



4BR

Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: _____

Permit No.: B100103268

Building Address: 11030 Fuzzy Hollow Way
 City: Montgomery State: MD Zip Code: 21114
 Suite/Apt. #: _____ SDP/WP/BA #: FR 074
 Census Tract: _____ Subdivision: Melchiorri
 Section: _____ Area: _____ Lot: 000016
 Tax Map: 10 Parcel: 124 Grid: 13
 Zoning: RR-263 Map Coordinates: _____ Lot Size: 1.234

Existing Use: Vac
 Proposed Use: _____
 Estimated Construction Cost: \$ 395,000
 Description of Work: Kulledge, AT Kirk, ed. person
new garage, 2nd floor full roof, MR 31
14th, 2nd floor, 200 sq ft of SR
 Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 st floor:	
	2 nd floor:	
Area of construction (sq. ft.):	Basement:	
	<input checked="" type="checkbox"/> Finished Basement <u>1233 SF</u>	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
Construction type:	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>4</u>	
<input type="checkbox"/> Structural Steel	Multi-family Dwelling	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Property Owner's Name: Williamson Stone LLC
 Address: 3705 Rock & Perry St # 200
 City: Montgomery State: MD Zip Code: 20740
 Phone: 410-497-4000 Fax: _____
 Email: _____

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

Contractor Company: _____
 Contact Person: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 License No.: 155
 Phone: _____ Fax: _____
 Email: _____

Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

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

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: _____
 Email Address: _____
 Title/Company: _____

Print Name: _____
 Date: 7/28/15

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 -FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>7/14/15</u>	

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION	
Front:	
Rear:	
Side:	
Side St.:	
All minimum setbacks met?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:	
SDP/Red-line approval date:	

Filing Fee	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	#

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: September 10, 2015

DPZ File No. WP-16-035

Department of Planning and Zoning

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

- 1 Comprehensive & Community Planning
- 2 Development Engineering Division
- Other
- 2 File

See: F-13-074

Agencies

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

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

RE: Melchior Property

ENCLOSED FOR YOUR Signature Approval Review & Comments Files

THE ENCLOSED Original Pre-Packaged Plan Set

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

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

Applications	# of Applications
<u>15</u> Waiver Petition Applic/Exhibit	<u>15</u>
<input type="checkbox"/> Planning Board Application	<input type="checkbox"/>
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>
<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>
<input type="checkbox"/> Overall Scaled Composite	<input type="checkbox"/>
<input type="checkbox"/> Water & Sewer Plans	<input type="checkbox"/>
<input type="checkbox"/> List of Street Names	<input type="checkbox"/>

WAS: Received Tentatively Approved Recorded

Received and Revised Approved On September 10, 2015

COMMENTS: _____ Due- 17 Working Days: 10/5/15

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

The Health Department does not oppose this proposal.

DPZ STAFF INITIALS: RJ

Howard County Department of Planning and Zoning
 Division of Land Development
WAIVER PETITION APPLICATION
[Waiver from Subdivision and Land Development Regulations]

Date Submitted/Accepted _____ DPZ File Number _____

I. Site Description

Subdivision Name/Property Identification: Melchior Property F-13-074, GP-16-004

Location of property: 11030 Fuzzy Hollow Way, Marriottsville, MD 21104
 (Street Address and/or Road Name)

Residential
 (Existing Use)

Residential
 (Proposed Use)

10
 (Tax Map No.)

13
 (Grid/Block No.)

184
 (Parcel No.)

3
 (Election District)

RR-DEO
 (Zoning District)

1.2390 AC.
 (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, waiver petitions, etc.)

Melchior Property was approved under F-13-074 & F-13-075, Redline Revision completed July, 2015. A previous waiver petition WP-13-168 was approved for the removal of 6 specimen trees.

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>16.1205(a) (7) and (10)</u>	<u>Removal of Specimen Trees</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

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 *

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

9-9-15
 (Date)

Anita E Allen
 (Signature of Petition Preparer) *

9-9-2015
 (Date)

Williamsburg Group - Bob Corbett
 (Name of Property Owner)

Anita E. Allen, Sill Engineering Group
 (Name of Petition Preparer, Surveyor/Engineering/Architect
 or Agent/Developer)

5485 HAPPERS FARM Rd #200
 (Address)

11130 Doredate Court, Suite 200
 Address)

COLUMBIA, MD 21044
 (City, State, Zip Code)

Marriottsville, MD 21104
 (City, State, Zip Code)

Bob Corbett@WilliamsburgLLC.com
 E-Mail

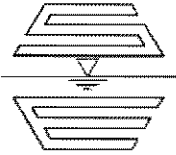
Anita@sillengineering.com
 E-Mail

410-977-3343 410-997-4358
 (Telephone) (Fax)

443-325-5070 EXT 104
 (Telephone) (Fax)

Contact Person: BOB CORBETT

Fax 410-696-2022
 Contact Person: Anita Allen



11130 Dovedale Court, Suite 200
Marriottsville, MD 21104
Website: www.sillengineering.com

Office: 443-325-5076
Fax: 410-696-2022
Email: info@sillengineering.com
Civil Engineering for Land Development

SILL ENGINEERING GROUP, LLC

September 4, 2015

Mr. Kent Sheubrooks, Chief
Division of Land Development
Howard County Department of
Planning and Zoning
3430 Courthouse Drive
Ellicott City, Maryland 21043

Re: Melchior Property, Lot 6
F-13-074 & F-13-075
Waiver Petition

Dear Mr. Sheubrooks,

On behalf of our clients, Williamsburg Group, LLC., Please accept this Waiver Petition to waive Section 16.1205(a) (7) and (10) of the Howard County Subdivision and Land Development Regulations.

The property is located at 11030 Fuzzy Hollow Way and is known as: Lot 6 of the Melchior Property, and as Parcel 184 on Tax Map 10, Grid 13, and is 1.2390 acres in size. The property is zoned RR-DEO per the 10/06/13 Comprehensive Zoning Plan and is currently in the process of development. A Grading Plan has been approved for this lot by Howard County Soil Conservation, and a BAT plan has been submitted for review.

The above referenced lot was designed and approved under F-13-074 & F-13-075, and has since been purchased by Williamsburg Group, LLC. The owner is requesting approval for the removal of a single specimen tree.

Section 16.1205(a) (7) and (10) of the Howard County Subdivision and Land Development Regulations refers to forest retention priorities and states:

The following vegetation and specific areas are considered priority for on-site retention and protection in the County. Subdivision, site development, and grading shall leave this vegetation and these specific areas in an undisturbed condition unless demonstrated, to the satisfaction of the Department, that reasonable efforts have been made to protect them and the plan cannot be reasonably altered or that forest planting in an alternate location would have a greater environmental benefit: ...

- (7) State champion trees, trees larger than 75% of the diameter of any state champion trees, and trees 30" in diameter or larger;*
- (10) Specimen trees not part of any of the above;*

The owner, wishes to build a house approximately sixty foot wide by sixty foot deep (60'x60'). Under the F-13-074 development plans, the site was designed to accommodate a house sized sixty feet wide by forty feet deep (60'X40'). The site design also included a large amount of unnecessary grading that would require grading on the adjacent lot, Non-Buildable Preservation Parcel A. The grading has been redesigned to fit a larger building footprint while keeping the required grading within the Lot.

Melchior, Lot 6 GP-16-004
Waiver Petition
September 4, 2015

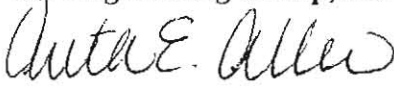
Unavoidably, the redesigned building footprint falls in the same location as a thirty-two and a half inch (32.5") Tulip Poplar that has been verified as a specimen tree.

Strict compliance with Section 16.1205(a) (7) and (10) would create practical difficulties in the redesign of the Lot. The existing conditions of the site are restraining in that there is a forty foot (40') elevation difference from the front southwestern corner of the lot to the rear northeastern corner of the lot. While this rolling countryside adds to the aesthetic appeal of the lot, the conditions require a significant amount of grading to create site conditions that would sustain a house and usable yard. It has been determined that changing the building from a garage left to a garage right would eliminate a substantial amount of grading. The entire subdivision has similar terrain including the private road that serves the subdivision. One (1) of the stormwater management facilities, MB-DW4, to treat the road runoff is located on the front of our lot. The site has been designed to avoid any of the runoff from the site to enter the Stormwater management facility designed to treat the road. While keeping the grading design to be minimal as possible, as well as insuring the stormwater management facility is only collecting the drainage it was designed for, we were left with few options on where to put the building.

The site has been designed purposely to uphold the intent of the regulation. We are requesting the removal of one (1) specimen tree. There are three (3) specimen trees in the area that is ideal for placing a house. The design has keep the house closest to the front of the lot, avoiding the other specimen trees on-site. Despite our efforts, we could not create a design that would permit the preservation of all three (3) trees.

Approval of this waiver is not detrimental to the public interest as the largest amount practical of the specimen trees are being retained. Approval of this waiver does not nullify the intent of the regulations as all reasonable efforts have been made to protect the specimen trees and this proposed alternative would have a greater environmental benefit, by protecting as many trees as possible on-site.

Thank you for your consideration of this waiver petition request. Should you have any questions or comments regarding this matter, please do not hesitate to contact this office.

Sincerely,
Sill Engineering Group, LLC

Anita E. Allen

Plymouth Road Architects
 640 Plymouth Road, Catonsville, MD 21229 410-782-0281

DATE	DESCRIPTION

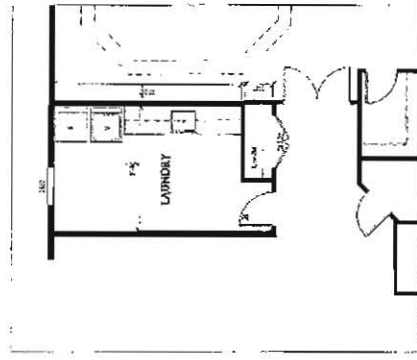
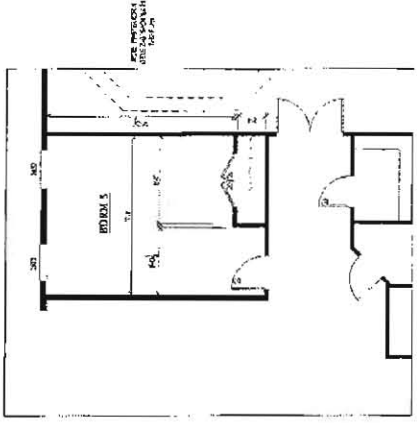
DATE: 8/15
 DRAWN: T.M.
 SCALE: 1/4"=1'-0"

PROJECT: WILKINSBURG GROUP
 ESTATE HOME
 DRAWING: SECOND FLOOR PLAN

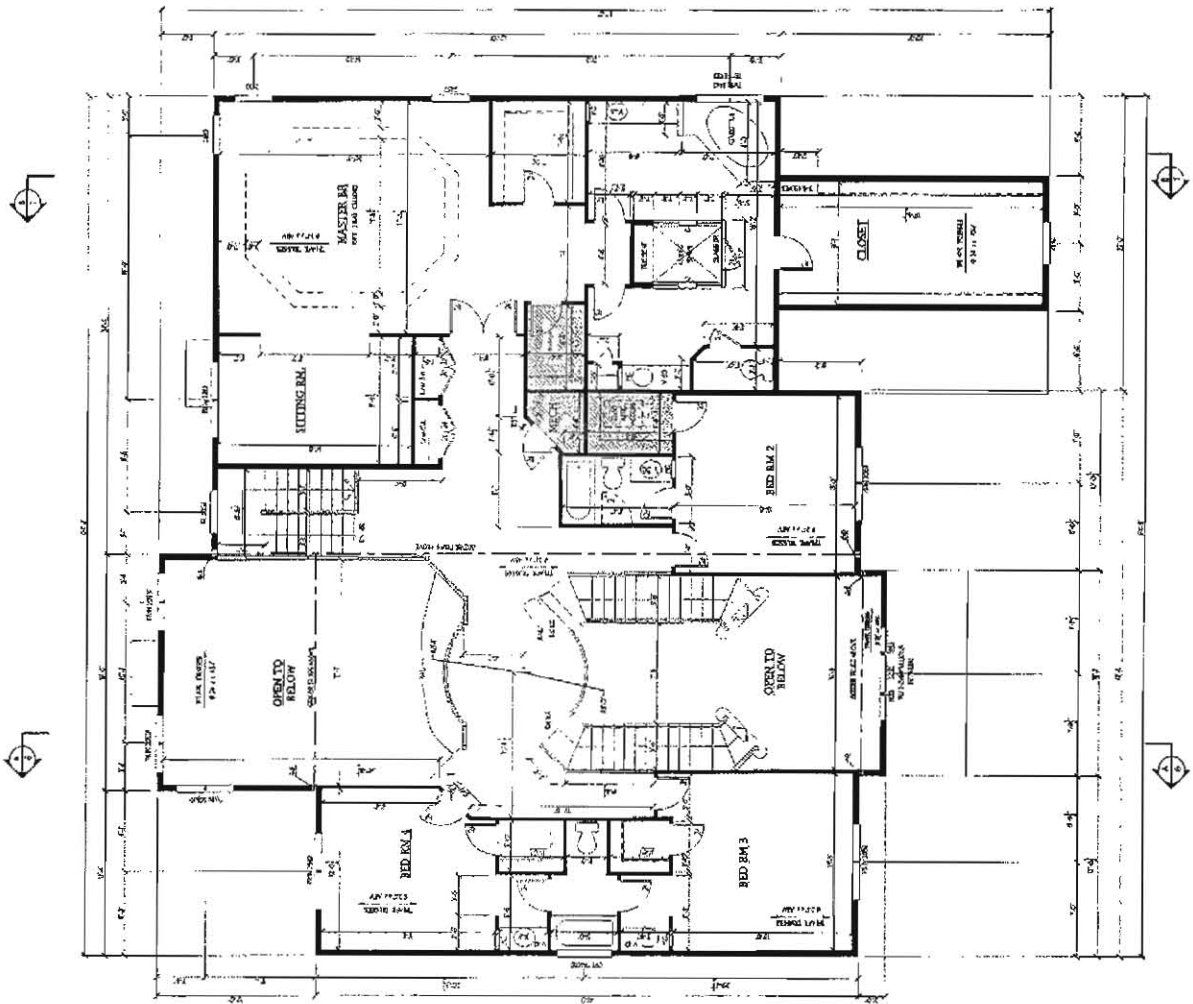
PROJECT NO.
 1067 RC

4

REVISED 8/15



SEE SHEET 1067 RC FOR
 FINISHES AND MATERIALS
 SCHEDULE
 SEE SHEET 1067 RC FOR
 FINISHES AND MATERIALS
 SCHEDULE
 SEE SHEET 1067 RC FOR
 FINISHES AND MATERIALS
 SCHEDULE





Office of the Health Officer
8930 Stanford Blvd., Columbia, MD 21045
Main: 410-313-6300 | Fax: 410-313-6303
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

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

DATE: August 12, 2015

TO: Bob Corbett
Via-e-mail: BOBCORBETT@WILLIAMSBURGLLC.COM

RE: **Building Permit # B15003268**
11030 Fuzzy Hollow Way
Marriottsville, Maryland 21104

Mr. Corbett,

Further review is contingent upon submission of a revised building plan showing the following:

- Floor plans are needed to determine if the septic system design can support the proposed house.
- BAT plan must be submitted for building permit approval.

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

Respectfully,

Dana Bernard, R.E.H.S./L.E.H.S.
Environmental Specialist II
Bureau of Environmental Health
Well and Septic Program
Phone (410) 313-2775
E-mail: DBernard@howardcountymd.gov

cc: Well & Septic program file
Owner: Marina Morris at the Williamsburg Group
Via E-mail: MARINAMORRIS@WILLIAMSBURGLLC.COM

2a

REVISED SET 8/15

PROJECT No. 100796

DRAWN BY: J. KUTLER

Project: WILLIAMSBURG GROUP
ESTATE HOME

Date: 5/15
Scale: 1/4" = 1'-0"

DATE	REVISION

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0283

