

Re: 6719 Hitching Post Court

Freemon, Robert <rfreemon@howardcountymd.gov>

Fri 10/2/2020 2:15 PM

To: Anthony Derro <tony@aperturearchitecture.com>

Cc: Bambi Kelley <sb071208@gmail.com>

 2 attachments (3 MB)

HCHD BP Process.pdf; 6719 Hitching Post Ct.png;

Hi,

I have taken a look at both of your proposals and here are my comments. With both of these proposals (basement renovation & pool house) you are required to have a Percolation Certification Plan (perc cert) approved by the Health Dept. prior to building permit approval. Currently our records for this property do not contain an acceptable perc cert plan. Since we are only adding a small amount of living space (Utility Room to Family B) with building permit B20003174 and not increasing the house footprint you may ask for a wavier to this requirement. This waiver letter can be hand written or typed and emailed directly to me. Below are the details required in the letter. As for the pool proposal you will be required to have an approved perc cert plan prior to this future building permit receiving approval.

Waiver Requirements

- Must be addressed to Mike Davis (Deputy Director)
- Must have address of property in question
- Must contain reasons asking for waiver
 - Small living space addition (sqft)
 - Not increasing bedrooms
 - Septic system currently not failing
- Must have the home owner signatures
- Health Dept. site visit (Can be scheduled if owners want to be there)

NOTE:

With that said it is important to understand that this property is within wetseason soils (GnB). Therefore percolation testing can only be performed during wetseason, which is typically sometime between March-June. Reason being these soils tend to be saturated or have high ground water during the wettest part of the year. When perc testing we must confirm a 4ft buffer between the bottom of a future septic system and any ground water or bedrock within the area being tested. Due to the wetseason soils and various swales on the property it may prove difficult finding reserve sewage disposal area. Additionally please note that the existing septic system, if required for evaluation, is not sized appropriately for the existing house under current regulation. I would highly advise the home owners to talk to the Health Dept. about percolation testing prior to submitting for the pool house.

Carroll Counites Percolation Explanation**<https://cchd.maryland.gov/percolation-tests-wet-weather-testing/>****Howard County Health Department**

RE: waiver for 6719 Hitching post court

Davis, Michael J <mjdavis@howardcountymd.gov>

Tue 11/24/2020 4:21 PM

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

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

Spencer,

I pulled this email to refresh my memory on the outstanding issues with this waiver request. **Update our file with the homeowner's explanation of the well application so there is paper trail in our file that indicates why a new well was not drilled. That resolves the question well application.**

The other issue was the discrepancy between the building permit description and your clarification on the fact that it is only 109 sq. ft. of new living space. If the building permit states that the work only includes the 109 sq. feet, that will address my question.

Now that I have the two answers to my 11/6 questions, I can complete my review of the waiver request.

Mike

Michael J. Davis

Assistant Director

Bureau of Environmental Health

Howard County Health Department

8930 Stanford Blvd.

Columbia, MD 21045

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From: Davis, Michael J**Sent:** Thursday, November 12, 2020 2:47 PM**To:** Freemon, Robert <rfeemon@howardcountymd.gov>**Cc:** Williams, Jeffrey <jewilliams@howardcountymd.gov>**Subject:** RE: waiver for 6719 Hitching post court

Did you ever find out about the 2011 replacement well application for 6719 Hitching post court?

From: Freemon, Robert <rfeemon@howardcountymd.gov>**Sent:** Friday, November 6, 2020 2:53 PM

Re: 6719 Hitching Post

Scott & Bambi Kelley <sb071208@gmail.com>

Thu 11/19/2020 2:29 PM

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

Cc: Anthony Derro <tony@aperturearchitecture.com>; Davis, Michael J <mjdavis@howardcountymd.gov>; Williams, Jeffrey <jewilliams@howardcountymd.gov>

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Mr. Freeman:

The previous contractor erroneously filed for a new well proposal without us knowing or approving that work. We did not need a new well and therefore did not drill for one.

If you have any further questions, please contact us at [redacted]

Constance Kelley

443.995.7484

On Wed, Nov 18, 2020 at 12:26 PM Freemon, Robert <rfeemon@howardcountymd.gov> wrote:

Hi,

Mike is reviewing the waiver letter and he has a question. There was an application for a new well proposed in 2011 but never followed through with. Can you give us some insight on why a new well was proposed and why it was not drilled?



Howard County Health Department

8930 Stanford Blvd. Columbia, MD 21045

Bureau of Environmental Health

Robert "Spencer" Freemon

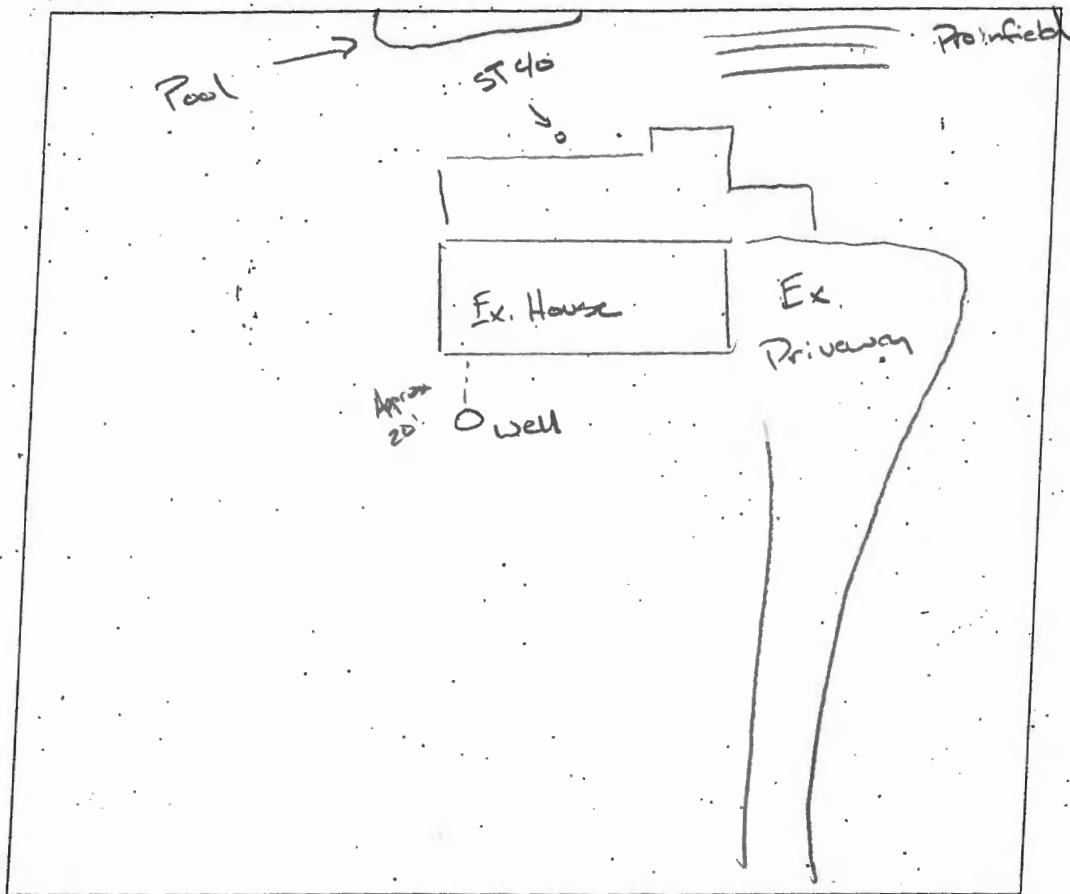
Well and Septic Program

Phone: 410-313-6357

SITE INSPECTION SHEET

OWNER: Kelly Congetta PHONE #: 410 531 6108
ADDRESS: 67A Hitching Post Ct. CONTRACTOR: _____
Clarksville WELL TAG #: N/A
SUBDIVISION: _____ LOT: _____ COUNTY #: Howard
PROPOSAL: Basement Renovation with small living space increase
Change from unfinished utility room to Family Room / Smaller utility room.

LOCATION DIAGRAM



COMMENTS: W+S seem to be functioning properly from
surface. No signs of failure and are in good condition.
Well is GPS located. Informed owner the well
may need to be upgraded sometime in future if this
building permit does not trigger it. Well is pet well. See pics

DATE: 10/28/2020 INSPECTOR: RSF



