



CB160607

# 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: \_\_\_\_\_

Permit No.: B16002614

Building Address: 6954 MINK HOLLOW ROAD  
 City: HIGHLAND State: MD Zip Code: 20777  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 2  
 Tax Map: 40 Parcel: 417 Grid: \_\_\_\_\_  
 Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: 1.5

Existing Use: PATIO  
 Proposed Use: PAVILION  
 Estimated Construction Cost: \$ 10,000  
 Description of Work: ERECT PAVILION OVER EXISTING  
PATIO CONCRETE PAD 30' X 22'  
32

Occupant or Tenant: OCCUPANT

Was tenant space previously occupied?  Yes  No  
 Contact Name: JOHN REED  
 Address: 6954 MINK HOLLOW RD  
 City: HIGHLAND State: MD Zip Code: 20777  
 Phone: 301-674-2578 Fax: 301-854-2360  
 Email: RBKEY@AOL.COM

Property Owner's Name: JOHN & KATHLEEN REED  
 Address: 6954 MINK HOLLOW RD  
 City: HIGHLAND State: MD Zip Code: 20777  
 Phone: 301-854-3008 Fax: 301-854-2360  
 Email: KATHYREED@AOL.COM

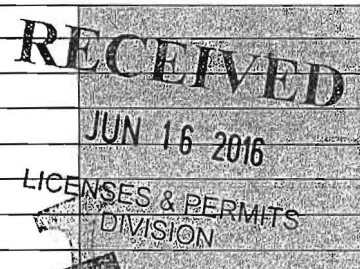
Applicant's Name & Mailing Address, (if other than stated herein)  
 Applicant's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Contractor Company: HOMEOWNER JOHN REED  
 Contact Person: JOHN REED  
 Address: SAME AS ABOVE  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 License No.: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Engineer/Architect Company: HOMEOWNER JOHN REED  
 Responsible Design Prof.: \_\_\_\_\_  
 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:
Area of construction (sq. ft.):	2 <sup>nd</sup> floor:
Use group:	Basement:
	<input type="checkbox"/> Finished Basement
	<input type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>
<input type="checkbox"/> Masonry	No. of efficiency units:
<input type="checkbox"/> Wood Frame	No. of 1 BR units:
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Roofs:
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof:
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities
<b>Water Supply</b>
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
<b>Sewage Disposal</b>
<input type="checkbox"/> Public
<input checked="" 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 checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane
<input type="checkbox"/> Other
<b>Sprinkler System:</b>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Grading Permit Number: _____
Building Shell Permit Number: _____



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 THEREON; (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 ON THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: KATHLEEN REED Print Name: KATHLEEN REED  
 Email Address: KATHYREED@AOL.COM Date: 6/16/16

Title/Company: \_\_\_\_\_

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>10/25/16</u>	<u>H. Osuna</u>

DPZ SETBACK INFORMATION	
Front:	
Rear:	
Side:	
Side St.:	
All minimum setbacks met?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District?	<input type="checkbox"/> Yes <input type="checkbox"/> 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	\$ <u>100.00</u>
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	#

On Jul 11, 2016, at 9:18 AM, Oswald, Hank  
<[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)> wrote:

Hi Ms. Reed:

I am available anytime this week in the morning. Let me know when you would like to come in and I will reserve one of our meeting rooms.

Thanks,

Hank

---

**From:** [KathyReed@aol.com](mailto:KathyReed@aol.com)  
[<mailto:KathyReed@aol.com>]  
**Sent:** Wednesday, July 06, 2016 2:27 PM  
**To:** Oswald, Hank  
**Subject:** Re: B16002614\_Pavilion

Mr. Oswald,

Although I think email is a wonderful time saver, sometimes I find it easier to speak face to face. Is it possible for you and I to meet and go over the pavilion at your convenience?

Thanks you,

Kathy Reed

In a message dated 7/5/2016 9:23:48 A.M.  
Eastern Daylight Time,  
[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov) writes:

| Hi Ms. Reed:

Thanks,  
Kathy

Sent from my iPad

On Sep 19, 2016, at 9:56 AM, Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)> wrote:

Okay great. My coworker and I should be onsite within the hour.

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**From:** Kathy [<mailto:kathyreed@aol.com>]  
**Sent:** Monday, September 19, 2016 9:43 AM  
**To:** Oswald, Hank  
**Subject:** Re: B16002614\_Pavilion

Hank,  
Ok. I'll be home all day.  
Thanks,  
Kathy

Sent from my iPad

On Sep 19, 2016, at 8:37 AM, Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)> wrote:

Hi Kathy:

I've been asked to conduct a site visit to verify the measurements on the plan. I will probably be out some time today.

Thanks,

Hank

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**From:** [KathyReed@aol.com](mailto:KathyReed@aol.com) [<mailto:KathyReed@aol.com>]  
**Sent:** Tuesday, August 30, 2016 1:26 PM  
**To:** Oswald, Hank  
**Subject:** Re: B16002614\_Pavilion

Hank,

Well, the task you gave me was harder than I thought. I'm still trying to draw the site plan up:) and the wedding is OCTOBER 22. Not in panic mode quite yet....

In the meantime, I am attaching my rough draft for Mr. Davis regarding the perc waiver. Any chance you could give me some feedback?

Thanks,  
Kathy

In a message dated 7/11/2016 10:56:53 A.M. Eastern Daylight Time, [hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov) writes:

Our office is located at 8930 Stanford BLVD, Columbia 21045. The entrance is located on the right side of the building.

Hank

John and Kathy Reed  
6954 Mink Hollow Road  
Highland Maryland 20777  
301-854-2360  
kathyreed@aol.com

October 24, 2016

Mr. Mike Davis  
Howard County Health Department  
Well & Septic Program  
8930 Stanford Boulevard  
Columbia, MD 21045

Re: B16002614\_Pavilion Permit Request  
To be built at the Reed Residence

Mr. Davis,

A very big Thank You to you and your staff, especially Hank Oswald for being so patient and helpful while guiding us through the building permit process. Tom Frey with the Building Enforcement Division was also extremely helpful.


We realize that the pavilion will encroach upon the septic disposal area, as is the possibility of the gazebo and pool area. We also acknowledge that in the future, if we would wish to draw another building permit or make any repairs to the current septic system, additional testing and/or removal of structures may be required.

Please do not hesitate to contact us if you need further information. Again, our appreciation to you all for your assistance in this matter.

Sincerely,

John and Kathy Reed

  
John Reed - Owner

  
Kathleen Reed - Owner

The site plan submitted with the building permit application does not seem to reflect the true location of the septic system components i.e. tank, d-box and trenches. The site plan shows the tank to be 10 feet off of the house which differs from the septic record of 20 feet. In addition, the concrete slab appears to be located in the sewage disposal area. Please see attachment for more details regarding the area in blue as the true location of the sewage disposal area. Also attached is a copy of the As- Built drawing showing the location of the tank and other components of the system.

If the slab is located in the sewage disposal area, then perc testing may be required to make up for lost area prior to building permit approval. Can you tell me when this concrete slab was constructed and for what purpose? How is it constructed? I just need to know some of these details to see whether a Waiver Request to perc testing can be considered.

Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.

Howard County Health Department

Bureau of Environmental Health

Well & Septic Program

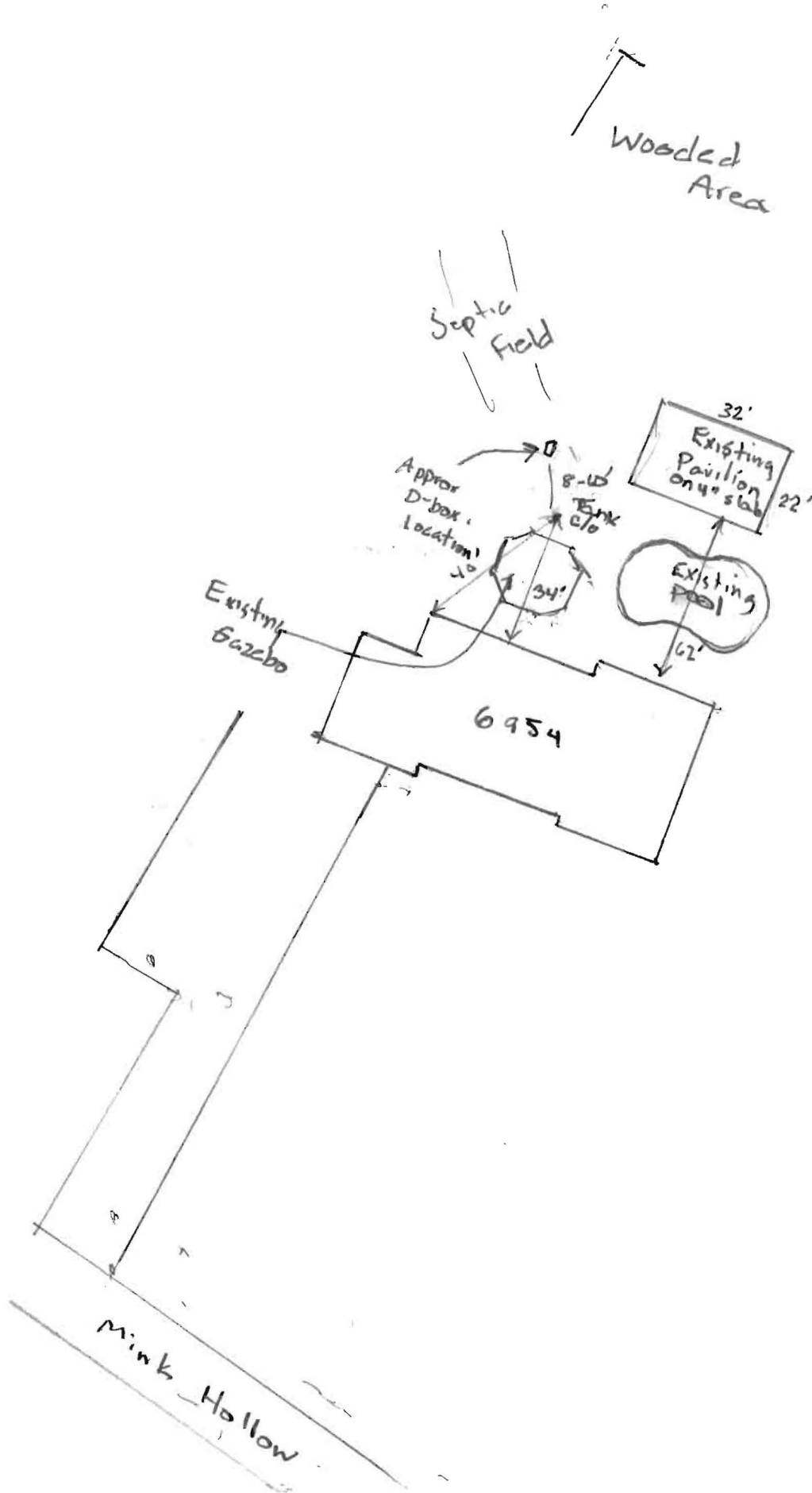
8930 Stanford Boulevard

Columbia, MD 21045

410.313.1786 (Office)

410.313.2648 (Fax)

Site Inspection: 9/19/16  
B16002614 - Pavilion











## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Tuesday, July 05, 2016 9:24 AM  
**To:** 'kathyreed@aol.com'  
**Subject:** B16002614\_Pavilion  
**Attachments:** Septic Record\_6954 Mink Hollow Road.pdf

Hi Ms. Reed:

The site plan submitted with the building permit application does not seem to reflect the true location of the septic system components i.e. tank, d-box and trenches. The site plan shows the tank to be 10 feet off of the house which differs from the septic record of 20 feet. In addition, the concrete slab appears to be located in the sewage disposal area. Please see attachment for more details regarding the area in blue as the true location of the sewage disposal area. Also attached is a copy of the As- Built drawing showing the location of the tank and other components of the system.

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Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Bureau of Environmental Health  
Well & Septic Program  
8930 Stanford Boulevard  
Columbia, MD 21045  
410.313.1786 (Office)  
410.313.2648 (Fax)

1999 - Concrete Pad  
- Build Floats  
Thickness unknown

Reed  
6954 Mink Hollow

LOT 1

LOT 2

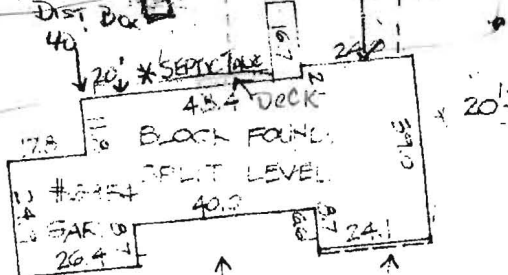
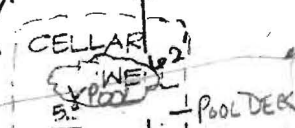
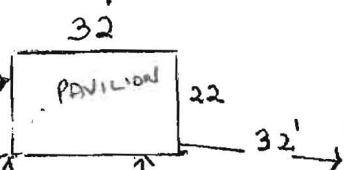
1500 ACRES ±

80 x 80

40 x 130  
= 5200

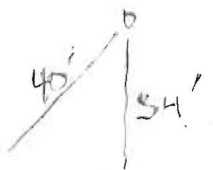
6400

130 TRENCHES



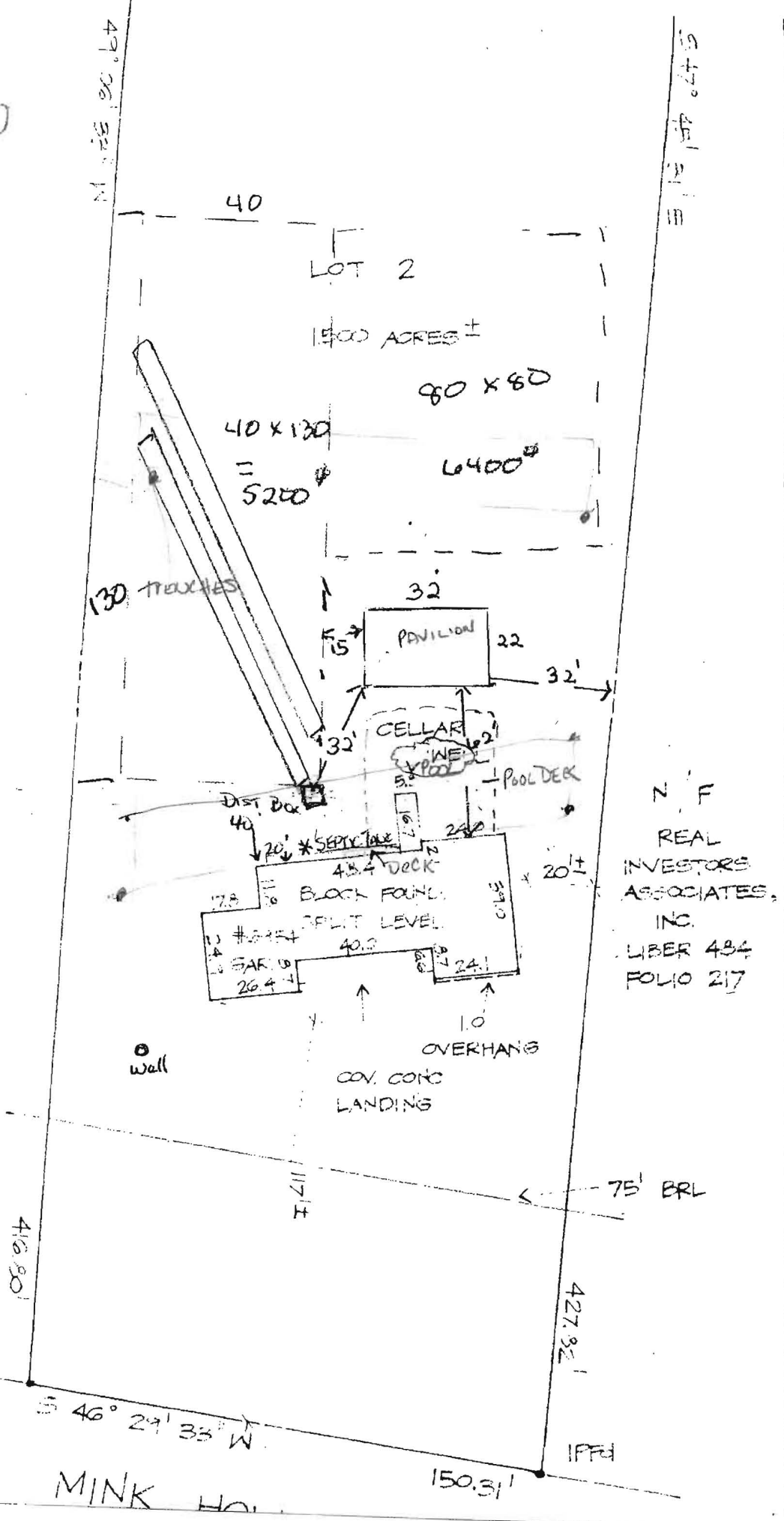
OVERHANG  
CONC.  
LANDING

N F  
REAL  
INVESTORS  
ASSOCIATES,  
INC.  
LIBER 484  
FOLIO 217



**SURVEYOR'S CERTIFICATE**  
I hereby certify that I have carefully located the improvements as shown hereon in accordance with recorded property description, and that there are no encroachments except as indicated.

LOT HO



## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Tuesday, October 11, 2016 3:53 PM  
**To:** 'Kathy'  
**Subject:** RE: B16002614\_Pavilion

Hi Kathy:

Good afternoon. I received your voicemail. Thanks for the follow-up. I was told that we will need a written letter signed by the owner(s) acknowledging that the pool, gazebo and pavilion are all in the sewage disposal area (SDA) and additional testing and/or removal of the structures will be required prior to any system repair or future BP approval.

Once we receive the letter, we can sign-off on the permit. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

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**From:** Kathy [mailto:kathyreed@aol.com]  
**Sent:** Monday, September 26, 2016 9:17 AM  
**To:** Oswald, Hank  
**Subject:** Re: B16002614\_Pavilion

Good morning Hank!  
Just checking in to see how things are progressing. Any feedback yet?  
Thanks,  
Kathy

Sent from my iPad

On Sep 19, 2016, at 9:56 AM, Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)> wrote:

Okay great. My coworker and I should be onsite within the hour.

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**Subject:** Re: B16002614\_Pavilion

Hank,  
Ok. I'll be home all day.  
Thanks,  
Kathy

Sent from my iPad

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Hank

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**To:** Oswald, Hank

**Subject:** Re: B16002614\_Pavilion

Hank,

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Kathy

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Our office is located at 8930 Stanford BLVD, Columbia 21045. The entrance is located on the right side of the building.

Hank

---

**From:** Kathy [<mailto:kathyreed@aol.com>]

**Sent:** Monday, July 11, 2016 10:55 AM

**To:** Oswald, Hank

**Subject:** Re: B16002614\_Pavilion

Hank,

Perfect! And to be sure, I come to the same office where I turned the permit application in - correct?

Kathy

Sent from my iPad



### Interactive Map

Map Layers Map Legend Search

All Layers

Base Maps & Aerial Photos

- Howard County Base Map
- Property View Tax Map
- Aerial Photo 2016
- Aerial Photo 2014
- Aerial Photo 2013
- Aerial Photo 2011
- Aerial Photo 2007
- Aerial Photo 2006
- Aerial Photo 2004
- Aerial Photo 2002
- Aerial Photo 1998
- Aerial Photo 1993
- Aerial Photo 1988
- Aerial Photo 1985
- Aerial Photo 1984
- Aerial Photo 1982
- Aerial Photo 1980



John and Kathy Reed  
6954 Mink Hollow Road  
Highland Maryland 20777  
301-854-2360  
kathyreed@aol.com

August 31, 2016

Mr. Mike Davis  
Howard County Health Department  
Well & Septic Program  
8930 Stanford Boulevard  
Columbia, MD 21045

Site  
Insp

Re: B16002614\_Pavilion

Mr. Davis,

Per your department's request we are submitting a revised site plan to install a pavilion roof over an existing 4" concrete slab. This plan now reflects the location of the septic components and the pool and deck locations.

When we built this house in 1986, we attempted to grow a vegetable garden (see photo). After several years of wild life eating the fruits of our hard labor we paved over the garden. It then became the children's area to build homecoming floats, practice cheer routines, etc. My eldest daughter is getting married on October 22 of this year, and she wants the ceremony to be held in her backyard. This is where she has celebrated with friends and families and for her biggest day she couldn't find any other place that is as special.

Along with the site plan submittal, I would like to request a waiver for the Perc Certified Plan Requirements. In the 17 years of the slab's existence, we have never had any septic issues whatsoever. The pavilion slab is at a minimum of 15 feet away from the existing trenches.

Also enclosed are the approvals from the County's Building Review, Zoning and Engineering Departments. As timing is critical, we would greatly appreciate your department granting our Waiver Request for the Perc Test.

Please do not hesitate to contact us if you need further information.

Sincerely,

John and Kathy Reed