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Penny E. Borenstein, M.D., M.P.H., Health Officer

July 7, 2004

John C. Mellema, Sr.
5409 East Drive
Baltimore, MD 21227

RE: Lot 84, Plat of Lisbon
Proposed storage facility

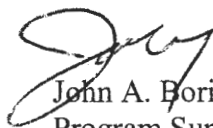
Dear Mr. Mellema, Sr.:

This letter is to serve in response to your request to allow a garage/storage facility to be built on an existing vacant lot in the town of Lisbon, MD. It is also understood that as a result of the size of the structure, that the placement of a septic system and one future replacement system would not be possible.

This request to allow such a structure to be built on a holding tank is being denied based on the criteria outlined in COMAR 26.04.02.03.B. A copy of the regulation is enclosed for your reference. Furthermore, your plan shows a well that is not 30' from the proposed structure as well and this is not in accordance with COMAR 26.04.04.05.B (2)(iii). A copy of the regulation is enclosed for your reference.

If you have questions regarding of this denial, you can contact the Health Department at (410) 313-1771.

Respectfully,



John A. Boris, Jr., R.S.
Program Supervisor
Well and Septic Program

JAB
Cc: File

Enclosure

REGULATION SITING HOLDING TANKS

B. Holding tanks may be used to resolve existing on-site sewage disposal failures when community sewer facilities are not available or on-site repair is not possible. They may not be permitted to serve new construction or for the purpose of adding capacity to an existing disposal system in order to accommodate a change in property use. They may be permitted to serve essential public buildings as determined by the Approving Authority and the Department of the Environment on a case-by-case basis. The permission to allow a holding tank for an essential public service building shall include consideration of the following:

- (1) Whether the proposed building is directly related to and necessary to protect the public safety;
- (2) Whether the proposed building will supply any critical public service;
- (3) The volume and character of the waste to be generated, and, its ultimate disposal; and
- (4) The expected length of time the holding tank will be in service before a conventional disposal mode is available.

REGULATION SITING WELL SETBACK REQUIREMENTS

iii) 30 feet from a building foundation, for the purpose of protecting the well from a foundation or soil treated to control pests, insects, or vermin. A distance less than 30 feet may be considered in replacement of a well serving a lot which does not meet minimum lot ownership as defined in COMAR 26.04.03.

JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO., MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507

JOHN A. BORIS JR. R.S.
ENVIRONMENTAL SANITARIAN
3525H ELLICOTT MILLS DR.
ELLICOTT CITY, MARYLAND 21043

RE.: MEADE PROPERTY
LOT 84 PLAT OF LISBON
PLAT BOOK 3 FOLIO 20
TAX MAP 7 GRID 12 PARCEL 195

JOHN;

PLEASE FIND ENCLOSED HERE A COPY OF A DRAWING SHOWING THE PROPOSED IMPROVEMENTS FOR LOT 84 SOUTH AVENUE, "PLAT OF LISBON". MR. MEADE HAS PURCHASED LOT 84 WITH THE INTENTION OF CONSTRUCTING A 100 FOOT BY 40 FOOT BUILDING FOR THE STORAGE OF CONSTRUCTION EQUIPMENT. THE SITE IS A 10,890 SQUARE FOOT RECORDED LOT WHICH NEEDS TO BE SERVED BY PRIVATE WATER AND SEWER SYSTEMS. DUE TO THE SIZE OF THE LOT AND THE LOCATION OF THE ADJOINER'S WELL AND SEPTIC AREAS, A CONVENTIONAL WELL AND SEPTIC AREA FOR THIS SITE APPEARS TO BE IMPOSSIBLE. THE BUILDING SIZE OF 100 FOOT BY 40 FOOT IS REQUIRED TO STORE THE CRANES THAT MR. MEADE WOULD LIKE TO KEEP THERE. AT OUR SUGGESTION MR. MEADE HAS APPROACHED THE OWNER OF LOT 85 TO REQUEST PERMISSION TO CREATE AN EASEMENT ON HIS PROPERTY TO HELP HIM MEET THE CONVENTIONAL SYSTEM REQUIREMENTS HOWEVER, UNDERSTANDABLY THE OWNER OF LOT 85 REFUSED NOT WANTING TO ENCUMBER HIS OWN LOT. IT APPEARS THE ONLY OPTION FOR MR. MEADE WOULD BE IF HE WAS ALLOWED TO INSTALL A HOLDING TANK. IN OUR DISCUSSIONS WITH MR. MEADE HE EXPLAINED TO US THAT THE BUILDING WILL ONLY BE USED FOR HOUSING THE CRANES TO KEEP THEM OUT OF THE ELEMENTS BETWEEN JOBS AND IT WILL BASICALLY BE AN UN MANED BUILDING. WE WOULD APPRECIATE ANY CONSIDERATION FOR A HOLDING TANK, OR SUGJETIONS YOU MAY HAVE TO HELP MR. MEADE WITH THE PROPOSED CONSTRUCTION OF THIS STORAGE FACILITY.

THANK YOU


JOHN C. MELLEMA SR.



PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO., MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507

PROPOSED IMPROVEMENTS LOT 84
PLAT OF "LISBON"
PLAT BOOK 3 FOLIO 20
TAX MAP 7 PARCEL 195 GRID 84
HOWARD COUNTY MARYLAND
SCALE: 1"=30' DATE: 4-27-04