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Penny E. Borenstein, M.D., M.P.H., Health Officer

Tuesday, March 21, 2006

Ruth Landsman
605 Morgan Station Road
Woodbine, MD 21797

**RE: Well variance request for: 605 Morgan Station Road
Woodbine, MD 21797**

Dear Ms. Landsman:

This letter is in response to your letter dated March 10, 2006 requesting relief from the 30' setback for a potable well supply serving a proposed dwelling.

The intent of the regulation is to protect the well supply not only in the interest of public health but also environmentally as well. Please read the regulation as it is noted in the Code of Maryland Regulations (COMAR) 26.04.04.05.B.2.a.iii.

A minimum distance of 20 feet may be considered if the proposed detached garage is down slope from the existing well. In order to pursue a variance of 10 feet to allow the detached garage to be constructed 20 feet from the existing well, provide a scaled site plan with topography that demonstrates that the well is up gradient from the garage. If these conditions can not be met, the existing well must be properly abandoned and a new well drilled prior to the issuance of the building permit.

Respectfully,

Michael J. Davis, Program Supervisor
Well & Septic Program

Cc: File

March 10, 2006

Mike Davis
C/o Howard County
Department of Environmental Health
7178 Columbia Gateway Drive
Columbia, MD 21046

Re: Variance from a well to a foundation wall
Zone: RR
Address: 605 Morgan Station Road, Woodbine, Maryland 21797
Contact Information: Tel. 410.489.4725, email: Rlandsarch@aol.com

Dear Mr. Davis:

We would like to request a variance regarding the 30 foot distance requirement from a well to a building foundation. We have several constraints making it difficult to comply with the 30 foot setback requirement. Our home was built in 1968 and at the time the well was built very close to the house and carport. We are now planning to build a garage/carriage house beyond the carport and because of the nature of the topography of the site, the existing location of the house and carport and the side yard setback; we would like to build the garage/carriage house closer than the 30 foot requirement from a well to the foundation. The house sits on a steep hill, and beyond the carport, the site continues in elevation and therefore would require a lot of cutting into the slope the further and higher the garage sits on the hill. In addition, at about 30 feet from the well begins a dense wooded area that continues on back for the rest of the property and would necessitate removing many trees if we had to build into the woods. We are also constrained by the side yard setback from moving the garage/carriage house further to the east.

Due to the reasons stated above we would like to formally request a variance from this ruling and ask that we could build the garage/carriage house ten to fifteen feet from the well head.

Thank you for your attention to this matter.

Sincerely,



Ruth Landsman

Enc. Site plan