



# Building Permit Application

Howard County Maryland  
Department of Inspections, Licenses and Permits  
3430 Court House Drive  
Permits: 410-313-2455  
www.howardcountymd.gov

Date Received: 9/19/14

Permit No.: B14003449

Building Address: 8560 MISSION ROAD  
City: JESSUP State: MD Zip Code: 20794  
Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
Census Tract: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 1  
Tax Map: 42 Parcel: 185 Grid: 18  
Zoning: M-1 Map Coordinates: \_\_\_\_\_ Lot Size: 21,780

Existing Use: SFD  
Proposed Use: SFD  
Estimated Construction Cost: \$ 75,000  
Description of Work: IN LAW SUITE 20x48 (ADDITION)

Occupant or Tenant: \_\_\_\_\_  
Was tenant space previously occupied?  Yes  No  
Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	Depth _____ Width _____
Gross area, sq. ft./floor:	1 <sup>st</sup> floor: <u>20x48</u>
Area of construction (sq. ft.):	2 <sup>nd</sup> floor: _____
Use group:	Basement:
	<input type="checkbox"/> Finished Basement
	<input type="checkbox"/> Unfinished Basement
	<input checked="" type="checkbox"/> Crawl Space
	<input checked="" type="checkbox"/> Slab on Grade
<b>Construction type:</b>	No. of Bedrooms: _____
<input type="checkbox"/> Reinforced Concrete	<b>Multi-family Dwelling</b>
<input type="checkbox"/> Structural Steel	No. of efficiency units: _____
<input type="checkbox"/> Masonry	No. of 1 BR units: _____
<input type="checkbox"/> Wood Frame	No. of 2 BR units: _____
<input type="checkbox"/> State Certified Modular	No. of 3 BR units: _____
	Other Structure: _____
	Dimensions: _____
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings: _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof: _____
Roadside Tree Project Permit # _____	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Property Owner's Name: JOSEPH & MARIAN HEIL  
Address: 8560 MISSION ROAD  
City: JESSUP State: MD Zip Code: 20794  
Phone: 410-777-5705 Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Applicant's Name & Mailing Address, (If other than stated herein)  
Applicant's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Contractor Company: ALLAN HOMES UNLIMITED  
Contact Person: JIM BRUMSTED  
Address: 10260 OLD COLUMBIA ROAD  
City: COLUMBIA State: MD Zip Code: 21046  
License No.: 77138  
Phone: 410 977 5705 Fax: \_\_\_\_\_  
Email: JIM@ALLANHOMES.COM

Engineer/Architect Company: SRA DESIGN  
Responsible Design Prof.: JONATHAN RIVERA  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: MD Zip Code: \_\_\_\_\_  
Phone: 443-225-5145 Fax: \_\_\_\_\_  
Email: JRIVERA@SRA-DESIGN.COM

Utilities
<b>Water Supply</b>
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private * <u>see cap condition - existing well on site</u>
<b>Sewage Disposal</b>
<input checked="" type="checkbox"/> Public
<input type="checkbox"/> Private
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Heating System</b>
<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other:
<b>Sprinkler System:</b>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Grading Permit Number:</b>
<b>Building Shell Permit Number:</b>

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: [Signature]  
Email Address: JIM@ALLANHOMES.COM  
Title/Company: DIRECTOR OF OPERATIONS

Print Name: JIM BRUMSTED  
Date: 9/19/14

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY  
\*\*PLEASE WRITE NEATLY & LEGIBLY\*\*  
-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>11/7/14</u>	<u>H. Oswald</u>

Is Sediment Control approval required for issuance?  Yes  No  
 CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION

Front: \_\_\_\_\_  
Rear: \_\_\_\_\_  
Side: \_\_\_\_\_  
Side St.: \_\_\_\_\_

All minimum setbacks met?  Yes  No  
Is Entrance Permit Required?  Yes  No  
Historic District?  Yes  No  
Lot Coverage for New Town Zone: \_\_\_\_\_  
SDP/Red-line approval date: \_\_\_\_\_

Filing Fee	\$ <u>25.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# <u>1190</u>

White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA

## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Monday, October 20, 2014 10:21 AM  
**To:** 'Jim Brumsted'  
**Cc:** Edward Heil (edward.heil@heilplumbing.com); laurie.heil@heilplumbing.com  
**Subject:** RE: 8560 Mission Road

Mr. Brumsted:

Thank you for the correspondence. If the owners want to keep the well for irrigation, then a couple of items will need to be confirmed.

- 10/31/14 → 11/7/14 H.O.  
Sik Insp ✓  
H.O. ✓
1. The well is free of contamination (i.e. Bacteria contamination and meets the Max Contaminant Level (MCL) for Nitrate).
  2. No cross connections exists (i.e. it's only connected to the outside hose bib)
  3. The well is labeled as non-potable and/or is painted red.
  4. It meets current well construction standards (i.e. 2 piece well cap, casing extended at least 8 inches above grade and the pvc conduit is flush with well cap)

I will need confirmation of this prior to BP approval.

Respectfully,

Hank

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Well and Septic Program  
(410) 313 - 1786

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**From:** Jim Brumsted [mailto:jim@allanhomes.com]  
**Sent:** Friday, October 17, 2014 10:31 AM  
**To:** Oswald, Hank  
**Cc:** Edward Heil (edward.heil@heilplumbing.com); laurie.heil@heilplumbing.com  
**Subject:** 8560 Mission Road

Mr. Oswald

I have spoken to Ed Heil concerning your request for information on the termination of the well and septic system.

He has provided us with the attached correspondence.

I hope this will meet your needs concerning the requirements in place back in 1999.

Feel free to call me with any questions or concerns. We hope to get started on this project within the next 10 days.

Thank you;

**Jim Brumsted**

**Director of Operations**

Cellular: 410 977 5705

The BEST Home Improvement Contractor is an EXPERIENCED Home builder.

*I am never too busy for you or your referrals!*

Allan Homes Unlimited

10260 Old Columbia Road

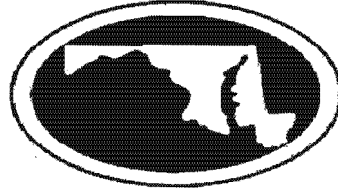
Columbia, Maryland 21046

M.H.I.C. 77138

Office: 410 381 1414

# Environmental Testing Lab Inc.

108 Old Solomons Island Rd  
Annapolis, MD 21401



3430 Rockefeller Ct  
Waldorf, MD 20602

*State Certified Water Quality  
Laboratory # 106*

*State Certified Water Quality  
Laboratory # 139*

## Certificate of Analysis

Jim Brumsted  
Allan Homes  
PO Box 1058  
Columbia, MD 21044

Project  
Date Received 11/4/2014  
Date Reported 11/5/2014  
Well Permit No. HO 73 1872

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Sample No: 123094-01      Sampled: 11/4/2014 10:45:0      Sampler: CTrenkle6998CT (Exp. 07-17-16)  
Location: 8560 Mission Road      Preservation: Ice  
                  Jessup, MD 20794      Sample Point: Hydrant Closest to the rear of the House

Parameter	Method	Result	Qualifiers	Units	RL	Test Date	Analyst
Bacteria-Total Coliform	Colitag Test	Absent/Pass		Per/100ml	1	11/04/2014	CT
Bacteria-E.coli	Colitag Test	Absent/Pass		Per/100ml	1	11/04/2014	CT

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Approved By



Daniel J. Brumsted, Laboratory Director

Annapolis

Waldorf

Ph 410-224-4304 Fax 443-926-0586

Ph 410-224-4304 Fax 443-926-0586

Environmental Testing Laboratory, Inc Drinking Water Sample Collection Form

Sample Id: 8560 MISSION ROAD LAB ID: 123094

System Type:  Public System  Private Well  New Well  Other

Sample Type:  Routine Sample  Check Sample  Special or Follow-up Sample  
 Post Chlorination Sample(s)

Collectors Name: C. TRENKLE Signature: [Signature]

Certification #: 6998 CT Expires 7/17/16

Date & Time Collected: 11/4/14 10:45 Well Tag #: OK/CT/A HO 73 1872

Free Chlorine mg/L: 0 mg/L pH: 6.02 Clear when Drawn:  YES  NO

Sand or Silt Present in Sample:  NO  YES (If "YES" collect 1 liter sample)

Sample Point: HYDRANT Closest to Rear of House Bacteria Sample  YES  NO

Sample Point: N/A Chemical Sample  YES  NO

Lead Sample: Tap Used: N/A (acidified in lab)

First Draw:  YES  NO  UNKNOWN

Radium Sample: Tap Used: N/A (acidified in lab)

For MULTIPLE or Follow-Up Bacteria Samples Use Table

Sample ID	Tap Used	Date/Time	Chlorine, F mg/L	pH
A				
B				
C				
D				
E				
F				
G				
H				
I				
J				

**Environmental Testing Lab, Inc.**

108 Old Solomons Island Road  
Annapolis, MD 21401  
Phone 410-224-4304 Fax 443-926-0586

**Client:** Allan Waschake  
Allan Homes  
PO Box 1058  
Columbia, MD 21044

**Phone:** (410) 381-1414

**Fax:**

**Email:**

**Notes:**

**Invoice To**  
**Invoice No.** 53531  
**Date Invoiced** 11/5/2014  
**PO Number**  
**Terms** Due Upon Receipt  
**Date Due** 11/7/2014

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**Invoice**

Item	Address	Description	Qty	Rate	Item Total
123094		Sample Collection Fee Other	1	\$75.00	\$75.00
123094-01	8560 Mission Road Jessup, MD 20794	Bacteria Test Two Day	1	\$37.00	\$37.00
				<b>Total</b>	<b>\$112.00</b>



**Plumbing & Heating**  
8177 Mission Road, Jessup, Maryland 20794  
(410) 799-7727 or (301) 604-7306 F (410) 799-8368  
MD 6428, WSSC 243. MDHVACR 16044

October 15, 2014

Miriam Heil  
8560 Mission Road  
Jessup, Maryland 20794

Re: Sewer and Water connection

To whom it may concern,

The Joseph Heil Company, Inc. connected Mr. & Mrs. Joseph Heil at 8560 Mission Road Jessup MD to public connected them to the county sewer and abandoned the septic tank and drywell as per county code. This was done around 1999. I personally filled the septic and drywell with compactable fill. A few years later Joseph Heil Company, Inc. hooked them up to county water. The well is presently used for outside irrigation only. Both jobs had permits issued by Howard County and were inspected and approved by the county.

Thank you,  
Edward Heil  
President of the Joseph Heil Company, Inc.

8560 Mission road, Jessup MD  
Site Visit: 10/31/2014, 10 a.m.



Well later lines are labeled as Non-Potable. (And only feed water to the hose bib located out front and the back yard spigot.)

8560 Mission road, Jessup MD  
Site Visit: 10/31/2014, 10 a.m.



Well Tag # HO-73-1872

8560 Mission road, Jessup MD  
Site Visit: 10/31/2014, 10 a.m.



The two piece well cap is secured.

8560 Mission road, Jessup MD  
Site Visit: 10/31/2014, 10 a.m.



PVC line is flush with well cap.



Search Google....

Map Layers Map Legend Search

All Layers

Base Maps & Aerial Photos

Annotation Layers

HoCo Base Map Layers

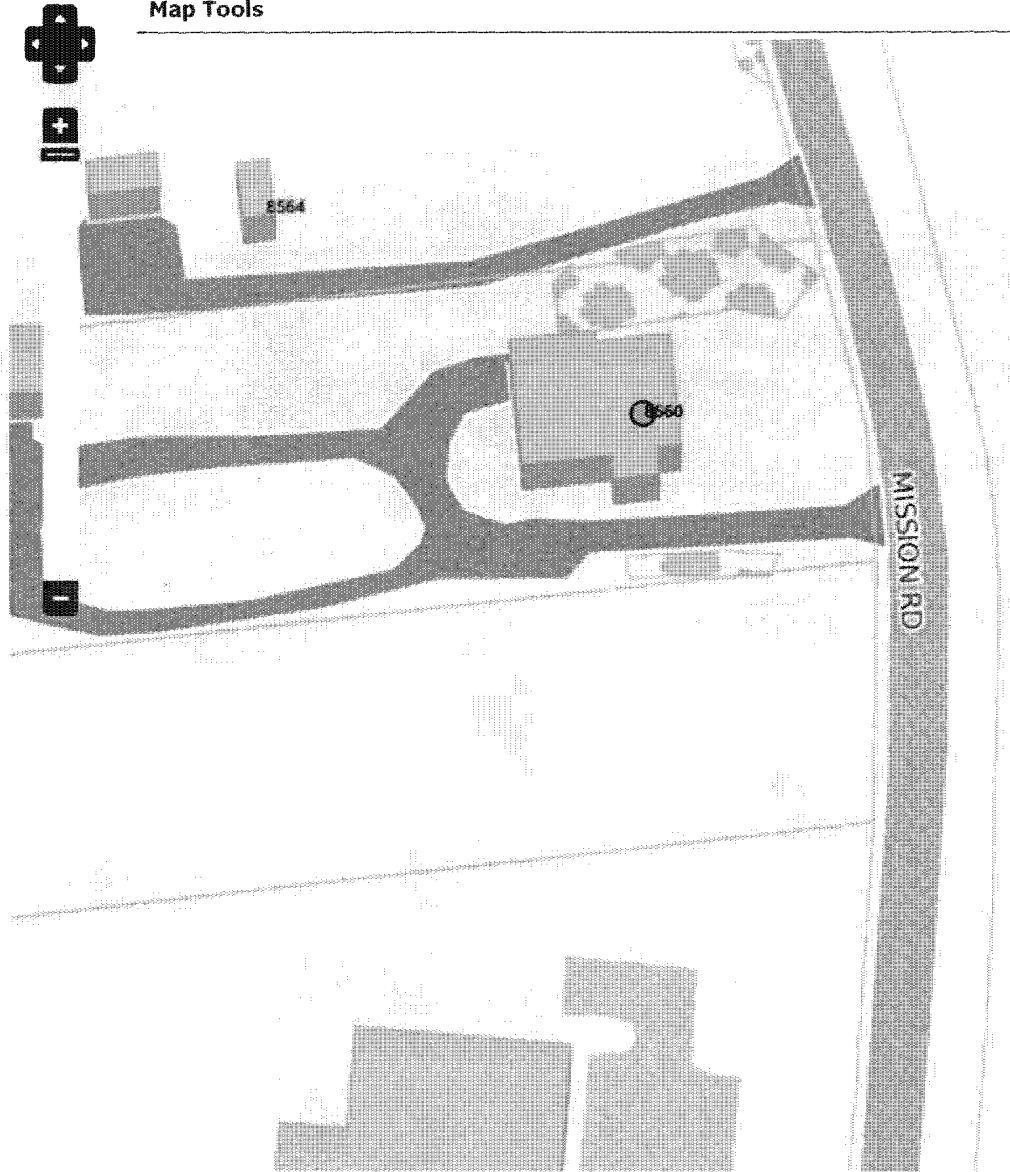
- Contours 2004
- County Boundary
- Stream Centerline Buffer 75ft
- Building Permits (New)
- Scanned PDF Drawings
- Address Points
- Street Centerline
- Metro Property
- Property Boundaries

Additional Layers

Layer Overlays

- Floodplain - Draft - Small Trib
- Floodplain
- Historic Districts
- Zoning
- Land Use
- Water/Sewer Labels
- Sewer Infrastructure
- Water Infrastructure
- Storm Drain Features
- Hydric Soils
- Soils
- Wetlands
- Rare Threatened and Endangered
- Town Center Neighborhoods
- Town Center Boundary
- Baltimore Gneiss

Map Tools





HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)  
FAX 410-313-3467  
TDD 410-313-2323

August 29, 2014

Miriam E. Heil  
8560 Mission Road  
Jessup, MD 20794

RE: Heil Property Lot 1 – 8560 Mission Road, Jessup  
TM 42 / Grid 18 / P/O Parcel 185 / Zoned M-1  
WP-15-010

Dear Ms. Heil

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director approved your request to waive Section 16.155.(a).(1).(i) which requires site development plan approval for new or expanded non-residential development. Approval is subject to the following conditions:

1. The applicant must apply for any necessary permit(s) through the Department of Inspections, Licenses & Permits (DILP) for the proposed improvements to this property.
2. When applying for a permit through the DILP, the applicant must provide a copy of the approved waiver plan exhibit (dated August 20, 2014) which includes all the pertinent information and details for the proposed site improvements and which are normally shown on a standard site development plan.
3. At the time of building permit application for this proposed expansion, the applicant shall comply with the attached comments from the Bureau of Environmental Health dated July 22, 2014.
4. At the time of building permit application for this proposed expansion, the applicant shall comply with the "R-SC" zoning district requirements which were in effect prior to 1985 with no need for a confirmation and enlargement of a nonconforming use (per e-mail from Bob Lalush, Division of Public Service and Zoning Administration, dated May 30, 2014).
5. The limit of disturbance for this proposed expansion is restricted to the 2,393 square foot area (LOD) shown on the Waiver Petition Exhibit, WP-15-010.
6. Any future change in use or site improvements for Parcel 185 must file a site development plan and must satisfy the forest conservation and landscape requirements applicable at that time.
7. On all applicable plans and permit applications provide, as a General Note, a brief description of this waiver petition WP-15-010 which includes a reference to the required sections of the Regulations, approval date and action taken.
8. At the time of building permit application, the proposed accessory apartment must comply with Section 128.0.13 of the Zoning Regulations.

**JUSTIFICATION FOR APPROVAL RECOMMENDATION:**

- Extraordinary Hardship or Practical Difficulty – Providing a Site Development for the proposed improvement presents an extraordinary hardship since the improvement is small enough to not require many aspects of the Site Development Plan checklist. The financial commitment and time involved with a Site Development Plan review and approval for the scope of this project would be excessive for this circumstance.
- Not Detrimental to the Public Interest – Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding properties. The public interests are best served by review of this proposal through the building permit process. The minor nature of the improvements can be handled through the building permit review process, allowing County personnel to concentrate on more expansive proposals.
- Will Not Nullify the Intent or Purpose of the Regulations - The Waiver Petition Exhibit will satisfactorily substitute for the detail required on a Site Development Plan. The approval of this waiver does not nullify the intent of the regulations since the building permit review and approval process will address the remaining requirements, as would normally happen with a residential building addition. The County will now have plan record of the site use and documentation of the existing site conditions which show the proposed improvements. Any future improvements or redevelopment of Parcel 185 will be required to address the Forest Conservation and Landscape requirements that are in effect at that time. Approval of this waiver request will not nullify or diminish the intent or purpose of the regulations which is to ensure that all development proposals follow uniform procedures and standards for processing to obtain the necessary County review and approvals.

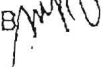
Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plans and building permits. This requested waiver will remain valid for one year from the date of this letter or as long as the associated building permit remains in active processing.

If you have any questions, please contact Ms. Pat Britt-Fendlay at 410-313-3371 or via e-mail at [pfendlay@howardcountymd.gov](mailto:pfendlay@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/MPB/

Attachment: Health Department

cc: Research  
Phil Thompson – Development Engineering Division  
Bob Lalush – Division of Public Service & Zoning Administration  
Front Counter – Division of Public Service & Zoning Administration  
Department of Inspections, Licenses & Permits  
Hank Oswald – Bureau of Environmental Health  
Paul Sill – Sill Engineering Group, LLC  
Jim Brumsted – Allan Homes Unlimited



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](https://www.facebook.com/hocohealth)

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

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MEMORANDUM

TO: Kent Sheubrooks, Chief  
Division of Land Development

FROM: Hank Oswald  
Well & Septic Program  
Bureau of Environmental Health

RE: WP-15-010

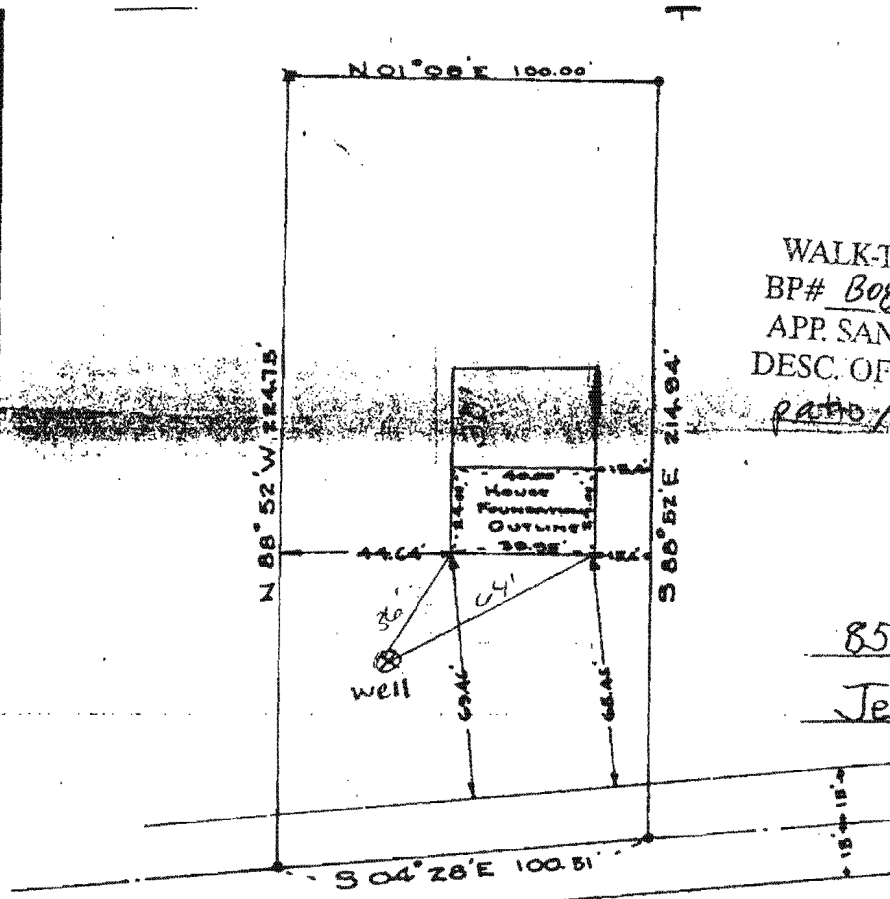
DATE: July 22, 2014

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The Health Department has reviewed the above referenced waiver petition and has the following comments.

- No objection to the waiver petition but prior to building permit approval, the property would have to connect to public water.
- Once connected to public water, the existing well would have to be properly abandoned and a well abandonment report sent to the Health Department.

APPROVED  
 WALK-THRU BUILDING PERMIT  
 BP# B08000529 A# N/A  
 APP. SAN HS DATE: 3-5-08  
 DESC. OF WORK: 40' x 30'  
RATIO/PARKING SLAB



8560 Mission Rd.  
Jessup, Md. 20794

LOCATION SURVEY  
 FOR  
**JOSEPH HEIL**  
 SIXTH ELECTION DIST, HOWARD COUNTY  
 JESSUP, MARYLAND.

SCALE: 1" = 20 FT.      AUGUST 18, 1958

ENGINEER'S CERTIFICATE

I hereby certify that the improvements shown  
 hereon have been located by a transit-tape survey  
 and there are no encroachments.

*Clarence M. Skinner*  
 Clarence M. Skinner, Professional Engineer  
 License No. 2231



Real Property Data Search ( w1)

Guide to searching the database

Search Result for HOWARD COUNTY

<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>		<a href="#">View GroundRent Registration</a>	
<b>Account Identifier:</b>		<b>District - 06 Account Number - 405967</b>			
<b>Owner Information</b>					
<b>Owner Name:</b>		HEIL JOSEPH TRUSTEE HEIL MIRIAM E TRUSTEE		<b>Use:</b> COMMERCIAL/RESIDENTIAL	
<b>Mailing Address:</b>		8560 MISSION RD JESSUP MD 20794-9553		<b>Principal Residence:</b> YES	
				<b>Deed Reference:</b> /09059/ 00287	
<b>Location &amp; Structure Information</b>					
<b>Premises Address:</b>		8560 MISSION RD JESSUP 20794-0000		<b>Legal Description:</b> 1.194 A 8560 MISSION RD JESSUP	
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section: Block: Lot:</b>
0042	0018	0185		0000	Assessment Year: 2014
				<b>Plat No:</b>	
				<b>Plat Ref:</b>	
<b>Special Tax Areas:</b>				<b>Town:</b> NONE	
				<b>Ad Valorem:</b> 104	
				<b>Tax Class:</b>	
<b>Primary Structure Built</b>		<b>Above Grade Enclosed Area</b>		<b>Finished Basement Area</b>	
				<b>Property Land Area</b> 1.1900 AC	
				<b>County Use</b>	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage Last Major Renovation</b>
<b>Value Information</b>					
		<b>Base Value</b>		<b>Value</b>	
				<b>Phase-in Assessments</b>	
				<b>As of 07/01/2014</b>	
				<b>As of 07/01/2015</b>	
<b>Land:</b>		122,100		174,900	
<b>Improvements</b>		63,100		63,100	
<b>Total:</b>		185,200		238,000	
<b>Preferential Land:</b>		0		202,800	
				220,400	
				0	
<b>Transfer Information</b>					
<b>Seller:</b> HEIL JOSEPH AND WF		<b>Date:</b> 03/22/2005		<b>Price:</b> \$0	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /09059/ 00287		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	
<b>Exemption Information</b>					
<b>Partial Exempt Assessments:</b>		<b>Class</b>		<b>07/01/2014</b>	
<b>County:</b>		000		0.00	
<b>State:</b>		000		0.00	
<b>Municipal:</b>		000		0.00 0.00	
<b>Tax Exempt:</b>				<b>07/01/2015</b>	
<b>Exempt Class:</b>				0.00 0.00	
		<b>Special Tax Recapture:</b>			
		NONE			
<b>Homestead Application Information</b>					
<b>Homestead Application Status:</b> Approved 10/25/2008					

Public Water Connection: 913 110

"

Sewer

"

: 10/29/02



N 545,900  
E 1,386,000

INTERSTATE ROUTE 95

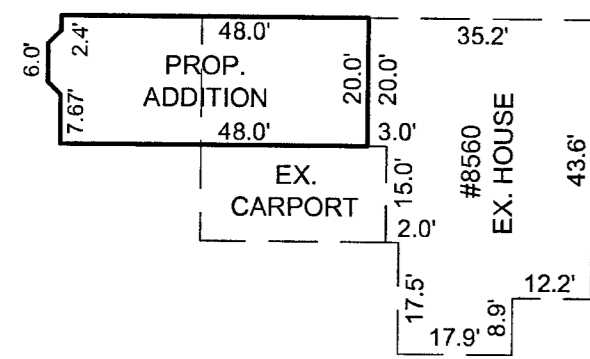
PARCEL 78  
JESSUP DEVELOPMENT LLC  
LIBER 11029 FOLIO 158  
ZONED: M-1

JOSEPH AND MIRIAM  
HEIL TRUSTEE  
LOT 2  
LIBER 9059 FOLIO 287  
ZONED: M-1

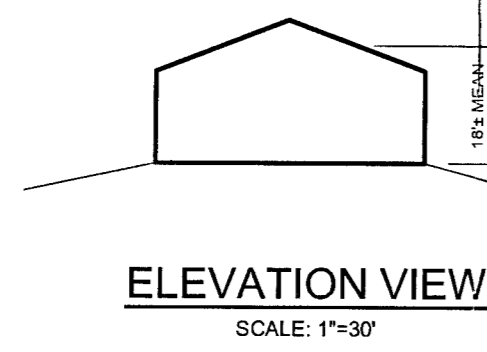
PARCEL 364  
PAUL ALLEN  
LIBER 486 FOLIO 695  
ZONED: M-1

PARCEL 352  
ROBERT ALLEN  
LIBER 12380 FOLIO 150  
ZONED: M-1

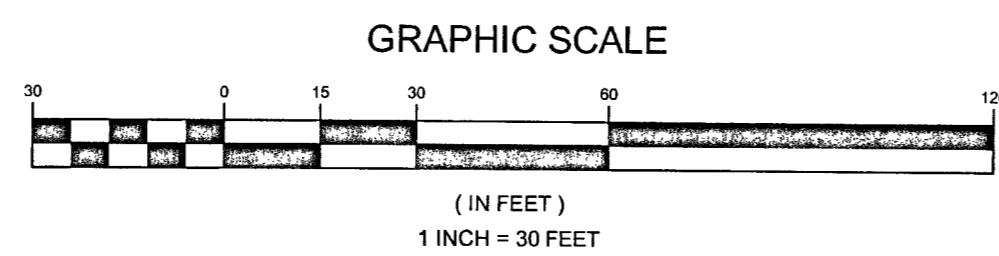
PLAN VIEW  
SCALE: 1"=30'



HOUSE TEMPLATE  
SCALE: 1"=30'



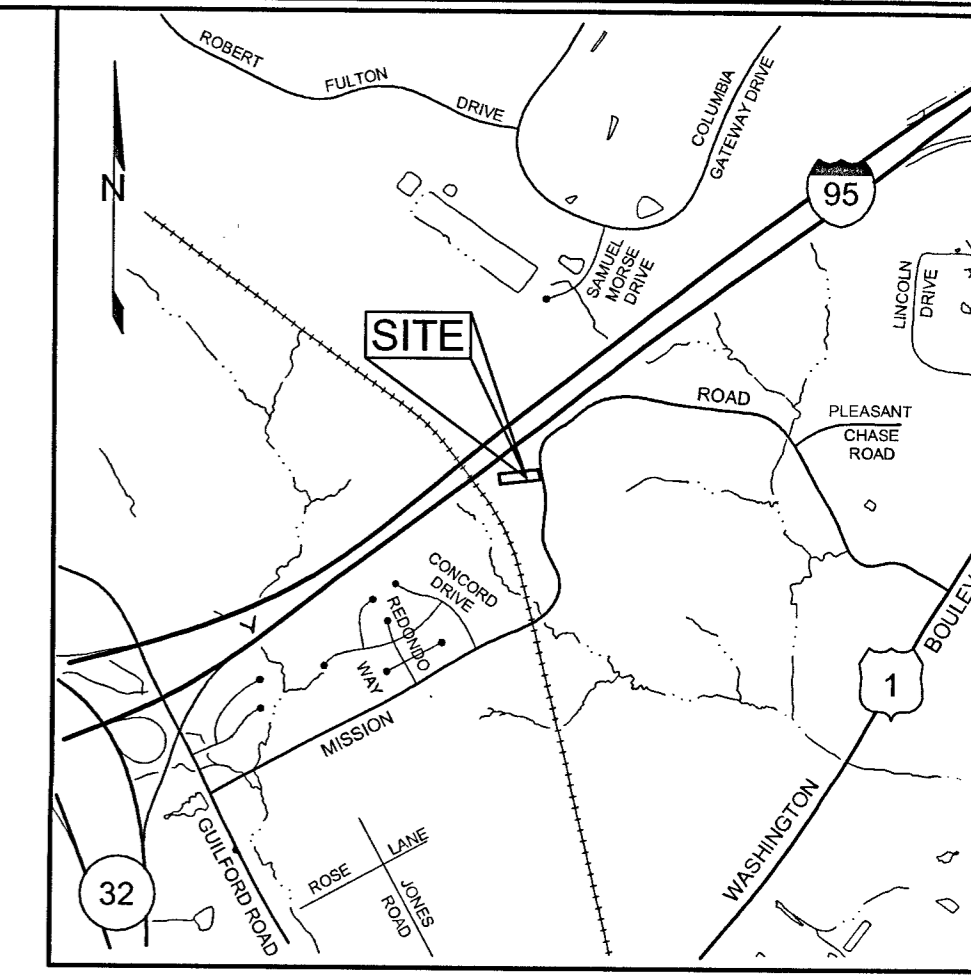
ELEVATION VIEW  
SCALE: 1"=30'



GRAPHIC SCALE  
(IN FEET)  
1 INCH = 30 FEET

**LEGEND**

EXISTING CONTOUR	---	382
EXISTING SPOT ELEVATION	•	382.3
DIRECTION OF FLOW	→	
EXISTING TREELINE	—X—	
EXISTING FENCE	—X—	
EXISTING WATER HOUSE CONNECTION	—X—	EX. WHC
EXISTING FIRE HYDRANT	⊗	EX. FH
LIMIT OF DISTURBANCE	---	LOD



VICINITY MAP  
SCALE: 1"=2000'

**GENERAL NOTES**

- SUBJECT PROPERTY ZONED M-1 PER 10/06/13 COMPREHENSIVE ZONING PLAN; HOWEVER, BASED ON A DETERMINATION MADE BY THE ZONING OFFICER DATED MAY 30, 2014, THE DWELLING ON LOT 1 BECAME NON-CONFORMING WITH THE ENACTMENT OF THE 1985 COMPREHENSIVE ZONING PLAN. AT THE TIME THE PROPERTY WAS ZONED R-SC, SECTION 128.0.B.3 OF THE NON-CONFORMING USE REGULATIONS ALLOWS FOR THE EXISTING DWELLING TO BE ALTERED, RENOVATED OR ENLARGED UNDER THE R-SC ZONING DISTRICT REGULATIONS WHICH WERE IN EFFECT PRIOR TO 1985 WITH NO NEED FOR A CONFIRMATION AND ENLARGEMENT OF A NON-CONFORMING USE. SINCE ACCESSORY APARTMENTS WERE NOT PERMITTED PRIOR TO 1992, THE CURRENT ACCESSORY APARTMENT REGULATIONS APPLY AND LIMIT THE AREA OF THE ACCESSORY APARTMENT TO ONE-THIRD OF THE NET FLOOR AREA OF THE EXISTING DWELLING.
- TOTAL AREA OF PROPERTY = 0.500 AC±
- PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITHIN THIS SITE.
- THE BOUNDARY SHOWN HEREON IS BASED ON HOWARD COUNTY TAX MAP INFORMATION AND DEED PLOTS.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004.
- PROPERTY ADDRESS: 8560 MISSION ROAD
- DEED REFERENCE: LIBER 9059 FOLIO 287
- APPROXIMATE DATE OF HOUSE CONSTRUCTION: 1958
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- GROSS FLOOR AREA:  
FIRST FLOOR: 1,606 SQUARE FEET  
BASEMENT: 1,606 SQUARE FEET  
TOTAL: 3,212 SQUARE FEET
- NET FLOOR AREA:  
FIRST FLOOR: 1,606 SQUARE FEET  
BASEMENT: 1,606 SQUARE FEET  
TOTAL: 3,212 SQUARE FEET
- SIZE OF ADDITION:  
HOUSE: 976 SQUARE FEET  
DRIVEWAY: 520 SQUARE FEET  
PERCENTAGE OF NET BUILDING AREA: 976 SF / 3,212 SF = 0.31 OR 31%
- LIMIT OF DISTURBANCE: 2,393 SQUARE FEET
- THE EXPANSION OF LOT 1 IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE FOR LANDSCAPING BECAUSE THE PROPOSAL IS TO ADD AN ADDITION TO THE EXISTING DWELLING AND EXISTING RESIDENTIAL USE.
- THE PROPOSED SITE IMPROVEMENTS SHOWN ON LOT 1 ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A SINGLE LOT SMALLER THAN 40,000 SQUARE FEET IN SIZE AND IS NOT SUBJECT TO PREVIOUSLY APPROVED FOREST CONSERVATION RESTRICTIONS.
- ANY FUTURE CHANGE IN USE OR SITE IMPROVEMENTS MUST FILE A SITE DEVELOPMENT PLAN AND MUST SATISFY THE FOREST CONSERVATION AND LANDSCAPE REQUIREMENTS APPLICABLE AT THAT TIME.
- THIS PLAN ACCOMPANIES A WAIVER PETITION TO SECTION 16.155(a)(1)(i) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH STIPULATES THE NEED FOR A SITE DEVELOPMENT PLAN FOR NEW OR EXPANDED NON-RESIDENTIAL DEVELOPMENTS.
- THIS WAIVER PETITION APPLIES ONLY TO THE PROPOSED ADDITION AND ASSOCIATED LIMIT OF DISTURBANCE FOR LOT 1 AS SHOWN ON THIS WAIVER PETITION EXHIBIT, WP-15-010.

Site plan approved for B14503449  
(20' x 48' addition) H.O.S. 11/12/14

**PERMIT INFORMATION CHART**

SUBDIVISION NAME		SECTION / AREA		PARCEL #	
N/A		N/A		185	
REFERENCE	GRID #	ZONING	TAX MAP #	ELECT. DIS.	CENSUS TRACT
LIBER 9059 FOLIO 287	18	M-1	42	6TH	6069.01

**ADDRESS CHART**

LOT	STREET ADDRESS
1	8560 MISSION ROAD

OWNER/PETITIONER	BUILDER
JOSEPH AND MIRIAM HEIL, TRUSTEE 8560 MISSION ROAD JESSUP, MARYLAND 20794	ALLAN HOMES UNLIMITED 10269 OLD COLUMBIA ROAD COLUMBIA, MARYLAND 21046 410.381.1414

**EXHIBIT TO ACCOMPANY  
WAIVER PETITION  
HEIL PROPERTY**  
LIBER 9059 FOLIO 287, LOT 1  
SINGLE FAMILY DETACHED ADDITION  
8560 MISSION ROAD

TAX MAP 42 GRID 18  
6TH ELECTION DISTRICT

P/O PARCEL 185  
HOWARD COUNTY, MARYLAND

<p><b>SILL ENGINEERING GROUP, LLC</b></p> <p>3300 North Ridge Road, Suite 160 Ellicott City, Maryland 21043 Phone: 443.325.7623 Fax: 443.325.7685 Email: info@sillengineering.com Civil Engineering for Land Development</p>	DESIGN BY: PS DRAWN BY: PS CHECKED BY: PS SCALE: AS SHOWN DATE: AUGUST 20, 2014 PROJECT #: 14-022 SHEET #: 1 of 1
	PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2015

**SITE ANALYSIS DATA CHART**

TOTAL PROJECT AREA	AREA OF SUBMISSION	DISTURBED AREA	PRESENT ZONING
1.194 AC±	1.194 AC±	0.05 AC, 2,393 SF±	M-1
PROPOSED USE	FLOOR SPACE PER USE	TOTAL UNITS ALLOWED	TOTAL UNITS PROPOSED
RESIDENTIAL	N/A	1	1
MAX. # EMPLOYEES/TENANTS	PARKING SPACES REQ.	PARKING SPACES PROV.	HC SPACES PROVIDED
N/A	2	2	N/A
OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	REC. O.S. REQUIRED	REC. O.S. PROVIDED
N/A	N/A	N/A	N/A
BUILDING COVERAGE	FLOOR AREA RATIO	DPZ FILE REFERENCES	
N/A	N/A	CONTR. 420-3940	