

September 19, 2102

Mr. Mike Davis, Assistant Director
Howard County Department of Environmental Health
7180 Columbia Gateway Drive
Columbia, MD 21046

Re: Waiver Request
Richard and Joanne Calatayud
11406 Barley Field Way
Marriottsville, MD 21104

410 442-2995

10/24/12
Approved
Spt. to
prop. loan
MJD

Dear Mr. Davis:

We are the owners of the above-referenced property in Howard County and are petitioning your office for a waiver of statutory setbacks regarding our septic reserve area in order to proceed with the construction of a single story addition that will serve as an in-law suite. My wife's mother and father are elderly and are no longer capable of living on their own. They have sold their home and are living in our second floor guest bedroom for the current time.

We have discussed and dismissed the options of renovating portions of our second floor and basement to create a semi-private living area for them because Joanne's mother is not able to move up and down steps safely. A first floor (main floor) addition is the only logical remedy to accommodate her limited mobility. We are unable to build behind our home because the back yard contains an in-ground pool, and our contractor has advised us that building on the far side of the garage is not economically feasible. That leaves one side of our home available to locate the addition.

We have retained Design Build Remodeling Group of Maryland as our contractor and Ron Johnston as our architect for the project. During our first design meeting we supplied them with the 'approved' plot plan showing the location of our home and the 10,000 square foot septic reserve area (SRA). This is listed as Exhibit A. This document indicates that the front corner of our home is located approximately 20' from the boundary of the SRA. Our original idea was to file for a waiver to reduce the setback from the SRA from 20' to 10' and to build a stepped-in addition along this new setback line. Exhibit B illustrates our plan, showing the proposed setback in orange with the foundation of the addition outlined in yellow. This plan provides for a 788 square foot single story addition over crawlspace to be built within the modified setback.

As part of our due diligence before filing for a building permit we requested an 'as-built' drawing from Howard County to verify the location of the components of the septic system and discovered that both the septic system and the SRA were modified in the field during installation. There are two main differences: 1.) a 70' long trench was dug roughly parallel to the side wall of our home and 2.) the SRA was reallocated to include approximately 1,200 square feet of land closer to our home. If we built the addition as proposed (See Exhibit C) it would violate the boundary of the SRA and a portion of the foundation would actually sit on top of the existing trench. Exhibit D overlays the preliminary SRA boundaries (in pink) over the as-built SRA boundaries (in blue).

In order to build the addition as planned we are petitioning for waivers to Howard County Code Section 3.808(C) regulating setbacks to components of the on-site sewage disposal system and the SRA. Specifically, we are asking to:

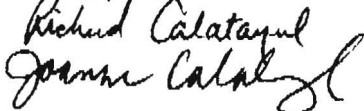
- 1.) to reduce the required setback from the SRA to the addition's foundation walls from 20' to 10'

- 2.) to reduce the required setback from the SRA to the lot line from 10' to 5'
- 3.) to reduce the required setback from the SRA to the incline (25% grade) at the cut of our driveway from 25' to 20'.

If granted, the first waiver will provide us with enough space to build the addition as planned without infringing on the SRA. The second and third waivers will allow us to reallocate the SRA within the remainder of our front and side yards. Exhibit E depicts the potential areas that would become available for this task: a 5' x 140' (700 sq ft) section along the side boundary of our lot, a small triangle of approximately 600 sq ft in our front yard, and an irregular quadrilateral of approximately 700 sq ft space between our driveway and the existing SRA. These three areas should more than compensate for the area required to build our addition. In addition, we will hire a septic construction firm to relocate the 70' trench running parallel to our home's side wall.

We request a prompt reply to this request because time is of the essence, and we would like to begin construction as soon as possible to create this new living space. If you have any questions or comments please contact us at home 410-442-2995 or by email: RJCalatayud@verizon.net.

Thank you,



Richard and Joanne Calatayud
11406 Barley Field Way
Marriottsville, MD 21104

Exhibit A

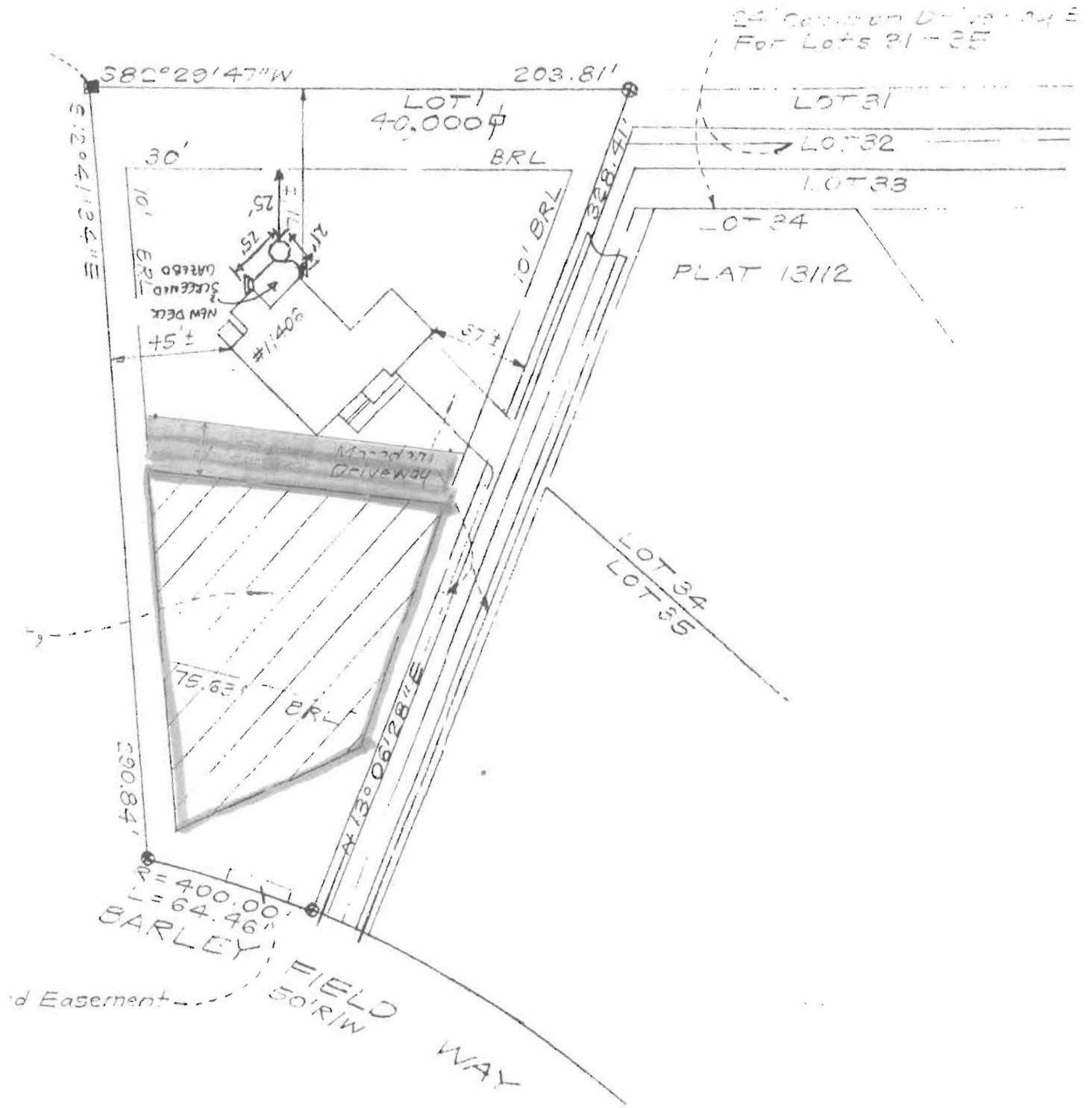


Exhibit D



Basement will not Sewer by gravity

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Total Linear feet of trench required 2171 feet

Width of trench(es) 2 feet

Depth of trench(es) 5 feet

Depth of stone required below distribution type 2 feet

MAY

Feb 17 98 01:44 P.M. etc.

Distribution for

Inv in 583.0

Inv out 585.0

Finish GWT 584.0

250 SA 5/8"

Feb-17-98 01:44P cfs

WAY

Total linear feet of trench required 240 feet

Width of trench(es) 3 feet

Depth of trench(es) 5 feet

Depth of stone required below distribution pipe 2 feet



Distribution Box
Fin. Grd 5830
Inv in 5800

1250 Gal Septic Tank
Fin. Grd. 5840
Inv In 5805
Inv Out 5802

THIS MEANS
COUNT SURVEY
1987

Sanitation Department

* SEWERAGE
DID NOT SEWER
BY GRAVITY

LOT 1 Basement will not
Sewer by gravity

LOT 17
VINCENT J. VECERA
P. 215
RR DEC

2/23/98
D. J. [Signature]