

7178 Columbia Gateway Drive, Columbia MD 21046
Phone (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

DATE: April 11, 2011

RE: **Building Permit # B11000891**

5435 R 5425 Broadwater Lane
Clarksville, Maryland 21029
Building Site Plan

TO: Ardo Contracting Inc.
c/o Paul Arnold
Via: E-mail: Paul@ardoinc.com

Mr. Arnold,

Prior to building permit approval, further review is contingent upon submission of a revised building plan showing the following:

- Well location must be shown on plan. Well tag numbers for existing wells must be included.
- Plan should be drawn to a reasonable scale between 1:30 and 1:100 and noted on plan.
- Show the exact location of existing structures, wells, septic easements, septic reserve areas, and other septic system components such as septic tank, dry wells and distribution boxes.
- In addition, floor plans of the existing structure and floor plans of the proposed structure must be submitted.

Your building permit will be placed "on hold" until all Health Dept. requirements are met. If you have any questions or correspondence, I can be reached at the above address or by telephone at (410) 313-2775.

Respectfully,
Dana Bernard
Dana Bernard, Environmental Sanitarian
Bureau of Environmental Health
Well and Septic Program
Phone (410) 313-2775
Fax: (410) 313-2648

cc: Well & Septic program file

ARDO

CONTRACTING, INC.

9693 Gerwig Lane, Columbia, Maryland 21046

410-290-9899 * Fax 410-290-5824

INFO@ARDOinc.com

www.ARDOinc.com

WE BUILD SATISFACTION.

RECEIVED
HOWARD COUNTY HEALTH DEPT
ENVIRONMENTAL DIVISION

2011 AP 28 PM 1:47

April 27, 2011

TO: Howard County Health Department
RE: Well & Septic Variance Consideration Request
Permit #: B11000891 (5425 Broadwater Lane, Clarksville, 21029)

To Whom it may Concern,

We respectfully submit that in the above referenced case, the recommendation for the new septic tank be waived, and the permit approved with the existing septic system.

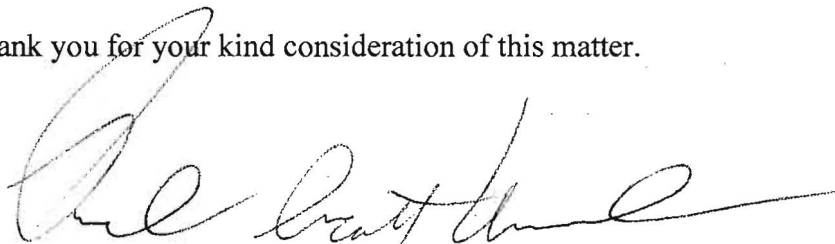
At this time the current system is fully functional without any problems or issues. And, this particular remodeling project adds no bedrooms to the dwelling, thus the load on the current septic system is not increased at all.

The additional square footage increases occur in the Kitchen and Family Room, a new mudroom, powder room, and a home office. We have come to understand that, in your view, a Home Office must not have doors, or it needs built-ins to differentiate it from a bedroom space. Both we and the homeowner are quite happy to accommodate these conditions, so there is no confusion that this is a home office and not a bedroom. Furthermore, there is no closet in the home office by design, again, our attempt to show that this was not a bedroom. The double pocket French doors were intended to separate the living room from the office in the event of company, a messy office desk, and for visual privacy. But we can eliminate those doors or the door to the back hallway to accomplish this clarification.

Since none of the new spaces support additional occupancy, and they therefore do not impose any additional waste loads on the existing septic system, we respectfully request that the existing system be allowed to remain, and the permit be approved/released.

The homeowner will also provide a letter indicating their understanding of your warning about the septic tank size, and asserting that they will take responsibility for the function of the current septic system, releasing the County of responsibility in the matter.

Thank you for your kind consideration of this matter.



Paul S Arnold
President
ARDO Contracting

Robert & Kristin DeLauney

5425 Broadwater lane CLARKSVILLE, MD 21029

Tel: 410 5311231 delaney2001@yahoo.com

RECEIVED
HOWARD COUNTY
2011 AP 28 PM 1:47

Howard County Health Department

7178 Columbia Gateway Drive
Columbia, MD 21046

Wednesday, April 27, 2011

To Whom it may Concern,

We understand that our building permit is being held, and that the primary issue is the recommendation by the Health Department that we should get a new, larger septic tank based on the new (proposed) square footage of the remodeled house.

Our new addition includes no bedroom or other sleeping space, and will not affect overall usage of our septic tank. The kitchen and laundry already exist in the house, and the number of occupants will not change. The new home office will also not affect waste usage. The new bath is a convenience for guests and for our family of 5. As a couple planning for our years over 50 we wanted a one level living space, bringing our laundry room upstairs. As a family of 3 boys, and a husband, we wanted more privacy for "mom". Our proposed addition is merely an improvement of living space, not an increase of usage. We have lived here for 16 years and plan another 10 years with actually decreasing the occupants as they go to college.

We have the septic tank serviced every two years as recommended and have had no problems. We accept responsibility for the current septic tank fully meeting our home's needs, even with the proposed addition and remodeling. We understand and appreciate Howard County's recommendation that we up-size the septic tank, and will do so in the future if there is ever a performance issue with the current tank.

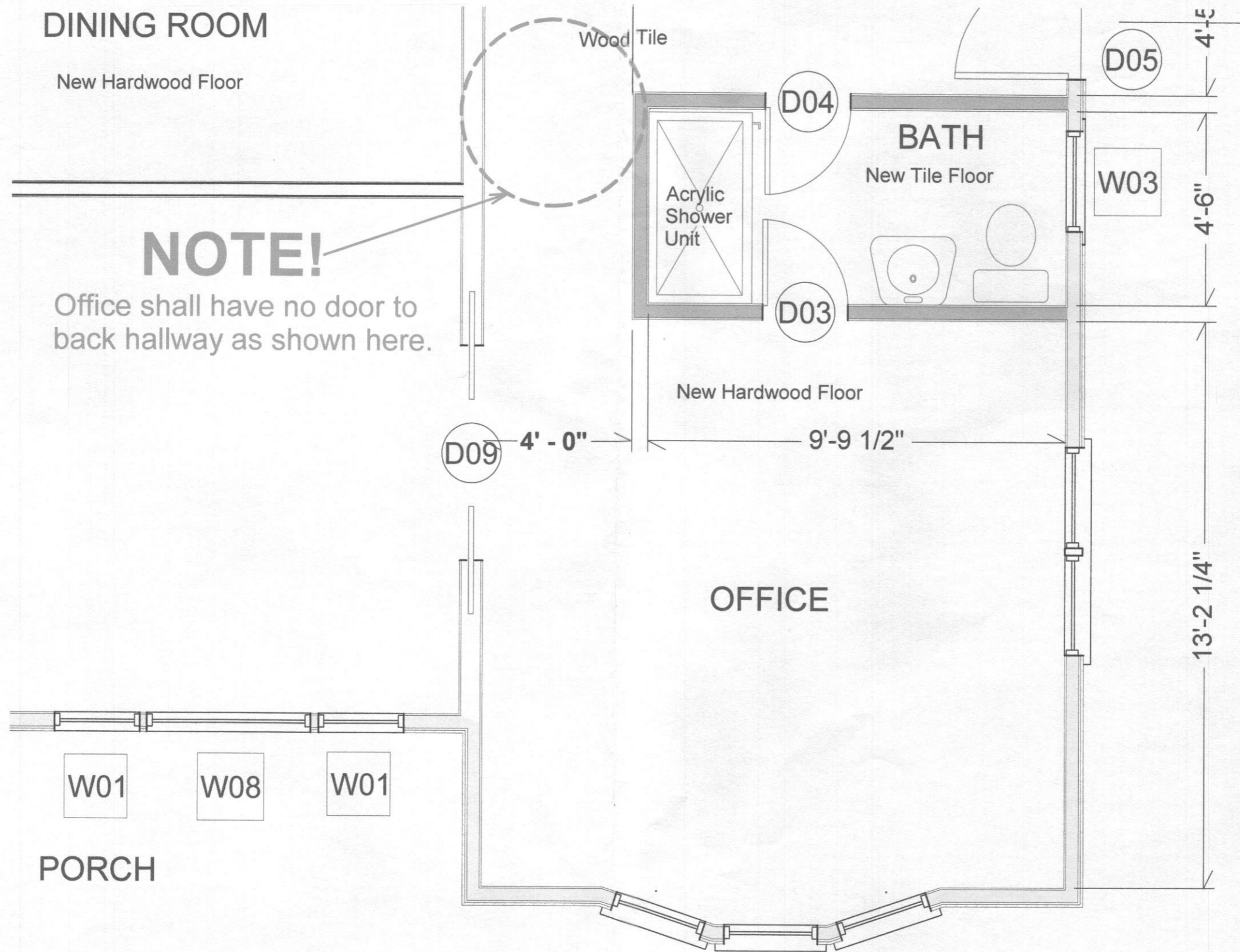
We respectfully request that you release the building permit with the understanding that you have warned us of the issue at hand, made a suggestion for a remedy in line with current standards, and that we accept sole responsibility for the continued functioning of the current septic tank and system.

Thank you for your consideration in this matter.

Sincerely,



Robert and Kristin DeLauney



ARDO
CONTRACTING, INC.
410-290-9899

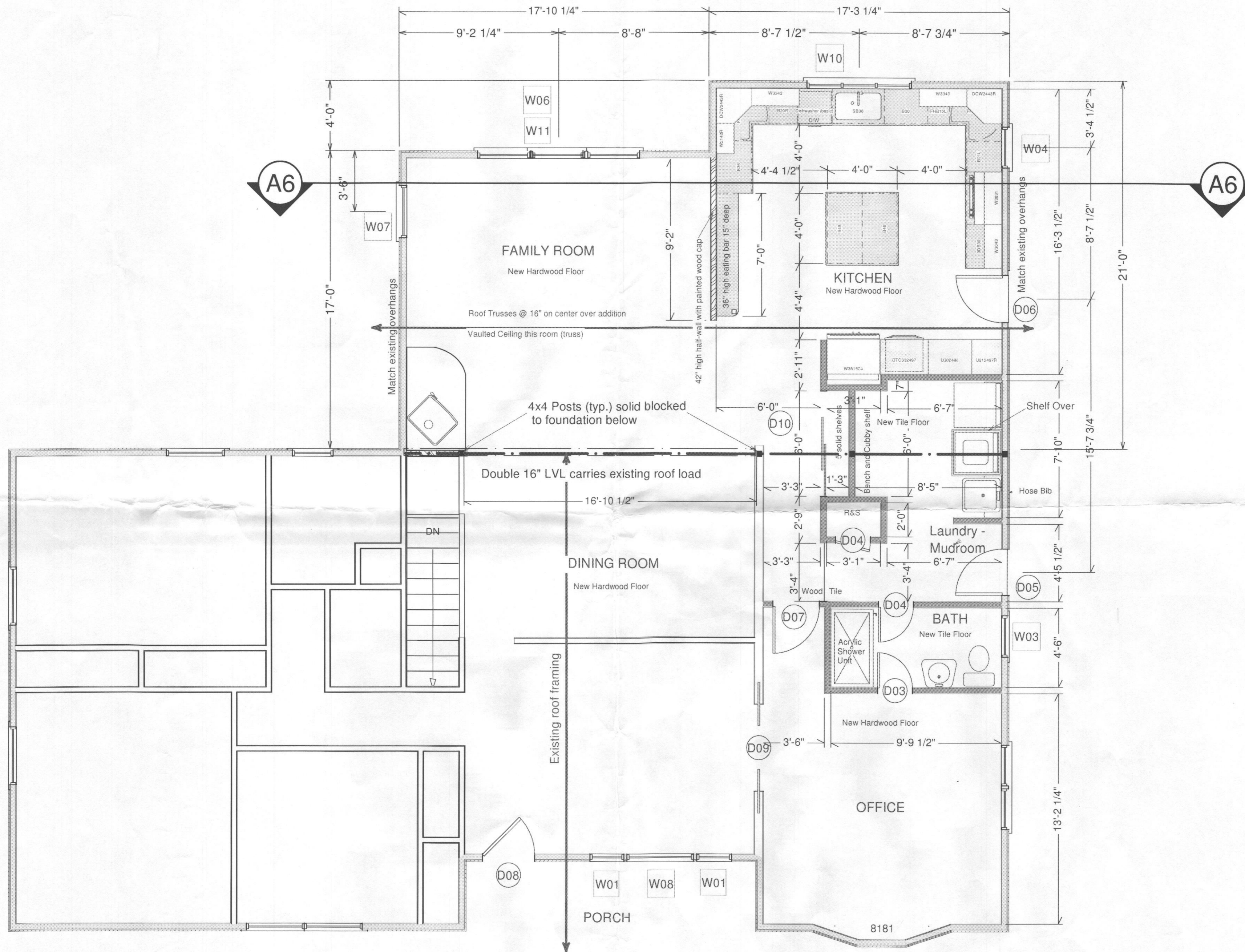
Delauney Plan Revision
5435 Broadwater Lane
Clarksville, MD 21029

July 1, 2011

R 1

Revised Office Floor Plan

Scale 3/8" = 1'-0"



First Floor Plan

Scale 1/4" = 1' - 0"

Delaney Addition & Remodeling
 5435 Broadwater Lane
 Clarksville, MD 21029

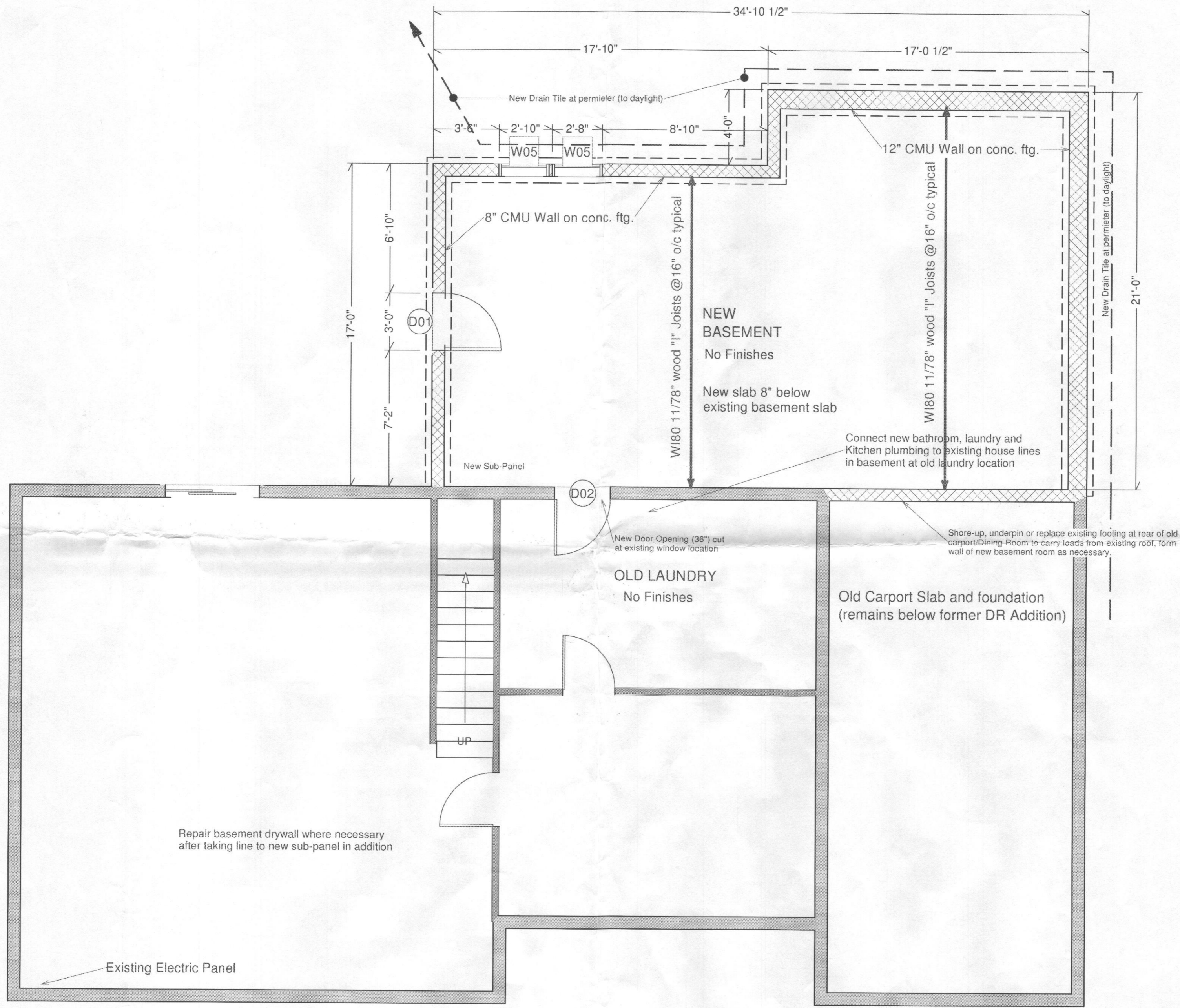
Architect's Seal:
 James F. Molinelli, Jr.
 7277-A

Print Date
 3/31/2011

SHEET:

4

ARDO
 CONTRACTING, INC.
 (410) 290-9899



Basement Level Plan

Scale 1/4" = 1' - 0"

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CONTRACTING, INC.
(410) 290-9899

DeLauney Addition & Remodeling
5435 Broadwater Lane
Clarksville, MD 21029

Architect's Seal:
James F. Molinelli, Jr.
7277-A

Print Date
3/31/2011

SHEET:

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