

Feb. 4<sup>th</sup> 2013

James H. Welling  
13550 Old Frederick Rd.  
Sykesville, MD 21784

To whom it may concern:

I, James H. Welling, have lived on this farm for over eighty years. I have owned it since 1952.

My Grandfather purchased 240 acres, which is known as Wellington Farm in the late 1800's.

My stepson Charles William Storm bought the house at 13802 Old Frederick Road in 2004, which was the original house on the farm. This house was built around 1875. My father and Uncle lived in this house for several years. I have always known that the well was under the back room of this house.

In 2012 Charles Wm. Storm wanted to replace the room due to the fact it needed a lot of repairs. This would mean the well would be better protected than it was before. This well is the only one ever on this property and has been in use for over 100 years, it supplies the house, barn and tenant trailer.

If there is anything further I can  
help you with please feel  
free to call me at 410-489-4102.

James H. Welling  
James H. Welling  
13550 Old Frederick Rd.  
Sykesville, MD 21784



## **Bernard, Dana**

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**From:** Gick, Ginnie  
**Sent:** Thursday, June 06, 2013 11:18 AM  
**To:** Bernard, Dana  
**Subject:** RE: Charles Storm

Ahhhh... there's always more to the story! ;)

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**From:** Bernard, Dana  
**Sent:** Thursday, June 06, 2013 11:17 AM  
**To:** Gick, Ginnie  
**Subject:** RE: Charles Storm

Hello Ms. Gick,

First of all, Mr. Storm built a 2 story addition over his well **without** applying for a building permit. A notice of violation was sent to our office for review. After inspection we discovered his well was located under his addition (**wells must be 30 feet from the house**) and his well was also servicing another house on a different tax map and parcel (**A well cannot service a property on a different tax map and parcel**). However, based on Howard County Code and State of Maryland Code these two violations must be corrected in order to approve Mr. Storm's building permit. My supervisor and I had a meeting with Mr. Storm, Mrs. Welling and Mr. Storm's son on February 4<sup>th</sup> 2013 offering several options in order to move forward with their building permit. At this point we were waiting for Mr. Storm to get back to us and let us know which option he has chosen. We do not have a "grandfather clause" for **new construction**. We are ready to move forward within the parameters of the law. If you have any additional questions, don't hesitate to e-mail me or give me a call.

Have a Great Day!!!!

Dana Bernard, REHS/RS  
Environmental Specialist II  
Bureau of Environmental Health  
Well and Septic Program  
Phone (410) 313-2775  
E-mail: [DBernard@howardcountymd.gov](mailto:DBernard@howardcountymd.gov)

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**From:** Gick, Ginnie  
**Sent:** Thursday, June 06, 2013 10:19 AM  
**To:** Bernard, Dana  
**Subject:** Charles Storm

Hi Dana,

I'm in the County Executive's office, and we received a call from Mrs. Welling who has questions about her son's property. His name is Charles Storm, and his address is 13802 Old Frederick Rd in Sykesville. She said that he's putting an addition on his house and was told that he needs to dig a new well. She wants to know why he needs a new one, and isn't there a "grandfather clause".

Can you clue me in, please?

Ginnie Gick  
Community Liaison



Office of the Health Officer

7178 Columbia Gateway Drive, Columbia, MD 21046-2147

Main: 410-313-6300 | Fax: 410-313-6303

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

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

Facebook: [www.facebook.com/hocohealth](https://www.facebook.com/hocohealth)

Twitter: HowardCoHealthDep

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

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DATE: January 29, 2012

TO: Charles W. Storm  
13802 Old Frederick Road  
Via: USPS

RE: **Building Permit # B13000163**  
**13802 Old Frederick Road**  
**Sykesville, Maryland 21784**

Mr. Storm,

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

- Well and septic system with all components must be shown on plan.
- Plan must be to scale.
- Proposed addition must be shown on plan.

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,

A handwritten signature in black ink that reads 'Dana Bernard'.

Dana Bernard, REHS/RS

Environmental Specialist II

Bureau of Environmental Health

Well and Septic Program

Phone (410) 313-2775

E-mail: [DBernard@howardcountymd.gov](mailto:DBernard@howardcountymd.gov)

cc: Well & Septic program file



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

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April 17, 2013

Charles W. Storm  
13802 Old Frederick Road  
Sykesville, Maryland 21084

**Building Permit # B13000163**

Mr. Storm,

In response to your most recent letter on April 7, 2013 we have decided to invite you to schedule an appointment to meet with us to discuss building permit B13000163. We would like to discuss your options and how we can move forward with your project. To schedule a meeting, I can be reached at the above address or by telephone at (410) 313-2775.

Respectfully,

*Dana Bernard*  
Dana Bernard, REHS/RS

Environmental Specialist II

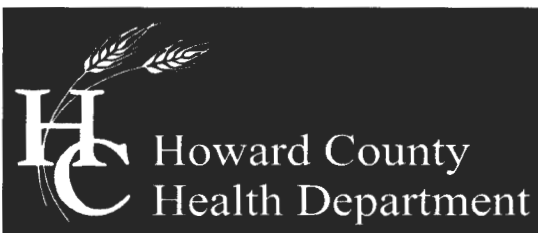
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Well and Septic Program

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Twitter: HowardCoHealthDep

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

---

April 3, 2013

Charles W. Storm  
13802 Old Frederick Road  
Sykesville, Maryland 21084

**Building Permit # B13000163**

Mr. Storm,

Our final inspection on March 14, 2013 revealed several violations that must be corrected before final approval of your building permit. Further review is contingent upon submission of a revised building plan showing the following:

- The existing well must be abandoned because it is located under the addition which does not fall into our required setbacks. A new well must be drilled to accommodate our required setback which is 30 feet from a house.
- Also, an additional well must be drilled to accommodate the trailer that is located on another parcel. A well on one parcel cannot be used to service another parcel.

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,

A handwritten signature in black ink that reads 'Dana Bernard'.

Dana Bernard, REHS/RS

Environmental Specialist II

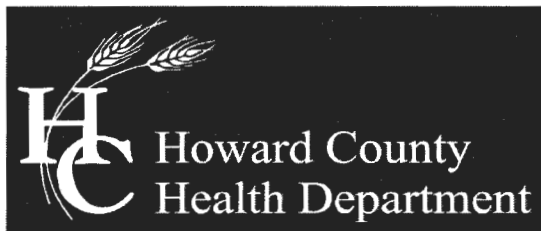
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Maura J. Rossman, M.D., Health Officer

---

DATE: July 2, 2013

TO: Charles W. Storm  
13802 Old Frederick Road  
Via: USPS


RE: **Building Permit # B13000163**  
**13802 Old Frederick Road**  
**Sykesville, Maryland 21784**

Mr. Storm,

I am following up our discussion on May 8, 2013 regarding building permit B13000163. At our meeting we gave you several options to move forward and we are still waiting for your decision. You must respond within 15 business days with your decision. If we do not hear from you within 15 business days, we will have no choice but to deny your building application.

Your building permit will be continue to be "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, REHS/RS

Environmental Specialist II

Bureau of Environmental Health

Well and Septic Program

Phone (410) 313-2775

E-mail: [DBernard@howardcountymd.gov](mailto:DBernard@howardcountymd.gov)

cc: Well & Septic program file



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

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April 3, 2013

Charles W. Storm  
13802 Old Frederick Road  
Sykesville, Maryland 21084

**Building Permit # B13000163**

Mr. Storm,

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- Also, an additional well must be drilled to accommodate the trailer that is located off of the property. A well cannot be used to service another property.

Your building permit will be placed "on hold" until all Health Dept. 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, REHS/RS  
Environmental Specialist II  
Bureau of Environmental Health  
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**Tyvek**  
HomeWrap

DUPONT

**Tyvek**  
HomeWrap

DUPONT

**T**  
H

Mylers

Mylers

DUPONT

**Tyvek**  
HomeWrap

DUPONT

**Tyvek**  
HomeW

## **.02 General Provisions.**

A. The requirements of this chapter apply to new on-site sewage disposal systems, replacements, additions to existing systems, and any material changes in the use of a system.

### **B. On-Site Disposal System.**

(1) Notwithstanding any other provision of this regulation, the Department may approve an on-site disposal system:

(a) For a lot which was approved by the Department as of November 17, 1985 if it meets the Department's regulations and policies which were in effect on November 17, 1985 and has at least one replacement system area. However, if a lot was approved subject to a 10,000 square foot or greater disposal area, this disposal area shall be maintained.

(b) For a lot which was legally established without Department approval before November 18, 1985 if it meets the other requirements of this regulation, except that:

(i) Only area sufficient for an initial and one replacement system is required.

(ii) In counties where the Department has allowed systems to be installed with less than a 4-foot treatment zone, these counties may continue to use less than a 4-foot treatment zone and less than 2 acres until the ground water protection reports are completed. These counties include Talbot, Dorchester, Wicomico, Worcester, Somerset, Caroline, Kent and Queen Anne's. A maximum density requirement of 160 residences or its equivalent per square mile for ground water protection shall apply in these areas for lots where direct ground water penetration was previously used.

(iii) For lots and parcels in the coastal plain for which countywide ground water protection reports are not to be prepared, or have as yet to be completed, the lot need not meet the 4-foot treatment zone or 2-acre minimum requirement for ground water protection if a hydrogeologic report is prepared for the area in question and the Department, upon review, determines that a variance can be granted without contaminating ground water.

(2) If, in the opinion of the Approving Authority, the lot cannot provide for a safe and adequate water supply and an on-site waste disposal system, a permit shall be denied.

C. Variances for existing lots or parcels may be granted to the minimum 2-acre lot size requirement in Regulation .04K if it can be determined that a lot will provide for a safe and adequate water supply and sewage disposal system which will not impact reservoirs and streams used as potable water supplies.

D. A person may not construct or alter any residence, floating home, or commercial establishment served or to be served by an on-site sewage disposal system or private water supply system, and a county or municipality may not issue, if applicable, a building permit for the desired new construction or alteration, until the Approving Authority has:

(1) Issued both an on-site sewage disposal permit and a well construction permit for facilities served by an on-site sewage disposal system and a private water supply system;

(2) Issued an on-site sewage disposal permit for facilities served by an on-site sewage disposal system and a public water supply system;

(3) Issued a well construction permit for facilities served by a private water supply system and public sewerage; or



approved by the National Sanitation Foundation, the American Water Works Association, or the American Society for Testing Materials (Standards F-480), or by the Approving Authority.

Plastic Well Casing. Plastic well casing shall be made of the following materials:

(i) Polyvinyl chloride (PVC) casing;

(ii) Casing manufactured from white virgin, high impact, polystyrene plastic which may be used only with the written approval of the Approving Authority.

(c) Metal Well Casing. Metal well casing of 4- to 6-inch nominal size shall have a nominal wall thickness of .185 inches and minimum wall thickness of .175 inches. Metal well casing of less than 4-inch nominal size shall be Schedule 40 or better. Metal well casing greater than 6 inches nominal size shall be Schedule 30 or better. The Approving Authority may require that Schedule 40 metal well casing be used where there are corrosive waters.

(d) Casing material is not permitted which will cause the delivered water to be toxic or violate State or federal drinking water standards in effect at the time the well is constructed.

(3) Minimum Casing Length.

(a) In Hydrogeologic Areas 1 and 2, the casing shall extend to the top of or into the aquifer used.

In Hydrogeologic Areas 3, 4, and 5, the casing shall extend through the weathered zone and be seated at least 2 feet into bedrock.

(c) Less than 20 feet of casing may not be used in any area except as provided in §M(2)(b). A minimum of 8 inches of the casing length shall extend above ground level after final grading.

(d) All plastic well casings shall be installed in accordance with the maximum depth limits specified in Table 1.

(e) Other types and sizes of well casing may be approved by the Approving Authority for special applications.

Table 1

*Depth Limit for Plastic Water Well Casing*

*Maximum Depth (feet)*

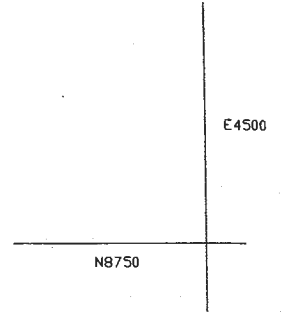
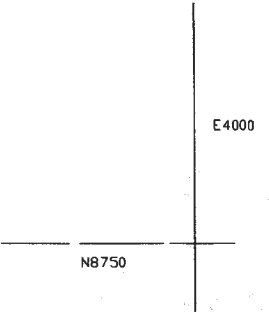
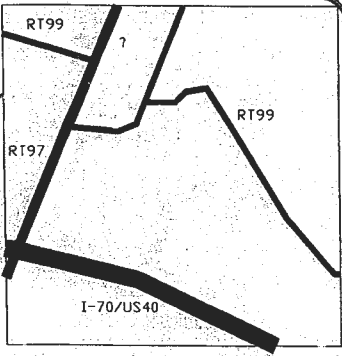
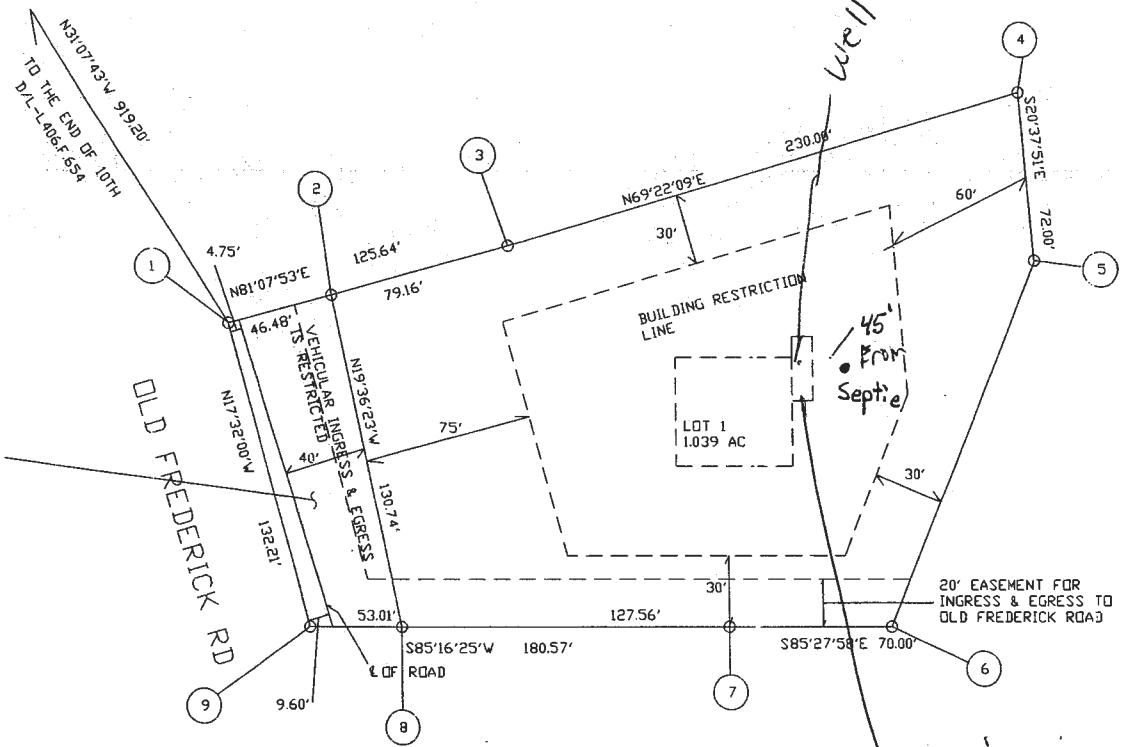
*Nominal Sizes    Schedule 40    Schedule 80*

<i>Plastic Casing Material</i>	<i>(inches)</i>	<i>Schedule 40</i>	<i>Schedule 80</i>
Type I PVC or PolyStyrene	3	600	1,350
	4	400	950
	6	200	650
Type II PVC	3	450	1,100

COORDINATE SCHEDULE

NO.	NORTH	EAST
1	9011 116	4009 077
2	9018 283	4055 004
3	9030 487	4133 216
4	9111 526	4348 466
5	9044 143	4373 834
6	8806 017	4299 178
7	8890 484	4229 378
8	8886 641	4101 876
9	8885 045	4048 908

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD (0150AC)



LEDFORD DESIGNS

14813 BLACK ANKLE RD  
MOUNT AIRY, MARYLAND  
21771  
OFFICE:  
301+305-9330



Charles W Storm

Project Name: WILLY STORM  
Job Number: 01P01JAN13  
Address: N/A  
Date Drawn: 01JAN13  
Revisions: N/A

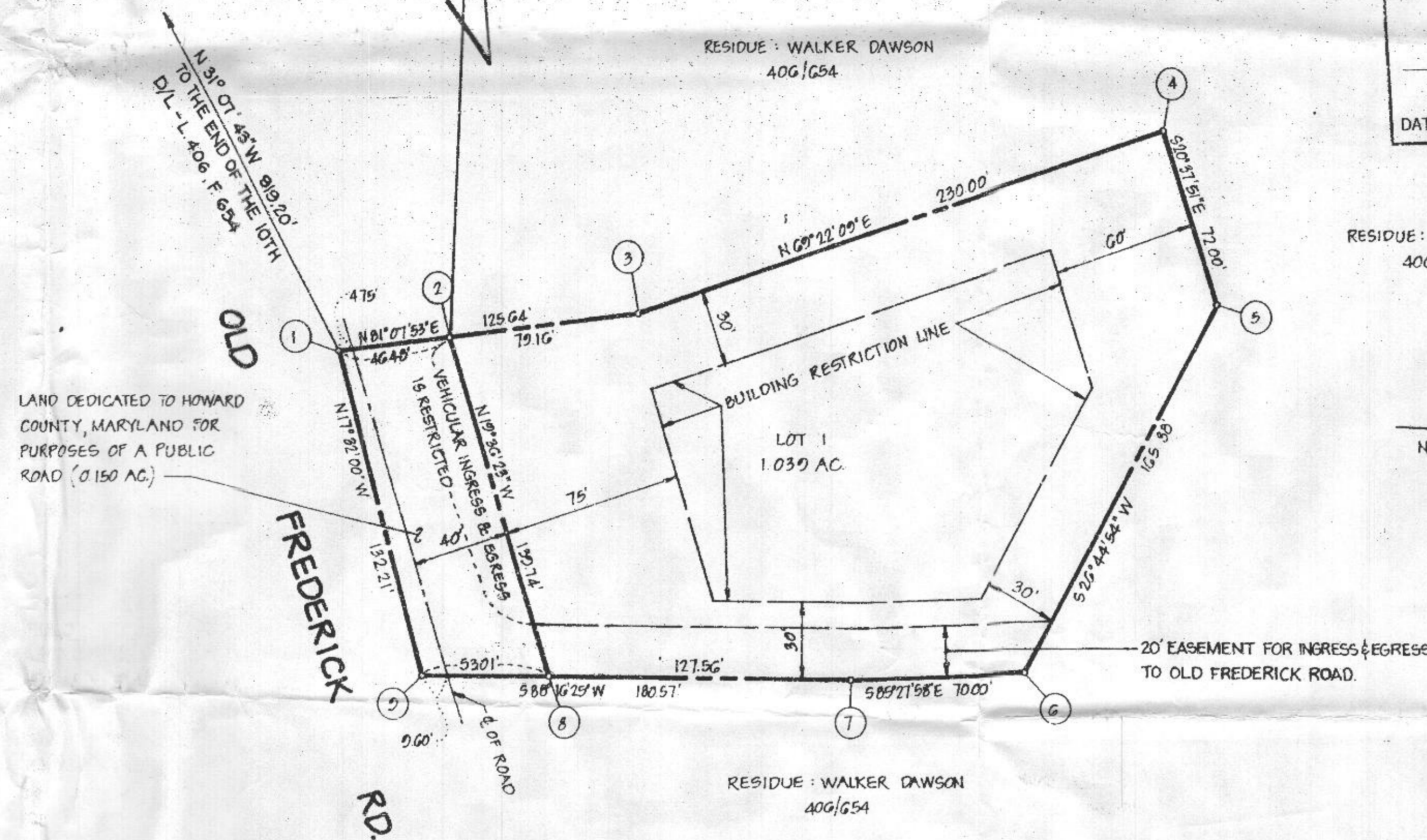
Sheet Number: N/A  
Total Number of Sheets: N/A

13802 Old Frederick Rd

LEDFORD DESIGNS  
MOUNT AIRY, MARYLAND

1/4"=1'

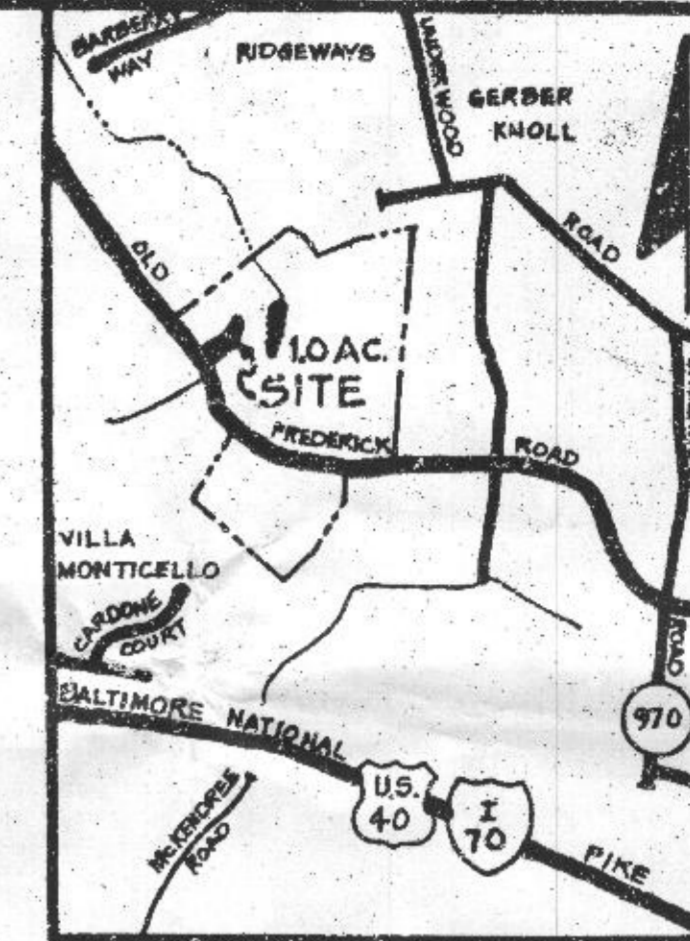
COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	2011.116	4009.077
2	2018.283	4055.004
3	2030.487	4133.216
4	2111.926	4346.466
5	2234.143	4573.854
6	2396.017	4799.178
7	2590.484	4979.396
8	2806.641	4901.896
9	2885.043	4048.903



PLAT-C.M.P. NO. 5292

FILED OCT 15 1982

STATE DEPT. OF ASSESSMENTS & TAXATION  
 HOWARD COUNTY  
 RECEIVED BY: *Karen Price*  
 DATE: 10/15/82 PLAT: \_\_\_\_\_



VICINITY MAP

SCALE: 1" = 2,000'

GENERAL NOTES

- TAX MAP: 9, PART OF PARCEL 56
  - DEED REFERENCE: 406/654
  - COORDINATES SHOWN HEREON ARE BASED ON ASSUMED DATUM.
  - SUBJECT PROPERTY ZONED-R, PER 10-3-77 COMPREHENSIVE ZONING PLAN
  - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE
  - SUBJECT PROPERTY IS WITHIN AN AGRICULTURAL DISTRICT APPROVED JUNE 1982 BY THE STATE FOUNDATION, REF. NO 13-04-82-05 AND IS IN ACCORDANCE WITH SECTION 105 C. OF THE HOWARD COUNTY ZONING REGULATIONS AS AMENDED ON 1-29-82.
  - EXISTING STRUCTURES ARE LOCATED ON LOT 1
  - WALKER M. DAWSON IS CONVEYING LOT 1 TO WALKER M. DAWSON, WHOM HIMSELF IS SUBJECT PROPERTY OWNER
2. REFERENCE VP-82-105 FOR DELETION OF RECORDING RESIDUE AND PROVIDING DIRECT ACCESS TO OLD FREDERICK ROAD.

OWNER / DEVELOPER

WALKER M. DAWSON  
 11300 CHERRY HILL RD  
 BELTSVILLE, MD. 20705

AREA TABULATIONS

TOTAL NUMBER OF LOTS: 1  
 TOTAL AREA OF LOTS: 1.039 AC  
 TOTAL AREA OF RIGHT-OF-WAY DEDICATION: 0.150 AC  
 TOTAL AREA OF FLOOD PLAIN DEDICATION: NONE  
 TOTAL AREA OF PLAT: 1.189 AC

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.  
*Joyce L. Ford* 9-23-82  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
*Dorothy L. Harris* 10-15-82  
 PLANNING DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*James L. Wilson* 10/15/82  
 DIRECTOR DATE

OWNERS STATEMENT

WE, WALKER M. DAWSON, AND EMILY S. DAWSON, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

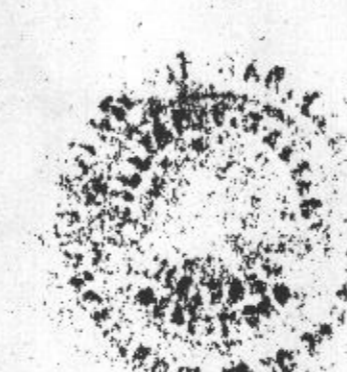
WITNESS MY/OUR HANDS THIS 26<sup>TH</sup> DAY OF July, 1982

*Walker M. Dawson*  
*Emily S. Dawson*  
 WALKER M. DAWSON EMILY S. DAWSON  
*Joyce L. Ford*  
 JOYCE L. FORD  
 WITNESS WITNESS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY EDNA WELLS TO WALKER M. DAWSON AND EMILY S. DAWSON, HIS WIFE, BY DEED DATED SEPTEMBER 17, 1963 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 406 AT FOLIO 654 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*William G. Hartel* 7/26/82  
 WILLIAM G. HARTEL, P.L.S. NO. 9436 DATE



RECORDED AS PLAT \_\_\_\_\_ ON \_\_\_\_\_ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DAWSON PROPERTY

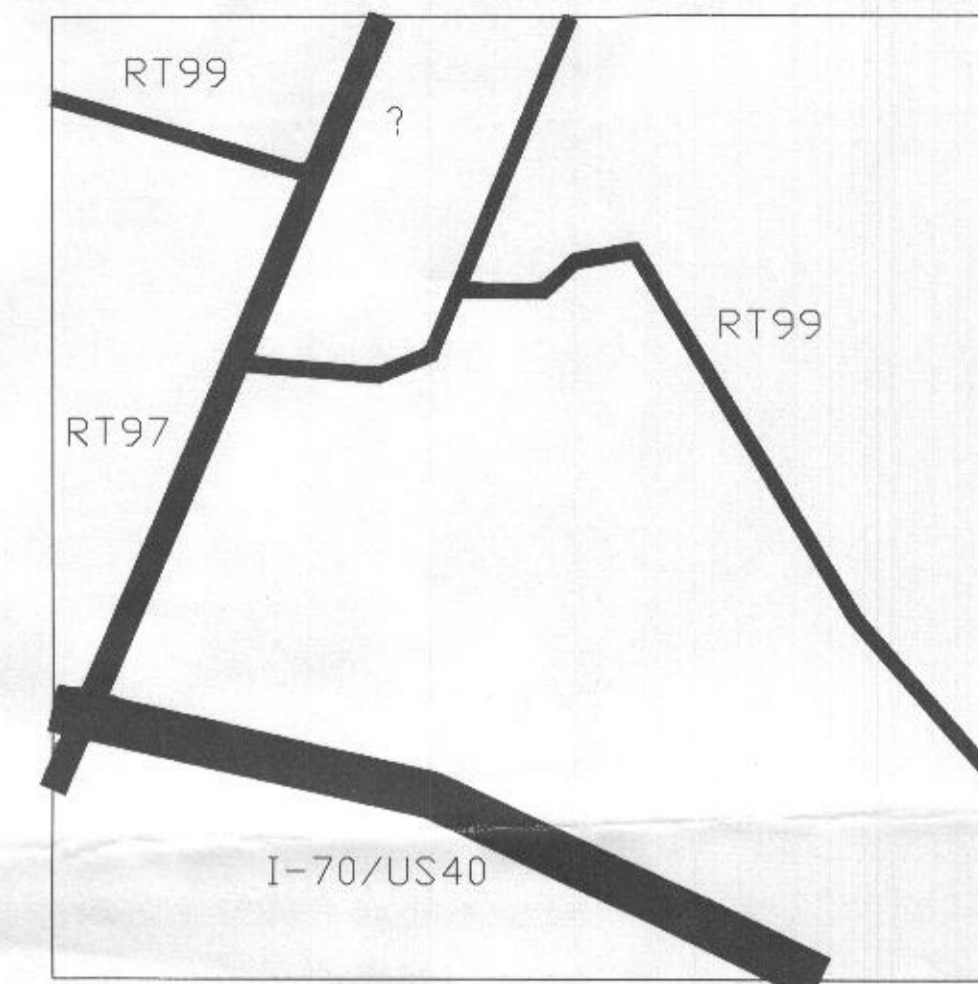
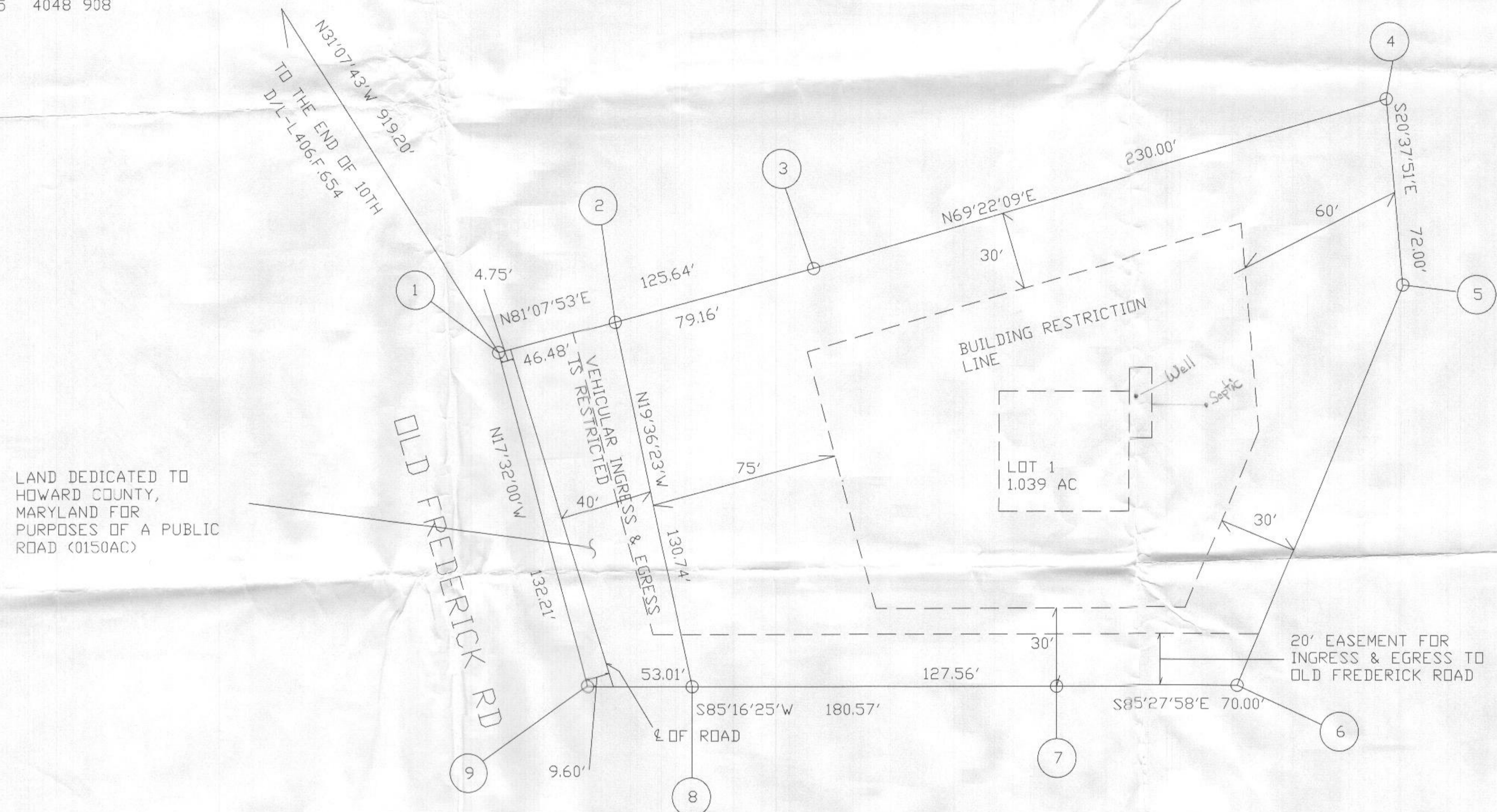
LOT 1

TAX MAP: 9 ZONED: R  
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' DATE: JUNE, 1982

boender associates engineers/surveyors/planners  
 SUITE 102-107 TOWN & COUNTRY PROFESSIONAL BUILDING  
 ELLICOTT CITY, MARYLAND 21043  
 BALTIMORE 301-465-7777 BALTIMORE 301-740-1200

COORDINATE SCHEDULE

NO.	NORTH	EAST
1	9011 116	4009 077
2	9018 283	4055 004
3	9030 487	4133 216 1
4	9111 526	4348 466
5	9044 143	4373 834
6	8806 017	4299 178
7	8890 484	4229 378
8	8886 641	4101 876
9	8885 045	4048 908

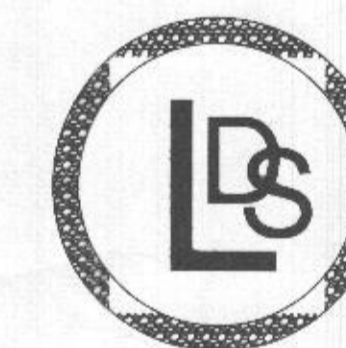


E4500

N9000

LEDFORD DESIGNS

14813 BLACK ANKLE RD  
MOUNT AIRY, MARYLAND  
21771  
OFFICE:  
301+305-9330



Project Name WILLY STORM  
Job Number 01P01JAN13  
Address N/A  
Date Drawn 01JAN13  
Revisions N/A

Sheet Number N/A  
Total Number of Sheets N/A

LEDFORD DESIGNS  
MOUNT AIRY, MARYLAND

E4000

N8750

E4500

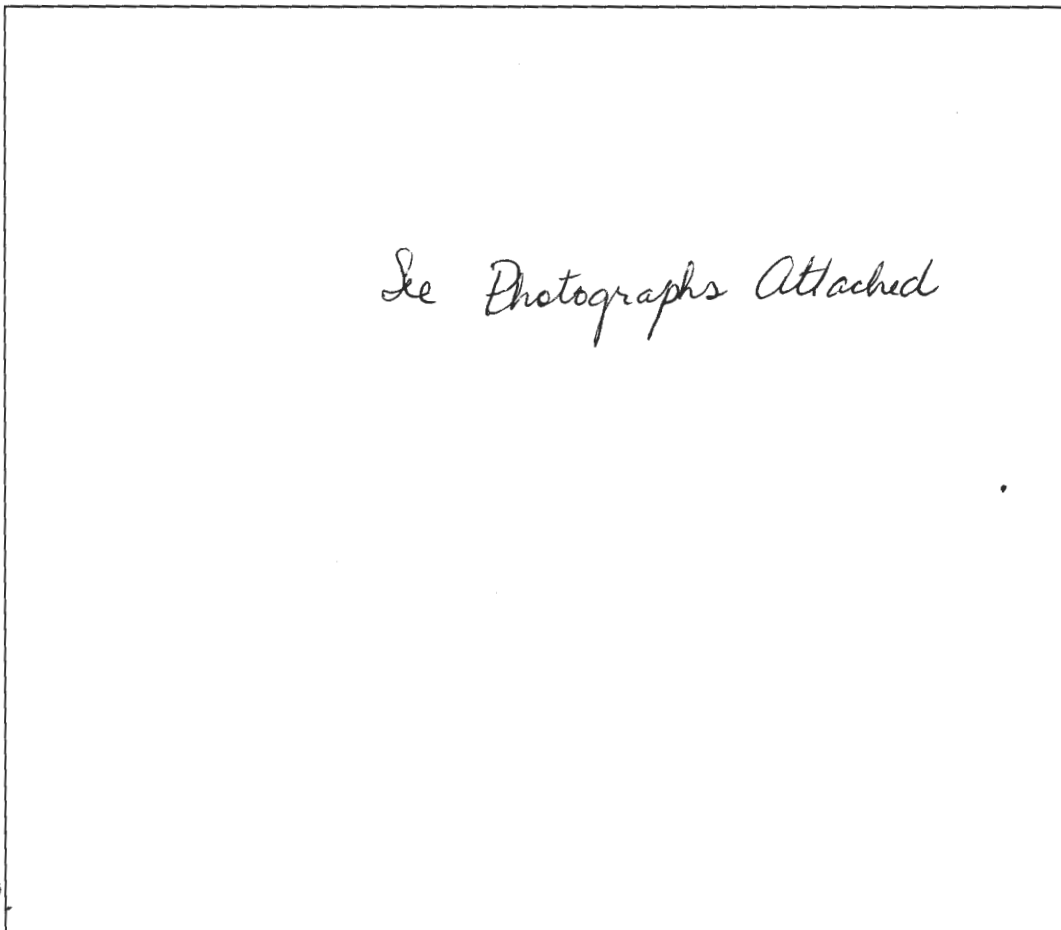
N8750

1/4"=1'

SITE INSPECTION SHEET

OWNER: Charles Storm PHONE #: (410) 707-4146  
ADDRESS: 13802 Old Frederick Rd CONTRACTOR: \_\_\_\_\_  
Sykesville Maryland WELL TAG #: no tag  
SUBDIVISION: \_\_\_\_\_ LOT: 21784 COUNTY #: Howard  
PROPOSAL: Addition

LOCATION DIAGRAM



See Photographs Attached

2-21-13

Spoke with  
Mr. Storm  
about property

2-26-13

Spoke with Mr.  
Storm to give  
him an update.

COMMENTS: Site Visit occurred on 2-21-13. Pictures  
were taken of the well and addition. I reviewed  
Lab results and there is not an address on the paperwork  
that matches the location. Drywell measured @ 95' from  
the house. Water next to drywell was a tire track.

DATE: 2-21-13

INSPECTOR: D Bernard