

Walk-Through
**HOWARD COUNTY
PERMIT APPLICATION**

B09002153
PERMIT NUMBER

Building Address 4849 Bonnie Branch Rd
Ellicott City, MD 21043

Suite/Apt. #: _____ SDP/WP/Petition #: _____

Census Tract _____ Subdivision _____

Section _____ Area _____ Lot _____

Tax Map _____ Parcel _____ Grid _____

Zoning _____ Map Coordinates _____ Lot Size _____

Property Owner's Name Alice + Gary Just
Address 4849 Bonnie Branch Rd
City Ellicott City State MD Zip Code 21043
Home Phone 410-488-5878 Work Phone _____
Applicant's Name & Mailing Address, (if other than stated herein): _____

Existing Use Residence - Primary
Proposed Use _____
Estimated Construction Cost \$ 2,500.00

Contractor Company KBS TRIM, INC
Contact Person Kenneth Shaw
Address 215 Fulford Ave
City Belair State MD Zip Code 21014
License No. 121661
Phone 888-527-8746 Fax 888-527-1424

Description of Work Adding Carport
12x18 Attached

Occupant or Tenant Homeowner

Contact Name _____
Address _____
City _____ State _____ Zip Code _____
Phone _____ Fax _____

Engineer or Architect Company _____
Contact Person _____
Address _____
City _____ State _____ Zip Code _____
Phone _____ Fax _____

BUILDING DESCRIPTION - COMMERCIAL

BUILDING DESCRIPTION - RESIDENTIAL

Building Characteristics	Utilities
Height: _____	Water Supply: _____ Public _____ Private _____
No. of stories: _____	Sewage Disposal: _____ Public _____ Private _____
Gross area, sq. ft. per floor: _____	Electric Yes <input type="checkbox"/> No <input type="checkbox"/> Gas Yes <input type="checkbox"/> No <input type="checkbox"/>
Use group: _____	Heating System: _____ Electric <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/>
Construction type: _____ Reinforced Concrete _____ Structural Steel _____ Masonry _____ Wood Frame _____ State Certified Modular _____	Sprinkler system: N/A <input type="checkbox"/> Full _____ Partial _____ Other Suppression _____ # of Heads _____

Building Characteristics	Utilities
SF Dwelling <input checked="" type="checkbox"/> SF Townhouse <input type="checkbox"/> Depth _____ Width _____ 1 st floor: _____ 2 nd floor: <u>12x18 Carport</u> Basement: <u>Roof</u>	Water Supply: _____ Public _____ Private _____
Finished Basement <input type="checkbox"/> Unfinished Basement <input type="checkbox"/> Crawl space <input type="checkbox"/> Slab on Grade <input type="checkbox"/>	Sewage Disposal: _____ Public <input checked="" type="checkbox"/> Private _____
No. of Bedrooms _____	Electric Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Gas Yes <input type="checkbox"/> No <input type="checkbox"/>
Multi-family dwellings: No. of efficiency units: _____ No. of 1 BR units: _____ No. of 2 BR units: _____ No. of 3 BR units: _____	Heating System: _____ Electric <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/>
Other Structure: _____ Dimensions: _____ Footings: _____ Roof: _____	Sprinkler system: N/A <input checked="" type="checkbox"/> NFPA #13D _____ NFPA #13R _____ Other: _____
State Certified Modular _____ Manufactured Home _____	

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 ONTC THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Kenneth B. Shaw
Applicant's Signature
President / KBS TRIM, INC.
Title/Company

Kenneth B. Shaw
Print Name
7/1/09
Date

Checks payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

PLEASE WRITE NEATLY AND LEGIBLY.

- FOR OFFICE USE ONLY -

AGENCY	DATE	SIGNATURE APPROVAL	DPZ SETBACK INFORMATION	PROPERTY ID #
Land Development, DPZ			Front: _____	Filing fee \$ _____
State Highways			Rear: _____	Permit fee \$ _____
Building Officials			Side: _____	Excise tax \$ _____
Dev. Engineering, DPZ			Side St.: _____	Add'l per fee \$ _____
Health	<u>8-7-09</u>	<u>Dana Beiraud</u>	All minimum setbacks met?	TOTAL FEES \$ _____
Fire Protection			YES <input type="checkbox"/> NO <input type="checkbox"/>	Sub-total paid \$ _____
Is Sediment Control approval required prior to issuance?			Is Entrance Permit Required?	Balance due \$ _____
YES <input type="checkbox"/> NO <input type="checkbox"/>			YES <input type="checkbox"/> NO <input type="checkbox"/>	Check # <u>1245</u>
			Historic District?	Validation # _____
			YES <input type="checkbox"/> NO <input type="checkbox"/>	
CONTINGENCY CONSTRUCTION START: <input type="checkbox"/>			Lot Coverage for New Town Zone _____	Accepted by _____
ONE STOP SHOP: <input type="checkbox"/>			SDP/Red-line approval date _____	

MHC 121061
888-1485-TICIM

Gary + Alice Just
4849 Bonnie Branch Road
Ellicott City, MD 21043

01/29/09

* Adding Carport (1-50) Scale

NOTES:

If shown, was obtained from existing record plot or local agencies and is not guaranteed by HPT, Inc.
Flood Zone Information is subject to the interpretation of the originator.
Verify to unshown or unrecorded encroachments or overlaps.
Not found, or guaranteed by this location.
Survey: 2 ±

Bonnie Branch Road

APPROVED

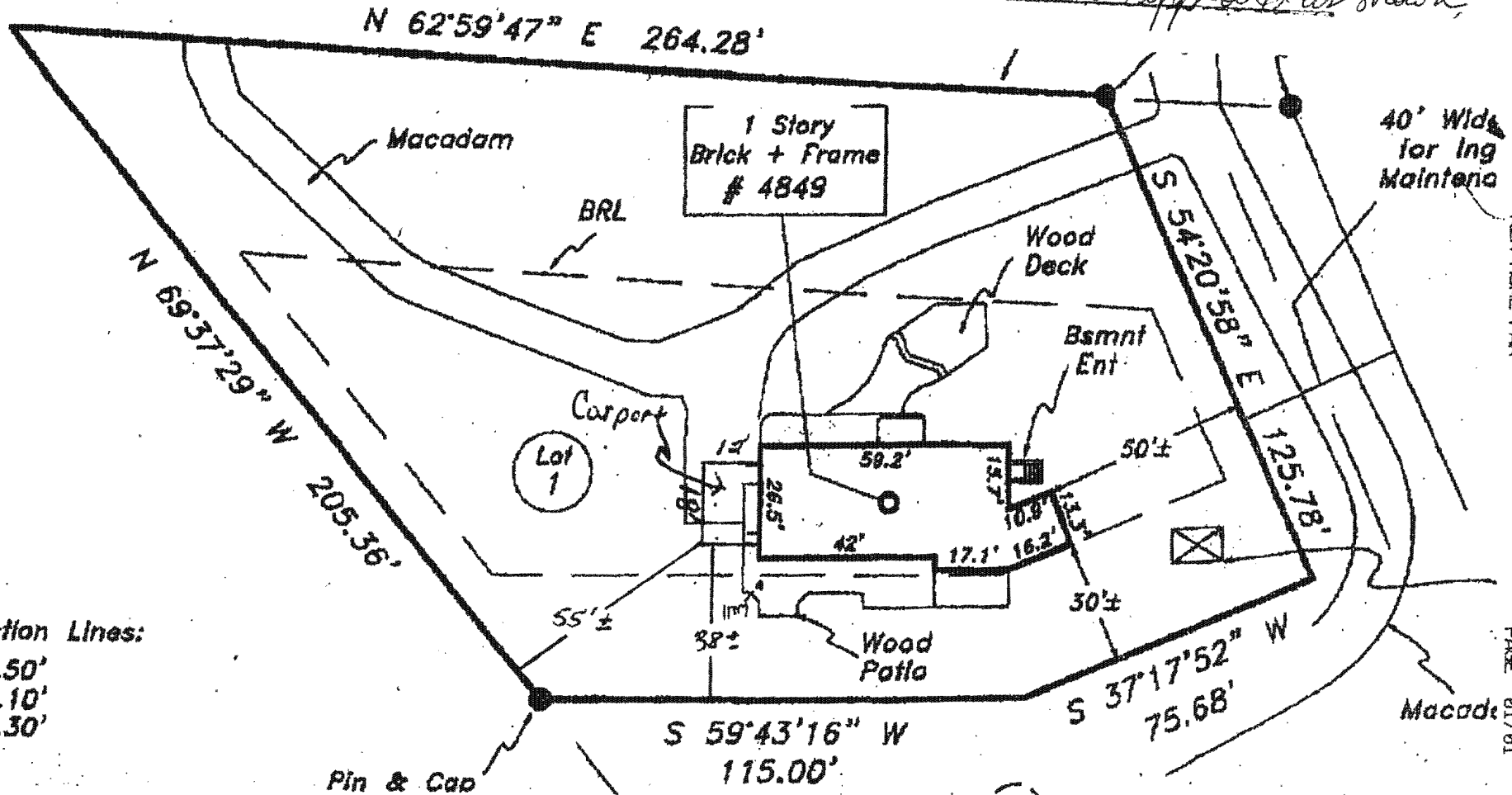
WALK-THRU BUILDING PERMIT

BP# _____ A# _____

APP. SAND Bernard DATE: 8-7-09

DESC. OF WORK: 12 X 18 Carport

Walk Thru Approved as Shown



Restriction Lines:

Front...50'
Sides...10'
Rear...30'

Gary and Alice Just (owners)
4849 Bonnie Branch Rd.
Ellicott City, MD 21043
410-788-5878

July 15, 2009

Michael Davis
Assistant Bureau Director
Howard County Health Department
Bureau of Environmental Health
7178 Columbia Gateway Drive
Columbia, MD 21046

Dear Mr. Davis,

We recently applied for a building permit to construct a simple 12'x18' open carport. Our request was denied by one of your Sanitarians originally due to a septic tank issue, which has not existed since 1988, and is now being denied due to a well that has been on the property and in use since the house was built. Please see the attached letter from Dana Bernard dated July 13, 2009.

We bought this property as a foreclosure in November 2007 which, at that time, had been abandoned for over a year. The primary structure, a rancher, was built in 1958 and at the time was connected to well and septic. In 1988, the owner requested and recorded with the county a connection to public sewer. Per his own statement to us, the septic system (tank and pit) were removed and backfilled at that time. The county had no record of this but was since rectified by Ms Bernard's site visit on July 8, 2009. The well which is still in use and fully tested annually for yield and bacteria, is drilled just over 12 feet out, on a 45 degree diagonal line from the back southwest corner of the original structure and has a sealed cap and steel casing 12 to 24 inches below grade. It contains a submersible pump. There was a carport attached to the original structure which was enclosed circa late 1990's, resulting in a sun room with an exit door just over 9 feet from the existing well. A ground level deck was later constructed over the well with a 3 x 4 foot access opening to the well head. There is no record of this well at the Environmental Health Bureau.

Since we have lived on this fully wooded lot our car has been dropped on, dripped on and actually damaged by falling branches. We have full intentions of adding a garage but now must wait due to a loss of employment on July 31, 2008. With this temporary loss of the ability to afford the garage, we figured it would be more cost effective to build a carport attached to the existing structure until such time as we can afford the garage to protect ourselves from the sap and falling limb damage. We do not feel a detached metal canopy at the same cost would be in the character of the neighborhood. The carport and plans were drawn up by our contractor and submitted to the county for the proper permit. We are limited to the unique location greater than 12 feet northwest of the well location and within our building envelope. We thought the well might be out of code, but grandfathered, and fully intend to pay to bring it into code as part of the financing for the garage. Our other thought was that since our well insurance would pay to uncover the cap and casing should the pump fail, we would also, at that time, pay the additional to bring the well head into code. With the receipt of Ms Bernard's letter and an estimate of over \$800 from our well company for the cost to bring the well into code immediately, we have realized this additional financial burden will prohibit us from building the carport.

For these reasons of unique physical location in relation to the well, preservation of the character of the neighborhood and the additional hardship of the financial burden of bringing the well into code at this time, we are requesting relief in the form of a variance to construct the proposed carport.

Thank you in advance for your consideration on this matter. I look forward to your prompt response.


Gary Just (owner)


Alice Just (owner)

Atch: Dana Bernard letter dated July 13, 2009



Howard County
Health Department

Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

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

August 7, 2009

Gary and Alice Just
4849 Bonnie Branch Road
Ellicott City, MD 21043

RE: **Variance Approval**
4849 Bonnie Branch Road

Dear Sir or Madam:

The Department of Health received your variance request on July 15, 2009 for the above referenced property. This agency will grant **approval** of the variance provided that the carport is constructed no closer than ten (10) feet to the existing well. Approval of a building permit will be granted by this Department provided that the site plan submitted with the building permit application is consistent with the site plan approved under this variance request and the construction plans illustrate the construction of a twelve (12) foot by eighteen (18) foot open carport. Any deviations from the site plan submitted with the request will be subject to further review by this Department.

Please be advised that the well will need to be brought into compliance before any future building permits will be approved by the Health Department. Any questions regarding this decision may be directed to the Well and Septic Program of the Howard County Health Department.

Respectfully,

Michael J. Davis, R.S.
Assistant Director
Bureau of Environmental Health

cc: File