

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, June 15, 2020 8:18 AM
To: 'Cindy Cooper'
Cc: Bernard, Dana; Benjamin Cooper (Isaiah)
Subject: RE: 7201 Pindell School Rd

I think this pool location looks fine. Just to verify, your plan shows the proposed pool 20' from the close edge of the drywell perimeter, not the center of the drywell? I can accept this location with a waiver approval to not establish future repair area at this time and with your written acknowledgement in your waiver request that if that area is needed for future repair area, you will relocate the pool. I'm hopeful that future repair area can be located toward the other side of the rear yard away from the sheds, so it should still leave plenty of room.

Just submit a hard copy of this new plot plan and email me when you do so. We can approve the permit once we see that plan. Thanks
Jeff

From: Cindy Cooper <crcooper77@yahoo.com>
Sent: Friday, June 12, 2020 3:37 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: Bernard, Dana <dbernard@howardcountymd.gov>; Benjamin Cooper (Isaiah) <bencooper9@yahoo.com>
Subject: Re: 7201 Pindell School Rd

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello Mr. Williams,
Thank you!

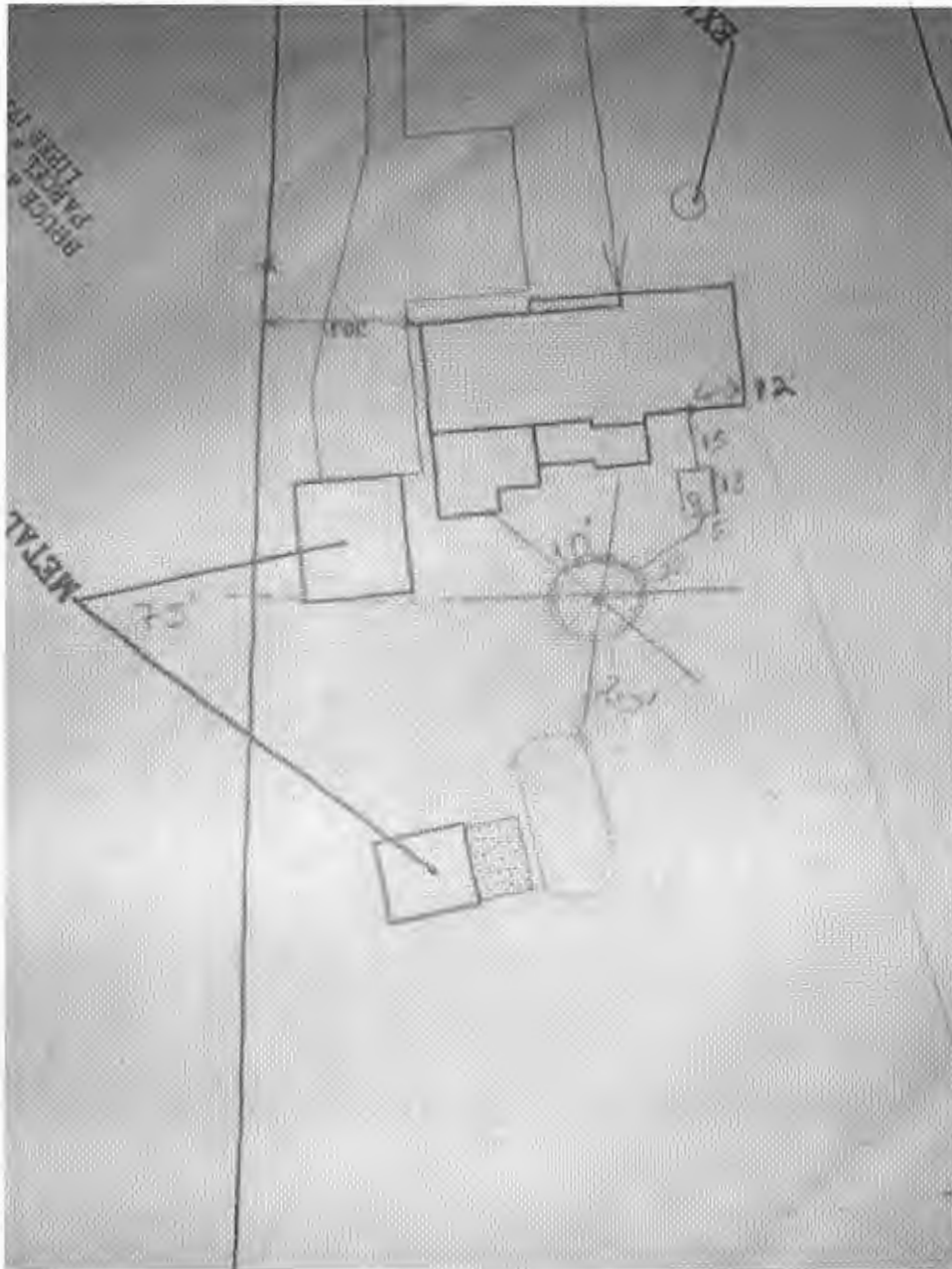
This process has caused us to dig and find the exact location of our septic tank which we needed to do. Following the info on the diagram of the 1966 document, we were able to mark out and locate the drywell. We also learned of the discrepancy on where the septic tank was placed on the survey, which we commissioned in 2017.

After digging the septic tank and then measuring out the line to the drywell (see picture with black lines), we also measured a 10' circumference (see picture with orange hand drawn circle).

From this, we measured 4 points, each at 20 feet away from the border of the circumference and identified one that would allow us to site the pool 20' feet away. Please see attached pic survey portion with correct site of septic tank, line, and drywell, and proposed site for pool in pencil. The pencil drawing is at a 50' scale. This location will likely require us to break up and remove the concrete patio in front of the shed.

Please let me know if this site location us acceptable for safety.

Thank you,
Cindy









Sent from my iPhone

On Jun 10, 2020, at 1:15 PM, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Hello. The critical issue would be the close edge of the pool to be at least 20' from the approximate drywell location from our as-built diagram, which is different from the disposal area shown on your plan. According to the as-built drawing, the drywell is about 25' from the septic tank, 10' diameter, and 75' from property line. See attached plan. We would ultimately need to see a scaled plan in which we could properly locate the drywell and then see how far it is from the proposed pool. Of course accurate dimensions and rotation of the pool footprint is critical on the plan so we can verify.

From: Cindy Cooper <crcooper77@yahoo.com>

Sent: Wednesday, June 10, 2020 1:06 PM

To: Williams, Jeffrey <jewilliams@howardcountymd.gov>

Cc: Bernard, Dana <dbernard@howardcountymd.gov>; Benjamin Cooper (Isaiah) <bencooper9@yahoo.com>

Subject: Re: 7201 Pindell School Rd

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Hi Mr. Williams,

We've been in touch with Brenda about alternative sitings of the pool. Moving the pool over from our initial proposal would require us to tear down our steel shed which we want to avoid

So, we have come up with the attached alternative. It is a cell foto of our pencil drawing on the survey. The pencil drawing is to scale. As you can see, the pool wall would be 20' away from the drain field, consistent with what you indicated would be acceptable in the email below.

Would this work?

Looking forward to your reply.

<image001.jpg>

Thank you

Cindy Rosales-Cooper

(301) 529-8270

Sent from my iPhone

On Jun 8, 2020, at 10:21 AM, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

I Was under the impression that you worked out an alternate location with Dana. We would not be willing to go closer than 20 feet from the assumed location of the drywell from our as-built diagram. If you were to find the exact location of the drywell, we might be able to go as close as 15 feet from the closest edge of the drywell. Any closer would be a safety hazard.

Health was the last agency to sign off on the B20000837. That usually triggers them to tell the applicant that the permit is ready, but you may want to contact them. I don't know how it works during office closure.

From: Cindy Cooper <crcooper77@yahoo.com>

Sent: Monday, June 08, 2020 10:01 AM

To: Williams, Jeffrey <jewilliams@howardcountymd.gov>

Cc: Bernard, Dana <dbernard@howardcountymd.gov>; Benjamin Cooper (Isaiah) <bencooper9@yahoo.com>

Subject: Re: 7201 Pindell School Rd

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Good morning Mr. Williams,

Thank you for the email and for the approval of our garage and front room addition. I fully understand the need for moving the septic tank should we pursue another addition in the future. I assume I will receive a notification from DILP that the permit # B20000837 is ready for issuance?

For the pool permit, may I ask you for some additional guidance vis a vis your message below? We appreciate the implications for safety of siting even an above ground pool on top of or near the drain wall as you explain it is generally an open pit with cement walls. You indicate that we currently have the pool sited 25 feet away from where your records indicate the septic drain wall is. Is there a required distance that the pool would need to be from the drain wall? Last week you asked

if we would be open to moving the placement of the pool, perhaps closer to the house, or at least that is how I interpreted your message. Is this something that would be better and would allow for approval? What are the perimeters for siting an above ground pool to receive your approval? As I mentioned before, the pool is not just for recreation, it is to provide physical therapy for my youngest son who has cerebral palsy and hasn't had therapy since the first week of March.

Again, thank you and I look forward to your reply.

thank you,
Cindy

On Monday, June 8, 2020, 09:21:30 AM EDT, Williams, Jeffrey
<jewilliams@howardcountymd.gov> wrote:

Hello Ms. Rosales-Cooper:

After Dana's site visit last week, I am going to sign off on the permit for the garage and the front room and grant the waiver for the reduced setback to the well and waiving the perc certification requirement. **Please note that any future additions or structures on the property may require perc testing leading to a perc certification plan.**

I am also willing to sign off on the pool permit once you submit a revised site plan showing the new pool location. Dana indicated that you picked a spot in which the pool will be about 25 feet from the assumed location of the septic drywell from our as-built drawing. **Please note that we could not determine the exact location and we always recommend upgrading drywells by having a septic contractor fill them with stone.** A drywell is an open subsurface pit and is susceptible to collapse and cave-ins, causing a potentially dangerous sink hole. This is why we were not willing to approve a reduced setback from the pool to the drywell without knowing exactly where it was. A heavy pool over the top or too close could cause collapse. **Please note that we may require upgrade or replacement with new septic trenches for a future addition.** Let me know if there are any questions. Thanks

Jeff

From: Cindy Cooper <crcooper77@yahoo.com>

Sent: Monday, June 01, 2020 4:01 PM

To: Williams, Jeffrey <jewilliams@howardcountymd.gov>

Cc: Bernard, Dana <dbernard@howardcountymd.gov>; Benjamin Cooper (Isaiah)
<bencooper9@yahoo.com>

Subject: Re: 7201 Pindell School Rd

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Mr. Williams,

Thank you for the email. I am available any day of the week for Dana to come out as I am working from home. Please have her call me and schedule a day and time (301) 529-8270. I am responding to your questions below:

1. On the revised plot plan for the garage/room, we were unable to determine the exact location of the addition corner vs the well location. Can you stake the corner of the addition in your yard so we can measure from the well and compare it to the distance from the well to the existing house? **Yes, we can stake the corners.**

As I mentioned on the phone, we can allow an addition to be closer to a well than the 30' setback as long as it is not getting closer than the distance to the existing house. Also, what is the proposed foundation for this addition? Slab, crawlspace? **It is a slab.**

2. The proposed location of the pool shows it to be 45' from the property edge and 18' wide. The as-built of the septic installation indicates the drywell to be lateral to this pool location 75' from the property edge. That puts the pool 14' from the drywell, inside our 20' setback from a pool to a septic drainfield. In addition, we don't know how exact the as-built is on the drywell location. Hopefully a site visit may pinpoint a drywell location. This is critical because a drywell is an open pit under the ground with a concrete lid a few feet under the surface. If a heavy pool is placed on it or near it, it could collapse and cause a disaster. Can you adjust the pool location farther away towards the lot front and lot side as much as possible and stake that out in the yard for Dana to compare to the possible drywell location? **We can stake out the proposed location of the pool and adjust if necessary with Dana when she comes.**

thank you,

Cindy

On Monday, June 1, 2020, 02:43:15 PM EDT, Williams, Jeffrey
<jewilliams@howardcountymd.gov> wrote:

Hello Ms. Rosales-Cooper. I am inclined to approve the waiver to the perc testing and perc certification requirement for these two permits. However, before we can grant approval Dana will need to do a site visit to confirm two things:

1. On the revised plot plan for the garage/room, we were unable to determine the exact location of the addition corner vs the well location. Can you stake the corner of the addition in your yard so we can measure from the well and compare it to the distance from the well to the existing house? As I mentioned on the phone, we can allow an addition to be closer to a well than the 30' setback as long as it is not getting closer than the distance to the existing house. Also, what is the proposed foundation for this addition? Slab, crawlspace?
2. The proposed location of the pool shows it to be 45' from the property edge and 18' wide. The as-built of the septic installation indicates the drywell to be lateral to this pool location 75' from the property edge. That puts the pool 14' from the drywell, inside our 20' setback from a pool to a septic drainfield. In addition, we don't know how exact the as-built is on the drywell location. Hopefully a site visit may pinpoint a drywell location. This is critical because a drywell is an open pit under the ground with a concrete lid a few feet under the surface. If a heavy pool is placed on it or near it, it could collapse and cause a disaster. Can you adjust the pool location farther away towards the lot front and lot side as much as possible and stake that out in the yard for Dana to compare to the possible drywell location?

Let me know if you have any questions about these items. You can respond via email to Dana and I and she will schedule a site visit as soon as you are ready to try to get these permits going. Thanks

Jeff

From: Cindy Cooper <crcooper77@yahoo.com>
Sent: Monday, June 01, 2020 11:28 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: Bernard, Dana <dbernard@howardcountymd.gov>
Subject: Re: 7201 Pindell School Rd

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Mr. Williams/Ms. Bernard,

thank you for the email and telephone call this morning.

I have just been out in my backyard and asked my neighbor, the original builder of my house, to aid me in confirming where the septic tank is. He confirms that the location identified on the most recent survey which is part of both of my applications is correct. The septic tank is off the left corner of the house if standing on the back deck, as cited in the survey done by Maryland Land Surveying.

Additionally, I am attaching a signed waiver request for HoCo Health Department's PERC testing and certification.

Again, thank you to you and Ms. Bernard,

Cindy

On Monday, June 1, 2020, 09:49:51 AM EDT, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Hello Ms. Rosales-Cooper. Attached is the existing property file we have for your house. Can you please double check the location you show on the plot plan (also attached) against the actual septic tank location in your yard. The plot plan has the tank straight back from the corner of the house, while the property file sort of shows it straight back from more of the center of the house. The tank location is what we can use to get an idea of where the drywell is located, so the actual tank location is critical to that effort. Thanks

Jeff Williams

Program Supervisor, Well & Septic Program

Bureau of Environmental Health

Howard County Health Dept.

410-313-4261

jewilliams@howardcountymd.gov

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<A11629_P12243 7201 Pindell School Road.pdf>