



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____

AP 538028

AGENCY REVIEW: _____

DATE 8-3-12

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

CHECK AS NEEDED:

- CONSTRUCT NEW SEPTIC SYSTEM(S)
- REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
- REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- NEW STRUCTURE(S)
- ADDITION TO AN EXISTING STRUCTURE
- REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- CREATE NEW LOT(S)
- BUILD ON AN EXISTING LOT IN A SUBDIVISION
- BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
- NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH _____ PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE **UNKNOWN** IF APPROPRIATE)
- COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) Mrs Mrs JAMES CORONEOS

DAYTIME PHONE 443-610-9834 CELL _____ FAX _____

MAILING ADDRESS 11335 Frederick Rd Elicott City MD 21042
STREET CITY/TOWN STATE ZIP

APPLICANT JAMES CORONEOS

DAYTIME PHONE 410-218-5010 CELL _____ FAX _____

MAILING ADDRESS SAME AS ABOVE owner _____ STATE _____ ZIP _____
STREET CITY/TOWN

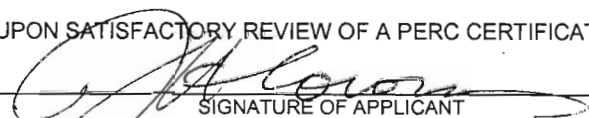
APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME 11335 Frederick Rd LOT NO. _____

PROPERTY ADDRESS SAME AS ABOVE _____
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) _____ GRID _____ PARCEL(S) _____ PROPOSED LOT SIZE _____

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN. TEST RESULTS WILL BE MAILED TO APPLICANT.


SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
7178 COLUMBIA GATEWAY DRIVE COLUMBIA, MARYLAND 21046 (410) 313-2640 FAX (410) 313-2648
TDD (410) 313-2326 TOLL FREE 1-877-4MD-DHMH

A/P _____

-George Perdikakis
443-610-9834

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H

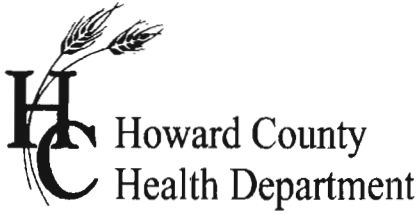
REMARKS _____

SANITARIAN _____ BACKHOE _____ OTHERS _____

TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____

TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

Submit with percolation plan



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____ A/P _____

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IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

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- NO

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- RESIDENTIAL WITH _____ PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE **UNKNOWN** IF APPROPRIATE)
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- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) _____

DAYTIME PHONE _____ CELL _____ FAX _____

MAILING ADDRESS _____
STREET CITY/TOWN STATE ZIP

APPLICANT _____

DAYTIME PHONE _____ CELL _____ FAX _____

MAILING ADDRESS _____
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME _____ LOT NO. _____

PROPERTY ADDRESS _____
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) _____ GRID _____ PARCEL(S) _____ PROPOSED LOT SIZE _____

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TEST RESULTS WILL BE MAILED TO APPLICANT. _____
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH



Bureau of Environmental Health

7178 Columbia Gateway Drive, Columbia, MD 21046-2147

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

Peter L. Beilenson, M.D., M.P.H., Health Officer

August 14th, 2012

To: James Coroneos
Applicant

RE: Perc Test Report, [11335 Frederick Road, Ellicott City MD 21042]; A#538028

Percolation testing was conducted on the referenced property on August 8th, 2012. The purpose for conducting these percolation tests was to delineate septic reserve area for a proposed addition.

All percolation tests conducted were standard tests, measuring rate of fall for a pre-wet period followed by measurement and recordation of the time required for the water level to drop 1 inch. Soil conditions either satisfactory or unsatisfactory for onsite wastewater disposal were observed at the specified test locations. Areas that may be included in a septic reserve are represented by test locations having satisfactory soil conditions. The area of the septic reserve must be at least 10,000 square feet, though Howard County Code [3.805.A.2.X] requires that the area be large enough to accommodate an initial drainfield and two repair drainfields for the planned residence.

Soil conditions observed were satisfactory for onsite wastewater treatment and disposal. A total of five percolation tests were conducted. All tests were satisfactory.

A section of an existing trench at approx. 3.5' deep was observed at the time of testing. The stone was found to be dry and in good condition. The property has been connected to public water since 2004.

Field data collected are shown on Percolation Test Worksheets enclosed with this letter. Recommended Inlet and Trench Bottom depths, and Usable Sidewall all are based on observed soil properties and characteristics at respective test locations as well as the particular soils materials tested. The values for the drainfield parameters will be documented during the Percolation Certification Plan process, and then maintained in the Health Department file for the subject property.

Additional field review of well or septic system conditions may be required at any time during this process. If you have any questions regarding this evaluation or requirements for the Percolation Certification Plan or Site Plan, please contact me at the above address or by calling (410) 313-6287.

Respectfully,

Heidi Scott, R.S.
Environmental Sanitarian
Well and Septic Program

Copy: owner

11335 Frederick Rd.
FILE INQUIRY NOTES

DATE	RESULTS OF REVIEW FOR FILE
6/12/12	<p>I met with Mr. Coroneos and Mr. Perdicakis concerning plans for future addition to house at 11335 Frederick Road. They're focus was to obtain a permit to move (ie. replace) the septic tank. During course of discussion I explained the requirement for a Percolation Certification Plan, and that we had no record for the property so perc tests would be required. I suggested that the new tank location should be advantageously placed so that the 10,000 ft² area could be reached without need for a pump. I sketched a proposed 10,000-ft² area on a drawing of the lot, that area being adjacent to the west property line. Mr. Perdicakis agreed, observing the ^{large} open areas of three adjacent lots, and that public water is used.</p> <p style="text-align: right;">R Buck</p>
8/1/12	<p>TC - I spoke to George Perdikakis and explained that the bld. permit cannot be approved until a septic area is established on a perc cert, which will require perc testing. His next step is to submit an application for perc testing with us. gw</p>



Bureau of Environmental Health

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www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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

MEMORANDUM

TO: Cindy Hamilton
Division of Zoning Administration and Public Service

FROM: Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

DATE: May 3, 2013

RE: BA-13-013V

The Health Department has reviewed the above referenced petition and has the following comment:

- The Health Dept. will require a percolation certification plan to be submitted for review and signature prior to building permit approval for the proposed garage. This property currently has an open building permit with a Health Department condition stating that no final inspection may be performed until a percolation certification plan is submitted to the Health Department for signature.

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: April 23, 2013

Hearing Examiner 5/20/13
Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA 13-013V Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: _____ Mildred A. Coroneos _____

Petitioner's Address: _____

Address of Property: _____

Return Comments by May 3, 2013 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: SEE APPLICATION

- To:
- _____ MD Department of Education – Office of Child Care
 - _____ 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
 - _____ Bureau of Environmental Health
 - _____ Development Engineering Division
 - _____ Department of Inspections, Licenses and Permits
 - _____ Department of Recreation and Parks
 - _____ Department of Fire and Rescue Services
 - _____ State Highway Administration
 - _____ Sgt. Karen Shinham, Howard County Police Dept.
 - _____ James Irvin, Department of Public Works
 - _____ Office on Aging, Terri Hansen (senior assisted living)
 - _____ Police Dept., Animal Control, Deborah Baracco, (kennels)
 - _____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
 - _____ Land Development - (Religious Facility & Age-Restricted Adult Housing)
 - _____ Housing and Community Development
 - _____ Economic Development
 - _____ Route 1 Cases – DCCP – Dace Blaumanis
 - _____ Telecommunication Towers – Josh Levy (Comm. Dept.)

2 RL

COMMENTS: see memo


SIGNATURE

AVP

[1]

1' brn l sbk

3' red brn scl lfsbk

6' red brn sl saprolite few mica

11.5' red brn fsl micaceous

~~white~~

15 w/ Mn

[2]

1' brn l

2.5' red brn scl lfsbk

4' yellow brn sl micaceous

8' yellow/red fsl saprolite

12' micaceous brn fsl Mn

[3]

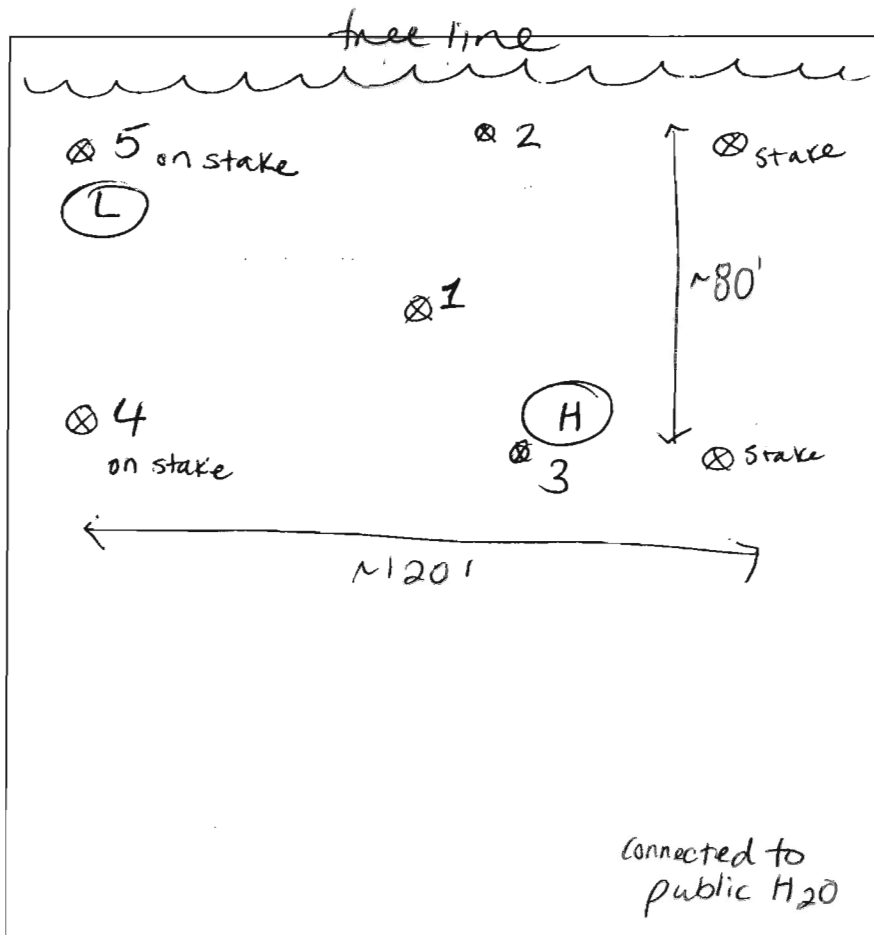
1' brn l

3.5' red brn scl lmsbk

6' red brn sl lfsbk

9' red brn fsl saprolite

12' brn micaceous fsl ↓



Rt. 144

[4]

10" red brn l sbk

3' red brn scl lfsbk

8' red brn fsl saprolite

12' red brn fsl micaceous

red brn

[5]

16" brn l sbk

4.5' red brn scl lmsbk

red brn sl saprolite

6.5' red brn fsl micaceous

10' red / pink brn fsl saprolite

12'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H	
8-8-12	1	11.5'	VISUAL				P	
8-8-12	2	5.5' / 12'	10:01	10:04	10:11	7	P	
8-8-12	3	6.5' / 12'	10:14	10:20	10:26	6	P	
8-8-12	4	6.4' / 12'	10:25	10:30	10:36	6	P	
8-8-12	5	5.8' / 12'	10:38	10:40	10:45	5	P	
			Tests were staked prior to testing					

#3 #2 dug outside of ex. drainfields / soils very consistent

REMARKS

SANITARIAN HS BACKHOE Ben OTHERS George P. / Jimmy

TEST HOLES USED IN SDA 5 AVG. PERC TIME 6 SQ. FT/BR

TRENCH WIDTH 2' INLET DEPTH 4' MAX. BOT DEPTH 8' EFFECTIVE S/W 2'

#2 Stone found in hole 2; dry



DPZ Office use only:	
CASE NO.	<u>BA 13-013 V</u>
DATE FILED	<u>4/5/13</u>

**RESIDENTIAL DISTRICT VARIANCE PETITION
TO THE HOWARD COUNTY HEARING EXAMINER**

1. VARIANCE REQUEST

SECTIONS 104.E.4.a.(3)(b) of the Zoning Regulations to reduce the 30 foot side structure
setback from lot lines to 10 feet for a proposed detached accessory garage.

2. PETITIONER'S NAME Mildred A. Coroneos, Trustee of the Mildred A. Coroneos 2008
Revocable Trust

ADDRESS 11335 Frederick Road, Ellicott City, Maryland 21042

PHONE NO. (W) _____ (H) 410-218-5010

3. COUNSEL FOR PETITIONER Sang W. Oh, Dylan Springmann, Talkin & Oh, LLP

COUNSEL'S ADDRESS 5100 Dorsey Hall Drive, Ellicott City, Maryland 21042

COUNSEL'S PHONE NO. (410) 964-0300

EMAIL soh@talkin-oh.com

4. PROPERTY IDENTIFICATION

ADDRESS OF SUBJECT PROPERTY 11335 Frederick Road, Ellicott City, Maryland 21042

ELECTION DISTRICT 3rd ZONING DISTRICT RC-DEO ACREAGE 3.99

TAX MAP # 16 GRID # 22 PARCEL # 206 LOT # _____

SUBDIVISION NAME (if applicable) _____

PLAT NUMBER AND DATE _____

5. PETITIONER'S INTEREST IN SUBJECT PROPERTY

- OWNER (including joint ownership)
- OTHER (describe and give name and address of owner)

If the Petitioner is not the owner of the subject property, documentation from the owner authorizing the petition must accompany this petition.

APR 5 2013

**PLEASE READ CAREFULLY
DATA TO ACCOMPANY PETITION**

6. VARIANCE PLAN

No application for a variance shall be considered complete unless the plan indicates the required setback or other requirement, and the requested variance from the subject setback or other requirement. The submitted plans shall be folded to approximately 8 ½ x 14 inches.

The plan must be drawn to scale and must include the items listed below:

- (a) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow
- (c) Zoning of subject property and adjoining property
- (d) Scale of plan
- (e) Existing and proposed uses, structures, natural features and landscaping
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- (g) Location of all building and use restriction lines
- (h) Same as (a) through (g) above, of any adjoining, confronting and vicinal properties as necessary for proper examination of the petition, or, if applicable, a copy of the subdivision plat for the community
- (i) Location of well and private sewerage easement area, if property is to be served by private water and sewer
- (j) Election District in which the subject property is located
- (k) Tax Map and parcel number on which the subject property is located
- (l) Name of local community in which the subject property is located or name of nearby community
- (m) Name, mailing address, telephone number (and e-mail address, if any) of the petitioner
- (n) Name, mailing address, telephone number (and e-mail address, if any) of attorney, if any
- (o) Name and mailing address of property owner
- (p) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- (q) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- (r) Ownership of affected roads
- (s) A detailed description of all exterior building materials for all proposed structures
- (t) Any other information as may be necessary for full and proper consideration of the petition

7. VARIANCE

A) Describe why the application of the Zoning Regulations in question to your particular property would result in practical difficulties or unnecessary hardships in complying strictly with the bulk requirements:

1. The physical character of the property is different from the character of the surrounding properties because of its () narrowness, () shallowness, () shape, () topography, (x) other; explain: _____

See attached Narrative Supplement.

2. The uniqueness of the property prevents me from making a reasonable use of the property because: _____

See attached Narrative Supplement.

B) The intended use of the property, in the event the petition is granted: Residential

C) Any other factors which the Petitioner desires to have considered: _____

See attached Narrative Supplement.

D) Explain why the requested variance is the minimum necessary to afford relief: _____

See attached Narrative Supplement.

E) Is the property connected to: public water?: Y N; public sewer?: Y N

F) If the variance is granted, would it impact the water and/or septic/sewer on the site? Y N

G) If the variance is granted, would it increase the intensity of uses on the site? Y N; if yes, explain: _____

H) If the requested variance is granted, would it increase traffic to or from the site? Y N; if yes,

explain: _____

- I) Describe in detail all means of vehicular access onto the site (i.e. width, type of paving, etc.):

The subject property is accessible from Frederick Road via a paved driveway.
- J) Describe the topography of the site: _____
The portion of the property for which the requested variance is sought is generally flat. The remainder of the property falls between 10 and 19 feet from east to west.
- K) Will the existing or proposed structure be visible from adjacent properties? Y N; if yes, describe any proposed buffering or landscaping: _____
As the proposed garage will be reasonable in size and similar in nature to other garages in the neighborhood, no additional buffering or landscaping is proposed.
- L) Describe any existing buffering or landscaping: _____
As is shown on Exhibits 2 and 3 attached to the Narrative Supplement, existing trees will buffer the proposed garage from adjacent properties to the east and north.

8. **PRIOR PETITIONS**

Has any petition for the same variance, or substantially the same variance as contained herein, for the same property as the subject of this petition, been disapproved by the Hearing Examiner within twenty four (24) months of the date of this petition? YES NO

If yes, and six (6) months have elapsed since the last hearing, an affidavit setting forth new and different grounds on which re-submittal is based must be attached.

9. **ADDITIONAL MATERIAL, FEES, POSTING, AND ADVERTISING**

- a) If desired, supplemental pages may be attached to the petition. The following number of petitions, plans and supplemental pages must be submitted:
- *If the subject property adjoins a State road- original and 19 copies (application & plans)*
 - *If the subject property adjoins a County road- original and 16 copies (application & plans)*
- b) The undersigned agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning and/or the Hearing Examiner in connection with the filing of this petition.
- c) The undersigned agrees to pay all costs in accordance with the current schedule of fees.
- d) The undersigned agrees to properly post the property at least fifteen (15) days prior to the hearing and to maintain the property posters as required, and submit an affidavit of posting at, or before the time of the hearing.

PETITIONER Mildred A. Coroneos, Trustee of the Mildred A. Coroneos 2008 Revocable Trust

PROPERTY ADDRESS 11335 Frederick Road, Ellicott City, Maryland 21042

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

THE UNDERSIGNED DOES HEREBY DECLARE THAT NO OFFICER OR EMPLOYEE OF HOWARD COUNTY, WHETHER ELECTED OR APPOINTED, HAS RECEIVED PRIOR HERETO OR WILL RECEIVE SUBSEQUENT HERETO, ANY MONETARY OR MATERIAL CONSIDERATION, ANY SERVICE OR THING OF VALUE, DIRECTLY OR INDIRECTLY, UPON MORE FAVORABLE TERMS THAN THOSE GRANTED TO THE PUBLIC GENERALLY IN CONNECTION WITH THE SUBMISSION, PROCESSING, ISSUANCE, GRANT OR AWARD OF THE ATTACHED APPLICATION FOR A RESIDENTIAL DISTRICT VARIANCE AS REQUESTED FOR THE PROPERTY REFERENCED ABOVE.

I WE, DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE AFOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY, OUR, KNOWLEDGE, INFORMATION AND BELIEF.


Witness

 4/5/13
Signature Date

Witness

Signature Date

Witness

Signature Date

IN RE: * BEFORE THE
MILDRED A. CORONEOS, * HOWARD COUNTY
TRUSTEE * HEARING EXAMINER
REQUEST FOR *
RESIDENTIAL VARIANCE * Case No: _____

***** ** ***** ** *****

**NARRATIVE SUPPLEMENT TO
RESIDENTIAL DISTRICT VARIANCE PETITION**

7(A). Describe why the application of the Zoning Regulations in question to your particular property would result in practical difficulties or unnecessary hardships in complying strictly with the bulk requirements:

(1) The physical character of the property is different from the character of the surrounding properties because of its (other reasons); explain:

The subject Property is burdened by several unique physical conditions. First, while existing structures ordinarily may not be considered “unique” features, the existing residential principal structure (the “House”) is a noncomplying structure that constitutes a unique physical condition. See, e.g., *In re Cromwell Builders, Inc.*, Board of Appeals Case Number BA 11-021N&V (Sept. 20, 2011), at 8-9 (Hearing Examiner Decision); *In re Stratmann*, Board of Appeals Case Number BA 09-033V (Jan. 5, 2010), at 4 (Hearing Examiner Decision); *In re Vermillion*, Board of Appeals Case Number BA 08-052V (Dec. 10, 2008), at 4 (Hearing Examiner Decision); *In re Lynas*, Board of Appeals Case Number BA 08-024V (June 19, 2008), at 4 (Hearing Examiner Decision).

Constructed circa 1924 per state taxation records, the House predates the adoption of the Zoning Regulations and the present setback requirements. The subject Property is approximately 4 acres in size and is zoned RC-DEO. For properties of this size in the RC-DEO District, principal structures are required to be 75 feet from a collector or arterial public street right-of-way and 75 feet from a front lot line. The House, however, is noncomplying in that it is located approximately 37 feet from the front lot line and from Frederick Road, a minor arterial roadway.

Furthermore, for properties of the Property’s size, the RC-DEO District imposes a side structure setback from lot lines of 30 feet. The House is also

noncomplying in that it is located approximately 18 feet from the Property's eastern lot line.

In addition to the existing noncomplying House, the Property is also uniquely large when compared to surrounding properties. The Property, at approximately 4 acres, is one of the few residential properties in the area with a size of at least 3 acres.

As shown on **Exhibit 1**, which is attached hereto and incorporated herein by reference, the vast majority of properties in the area are less than 3 acres in size. All of the properties shown on **Exhibit 1** are in the RC-DEO District.

Additional arguments may be set forth at the hearing on this matter.

(2) The uniqueness of the property prevents me from making a reasonable use of the property because:

The noncomplying nature of the House causes practical difficulties regarding the proposed garage. "A practical difficulty is shown when the strict letter of the zoning regulation would 'unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.'" *In re David & Audrey Ogden*, Board of Appeals Case Number BA 11-017V (Aug. 9, 2011), at 5 (Hearing Examiner Decision) (citing *Anderson v. Board of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28, 39, 322 A.2d 220, 226 (1974)).

Applying "the strict letter of the zoning regulation[s]" to the subject Property would be unnecessarily burdensome given the noncomplying nature of the House. A detached accessory garage such as the one proposed is most suitably and appropriately located in close proximity to the principal residential structure. If the House complied with the Zoning Regulations and was not located within three setbacks, constructing the proposed garage on the Property in compliance with the bulk regulations would not be unnecessarily burdensome. Instead, the noncomplying nature of the House causes the most reasonable location for the garage to likewise be situated within the side setback.

Additionally, the unique size of the Property also causes practical difficulties in complying with the side setback requirement. For lots in the RC District that are 3 acres and larger, such as the Property, Zoning Regulations Section 104.E.4.a.(3)(b) imposes a 30 foot side setback for structures from lot lines. For the majority of properties in the area that are less than 3 acres in size,

however, Zoning Regulations Section 104.E.4.b.(3)(b) provides a side setback from lot lines of only 10 feet.

As shown on **Exhibit 1**, the subject Property is bounded on both sides by properties that are less than 3 acres in size. The owners of those properties could, by right, erect principal and accessory structures 10 feet from their side lot lines. The subject Property, on the other hand, is burdened by a 30 foot side setback for structures merely because it is larger than surrounding properties.

If the subject Property were less than 3 acres in size, like the majority of other properties in the area, the location of the proposed garage would comply with the side setback requirement. But for the unique size of the Property, the requested variance would not be necessary.

Additional arguments may be set forth at the hearing on this matter.

7(C). Any other factors which the Petitioner desires to have considered:

Granting the requested variance would not alter the essential character of the neighborhood, would not substantially impair the appropriate use and development of adjacent properties, and would not be detrimental to the public welfare.

As **Exhibit 1** shows, the majority of properties in the area are less than 3 acres in size. Correspondingly, these properties have side setback requirements of 10 feet from lot lines, the same as that requested for the proposed garage on the Property. Given the 10 foot side setback for many of the properties in the area, the requested variance will not alter the essential character of the neighborhood.

As shown on **Exhibit 2** and **Exhibit 3**, which are attached hereto and incorporated herein by reference, many properties in the area contain principal and accessory structures that are located close to side lot lines. The approval of the requested variance for the garage will not alter the essential character of, but will instead be keeping in character with, the neighborhood.

The granting of the requested variance will also make the Property more complying with the side setback requirement than the Property is presently. As shown on the Variance Plan submitted with this petition, the subject Property contains two existing sheds in the vicinity of the proposed garage. These sheds are both noncomplying structures located within the 30 foot side setback, with one shed being located only 5 feet from the side lot line. If the

requested variance is granted, these sheds will be razed, increasing the distance between the lot line and the nearest structure on the Property.

The proposed garage will have no impact on the appropriate use and development of adjacent properties. Furthermore, the garage would in no way be detrimental to the public welfare and would not generate excessive noise, odors or other adverse effects that would negatively impact vicinal properties.

The practical difficulties in complying strictly with the Bulk Regulations are caused by the noncomplying nature of the House and the size of the Property and were not created by the Petitioner.

Additional arguments may be set forth at the hearing on this matter.

7(D). Explain why the variance requested is the minimum necessary to afford relief:

The requested variance for the garage is the minimum necessary to afford relief. The proposed garage is reasonable in size. At 625 square feet, the proposed garage is much smaller than the 2,200 square feet permitted by Zoning Regulations Section 128.A.12.b.(1). The location of the proposed garage is also reasonable given the location of the House and the existing asphalt pavement on the Property. Furthermore, as discussed above, the requested location of the garage is reasonable when compared to existing structures in the neighborhood built close to the side lot lines of those properties.

Additional arguments may be set forth at the hearing on this matter.

Letter to: Mr. Frank Skinner
Re: Smith Property
Page: 2

Agreement and Easement

An Agreement and Easement must be signed by all parties, recorded in the land records and returned to the local Approving Authority before permits to construct can be issued. The Agreement and Easement establishes the regulatory conditions associated with the experimental project and provides monitoring access for State and County personnel.

Linked Deposit Program

Financial assistance may be available to the property owner through MDE's Linked Deposit Program. I am enclosing an application and details about this program.

Please forward a copy of this letter and the attachments to the property owner. If you or the property owner has questions regarding this matter please call me at (410) 631-3778.

Sincerely,





Barry Glotfelty, R.S., Regional Consultant
Groundwater Permits Program

BG:je

cc: Mr. Jay Prager

Howard County, MARYLAND

-  Parcels 3 acres or more
-  Parcels less than 3 acres

Street View | Help | D

Map Satellite

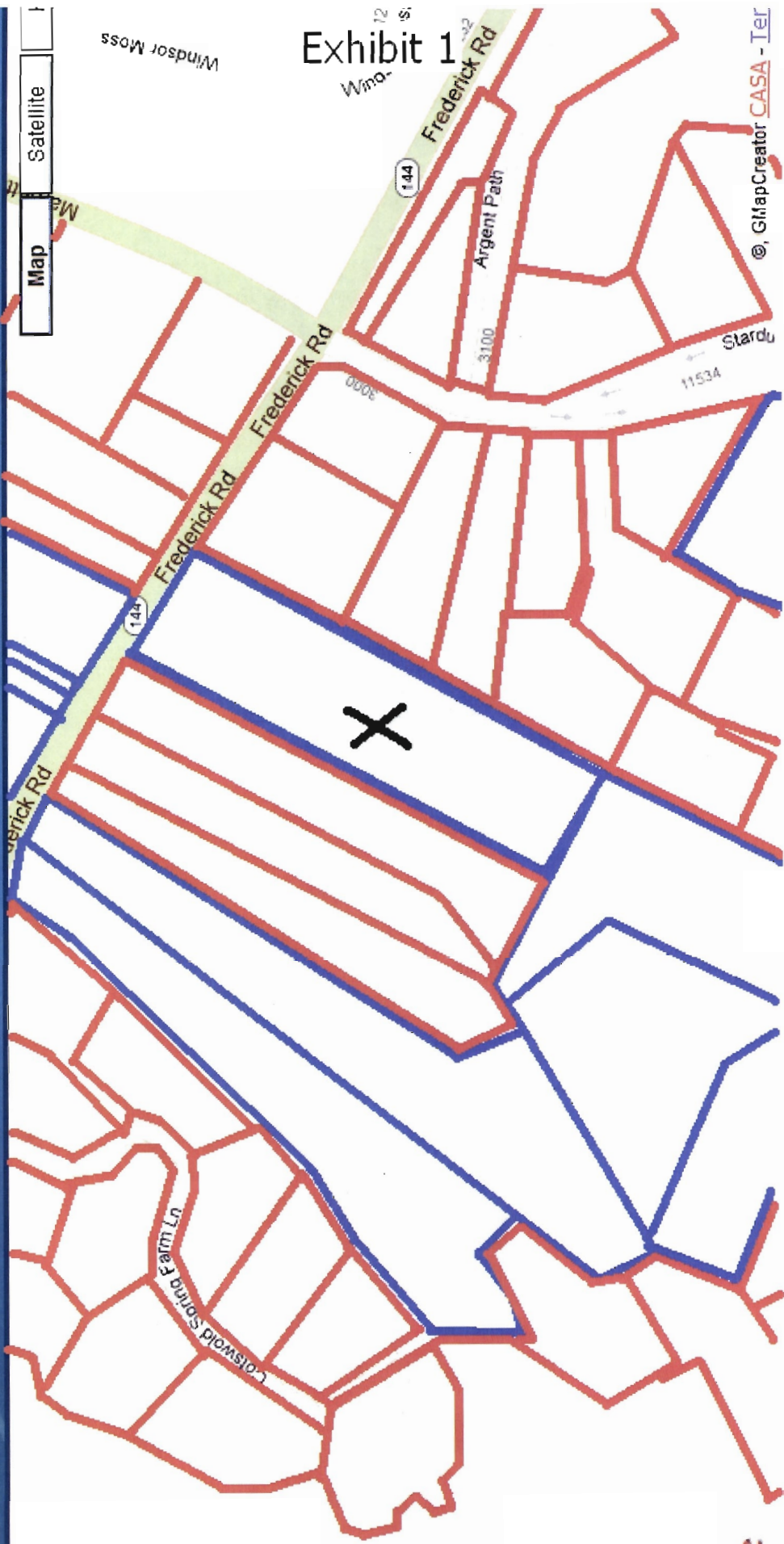


Exhibit 1

Howard County, MARYLAND

Street View | Help

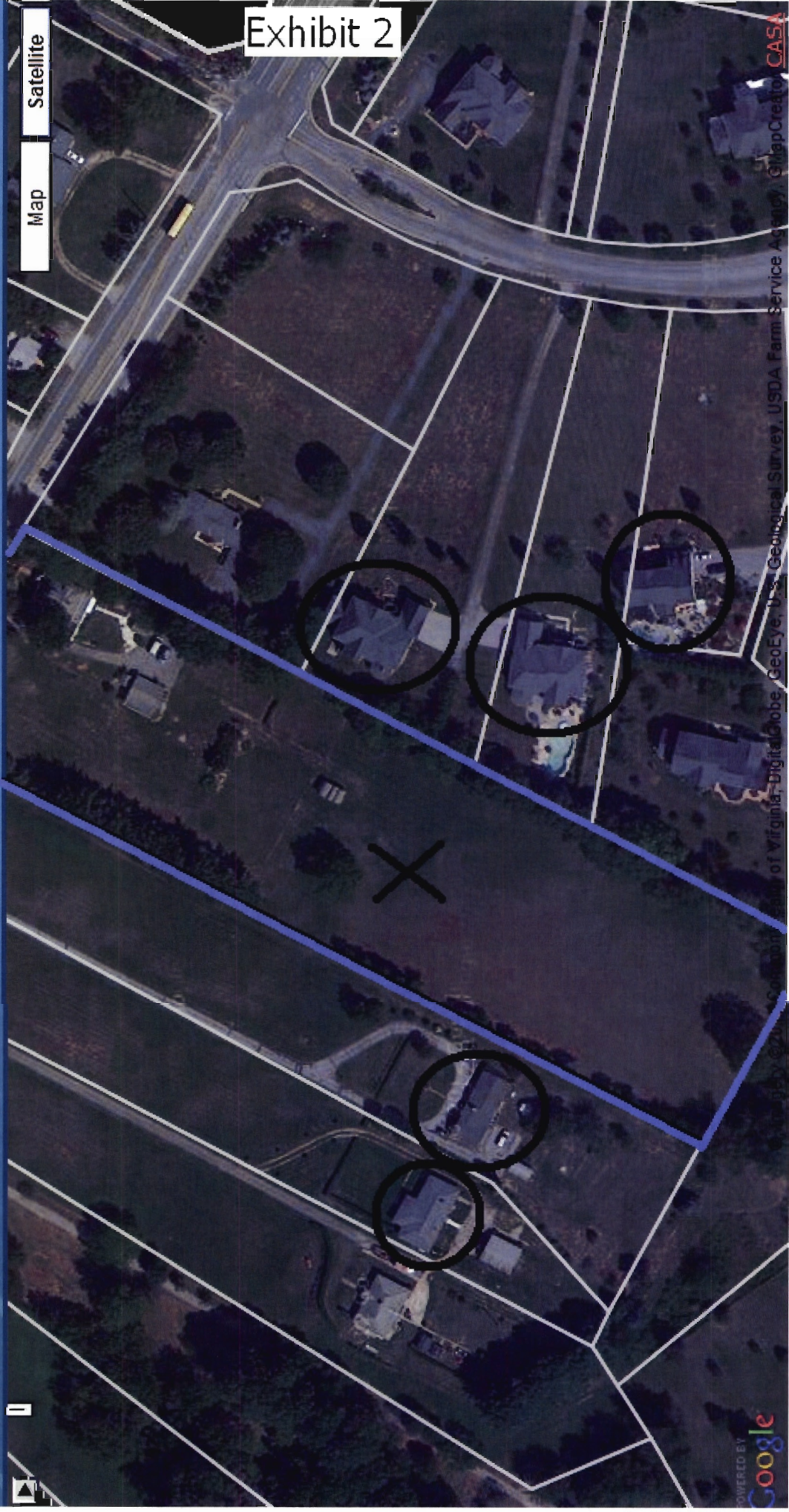


Exhibit 2

Howard County, MARYLAND

Street View | Help | D

Map

Satellite

Exhibit 3



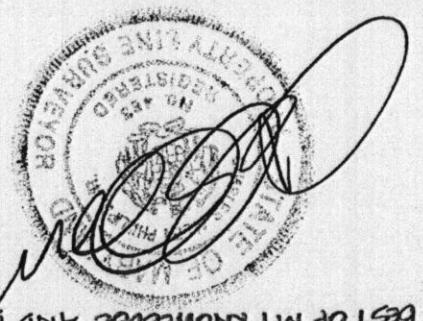
POWERED BY
Google

Maryland Department of Transportation

CASA



APPROVED FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS
 Public Health Officer
 HEALTH OFFICER HOWARD COUNTY HEALTH DEPT.
 DATE 10/2/2013
 M. J. ...



CERTIFICATION
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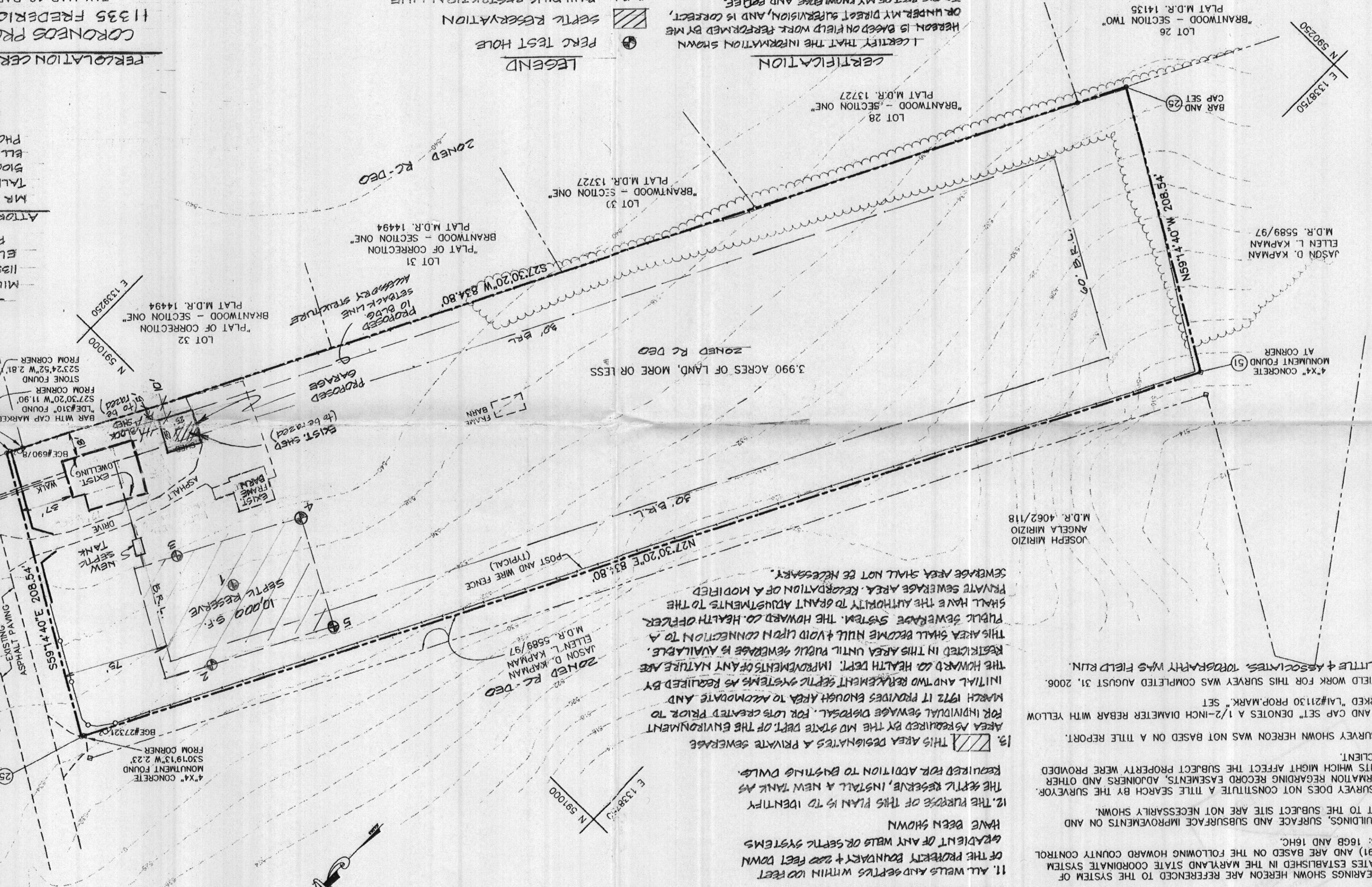
LEGEND
 PERC TEST HOLE
 SEPTIC RESERVATION
 B.R.L. BUILDING RESTRICTION LINE

SCALE: 1" = 50'
 AUGUST 21, 2013
 JOB NO. 06015

PERCOLATION CERTIFICATION PLAN
 CORONOS PROPERTY
 1135 FREDERICK ROAD
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP 16 PARCEL 206

OWNER/DEVELOPER
 MILDRED AGNES CORONOS
 1135 FREDERICK ROAD
 ELLICOTT CITY, MD 21042
 PHONE: 410 218 5010
ATTORNEY FOR OWNERS
 MR. SANG OH, ESQ.
 TALKIN FOR LLP
 5100 DORSEY HALL DRIVE
 ELLICOTT CITY MD 21042
 PHONE 410 944-0300

FREDERICK ROAD
MARYLAND ROUTE 144



PERC. TABLE

1	11.5' DEEP	VISUAL	PASS
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			PASS
			PASS
			PASS
			PASS

COORDINATE TABLE

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27	590364.8920	1338844.4397
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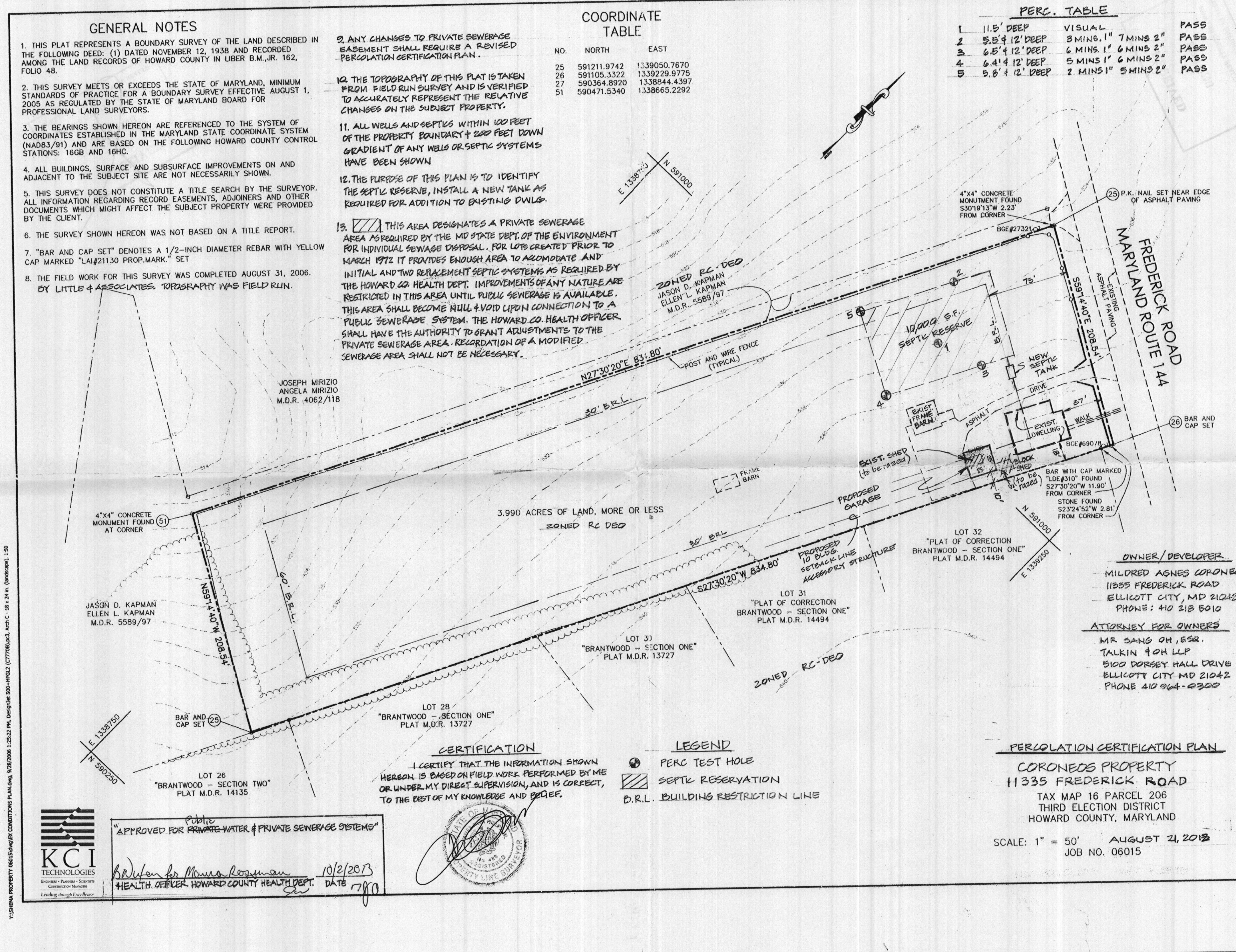
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- ▨ SEPTIC RESERVATION
- D.R.L. BUILDING RESTRICTION LINE

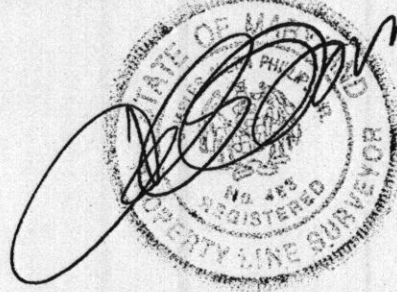
PERCOLATION CERTIFICATION PLAN

CORONEOS PROPERTY
 11335 FREDERICK ROAD
 TAX MAP 16 PARCEL 206
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' AUGUST 21, 2013
 JOB NO. 06015

"APPROVED FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS"

Public
 Approved for *Private* Water & Private Sewerage Systems
 HEALTH OFFICER HOWARD COUNTY HEALTH DEPT. DATE 10/2/2013



Y:\SHERA PROPERTY\06015\DWG\EX CONDITIONS PLAN.dwg, 9/28/2006 1:25:22 PM, Designer: 300-HVGL2 (C77709), Arch C - 18 x 24 in. (landscape), 150

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PERC. TABLE

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JOSEPH MIRIZIO
ANGELA MIRIZIO
M.D.R. 4062/118

ZONED RC-DEO
JASON D. KAPMAN
ELLEN L. KAPMAN
M.D.R. 5589/97

4"x4" CONCRETE MONUMENT FOUND AT CORNER (51)

JASON D. KAPMAN
ELLEN L. KAPMAN
M.D.R. 5589/97

LOT 26
"BRANTWOOD - SECTION TWO"
PLAT M.D.R. 14135

LOT 28
"BRANTWOOD - SECTION ONE"
PLAT M.D.R. 13727

LOT 30
"BRANTWOOD - SECTION ONE"
PLAT M.D.R. 13727

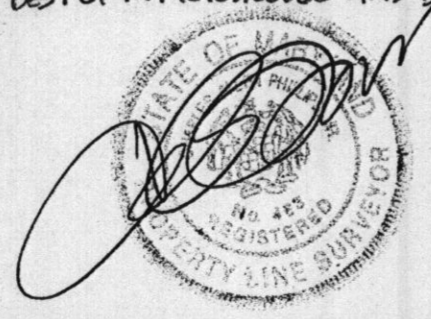
LOT 31
"PLAT OF CORRECTION
BRANTWOOD - SECTION ONE"
PLAT M.D.R. 14494

LOT 32
"PLAT OF CORRECTION
BRANTWOOD - SECTION ONE"
PLAT M.D.R. 14494

3.990 ACRES OF LAND, MORE OR LESS
ZONED RC-DEO

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LEGEND

- PERC TEST HOLE
- SEPTIC RESERVATION
- B.R.L. BUILDING RESTRICTION LINE

PERCOLATION CERTIFICATION PLAN

CORONEOS PROPERTY
11335 FREDERICK ROAD
TAX MAP 16 PARCEL 206
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' AUGUST 21, 2012
JOB NO. 06015



"APPROVED FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS"

Approved for *Maureen Resman* 10/2/2013
HEALTH OFFICER HOWARD COUNTY HEALTH DEPT. DATE 1700

OWNER/DEVELOPER

MILDRED AGNES CORONEOS
11335 FREDERICK ROAD
ELLICOTT CITY, MD 21042
PHONE: 410 218 5010

ATTORNEY FOR OWNERS

MR. SANG OH, ESQ.
TALKIN & OH LLP
5100 DORSEY HALL DRIVE
ELLICOTT CITY, MD 21042
PHONE 410 964-0300

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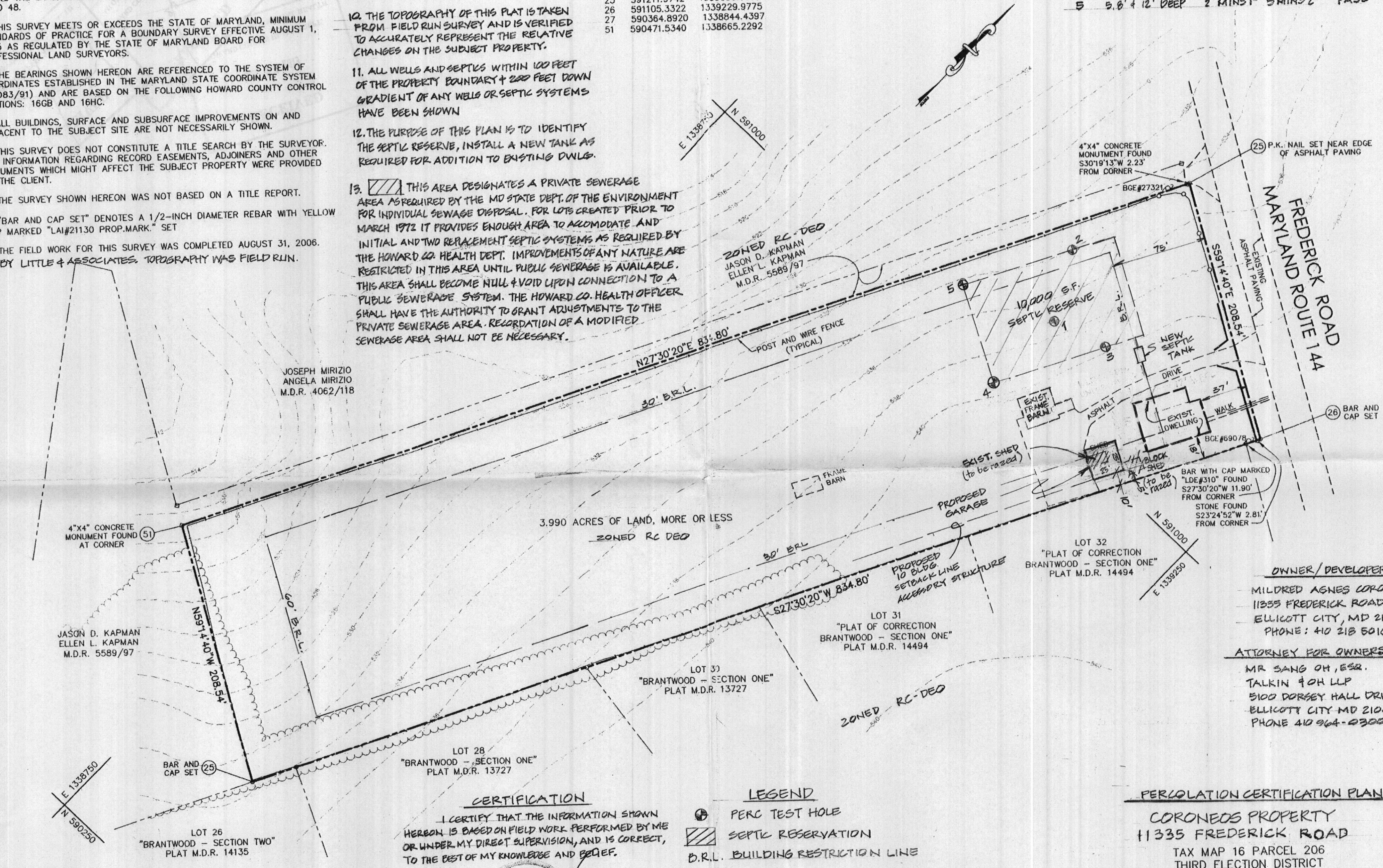
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
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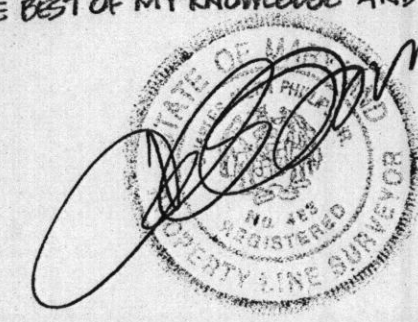
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APPROVED FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS

Maura Rossman
 HEALTH OFFICER HOWARD COUNTY HEALTH DEPT.
 DATE 10/2/2012



GENERAL NOTES


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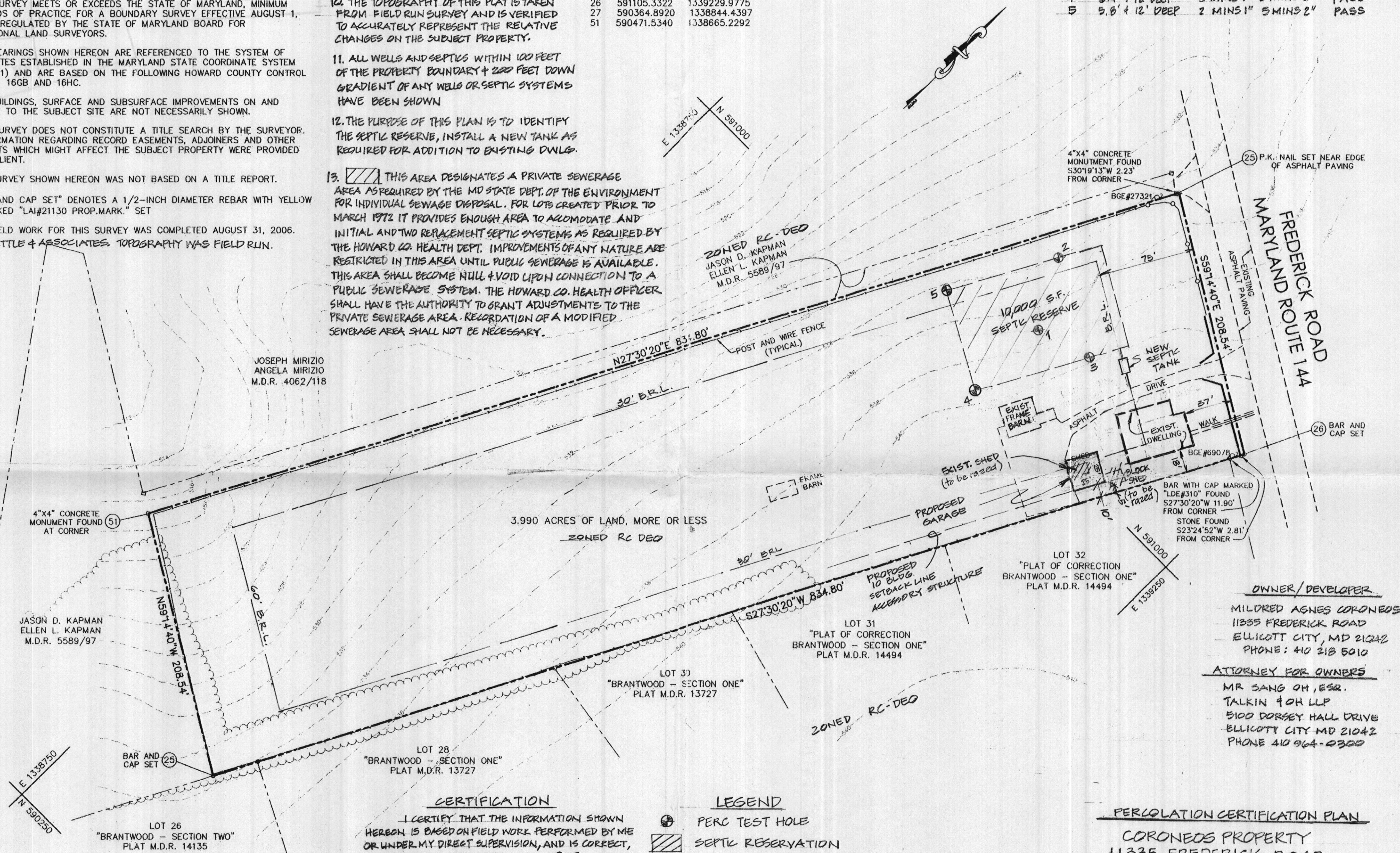
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PERC. TABLE

1	11.5' DEEP	VISUAL	PASS
2	5.5' x 12' DEEP	3 MINS. 1" 7 MINS 2"	PASS
3	6.5' x 12' DEEP	6 MINS. 1" 6 MINS 2"	PASS
4	6.4' x 12' DEEP	5 MINS 1" 6 MINS 2"	PASS
5	5.8' x 12' DEEP	2 MINS 1" 5 MINS 2"	PASS



9. ANY CHANGES TO PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
10. THE TOPOGRAPHY OF THIS PLAT IS TAKEN FROM FIELD RUN SURVEY AND IS VERIFIED TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
11. ALL WELLS AND SEPTICS WITHIN 100 FEET OF THE PROPERTY BOUNDARY + 200 FEET DOWN GRADIENT OF ANY WELLS OR SEPTIC SYSTEMS HAVE BEEN SHOWN
12. THE PURPOSE OF THIS PLAN IS TO IDENTIFY THE SEPTIC RESERVE, INSTALL A NEW TANK AS REQUIRED FOR ADDITION TO EXISTING DWLG.
13.  THIS AREA DESIGNATES A PRIVATE SEWERAGE AREA AS REQUIRED BY THE MD STATE DEPT. OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. FOR LOTS CREATED PRIOR TO MARCH 1972 IT PROVIDES ENOUGH AREA TO ACCOMMODATE AND INITIAL AND TWO REPLACEMENT SEPTIC SYSTEMS AS REQUIRED BY THE HOWARD CO. HEALTH DEPT. IMPROVEMENTS OF ANY NATURE ARE RESTRICTED IN THIS AREA UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS AREA SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE HOWARD CO. HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE AREA. RECORDATION OF A MODIFIED SEWERAGE AREA SHALL NOT BE NECESSARY.



OWNER/DEVELOPER
 MILDRED AGNES CORONEOS
 11335 FREDERICK ROAD
 ELLICOTT CITY, MD 21042
 PHONE: 410 218 5010

ATTORNEY FOR OWNERS
 MR. SANG OH, ESQ.
 TALKIN & OH LLP
 5100 DORSEY HALL DRIVE
 ELLICOTT CITY, MD 21042
 PHONE 410 964-0300

CERTIFICATION
 I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

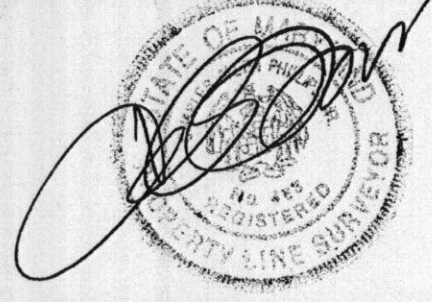
LEGEND
 PERC TEST HOLE
 SEPTIC RESERVATION
 B.R.L. BUILDING RESTRICTION LINE

PERCOLATION CERTIFICATION PLAN
 CORONEOS PROPERTY
 11335 FREDERICK ROAD
 TAX MAP 16 PARCEL 206
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' AUGUST 21, 2012
 JOB NO. 06015



"APPROVED FOR PUBLIC WATER & PRIVATE SEWERAGE SYSTEMS"
 [Signature]
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPT. DATE 10/2/2013

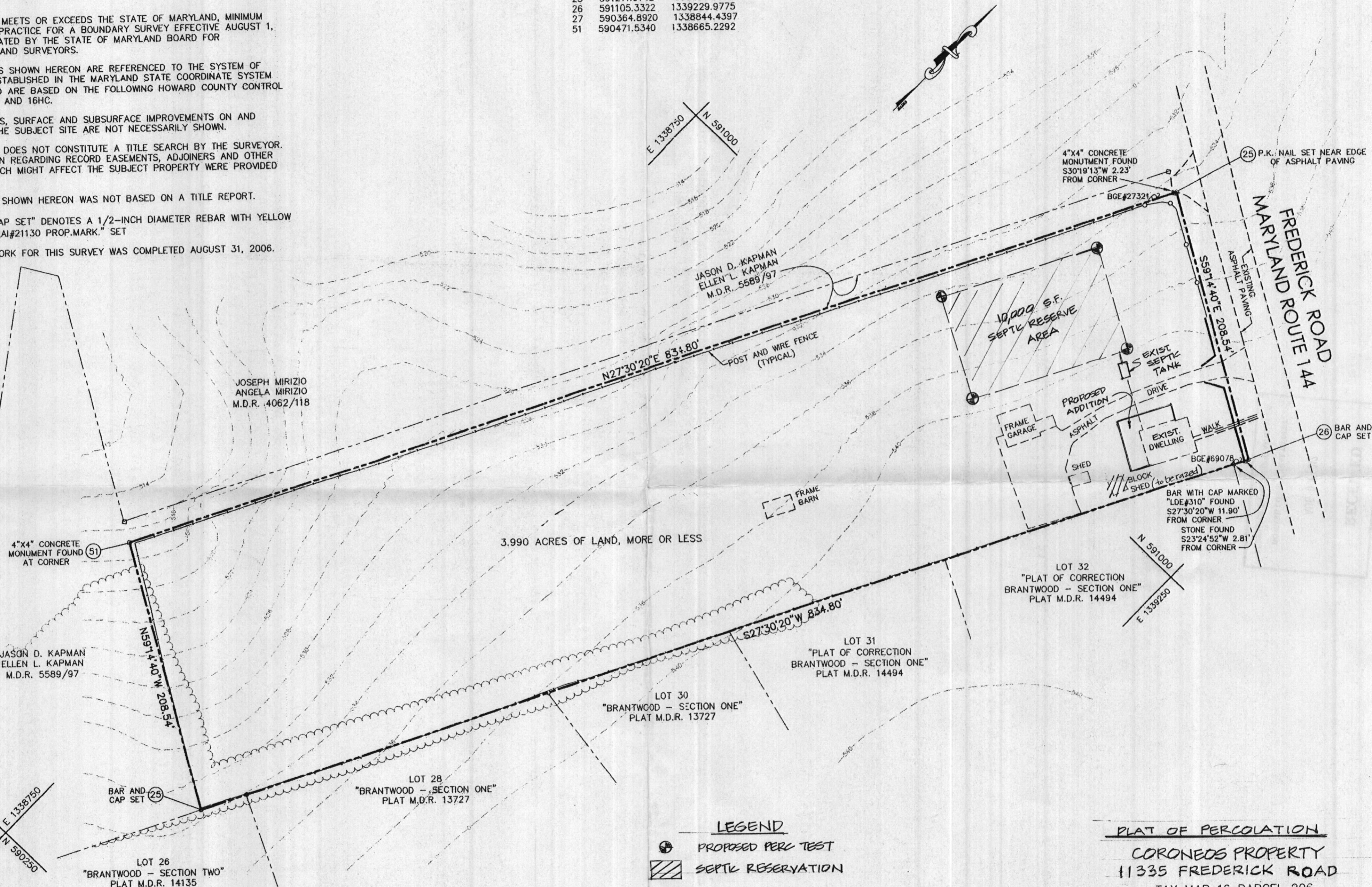
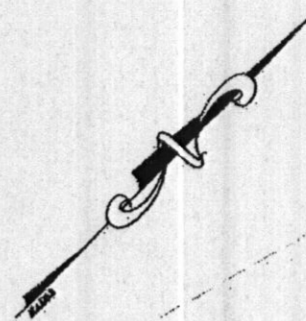


GENERAL NOTES

1. THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE LAND DESCRIBED IN THE FOLLOWING DEED: (1) DATED NOVEMBER 12, 1938 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER B.M.,JR. 162, FOLIO 48.
2. THIS SURVEY MEETS OR EXCEEDS THE STATE OF MARYLAND, MINIMUM STANDARDS OF PRACTICE FOR A BOUNDARY SURVEY EFFECTIVE AUGUST 1, 2005 AS REGULATED BY THE STATE OF MARYLAND BOARD FOR PROFESSIONAL LAND SURVEYORS.
3. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND STATE COORDINATE SYSTEM (NAD83/91) AND ARE BASED ON THE FOLLOWING HOWARD COUNTY CONTROL STATIONS: 16GB AND 16HC.
4. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SUBJECT SITE ARE NOT NECESSARILY SHOWN.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE SUBJECT PROPERTY WERE PROVIDED BY THE CLIENT.
6. THE SURVEY SHOWN HEREON WAS NOT BASED ON A TITLE REPORT.
7. "BAR AND CAP SET" DENOTES A 1/2-INCH DIAMETER REBAR WITH YELLOW CAP MARKED "LAI#21130 PROP.MARK." SET
8. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED AUGUST 31, 2006.

COORDINATE TABLE

NO.	NORTH	EAST
25	591211.9742	1339050.7670
26	591105.3322	1339229.9775
27	590364.8920	1338844.4397
51	590471.5340	1338665.2292



LEGEND

- PROPOSED PERC TEST
- SEPTIC RESERVATION

PLAT OF PERCOLATION
CORONEOS PROPERTY
 11335 FREDERICK ROAD
 TAX MAP 16 PARCEL 206
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' AUGUST 2, 2012
 JOB NO. 06015

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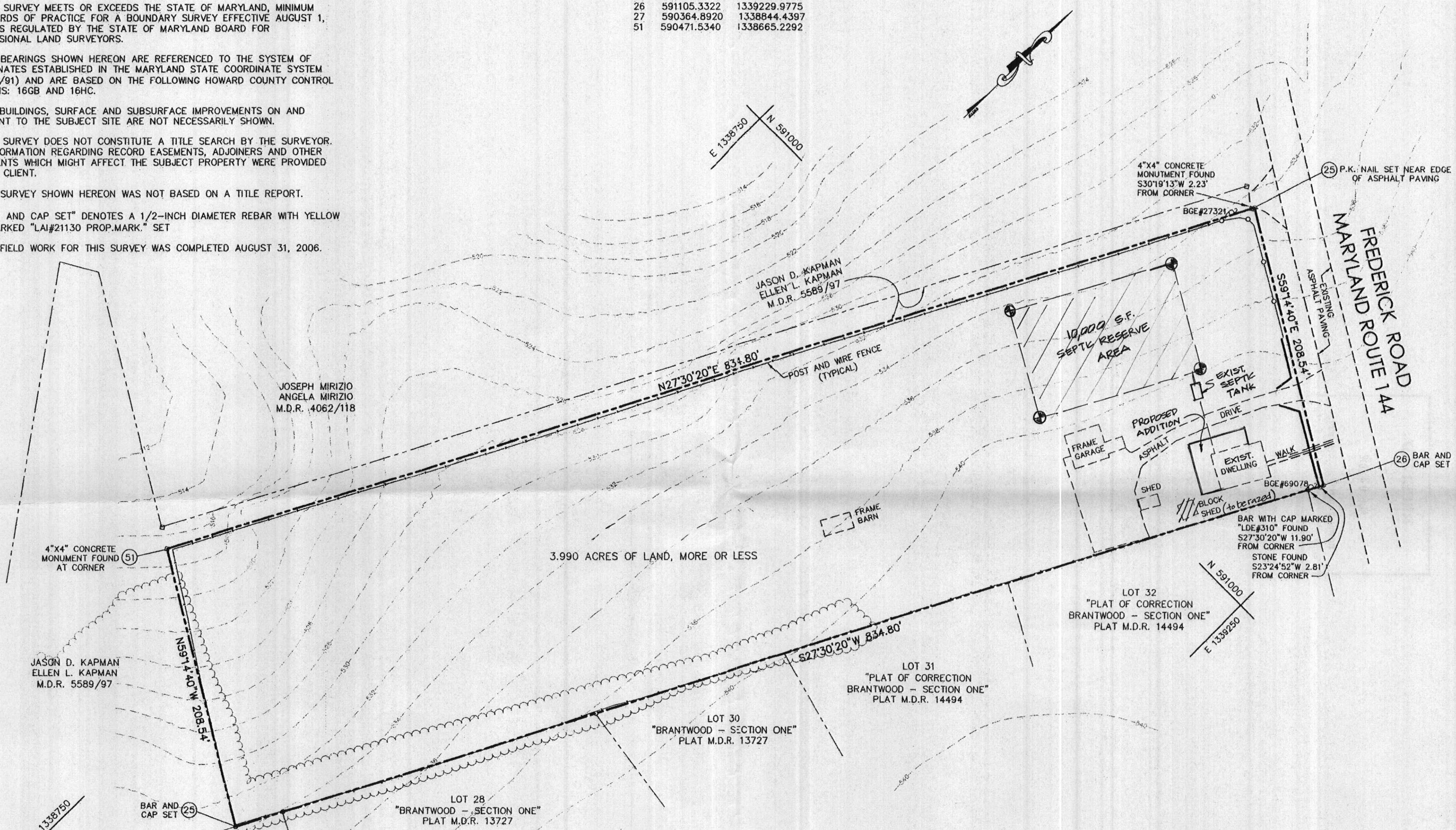
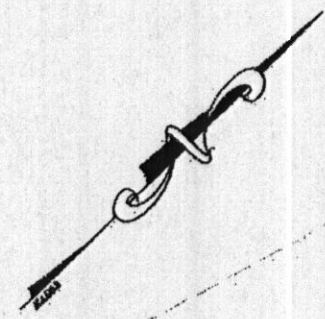
936 Ridgebrook Road • Sparks, MD 21152

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3.990 ACRES OF LAND, MORE OR LESS

LEGEND

- PROPOSED PERC TEST
- SEPTIC RESERVATION

PLAT OF PERCOLATION
CORONEOS PROPERTY
 11335 FREDERICK ROAD
 TAX MAP 16 PARCEL 206
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' AUGUST 2, 2012
 JOB NO. 06015

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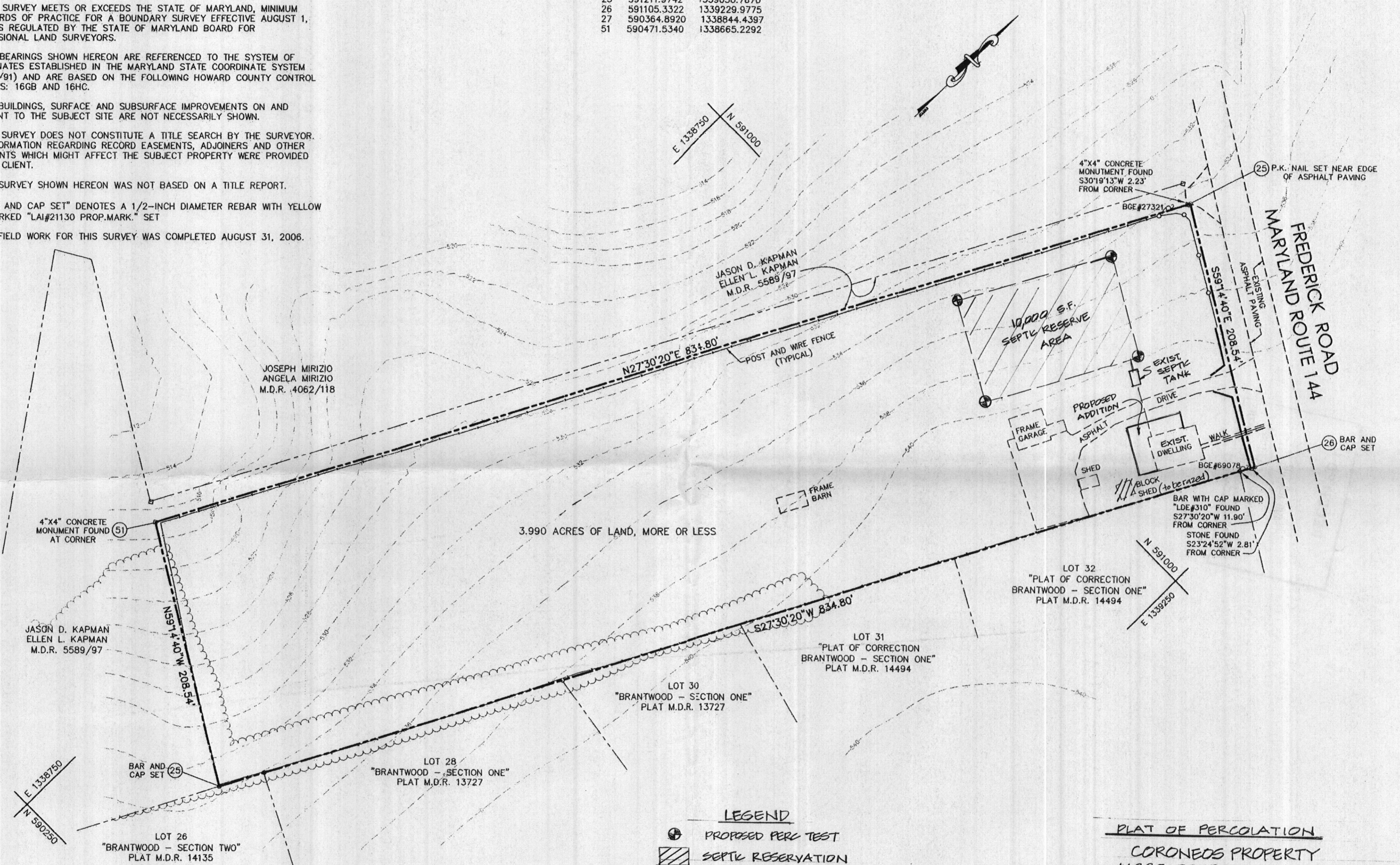
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PLAT OF PERCOLATION
CORONEOS PROPERTY
 11335 FREDERICK ROAD
 TAX MAP 16 PARCEL 206
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

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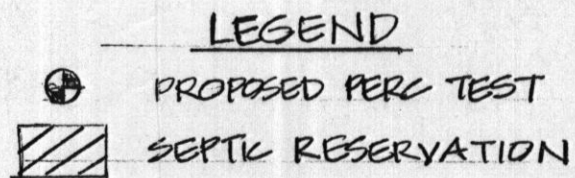
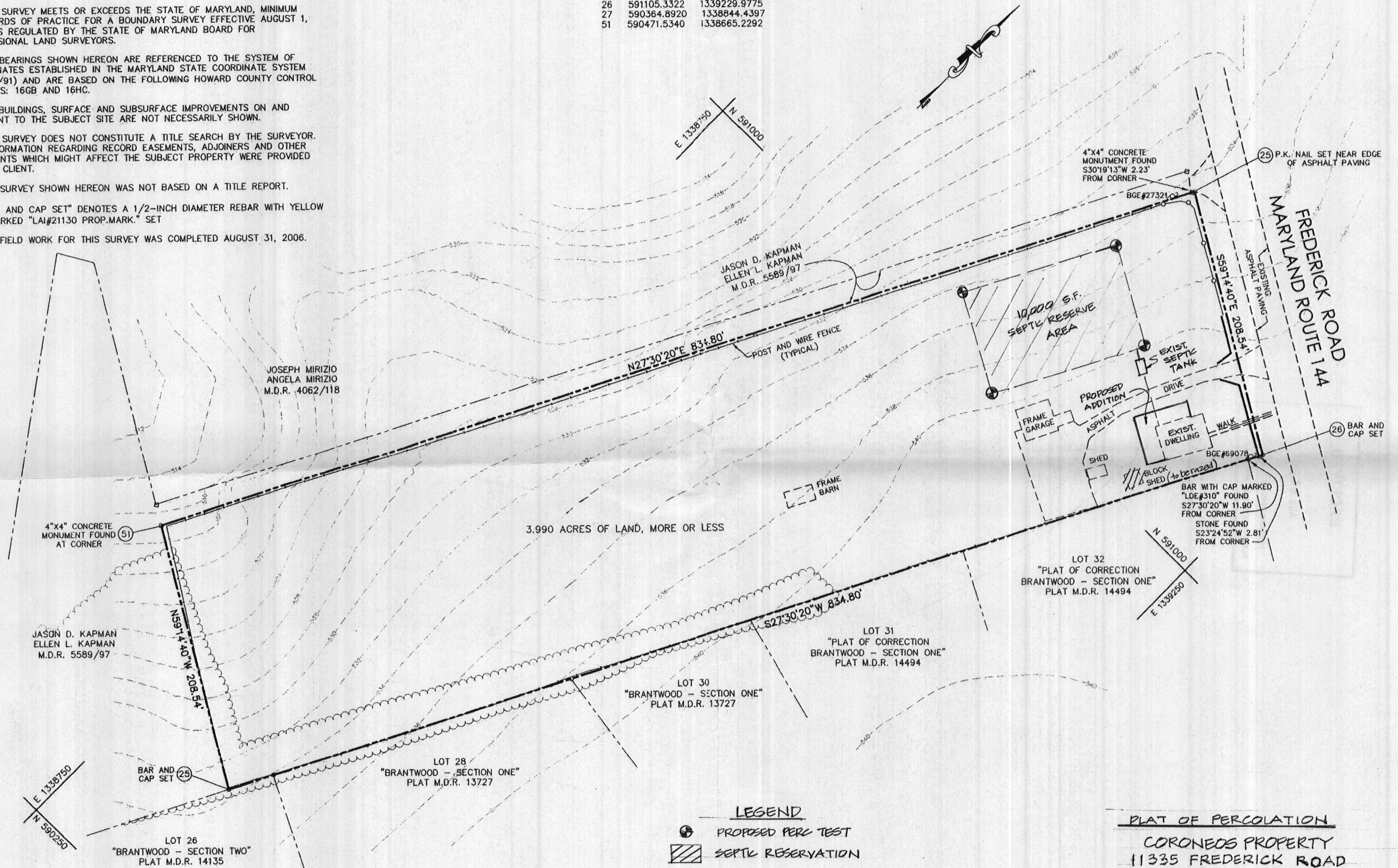
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PLAT OF PERCOLATION
CORONEOS PROPERTY
11335 FREDERICK ROAD
 TAX MAP 16 PARCEL 206
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' AUGUST 2, 2012
 JOB NO. 06015



936 Ridgebrook Road • Sparks, MD 21152

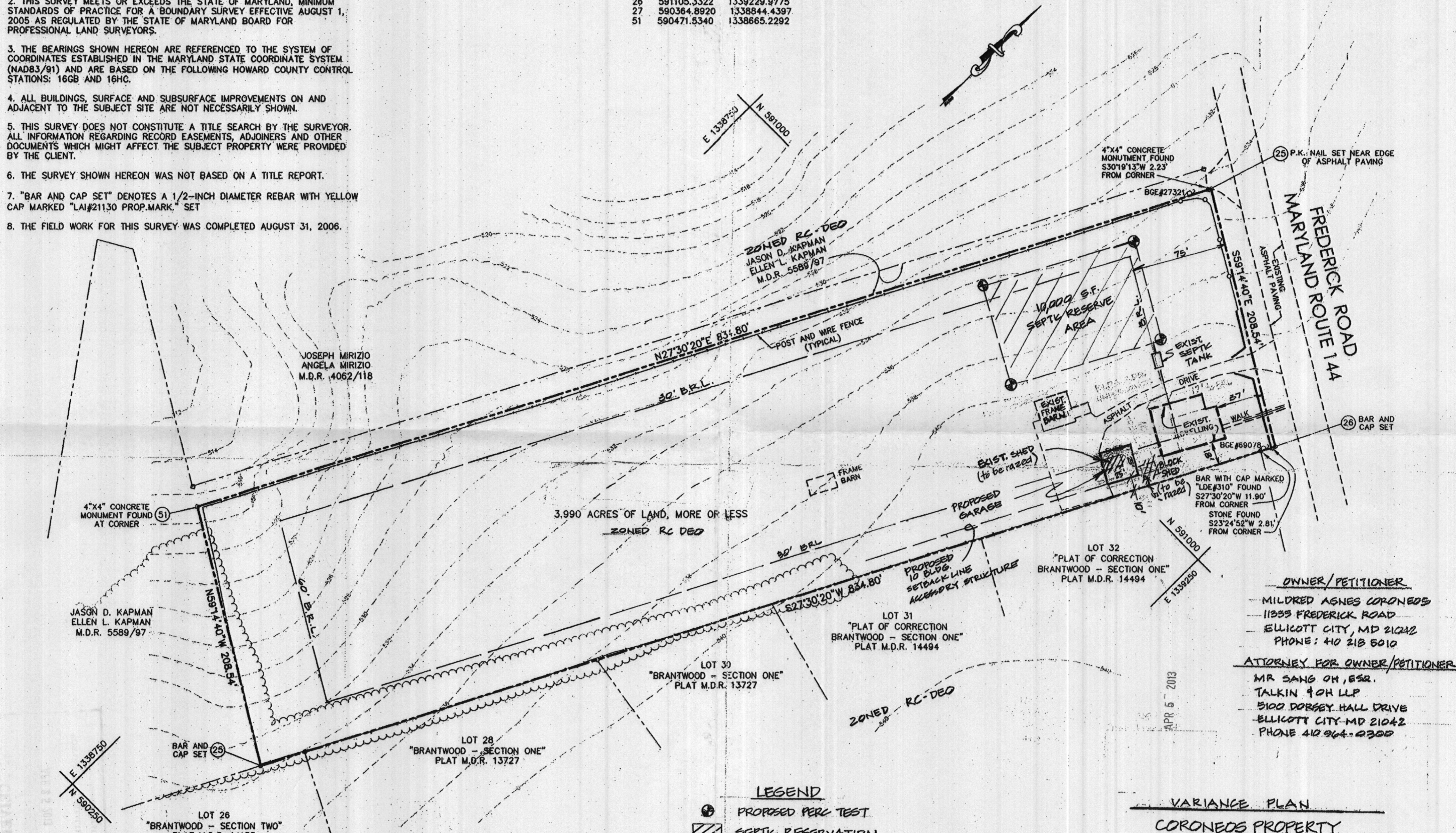
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- ⊙ PROPOSED PERC TEST
 - ▨ SEPTIC RESERVATION
 - D.R.L. BUILDING RESTRICTION LINE

OWNER/PETITIONER

MILDRED AGNES CORONEOS
 11335 FREDERICK ROAD
 ELLICOTT CITY, MD 21042
 PHONE: 410 218 6010

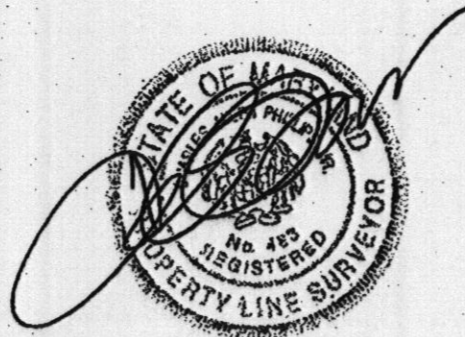
ATTORNEY FOR OWNER/PETITIONER

MR SANG OH, ESQ.
 TALKIN 40H LLP
 5100 DORSEY HALL DRIVE
 ELLICOTT CITY, MD 21042
 PHONE 410 964-0300

VARIANCE PLAN

CORONEOS PROPERTY
 11335 FREDERICK ROAD
 TAX MAP 16 PARCEL 206
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' AUGUST 2, 2012
 JOB NO. 06015
 REV. FEB. 21, 2013 REV. 3-29-13



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