

HOWARD COUNTY
PERMIT APPLICATION

PERMIT NUMBER

B0900 2998

Building Address 14565 Mustang Path
Glenwood MD 21738

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

Census Tract _____ Subdivision Glenwood Estates

Section _____ Area _____ Lot _____

Tax Map _____ Parcel _____ Grid _____

Zoning _____ Map Coordinates _____ Lot size _____

Property Owner's Name David A Bandel

Address 14565 Mustang Path

City Glenwood State MD Zip Code 21738

Phone 410-608-6271 Phone 410-442-1893

Applicant's Name & Mailing Address, (if other than stated hereon): _____

Phone _____ Fax _____

Existing Use Residential

Proposed Use Residential

Estimated Construction Cost \$ 35,000

Description of Work Two-car garage, detached with 2nd floor storage room, 28'x32'

Contractor Company CB Structures Konestoga Buildings Inc.

Contact Person Devin McCamant

Address 202 Ordan Road

City New Holland State PA Zip Code 17557

License No. _____

Phone (717) 354-2613 Fax _____

Occupant or Tenant Owner resides on property

Contact Name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Engineer or Architect Company Scott L. Schirwan (Professional)

Contact Person Devin McCamant / CB Structures Inc.

Address 202 Ordan Road

City New Holland State PA Zip Code 17557

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"/>
Use group: _____	Gas Yes <input type="checkbox"/> No <input type="checkbox"/>
Construction type: _____ Reinforced Concrete _____ Structural Steel _____ Masonry _____ Wood Frame _____	Heating System: _____ Electric <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/>
_____ State Certified Modular	Sprinkler system: <u>N/A</u> <input type="checkbox"/> Full _____ Partial _____ Other Suppression _____ # of Heads _____

Building Characteristics	Utilities
SF Dwelling <input type="checkbox"/> SF Townhouse <input type="checkbox"/>	Water Supply: <u>N/A</u> Public _____ Private <input checked="" type="checkbox"/>
1st floor: Depth <u>32'</u> Width <u>28'</u>	Sewage Disposal: <u>N/A</u> Public _____ Private <input checked="" type="checkbox"/>
2nd floor: <u>32'</u> <u>14.5'</u>	Electric Yes <input type="checkbox"/> No <input type="checkbox"/>
Basement: _____	Gas Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Finished Basement <input type="checkbox"/> Unfinished Basement <input type="checkbox"/>	Heating System: _____ Electric <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/>
Crawl space <input type="checkbox"/> Slab on Grade <input checked="" type="checkbox"/>	Sprinkler system: <u>N/A</u> <input type="checkbox"/> NFPA #13D _____ NFPA #13R _____ Other: _____
No. of Bedrooms _____	
Height: <u>20'</u>	
Multi-family dwellings: _____	
No. of efficiency units: _____	
No. of 1 BR units: _____	
No. of 2 BR units: _____	
No. of 3 BR units: _____	
Other Structure: _____	
Dimensions: _____	
Footings: _____	
Roof Height: _____	
_____ 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 ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

David A. Bandel
Applicant's Signature

Title/Company

David A. Bandel
Print Name

29 October 2009
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#
<input checked="" type="checkbox"/> Land Development, DPZ			Front: _____	Filing fee \$ _____
<input type="checkbox"/> State Highways			Rear: _____	Permit fee \$ _____
<input checked="" type="checkbox"/> Building Official			Side: _____	Excise tax \$ _____
<input checked="" type="checkbox"/> Dev. Engineering, DPZ	<u>10-29-09</u>	<u>HS</u>	Side St.: _____	Add'l per. fee \$ _____
<input checked="" type="checkbox"/> Health			All minimum setbacks met?	TOTAL FEES \$ _____
<input type="checkbox"/> 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>0491</u>
CONTINGENCY CONSTRUCTION START: <input type="checkbox"/>			Historic District?	Validation # _____
ONE STOP SHOP: <input type="checkbox"/>			YES <input type="checkbox"/> NO <input type="checkbox"/>	
Distribution of Copies- _____	White: Building Official	Green: LDD, DPZ	Lot Coverage for NewTown Zone _____	Accepted by _____
T:\forms\PERMIT.FRM			SDP/Red-line approval date _____	
			Yellow: DED, DPZ	Gold: SHA
			Pink: Health	

May 9, 2009

Howard County Health Department
7178 Gateway Drive
Columbia, MD 21046

To Whom It May Concern:

I am submitting this application in order to modify the existing septic easement on my property in order to attain the proper 20' setback required for a 28'x32' garage to be built, as well as to expand/modify the existing deck and add a 16'x28' above ground pool. I also believe that due to the elevations of the property this will allow for more options should it be necessary to replace the existing drain field in the future. Per the drawings I will require approval to leave the existing functional septic system outside of the new proposed septic easement.

Please see the attached drawings and associated documents per my previous discussions with Mr. Stuart Oster of your office. I can be reached at 410-608-6271 if there are any questions regarding the proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "David Bandel", written in a cursive style.

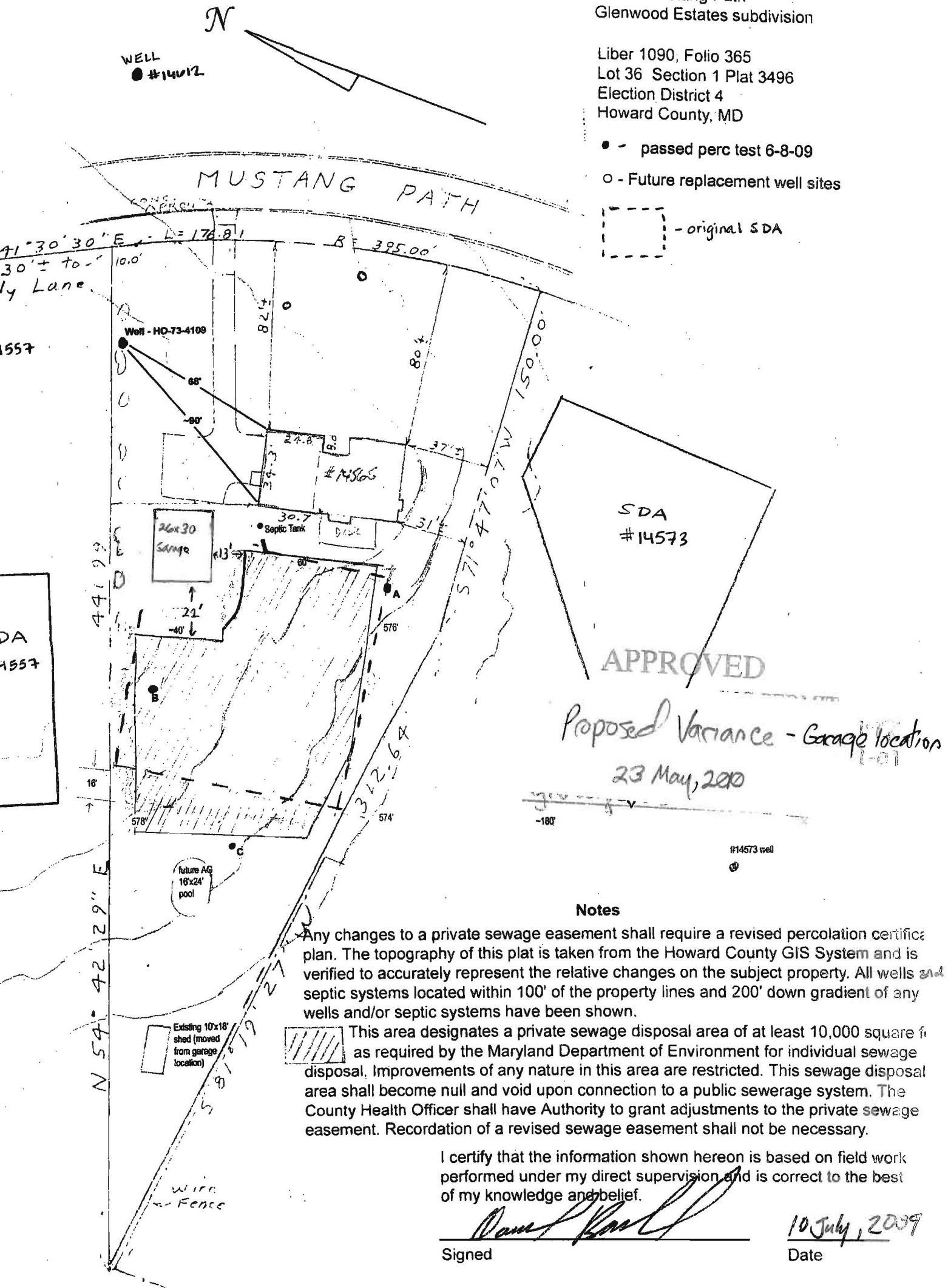
David Bandel

Location Survey
 14565 Mustang Path
 Glenwood Estates subdivision

Liber 1090, Folio 365
 Lot 36 Section 1 Plat 3496
 Election District 4
 Howard County, MD

- - passed perc test 6-8-09
- - Future replacement well sites

□ - original SDA




APPROVED


Proposed Variance - Garage location
 23 May, 2009

Notes

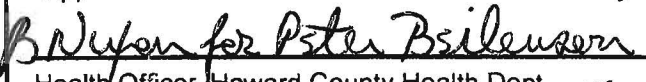
Any changes to a private sewage easement shall require a revised percolation certificate plan. The topography of this plat is taken from the Howard County GIS System and is verified to accurately represent the relative changes on the subject property. All wells and septic systems located within 100' of the property lines and 200' down gradient of any wells and/or septic systems have been shown.

 This area designates a private sewage disposal area of at least 10,000 square feet as required by the Maryland Department of Environment for individual sewage disposal. Improvements of any nature in this area are restricted. This sewage disposal area shall become null and void upon connection to a public sewerage system. The County Health Officer shall have Authority to grant adjustments to the private sewage easement. Recordation of a revised sewage easement shall not be necessary.

I certify that the information shown hereon is based on field work performed under my direct supervision and is correct to the best of my knowledge and belief.


 Signed

10 July, 2009
 Date

"Approved for Private Water and Private Sewer Systems"

 Health Officer, Howard County Health Dept. 165
 8/12/2009
 Date

SCALE 50 ft. = 1 inch
 No. 47-1582

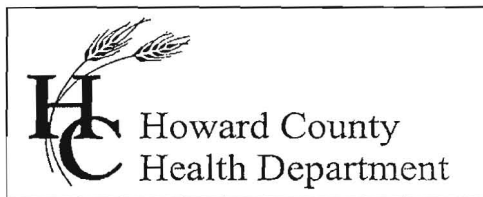


Scale: ~ 100' = 1"

- A. Existing shed to be moved to back of lot for 28x32 garage
- B. Existing deck to be modified, with addition of 16x28 above-ground pool

pipe found from tank to
d-box at a percents

8290



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

March 23, 2010

Mr. David A. Bandel
14565 Mustang Path
Glenwood, MD 21738

RE: **Waiver Approval**
14565 Mustang Path
Glenwood, MD 21738

Dear Mr. Bandel,

The Health Department has received your waiver request dated March 23, 2010 for the above referenced property. The waiver to reduce the setback from the garage to the septic reserve area from twenty (20) feet to thirteen (13) feet has been approved. 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 perc certification plan approved on August 12, 2009. Any deviations from the approved perc certification plan submitted with the request will be subject to further review by this 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

c: File

David A Bandel
14565 Mustang Path
Glenwood, MD 21738
March 23, 2010

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

3/24/10
M. J. Davis
Agent.

Dear Sir:

Per my phone discussion with Heidi Scott on 22 March, I would appreciate your consideration of this request for a variance to the septic easement setback at my property listed above (liber 1090, folio 365, lot 36 Section 1 Plat 3496, election district 4).

Last June I contacted your office with the intent of building a 28'x32' garage on the above stated property. Working closely with Heidi Scott, Robert Bricker and Sara Sappington, utilizing the original plat it was determined that a 40'x40' area of the original SDA would be relocated further away from the house and downhill in order to make room for the new garage structure. This also improved the SDA, as prior to this the area was not long enough for 100' trenches (if needed in the future) as per code. A new plat with SDA of the required square footage was drawn up with the changes and submitted (see enclosed plat copy). This gave the proper clearance from the property line (+10') and to the septic easement (20'). A percolation certification test was performed with three test holes on 8 June 2009 (receipt #-A530998, attached) as well as bacteriological testing of the wells on my property and of the neighboring well at 14573 Mustang Path, for which I received a letter of passing results (also attached) from Mr. Hank Oswald on 10 June 2009. A building permit (A530998) was issued on 29 October 2009.

What was recently discovered is that the actual property line does not follow the row of established (and quite large) trees planted along the side of the property, as was previously believed and marked. The builder has expressed grave concerns on placing the building so close to the trees, as some of the tree trunks are almost to the intended wall location of the new garage. The concern is that as the trees continue to grow, the root structures would eventually cause issues with the footings of the structure. We would like to avoid removing the trees if at all possible, as they have aesthetic value, block the prevailing winter winds, and also provide privacy from the street.

The building plans have been revised and approved by the county to reduce the size of the structure from 28'x32' to 26'x30'. Additionally, I would like to request from your office a variance allowing me to move the structure an additional five to seven feet (7' preferably) closer to the septic easement to allow room for the tree root structures (a new

Mr. Michael Davis
March 23, 2010
Page 2

distance of 13'-15' from garage to septic easement) to avoid removal of the tree line (see proposed variance enclosure).

Taking into consideration your office's concern for future septic system performance, any new system that may need to be installed in the future (per the existing easement location and topographical features) would be installed further downhill and away from the structures. Given the slope, soil types, existing drainage, and the planned drainage for the new building, I believe this proposed variance should not cause any insurmountable drainage or septic issues.

Thank you for your time and consideration. I look forward to hearing from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "David Bandel", written in a cursive style.

David Bandel
(410) 608-6271