

RECEIVED

SEP 15 2020

10/8

PERMIT NUMBER: B 20003211

DATE ACCEPTED:

LICENSES & PERMITS DIVISION



RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS
3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4
www.howardcountymd.gov

BUILDING SITE ADDRESS REQUIRED
Street Address: 14008 Triadelphia Rd
City: Glenelg State: MD Zip Code: 21737
Subdivision/Village/Complex Name: SDP/WP/BA #:
Lot: 2 Tax Map: 0021 Parcel: 0049 Grading Permit #:

DESCRIPTION OF WORK REQUIRED
Existing Use: SFD Proposed Use: SFD w/ GARAGE Estimated Cost: \$
Trade Work to Be Completed (Separate Permits Required): Mechanical (HVAC) Electrical Plumbing None
Construct a 1 1/2 story two bay detached garage with an attached storage shed.

PROPERTY OWNER INFORMATION REQUIRED
Owner(s) Name(s) (As it appears on tax records): LAWSON THOMAS A, LAWSON DANA L T/E Primary Residence: Yes No
Owner's Street Address: 14008 Triadelphia Rd
City: Glenelg State: MD Zip Code: 21737
Phone: 202-365-0620 Email: tom@evifs.net

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION
Business Name: Botanical Decorators Inc. Contact Name: John Wood
Street Address: 5011 Olney-Laytonsville Rd Suite B
City: Olney State: MD Zip Code: 20832
Phone: 301-674-4779 Email: JohnW@botanicaldecorators.com

CONTRACTOR INFORMATION REQUIRED
Business Name: Botanical Decorators Inc.
Licensee's Name: Botanical Decorators Inc. License #: 129799
Street Address: 5011 Olney-Laytonsville Rd
City: Olney State: MD Zip Code: 20832
Phone: 301-948-6625 Email: johnw@botanicaldecorators.com

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE
Business Name: Name:
Street Address:
City: State: Zip Code:
Phone: Email:

BUILDING CHARACTERISTICS REQUIRED
Primary Structure: SF Dwelling SF Townhouse SF Duplex Mobile Home Multi-Family Dwelling (MF*) Condo: Yes No
Utilities: Electric Gas Water Supply: Public Private (Well) Sewage Disposal: Public Private (Septic)
Heating System: Electric Natural Gas Propane Other: Roadside Tree Project: No Yes: #
Sprinkler System: NFPA 13 NFPA 13R NFPA 13D None Fire Alarm System: Yes No Voice Evac

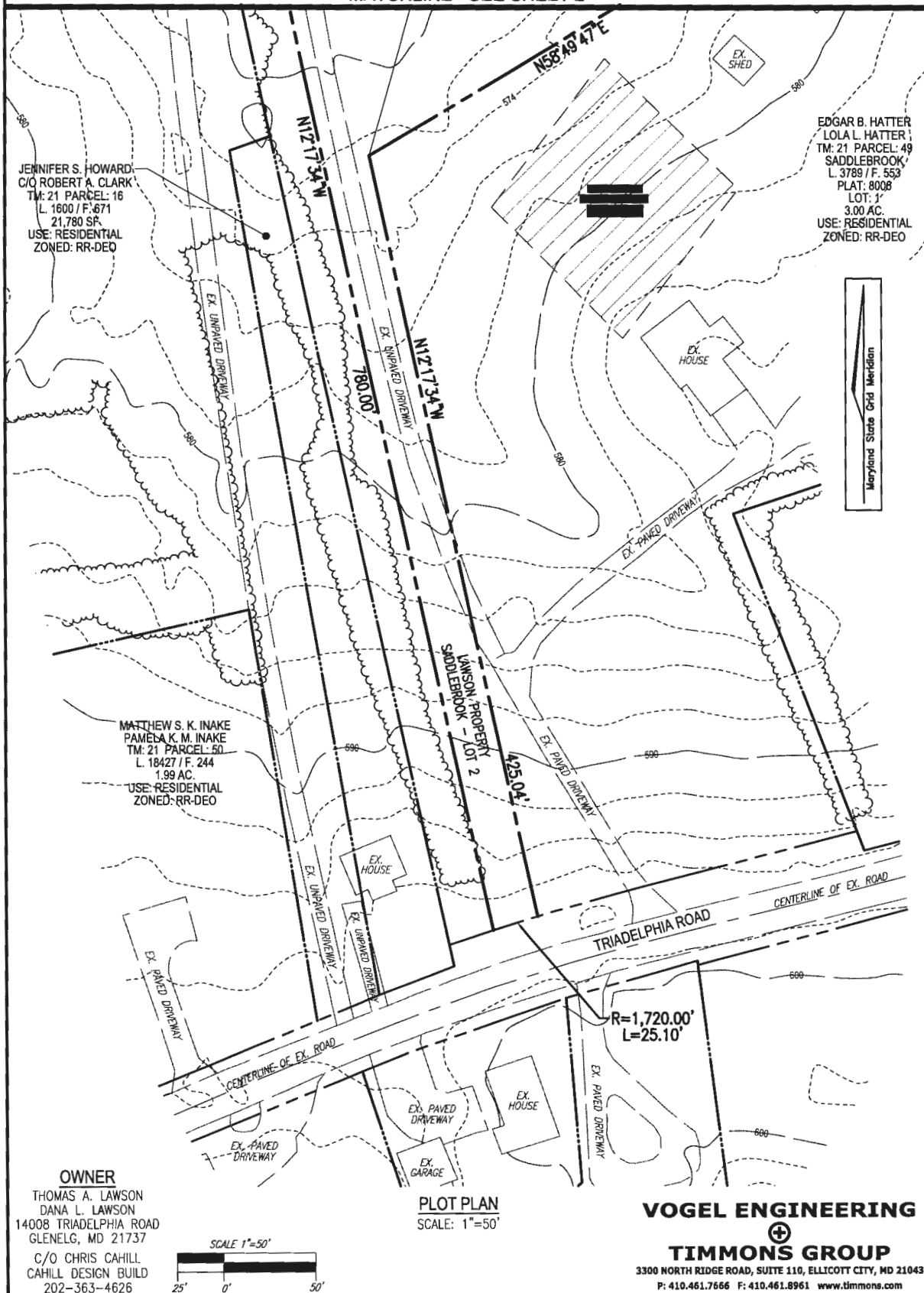
ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)
Model Name & Options:
of Bedrooms (SF): 5 # of efficiency units (MF*): # of 1 BR (MF*): # of 2 BR (MF*): # of 3 BR (MF*):
Rooms: # Full Baths: 4 # Half Baths: 1 # Fireplaces:
Garage/Carport Info: Attached Garage Detached Garage Integral Garage Carport None
Basement/Foundation Info: Slab on Grade Post & Pier Unfinished Basement Finished Basement: Full or Partial
1st Fl Width: 1st Fl Depth: 2nd Fl Width: 2nd Fl Depth: Bsmt Width: Bsmt Depth:
Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: sq ft Occupiable Area: sq ft

AGREEMENT/ DISCALIMER REQUIRED
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 Original Signature: [Signature] DATE SIGNED: 9/10/20

FOR OFFICE USE ONLY CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:
PR DPZ DED Health 2/11/20 SHA CID
SUBMITTAL FEES: \$25.00 PAYMENT: CK#0662 ACCEPTED BY: DropBox

MATCHLINE - SEE SHEET 2



JENNIFER S. HOWARD
 C/O ROBERT A. CLARK
 TM: 21 PARCEL: 16
 L. 1600 / F. 671
 21,780 SF.
 USE: RESIDENTIAL
 ZONED: RR-DEO

EDGAR B. HATTER
 LOLA L. HATTER
 TM: 21 PARCEL: 49
 SADDLEBROOK
 L. 3789 / F. 553
 PLAT: 8008
 LOT: 1
 3.00 AC.
 USE: RESIDENTIAL
 ZONED: RR-DEO

MATTHEW S. K. INAKE
 PAMELA K. M. INAKE
 TM: 21 PARCEL: 50
 L. 18427 / F. 244
 1.99 AC.
 USE: RESIDENTIAL
 ZONED: RR-DEO

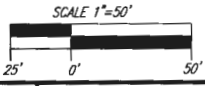
LAWSON PROPERTY - LOT 2
 SADDLEBROOK

OWNER
 THOMAS A. LAWSON
 DANA L. LAWSON
 14008 TRIADELPHIA ROAD
 GLENELG, MD 21737
 C/O CHRIS CAHILL
 CAHILL DESIGN BUILD
 202-363-4626

PLOT PLAN
 SCALE: 1"=50'

VOGEL ENGINEERING

TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com



SCALE _____ AS SHOWN
 DRAWN BY _____ JMR
 CHECKED BY _____ RHV
 DATE _____ SEPTEMBER, 2020
 W. O. # _____ 46392
 SHEET# _____ 1 OF 2

PLAT: 8006
 4TH ELECTION DISTRICT
 TAX MAP: 21 GRID: 18

PLOT PLAN FOR BUILDING PERMIT
LAWSON PROPERTY - FREESTANDING GARAGE ADDITION
 SADDLEBROOK - LOT 2
 14008 TRIADELPHIA ROAD
 GLENELG, MD 21737
 3.31 AC.

PARCEL: 49
 ZONED: RR-DEO
 L. 5221 / F. 270
 HOWARD COUNTY, MARYLAND

Re: 14008 Triadelphia Rd.

3rd Email

Freemon, Robert <rffreemon@howardcountymd.gov>

Thu 10/22/2020 1:59 PM

To: John Wood <johnw@botanicaldecorators.com>

Cc: Chris Cahill <chrisc@botanicaldecorators.com>; Tom Lawson <tlawson@singerequipment.com>; tom@evifs.net <tom@evifs.net>; Williams, Jeffrey <jewilliams@howardcountymd.gov>; Davis, Michael J <mjdavis@howardcountymd.gov>

John,

The SDA designated on PLAT 8006 is no longer approvable under current state and county regulations. Perc records regarding this area do not supply sufficient data for future septic system design. You can only repair a septic system so many times before a full grade will eventually be required. In addition, portions of the designated SDA are compromised with setback issues. Some of which are not shown on the submitted site plan. Parts of this SDA are under the driveway, contain a stormwater management drywell and old abandoned septic drywells. In addition some of the eastern portion of the SDA is within wetseason soil. Please see the soils map I provided in my initial email along with the site plan you submitted. Also please see the link below as it will provide the records I am referring to in this email.

http://hcenvhealthinfo.org/hcenvapp_2/index.php/search-me?q=14008+triadelphia&Search=

When perc testing for sewage disposal area we want to avoid perc testing in wetseason soils as much as we can. Given the option to install a septic system (future, initial or repair) in an area that is known for high ground water (seasonally or yearly) vs an area that does not have high ground water the Health Dept. is going to favor the latter. According to the 2019 repair records, you are correct, the system and the perc appear to be out of wetseason soils as they should be given the circumstances allowed for it. The homeowner is welcome to propose SDA on a perc test plan utilizing area outside of wetseason soils. This however may prove difficult given the setbacks and plan requirements. Please see my initial email for those documents as well.

Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health

Robert "Spencer" Freemon

Well and Septic Program

Phone: 410-313-6357

Email: rffreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

From: John Wood <johnw@botanicaldecorators.com>

Sent: Friday, October 16, 2020 12:23 PM

To: Freemon, Robert <rffreemon@howardcountymd.gov>

Cc: Chris Cahill <chrisc@botanicaldecorators.com>; Tom Lawson <tlawson@singerequipment.com>; tom@evifs.net <tom@evifs.net>; Williams, Jeffrey <jewilliams@howardcountymd.gov>; Davis, Michael J

2nd to last page is my initial email to the applicant. You were not CC'd in that email but you and Mike were CC'd on every email since then. Initial review notes written on folder. BP and records in folder.

-Spencer

<mjdavis@howardcountymd.gov>

Subject: Re: 14008 Triadelphia Rd.

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

Spencer,

Thank you for your response. Although a portion of the property, where the garage is propose to be constructed, is in what is classified as "wet season soils" the portion of the property where the current drain field is located is not in soils classified as "wet season soils" as shown on the map you provided. That may be the reason why a "wet season soils" perk test was not performed in 2019 when the septic system was replaced. Additionally, the entire area listed as the septic drain field easement on the original septic plan is much larger than the area the current drain field is occupying and is entirely outside the area labeled as "wet season soils." It would appear there is plenty of space within the area that is not listed as wet season soils and within the originally designated drain field area to facilitate an alternate drain field should the occasion arise. Please advise if you feel this area will, or will not, suffice as an alternate drain field location.

Thank You,

John Wood

Sent from my iPad

2nd Email

On Oct 16, 2020, at 10:46 AM, Freemon, Robert <rffreemon@howardcountymd.gov> wrote:

John,
Please review my email from 10/14. It answers the very questions you are asking. Our website will inform you when wetseason has officially opened (link below). It will be up to the property owner to keep an eye on this and contact us for scheduling once the season has opened. If you wish to change how the county collects and analyzes groundwater data please feel free to contact my supervisors (CC'd) and/or MDE. Changing this may prove difficult however seeing that your research goes by approximate rainfall rather than direct measurements of ground water elevations from monitoring wells within Howard County.

<https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic-Program>

Chris,
The Percolation Certification Plan has nothing to do with the existing septic system. This requirement has to do with reserve area for future systems. Being that this property does not have reserve area already established and the original system failed it is important to confirm future sewage disposal area. Reserve area was not established during the repair because that was not the immediate concern. Additionally, the failure was not planned for and potentially caused a financial hardship for the property owners. Now

complete Email on Next Page

Re: 14008 Triadelphia Rd.

Freemon, Robert <rfreemon@howardcountymd.gov>

Fri 10/16/2020 10:46 AM

To: John Wood <johnw@botanicaldecorators.com>; Chris Cahill <chrisc@botanicaldecorators.com>
Cc: Tom Lawson <tlawson@singerequipment.com>; tom@evifs.net <tom@evifs.net>; Williams, Jeffrey <jewilliams@howardcountymd.gov>; Davis, Michael J <mjdavis@howardcountymd.gov>

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<https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic-Program>

Chris,

The Percolation Certification Plan has nothing to do with the existing septic system. This requirement has to do with reserve area for future systems. Being that this property does not have reserve area already established and the original system failed it is important to confirm future sewage disposal area. Reserve area was not established during the repair because that was not the immediate concern. Additionally, the failure was not planned for and potentially caused a financial hardship for the property owners. Now that we are asking to upgrade the property we must first confirm whether or not this property has suitable area for future systems. Confirming future sewage disposal area involves numerous variables that must be planned out and tested. The size of a lot holds very little bearing on whether or not a property will perc. I cannot speak for the other permits you have dealt with as I was not involved. If these permits required Perc Cert Plans prior to approval you may not have been informed about it if they already had it. As a contractor who has been involved with the building permit process previously you should understand these building permit applications will be reviewed by multiple departments and may come with requirements that must be met prior to building permit approval. It would be beneficial to you and the property owner in the future to have a preliminary review of your proposal with the Health Dept. prior to submitting for the building permit.

To All,

I understand and feel your frustration with this requirement as the majority of property owners would not want to put this much time, money and effort into their septic systems. If you wish to move forward with this proposal you may want to consider turning in the initial requirements for perc testing now so when the time comes we can go straight to scheduling for testing. The perc application is good for two years from the time the check is written. Hope this helps to clarify a few things.

Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health

Robert "Spencer" Freemon
Well and Septic Program
Phone: 410-313-6357

Email: rfreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

Re: 14008 Triadelphia Rd.

John Wood <johnw@botanicaldecorators.com>

Wed 10/14/2020 9:50 PM

To: Chris Cahill <chrisc@botanicaldecorators.com>

Cc: Freemon, Robert <rfeemon@howardcountymd.gov>; Tom Lawson <tlawson@singerequipment.com>

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

From what I understand from the letter, because we are taking up more than 250 sq ft. The county wants to make sure there is enough perkable space for a backup drain field in case the current one fails. Since this septic system is older, an alternate drain field was never established when the original septic system was built. Today's building codes require a designated alternate drain field site. It seems a perk test was done when the septic system was replaced but as the letter says, it was not a "wet season" test. It's all bureaucratic nonsense to me; they can't possibly issue these types of permits in only four months out of the year.

Sent from my iPhone

On Oct 14, 2020, at 7:31 PM, Chris Cahill <chrisc@botanicaldecorators.com> wrote:

John,

Well said and reasoned. I do have a question of why a perk test is needed as we are building a structure with a very small foot print (relative to the size of the property), the structure has no facilities not even a sink. This structure in no way will add to the load of the brand new septic system that was just permitted and installed. One would think that a question of a reserve would have been addressed then. We meet all required set backs and in no way crowd the possibility for future reserve as over half of the property still remains undeveloped and could handle any number of systems some that require no perk at all.

I am sure that I must be missing something here and would be glad to know the reasoning behind this. We have built numerous out buildings in the past and have never run up against this before even when we have had marine clay and heavy soils. I could reason the need for a core test to see if the soil is suitable to be built on but not this reasoning or requirement. I am sure your welsh of knowledge will be able to enlighten me.

CJC

<[BotDec_Chris Cahill.jpg](#)>

On Oct 14, 2020, at 6:22 PM, John Wood <johnw@botanicaldecorators.com> wrote:

FYI.

Sent from my iPhone

Begin forwarded message:

From: John Wood <johnw@botanicaldecorators.com>
Date: October 14, 2020 at 2:24:39 PM EDT
To: "Freemon, Robert" <rffreemon@howardcountymd.gov>
Cc: "tom@evifs.net" <tom@evifs.net>
Subject: Re: 14008 Triadelphia Rd.

Robert,

Thank you for sending this information. I do have some questions for clarification. Are we to understand that a permit for this garage can not be issued until a percolation test has been completed? Also, are we to understand this particular percolation test can only be done in the months of march through June? This year there was approximately 14" of accumulated rainfall between the months of March and June. Also this year in the months of August through today's current date there has been approximately 20" of accumulated rainfall. This is the link I used for data purposes.

https://mesonet.agron.iastate.edu/sites/hist.phtml?station=BWI&network=MD_ASOS&year=2020&month=10

I would imagine that amount of recent rainfall should suffice for a "Wet Season" percolation test. Please advise as to wether this test can be successfully performed this time of year given the amount of recent rainfall.

Thank You,

John Wood

Sent from my iPhone

On Oct 14, 2020, at 1:47 PM, Freemon, Robert
<rffreemon@howardcountymd.gov> wrote:

1st Email



Hi,

Attached are my comments regarding building permit B20003211 for 14008 Triadelphia Rd. Due to the type of soils on this property "wetseason" percolation testing is required. Wetseason soils are soils that tend to have high ground water and/or are saturated during the wettest part of the year. As a result percolation testing on this property can only be done during wetseason (Typically March-June). Wetseason is determined through ground water elevations monitored through out the county by way of monitoring wells. Wetseason testing officially opens up once the water table has reached a certain elevation. This type of percolation testing is separate from the repair perc done in April of 2019. This perc would be to establish reserve area for future systems. All septic systems will fail at some point so it is critical to establish reserve area. We need to confirm there is other area on the property suitable for sewage disposal prior to taking up additional area on the property with the proposed structure. I have attached information regarding what is required on the percolation certification plan as well as additional information on wetseason perc testing. Please review all the information within this email and let me know if you have any questions.

Wetseason Info

<https://cchd.maryland.gov/percolation-tests-wet-weather-testing/>

Howard County Health Department

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Bureau of Environmental Health

Robert "Spencer" Freemon

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- <HCHD BP Process.pdf>
- <14008 Triadelphia Rd..pdf>
- <ENGINEERS Surveyors REV 6-28-02.pdf>
- <SEPTIC CONTRACTORS_updated 8-14-18.pdf>
- <Perc-Site Plan REQ.pdf>
- <Well & Septic SETBACKS.pdf>
- <Wet Season Soils.pdf>
- <Soils Map.png>
- <Percolation Application.pdf>

MATCHLINE - SEE SHEET 2

JENNIFER S. HOWARD
C/O ROBERT A. CLARK
TM: 21 PARCEL: 16
L. 1600 / F. 671
21,780 SF.
USE: RESIDENTIAL
ZONED: RR-DEO

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LOLA L. HATTER
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SADDLEBROOK
L. 3789 / F. 553
PLAT: 8006
LOT: 1
3.00 AC.
USE: RESIDENTIAL
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MATTHEW S. K. INAKE
PAMELA K. M. INAKE
TM: 21 PARCEL: 50
L. 18427 / F. 244
1.99 AC.
USE: RESIDENTIAL
ZONED: RR-DEO

LAWSON PROPERTY
SADDLEBROOK - LOT 2

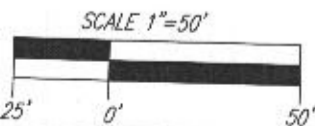
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L=25.10'

OWNER

THOMAS A. LAWSON
DANA L. LAWSON
14008 TRIADDELPHIA ROAD
GLENELG, MD 21737

C/O CHRIS CAHILL
CAHILL DESIGN BUILD
202-363-4626

PLOT PLAN
SCALE: 1"=50'



VOGEL ENGINEERING

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SCALE AS SHOWN
DRAWN BY JMR
CHECKED BY RHV
DATE SEPTEMBER, 2020
W. O. # 46392
SHEET# 1 OF 2

PLOT PLAN FOR BUILDING PERMIT
LAWSON PROPERTY - FREESTANDING GARAGE ADDITION

SADDLEBROOK - LOT 2
14008 TRIADDELPHIA ROAD
GLENELG, MD 21737
3.31 AC.

PLAT: 8006
4TH ELECTION DISTRICT
TAX MAP: 21 GRID: 18

PARCEL: 49
ZONED: RR-DEO
L. 5221 / F. 270
HOWARD COUNTY, MARYLAND

Maryland State Grid Meridian