



# APPLICATION

## FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) \_\_\_\_\_ TEST TIME \_\_\_\_\_ AP 535938

AGENCY REVIEW: \_\_\_\_\_ DATE 8-10-11

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 \_\_\_\_\_ 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) Wilbur + Lillie M. Zepp Trust - DAVID A. ZEPP

DAYTIME PHONE 410 489-2267 CELL 410-599-0105 FAX \_\_\_\_\_

MAILING ADDRESS 1625 Rt. 32 Sykesville Md. 21784  
STREET CITY/TOWN STATE ZIP

APPLICANT DAVID A. ZEPP

DAYTIME PHONE \_\_\_\_\_ CELL 410-599-0105 FAX \_\_\_\_\_

MAILING ADDRESS SAME AS ABOVE  
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION  
SUBDIVISION/PROPERTY NAME SAME AS ABOVE LOT NO. \_\_\_\_\_

PROPERTY ADDRESS FARM existing lot  
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) \_\_\_\_\_ GRID \_\_\_\_\_ PARCEL(S) \_\_\_\_\_ PROPOSED LOT SIZE \_\_\_\_\_

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.

David A. Zepp  
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

A/P \_\_\_\_\_

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H

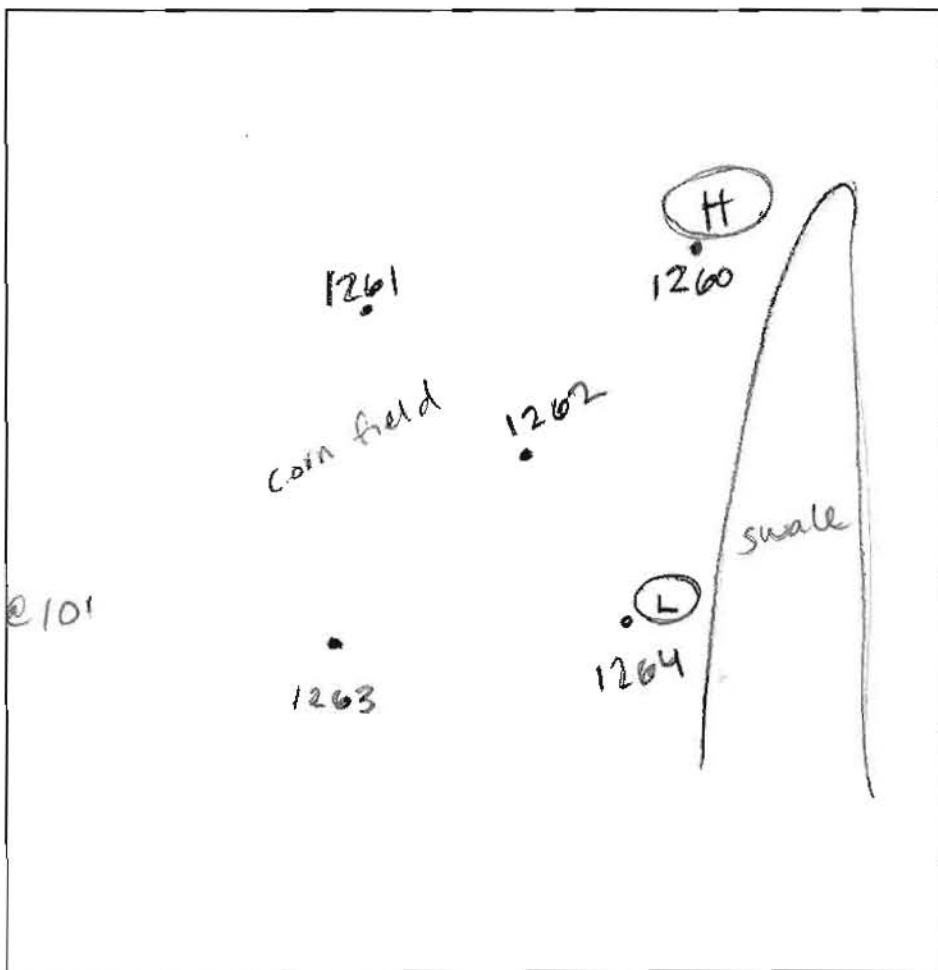
REMARKS \_\_\_\_\_

SANITARIAN \_\_\_\_\_ BACKHOE \_\_\_\_\_ OTHERS \_\_\_\_\_

TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME \_\_\_\_\_ SQ. FT/BR \_\_\_\_\_

TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE S/W \_\_\_\_\_

AP 535938



1264  
8" heavy bm  
org bm  
sel 1c sbk  
5' yellow bm  
sl saprolite  
8' org bm  
ch sel  
saprolite  
8' micaceous  
b  
10' mottles  
@ 10'  
moist  
seep @ 10'  
H<sub>2</sub>O @ 11.5'  
bottom 13'

1263  
10" et bm l  
4' org bm  
sel 2msbk  
yellow bm  
micaceous  
sl  
saprolite  
6' micaceous  
bm sil  
saprolite  
↓  
bm fgl  
w mica schist  
mottles  
@ bottom 12'

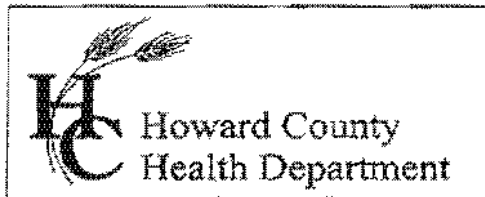
1260  
4' same  
as  
1263  
org bm  
sel  
micaceous  
bm fgl  
saprolite  
↓  
moist @  
bottom 12.5'

1261  
1' bm l  
1.5' sbk  
3.5' org bm  
sel 2msbk  
7' bm sil  
w saprolite  
9' bm fgl  
w mica  
schist  
12'

1262  
2.5' dm l  
org bm  
sel 1.5' sbk  
4' bm sil / gl  
micaceous  
bm fgl  
micaceous  
saprolite  
Mn+Fe  
@ 11'  
no H<sub>2</sub>O  
moist 12'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
8-17-11	1264	4' 7" / 13'	9:42	9:59	10:28	29	P
8-17-11	1263	4' / 12'	10:02	10:07	10:14	7	P
8-17-11	1260	4' / 12.5'	10:24	10:28	10:33	5	P
8-17-11	1261	4' / 12.2"	10:40	10:44	10:52	8	P
8-17-11	1262	12'	VISUAL				P

REMARKS Ex. septic tank OK  
holes dug per stakes - Well #0-81-2176 in good  
SANITARIAN HS BACKHOE Zach level land OTHERS condition  
TEST HOLES USED IN SDA 5 AVG. PERC TIME 12 SQ. FT/BR  
TRENCH WIDTH 3 INLET DEPTH 3 MAX. BOT DEPTH 5 EFFECTIVE SW 2'



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](http://www.hchealth.org)

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

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MEMORANDUM

DATE: February 17<sup>th</sup>, 2009

TO: Cindy Hamilton, Chief  
Division of Land Development

FROM: Heidi Scott  
Well and Septic Program  
Development Coordination Section

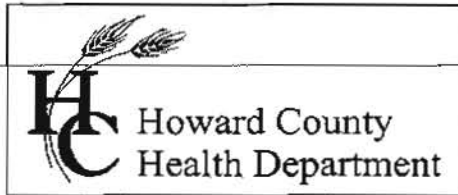
RE: File Number: WP-09-072  
Title: *Zepp Property*  
*Old Frederick Rd.*

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The following comment(s) apply to the above referenced waiver petition prepared by VanMar Assoc. Inc. received on 1/29/09:

- Health Dept. review of WP-09-072 is pending approval of a Percolation Certification Plan. Percolation testing was completed 1/20/2009. A Perc Cert Plan was received on 1/27/09, this plan required more revisions. VanMar Assoc. has been made aware and those revisions are currently being addressed. A new Perc Cert will be submitted and then approved by the Health Dept.

HS  
Cc:  
Derrick Jones; DPZ  
File



Bureau of Environmental Health  
7178 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**

Date: August 22<sup>nd</sup>, 2011  
To: TJ Frazier  
VanMar Assoc.  
From: Heidi Scott, R.S.  
Development Coordination Section  
Well & Septic Program  
RE: PERCOLATION TEST RESULTS  
1625 Sykesville Road

Percolation tests were conducted at the above referenced property on August 17<sup>th</sup>, 2011 in response to a building permit for a mobile home. Per the proposed plan a total of five test holes were dug. Results indicate satisfactory soil conditions and perc rates for conventional onsite wastewater disposal. The septic area will be designated for use by the mobile home.

Field data collected is shown on the Test Data Worksheets enclosed with this letter. Recommended Inlet and Trench Bottom depths, and Usable Sidewall all are based on observed soil properties and characteristics at respective test locations as well as the particular soils materials tested. The values for the drainfield parameters will be established during the Percolation Certification Plan process, and then maintained in the Health Department file for the subject property.

Additional field review of well or septic system conditions may be required at any time during this process. Further review of this project is contingent upon submission of a Percolation Certification Plan. If you have any questions regarding this evaluation or requirements for the plan please contact me at (410) 313-6287.

(also 1625 Rt. 32?)

\* Inspected drywell at existing farmhouse. Observed liquid level but not near the surface. D/W has a terra cotta standing pipe. Tank also has a cleanout.

Cc:  
David Zepp  
File

Condition of drywell appeared OK. Tank and drywell are both 100' from the ex. well.

THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL.

IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

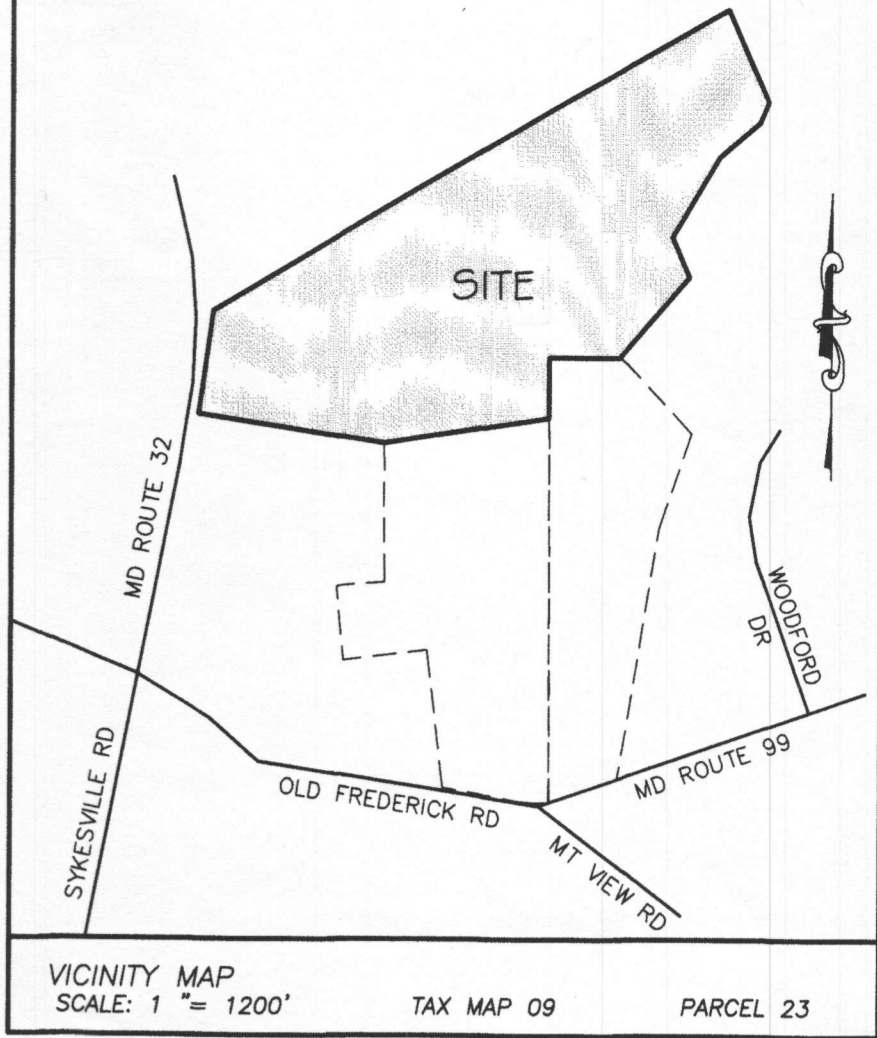
(PASSED) PERCOLATION TEST SITE:

EXISTING WELL:

PROPOSED HOUSE SITE:

25% OR GREATER SLOPES (THERE ARE NO 25% SLOPES ON THE SUBJECT PROPERTY):

- GENERAL NOTES:
- OWNERS: WILBUR S. & LILLIE MAE ZEPP  
DEED REFERENCE: LIBER 5731 FOLIO 442  
DATE: SEPTEMBER 13, 1974  
GRANTOR: ROBERTS E. LATIMER, JR. & N. GEORGE MALCOLMAN
  - TAX MAP: 9 GRID: 1 B PARCEL: 23
  - NEAREST POTABLE WATER SUPPLY: SYKESVILLE DISTANCE: 3 MILES ±
  - THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 240044 0009 B.
  - TOPOGRAPHY AND PLANIMETRIC FEATURES SHOWN HEREON ARE TAKEN FROM HOWARD COUNTY GIS DATA, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2'. VERTICAL DATUM IS NAVD83.
  - THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
  - SOIL TYPES: (Gala (G4C), Glenelg (G4G, G4B), Glenville (G4C, G4B, G4D) Manor (M4C, M4D) HOWARD COUNTY SOILS GRD Nos. 192, 214.
  - ZONING DISTRICT: RC-OEO
  - THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
  - ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
  - EXISTING WELL H061-2178 HAS BEEN FIELD LOCATED AND ACCURATELY SHOWN.



AREA TABULATION:

TRACT	DEED AREA (ACRES)
1	39.13
2	22.25
4	18.25
5	6.25
6	20

TOTAL DEED AREA = 106.23 AC ±  
TOTAL NEW CONSOLIDATED AREA BY THIS SURVEY = 104.4471 AC ±

OWNER/APPLICANT  
Wilbur & Lillie Mae Zepp  
c/o Dave Zepp  
1625 Sykesville Rd.  
Sykesville, MD 21784  
410-469-2267

APPROVED:  
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

HOWARD COUNTY HEALTH DEPARTMENT

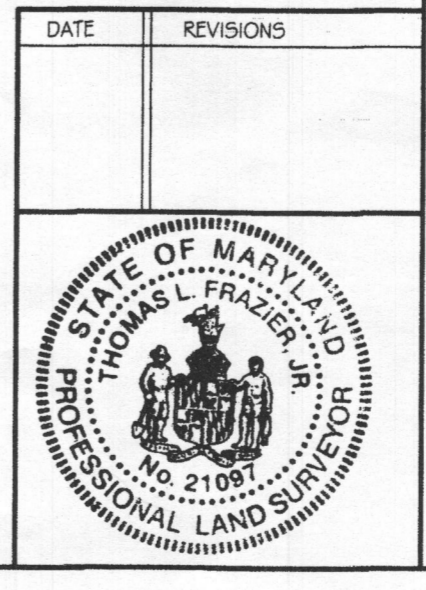
*John P. Steiner* 9/6/2011  
HOWARD COUNTY HEALTH OFFICER

SURVEYOR'S CERTIFICATE

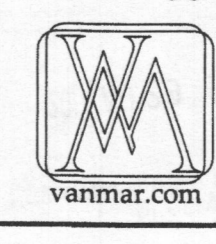
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Thomas L. Frazer, Jr.* 8/25/11  
DATE

FOR VANMAR ASSOCIATES, INC.  
THOMAS L. FRAZER, JR.  
PROFESSIONAL LAND SURVEYOR  
MD REG. NO. 21097, EXP. DATE: 7/26/13



PERCOLATION CERTIFICATION PLAN  
PART OF THE LANDS CONVEYED TO  
**THE WILBUR & LILLIE MAE ZEPP LIVING TRUST**  
LIBER 5731 AT FOLIO 438  
SITUATED ON SYKESVILLE ROAD  
(MARYLAND ROUTE #32)  
THIRD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 200' AUGUST 2011



**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street Mount Airy, Maryland 21771  
(301) 829-2890 (301) 831-5015 (410) 549-2751  
©Copyright, Latest Date Shown



Howard County  
Health Department

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

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

**MEMORANDUM**

TO: Kent Sheubrooks, Chief  
Division of Land Development

FROM: Jeff Williams *JW*  
Program Supervisor, Well & Septic Program  
Bureau of Environmental Health

DATE: April 6, 2011

RE: Petition # **WP-11-159**

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The Health Department has reviewed the above referenced waiver petition and has no objection to the waiver under the condition that the proposal will not include any lot line adjustments, only interior lot line removal for consolidation purposes.

1625 Sykesville Rd

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

DATE: March 29, 2011

DPZ File No. WP-11-159

Department of Planning and Zoning

- \_\_\_\_\_ Transportation Planning
- 2 Resource Conservation (Historic/Ag Pres)
- \_\_\_\_\_ Public Service and Zoning Administration
- 1 Research
- \_\_\_\_\_ Address Coordinator

- \_\_\_\_\_ Comprehensive & Community Planning
- 2 Development Engineering Division
- \_\_\_\_\_ Other
- 2 File

See: WP-09-072

Agencies

- \_\_\_\_\_ Soil Conservation District
- \_\_\_\_\_ Department of Inspections, Licenses & Permits
- \_\_\_\_\_ Department of Fire and Rescue Services
- 1 State Highway Administration- Courtesy Copy
- 1 Health Department
- \_\_\_\_\_ Public School System
- \_\_\_\_\_ Recreation and Parks
- \_\_\_\_\_ WSSC (Non-Residential Only)
- \_\_\_\_\_ MD Aviation Administration

- \_\_\_\_\_ Tax Assessment
- \_\_\_\_\_ Verizon
- \_\_\_\_\_ BGE
- \_\_\_\_\_ Cable TV
- \_\_\_\_\_ Police
- \_\_\_\_\_ MTA
- \_\_\_\_\_ Finance
- \_\_\_\_\_ DPW, Real Estate Services
- \_\_\_\_\_ DPW, Construction and Inspection
- \_\_\_\_\_ DPW, Bureau of Utilities

RE: The Wilbur & Lillie Mae Zepp Living Trust Property

ENCLOSED FOR YOUR = \_\_\_\_\_ Signature Approval  Review & Comments \_\_\_\_\_ Files

THE ENCLOSED = \_\_\_\_\_ Original \_\_\_\_\_ Pre-Packaged Plan Set

Plans	# of Plans
_____ Sketch Plan	_____
_____ Prel Equiv Sketch Plan	_____
_____ Preliminary Plan	_____
_____ Final Plat/Plat of Easement/RE Plat	_____
_____ Final Constr Plans (RDS)	_____
_____ Final Development Plan	_____
_____ Site Development Plan	_____
_____ Landscape Plan/Supplemental Plan	_____
_____ Grading Plan	_____
_____ House Type Revision/Walk-Thru Red-Line	_____
_____ Water and Sewer Plan	_____

Applications	# of Plans
<u>11</u> Waiver Petition Applic/Exhibit	<u>11</u>
_____ Planning Board Application	_____
_____ ASDP/CSDP Application	_____
_____ OED Application/Checklist	_____
_____ DED Fee Receipt/Deeds/Cost Estimate	_____
_____ Overall Scaled Composite	_____
_____ Water & Sewer Plans	_____
_____ List of Street Names	_____

Supplemental Documents
<input checked="" type="checkbox"/> Wetlands Report
<input checked="" type="checkbox"/> Soils/Topo Map/Drain Area Map
_____ FSD/FCP/Worksheet and Application
_____ Declaration of Intent (Forest Cons)
_____ Drainage and/or Computation/Pond Safety Comps
_____ Preliminary Road Profiles
_____ APFO Roads Test/Mitigation Plan/Traffic Study
_____ Noise Study
_____ Sight Distance Analysis/Speed Flow Study
_____ Floodplain Study
_____ Stormwater Management Comps/Geo-Tech Report
_____ Industrial Waste Survey (DPW)
_____ Road Poster Form Letter
<input checked="" type="checkbox"/> Justification Letter
_____ Perc Plat
_____ Scenic Road Exhibits
<input checked="" type="checkbox"/> Deeds
<input checked="" type="checkbox"/> Photographs
_____ Retaining Wall Comps/Details
_____ Poster/Community or HDC Meeting Information
_____ Route 1 Details/Summary

WAS:  Received \_\_\_\_\_ Tentatively Approved \_\_\_\_\_ Recorded

\_\_\_\_\_ Received and Revised \_\_\_\_\_ Approved On March 29, 2011

COMMENTS: see memo, Jan Due- 17 Working Days: **April 21, 2011**

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS: JE

Howard County Department of Planning and Zoning  
Division of Land Development

# WAIVER PETITION APPLICATION

Date Submitted/Accepted 3/29/11 DPZ File Number WP-1159

**I. Site Description**

Subdivision Name/Property Identification: The Wilbur & Lillie Mae Zepp Living Trust Property

Location of property: 1625 Sykesville Rd.  
(Street Address and/or Road Name)

<u>Agricultural</u> (Existing Use)		<u>Agricultural</u> (Proposed Use)	
<u>9</u> (Tax Map No.)	<u></u> (Grid/Block No.)	<u>23</u> (Parcel No.)	<u>Third</u> (Election District)
<u>RR-DEO</u> (Zoning District)	<u></u>	<u>104.4471 Ac.</u> (Total Site Area)	<u></u>

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, waiver petitions, etc.)

A portion of the farm was previously consolidated by approved waiver (WP-09-072) and submitted for inclusion in the Agricultural Preservation program. The remainder of the farm is now being submitted into the Ag. Pres. program and required to be consolidated.

**II. Waiver 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 waivers 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 a waiver 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>16.102</u>	<u>Applicability: To allow merger or consolidation deeds.</u>
2. <u></u>	<u></u>
3. <u></u>	<u></u>
4. <u></u>	<u></u>
5. <u></u>	<u></u>

III. **Justification** (If additional space is needed for justification, please attach to the application)

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application. 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 waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

See attached.

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IV. **Pre-Submission Meeting Requirements**

→  → a. **HDC Meeting Requirement** - A pre-submission advisory meeting with the Historic District Commission is required for new development located within a Historic District or if the site is listed in the Historic Sites Inventory in accordance with Section 16.605 of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk. The property owner/developer must contact the DPZ, Division of Public Service and Zoning Administration for the HDC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HDC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**

→  → b. **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 waiver 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 waiver petition application.

→  → c. **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 waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**7 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 11 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 7 or 11 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 <http://www.co.ho.md.us/DPZ/formsfeesapplications.htm>.

B. Plan Requirement Checklist

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

Legend:	<u>T</u> Information Provided	<u>X</u> Information Not Provided, Justification Attached
	<u>NA</u> Not Applicable	

- T \_\_\_ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- T \_\_\_ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- T \_\_\_ 3. North arrow and scale of plan.
- T \_\_\_ 4. Location, extent, boundary lines and area of any proposed lots.
- T \_\_\_ 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.
- NA \_\_\_ 6. Delineation of building setback lines.
- T \_\_\_ 7. Delineation of all existing public road and/or proposed street systems.
- T \_\_\_ 8. Identification and location of all easements.
- T \_\_\_ 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
- NA \_\_\_ 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- NA \_\_\_ 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed, for waivers of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).

- NA \_\_\_ 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- T \_\_\_ 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- T \_\_\_ 14. Submit 2 sets of photographs for all existing on-site structures.
- T \_\_\_ 15. Identify the location of any existing wells and/or private septic systems.

NA \_\_\_ 16. Route 1 Manual  
 Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

NA \_\_\_ 17. Route 40 Design Manual  
 Compliance with the Route 40 Design Manual is required for new development and redevelopment projects located in the Traditional Neighborhood Center (TNC) zoning districts and on parcels located within the Route 40 Corridor as defined in the Route 40 Design Manual. All plan submissions within the Route 40 corridor, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 40 Design Manual's requirements and recommendations. All plan submissions within the Route 40 corridor shall provide a written summary of how the proposed design achieves the objectives of the Route 40 Design Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

T \_\_\_ 18. Property Deeds – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**

\_\_\_ 19. Please complete the following:

A pre-submission meeting was held with DPZ on \_\_\_\_\_ with  
 [date] \_\_\_\_\_, if applicable.  
 [DPZ, Director, DLD Division Chief or other SRC representatives]

**VI. Fees**

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application and could cause additional time to be required to revise the petition for resubmittal and re-review.** For more information or questions, contact DPZ at (410) 313-2350.

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 relax 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 \*

<p><u>David A. Zepp</u>      <u>POA 3-29-11</u></p> <p>(Signature of Property Owner)      (Date)  <small>(Fee Simple Owner Only)</small></p> <p><u>ZEPP LIVING TRUST</u></p> <p>(Name of Property Owner)</p> <p><u>1025 SYKESVILLE RD.</u></p> <p>(Address)</p> <p><u>SYKESVILLE, MD 21784</u></p> <p>(City, State, Zip Code)</p> <p>E-Mail _____</p> <p><u>410-599-0105</u>      _____</p> <p>(Telephone)      (Fax)</p> <p>Contact Person: <u>DAVE ZEPP</u></p>	<p><u>[Signature]</u>      <u>3/26/11</u></p> <p>(Signature of Petition Preparer) *      (Date)</p> <p><u>THOMAS L. FRAZIER, JR.</u></p> <p>(Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)</p> <p><u>310 S. MAIN ST.</u></p> <p>Address)</p> <p><u>Mt. Airy, MD 21771</u></p> <p>(City, State, Zip Code)</p> <p>E-Mail <u>tj@vanmar.com</u></p> <p><u>410-549-2751</u>      _____</p> <p>(Telephone)      (Fax)</p> <p>Contact Person: <u>TJ FRAZIER</u></p>
---	--

Howard County Department of Planning and Zoning  
Division of Land Development

**INITIAL SUBMISSION  
WAIVER PETITION 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 (7 sets on County Road or  
     \_\_\_ Applications 11 sets on State Road)
  - c. Supplemental Information is provided \_\_\_\_\_
  - d. Certification of pre-submission HDC advisory meeting for new projects in  
     Historic District or listed in Historic Sites Inventory \_\_\_\_\_
  - e. Photographs of existing structures (for Historic Preservation Review) \_\_\_\_\_
  - f. MAA Approval Letter (if applicable) \_\_\_\_\_
  - g. Written summary of Route 1 Manual/Route 40 Design Manual compliance (if applic) \_\_\_\_\_
  - h. DAP project design recommendation for Route 1/Route 40 projects \_\_\_\_\_

- II. **Fee Computation** **Fee**
- Number of waivers requested \_\_\_\_\_
  - \* Base Fee for first two waiver sections (\$450) \_\_\_\_\_
  - Fee for each additional waiver section (\_\_\_ additional waivers x \$50 each) \_\_\_\_\_
  - \* (Maximum fee of \$350 for Agricultural Preservation parcels)
- TOTAL** \_\_\_\_\_

III. **Certification**

Cash Receipt No. \_\_\_\_\_ Account #011-005-4201 Amount \_\_\_\_\_

Check issued by \_\_\_\_\_

\_\_\_ Waiver petition application is accepted for processing.

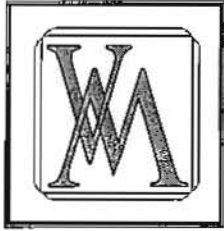
\_\_\_ Scheduled SRC meeting date.

\_\_\_ Waiver petition application is rejected.

Reason: \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_ Resubmission is accepted. Date \_\_\_\_\_ Staff Initials \_\_\_\_\_

Comments/Notes \_\_\_\_\_  
 \_\_\_\_\_



VANMAR  
ASSOCIATES, INC.

Engineers • Surveyors • Planners

310 South Main Street, P.O. Box 328, Mount Airy, Maryland 21771

(301) 829-2890  
(301) 695-0600

(301) 831-5015

(410) 549-2751  
Fax (301) 831-5603

**The Wilbur & Lillie Mae Zepp Living Trust Property  
Waiver Justification**

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.

**Justification:** Wilbur and Lillie May Zepp are the owners of a 190-acre farm which is comprised of several parcels. The Zepps, an elderly couple, have a son who presently farms the land and helps maintain the homestead. Approximately 82 acres of the farm were previously consolidated and submitted for inclusion in the Agricultural Preservation program. The remainder of the farm, approximately 104 acres as shown on the Waiver Petition Plan submitted herewith, is now being considered for the Agricultural Preservation program and the program administrator has requested that the remaining parcels be consolidated prior to creation of the preservation easement. This waiver for a merger and consolidation deed is being requested to allow a consolidation of these parcels to create a 104-acre parcel.

As mentioned, the Zepps are an elderly couple and this waiver will allow them to accomplish this reconfiguration in a more timely, cost-effective manner than going through the full subdivision process. This would enable the Zepps to see this effort through to completion and would be of great benefit in their estate planning process.

In addition, the full subdivision process would require the owners to undertake extensive floodplain and wetlands studies, delineation and surveys. These processes would involve a great deal of time and money, neither of which the Zepps have in abundance. These environmental factors have, however, been addressed by the certification requirements of the waiver process. These certifications are included herewith.

- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternate proposal.



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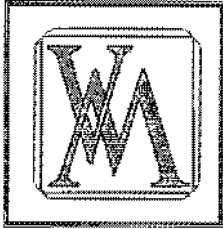
**Justification:** In part, the subdivision regulations, together with the zoning ordinance, are intended to control land uses and their locations within the county. The subject property is zoned Rural Residential – Density Exchange Option (RR-DEO) and the primary use is a working farm. The Zepps' intent of placing the consolidated agricultural parcel into the Agricultural Preservation program would protect an additional 104 acres of working farmland. This reconfiguration would therefore work to further the County's 30-year goal of protecting farmland throughout the county.

- c. Substantiate that approval of the waiver will not be detrimental to the public interests.

**Justification:** First, this waiver will not change the current uses of the property; in fact, the waiver, together with the agricultural preservation, will ensure that the remainder of the property continues as a farm. Second, there will be no increase in use or density on the property; the existing uses will simply continue as they are. The agricultural portion of the property will continue to be actively farmed, any existing structures will remain as they are, no additional access will be required from the public road and the existing stream and forested areas will remain in their natural state.

- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

**Justification:** The end product created by the proposed merger and consolidation of these parcels will be substantially as good as, if not better than, the current deeded configuration of the properties. As explained in Part B above, this waiver will serve to further the intent of the regulations and goals of the County by protecting and continuing the use of this property as valuable farm land.



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Fax (301) 831-5603

March 25, 2011

Howard County Department of Planning and Zoning  
Division of Land Development  
3430 Court House Drive  
Ellicott City, MD 21043

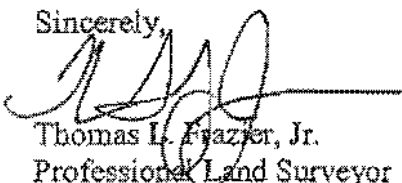
VanMar Associates has prepared a Waiver Petition Plan for property owned by The Wilbur & Lillie Map Zepp Living Trust, Liber 5731 at Folio 438. It is situated on the easterly side of MD Route 32, north of Old Frederick Road (MD Route 99) and west of Woodford Drive Road in the Third Election District. It is shown on Tax Map 9, Parcel 23. Two houses, a mobile home and several barns and outbuildings currently exist on the property. The purpose of the waiver is for a merger and consolidation deed to consolidate several deed parcels into a single, 104.4471 acre parcel.

The proposed parcel has varying terrain comprised of mostly open, rolling farmland with some wooded stream beds crossing through the farm. No wetlands or floodplains exist on the parcel. The parcel is part of the South Branch Patapsco Watershed, 02130908. FEMA Flood Insurance Rate Map Community Panel # 2400440009B\* indicates no 100-yr floodplain on the site. The U.S. Fish and Wildlife Service National Wetlands Mapper shows no wetlands on the site. There are intermittent steep slopes on the property, primarily along the stream channels.

This portion of the farm consists of Glenelg loams, Glenville silt loams, Glenville-Baile and Glenville-Codorus silt loams, Manor loams and Manor-Brinklow complex soils. Glenville-Baile silt loams, which exist along the streams, are hydric. Glenville silt loams have hydric inclusions.

It is the position of this office that consolidating these parcels into a single, 104-acre parcel and maintaining the existing agricultural use will not impact the surrounding streams, buffers, or land quality.

Sincerely,



Thomas L. Frazier, Jr.  
Professional Land Surveyor  
MD Registration No. 21097


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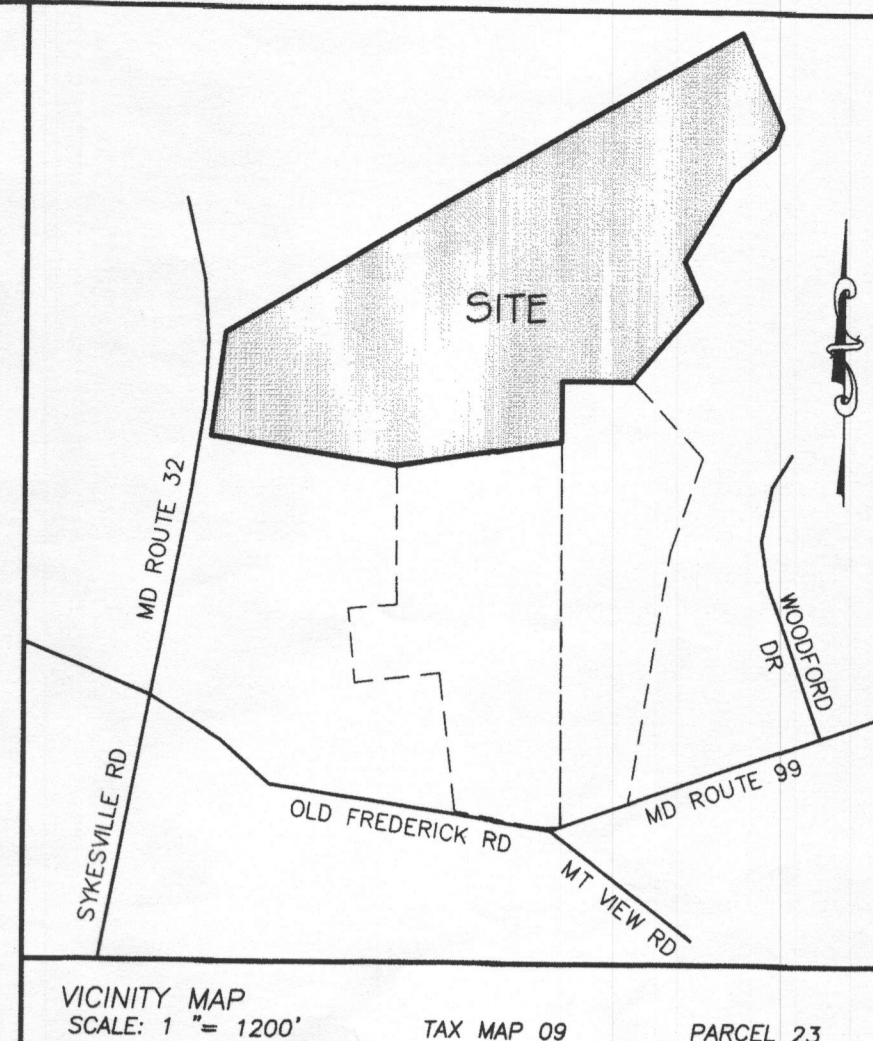
AREA TABULATION:

TRACT	DEED AREA (ACRES)
1	39.13
2	22.25
4	16.25
5	6.6
6	20

TOTAL DEED AREA = 106.23 AC. ±  
 TOTAL NEW CONSOLIDATED AREA BY THIS SURVEY = 104.4471 AC. ±

NOTES:

- The basis of bearings for this survey is the Maryland Coordinate System (NAD83/91) as projected by Howard County survey control stations:  
 09H2 N 601.676.665 E 1,329,520.946s FT  
 09I1 N 602.609.337 E 1,326,621.434s FT  
 09FA N 605,227.679 E 1,326,992.622s FT
- All distances shown are ground distances.
- No title report furnished; plat is not a comprehensive record of appurtenances or encumbrances of record or in use.
- Maryland Route #32 is in use by the general public and publically maintained.
- Improvements shown hereon are taken from Howard County GIS data, supplemented with field locations by VanMar Associates, Inc.
- Topography shown hereon is taken from Howard County GIS data, spot-checked and supplemented with field-run locations by VanMar Associates, Inc. Contour interval is 2'. Vertical datum is NAVD83.
-  Denotes 25% slopes.




OWNER/APPLICANT  
 Wilbur & Lillie Mae Zepp  
 1625 Sykesville Rd.  
 Sykesville, MD 21784  
 410-489-4761

**SURVEYOR'S CERTIFICATE**  
 The preparation of this boundary survey and the accompanying description were completed under my responsible charge, in compliance with the requirements set forth in COMPTON'S ANNOTATED & REVISOR'S CODE, § 12.

For VanMar Associates, Inc.  
 Thomas L. Fraker, Jr.  
 Professional Land Surveyor  
 MD Reg. No. 21097

Date: 3/20/11

WAIVER PETITION PLAN  
 PART OF THE LANDS CONVEYED TO  
**THE WILBUR & LILLIE MAE ZEPP LIVING TRUST**  
 LIBER 5731 AT FOLIO 438  
 SITUATED ON SYKESVILLE ROAD  
 (MARYLAND ROUTE #32)  
 THIRD ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 200' MARCH 2011



**VANMAR ASSOCIATES, INC.**  
 Engineers Surveyors Planners  
 310 South Main Street Mount Airy, Maryland 21771  
 (301) 829-2880 (301) 831-5015 (410) 549-2751  
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Howard County  
Health Department

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](http://www.hchealth.org)

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

---

**MEMORANDUM**

DATE: March 12<sup>th</sup>, 2009

TO: Cindy Hamilton  
Division of Land Development

FROM: Heidi Scott  
Well and Septic Program  
Development Coordination Section

RE: File Number: WP-09-072  
Title: *Zepp Property*  
*Old Frederick Rd.*

---

The following comment(s) apply to the above referenced waiver petition prepared by VanMar Assoc. Inc. received on 1/29/09:

- Review of WP-09-072 is complete and all Health Dept. requirements have been met. A Percolation Certification Plan was approved on 3-11-09. The Health Dept. recommends approval of WP-09-072.

HS  
Cc:  
Derrick Jones; DPZ  
File

THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL.

IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

(PASSED) PERCOLATION TEST SITE:

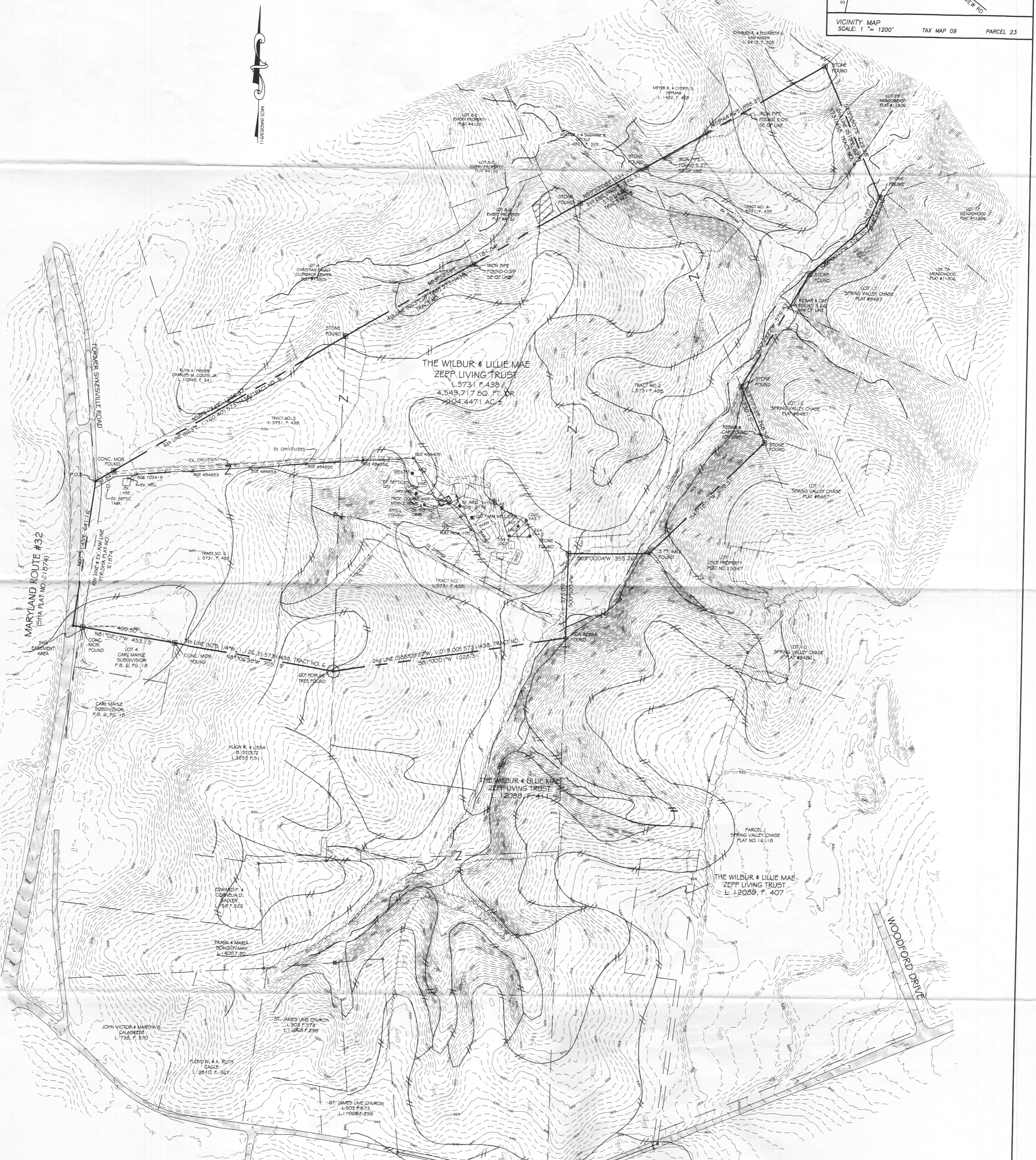
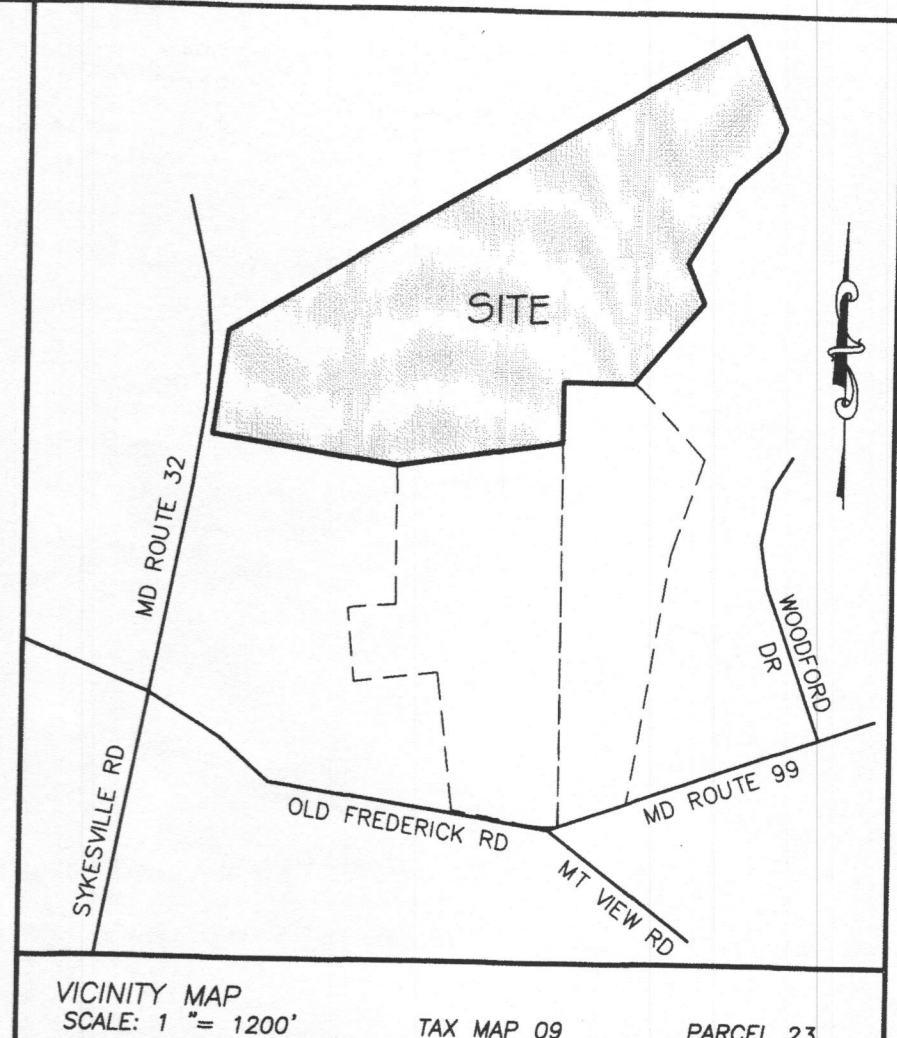
EXISTING WELL:

PROPOSED HOUSE SITE:

25% OR GREATER SLOPES (THERE ARE NO 25% SLOPES ON THE SUBJECT PROPERTY):

GENERAL NOTES:

- OWNERS: WILBUR S. & LILLIE MAE ZEPP  
DEED REFERENCE: LIBER 5731 FOLIO 442  
DATE: SEPTEMBER 13, 1974  
GRANTOR: ROBERTS E. LATIMER, JR. & N. GEORGE MALDOMIAN
- TAX MAP: 9 GRID: 1-D PARCEL: 23
- NEAREST POTABLE WATER SUPPLY: SYKESVILLE DISTANCE: 3 MILES ±
- THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 240044 0009 B.
- TOPOGRAPHY AND PLANIMETRIC FEATURES SHOWN HEREON ARE TAKEN FROM HOWARD COUNTY GIS DATA, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2'. VERTICAL DATUM IS NAVD83.
- THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
- SOIL TYPES: (GcA) (GcB), Glenelg (GgA, GgB), Glenville (GhC, GhB, GhB), Manor (MaC, MaD) HOWARD COUNTY SOILS GRID Nos. 192, 214.
- ZONING DISTRICT: RC-050
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- EXISTING WELL HOBI-2178 HAS BEEN FIELD LOCATED AND ACCURATELY SHOWN.



AREA TABULATION:

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1	39.13
2	22.25
4	16.25
5	6.6
6	2.0

TOTAL DEED AREA = 106.23 AC. ±  
TOTAL NEW CONSOLIDATED AREA BY THIS SURVEY = 104.4471 AC. ±

OWNER/APPLICANT  
Wilbur & Lillie Mae Zepp  
c/o Dave Zepp  
1625 Sykesville Rd.  
Sykesville, MD 21784  
410-489-2267

APPROVED:  
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT  
*William P. Peter Brilleman* 9/6/2011  
HOWARD COUNTY HEALTH OFFICER

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
*Thomas L. Frazier, Jr.* 8/25/11  
DATE  
FOR VANMAR ASSOCIATES, INC.  
THOMAS L. FRAZIER, JR.  
PROFESSIONAL LAND SURVEYOR  
MD REG. NO. 21097, EXP. DATE: 7/26/13



PERCOLATION CERTIFICATION PLAN  
PART OF THE LANDS CONVEYED TO  
**THE WILBUR & LILLIE MAE ZEPP LIVING TRUST**  
LIBER 5731 AT FOLIO 438  
SITUATED ON SYKESVILLE ROAD (MARYLAND ROUTE #32)  
THIRD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 200' AUGUST 2011

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