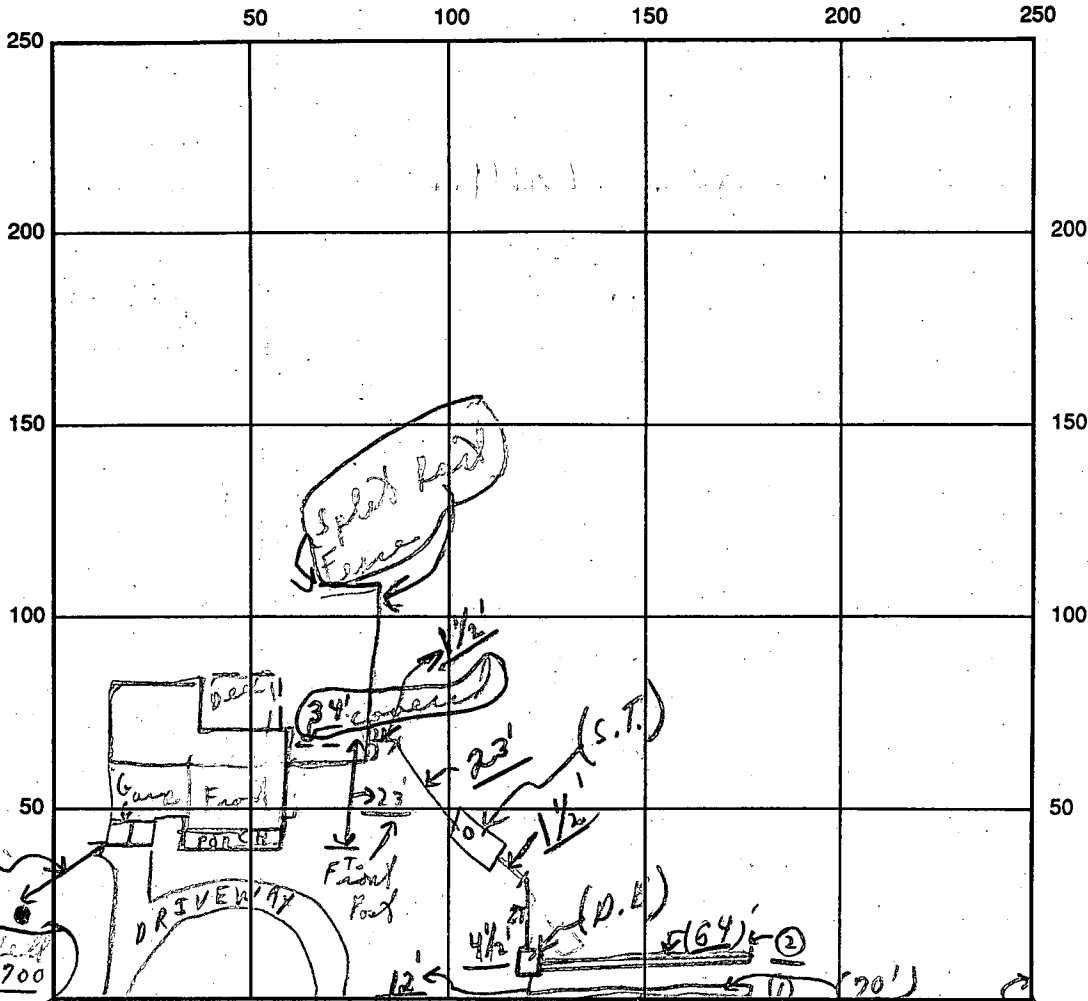
**\*INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT**

\*CALL 461-9933 FOR INSPECTION OF SEPTIC SYSTEM.

HD-260(6-90)

*Serial # 51140 - 2 Story Addition*

A 49726



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASELINE

SEPTIC TANK LEVEL OK CLEANOUTS S.I.

DISTRIBUTION BOX LEVEL OK (Baffle is in)

DRAIN FIELD/TITLE DEPTH 9 1/2' + FT. TRENCH WIDTH 2 FT. INLET DEPTH 4 1/2 FT.

EFFECTIVE GRAVEL DEPTH 5 + average FT. TOTAL LENGTH 134 1/2 FT.

NUMBER OF TRENCHES 2 ONE SIDEWALL/BOTTOM AREA 670 + SQ. FT.

DRYWALL INSIDE DIAMETER — FT. EFFECTIVE DEPTH BELOW INLET — FT.

ABSORBENT AREA 670 + SQ. FT.

REMARKS: 11/12/93 A.M. - ASAP. ok to cover as finish trenches  
Material on site Final

DATE SYSTEM APPROVED 11/12/93 INSPECTOR Charles Bryan, ~~Wheeler~~

# APPLICATION

## PERCOLATION TESTING

A \_\_\_\_\_

P \_\_\_\_\_

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043  
TELEPHONE: 313-2640

10-19-93

To support building  
addition of 1 bedroom.  
No known septic system.

DISTRICT \_\_\_\_\_

DATE \_\_\_\_\_

TO: THE COUNTY HEALTH OFFICER  
ELLICOTT CITY, MARYLAND

REPAIR Need fee. \$25?  
JEN  
Lcw

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER RICHARD AND JAN ROWE

ADDRESS 11910 TRIADELPHIA Rd. PHONE 301.596.9171

AGENT OR PROSPECTIVE BUYER \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

### PROPERTY LOCATION:

SUBDIVISION Rowe Property LOT NO. \_\_\_\_\_

ROAD AND DESCRIPTION 11910 TRIADELPHIA rd. 3000 ft SW of Rt 144

TAX MAP 16 PARCEL # 108

SIZE OF LOT 1.66 TYPE BLDG. Single Family  
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

APPROVED BY C. Rothrock FOR Richard & Jan Rowe (SIGNATURE OF APPLICANT)

DATE 11/2/93 FOR Existing Home Trenches 2' x 65' long 1 New tank (1500)

DISAPPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

HOLD PENDING FURTHER TESTS \_\_\_\_\_

REASONS FOR REJECTION OR HOLDING \_\_\_\_\_

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

# THIS IS NOT A PERMIT

(None 11/2/93)

COUNTY #

SOIL PROFILE

Hole #1

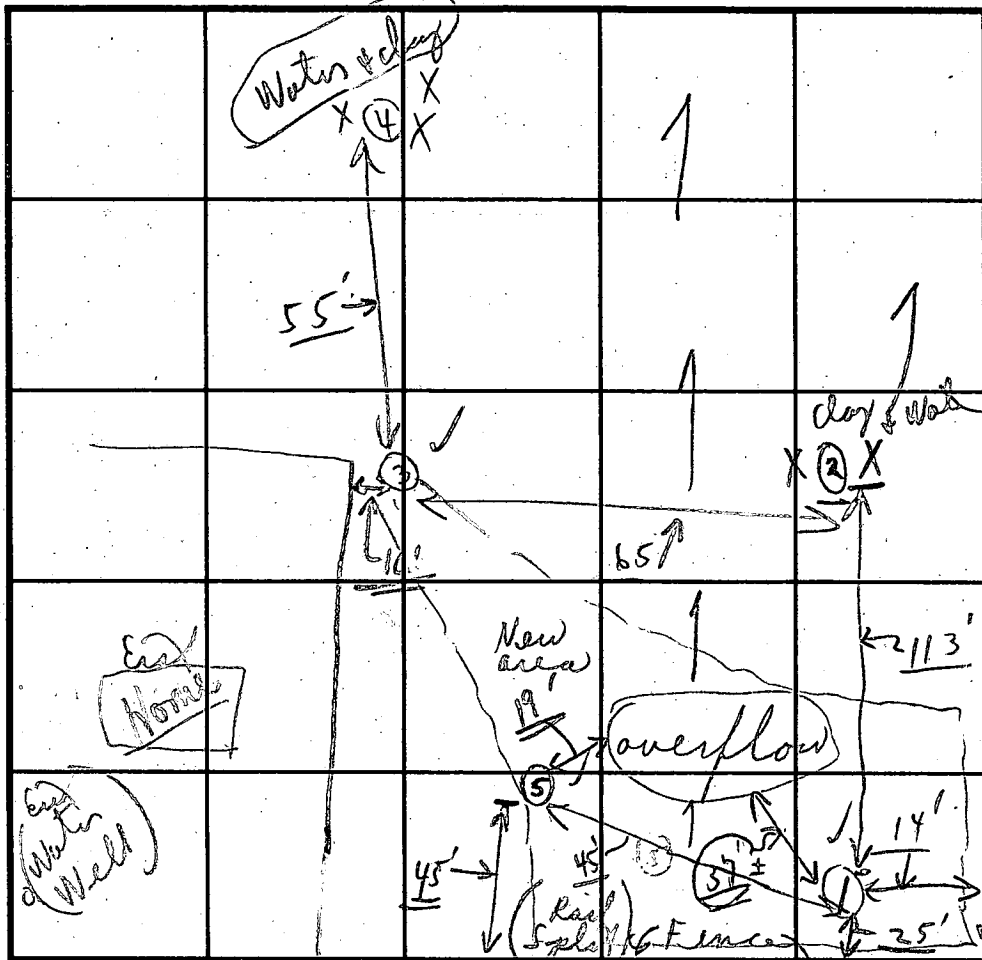
0' to 3' Clay  
 3' to 6' Sandy Loam  
 Bottom 12' 60"

X Hole #2 X

0' - 6' Clay  
 6' to 8' Loam  
 Bottom 7' 9 1/2"

Hole #3

0' - 4' clay  
 4' to 7' Sandy Loam  
 Bottom 11 1/2'



SOIL PROFILE

Hole #4

to 1' Clay  
 water @ 7'

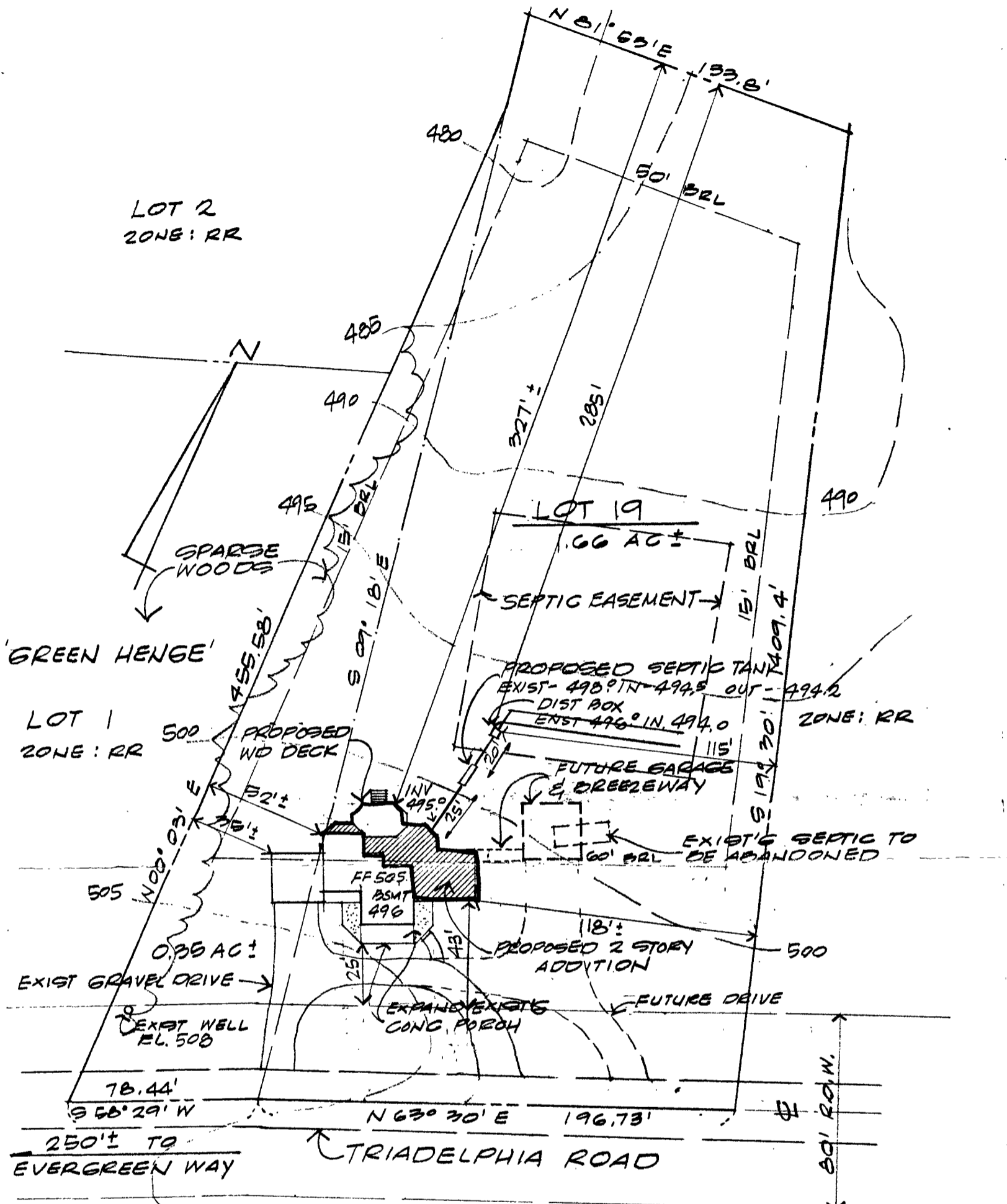
Hole #5

0' 6 1/2' clay  
 Loam 5 1/2' to 13'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.  
 TRIADDELPHIA ROAD

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
11/2/93	1	0' - 3'	Clay				ok
		12' - 8"					almost all sand
	X 2 X	X No'	Clay				X
	X 3 X	X'	0' - 6 1/2'	Water	Clay	X	X
	3	4'	(Loam - sandy)				
		11 1/2'	0' - 4 1/2'	Clay			
	X 4 X	Mostly clay to then				X	X
	X 5 X	to 7' - 4"	Water			X	X
	5	0' 6 1/2' clay	(Loam 5 1/2' to 13')				(Sandy Loam)

REMARKS 1/2 Tests of visual hole tests New trench 10' off new  
 TYPE OF SOIL Loam (old side of existing home) 4' add  
 TESTED BY C. B. Thrash ALSO PRESENT {Fyock men} (2)  
 TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME (8 to 10 min) TRENCH WIDTH 2' (Drains, No. ROW)  
 INLET DEPTH 4 1/2' MAXIMUM BOTTOM DEPTH 9 1/2' SQ. FT./BEDROOM 125 sq ft Repair  
 2 65' Long 4 1500 Indef 5 to 9' 2 Trenches 04 PR. - 1500 gallon tanks



ZONE: RR BLOCK: 19  
 ELECTION DIST: 320 TAX MAP: 16 PARCEL: 108  
 PROPERTY OWNER: MR. AND MRS. RICHARD ROWE  
 11910 TRIADELPHIA ROAD, ELLICOTT CITY, MD 21042

**SITE PLAN 1" = 50'-0"**

BUILDING HEIGHT - 29'±	TOTAL	EXIST'G	NEW
GROSS LIVING AREA - 1ST FLR - 1952 SF	888	888	1064
2ND FLR - 1658 SF	888	888	770
BSMT - (UNFIN)			

Existing  
3 bedrooms

Addition  
1 bedroom  
1 family room  
3 bathrooms

ROWE RESIDENCE

**STEWART  
MC CREADY**  
 ARCHITECTS PA  
 8329 MAIN STREET  
 ELLICOTT CITY, MD 21043  
 FAX: (301) 465-7737  
 (301) 465-7687



IN THE MATTER OF  
RICHARD AND JANET ROWE  
Petitioners

: BEFORE THE HOWARD COUNTY  
BOARD OF APPEALS  
: Case No. BA 93-21V

: : : : : : : : : :

DECISION AND ORDER

On July 13, 1993, the Howard County Board of Appeals met to consider the petition of Richard and Janet Rowe for a variance to reduce the required sixty (60) foot front setback to forty three (43) feet for a building addition and to twenty five (25) feet for a porch on a parcel of land consisting of one point six six (1.66) acres zoned RR (Rural Residential) in the Third Election District, located on the north side of Triadelphia Road, three thousand (3,000) feet southwest of Maryland Route 144 (Frederick Road), also known as 11910 Triadelphia Road, Ellicott City, Howard County, Maryland, and more particularly described as Parcel 108, Block 19, Tax Map 16.

The Petitioners were not represented by legal counsel. No persons appeared in opposition to the petition.

Since this matter is before the Board of Appeals pursuant to its original jurisdiction, the hearing was conducted in accordance with Section 2.209 of the Howard County Code. Testifying in support of the petition was Mr. Richard Rowe, the Petitioner. Notice of the hearing was advertised, the property was posted, and the Board members viewed the property in accordance with the regulations. All of the Board members were present; Chairperson Evelyn Tanner presided.

Prior to the introduction of testimony, the following items were incorporated into the record by reference:

1. The appropriate provisions of the Howard County Charter;
2. The appropriate provisions of the Howard County Code;
3. The Howard County Zoning Regulations;
4. The Technical Staff Report of the Department of Planning and Zoning recommending approval;
5. The recommendation of approval of the Planning Board;
6. The General Plan for Howard County;
7. The General Plan of Highways; and
8. The Petition and Plat submitted by the Petitioners.

#### FINDINGS OF FACT

Based upon the testimony and evidence presented at the hearing, the Board makes the following Findings of Fact:

1. The Petitioners, Richard and Janet Rowe, are the owners of the subject property, a parcel of land consisting of one point six six (1.66) acres zoned RR (Rural Residential) in the Third Election District, located on the north side of Triadelphia Road, three thousand (3,000) feet southwest of Maryland Route 144, also known as 11910 Triadelphia Road, Ellicott City, Howard County, Maryland. The site is roughly rectangular in shape, tapering in width toward the rear and is improved with a two (2) story single family detached house with an eight (8) foot by twenty two (22) foot porch attached to the front. A two (2) car garage is attached to the west side of the house. Access onto the site from Triadelphia Road is by way of a semi-circular driveway located in front of the house; the driveway branches west and provides access to the garage.

2. The eighty (80) foot proposed Triadelphia Road

right-of-way, in conjunction with the required sixty (60) foot front setback, precludes construction within the first one hundred (100) feet of the front of the subject property. However, the existing house was constructed prior to the enactment of Zoning Regulations in Howard County and the majority of the dwelling is situated within the front setback area. The front of the house is situated about thirty three (33) feet north of the proposed Triadelphia Road right-of-way line and about sixty (60) feet north of the paving of Triadelphia Road; the existing porch is twenty five (25) feet from the right-of-way line.

3. The Petitioners intend to construct a two (2) story addition to the rear and east side of the existing structure and to extend the front porch around the proposed addition. The addition is to have a floor area of one thousand, sixty four (1,064) square feet on the first floor and seven hundred seventy (770) square feet on the second floor, which will double the size of the house. The proposed house addition will be located forty three (43) feet north of the right-of-way line, which is behind the front of the house but still within the setback area. The proposed porch addition will add about one hundred (100) square feet to each side of the existing porch and will not encroach any further into the setback area than the existing porch. The exterior facade of the proposed addition will match that of the existing house. The Petitioners accordingly seek a variance to reduce the required sixty (60) foot front setback to

forty three (43) feet to accommodate the proposed addition to the dwelling and to twenty five (25) feet for the proposed porch addition.

#### CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Board makes the following Conclusions of Law:

1. With respect to the requirements of section 125.B.2.a of the Howard County Zoning Regulations, the Board finds that although the house predates the existing zoning regulations, the location of the house within the required setback area does not constitute the requisite unique physical conditions peculiar to and inherent in the subject property. The Board affirmatively concludes that the granted variance will not alter the essential character of the neighborhood, that the hardship was not created by the Petitioner, and that the requested variance is the minimum necessary to afford the Petitioner relief.

2. The Board is authorized by section 16.301 of the Howard County Code to grant variances from the terms of the Zoning Regulations where necessary to avoid arbitrariness and to obtain substantial justice within the spirit of the Zoning Regulations. In view of the fact that the existing house predates the current setback regulations and that the requested variance is the minimum necessary to afford the Petitioners relief, the Board concludes that granting the requested variance is within the spirit of the Zoning Regulations and is necessary to avoid arbitrariness and achieve substantial justice.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, it is this ~~3<sup>rd</sup>~~ 3<sup>rd</sup> day of August, 1993, by the Howard County Board of Appeals, ORDERED:

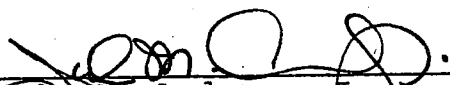
That the petition of Richard and Janet Rowe for a variance to reduce the required sixty (60) foot front setback to forty three (43) feet for a building addition and to twenty five (25) feet for a porch, be, and the same is hereby GRANTED, subject to the following conditions:

1. The Petitioners shall comply with all applicable Federal, State and County laws and regulations.

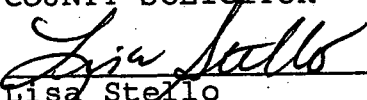
2. The Petitioners shall comply with testimony presented and construct the exterior of the addition to match that of the existing house as closely as possible.

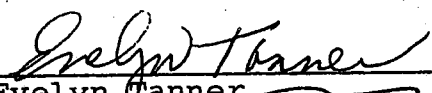
HOWARD COUNTY BOARD OF APPEALS

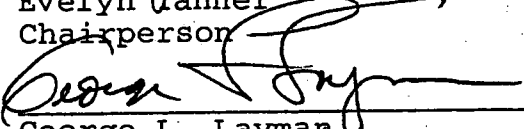
ATTEST:

  
John M. Andrews, Jr.  
Administrative Assistant

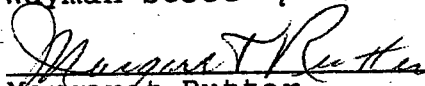
APPROVED AS TO FORM:  
HOWARD COUNTY OFFICE OF LAW  
BARBARA M. COOK  
COUNTY SOLICITOR

  
Lisa Stello  
Assistant County Solicitor

  
Evelyn Tanner  
Chairperson

  
George L. Layman  
Vice Chairperson

  
Wayman Scott

  
Margaret Rutter

  
James A. Caldwell