

Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

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

www.hchealth.org

Facebook: www.facebook.com/hocohealth

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

October 7, 2021

Jerry and Janna Freishtat
13691 Old Rover Road
West Friendship, MD 21794

RE: Waiver Approval
13691 Old Rover Road
West Friendship, MD 21794

Mr. and Mrs. Freishtat,

This letter is being issued in response to your waiver request dated April 14, 2021 and the building plot plan received on October 6, 2021. Submission of the plot plan has resulted in an approval of a waiver to the Howard County Code that requires a twenty (20) setback between the the proposed seven hundred (700) square foot pool and the sewage disposal area. The proposed pool location has been approved no closer than ten (10) feet from the sewage disposal area.

Be advised that a condition of this waiver requires temporary fencing to be installed five (5) feet from the tank, trenches, and sewage disposal area to prevent any vehicle or construction equipment traffic in that area during the construction of the pool.

Any deviations from the proposed work illustrated on the plot plan, including relocation of stormwater management devices, will be subject to further review by this department.

Any questions regarding this decision may be directed to the Well and Septic Program of the Howard County Health Department.

Respectfully,

A handwritten signature in black ink that reads 'Michael J. Davis'.

Michael J. Davis
Assistant Director
Bureau of Environmental Health



Rowan Landscape and Pool Company, Inc.
16643 Frederick Road
Mount Airy, MD 21771
Phone: (410) 489-0707
office@rowanlandscape.com
License Number: 16659 MHIL

Request to Reduce Septic Setback
Janna and Jerry Freishtat
13691 Old Rover Rd.
West Friendship, MD 21794

April 14, 2021

Mike Davis
Deputy Director
Howard County Environmental Health
8930 Stanford Blvd.
Columbia, MD 21045

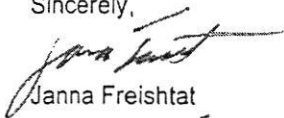
RE: Waiver Request

Dear Deputy Director Mike Davis:

We are working with a swimming pool contractor and there just isn't enough room between our house and the 20' septic field restriction line to fit in a pool. We have a large backyard but it is all a sewage disposal area. As of right now, we can build a small pool, but we have a large family and would like to have at least a 700 square foot pool. We have already gone through the process of moving our septic field and relocating it, which has been approved by the county, but it still just does not give us enough space. I have attached a plat with the septic area that we moved and relocated, along with a plat showing the proposed pool location.

It seems as though the septic field slopes away from the area of the pool, so I do not see concerns of sewage coming towards the pool. It would be nice to be able to build 10' from the septic vs. the 20' required, but we would take as much as you see appropriate.

Sincerely,


Janna Freishtat


Jerry Freishtat

Approved 8.16.21
-H.O.

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

Permit Type Building/Residential/Misc/Pool Spa Permit Number B21003032 Opened Date 08/12/2021

Description of Work
SFD/Install 20 x 40 irregular shaped, inground, gunite swimming pool 3' - 8' depth; fence to code

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 13691 Street Name OLD ROVER Street Type RD

Unit Type --Select-- Unit # X Coordinate -76.99301 Y Coordinate 39.29038

City WEST FRIENDSHIP State MD Zip Code 21794 Primary Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
910653	167	42102	263500	846800	583300	RURAL

Legal Description
IMPSLOT 2 42102 SQ[]13691 OLD ROVER RD[]FOX MEADOW

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	2	603000	5				
Plan Area	State Tax Id	Subdivision Name					
	1403342077	FOX MEADOW					
Section	Area	Tax Map					
		15					
Grid	Zoning District	ADC Map					
15-19	RR-DEO	4813-B4					
SDP No.	Final Plan No.	WP File No.					
	F-03-045						
Record Plat No.	WS Contract No.	FDP No.	Primary				
16865			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No	2007	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	3-04	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner * (This section is required.)

Search Reset Clear

Name *
FREISHTAT JERALD P

Address Line 1
13691 OLD ROVER RD

Address Line 2

Address Line 3

Mail City WEST FRIENDSHIP Mail State MD Mail Zip Code 21794

Phone 301-502-5473 Primary Yes

E-mail jfreishtat@aol.com

Cell Number Fax Number

[Empty input fields]

Professionals (This section is not required.)

Search Reset Clear

License # * Business Name
 08010016659 ROWAN'S LANDSCAPE COMPANY INC

License Type * First Name Middle Name Last Name
 MHIC Ind [v] TIMOTHY [] [] ROWAN

Primary Address Line 1
 Yes [v] 16643 FREDERICK ROAD

Address Line 2
 []

City State ZIP Code
 MT. AIRY MD 21771-0000

Phone 1 Phone 2 Fax
 4104890707 [] 301-703-4066

E-mail
 KARI@ROWANLANDSCAPE.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * First Name MI Last Name
 Applicant [v] CHELSEA [] TREVEY

Relationship Full Name
 Applicant [v] CHELSEA TREVEY

Primary Organization Name
 Yes [v] ROWAN LANDSCAPE AND POOL CO. INC.

Street Address
 16643 FREDERICK ROAD

Address Line 2
 []

City State Zip Code
 MT. AIRY MD [v] 21771

Phone Cell Fax
 410-489-0707 [] []

E-mail *
 OFFICE@ROWANLANDSCAPE.COM

Addtl Info

Est Construction Cost * Housing Units * Number of Buildings * Public Owned
 50000 0 0 No [v]

Construction Type
 --Select-- [v]

POOL INFORMATION

MISCELLANEOUS POOL INFORMATION

Capital Project-No Fee * Capital Project Number Fee Exempt * Water Supply * Sewage Disposal *
 Yes No [] Yes No Private [v] Private [v]

Existing Use Type of Pool or Spa * Electrical Permit Number Expiration Date
 SFD [v] In Ground Pool [] [] 2/12/2022 []

PAYMENT INFORMATION

Check 1 Payee 1 SAP Doc No SAP Entered
 [] [] [] []

Submit Cancel

Oswald, Hank

From: office rowanlandscape.com <office@rowanlandscape.com>
Sent: Monday, August 16, 2021 11:26 AM
To: Oswald, Hank
Subject: RE: Waiver Request - B21003032_13691 Old Rover Road_Inground Pool

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

Thank you so much!

From: Oswald, Hank [mailto:hoswald@howardcountymd.gov]
Sent: Monday, August 16, 2021 11:25 AM
To: office rowanlandscape.com <office@rowanlandscape.com>
Subject: RE: Waiver Request - B21003032_13691 Old Rover Road_Inground Pool

Thanks for the info. Based on this, I will approve the BP, and provide these details to Jeff Williams for the waiver approval letter.

Hank

From: office rowanlandscape.com <office@rowanlandscape.com>
Sent: Monday, August 16, 2021 11:06 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: FW: Waiver Request - B21003032_13691 Old Rover Road_Inground Pool

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

Good morning Hank,

I just received your email about permit B21003032. Yes, we have submitted a waiver request and were told they would write a waiver letter – Jeff Williams asked me to go ahead and apply for permits. See emails below with additional details.

Thank you,
Chelsea

From: Williams, Jeffrey [mailto:jewilliams@howardcountymd.gov]
Sent: Thursday, July 29, 2021 3:54 PM
To: office rowanlandscape.com <office@rowanlandscape.com>
Subject: RE: Waiver Request

We're ok with the waiver to a pool in the location shown assuming there are no conflicts with an electrical or pumphouse location or drain pipes. We will write a waiver letter, but in the meantime, you are free to submit for a building permit. Please be advised that the plot plan must show the location of a dirt stockpile location that cannot be over the sewage disposal area. That will be pretty tight in this case. Thanks
Jeff

From: office rowanlandscape.com <office@rowanlandscape.com>
Sent: Tuesday, July 20, 2021 11:41 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: kari@rowanlandscape.com
Subject: RE: Waiver Request

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

Good morning,

Sorry for the delay in getting this back to you! Here is the revised site plan for this waiver request. We were waiting on some revisions but have everything finalized now. Please let me know if there is anything else needed from me.

Thank you,
Chelsea

From: Williams, Jeffrey [<mailto:jewilliams@howardcountymd.gov>]
Sent: Tuesday, May 11, 2021 2:05 PM
To: office rowanlandscape.com <office@rowanlandscape.com>
Subject: RE: Waiver Request

Hello. We are willing to grant the waiver request, however, I would like to make sure we have the details of what exactly we are granting. I know there is no building permit yet, but the waiver letter is asking for a waiver up to 10', but the site plan shows a pool 15' from the SDA.

Given that the upper part of the area is where the previous failed trenches are located, we are willing to go down to 10' setback, but we would like to see a site plan for that proposal. If you want to stick with the 15' proposal, let me know and we can write you a letter based on that. Thanks
Jeff

From: office rowanlandscape.com <office@rowanlandscape.com>
Sent: Monday, May 3, 2021 10:14 AM
To: Davis, Michael J <mjdavis@howardcountymd.gov>; Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: kari@rowanlandscape.com
Subject: Waiver Request

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

Good morning,

I have attached a waiver request letter and a site plan for a property in West Friendship. We were hoping to get a waiver to reduce the septic setback for a swimming pool. I will mail in the information as well, but wanted to send in an email so it got to you sooner. Please let me know if there is anything else you need from me.

Thank you so much!

Chelsea Trevey, Office Assistant
office@rowanlandscape.com 410-489-0707



Oswald, Hank

From: Oswald, Hank
Sent: Monday, August 16, 2021 11:02 AM
To: OFFICE@ROWANLANDSCAPE.COM
Subject: B21003032_13691 Old Rover Road_Inground Pool

Hi Chelsey:

Good morning. I am reviewing the building permit for an inground pool located at 13691 Old Rover Road. Do you know if a waiver was submitted to this office to reduce the setback distance requirement from the pool to the SDA? If so, do you know which reviewer was working on this?

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
(410) 313 - 1786
hoswald@howardcountymd.gov

Revised perc cert plan for revised septic reserve area
 -Property owner- Jerry Freishtat
 13691 old rover road
 West friendship, md 21794
 (301) 502-5473
 Plan prepared by Ryan McWhorter
 (410) 984-5813

OLD ROVER ROAD
 LOCAL ROAD

9/20/06 OK
 M. Daw

I certify that the information shown herein is based on field work performed by me, and is correct, to the best of my knowledge and belief

Ryan McWhorter (W)
 12-7-20
 LOT 1

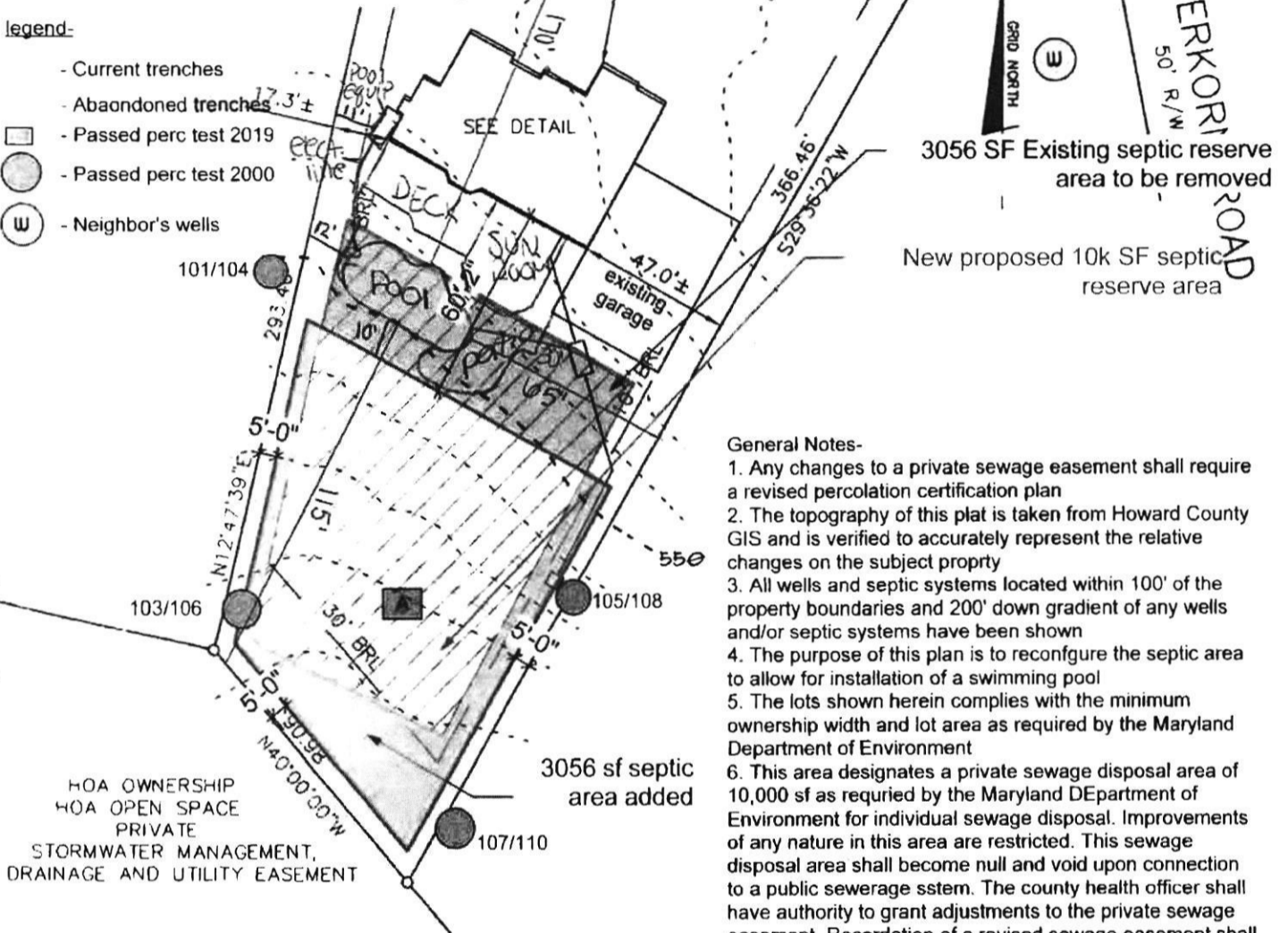
Approved for Private Water and Private Sewerage Systems

Health Officer, Howard County Health Dept

Date

Legend:

- Current trenches
- Abandoned trenches
- - Passed perc test 2019
- - Passed perc test 2000
- (W) - Neighbor's wells



General Notes-

1. Any changes to a private sewage easement shall require a revised percolation certification plan
2. The topography of this plat is taken from Howard County GIS and is verified to accurately represent the relative changes on the subject property
3. All wells and septic systems located within 100' of the property boundaries and 200' down gradient of any wells and/or septic systems have been shown
4. The purpose of this plan is to reconfigure the septic area to allow for installation of a swimming pool
5. The lots shown herein complies with the minimum ownership width and lot area as required by the Maryland Department of Environment
6. This area designates a private sewage disposal area of 10,000 sf as required by the Maryland Department of Environment for individual sewage disposal. Improvements of any nature in this area are restricted. This sewage disposal area shall become null and void upon connection to a public sewerage system. The county health officer shall have authority to grant adjustments to the private sewage easement. Recordation of a revised sewage easement shall not be necessary

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE DIMENSIONS OF THE BUILDING WALLS SHOWN HEREON ARE CORRECT; THAT THEY ARE BASED ON A FIELD RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON 07/06/06; AND THAT THE PROPERTY OUTLINE SHOWN HEREON IS BASED ON THE PLAT PREPARED BY DAFT, McCUNE, WALKER, INC ENTITLED "FOX MEADOW LOTS 1 THROUGH 12, 14 THROUGH 17, H.O.A. OPEN SPACE LOTS 13, & 18, PRESERVATION PARCELS A, B, AND C", AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT No 16865

Scale: 1" = 50'

David M. Harris
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD REG No 10978
 FOR BENCHMARK ENGINEERING, INC.
 MD REG No. 351
 RECORD PLAT No. 16865
 FEMA FIRM No. 240044 0015 B
 ZONE: C
 DATED: 12/04/86



WALL CHECK

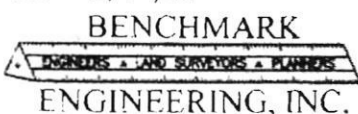
FOX MEADOW

LOTS 1 THROUGH 12,
 14 THROUGH 17, H.O.A.
 OPEN SPACE LOTS 13, & 18,
 PRESERVATION PARCELS
 A, B, AND C

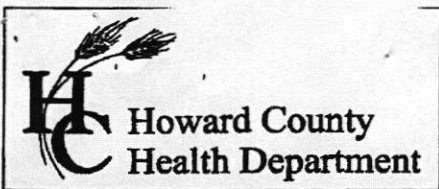
LOT No. 2

13691 OLD ROVER ROAD

3RD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND



8400 BALTIMORE NATIONAL PIKE, SUITE 418
 ELLICOTT CITY, MARYLAND 21043



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

RECEIPT DATE: 4/24/19 **ONSITE SEWAGE DISPOSAL SYSTEM** P _____
 APPROVAL DATE: 5/22/19 **PERMIT:** REPAIR A Repair
 PROPERTY ADDRESS: 13691 Old Rover Road
 SUBDIVISION: Fox Meadow LOT: 2 TAX ID: 03-342077
 CONTRACTOR: Freedom Septic EMAIL: Kristen@freedomseptic.com
 CONTRACTOR ADDRESS: 2809 Liberty Rd, Sykesville, MD 21784 PHONE: 410-795-2947
 PROPERTY OWNER: Jerald Freishart EMAIL: _____
 OWNER ADDRESS: Same as above PHONE: 301-502-5473

SEPTIC TANK SIZE: Existing PUMP TANK CAPACITY: n/a PUMP SIZE: n/z

DISTRIBUTION SYSTEM: GRAVITY PRESSURE DOSED BEDROOMS: 4 APPLICATION RATE: 0.8

TRENCHES:	LINEAR FEET REQUIRED: <u>156</u>	INLET DEPTH: <u>3</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>7</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>8</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>5</u>

LOCATION: **TO BE STAKED BY SANITARIAN DURING PRE-CONSTRUCTION INSPECTION.**

NOTES: Install 2x78 ft trenches on contour running below existing failed trenches. Existing trenches were installed 8 inches off contour. New distribution box to be set.

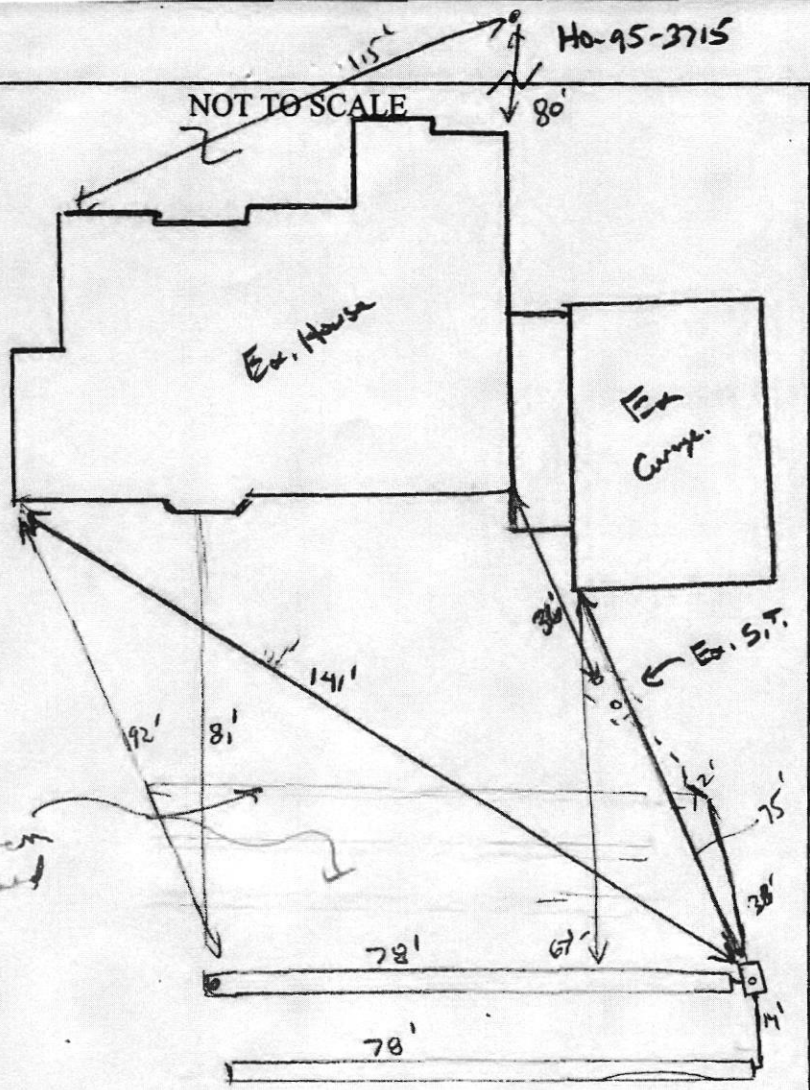
ISSUED BY: K. Wolf ISSUE DATE: 4/18/2019 EXPIRATION DATE: 4/18/2019

- NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION
- NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
- NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.
- NOTE: WATERTIGHT SEPTIC TANKS REQUIRED
- NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRAIENT FROM ANY WATER WELL
- NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS
- NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM
 ELECTRICAL PERMIT ISSUED E n/a
- NOTE: THE HCHD DOES NOT WARRANTY ANY SYSTEM AND CANNOT GUARANTEE THE PERFORMANCE OF THIS SYSTEM AS DESIGNED. BY ACCEPTING THIS PERMIT, THE OWNER AND/OR APPLICANT ACKNOWLEDGE THAT THE SPECIFICATIONS DETAILED IN THIS DESIGN ARE ONE POSSIBLE OPTION AND THAT THE HCHD WILL REVIEW OTHER PROPOSALS. YOU HAVE THE OPTION TO SEEK THE ADVICE OF A QUALIFIED DESIGN CONSULTANT OR PROFESSIONAL ENGINEER FOR FURTHER GUIDANCE.
- NOTE: AN INDIVIDUAL CERTIFIED BY MDE AND THE MANUFACTURER FOR BAT INSTALLATION MUST BE PRESENT AT ALL TIMES DURING BAT INSTALLATION.
- NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

**NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.
 PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.
 CALL 410-313-1771 TO SCHEDULE INSPECTIONS.**

HO-95-3715

NOT TO SCALE



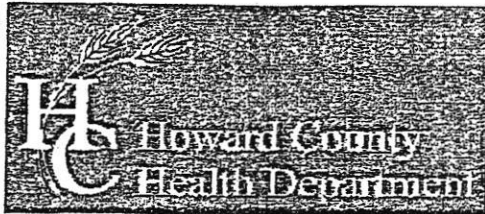
TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
3'	8	7
NUMBER OF TRENCHES		2
TOTAL LENGTH		156'
ABSORPTION AREA		+SW
DISTRIBUTION BOX LEVEL		Yes
DISTRIBUTION BOX BAFFLE		Yes
DISTRIBUTION BOX PORT		Yes

SEPTIC TANK DATA	
SEPTIC TANK I LEVEL	Existing
MANUFACTURER	Mayer Bros
CAPACITY	1500 GAL
SEAM LOC	Top
TANK LID DEPTH	2'
BAFFLES	Yes
BAFFLE FILTER	Yes (on actual)
MANHOLE LOC	Front/Rear
6" PORT LOC	None
WATERTIGHT TEST	OK
SLOTTED	Yes
DATE ON LID	N/A
PUMP/SEPTIC TANK LEVEL	
MANUFACTURER	
CAPACITY	
SEAM LOC	
TANK LID DEPTH	
BAFFLES	
BAFFLE FILTER	
MANHOLE LOC	
6" PORT LOC	
WATERTIGHT TEST	
SLOTTED	
DATE ON LID	

PRE-CONSTRUCTION: 4/18/19 Install 2x78' trenches just below existing failed trench. Set new Dbox. Call for resp Kay

INSTALLATION: 5/21/19 Plumbing installed to new Dbox lower tank by contractor. Contractor has only 3' of stone under pipe. Need to add one foot to 3' inlet magst. OK to continue Kay 5/22/19 system complete. D box leveled. OK to cover at work.

FINAL INSPECTOR K. Wolff DATE OF APPROVAL 5/22/19



Bureau of Environmental Health

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

INFORMATION FORM - SEPTIC SYSTEM REPAIR/UPGRADE

Reason for Request:

- Failing System
System relocation for proposed addition
System upgrade for proposed addition
Inadequate treatment zone
Collapsed septic tank
Collapsed drywell

Has the septic tank been pumped within the last month?

- Yes Date pumped:
No

Was a visual inspection of the septic tank and/or drain fields conducted?

- Yes Explain observations:
No

Was a visual inspection of the sewage line conducted?

- Yes
Blockage leading to the tank
Yes Explain:
No
Blockage leading to the field
Yes Explain:
No

Existing system design

- Drywell
Trench
Mound
Unknown
Other:

Is discharge surfacing on the ground?

- Yes
No
Additional Comments:

*For REPAIRS, are the owners proposing, or do they plan to add in the future, any additions or modifications to the property, i.e. pools, living space additions, garages, etc? This information must be disclosed at the time of this application. The Health Department will not be able to accommodate requests in the field for property modifications unrelated to the repair request. Such requests may require an additional fee, testing, and submittal of a Percolation Certification Plan, if the property does not meet current Code and Regulation.

Septic Contractor: Freedom Septic Contractor's Phone: 410-984-1286
Contractor's Address: 2304 Liberty Rd Sykesville, MD 21784

Property Address: 13691 Old Bowers Rd County file:
Subdivision: Fox meadow Lot: 2 Year Built: 2007
Owner's Name: Jerald Freisbat Owner's Phone: 301-502-3412

Name of previous owners: Melton Affrime Existing bedrooms: 4
Proposed bedrooms: 4

Has this request been previously discussed with a Sanitarian? (Name): Kevin
Public Sewer available/nearby:

*A Sanitarian will be in contact within three business days, depending upon the urgency of the situation, to coordinate the scheduling/review of the repair or upgrade.

Prior to scheduling inspections, scaled plans should be submitted to clarify the nature of the addition.

Print out a copy of Real Property Data via Dept. of Taxation website Indexed file found

If public sewer may be nearby, verify whether sewer is technically "available" through the Bureau of Engineering.

If sewer is available and the property is within the Metropolitan District, connection to sewer is required. If the owner believes reason for exemption exists, the owner should justify the request in writing.

If soil/site conditions are limited and sewer and/or Metro District status is not conducive to connection, the Sanitarian may recommend pursuit of Emergency Sewer Extension or Emergency Metro District Inclusion. The Owner should contact the Bureau of Utilities for details.

No permit is to be issued nor inspection to be scheduled without prior fee collection at the office unless an emergency situation exists. The contractor is to notify office of the emergency situation as soon as possible.