



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

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

Twitter: HowardCoHealthDep

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

---

April 22, 2021

Gene C. Bradford  
5520 Cedar Lane  
Columbia, MD 21044

**RE: Waiver Approval**  
5520 Cedar Lane  
Columbia, MD 21044

Mr. Bradford,

This letter is being issued to the owner of the property in response to your second waiver request. This agency has **approved** the second waiver request to the required Percolation Certification Plan as required by the *Howard County Code, Subtitle 8, Section 3.805*. While there is no Perc Certification Plan on file for this property, the proposed improvements to the basement do not increase the volume of wastewater produced from the three (3) bedrooms approved on the first floor and does not impact the area available for future on-site sewage disposal system repair. Be advised that the four (4) foot wide entrance into the cave and office without a door is a condition of the waiver approval to limit the number of bedrooms to three (3). Any deviations from the site plan submitted with the building permit will be subject to further review by this Department. Any future property improvements to this property that require a building permit will require a percolation certification plan.

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, Director  
Bureau of Environmental Health

The Masters Builder

5520 Cedar Ln., Columbia, MD 21044

Re: request for second waiver of site certification plan and authorization of the Owners application to finish the basement under B21000176

approved  
Ewy/MSD  
1/22/21

Howard County Health Department

attention: Mr. Jeffrey Williams,

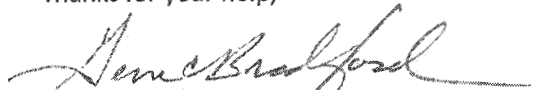
This letter formally requests a waiver of the Percolation Certification Plan and authorization of a finished basement under application B21000176 for the following reasons:

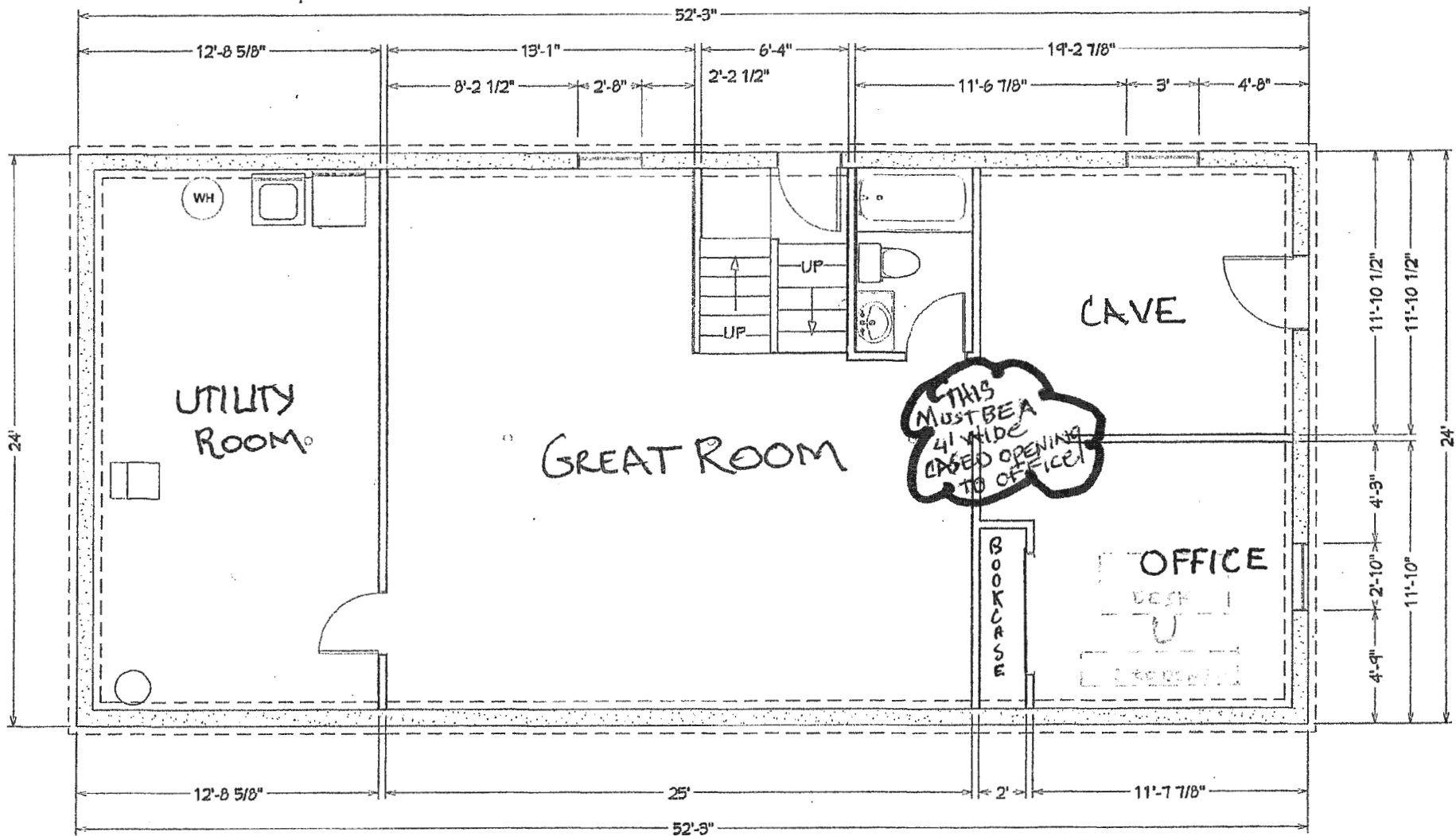
- 1) the finished basement does not add a new bedroom to the existing home.
- 2) the existing on-site septic system is adequate to serve the existing three-bedroom home.
- 3) percolation tests have been performed and passed which establish the fact the site has sufficient capacity to increase future septic service, if needed.
- 4) all other County agencies have approved the application to add a finished basement to the existing building permit.
- 5) the Health Department sign off on this amendment to the building permit is the only factor holding up (for 15 days) the inspections necessary to complete work under the existing permit.
- 6). A waiver of the Percolation Certification Plan has already been approved by this department. This is the second waiver request for the same house and same permit.

As observed in the above, the lack of the Health Department's approval of the amendment to the permit has basically shut down work on the home. As indicated, The Percolation Certification Plan has already been waived. Requiring a second waiver is a technicality at best. The more reasonable approach would have been to allow the project to move ahead with the provision that the certification plan be submitted within a reasonable time. This would be appropriate in consideration of the fact that the property passed the percolation tests.

Please expedite the approval of this, the second request for a waiver of the Site Certification Plan. Help us continue to restore a property which had been an abandoned, blighted, unhealthful and unsanitary eyesore on its community for many years.

Thanks for your help,

  
Gene C. Bradford, Sole Member and Owner



**(4/22/21) REVISED PER HEALTH DEPT COMMENTS**  
**BASEMENT FLOORPLAN**  
 2546  
 JENNINGS CHAPEL RD