

PERMIT NUMBER: B 21004195

DATE ACCEPTED:

RECEIVED

OCT 29 2021

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: 7250 PRESERVATION CT
City: FULTON
State: MD
Subdivision/Village/Complex Name: PINDELL WOODS
Lot: 17
Tax Map: 41
Parcel: 274
Grading Permit #: GP-21-144

DESCRIPTION OF WORK REQUIRED

Existing Use: RESIDENTIAL
Proposed Use: RESIDENTIAL SFD
Estimated Cost: \$ 135,990.00
Trade Work to Be Completed (Separate Permits Required): Mechanical (HVACR) Electrical Plumbing None

CONSTRUCT NEW 2-STORY SFD W/ FINISHED BASEMENT, 14'X24' ATTACHED GARAGE, 28'X21' ATTACHED GARAGE, 27'X20' DECK WITH STAIRS TO GRADE, 16'X21' SCREEN PORCH, COVERED PORCH

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): EDWARD PAVELKA
Owner's Street Address: 10363 PUCCINI LN
City: ELLICOTT CITY
State: MD
Zip Code: 21042

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: SCHWALLENBERG'S PERMIT SERVICES INC
Contact Name: JAMES SCHWALLENBERG
Street Address: 1601 BISHOP RD
City: EDGEWATER
State: MD
Zip Code: 21037
Phone: (410) 980-9868
Email: DIANE.JAMESPERMITS@GMAIL.COM

CONTRACTOR INFORMATION REQUIRED

Business Name: CAIRN CUSTOM HOMES
Licensee's Name: STEVE APPLER
License #: 7518
Street Address: 1548 GORMAN RD
City: LAUREL
State: MD
Zip Code: 20723
Phone: (301) 490-5317
Email: INFO@CAIRNCUSTOMHOMES.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): 7 # of efficiency units (MF\*): # of 1 BR (MF\*): # of 2 BR (MF\*): # of 3 BR (MF\*):
# Rooms: 27 # Full Baths: 7 # Half Baths: 1 # Fireplaces: 2
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: 88 1st Fl Depth: 50 2nd Fl Width: 73 2nd Fl Depth: 38 Bsmt Width: 88 Bsmt Depth: 58
Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: 7,957 sq ft Occupiable Area: 6,417 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 (Handwritten signature)
DATE SIGNED: 8/31/21

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

AGENCIES REQUIRED/APPROVALS: PR DPZ DED Health SHA CID
SUBMITTAL FEES: 150- PAYMENT: 5000 ACCEPTED BY: (Signature)

# ***LDE, INC.***

*Planning ♦ Engineering ♦ Surveying*

January 10, 2016

Mr. Jeff Williams, Supervisor  
Well & Septic Program  
Bureau of Environmental Health  
Howard County Health Department  
8930 Stanford Boulevard  
Columbia, MD 21045

RE: Pindell Woods Lot 17  
B15003695/BAT Review

Dear Mr. Williams,

On behalf of the Owners, Alland and Lisa Leandre, we request a Variance in accordance with COMAR 26.04.02.10. The cited COMAR regulation allows The Department of the Environment to grant variances to area, well siting, distances and slope requirements of the regulations upon recommendation of the Approving Authority provided the public health is protected.

As background, we offer the following. The Leandres' own the 1.074 acre lot known as Lot 17 within the Pindell Woods subdivision. The lots topography slopes predominately front to back (south to north). The topographic relief within the lots buildable area is approximately 18' to 20' (cul-de-sac edge to septic easement) and left to right 20' to 22' (cul-de-sac edge to right lot line). The lots topography lends itself to a proposed home with a walkout basement and a front entry elevation lower than the existing cul-de-sac. Field inspection of the lot revealed placement of fill dirt within the lots buildable envelope prior to the Leandres' purchase. Review of the subdivision construction plans (F01-89) indicates placement of the fill material in the area of a former sediment trap. Following LDEs' recommendation, the owners contracted with Soil Consultants Engineering, Inc. (SCE) to perform geotechnical testing. SCE excavated six test pits to determine the type and depth of fill. The results of the geotechnical testing revealed the composition of the fill material to be unsuitable for use as subgrade and structural support for pavements and/or buildings. The depth of the fill material in four of the test pits ranged from 5' to 10'.

The owners propose construction of a two story single family detached residential dwelling with integral three car garage and a two car garage connected to the main structure by a breezeway. Vehicular access to the dwelling is derived by a dual driveway entrance to Preservation Court. The owners will also construct a large pool/ pool deck within the walkout area of the lot.

*Historic Carriage House*  
*7520 Main Street ♦ Suite 203 ♦ Sykesville, MD ♦ 21784*  
*410-795-6391 ♦ 410-795-9540 FAX*

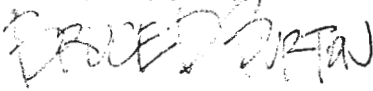
The specific variance request would permit slopes of 25% or greater to be located within the required 25' setback from a sewage disposal easement. We believe the request to be justified principally on the following:

1. The proposed dwelling has been placed on the lot that best accommodates the sites topographic constraints. Based on the geotechnical engineers recommendation, the elevation of the foundation has been placed at least one foot below the bottom of the previous sediment trap avoiding soft moist soils, while the front yard is established at an elevation that minimizes steep downward driveway slopes of 15% or more.
2. The area of sewage disposal easement near the steep slopes is located at the northwest corner of the proposed garage. We ask for consideration of the slope length, area of slope, relative nature of the slopes landscape position and the interception of the upgrade drainage area. In this case, the slope lengths range from 30' to 40', the area of slope that directly drains to the easement is approximately 875 square feet, the slope shape is convex dispersing drainage not concave and the upgrade impervious area of 2,665 square feet is intercepted and diverted to Drywell #1 minimizing the amount of drainage to the easement area.
3. The area of sewage disposal easement downgrade from the slope area is presently wooded and has been designated for placement of the first replacement trench system. In addition to the woods, the toe of slope will be protected with erosion control matting thereby negating any erosion.
4. The sewage disposal easement has sufficient area to accommodate four(4) trench systems, thereby exceeding the minimum requirement. It should be noted that the third replacement system would be a pressurized system with unequal trench lengths or as an alternate the lower trench could slightly extend beyond the easement to equalize trench length. In the alternative case, verification by test or visual inspection may be required.

A highlighted Waiver Plan is attached demonstrating the protection of the Public Health and the desirability of the Owners request. Please grant our request.

Should you have any questions regarding the above please contact our office.

Very truly yours,



Bruce D. Burton, P.E.  
LDE, Inc.

CC: Keswick Homes, LLC



**Building Permit Application**  
 Howard County Maryland  
 Department of Inspections, Licenses and Permits  
 3430 Court House Drive  
 Permits: 410-313-2455  
 www.howardcountymd.gov

Date Received: 8/26/15

*Application cancelled 1/20/17*  
 Permit No.: B15003695

Building Address: 7250 PRESERVATION COURT  
 City: FULTON State: MD Zip Code: 20759  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: F-01-089  
 Census Tract: 605102 Subdivision: PINDELL WOODS  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 17  
 Tax Map: A1 Parcel: 274 Grid: 8  
 Zoning: RR-DED Map Coordinates: 505216-2 Lot Size: 1.074AC

Property Owner's Name: ALLAND LEANDRE  
 Address: 13501 Windy Meadow Lane  
 City: Silver Spring State: MD Zip Code: 20906  
 Phone: 240 456 0442 Fax: \_\_\_\_\_  
 Email: aleandre@vyaalex.com  
 Applicant's Name & Mailing Address, (If other than stated herein)  
 Applicant's Name: Contractor  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Existing Use: vacant lot  
 Proposed Use: SFD  
 Estimated Construction Cost: \$ 900,000  
 Description of Work: CONSTRUCT TWO STORY SINGLE FAMILY DETACHED DWELLING  
 Occupant or Tenant: OCCUPANT  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Contractor Company: KESWICK HOMES LLC  
 Contact Person: JOHN McDONOUGH  
 Address: 3201 JERMANTOWN ROAD SUITE 150  
 City: FAIRFAX State: VA Zip Code: 22030  
 License No.: 410  
 Phone: 703.926.6751 Fax: \_\_\_\_\_  
 Email: JOHN.MCDONOUGH@BROOKFIELDHOMES.COM

Engineer/Architect Company: lessard : Alliance engineering  
 Responsible Design Prof.: Abdi Farah  
 Address: 12355 Sunrise Valley Drive suite 220  
 City: Reston State: VA Zip Code: 20191  
 Phone: 7037497941 Fax: \_\_\_\_\_  
 Email: abdi@allianceengineers.com

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 <sup>st</sup> floor:	
	2 <sup>nd</sup> floor:	
Area of construction (sq. ft.):	Basement:	
Use group:	<input checked="" type="checkbox"/> Finished Basement	
	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
	<input type="checkbox"/> Slab on Grade	
Construction type:		
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>5</u>	
<input type="checkbox"/> Structural Steel	<u>Multi-family Dwelling</u>	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
	Footings:	
	Roof:	
	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
<u>Water Supply</u>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<u>Sewage Disposal</u>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
<u>Heating System</u>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<u>Sprinkler System:</u>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	
Building Shell Permit Number:	

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Applicant's Signature: John McDonough, President  
 Print Name: John McDonough  
 Email Address: J.McDonough@KeswickHomes.com  
 Date: 8/26/15  
 Title/Company: President, Keswick Home LLC

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

**FOR OFFICE USE ONLY**

AGENCY	DATE	SIGNATURE OF APPROVAL	DPZ SETBACK INFORMATION	Filing Fee
State Highways			Front:	\$ 100
Building Officials			Rear:	\$
PSZA (Zoning)			Side:	\$
PSZA (Engineering)			Side St.:	\$
Health	<u>8/11/16</u>	<u>H. Oswald</u>	All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No	\$
			Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No	\$
			Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No	\$
			Lot Coverage for New Town Zone:	\$
			SDP/Red-line approval date:	\$
				Sub-Total Paid \$
				Balance Due \$
				Check # <u>1457</u>

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA

*Cancelled 1/20/2017*

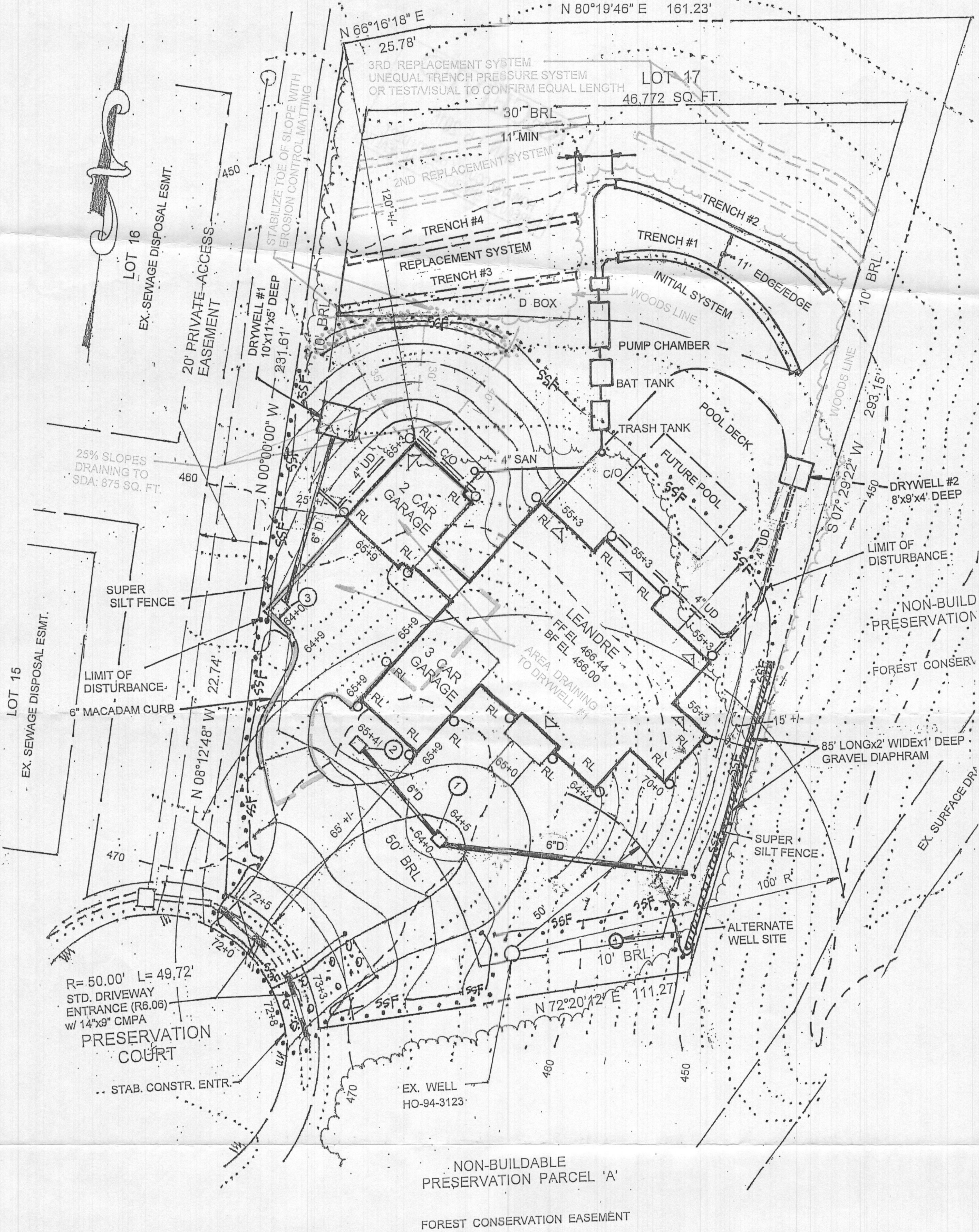
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AUG 28 2015

LICENSES & PERMITS DIVISION

NON-BUILDABLE  
PRESERVATION PARCEL 'A'  
FOREST CONSERVATION EASEMENT

N 80°19'46" E 161.23'



NON-BUILDABLE  
PRESERVATION PARCEL 'A'  
FOREST CONSERVATION EASEMENT

OWNER: ALLAND LEANDRE  
LISA M. LEANDRE  
13501 WINDY MEADOW LANE  
SILVER SPRING, MD. 20906  
240.426.4422

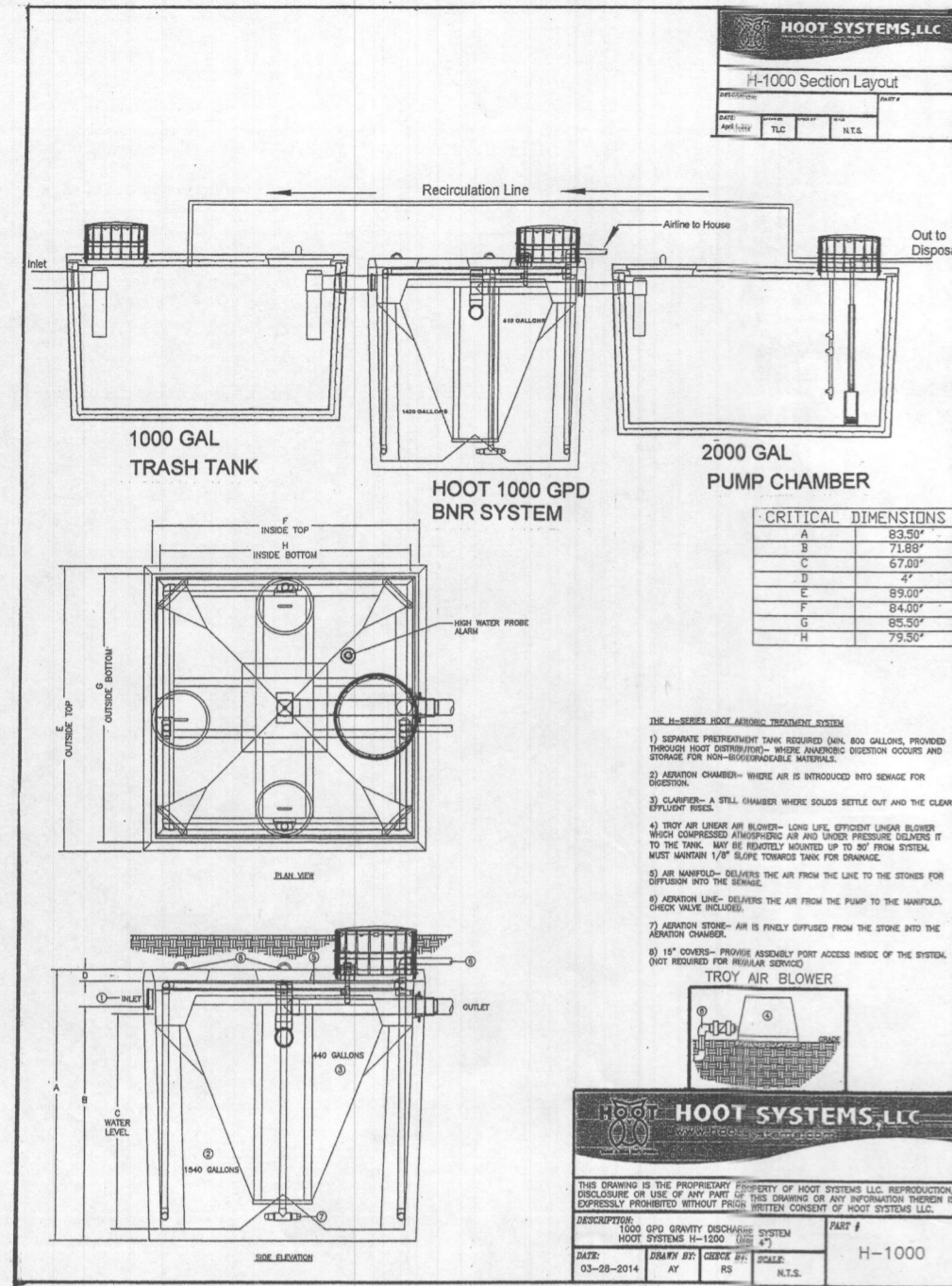
BUILDER: KESWICK HOMES, LLC  
3201 JERMANTOWN ROAD  
SUITE 150  
FAIRFAX, VA 22030  
703.926.6751

WAIVER EXHIBIT  
PINDELL WOODS  
LOT 17  
#7250 PRESERVATION COURT  
TAX MAP 41 GRID 8 PARCEL 274  
TAX ACCOUNT #05-435560  
5TH ELECTION DISTRICT HOWARD COUNTY, MD.  
DATE: 1/2016 SCALE: 1" = 30'

**LDE Inc.**

Engineers • Surveyors • Planners

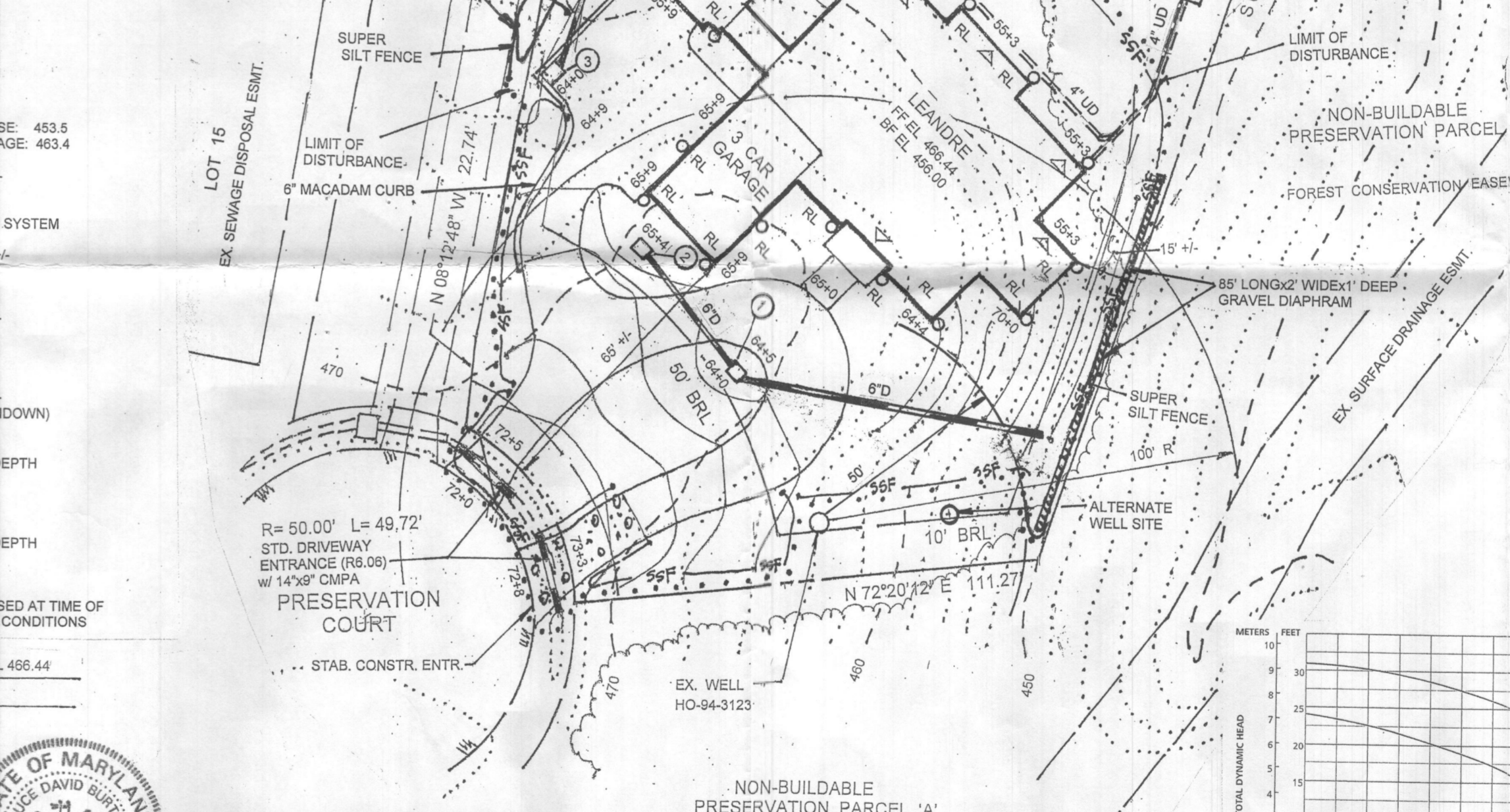
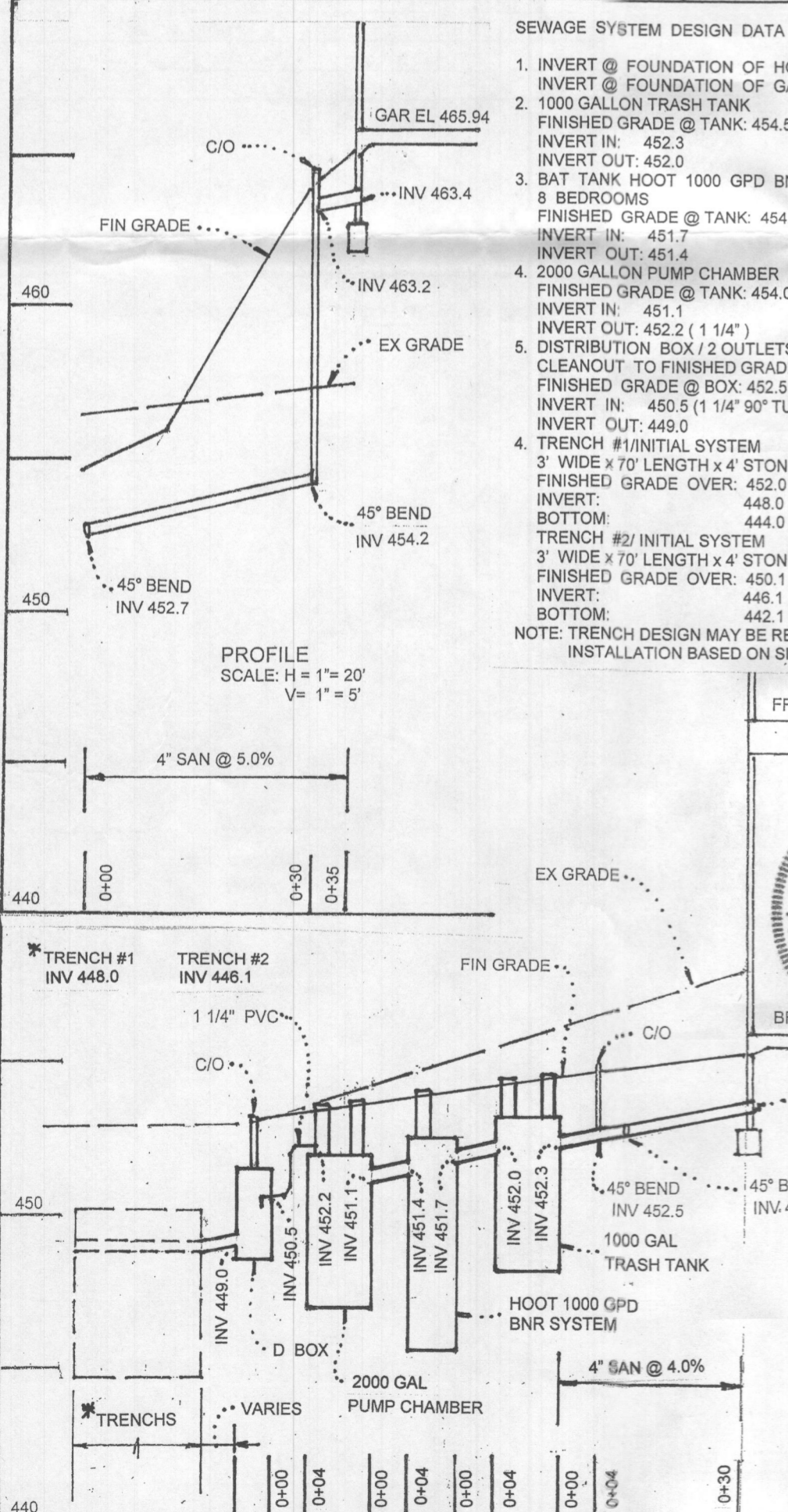
Historic Carriage House • 7520 Main Street • Suite 203 • Sykesville, Maryland • 21784  
(410)795-6391 • (410)795-6392 • FAX(410)795-9540 • www.Landsurveyormd.com



- TRENCH DESIGN CALCULATIONS**
1. DESIGN FLOW : 1200 GPD
  2. 8 BEDROOMS x 150 GPD/ BR
  3. APPLICATION RATE : 1.2 GPD/ SQ FT
  4. BOTTOM MAXIMUM DEPTH : 4'
  5. REQUIRED DRAINAGE CREDIT : 0.42
  6. SIDEWALL REDUCTION CREDIT : 0.42
  7. WIDTH OF TRENCH : 3'
  8. MINIMUM TRENCH SPACING : 11'

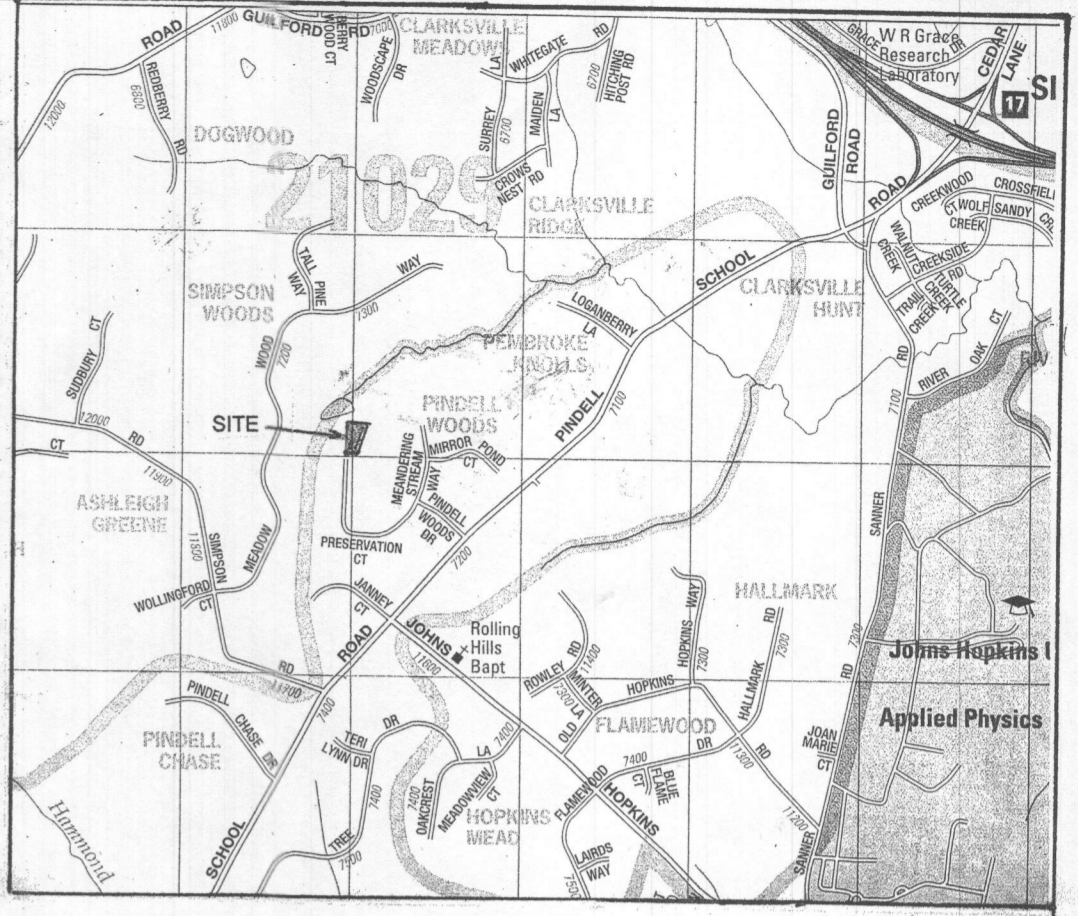
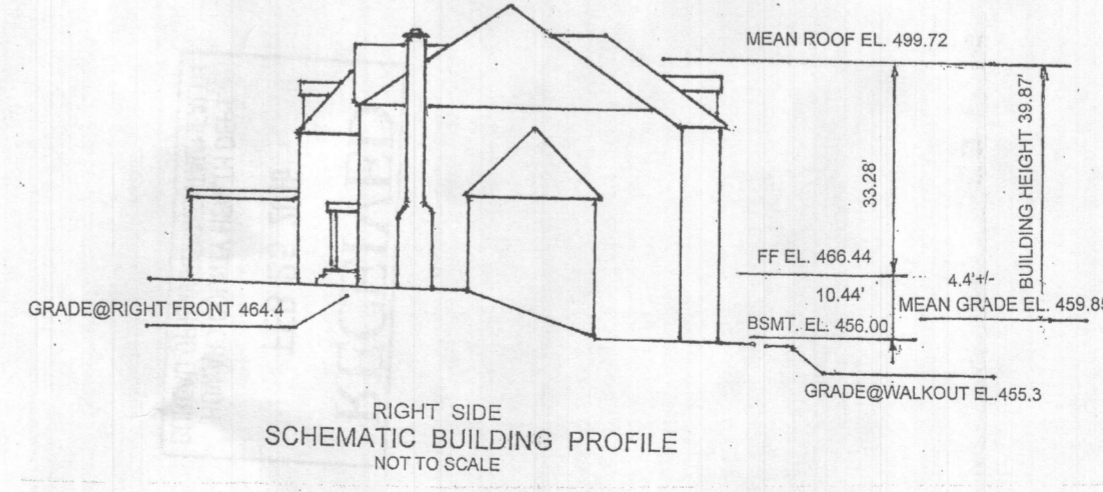
- PUMP SYSTEM DESIGN**
1. DESIGN VOLUME : 1200 GPD
  2. PUMP : GOULDS MODEL EP0411 OR EQUIVALENT
  3. TOTAL HEAD : 5.62' (15 DOSES/ DAY)
  4. DOSE VOLUME : 80 GALLONS/ DOSE
  5. PUMP RATE : 52 GPM
  6. RUN TIME FOR PUMP : 1.5 MINUTES
  7. 80 GALLON DOSE ÷ 52 GPM

THE OWNERS OF THE NON-BUILDABLE PRESERVATION PARCEL ALSO OWN LOT 17. THEREFORE LOT 17 DOES NOT REQUIRE PERMISSION TO GRADE THE DIVERSION SWALE.



BRUCE D. BURTON  
REGISTERED PROFESSIONAL ENGINEER  
No. 19184  
EXPIRES 06/30/17  
DATE 3/20/16

- SEPTIC SYSTEM / BEST AVAILABLE TECHNOLOGY (BAT) NOTES**
1. Any change to the locations or depths to any components must be approved by the Engineer and the Howard County Health Department prior to installation. A revised site plan may be required.
  2. The maximum depth of the BAT per the manufacturers specifications is 3 feet cover.
  3. The BAT system shall be maintained and operated for the life of the system.
  4. The BAT shall be operated by and maintained by a certified service provider.
  5. Within one month of installation, a person installing the BAT system shall report to the Maryland Department of the Environment (MDE), in a manner acceptable to MDE, the address and date of completion of the BAT installation and the BAT installed.
  6. Electrical work for the BAT installation must be performed by a licensed electrician.
  7. An Agreement and Easement must be completed and signed by all applicable Parties and recorded in the Land Records of Howard County.
  8. The Howard County Health Department requires documentation for the start-up certification from the manufacturer prior to final approval of the installation.



VICINITY MAP  
SCALE: 1"=2000'

- GENERAL NOTES**
1. Existing Zoning: RR-DEO per 2/02/04 Comprehensive Zoning Plan.
  2. Plat Reference: #14923
  3. Total Area of Lot: 1.074 Acres +/-
  4. The lot shown hereon complies with the minimum lot area and ownership width as required by the Maryland Department of the Environment.
  5. All existing wells and septic systems within 100 feet of the lot which may affect this proposal have been shown.
  6. The topography shown is field run.
  7. The well for this lot has been drilled and field located.
  8. Any changes to the Private Sewage Easement shall require a Revised Percolation Certification Plat.
  9. The Howard County Health Department approved a Revised Percolation Certification Plat for this lot prepared by David C. Woessner, PE dated February 4, 2014.
  10. See Architectural Plans for building dimensions and design details. Prior to stakeout for construction, it shall be the Builder/Developers responsibility to provide LDE, Inc. with the most recent set of house plans. The house footprint shown on this plan was provided by the builder on July 17, 2015.
  11. The Contractor or Developer shall notify the Department of Public Works/ Bureau of Engineering/ Construction Inspection Division at 410.313.1881 at least (5) five working days prior to start of work.
  12. The Contractor or Developer shall notify "Miss Utility" at 1.800.257.7777 at least forty-eight (48) hours prior to any excavation work being done.
  13. Limit of Disturbance: 26,300 square feet.
  14. Any damage to Public "Rights of Ways" or paved public roads shall be repaired immediately at the Contractors expense in accordance with the Howard County Standards and Specifications.
  15. Deviation from these plans and specifications without prior written consent of the Engineer may cause the work to be unacceptable.
  16. The dimensioned distances shall govern if scaled distances on the plan are found to be in disagreement.
  17. This lot complied with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation with approval of Pindel Woods F01-B9.
  18. Stormwater Management for this lot is provided with the approval of Pindel Woods F01-B9.
  19. This lot will utilize the Standard Sediment and Erosion Control Plan since the Limit of Disturbance is less than the 30,000 square feet threshold.

Approved Septic System Plan  
Howard County Health Department  
Tank Size: 3,110  
Signature: [Signature]  
Date: 8/24/16

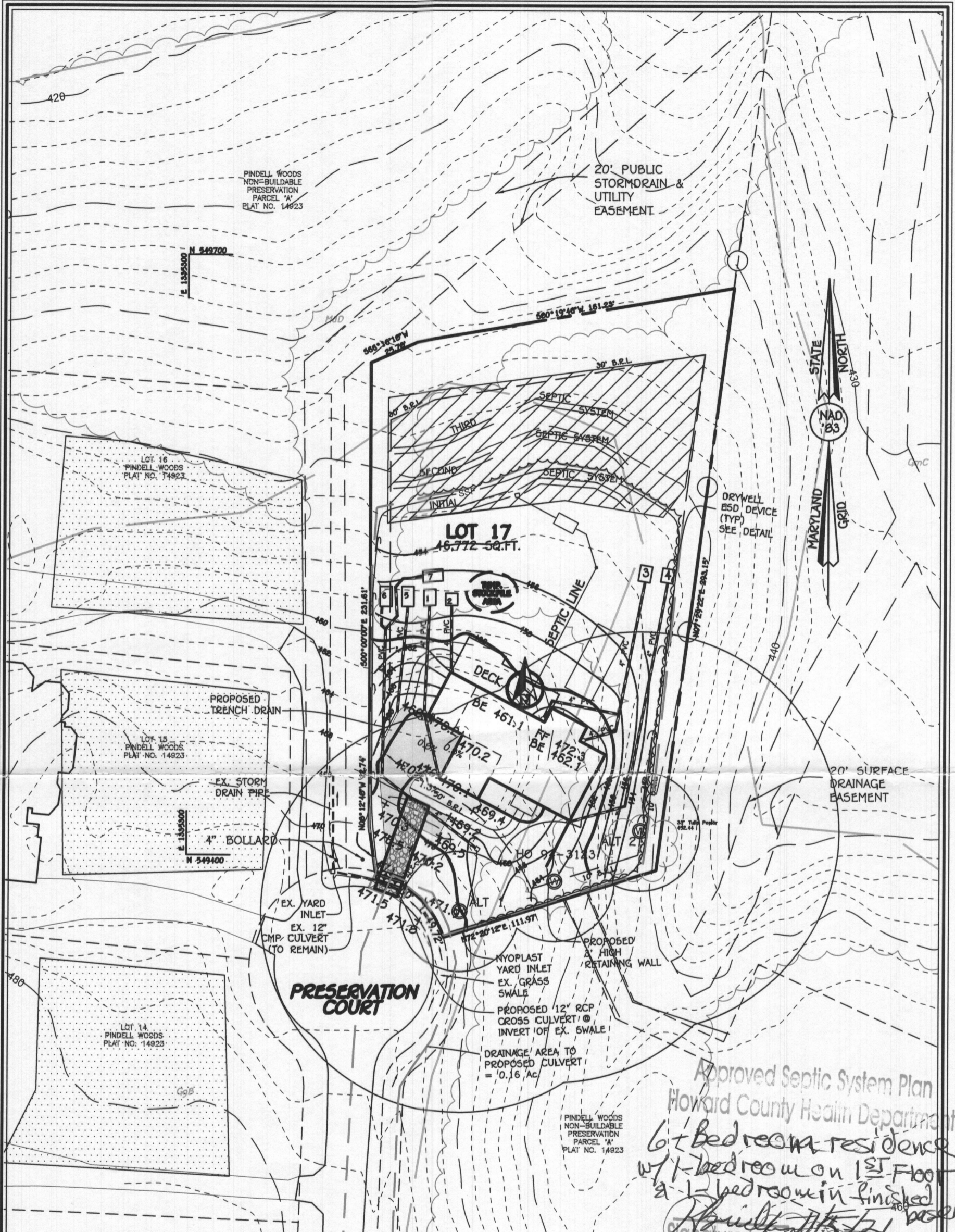
OWNER: ALLAN LEANDRE  
LISA M. LEANDRE  
13501 WINDY MEADOW LANE  
SILVER SPRING, MD. 20906  
240.426.4422

BUILDER: KESWICK HOMES, LLC  
3201 JERMANTOWN ROAD  
SUITE 150  
FAIRFAX, VA 22030  
703.926.6751

PLOT PLAN FOR BUILDING PERMIT APPLICATION  
AND SITE PLAN FOR BAT INSTALLATION

PINDELL WOODS  
LOT 17  
#7250 PRESERVATION COURT  
TAX MAP 41 GRID 8 PARCEL 274  
TAX ACCOUNT #05-435560  
5TH ELECTION DISTRICT HOWARD COUNTY, MD.  
DATE: 1/2016 SCALE: 1"=30'

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(410)795-6391 • (410)795-6392 • FAX(410)795-9340 • www.Landsurveyormd.com



Approved Septic System Plan  
 Howard County Health Department  
 6+ Bedroom residence  
 w/ 1 bedroom on 1st floor  
 & 1 bedroom in finished basement  
*[Signature]*  
 Date

**OWNER**

EDWARD & LYDIA PAVELKA  
 7250 PRESERVATION COURT  
 FULTON, MD 20759

**BUILDER/DEVELOPER**

CAIRN CUSTOM HOMES  
 C/O STEVEN APPLER  
 10548 GORMAN RD  
 LAUREL, MD 20723  
 410-818-7382

**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS
17	7250 PRESERVATION COURT

THE WELL HO-94-3123 HAS BEEN  
 FIELD LOCATED AND IS ACCURATELY  
 SHOWN.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461 - 2855

**PERMIT PLAN  
 PINDELL WOODS**

**LOT 17**  
 LOTS 1 THRU 47 AND PRESERVATION PARCELS A THRU F  
 ZONED RR-DEO  
 TAX MAP No. 41 GRID No. 8 PARCEL No. 274  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE 1"=50' DATE: AUGUST 11, 2021