

only want Hank. Please!!

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____ @P 558150

AGENCY REVIEW: _____ DATE 3-28-16

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

CHECK AS NEEDED:

- CONSTRUCT NEW SEPTIC SYSTEM(S)
- REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
- REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- NEW STRUCTURE(S)
- ADDITION TO AN EXISTING STRUCTURE
- REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- CREATE NEW LOT(S)
- BUILD ON AN EXISTING LOT IN A SUBDIVISION
- BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
- NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH 4 PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE **UNKNOWN** IF APPROPRIATE)
- COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) Douglas C. White, trustee

DAYTIME PHONE 301-917-3040 CELL 233 FAX _____

MAILING ADDRESS 17705 Hollingsworth Dr. Rockville MD 20855-1306
STREET CITY/TOWN STATE ZIP

APPLICANT Donna & Dennis Danner

DAYTIME PHONE 240-882-4082 CELL 240-375-4934 FAX 301-854-3327

MAILING ADDRESS P.O. Box 355 Highland MD 20777
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME Hallowell's Addition LOT NO. 12

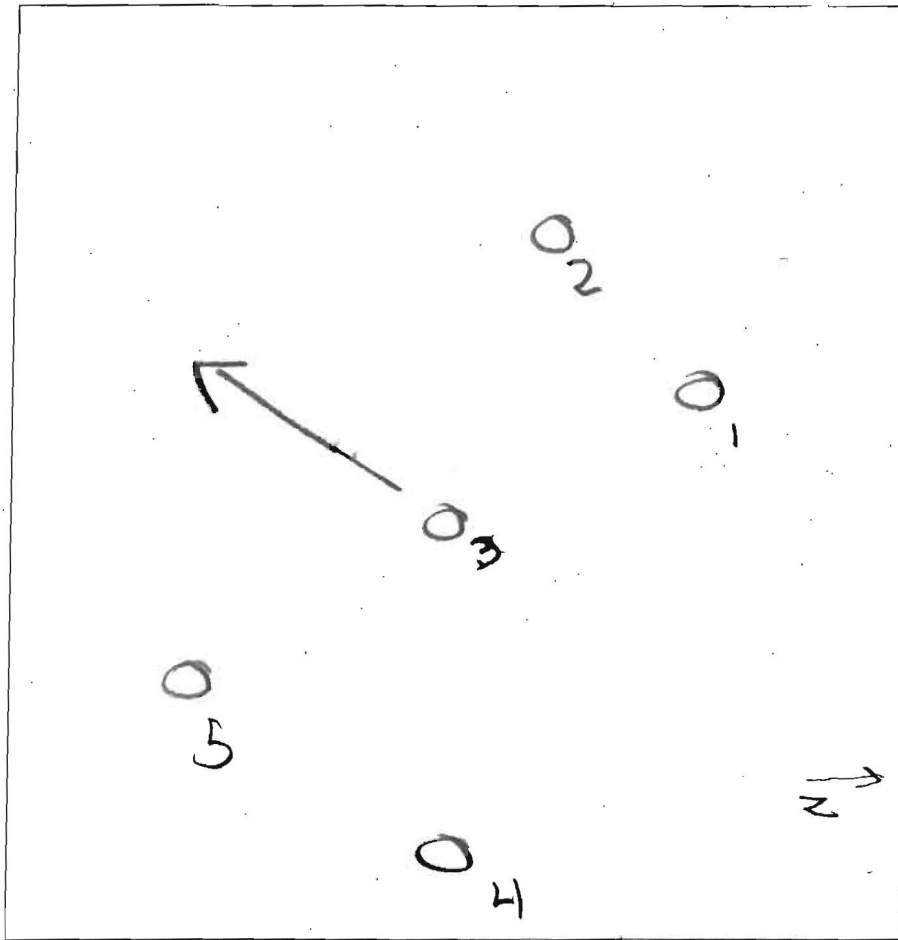
PROPERTY ADDRESS 7077 Mink Hollow Rd. Highland MD 20777
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 0040 GRID 0008 PARCEL(S) 0357 PROPOSED LOT SIZE 6.514 acres

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN.

TEST RESULTS WILL BE MAILED TO APPLICANT. Donna M. Danner
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
7178 COLUMBIA GATEWAY DRIVE COLUMBIA, MARYLAND 21046 (410) 313-2640 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH



Mink Hollow Road

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
4/8/16	1	5.2/12'	9:45	9:48	9:50	3	P
4/8/16	2	4.5/12'	9:56	10:14	10:25	11	P
4/8/16	3	6/12'	10:04	10:06	10:08	2	P
4/8/16	4	4.4/12'	9:36	9:38	9:42	4	P
4/8/16	5	7.1/12'	10:13	10:23	10:40	17	P

REMARKS map 40 P357
 SANITARIAN H. Oswald BACKHOE Fegles OTHERS Donna + Dennis Denner
 TEST HOLES USED IN SDA Jake + Jamie AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

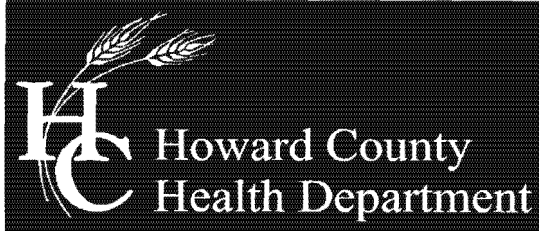
#1
 0.3' dr brl
 Dr Red
 cl
 4' tan
 sil
 many
 mica
 12' dry

#2
 0.4' dr brl
 Or Red
 cl
 3.5' pale red
 -4.0 sl
 many
 mica
 12'

#3
 brl
 or cl
 5.5' tan
 sl
 mica
 12' dry

#4
 .2' dr brl
 or Red
 cl
 3.4' tan
 sil
 many
 mica
 12'

#5
 0.4' dr brl
 or
 cl
 5.7' tan
 sl
 mica
 12'



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

Maura J. Rossman, M.D., Health Officer

April 11, 2016

To: Donna and Dennis Danner (Buyer); Surveys, Inc

RE: Percolation Test Report; E. Mink Hollow Road (Map 40, Parcel 357)

Percolation tests were conducted at E. Mink Hollow Road (Map 40, Parcel 357) on April 8, 2016. Tests and/or profile descriptions were documented for 10 locations (Test Holes # 1 thru 10). All test holes passed.

All percolation tests conducted were standard tests, measuring rate of fall for a pre-wet period followed by measurement and recordation of the time required for the water level to drop 1 inch. Only areas that may be included in the septic reserve area are those represented by test locations having satisfactory soil condition.

The next step in the process is to have an engineer/consultant submit a percolation certification plan to confirm the design of 1 septic reserve area on this lot. (Proposed sewage disposal area must be bounded by passing percolation test locations.) Please note that the lower well box on the test plan is not acceptable (if the SDA to the right is shown on plan) because it is down gradient and less than 200 feet. Additionally, please reference on the percolation certification plan that two homes are not allowed on this lot.

Should you have any questions regarding this evaluation please don't hesitate to ask. I may be reached at (410) 313-1786 or by email hoswald@howardcountymd.gov

Respectfully,

Hank Oswald

Hank Oswald, L.E.H.S
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program

Oswald, Hank

From: Oswald, Hank
Sent: Monday, April 11, 2016 10:44 AM
To: dmdanner@verizon.net; Dennis Danner (d2danner@verizon.net); surveysinc@verizon.net
Subject: Mink Hollow_Perc Test Results
Attachments: Perc Test Report_Mink Hollow_Danner_2.11.16.pdf; Perc Test Notes_Mink Hollow Road_2016.pdf

Good morning All:

Attached, you will find a copy of the perc test notes, and report for E. Mink Hollow Road (Map 40, Parcel 357). 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)

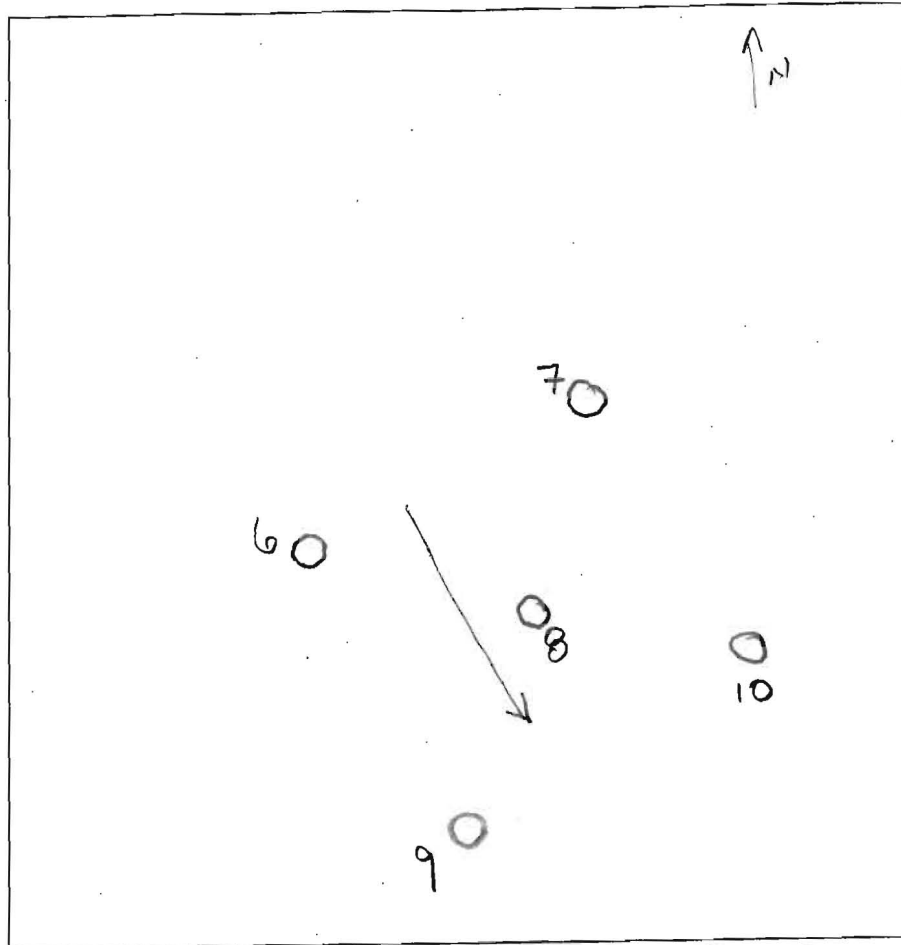
~~The~~ lower well box on
The test plan is not
acceptable if they show
the SDA to the right -
it is downgrade < 200'.
Make note of it in results
letter + reference notes on
PC to clarify that 2 houses
are not allowed on lot

A/P

#6
 0.2' - drk brl
 Or Red cl L
 3' - Tan sil many mica
 12' - dry

#7
 2.5' - drk brl Or cl
 ssil many mica
 12' - dry

#8
 0.2' - drk brl
 Or Red cl
 3' - tan sil many mica
 12' - dry



#9
 0.2' - drk brl
 2.8' - Br Red cl
 tan sil many mica
 12' -

#10
 0.3' - dr brl
 Or Red cl
 6.5' - Tan ssil many mica
 12' -

Mink Hollow Road

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
4/8/16	6	4' 12"	9:00	9:02	9:05	3	P
4/8/16	7	4' 12"	9:15	9:18	9:22	4	P
4/8/16	8	4' 5 1/2"	8:52	8:55	9:00	5	P
4/8/16	9	3' 5 1/2"	8:28	8:30	8:34	4	P
4/8/16	10	7' 5 1/2"	9:21	9:25	9:31	6	P

REMARKS Map 40 P 357
 SANITARIAN H. Oswald BACKHOE Fogles OTHERS Donna & Dennis Danner
 TEST HOLES USED IN SDA Jake & Jamie AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

4-12' holes

Preliminary

APPLICATION

A 19279

SEWAGE DISPOSAL TESTING

P _____

STATE OF MARYLAND - DEPARTMENT OF HEALTH AND MENTAL HYGIENE

HOWARD COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES

4 Br.

DISTRICT 5

P. O. BOX 476, ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 465-5000, EXT. 356

DATE 11/13/73

Septic Tank - 1200 gal.
Dry Well - 4' ^{50"} 50" ft absorbent sidewall area to begin below the first
6" of org. grade. Max. depth permitted for DW is 13' below org. grade.
Place Dry Well 200' from rear lot line and 100' from right side line
as seen when facing from the front.

use 300 sq ft sew - 150 sq ft in trench (one side)

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I, HEREBY, APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Richard Hallowell (contract owner) Glen Drew
7501 Dominion Blvd.
ADDRESS 7131 Mink Hollow Rd, Highland, Md. 286-2988 Bethesda, Md 20814
PHONE _____

PROPERTY LOCATION:
SUBDIVISION 7077 Mink Hollow Road Parcel
On E. side of Mink Hollow Rd approximately LOT NO. 12
ROAD AND DESCRIPTION 400' N. of Gardner Lane.

SIZE OF LOT #12 - - 6.514 acres TYPE BLDG. 4
NUMBER OF BEDROOMS _____
IF NOT SINGLE RESIDENCE DESCRIBE _____

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE.

SIGNATURE OF APPLICANT Richard Hallowell

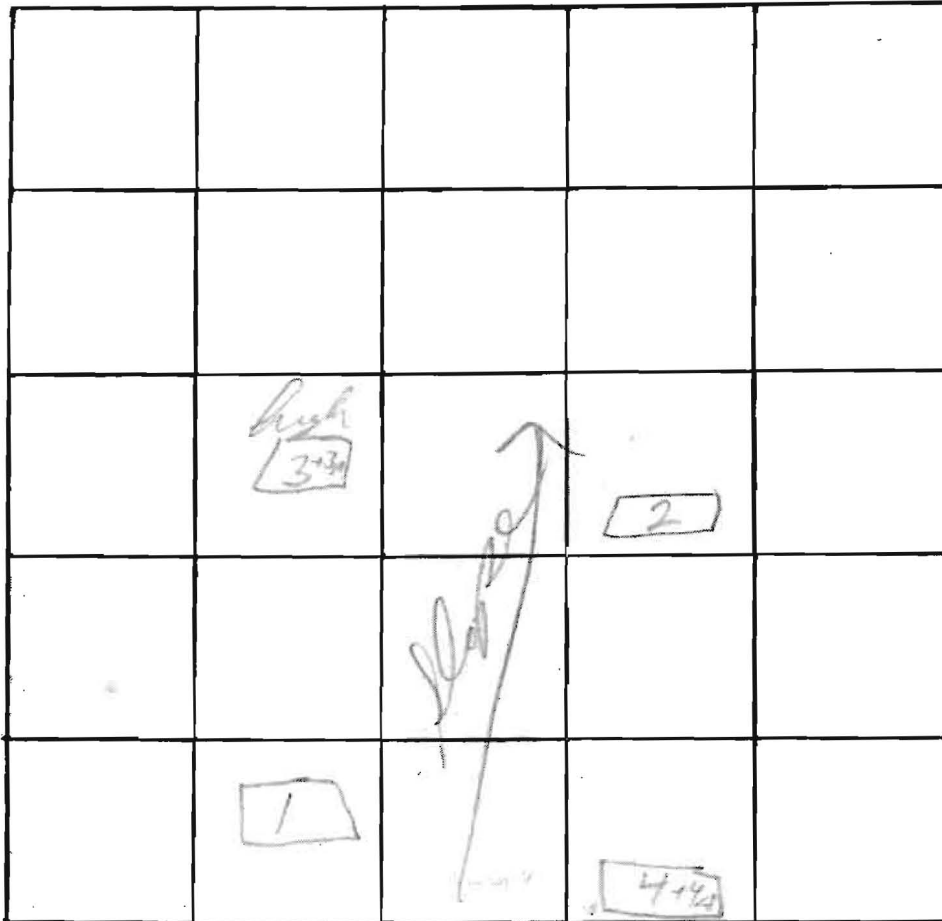
APPROVED BY [Signature] FOR Dry Well & Trench DATE 1-21-74
(KIND OF SYSTEM)

REJECTED BY _____ FOR _____ DATE _____
(KIND OF SYSTEM)

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING _____

THIS IS NOT A PERMIT



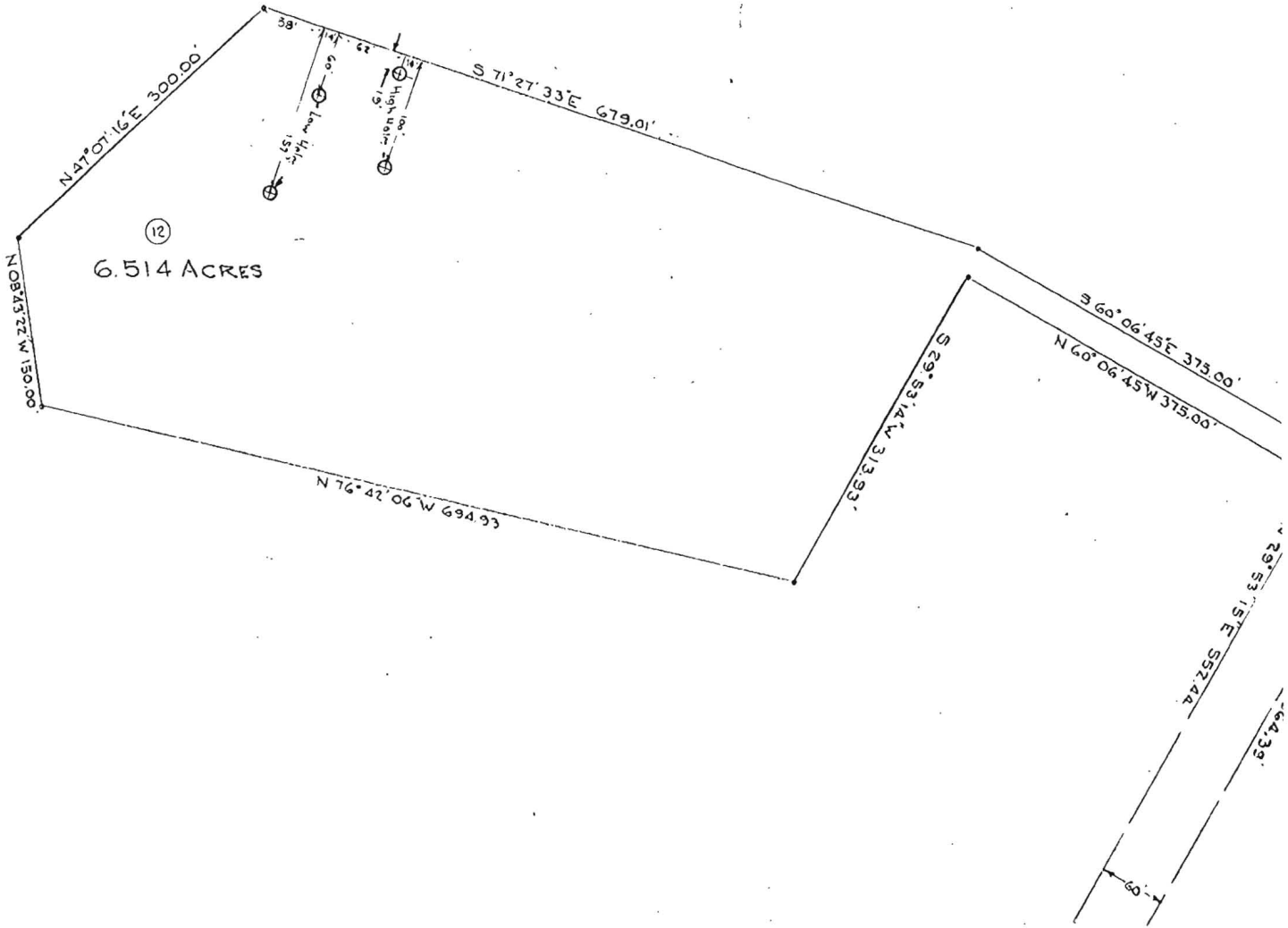
INDICATE NORTH. - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
	1 VISUAL	12'		OK			
	2	11'		VISUAL		OK	
	3	13'	243	248	248	253	SMW
	3A	7'	243	246	246	250	4min
	4	11'	253	257	257	259	2min
	4A	4'	255	300	305	305	SMW

REMARKS

certified hole

TYPE OF SOIL



LOCATION SURVEY
 FOR
 HALLOWELL'S ADDITION
 FIFTH ELECTION DISTRICT, HOWARD COUNTY
 HIGHLAND, MARYLAND.
 SCALE: 1 IN. = 100 FT. NOVEMBER 6, 1913.

Note: The lot shown hereon complies with the minimum ownership and lot area as required by the Maryland State Health Department

Approved: Private Water and Private Sewer

[Signature]
 Howard County Health Officer

[Date]
 Date

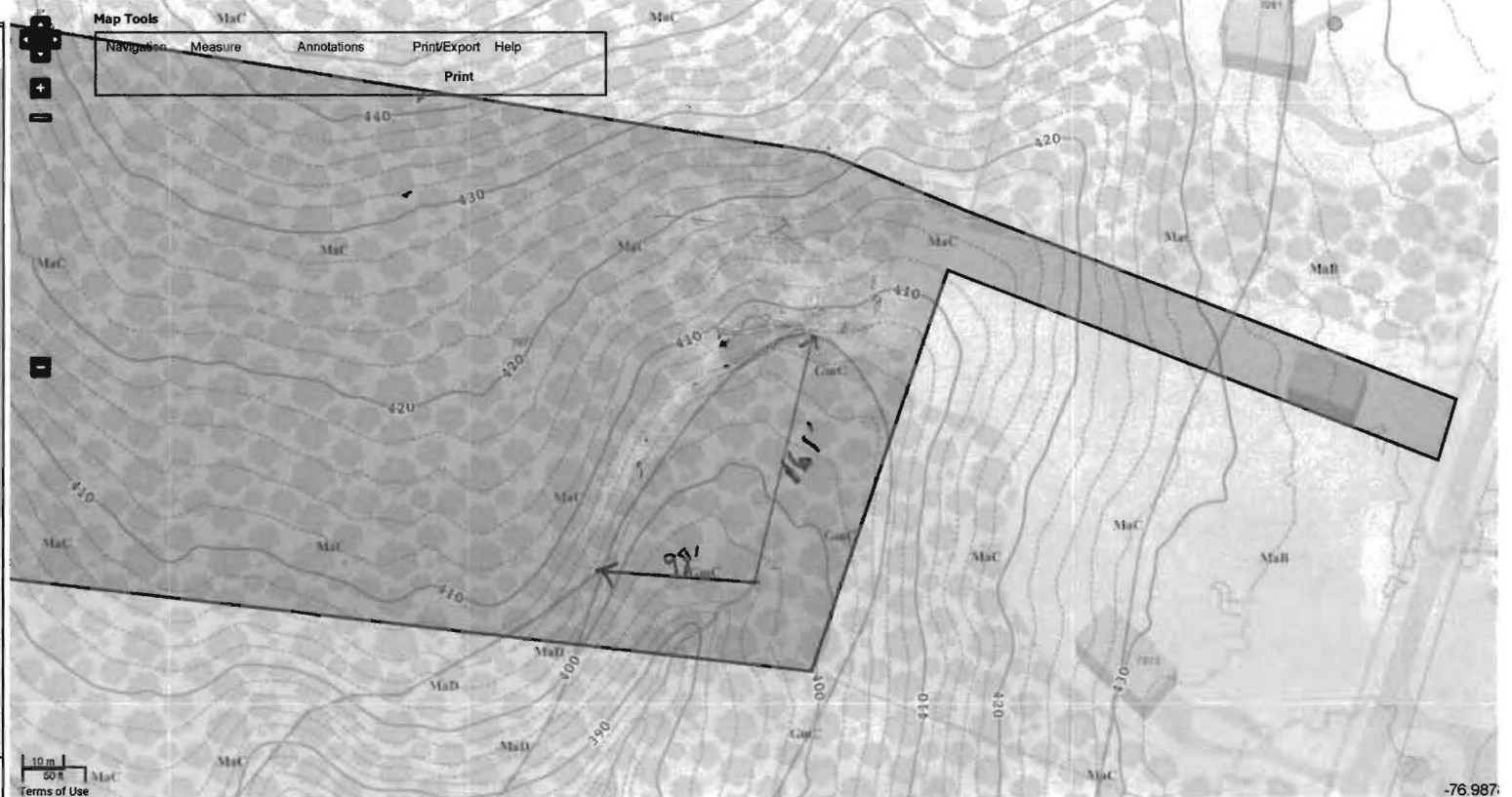
⊙ Denotes percolation test hole (actual field location)



Map Layers Map Legend Search

All Layers

- Base Maps & Aerial Photos
- Annotation Layers
- HoCo Base Map Layers
 - Contours 2004
 - County Boundary
 - Stream Centerline Buffer 75ft
 - Building Permits (New)
 - Scanned PDF Drawings Intern
 - Address Points
 - Street Centerline
 - Metro Property
 - Property Boundaries
- Additional Layers
- Sewer Infrastructure
- Water Infrastructure
- Study Areas
- Layer Overlays
 - Floodplain - Draft - Small Trib
 - Floodplain
 - Floodplain - Historic
 - Historic Districts
 - Zoning
 - Land Use
 - Water/Sewer Labels
 - Sewer Infrastructure
 - Water Infrastructure
 - Storm Drain Features
 - Hydric Soils
 - Geology
 - Soils
 - Wetlands



Oswald, Hank

From: Oswald, Hank
Sent: Friday, April 01, 2016 2:35 PM
To: surveysinc@verizon.net
Cc: dmdanner@verizon.net; Dennis Danner (d2danner@verizon.net)
Subject: GIS Image_Stream Buffer
Attachments: PErc Test_Mink Hollow_Danner_GIS.pdf

Surveys Inc:

Attached, please find the GIS map as discussed. Based on this information, the SDA doesn't seem to meet the 100 foot setback. We spoke about shifting it back a bit. Let me know what you think.

Also, here are some potential perc test dates; April 7, 8, 12, 13, or 14th. Please let me know as soon as possible.

Thanks,

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)



HOWARD COUNTY HEALTH DEPARTMENT

58061

DATE
3 / 31 / 16

AS

Received From

Donna Danner

PHONE #

For

Per App / 7077 Mark Hollow Rd

CASH

CHECK

NO.

CC

Five hundred six _____ Dollars

\$

511.00

Received By

King



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____ A/P _____

AGENCY REVIEW: _____ DATE _____

DO NOT WRITE ABOVE THIS LINE

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CHECK AS NEEDED:

- CONSTRUCT NEW SEPTIC SYSTEM(S)
- REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
- REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- NEW STRUCTURE(S)
- ADDITION TO AN EXISTING STRUCTURE
- REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- CREATE NEW LOT(S)
- BUILD ON AN EXISTING LOT IN A SUBDIVISION
- BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
- NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH 4 PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE **UNKNOWN** IF APPROPRIATE)
- COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) Douglas C. White, trustee

DAYTIME PHONE 301-917-3040 x233 CELL _____ FAX _____

MAILING ADDRESS 17705 Hollingsworth Dr. Rockville MD 20855-1306
STREET CITY/TOWN STATE ZIP

APPLICANT Donna & Dennis Danner

DAYTIME PHONE Donna cell 240.882.4082 Dennis 240.375.4934 FAX 301-854-3327

MAILING ADDRESS P.O. Box 355 Highland MD 20777
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME Hallowell's Addition LOT NO. 12

PROPERTY ADDRESS 7077 Mink Hollow Rd. Highland MD 20777
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 0040 GRID 0008 PARCEL(S) 0357 PROPOSED LOT SIZE 6.514 acres

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN.

TEST RESULTS WILL BE MAILED TO APPLICANT. Donna M. Danner
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
1718 COLUMBIA GATEWAY DRIVE COLUMBIA, MARYLAND 21046 (410) 313-2640 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

This Deed, made this 26th day of July, 2016, by and between Drew and White Charitable Remainder Trust, dated December 17, 2010, party of the first part, Grantor, and/Dennis and/Donna Danner Revocable Trust, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of Two Hundred Seventy Thousand And 00/100 Dollars (\$270,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Dennis and Donna Danner Revocable Trust, in fee simple, all that lot of ground situate in the County of Howard, State of Maryland and described as follows, that is to say:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

20
40
1350
2700
ds

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Dennis and Donna Danner Revocable Trust, in fee simple.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

HOWARD COUNTY CIRCUIT COURT (Land Records) WAR 17042, p. 0274, MSA_CE53_17042, Date available 08/19/2016. Printed 08/23/2016.

000127

LR - Deed (w Taxes)
Recording Fee no RT 20.00
Grantor/Grantee Name: danner
Reference/Control #: 127
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 1,350.00
LR - County Transfer Tax - linked 2,700.00
SubTotal: 4,110.00
Total: 4,110.00
08/18/2016 11:27
#6737508 C00503 - CC13-LS
Howard Co
Columbia/CO05-03.00
Register 08

8/16/2016 10:01 AM Csh 0031 Reg 0047
T/RAI 0047020706.Src 0000001 P/Alra 0000001
01 - Main Location
\$1,350.00
Validation Number: 0047-102591
1000000000-1300-409910-13000000000-999999
9999999999
Parcel Number: 5353238
Doc Type: Deeds
Consideration Amount: \$270,000.00

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

Shannon J. Posner

/Drew and White Charitable Remainder Trust,
dated December 17, 2010

Douglas C. White (Seal)
Douglas C. White, Trustee

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I hereby certify that on this 26th day of July, 2016, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Douglas C. White, Trustee of the Drew and White Charitable Remainder Trust, dated December 17, 2010, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

SHANNON J. POSNER
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

Shannon J. Posner
Notary Public
My commission expires: 8/15/2017

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Shannon J. Posner
Shannon J. Posner, Esquire

AFTER RECORDING, PLEASE RETURN TO:
Campus Title Company, LLC
909 Ridgebrook Road, Suite 208
Sparks, MD 21152

All Taxes on Assessments certified
to the Collector of Taxes for
Howard County, Md. by 8-16-16
have been paid. This statement is for
the purpose of permitting recordation
and is not assurance against future
taxation even for prior periods, nor
does it guarantee satisfaction of
outstanding tax sales

Exhibit A

Parcel No. 12

Beginning for the same at a point on the eastern margin of the thirty foot wide right-of-way of the county road known as the Mink Hollow Road, the said point being at 357.65 feet on the last or South 35° 13' 40" West 394.39 foot line of that land, the land herein described being a part thereof, which by deed dated August 5, 1969, and recorded among the Land Records of Howard County in Liber No. 516, Folio 409, etc., was granted and conveyed by Brent Daniel and Lenore Daniel, his wife, to Samuel Cook, et al., and running with the said road and reversely with a part of the said last line, as now surveyed,

- (1) North 45° 27' 50" East 5.00 feet to a point in a sixty foot wide right-of-way now allowed, thence leaving the said road and running with the said right-of-way and paralleling the eastern right-of-way margin at a distance of 50.00 feet therefrom and running with six lines of division now made,
- (2) South 43° 02' 12" East 53.89 feet to a point,
- (3) South 09° 23' 58" East 351.03 feet to a point,
- (4) South 05° 33' 15" West 891.74 feet to a point,
- (5) South 29° 53' 15" West 412.85 feet to a point, thence leaving the said right-of-way and passing over an iron pipe now set on the western margin thereof,
- (6) North 60° 06' 45" West 375.00 feet to an iron pipe now set,
- (7) North 76° 42' 06" West 694.93 feet to an iron pipe now set at 150.00 feet on the second or South 20° 58' 40" East 422.45 foot line of the original tract, thence running reversely with a part of the said second line to the origin thereof,
- (8) North 08° 43' 22" West 150.00 feet to an iron pipe heretofore set, thence running reversely with a part of the line of the said land,
- (9) North 47° 07' 16" East 300.00 feet to an iron pipe now set, thence leaving the said outlines with the of six lines of division now made,
- (10) South 71° 27' 33" East 679.01 feet to an iron pipe now set,
- (11) South 60° 06' 45" East 375.00 feet, passing over an iron pipe now set on the western margin of the aforesaid sixty foot wide right-of-way, to a point in the said right-of-way, thence paralleling the eastern margin of the said right-of-way at a distance of 55.00 feet therefrom the four following courses and distances,
- (12) North 29° 53' 15" East 72.85 feet to a point,
- (13) North 05° 33' 15" East 890.02 feet to a point,
- (14) North 09° 23' 58" West 348.86 feet to a point,
- (15) North 43° 02' 12" West 52.22 feet to the point of the beginning, containing 9.216 acres of land, more or less.

Less and except 2.702 acres conveyed and described in deed dated February 28, 1974, and recorded in Liber 671, Folio 562, among the Land Records of Howard County, Maryland, leaving an aggregate of 6.514 acres.

Together with and subject to unrestricted easement for a common roadway the outlines and terms of which are more specifically set forth in a deed dated January 22, 1974, and recorded in Liber 669, Folio 287 from Sam Cook, et al, to Richard M. Hallowell.

And subject further to a right-of-way for an equestrian bridle trail and pedestrian walkway 10' in width along the full length of the rear or North 08° 43' 22" West 150 foot line and the North 47° 07' 16" East 300 foot line of the property herein described, all as more fully set forth in Paragraph 13 of the Declaration of Covenants dated May 10, 1974, and recorded in Liber 681, Folio 220, among the Land Records of Howard County, Maryland.

And subject to Declaration of Covenants dated May 10, 1974 and recorded among the Land Records of Howard County, Maryland in Liber 681, Folio 220; and also subject to the Addendum to said Covenants recorded among said Land Records in Liber 895, Folio 632.

Being the same lot of ground which by deed dated December 17, 2010 and recorded among the Land Records of Howard County, Maryland in Liber 12943, folio 312 was granted and conveyed by Dr. Katherine C. White unto Douglas C. White, as Trustee of the Drew and White Charitable Remainder Trust, dated December 17, 2010.

Being also the same lot of ground which by deed dated December 17, 2010 and recorded among the Land Records of Howard County, Maryland in Liber 12943, folio 308 was granted and conveyed by Glen D. Drew unto Dr. Katherine C. White.

Being also the same lot of ground which by deed dated May 3, 1979 and recorded among the Land Records of Howard County, Maryland in Liber 940, folio 182 was granted and conveyed by James Arthur Richmond and Barbara Lee Richmond, his wife unto Glen D. Drew.

State of Maryland Land Instrument Intake Sheet

[] Baltimore City [X] County: Howard
 Information provided is for the use of the Clark's Office and State Department of Assessments and Taxation, and the County Finance Office only.
 (Type or Print in Black Ink Only All Copies Must Be Legible)
 ([] Check Box if Addendum Intake Form is Attached.)

1	Type(s) of Instruments	1	Deed	Mortgage	Other	Other	
			Deed of Trust	Lease			
2	Conveyance Check Box		Improved Sale	X	Unimproved Sale	Multiple	Not an Arms-Length Sale [9]
			Arms-Length [1]		Arms-Length [2]	Arms Length [3]	
3	Tax Exemptions (if Applicable)	Recordation	Land Purchase				
		State Transfer	Land Purchase				
		County Transfer	Land Purchase				
4	Consideration and Tax Calculations	Consideration		Amount	Finance Office Use Only		
		Purchase Price/Consideration	\$	270,000.00	Transfer and Recordation Tax Consideration		
5	Fees	Recording Charge	\$	40.00	\$	0.00	Agent:
		Surcharge	\$	20.00	\$	0.00	Tax Bill:
		State Recordation Tax	\$	1,350.00	\$	0.00	C.B. Credit:
		State Transfer Tax	\$	1,350.00	\$	0.00	Ag. Tax/Other:
		County Transfer Tax	\$	2,700.00	\$	0.00	
		Other	\$		\$		
		Other	\$		\$		
		Full Cash Value	\$	270,000.00	TOTAL DUE	\$	
		Amount of Fees		Doc. 1	Doc. 2		
		6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No.(1)	Grantor Liber/Folio	Map
		05-353238		12943-312	40	357	[] (5)
	Subdivision Name	Lot (3a)		Block(3b)	Sec/VAR(3c)	Plat Ref.	SqFt/Acreage(4)
		P12					
	Location/Address of Property Being Conveyed (2)						
	7077 Mink Hollow Road, Highland, MD 20777						
	Other Property Identifiers (if applicable)			Water Meter Account No.			
	Residential [X] or Non-Residential []	Fee Simple [X] or Ground Rent []		Amount: \$N/A			
	Partial Conveyance? [] Yes [X] No	Description/Amt. of SqFt/Acreage Transferred:		N/A			
	If Partial Conveyance, List Improvements Conveyed: N/A						
7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)		
		Drew and White Charitable Remainder Trust, dated December 17, 2010					
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 - Owner(s) of Record, if Different from Grantor(s)		
8	Transferred To	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)		
		Dennis and Donna Danner Revocable Trust					
		New Owner's (Grantee) Mailing Address					
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)		
		P.O. Box 355, Highland, MD 20777					
10	Contact/Mail Information	Instrument Submitted By or Contact Person				<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided	
		Name:	Kathy Hayhurst				
		Firm:	Campus Title Company, LLC				
		Address:	909 Ridgebrook Road, Suite 208, Sparks, MD 21152				
		Phone:	410-472-4000				
		11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER					
		Assessment Information	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify:				
			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)				
		Assessment Use Only - Do Not Write Below This Line					
		<input type="checkbox"/> Terminal Verification <input type="checkbox"/> Agricultural Verification <input type="checkbox"/> Whole <input type="checkbox"/> Part <input type="checkbox"/> Tran. Process Verification					
		Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:		
		Year		Geo.	Map	Sub	Block
		Land		Zoning	Grid	Plat	Lot
		Buildings		Use	Parcel	Section	Occ. Cd.
		Total		Town Cd.	Ex. St.	Ex. Cd.	
		REMARKS:					

HOWARD COUNTY CIRCUIT COURT (Land Records) WAR_17042_p_0277_MSA_CE53_17034 Date available 08/19/2016. Printed 08/23/2016.

HEALTH COPY



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

April 22, 2016

Donna Danner
P.O. Box 355
Highland, Maryland 20777

RE: 7077 Mink Hollow Road
Tax Map 40, Grid 8, Parcel 357, Parcel 12
(the "Property")

Dear Ms. Danner:

I am writing in response to your request dated April 18, 2016 regarding the Property referenced above. You ask whether the Property is a legal "buildable lot". You submitted several deeds and a location survey as documentation for the creation of the Property.

This Division has evaluated the materials you submitted with your letter, and we have concluded that the Property was created on March 4, 1974 with the recording of a deed in Liber 671 Folio 562, in which the previously 9.216 acre parcel became the 6.51 acre Property because of the creation of another lot. At that time, any deed filed prior to May 3, 1974 to create a parcel larger than five acres was exempt from the subdivision plat process. Based on this conclusion, we consider the Property to be a valid lot for which this Division will grant authorization on a building permit for a single-family detached dwelling, but only if the dwelling fully complies with the current bulk regulations for the RR District.

The Property may still be subject to access or plan approval requirements before a building permit may be issued. A building permit application for a single-family detached dwelling on the Property will not be given zoning authorization unless a copy of this letter is submitted with the application. If you have additional questions, please contact me at 410-313-4344 or at blalush@howardcountymd.gov.

Sincerely,


J. Robert Lalush, Planning Supervisor
Division of Public Service
and Zoning Administration

JRL:jrl

cc: Annette Merson

HEALTH COPY

STORMWATER MANAGEMENT COMPUTATIONS

"DANNER PROPERTY"

TAX MAP 40, GRID 08, PARCEL 357

7077 E. Mink Hollow Road

Highland, Md. 20777

Owner: White, Douglas C. Trustee
17705 Hollingsworth Drive
Rockville, Maryland 20855

Applicant: Danner Development
Dennis Danner
6583 Highland Court
Highland, Maryland 20777

Engineer: Survey's Inc.
350 Main Street
Laurel, Maryland 20707
301-776-0561
surveysinc@verizon.net

07-7-2016

Gregory C. Benefiel



This plan proposes the construction of a new house on the property. the address is 7077 E. Mink Hollow Road. The property is 283,140 sf. or 6.50 ac. in size. The site slopes down from the street along the panhandled entrance to a low area at the end of the panhandle and opening to the property, then rises in elevation to the center, then falls down to a small stream off site. The site is entirely wooded. The soils on the site within the limits of disturbance are MaC, Manor loam, 3-8 percent slope (Group B) and MaB, Manor loam 8-15 percent slopes (Group B)

Initial Site Assessment

The location of the dwelling is at the high point of the site on well drain soils. The low area at the end of the panhandle has two drainage areas (ravines) from up grade properties that cross the driveway and joins together at the southwesterly portion of the property and spreads out to sheet flow conditions. Two 15" RCP culvert pipes are being proposed to handle runoff. Rip-rap is being proposed for proposed culvert pipe # 2, culvert pipe # 1 is within a 25' panhandle and little room to work with and slopes greater than 5 percent. This also applies to Stormwater management in this area.

Total Area of Site = 283,140 sf. or 6.50 ac.

Total Limit of disturbance = 61,420 sf. or 1.41 ac.

$61,420 \text{ sf} / 283,140 \text{ sf} = 0.22 \text{ ac}$

Since the disturbed area is less than 50%, use the limit of disturbance for the study area.

Total proposed impervious area within the limit of disturbance:

Due to the lot shape and slope and the consideration of stormwater management practices at the time of the creation of this property, we are requesting a waiver for stormwater management for the driveway and calculations for impervious area (10,491 sf.) have not been considered.

Proposed House = 4,636 sf.

Total = 4,636 sf.

Percent of impervious area = $4,636/61,420 = 0.2463 = 7.5\%$

Site with 7.5% impervious "B" soils, comprising 0.22 ac of the study area, $P_e = 1.2"$

$R_v = 0.05 + 0.009(7.5) = 0.07$

$ESD_v = 1.2/12 \times 0.07 \times 61,420 = 430 \text{ cf.}$

Area #1

Area #1 is the roof area along right front half side of the dwelling roof area.

Runoff from the roof shall drain from the downspout into a 4" PVC pipe and drain to an underground M-5 drywell.

Drainage area = rooftop = 747 sf.

Total impervious area = 747 sf.

Percentage Impervious = $747/747 = 100\%$

$R_v = 0.05 + 0.009(100) = 0.95$

Required $ESD_v = 1.2/12 \times 0.95 \times 747 = 71 \text{ cf.}$

Maximum $ESD_v = 2.7/12 \times 0.95 \times 747 = 160 \text{ cf.}$

Provide a trench = 7.5' x 7.5' x 4.0'

$ESD_v \text{ Storage Provided} = 7.5' \times 7.5' \times 4.0' \times 0.4 = 90 \text{ cf.}$

Area #2

Area #2 is the roof area along front and left half of the dwelling roof area.

Runoff from the roof shall drain from the downspout(s) into a 4" PVC pipe to an underground M-5 drywell.

Drainage area = 999 sf.

Total impervious area = 999 sf.

Percentage Impervious = $999/999 = 100\%$.

$R_v = 0.05 + 0.009(100) = 0.95$

Required $ESD_v = 1.2/12 \times 0.95 \times 999 = 92 \text{ cf.}$

$$\text{Maximum ESDv} = 2.7/12 \times 0.95 \times 999 = 207 \text{ cf.}$$

$$\text{Provide a trench} = 9.0' \times 9.0' \times 4.0'$$

$$\text{ESDv Storage Provided} = 9.0' \times 9.0' \times 4.0' \times 0.4 = 130 \text{ cf.}$$

Area #3

Area #3 is the roof area along rear portion of the 2 story roof area. Runoff from the roof shall drain from the downspout into a 4" PVC pipe to an underground M-5 drywell.

$$\text{Drainage area} = 969 \text{ sf.}$$

$$\text{Total impervious area} = 969 \text{ sf.}$$

$$\text{Percentage Impervious} = 969/969 = 100\%$$

$$R_v = 0.05 + 0.009 (100) = 0.95$$

$$\text{Required ESDv} = 1.2/12 \times 0.95 \times 896 = 92 \text{ cf.}$$

$$\text{Maximum ESDv} = 2.7/12 \times 0.95 \times 896 = 207 \text{ cf.}$$

$$\text{Provide a trench} = 9.0' \times 9.0' \times 4.0'$$

$$\text{ESDv Storage Provided} = 9.0' \times 9.0' \times 4.0' \times 0.4 = 130 \text{ cf.}$$

Area #4

Area# 4 is the roof area on the left side and rear 1 story portion of the dwelling. Runoff from the roof shall drain from the 4" PVC pipe onto the grass through 75' swale @ 2 percent slope. taking a N-1 disconnect credit.

$$\text{Total drainage area} = 280 \text{ sf.}$$

$$\text{Total impervious area} = 280 \text{ sf.}$$

$$\text{Percentage Impervious} = 280/280 = 100\%$$

$$R_v = 0.05 + 0.009 (100) = 0.95$$

$$\text{Minimum ESDv} = 1.0/12 \times 0.95 \times 280 = 22 \text{ cf.}$$

$$\text{Required ESDv} = 1.2/12 \times 0.95 \times 390 = 27 \text{ cf.}$$

Maximum ESDv = $2.7/12 \times 0.95 \times 390 = 60$ cf.

ESDv Rooftop Disconnect Provided = $1.2/12 \times 0.95 \times 390 = 27$ cf.

Area #5

Area #5 is the roof area along right rear half portion of the 2 story roof area, rear porch roof area and portion of the left rear 1 story roof runoff. Runoff from the roofs shall drain from the downspout(s) into a 4" PVC pipe to an underground M-5 drywell.

Drainage area = 936 sf.
Total impervious area = 936 sf.
Percentage Impervious = $936/936 = 100\%$

$R_v = 0.05 + 0.009(100) = 0.95$
Required ESDv = $1.2/12 \times 0.95 \times 936 = 89$ cf.
Maximum ESDv = $2.7/12 \times 0.95 \times 936 = 200$ cf.

Provide a trench = $9.0' \times 9.0' \times 4.0'$

ESDv Storage Provided = $9.0' \times 9.0' \times 4.0' \times 0.4 = 130$ cf.

Area #6

Area #6 is the roof area along rear portion of the 2 story roof area. Runoff from the roof shall drain from the downspout into a 4" PVC pipe to an underground M-5 drywell.

Drainage area = 705 sf.
Total impervious area = 705 sf.
Percentage Impervious = $705/705 = 100\%$

$R_v = 0.05 + 0.009(100) = 0.95$
Required ESDv = $1.2/12 \times 0.95 \times 705 = 67$ cf.
Maximum ESDv = $2.7/12 \times 0.95 \times 705 = 150$ cf.

Provide a trench = 7.0' x 7.0' x 4.0'

ESDv Storage Provided = 7.0' x 7.0' x 4.0' x 0.4 = 78 cf.

Total ESDv Provided = 90 + 130 + 130 + 27 + 130 + 78 = 585 cf.

SITE ESDv REQUIREMENTS

Total Disturbed Area	ESDV Required	ESDv Provided
1.41 ac.	430 cu.ft.	585 cu.ft.

Because the volume of runoff equals or exceeds the required ESDv, the proposed stormwater management complies with the MEP standards.

ALTERNATIVE COMPLIANCE APPLICATION

[Alternative Compliance from Subdivision and Land Development Regulations]

Date Submitted/Accepted 7/27/16 DPZ File Number WP-17-009

I. Site Description

Subdivision Name/Property Identification: DANUER Property Plo PAR 12 6.514 acres

Location of property: 7077 Mink Hollow Rd Highland, MD 20777
(Street Address and/or Road Name)

None
(Existing Use)

Single Family Dwelling
(Proposed Use)

40
(Tax Map No.)

008
(Grid/Block No.)

357
(Parcel No.)

5th
(Election District)

RR DEO
(Zoning District)

6.514 acres
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.)

Perc Test Approval 5.4.16 well tag # 10-15-0251, Grading Permit GP 17.004
Building Permit B16003107

II. Alternative Compliance Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee may grant alternative compliances or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>16.1205 A 7-10</u>	<u>Removal of specimen trees</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

III. *Justification*

All alternative compliance requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application at the time of submission. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the alternative compliance will not be detrimental to the public interests.
- d. Confirm that approval of the alternative compliance will not nullify the intent of the Regulations.

PLEASE ATTACH A SEPARATE LETTER OF JUSTIFICATION TO SUPPORT THE ALTERNATIVE COMPLIANCE REQUESTS.

IV. *Pre-Submission Meeting Requirements*

- a. **Community Meeting Requirement** - If no previous subdivision plans and/or zoning or conditional use petitions were processed, a pre-submission community meeting is required for the initial plan submittal of all new residential development and for new non-residential development located within 200 feet of a residential zoning district or an existing non-residential development which is located within 200 feet of a residential zoning district and proposed for a floor area expansion of more than 25% in accordance with Sections 16.156(a) and 16.128 of the Subdivision and Land Development Regulations for alternative compliance of the site development plan requirement. [See DPZ policy memo dated 3/22/04 for existing lots/parcels]. The property owner/developer must provide 3 weeks advance notice regarding the community meeting's date, time and location to all adjoining property owners identified in the records of the State Department of Assessments and Taxation and any community association that represents the geographic area of the subject property by first class mail; and sent electronically to any community association registered with the County for projects in a certain geographic area; the Howard County Council; and DPZ, which will place the meeting notice on the DPZ's website. The developer shall send a copy of the minutes and written responses to the meeting attendees and DPZ, either electronically or by first class mail. **A certification that meeting notices were mailed, contact information for the attendees and a copy of the minutes and a written response with a dated return mail receipt or dated email attached to all of the major comments recorded at the meeting must be submitted to DPZ along with the initial plan application. The meeting minutes, including a written response to all questions, shall be sent to all meeting attendees within 60 days of the meeting either electronically or by first class mail [Council Bill 6-2011].**
- b. **HPC Meeting Requirement** - A pre-submission advisory meeting with the Historic Preservation Commission is required for new development located within a Historic District or if the site contains a historic structure (50 years or older) in accordance with Section 16.603A of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk or checking with the Resource Conservation Division. The property owner/developer must contact the DPZ, Resource Conservation Division for the HPC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HPC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**
- c. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or alternative compliance approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or alternative compliance application.

→→→d. **Design Advisory Panel (DAP)** – A pre-submission advisory meeting with the Design Advisory Panel is required for sketch and preliminary equivalent sketch plans that are submitted on or after November 3, 2008 for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual; on parcels located within the U.S. Route 40 corridor that are zoned 'TNC' or that are subject to the Route 40 Design Manual; on parcels which age-restricted adult housing is to be constructed pursuant to a conditional use; on redevelopment parcels located in the New Town Village Centers with boundaries proposed by a property owner or established by the Zoning Board or County Council; and for revitalization and redevelopment of Downtown Columbia in accordance with Sections 16.1501 and 16.1504 of the Howard County Code. The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. **The property owner/developer must submit a copy of the DAP project design recommendations to DPZ along with the initial subdivision plan application.**

V. **Plan Exhibit**

A. **Number of Copies Required**

The alternative compliance application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan **(15 sets of the completed alternative compliance application and plan exhibit if the subject property adjoins a County road; 19 sets for properties adjoining a State road)**. In instances where the alternative compliance request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 15 or 19 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

Plan applications are available on the DPZ website at <https://howardcountymd.gov/Departments/Planning-and-Zoning/Land-Development>.

B. **Plan Requirement Checklist**

The detailed alternative compliance exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the alternative compliance request to ensure acceptance of the alternative compliance application for processing.

Legend:	<input type="checkbox"/> ✓	Information Provided	<input checked="" type="checkbox"/> X	Information Not Provided,
	<input type="checkbox"/> NA	Not Applicable		Justification Attached

- ___ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- ___ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- ___ 3. North arrow and scale of plan.
- ___ 4. Location, extent, boundary lines and area of any proposed lots.
- ___ 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- ___ 6. Delineation of building setback lines.
- ___ 7. Delineation of all existing public road and/or proposed street systems.
- ___ 8. Identification and location of all easements.
- ___ 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or

VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to provide an alternative compliance request of the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required at the time of the submission.**

Owner's authorization attached *


(Signature of Property Owner)
(Fee Simple Owner Only)

7.25.16
(Date)

(Signature of Petition Preparer) *

(Date)

Donna + Dennis Danner
(Name of Property Owner)

(Name of Petition Preparer, Surveyor/Engineering/Architect
or Agent/Developer)

P.O. Box 355
(Address)

Address)

Highland, MD
(City, State, Zip Code)

(City, State, Zip Code)

E-Mail d2danner@verizon.net

E-Mail _____

240.375.4934
(Telephone)

301.854.3327
(Fax)

(Telephone)

(Fax)

Contact Person: Dennis Danner

Contact Person: _____

Howard County Department of Planning and Zoning
Division of Land Development

**INITIAL SUBMISSION
ALTERNATIVE COMPLIANCE WORKSHEET
(For DPZ Use Only)**

Project Name _____ DPZ File No. _____
DPZ Plan Reviewer _____ Submission Date _____
Plan Consultant Representative _____ Time _____

- I. **Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete
 - b. Required number of plans and applications are provided.....
 - ___ Plans (15 sets on County Road or
 - ___ Applications 19 sets on State Road)
 - c. Supplemental Information is provided
 - d. Certification of pre-submission community meeting and summary of community comments with dated responses to all meeting attendees within 60 days is provided and three week notice given to DPZ and County Council, if applicable
 - e. Certification of pre-submission HPC advisory meeting for new projects in Historic District or listed in Historic Sites Inventory.....
 - f. Photographs of existing structures (for Historic Preservation Review).....
 - g. MAA Approval Letter (if applicable)
 - h. Written summary of Route 1 Manual/Route 40 Design Manual compliance (if applic)
 - i. DAP project design recommendation for Route 1/Route 40 projects

- II. **Fee Computation** **Fee**
- Number of alternative compliance sections requested
- * Base Fee for first two alternative compliance sections (**\$450**).....
- Fee for each additional alternative compliance section (___ additional alternative compliances x **\$50** each)
-
- * (Maximum fee of **\$350** for Agricultural Preservation parcels)

TOTAL _____

III. **Certification**

Cash Receipt No. _____ Amount _____

SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530

Check issued by _____

- ___ Alternative Compliance application is accepted for processing.
- ___ Scheduled SRC meeting date.
- ___ Alternative Compliance application is rejected.

Reason: _____

___ Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____

Dennis & Donna Danner
PO Box 355
Highland, MD 20777
(240) 375-4934

RE: 7077 Mink Hollow Rd., Highland MD 20777
Grading Permit# GP17-004
Building Permit# B16003107

July 26, 2016

To whom it may concern:

We are requesting Alternative Compliance from the Subdivision and Land Development Regulations, Section 16 1205 A 7 & 10, for permission to remove Specimen Trees numbered #7 and #6, on the Simplified Forest Stand Delineation Plan. We are asking for approval to remove the trees since both trees are currently located in the driveway, to our new, to be built, house. The driveway is 24 feet wide, and due to the massive size of the two tulip poplar trees, sunlight does not get to the ground, and consequently, our driveway never dries out. Our truck has been stuck twice this spring and summer, even with four wheel drive, and we had to get pulled out. Also, the roots are very shallow and cross over the road at multiple places and would be damaged when we install our driveway. This would eventually cause the trees to die. We are also installing two culvert pipes across the road for drainage, and we will be grading near tree #6, which will cause damage to the root system. We have talked with the owner of 7073 Mink Hollow Road, and both he and his wife requested I remove those trees, as well as several non-specimen trees, that are preventing the sun from reaching not only our driveway, but their back yard and garden as well (see enclosed letter.) As a result their back yard has areas that do not dry out either. Both trees protrude well into our driveway, making it very difficult to maneuver around them after any rain. Our plan is to cut the trees down, and have the stumps ground down to grade level, thereby creating minimal soil disturbance from taking out the entire root system. We hope this request is acceptable to you.

Sincerely,


Dennis and Donna Danner

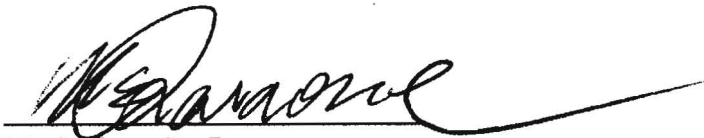
Esposito Faraone Family
7073 Mink Hollow Road
Highland MD 20777

July 25, 2016

To whom it may concern,

I am the owner adjacent to the property 7077 Mink Hollow Road, Highland, MD 20777. I have given permission and requested that the new owner remove several trees including two specimen trees that are impacting my property. The removal of the trees will ensure that my property receives adequate sunlight for our pastures and garden. We also have given permission to Dennis Danner to install two culvert pipes across his road and grade on my side so adequate flow can be achieved. This is only a temporary easement through construction.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Faraone", written over a horizontal line.

Mario Esposito Faraone



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

April 22, 2016

Donna Danner
P.O. Box 355
Highland, Maryland 20777

RE: 7077 Mink Hollow Road
Tax Map 40, Grid 8, Parcel 357, Parcel 12
(the "Property")


Dear Ms. Danner:

I am writing in response to your request dated April 18, 2016 regarding the Property referenced above. You ask whether the Property is a legal "buildable lot". You submitted several deeds and a location survey as documentation for the creation of the Property.

This Division has evaluated the materials you submitted with your letter, and we have concluded that the Property was created on March 4, 1974 with the recording of a deed in Liber 671 Folio 562, in which the previously 9.216 acre parcel became the 6.51 acre Property because of the creation of another lot. At that time, any deed filed prior to May 3, 1974 to create a parcel larger than five acres was exempt from the subdivision plat process. Based on this conclusion, we consider the Property to be a valid lot for which this Division will grant authorization on a building permit for a single-family detached dwelling, but only if the dwelling fully complies with the current bulk regulations for the RR District.

The Property may still be subject to access or plan approval requirements before a building permit may be issued. A building permit application for a single-family detached dwelling on the Property will not be given zoning authorization unless a copy of this letter is submitted with the application. If you have additional questions, please contact me at 410-313-4344 or at blalush@howardcountymd.gov.

Sincerely,


J. Robert Lalush, Planning Supervisor
Division of Public Service
and Zoning Administration

JRL:jrl

cc: Annette Merson