

## Oswald, Hank

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**From:** Davis, Michael J  
**Sent:** Wednesday, August 26, 2020 8:34 AM  
**To:** myersremodelingco@yahoo.com  
**Cc:** Oswald, Hank; Williams, Jeffrey  
**Subject:** RE: 12875 Frederick Road

**Importance:** High

Nick,

After looking into this project, there are two issues holding up the approval the building permit. The first issue is the variance request, which is now being processed. The second reason for the delay has been that you have failed to provide proposed floor plans and address comments regarding the accuracy of the site plan. This information was requested in April. Our review of the proposed addition is contingent upon receiving this information.

Michael J. Davis  
Assistant Director  
Bureau of Environmental Health  
Howard County Health Department  
8930 Stanford Blvd.  
Columbia, MD 21045



### CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

**From:** Davis, Michael J  
**Sent:** Friday, August 21, 2020 12:57 PM  
**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Cc:** Oswald, Hank <hoswald@howardcountymd.gov>; myersremodelingco@yahoo.com  
**Subject:** 12875 Frederick Road  
**Importance:** High

Jeff,

We need to talk about this variance request and confirm that there are no other outstanding issues holding up the building permit approval. Has the variance request form been forwarded to Steven Krieg at MDE for approval? If not, it

needs to be forwarded ASAP and we need his approval. We can discuss this in more detail Monday morning when we discuss the other two files I left on your chair.

Mike

Michael J. Davis  
Assistant Director  
Bureau of Environmental Health  
Howard County Health Department  
8930 Stanford Blvd.  
Columbia, MD 21045



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8.25.2020 -

Also left voicemail requesting call back  
to discuss project.

**Oswald, Hank**

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**From:** Oswald, Hank  
**Sent:** Tuesday, August 25, 2020 11:00 AM  
**To:** Myers Remodeling Co.  
**Cc:** Williams, Jeffrey  
**Subject:** RE: B20001447 / 12875 Fredrick Rd / Variance for Well Setback

Hi Nick:

I wanted to follow-up with you. I still haven't seen the paperwork that you dropped off last week or the week before. What did you drop off? Was it the scaled site plan?

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

**From:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Sent:** Monday, August 17, 2020 12:32 PM  
**To:** Myers Remodeling Co. <myersremodelingco@yahoo.com>  
**Subject:** Re: B20001447 / 12875 Fredrick Rd

Thanks for the update. It hasn't made it to my desk yet. I will keep you posted.

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

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**From:** Myers Remodeling Co. <myersremodelingco@yahoo.com>  
**Sent:** Friday, August 14, 2020 2:44:40 PM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** Re: B20001447 / 12875 Fredrick Rd

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

RE: B20001447

Hi Mr. Oswald,

I dropped off the paperwork you requested last week in the drop box for permit #B20001447. Just wanted to check on the status?

Thank you,  
Nick



Myers Remodeling Co. LLC

2375 Duvall Rd. Woodbine, MD 21797  
(410)- 489- 4446 Office  
(410)- 489-6662 Fax

<http://www.myersremodelingcompany.com>

On Thursday, August 6, 2020, 11:51:08 AM EDT, Myers Remodeling Co. <[myersremodelingco@yahoo.com](mailto:myersremodelingco@yahoo.com)> wrote:

Thank you, I will drop the off tomorrow morning.



Myers Remodeling Co. LLC

2375 Duvall Rd. Woodbine, MD 21797  
(410)- 489- 4446 Office  
(410)- 489-6662 Fax

<http://www.myersremodelingcompany.com>

On Thursday, August 6, 2020, 10:58:52 AM EDT, Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)> wrote:

Hi Nik:

Per my last email dated 7.9.2020, please mail in or drop off the original documents. We will also need a site plan to scale to go along with the variance request. Please see attachment for site plan requirements. We now have a drop box located at the entrance to our office. The drop box hours are 8:30 a.m. to 3 p.m., Monday - Friday.

Please contact me with any questions.

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](mailto:hoswald@howardcountymd.gov)

**From:** Myers Remodeling Co. <[myersremodelingco@yahoo.com](mailto:myersremodelingco@yahoo.com)>

**Sent:** Thursday, August 6, 2020 10:16 AM

**To:** Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>

**Subject:** B20001447 / 12875 Fredrick Rd

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

RE: B20001447

Hello Mr. Oswald,

Sorry for the delay in getting the attached items to you regarding the Well variance at 12875 Fredrick Rd.

Please let us know if you need anything else.

Thank you,

Nik



Myers Remodeling Co. LLC

2375 Duvall Rd. Woodbine, MD 21797

(410)- 489- 4446 Office

(410)- 489-6662 Fax



## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Thursday, August 6, 2020 10:59 AM  
**To:** Myers Remodeling Co.  
**Subject:** RE: B20001447 / 12875 Fredrick Rd  
**Attachments:** Site plan requirements.pdf

Hi Nik:

Per my last email dated 7.9.2020, please mail in or drop off the original documents. We will also need a site plan to scale to go along with the variance request. Please see attachment for site plan requirements. We now have a drop box located at the entrance to our office. The drop box hours are 8:30 a.m. to 3 p.m., Monday - Friday.

Please contact me with any questions.

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

**From:** Myers Remodeling Co. <myersremodelingco@yahoo.com>  
**Sent:** Thursday, August 6, 2020 10:16 AM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** B20001447 / 12875 Fredrick Rd

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

RE: B20001447

Hello Mr. Oswald,

Sorry for the delay in getting the attached items to you regarding the Well variance at 12875 Fredrick Rd.

Please let us know if you need anything else.

Thank you,  
Nik

**Oswald, Hank**

---

**From:** Myers Remodeling Co. <myersremodelingco@yahoo.com>  
**Sent:** Thursday, August 6, 2020 10:16 AM  
**To:** Oswald, Hank  
**Subject:** B20001447 / 12875 Fredrick Rd  
**Attachments:** IMG-1299.jpg; IMG-1300.jpg; IMG-1301.jpg; IMG-1302.jpg; IMG-1303.jpg

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

RE: B20001447

Hello Mr. Oswald,

Sorry for the delay in getting the attached items to you regarding the Well variance at 12875 Fredrick Rd.

Please let us know if you need anything else.

Thank you,  
Nik



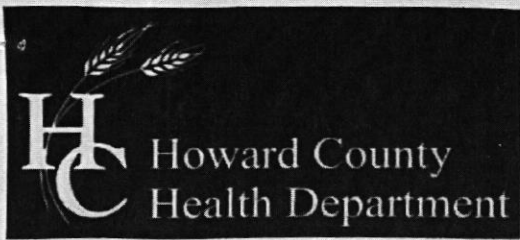
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Bureau of Environmental Health

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

Twitter: HowardCoHealthDep

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

APPLICATION FOR VARIANCE TO COMAR ONSITE WATER/SEWER FOR MDE APPROVAL

Date Submitted

12875 FREDRICK RD.

Property Address

N/A

Subdivision

1

Lot

0015

Tax Map

Grid

0254

Parcel

Tax Account #

Provide a brief site history including previously submitted and active plans with the Health Department or the County (subdivision plans, perc test applications, Building Permit applications):

B20001447

In the area below, list the specific section of the Code of Maryland Regulations (COMAR) to which a variance is being requested and provide a brief summary of the regulation and an explanation of why the variance is being requested (Attach a separate sheet if necessary).

Regulation Section

Summary and Explanation

1. 26.04.04.04B(2)(c) ~~EXISTING~~ PROPOSED ADDITION W/ W ENCRoACH 9' INTO WELL SET BACK. REQUEST VARIANCE OF 21' SET BACK

2.

Property Owner's Signature

Health Department Use Only

Reviewed by

HCHD Staff

Date

Recommendation:

[ ] Recommended

[ ] Not Recommended

HCHD Supervisor

Date

Comments/Conditions:

Approved by:

MDE Representative

Date

**FOGLE'S SEPTIC CLEAN, INC.**  
 580 Obrecht Road • Sykesville • Maryland 21784  
 (410) 795-5670



# SEPTIC EVALUATION

<input type="checkbox"/> Buyer / <input type="checkbox"/> Seller <i>Homeowner</i>	Date: <i>7/31/20</i> Time: <i>2PM</i>	Occupied? <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No
Client: <i>Eric Storesifer</i>	Ordered By:	If vacant, how long?
Property Address: <i>12875 Route 144 West Friendship, MD 21794</i>	Phone: <i>443 812-1894</i>	Last pumped: <i>May 2020</i>
	email:	Property age: <i>2008</i> # Bedrooms: <i>3</i>
	Weather:	County Records: <input type="checkbox"/> Requested <input type="checkbox"/> Not Received
	Ground Conditions:	Confirmed: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Left Message

Liquid level: <input type="checkbox"/> Above Normal / <input checked="" type="checkbox"/> Normal / <input type="checkbox"/> Below normal	Depth of tank: <i>2'</i> <i>3'</i>
Maintenance Appears: <input checked="" type="checkbox"/> Good / <input type="checkbox"/> Fair / <input type="checkbox"/> Poor	Access to tank: <i>2MH's - 1mH</i>
Effluent Filter present? <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	Pump system: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No

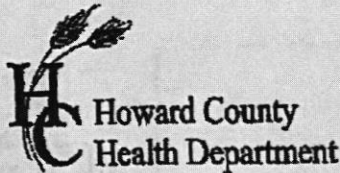
Type of Tank	Tank Composition & Size	Type of Absorption System
<input checked="" type="checkbox"/> Septic Tank (1 tank)	<input type="checkbox"/> Metal <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Drainfield <i>2</i>
<input type="checkbox"/> Cesspool	Tank Size: <i>1500g 2comp 1250g</i>	<input type="checkbox"/> Drywell
<input type="checkbox"/> Aeration System	Baffles intact? <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No <i>Future pump ch</i>	<input type="checkbox"/> Sandmound
<input type="checkbox"/> Other:	<i>PVC</i>	<input type="checkbox"/> Other:

Inspected System Appears:	Inspector's Comments	Sketch of System
<input checked="" type="checkbox"/> Functional <input type="checkbox"/> Marginal <input type="checkbox"/> Unsatisfactory	<p><i>Septic tank is clean and was recently serviced. Future pump ch is being used for add settling. System has good flow throughout. Drainfields w/ 4" obs ports are totally dry w/ clean stone.</i></p>	<p><i>Dist. w/ 4" Box 40</i>  <i>12875</i>  <i>1500g 2comp</i>  <i>1250g Pump Ch</i>  <i>Drain Fields w/ 4" obs ports</i></p>
Inspector:		
Signature: <i>R. Russell</i>		
Inspection Fee: <i>\$250</i>		
Locate/Hand Digging Fee:		
Water Test: <input type="checkbox"/> U&O <input type="checkbox"/> Lead <input type="checkbox"/> Nitrite		
Water Test Other:		
Amount Due:		
Check #		

**IMPORTANT:**

- This is a subjective and visual inspection only, based upon many unknown and unseen factors.
- The condition of the Sewage Disposal system is reported as of the above date.
- This report does not WARRANT nor GUARANTEE continued functional Sewage Disposal System operations.
- If house has been unoccupied, this report may not be accurate. Little or no use of the septic system could have allowed the problems to temporarily clear themselves.
- If a larger family is moving in than is presently occupying the house, the septic system may be subject to failure.
- If the general ground condition is wet, this report may not be accurate, as ground moisture may cover or hide actual septic effluent on the surface.
- In the above cases, it is strongly suggested that the septic system be re-certified in 3 to 6 months.
- If the system is rated below as marginal or unsatisfactory, it is suggested that the local health department be contacted to inspect and confirm the findings.

**Payment for this inspection signifies understanding and acceptance of above clauses.**



# APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) \_\_\_\_\_ TEST TIME \_\_\_\_\_ **AP 521638**  
AGENCY REVIEW: \_\_\_\_\_ DATE 1/4/2005

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

CHECK AS NEEDED:

- CONSTRUCT NEW SEPTIC SYSTEM(S)
- REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
- REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- NEW STRUCTURE(S)
- ADDITION TO AN EXISTING STRUCTURE
- REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- CREATE NEW LOT(S)
- BUILD ON AN EXISTING LOT IN A SUBDIVISION
- BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
- NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH 4 PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE UNKNOWN IF APPROPRIATE)
- COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) James W. Hudson (Teresa Stonestier - Daughter)

DAYTIME PHONE 410-489-5208 CELL \_\_\_\_\_ FAX \_\_\_\_\_

MAILING ADDRESS 12795 Route 144 West Friendship, MD 21794  
STREET CITY/TOWN STATE ZIP

APPLICANT LDE, Inc (Steve Heriss)

DAYTIME PHONE 410-715-1070 CELL 443-928-4135 FAX 410-715-9540

MAILING ADDRESS 9250 Rumsey Road Columbia, MD 21045  
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION  
SUBDIVISION/PROPERTY NAME Hudson Property LOT NO. 1

PROPERTY ADDRESS 12855 Route 144 West Friendship, MD 21794  
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 15 GRID 10 PARCEL(S) 74 PROPOSED LOT SIZE 1 Ac

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN. TEST RESULTS WILL BE MAILED TO APPLICANT.

Steve Heriss  
SIGNATURE OF APPLICANT

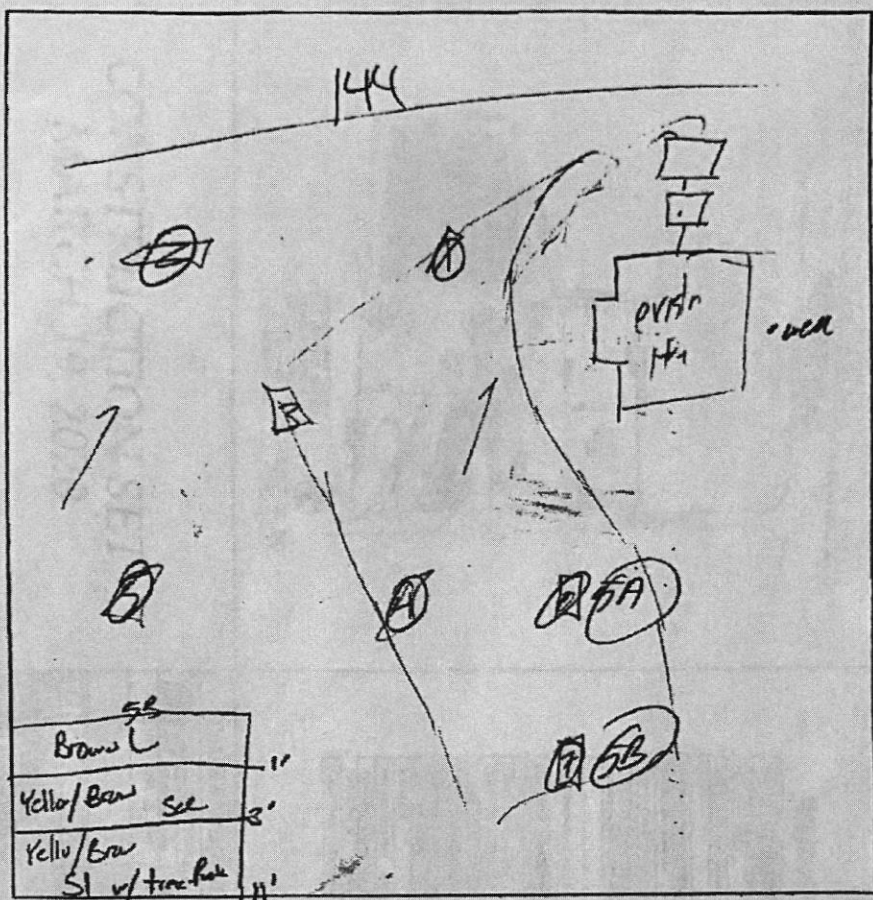
HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM  
3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648  
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

AP

④  
 Brown L 1'  
 Yellow/Brown SCL 3 1/2'  
 Red/Purple Brown SL w/ trace Rock 12'

1  
 Brown L 1'  
 Red/Purple SCL 7'  
 Yellow/Brown MICAS SL w/ trace Rock 11 1/2'

2  
 Brown L 1'  
 Red/Purple CL 5'  
 Yellow/Brown SCL 8 1/2'  
 Red/Purple SL w/ trace Rock 10'  
 H<sub>2</sub>O 13'



58  
 Brown L 11'  
 Yellow/Brown SCL 3'  
 Yellow/Brown SL w/ trace Rock 11'

③  
 Brown L 1'  
 Red/Purple MICAS SCL 7'  
 Yellow/Brown SL w/ trace Rock 12'

⑤  
 Brown L 1'  
 Red/Purple CL 7'  
 Orange/Brown SCL 10'  
 Red/Brown SL w/ trace Rock 12'

⑥ SA  
 Brown L 1'  
 Red/Brown MICAS SCL 4 1/2'  
 Red/Brown MICAS SL w/ trace Rock 11 1/2'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
1/25/05	④	4 1/2' / 12'	9:30	9:32	9:36	4 min	1
	1	4 1/2' / 11 1/2'	9:37	9:39	9:41	2 min	P
	2	6' / 13'	9:43	- Pulled micrometer		Slow	F
	3	- 12'	- Visual			OK	P
	5	7' / 12'	10:12	- Pulled		10:42	Slow F
	⑥ SA	4 1/2' / 11 1/2'	10:47	10:50	10:55	5 min	P
	⑥ B	4 1/2' / 12'	10:56	10:58	11:04	6 min	P

REMARKS \_\_\_\_\_  
 SANITARIAN \_\_\_\_\_ BACKHOE \_\_\_\_\_ OTHERS \_\_\_\_\_  
 TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME \_\_\_\_\_ SQ. FT/BR \_\_\_\_\_  
 TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE SW \_\_\_\_\_



## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Thursday, June 11, 2020 9:54 AM  
**To:** Williams, Jeffrey  
**Subject:** FW: B20001447- Stonesiefer Septic Info 12875 Frederick Rd  
**Attachments:** Stonesiefer permit set 03-30-20 (1).pdf; Site plan.pdf; WS\_Frederick\_12875\_PercApp-2005.pdf; WS\_Frederick\_12875\_SepticPermit-2007.pdf; WS\_FrederickRoad\_12875\_Well-95-0250.pdf

Hi Jeff:

We spoke about this project just briefly a little while ago and determined that the system was fine for 5 bedrooms, but we needed confirmation on the size of the pump tank. The building contractor stated that the owner said the pump tank does not have a pump in it. Its just another tank. I asked for a septic contractor's opinion on this. They are also proposing an addition with just 4 bedrooms and not 5 like we originally discussed (floor plans attached). The basement does have a half bath, so I asked the contractor to update the basement floor plan and submit everything through DILP. I haven't received anything yet on this to date. Anyway, the addition is on the well side of the property (site plan attached). They are proposing to build 21 feet to the existing well. It does appear from the foundation floor plan that the addition is on a slab. What are your thoughts on the distance to the well? Would we allow it, or do they need to ask for a Variance? Also, the contractor indicated that the connections of both the well and septic will remain undisturbed although he has yet to provide this and other things that I've asked for in writing. Any guidance would be greatly appreciated.

Thanks,

Hank

**From:** Myers Remodeling Co. <myersremodelingco@yahoo.com>  
**Sent:** Wednesday, May 27, 2020 2:37 PM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** B20001447- Stonesiefer Septic Info 12875 Frederick Rd

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

Hello Mr. Oswald,

Attached please find floor plans for the existing house and proposed addition to 12875 Old Fredrick Rd you requested.

I also spoke to the homeowner regarding specs on the pump tank. According to him there is no pump between tanks.

Please let us know if you have any questions or concerns.

Thank you,  
Nick



Myers Remodeling Co. LLC

2375 Duvall Rd. Woodbine, MD 21797  
(410)- 489- 4446 Office  
(410)- 489-6662 Fax

<http://www.myersremodelingcompany.com>

----- Forwarded Message -----

**From:** Jon Butts <[jbutts@comcast.net](mailto:jbutts@comcast.net)>  
**To:** 'Wayne Myers' <[myersremodelingco@yahoo.com](mailto:myersremodelingco@yahoo.com)>  
**Sent:** Thursday, May 14, 2020, 03:18:54 PM EDT  
**Subject:** RE: Stonesiefer Septic Info 12875 Frederick Rd

Wayne,

Here are the updated sheets.

Let me know if you need anything else.

Thanks,

Jon

**From:** Wayne Myers [<mailto:myersremodelingco@yahoo.com>]  
**Sent:** Thursday, April 02, 2020 4:25 PM  
**To:** Jon Butts <[jbutts@comcast.net](mailto:jbutts@comcast.net)>  
**Subject:** Fwd: Stonesiefer Septic Info 12875 Frederick Rd

Hi Jon, I just received this from Hank Oswald at the Ho Co Health Dept. It looks like good news on the septic!

Thank You ,

Wayne Myers

Myers Remodeling Company

Begin forwarded message:

**From:** "Oswald, Hank" <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>  
**Date:** April 2, 2020 at 4:03:35 PM EDT  
**To:** Myers Remodeling Co. <[myersremodelingco@yahoo.com](mailto:myersremodelingco@yahoo.com)>  
**Subject:** Re: Stonesiefer Septic Info 12875 Frederick Rd

**Hi Wayne:**

**I did find a septic record for this property which included what you shared with me. Per the septic repair permit, the septic system was sized for a 4 bedroom residence. While the existing septic tank is large enough for a 5 bedroom residence, the existing trenches are undersized per the standard calculations. Additionally, the record did not contain pump tank specs, so it's unknown whether the existing pump tank has adequate storage space above the high water alarm for one days design flow to support a 5 bedroom residence.**

**To receive an official response on the proposed addition, please mail in a copy of the existing floor plans to include all levels plus proposed changes and a site plan to scale (1:30 to 1:100). I review them and respond as soon as I can.**

**Should you have any questions, please don't hesitate to ask.**

**Hank**

**From:** Myers Remodeling Co. <[myersremodelingco@yahoo.com](mailto:myersremodelingco@yahoo.com)>  
**Sent:** Wednesday, April 1, 2020 11:41 AM  
**To:** Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>  
**Subject:** Stonesiefer Septic Info 12875 Frederick Rd

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

Hi Hank, I have attached 2 Documents Regarding the Existing Septic For 12875 Frederick Rd. West Friendship MD 21794. Per our conversation yesterday, You were going to look into more detailed files at the office when you went there. We are proposing to build an addition onto the existing Dwelling and possibly adding 1 more bedroom than what is currently there now. Please feel free to call me with any questions. My cell 443-277-9992. Stay Safe!

Thank You,

Wayne Myers

Myers Remodeling Co. LLC 2375 Duvall Rd. Woodbine, MD 21797 (410)- 489- 4446 Office  
(410)- 489-6662 Fax  
<http://www.myersremodelingcompany.com>

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Thursday, July 9, 2020 10:22 AM  
**To:** 'myersremodelingco@yahoo.com'  
**Cc:** Williams, Jeffrey  
**Subject:** B20001447\_12875 Frederick Road\_New FPs and Site Plan plus Variance Request Application

Hi Nick:

Good morning. I've spoken with Wayne and sent him an email back in April about our bp requirements, and I've sent you an email and we spoke over the phone on 6/30/2020 about sending in floor plans for the existing residence plus proposed changes. We also spoke about the variance request to reduce the setback distance to the existing well. I also sent that variance application via email. To date, I only have a copy of the demo floor plans which this office received on July 8<sup>th</sup>. Please forward the remaining documentation as soon as possible. I cannot finish my review without them. The new floor plans along with the site plan must be stamped by permits office, so please forward those documents through the permits office. The variance application should be mailed directly to the Health Department. As mentioned, there may be other requirements depending on the review of the remaining documents.

Please let me know if you have any questions.

Thanks,

Hank

Hank Oswald  
Well and Septic Program

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Tuesday, June 09, 2020 3:00 PM  
**To:** myersremodelingco@yahoo.com  
**Subject:** Fw: B20001447- Stonesiefer Septic Info 12875 Frederick Rd

Please provide written answers to the email below. Thanks, Hank

---

**From:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Sent:** Monday, June 1, 2020 11:12 AM  
**To:** Myers Remodeling Co. <myersremodelingco@yahoo.com>  
**Subject:** Re: B20001447- Stonesiefer Septic Info 12875 Frederick Rd

Hi Nick:

I would like to have paper copies of these floor plans stamped by permits office, but I can work with e- copies for now. Does the basement have a full bathroom (FB) or FB rough-in? I also asked for a building permit site plan showing the existing well and septic system components including the tank, pump tank and trench locations including the sewage disposal area (SDA) all meeting required setback distances to the new foundation/any basement walk up/ stairwell/porch etc. I will need a paper copy of the site plan to scale between 1:30 and 1:100. The As-built drawing shows a single compartment pump tank, so we will need written verification from a septic contractor on this. It might be a good time to have the septic tank pumped and evaluated by a licensed septic hauler anyway, Are you keeping the existing sewer house connection (SHC) and well line connection in place or moving it? Does this project require a demo permit? I will get back to you with any other requirements depending on your responses.

Thanks,

Hank

Hank Oswald  
Well and Septic Program

---

**From:** Myers Remodeling Co. <myersremodelingco@yahoo.com>  
**Sent:** Wednesday, May 27, 2020 2:37 PM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** B20001447- Stonesiefer Septic Info 12875 Frederick Rd

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

Hello Mr. Oswald,

Attached please find floor plans for the existing house and proposed addition to 12875 Old Fredrick Rd you requested.

I also spoke to the homeowner regarding specs on the pump tank. According to him there is no pump between tanks.

Please let us know if you have any questions or concerns.

Thank you,  
Nick



Myers Remodeling Co. LLC  
2375 Duvall Rd. Woodbine, MD 21797  
(410)- 489- 4446 Office  
(410)- 489-6662 Fax

<http://www.myersremodelingcompany.com>

----- Forwarded Message -----

**From:** Jon Butts <jbutts@comcast.net>  
**To:** 'Wayne Myers' <myersremodelingco@yahoo.com>  
**Sent:** Thursday, May 14, 2020, 03:18:54 PM EDT  
**Subject:** RE: Stonesiefer Septic Info 12875 Frederick Rd

Wayne,

Here are the updated sheets.

Let me know if you need anything else.

Thanks,

Jon

**From:** Wayne Myers [mailto:myersremodelingco@yahoo.com]  
**Sent:** Thursday, April 02, 2020 4:25 PM  
**To:** Jon Butts <jbutts@comcast.net>  
**Subject:** Fwd: Stonesiefer Septic Info 12875 Frederick Rd

Hi Jon, I just received this from Hank Oswald at the Ho Co Health Dept. It looks like good news on the septic!

Thank You ,  
Wayne Myers  
Myers Remodeling Company

Begin forwarded message:

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Wednesday, April 15, 2020 9:32 AM  
**To:** 'myersremodelingco@yahoo.com'  
**Subject:** FW: Stonesiefer Septic Info 12875 Frederick Rd

Hi Wayne:

Good morning. Did you get the chance to send in the existing floor plans plus proposed changes and a site plan for 12875 Frederick Road?

Thanks,

Hank

Hank Oswald  
Howard County Health Department  
Well and Septic Program

**From:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Sent:** Thursday, April 02, 2020 4:04 PM  
**To:** Myers Remodeling Co. <myersremodelingco@yahoo.com>  
**Subject:** Re: Stonesiefer Septic Info 12875 Frederick Rd

Hi Wayne:

I did find a septic record for this property which included what you shared with me. Per the septic repair permit, the septic system was sized for a 4 bedroom residence. While the existing septic tank is large enough for a 5 bedroom residence, the existing trenches are undersized per the standard calculations. Additionally, the record did not contain pump tank specs, so it's unknown whether the existing pump tank has adequate storage space above the high water alarm for one days design flow to support a 5 bedroom residence.

To receive an official response on the proposed addition, please mail in a copy of the existing floor plans to include all levels plus proposed changes and a site plan to scale (1:30 to 1:100). I review them and respond as soon as I can.

Should you have any questions, please don't hesitate to ask.

Hank

**From:** Myers Remodeling Co. <myersremodelingco@yahoo.com>  
**Sent:** Wednesday, April 1, 2020 11:41 AM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** Stonesiefer Septic Info 12875 Frederick Rd

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

Hi Hank, I have attached 2 Documents Regarding the Existing Septic For 12875 Frederick Rd. West Friendship MD 21794.

Per our conversation yesterday, You were going to look into more detailed files at the office when you went there. We are proposing to build an addition onto the existing Dwelling and possibly adding 1 more bedroom than what is currently there now. Please feel free to call me with any questions. My cell 443-277-9992. Stay Safe!

Thank You,

Wayne Myers

Myers Remodeling Co. LLC 2375 Duvall Rd. Woodbine, MD 21797 (410)- 489- 4446 Office (410)- 489-6662 Fax  
<http://www.myersremodelingcompany.com>

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Monday, April 06, 2020 10:53 AM  
**To:** Williams, Jeffrey  
**Subject:** Re: Bedroom Addition\_12875 Frdericjk

The #s look right. Thanks Jeff.

---

**From:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Sent:** Monday, April 6, 2020 10:40 AM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** RE: Bedroom Addition\_12875 Frdericjk

By my calculations, they have enough. Let me run though to see if I'm wrong.

168 linear feet x 2' wide = 336 sq ft divided by 0.44 for sidewall credit (2+2/3+6) = 763 x 1.2 rate = 916 gallons per day allowed for that system.

**From:** Oswald, Hank  
**Sent:** Thursday, April 02, 2020 2:43 PM  
**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Subject:** Re: Bedroom Addition\_12875 Frdericjk

Jeff:

Test holes at the bottom of SDA have a 1.2 rate with 3 foot of sidewall (inlet at 3.5, bottom at 7.5 ft.). Existing length of trench is 168 ft. (w=2). If my math is correct, they are 10.4% shy of having enough trench for 5 bedrooms. Given they've already had a repair, should we restrict them to 4 bedrooms?

Hank

---

**From:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Sent:** Thursday, April 2, 2020 9:54 AM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** Re: Bedroom Addition\_12875 Frdericjk

If they are adding a bedroom and can't prove the existing system is big enough, they will need to submit the osds plan showing the field located existing d box and trenches as well as however many additional trenches they need to add plus show how two additional systems can fit in the area. If it can't, they will need to expand the area. It should be easy to field locate, as Brian's as-built seems to indicate cleanouts over the d box and the ends of trenches. The plot plan will need to show the new existing system components and sda after the osds plan approval and septic expansion.

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**From:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Sent:** Thursday, April 2, 2020 9:19 AM  
**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
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Thanks in advance,

Hank

Hank Oswald  
Licensed Environmental Health Specialist  
Howard County Health Department  
Bureau of Environmental Health  
Well & Septic Program  
8930 Stanford Boulevard  
Columbia, MD 21045  
410.313.1786 (Office)  
[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)



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Myers Remodeling Co. LLC  
2375 Duvall Rd. Woodbine, MD 21797  
(410)- 489- 4446 Office  
(410)- 489-6662 Fax

<http://www.myersremodelingcompany.com>

----- Forwarded Message -----

**From:** Jon Butts <jbutts@comcast.net>  
**To:** 'Wayne Myers' <myersremodelingco@yahoo.com>  
**Sent:** Thursday, May 14, 2020, 03:18:54 PM EDT  
**Subject:** RE: Stonesiefer Septic Info 12875 Frederick Rd

Wayne,

Here are the updated sheets.

Let me know if you need anything else.

Thanks,

Jon

**From:** Wayne Myers [mailto:myersremodelingco@yahoo.com]  
**Sent:** Thursday, April 02, 2020 4:25 PM  
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Hi Jon, I just received this from Hank Oswald at the Ho Co Health Dept. It looks like good news on the septic!

Thank You ,  
Wayne Myers  
Myers Remodeling Company

Begin forwarded message:

**From:** "Oswald, Hank" <hoswald@howardcountymd.gov>  
**Date:** April 2, 2020 at 4:03:35 PM EDT  
**To:** Myers Remodeling Co. <myersremodelingco@yahoo.com>  
**Subject:** Re: Stonesiefer Septic Info 12875 Frederick Rd

**Hi Wayne:**

**I did find a septic record for this property which included what you shared with me. Per the septic repair permit, the septic system was sized for a 4 bedroom residence. While**

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Monday, June 01, 2020 11:12 AM  
**To:** Myers Remodeling Co.  
**Subject:** Re: B20001447- Stonesiefer Septic Info 12875 Frederick Rd

Hi Nick:

I would like to have paper copies of these floor plans stamped by permits office, but I can work with e- copies for now. Does the basement have a full bathroom (FB) or FB rough-in? I also asked for a building permit site plan showing the existing well and septic system components including the tank, pump tank and trench locations including the sewage disposal area (SDA) all meeting required setback distances to the new foundation/any basement walk up/ stairwell/porch etc. I will need a paper copy of the site plan to scale between 1:30 and 1:100. The As-built drawing shows a single compartment pump tank, so we will need written verification from a septic contractor on this. It might be a good time to have the septic tank pumped and evaluated by a licensed septic hauler anyway, Are you keeping the existing sewer house connection (SHC) and well line connection in place or moving it? Does this project require a demo permit? I will get back to you with any other requirements depending on your responses.

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Hank Oswald  
Well and Septic Program

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**Sent:** Wednesday, May 27, 2020 2:37 PM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** B20001447- Stonesiefer Septic Info 12875 Frederick Rd

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Hello Mr. Oswald,

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I also spoke to the homeowner regarding specs on the pump tank. According to him there is no pump between tanks.

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**Should you have any questions, please don't hesitate to ask.**

**Hank**

**From:** Myers Remodeling Co. <[myersremodelingco@yahoo.com](mailto:myersremodelingco@yahoo.com)>

**Sent:** Wednesday, April 1, 2020 11:41 AM

**To:** Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>

**Subject:** Stonesiefer Septic Info 12875 Frederick Rd

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Thank You,

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(410)- 489-6662 Fax  
<http://www.myersremodelingcompany.com>

## Oswald, Hank

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**To:** Oswald, Hank  
**Subject:** Re: Bedroom Addition\_12875 Frdericjk

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**From:** Myers Remodeling Co. <myersremodelingco@yahoo.com>  
**Sent:** Wednesday, April 01, 2020 11:41 AM  
**To:** Oswald, Hank  
**Subject:** Stonesiefer Septic Info 12875 Frederick Rd  
**Attachments:** Stonesiefer Septic drawings.pdf

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<http://www.myersremodelingcompany.com>

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Thursday, April 02, 2020 9:18 AM  
**To:** Williams, Jeffrey  
**Subject:** Bedroom Addition\_12875 Frdericjk  
**Attachments:** WS\_Frederick\_12875\_PercApp-2005.pdf; WS\_Frederick\_12875\_SepticPermit-2007.pdf; WS\_FrederickRoad\_12875\_Well-95-0250.pdf; WS\_Frederick\_12875\_BuildingPermit.pdf

Hi Jeff:

I need your input on this one. While on phones, I was contacted by Myers Remodeling with a proposal to add a bedroom. When the repair was made in 2007, it was sized for 4 bedrooms and the trenches were installed in the lower portion of the easement. The contractor is proposing an addition to possibly include a 5th bedroom (I haven't seen the floor plans yet). For the site plan, does the contractor need to field locate the new and old system, and also show how 2 additional replacement systems will fit within the proposed area assuming a 1250-gallon pump tank is sufficient for 5 bedrooms?

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# 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: \_\_\_\_\_

Permit No.: B20001447

Building Address: 12275 FREDERICK RD  
 City: \_\_\_\_\_ State: MD Zip Code: 21774  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Subdivision: \_\_\_\_\_  
 Lot: 1 Tax Map: \_\_\_\_\_ Parcel: 254

Existing Use: \_\_\_\_\_  
 Proposed Use: \_\_\_\_\_  
 Estimated Construction Cost: \$ 200,000  
 Description of Work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Occupant/Tenant Name: ERIC W. MCNEIL  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: ERIC W. MCNEIL  
 Address: 12275 FREDERICK RD  
 City: DALTON State: MD Zip Code: 21774  
 Phone: 410.489.4797 Fax: \_\_\_\_\_  
 Email: EMCNEIL156@GMAIL.COM

Property Owner's Name: ERIC W. MCNEIL  
 Address: 12275 FREDERICK RD  
 City: DALTON State: MD Zip Code: 21774  
 Phone: 410.489.4797 Fax: \_\_\_\_\_  
 Email: EMCNEIL156@GMAIL.COM

**Applicant's Name & Mailing Address, (If other than stated herein)**  
 Applicant's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Contractor Company: MYERS REMODELING CO. LLC  
 Contact Person: WAYNE MYERS  
 Address: 2275 BOVALL RD  
 City: DALTON State: MD Zip Code: 21777  
 License No.: 122-502  
 Phone: 410.489.4040 Fax: 410.489.4042  
 Email: WYERS@MYERSREMODELINGCO.COM

Engineer/Architect Company: JB HOME DESIGN, LLC  
 Responsible Design Prof.: JOHN BUTTS  
 Address: 9410 COLLEGE CREST  
 City: DALTON State: MD Zip Code: 21777  
 Phone: 410.599.7587 Fax: 410.463.4069  
 Email: JOHN@JBHOMEDESIGN.COM

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	<b>Depth</b>	<b>Width</b>
Gross area, sq. ft./floor:	1 <sup>st</sup> floor:	
	2 <sup>nd</sup> floor:	
Area of construction (sq. ft.):	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input checked="" type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>4</u>	
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>	
<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:	
<input checked="" type="checkbox"/> <b>Roadside Tree Project Permit</b>	Footings:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof:	
<b>Roadside Tree Project Permit #</b>	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

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

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 Signature: \_\_\_\_\_ Print Name: WAYNE MYERS  
 Email Address: \_\_\_\_\_ Date: 8/1/20  
 Title/Company: MYERS REMODELING CO. LLC

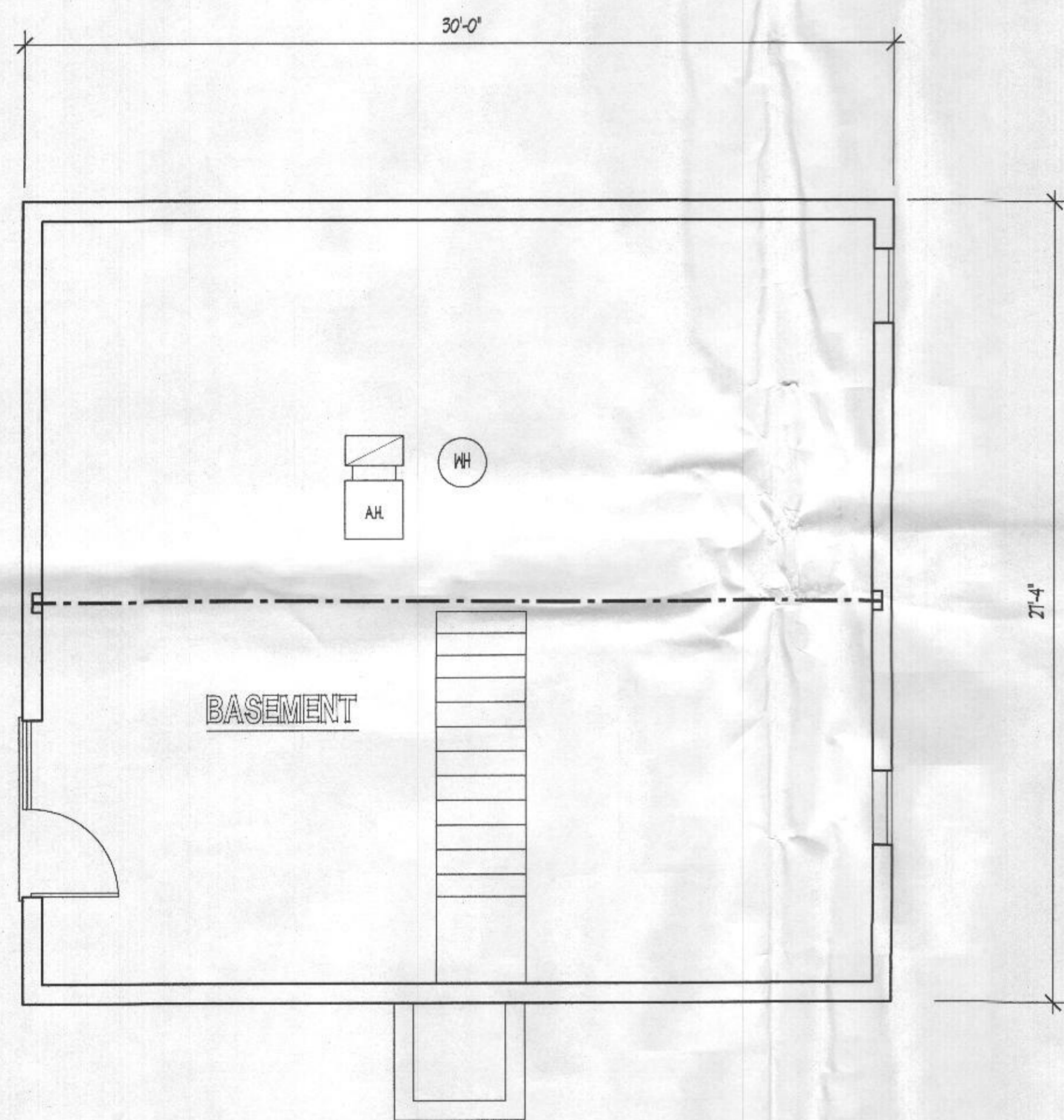
Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY  
 \*\*PLEASE WRITE NEATLY & LEGIBLY\*\*  
 -FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA ( Zoning )		
PSZA ( Engineering )		
Health	<u>8/1/20</u>	<u>[Signature]</u>

Is Sediment Control approval required for issuance?  Yes  No  
 CONTINGENCY CONSTRUCTION START

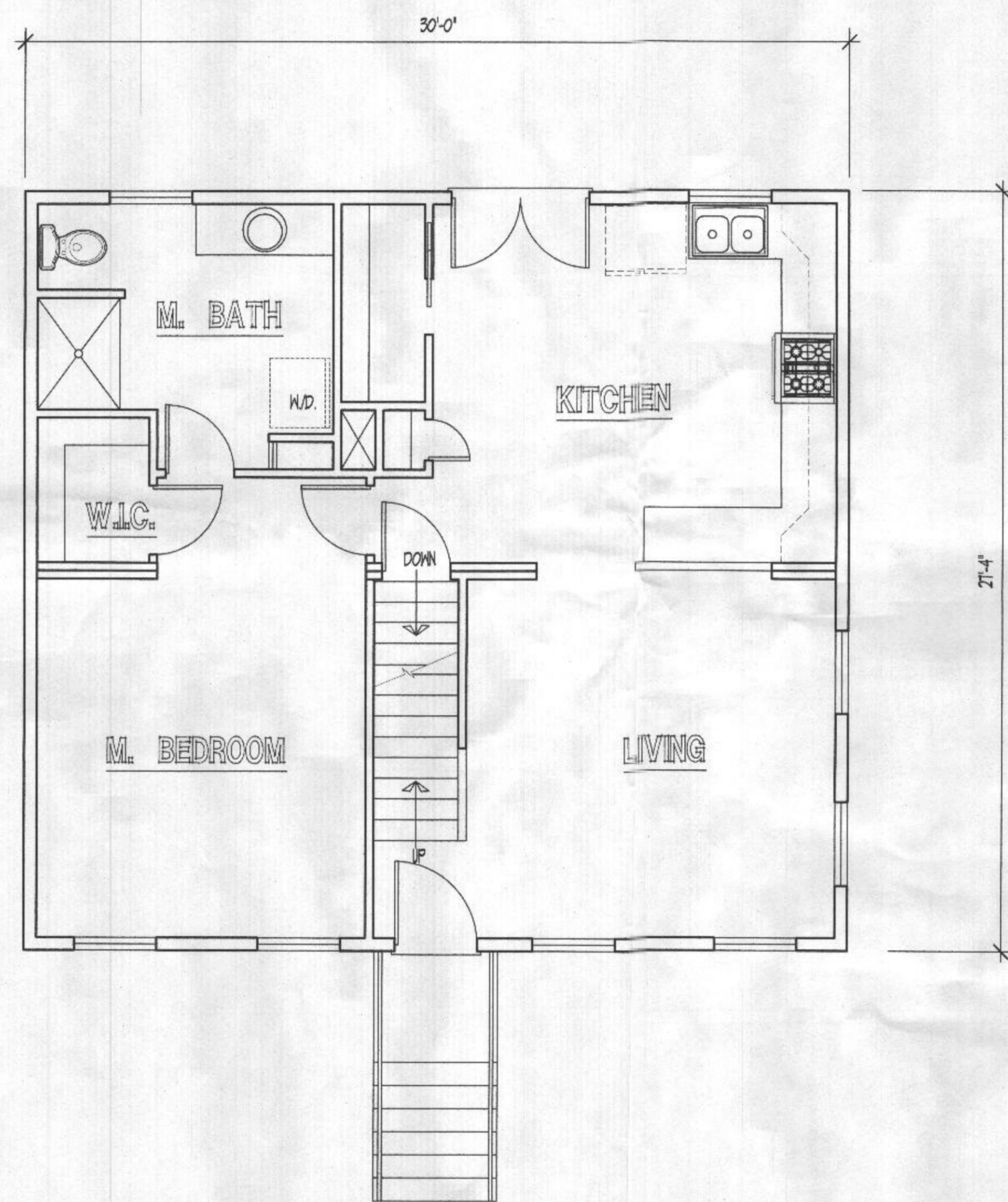
DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$ <u>25</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>7718</u>



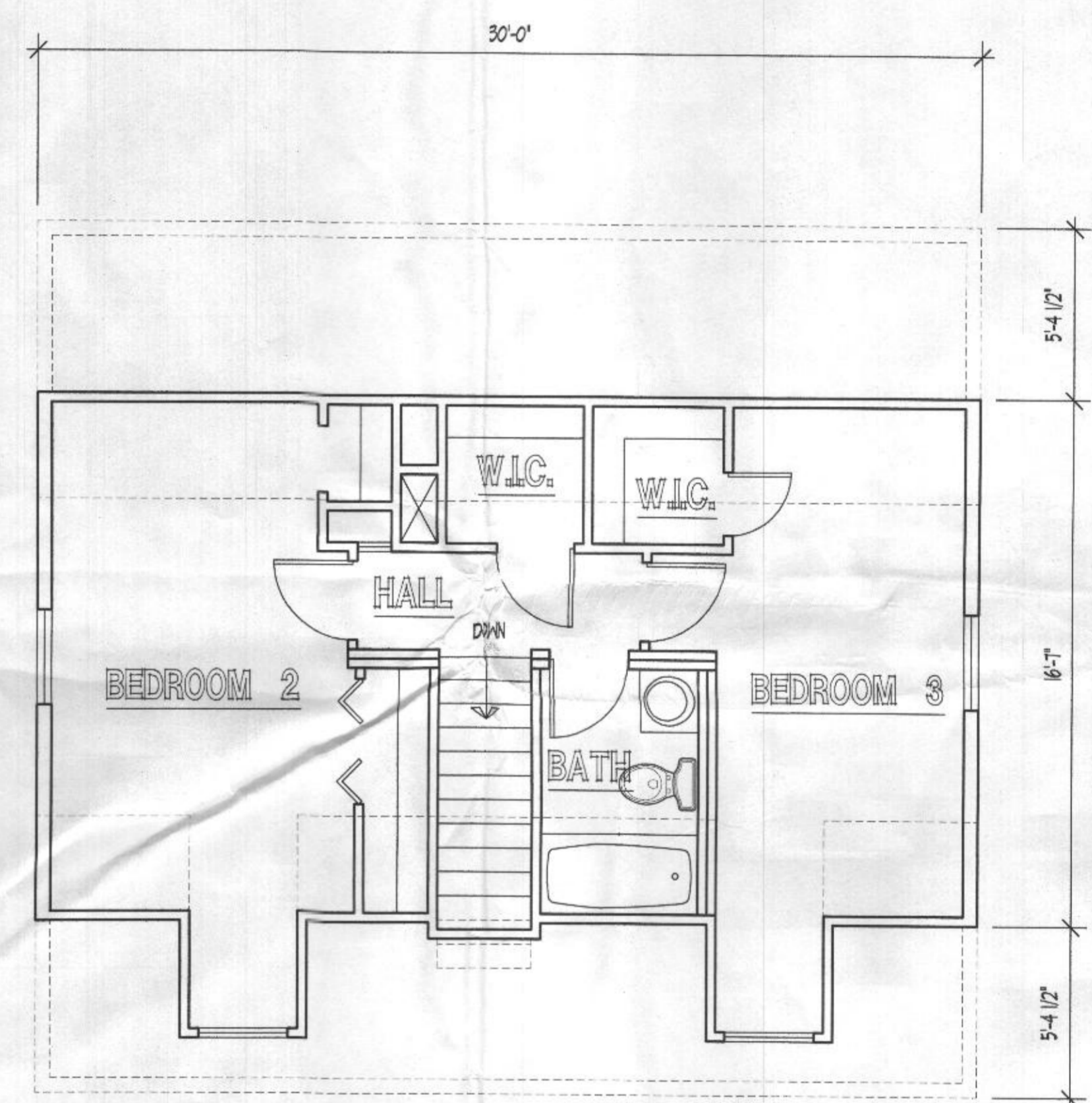
EXIST. BASEMENT PLAN

SCALE: 1/4"=1'-0"



EXIST. FIRST FLOOR PLAN

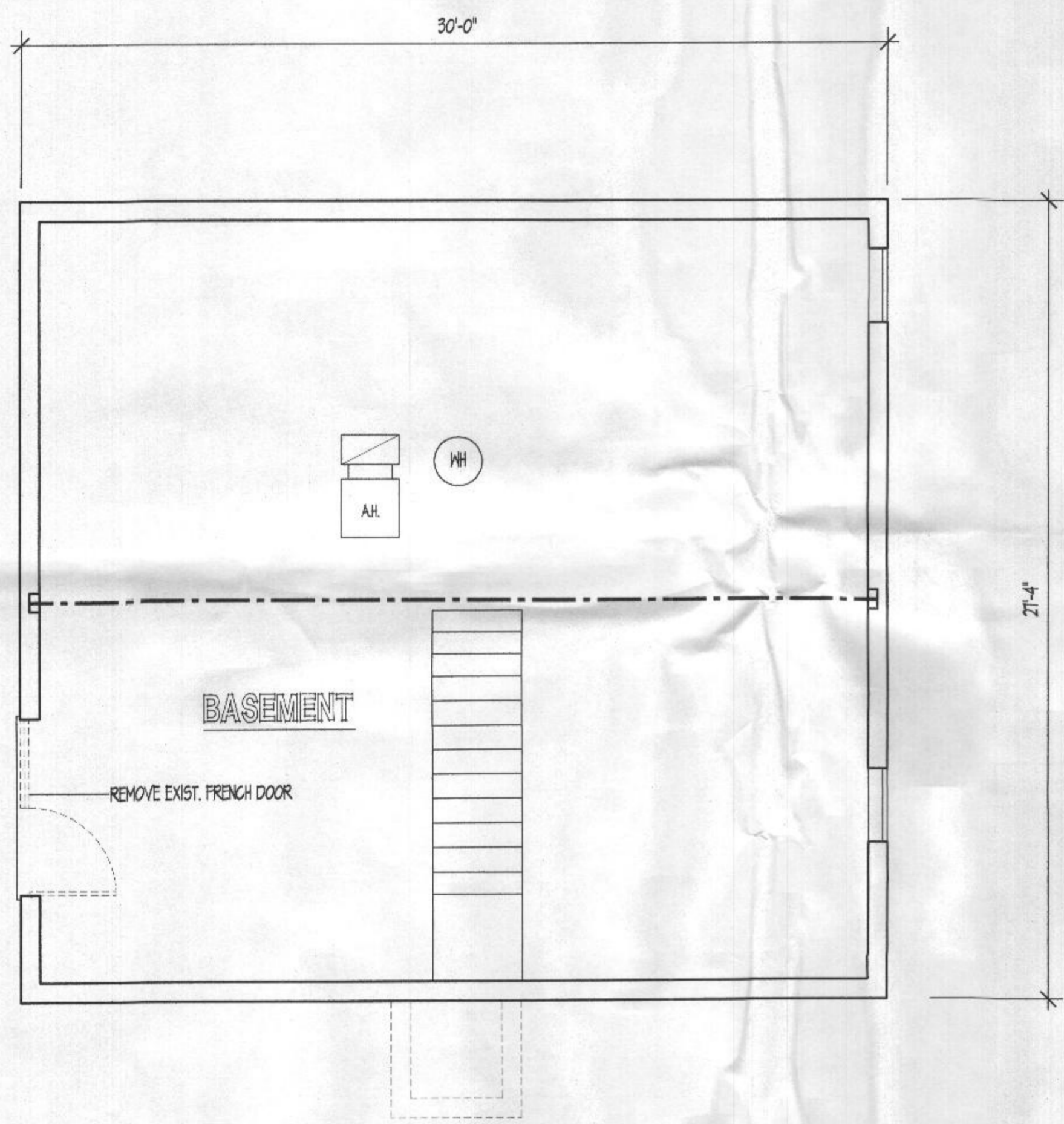
SCALE: 1/4"=1'-0"



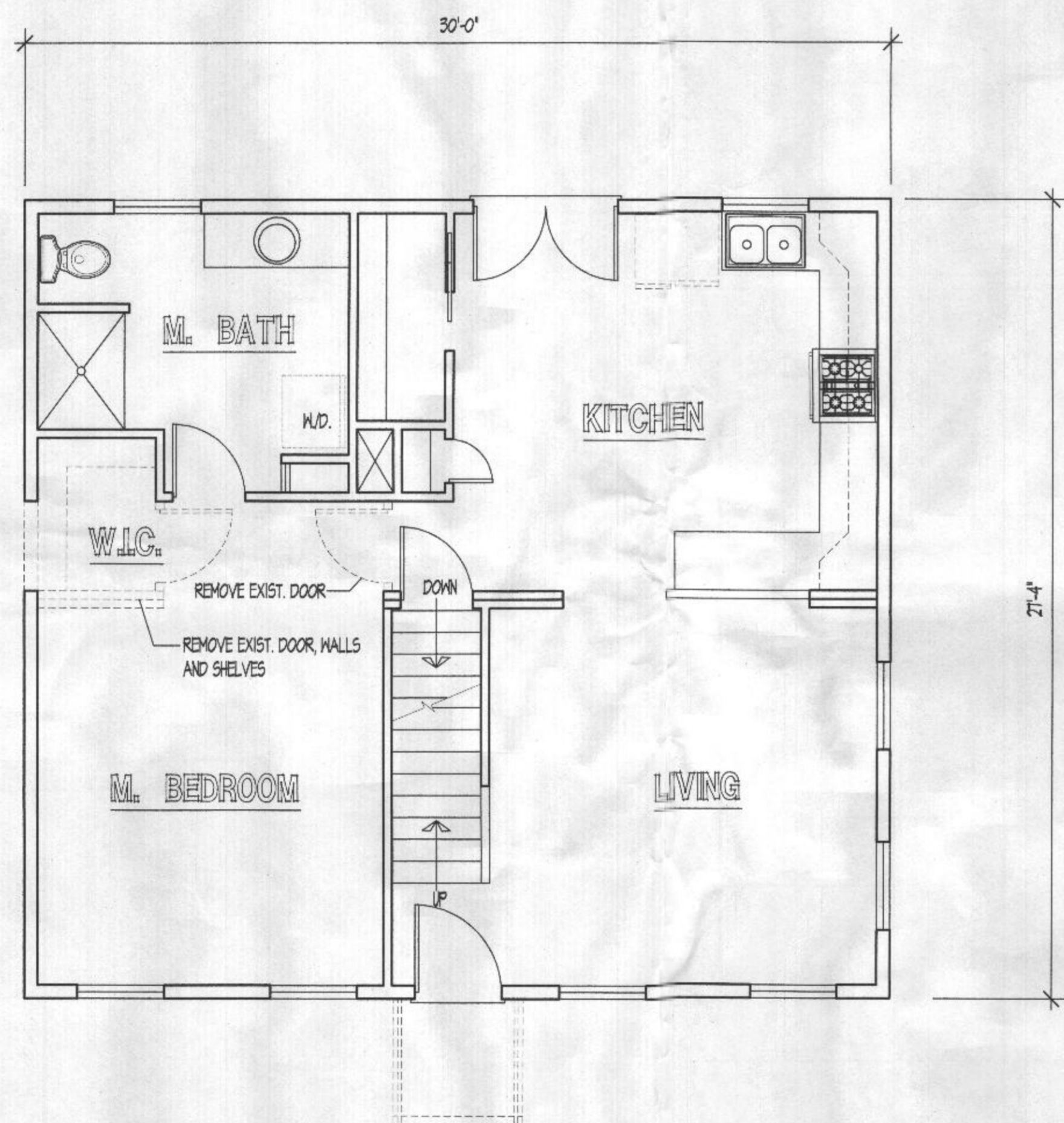
EXIST. SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

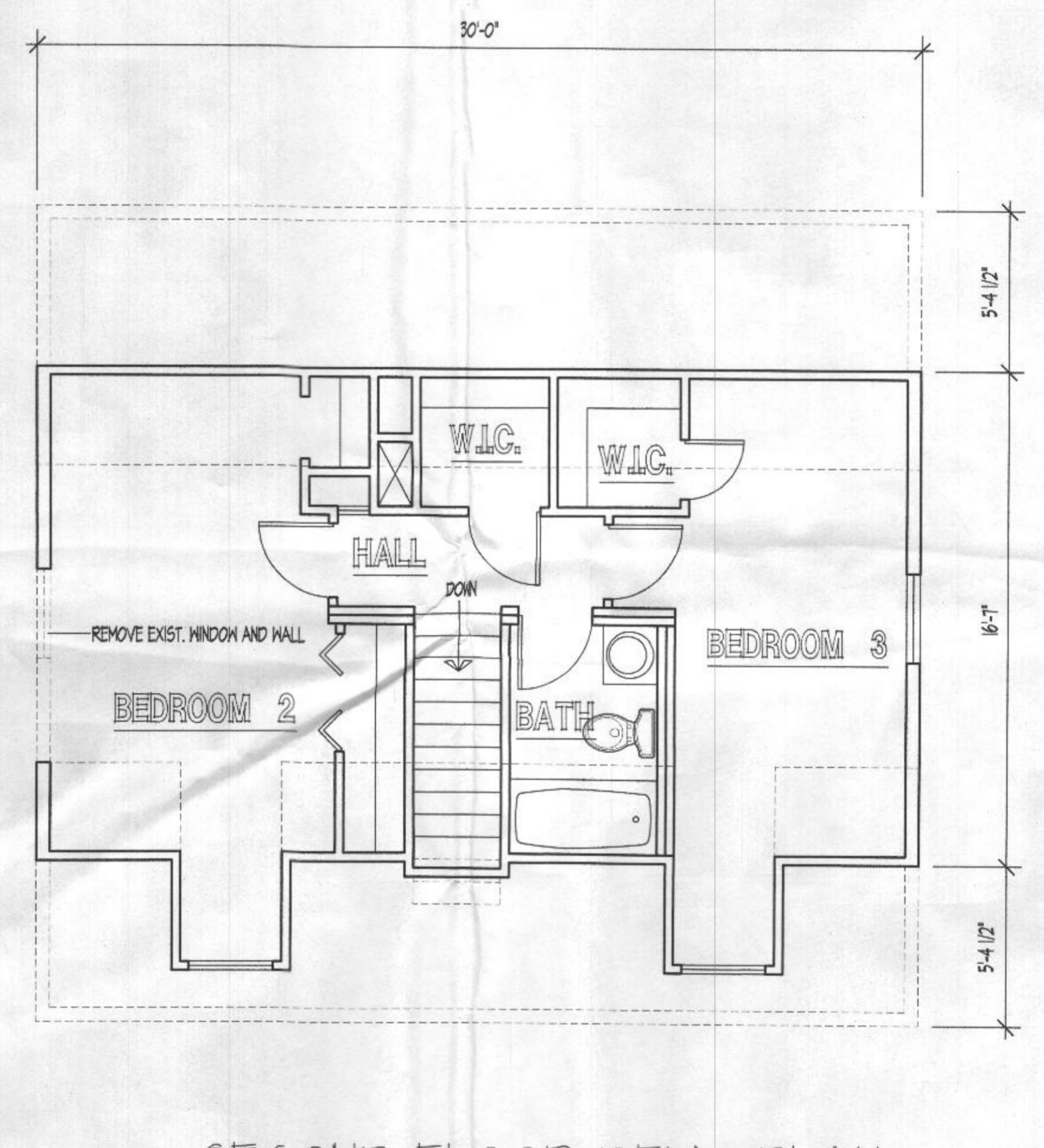
ISSUE	CONSTRUCTION SET



**BASEMENT DEMO PLAN**  
SCALE: 1/4"=1'-0"



**FIRST FLOOR DEMO PLAN**  
SCALE: 1/4"=1'-0"



**SECOND FLOOR DEMO PLAN**  
SCALE: 1/4"=1'-0"

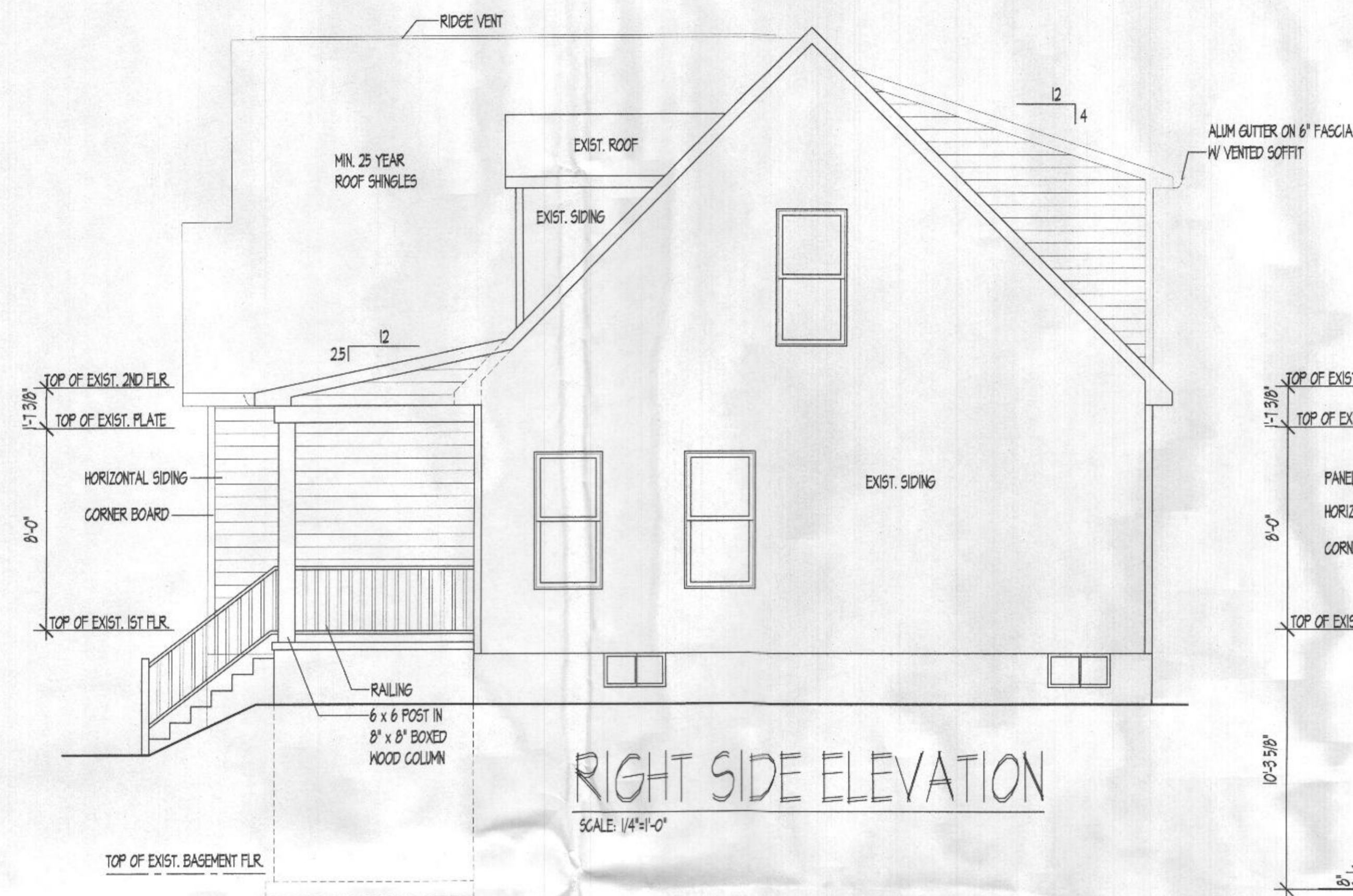
**JB HOME DESIGN, LLC**  
944 CONCORD COURT  
BALTIMORE, MARYLAND 21284  
OFFICE (410) 541-6871  
FAX (410) 663-4084  
EMAIL: JON@JBHOMEDSIGN.COM



CONTENTS  
SCALE: 1/4" = 1'-0"  
DATE: \_\_\_\_\_ DRAWN: \_\_\_\_\_ PROJECT NO.: \_\_\_\_\_  
PROJECT TITLE: **STONESIEFER ADDITION**

ISSUE	DATE	DESCRIPTION

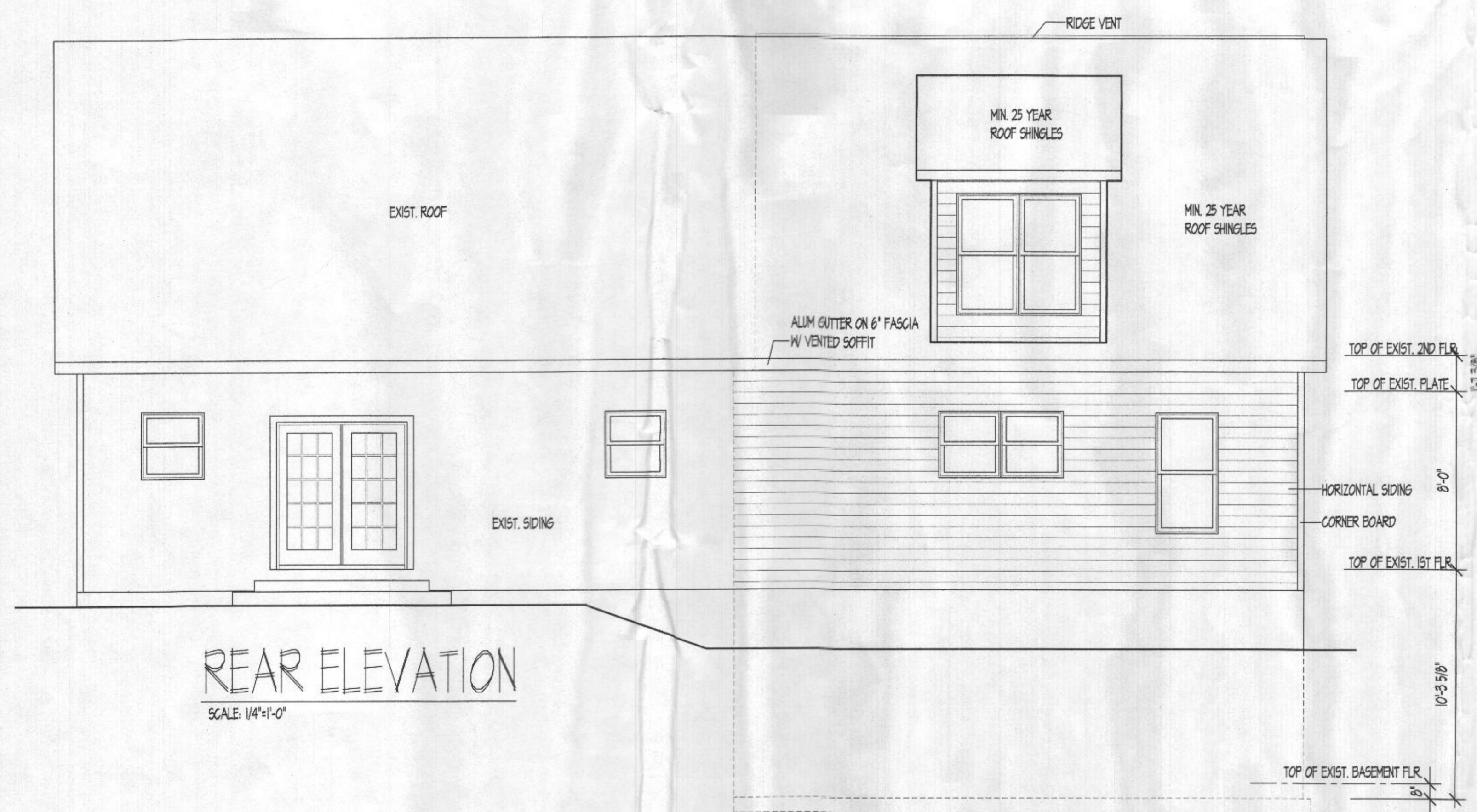
SHEET NO.  
**D-1**



**RIGHT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**REAR ELEVATION**  
SCALE: 1/4"=1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

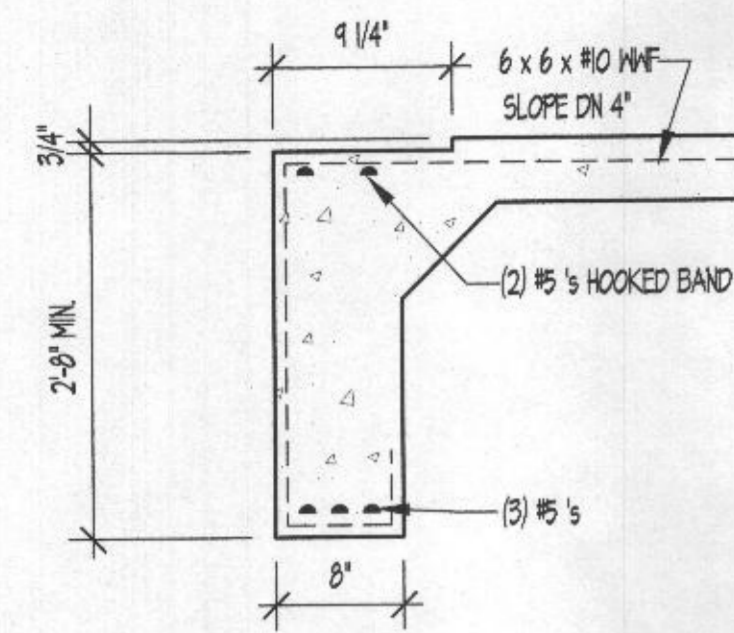
**JB HOME DESIGN, LLC**  
9416 CONCORD COURT  
BALTIMORE, MARYLAND 21284  
OFFICE (410) 594-0881  
FAX (410) 663-4084  
EMAIL: JON@JBHOMEDSIGN.COM



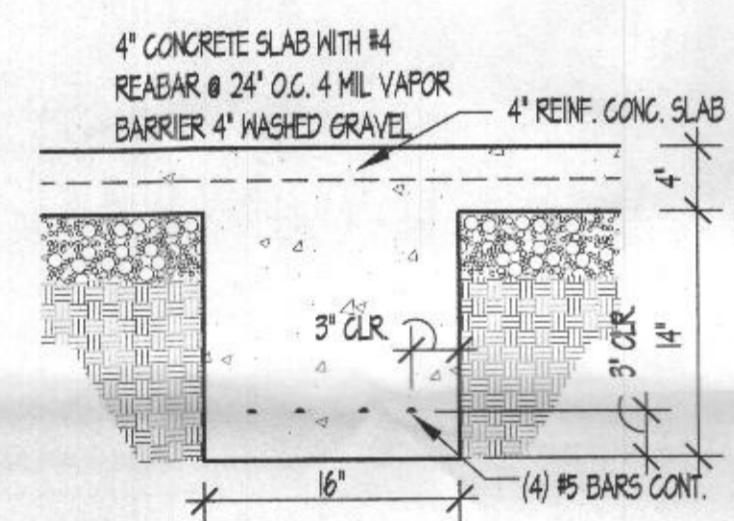
**ELEVATIONS**  
DATE: \_\_\_\_\_ DRAWN: \_\_\_\_\_ PROJECT NO.: \_\_\_\_\_  
**STONESIEFER ADDITION**  
SCALE: 1/4" = 1'-0" PROJECT TITLE:

ISSUE	DATE	CONSTRUCTION SET

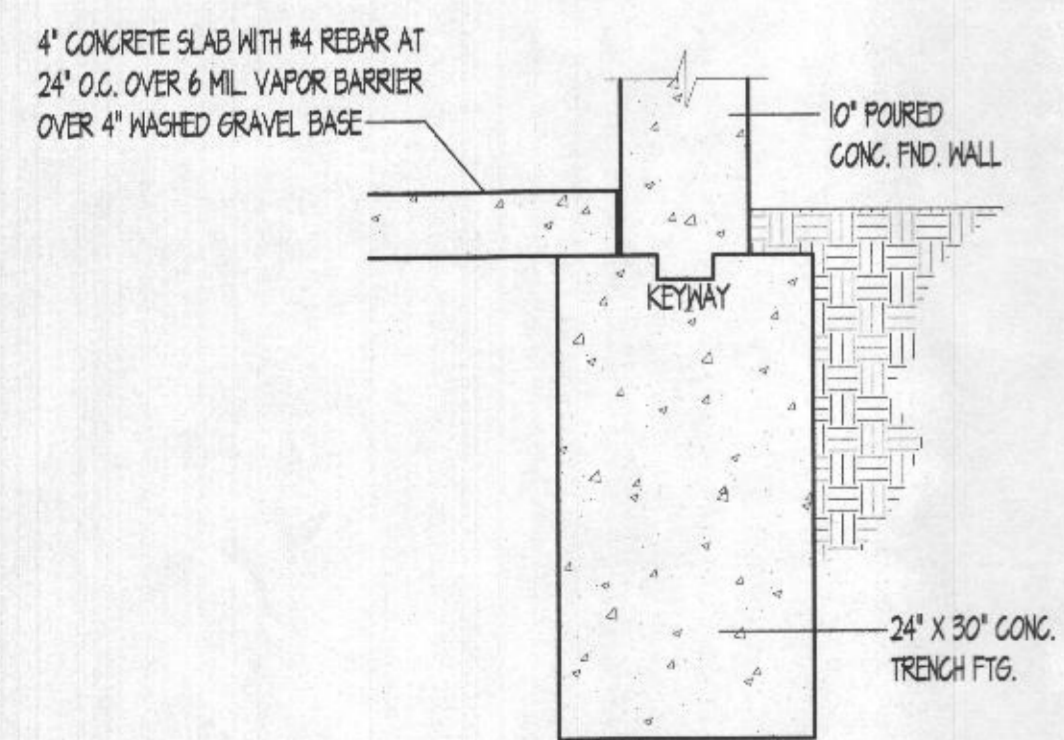
SHEET NO. **A-1**



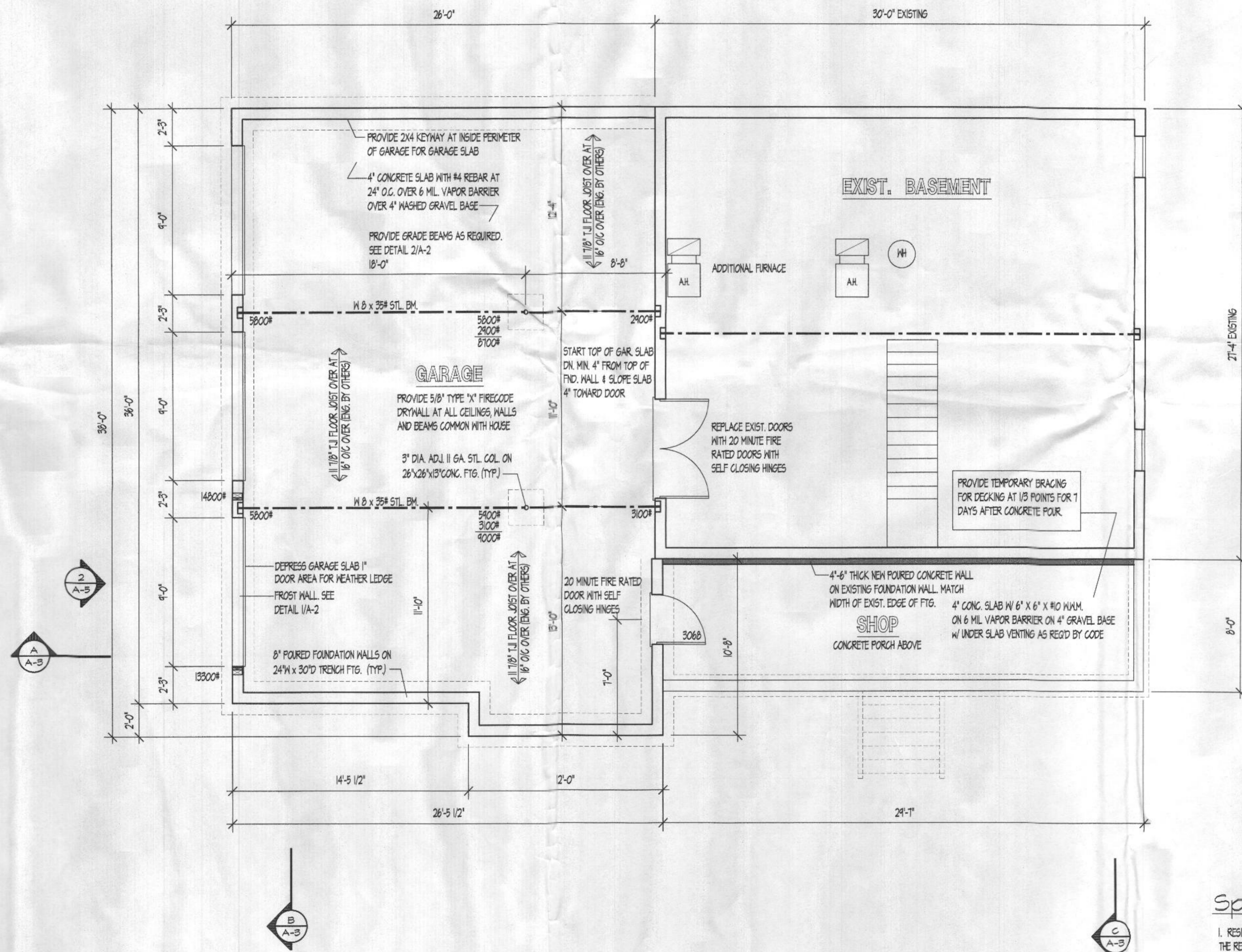
1. GRADE BEAM @ GAR. DOOR  
SCALE: 1"=1'-0"



2. GRADE BEAM DETAIL  
SCALE: 1"=1'-0"



3. WALK OUT CONDITION  
SCALE: 1"=1'-0"

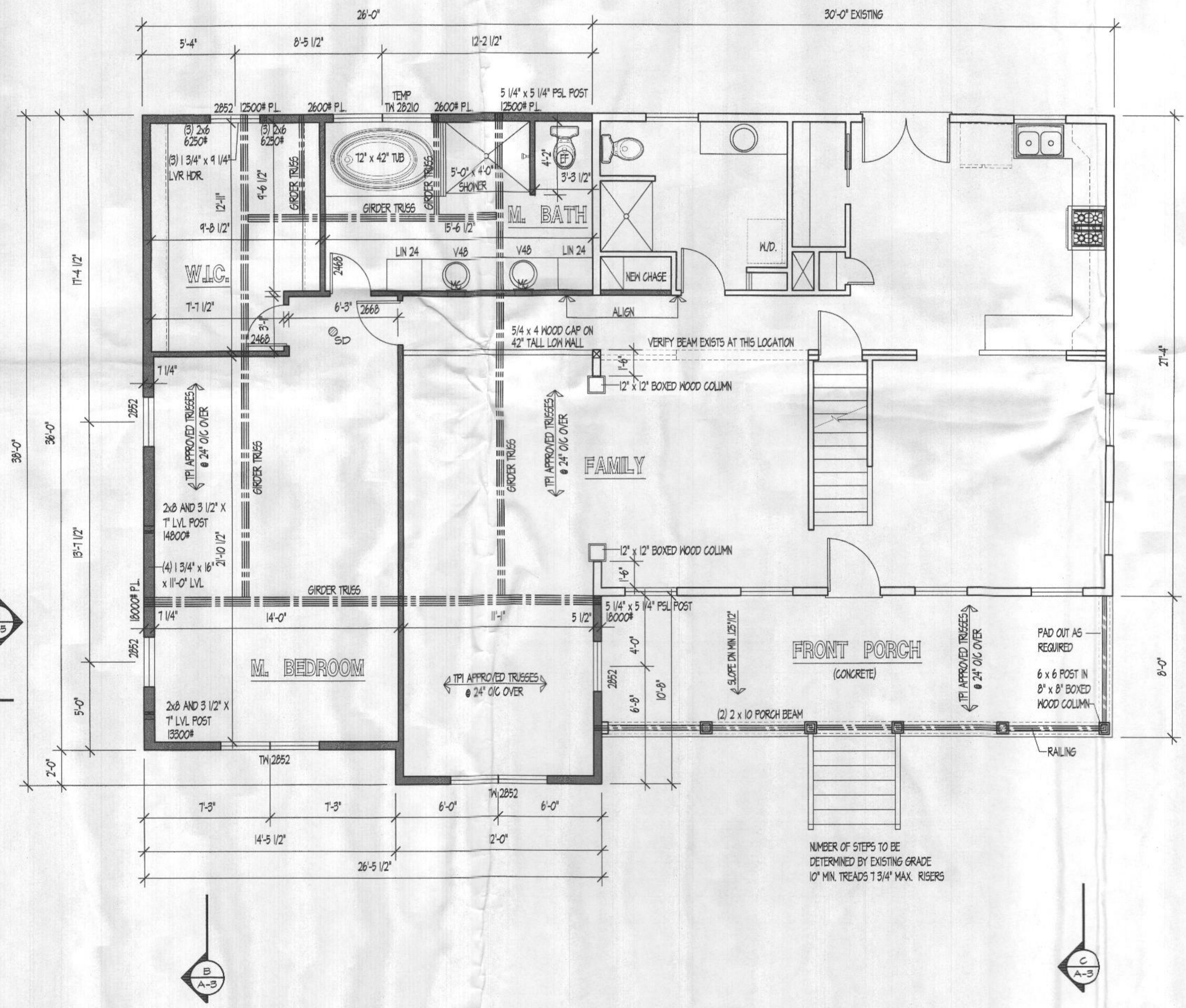


**Sprinkler Note:**

- RESIDENTIAL SPRINKLER SYSTEM TO BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN NFPA-13D.
- SYSTEMS THAT ARE SUPPLIED BY WELL WATER SHALL HAVE A 300 GALLON STORAGE WATER TANK AND WATER PUMP LOCATED IN THE BASEMENT.

FOUNDATION PLAN  
SCALE: 1/4"=1'-0"



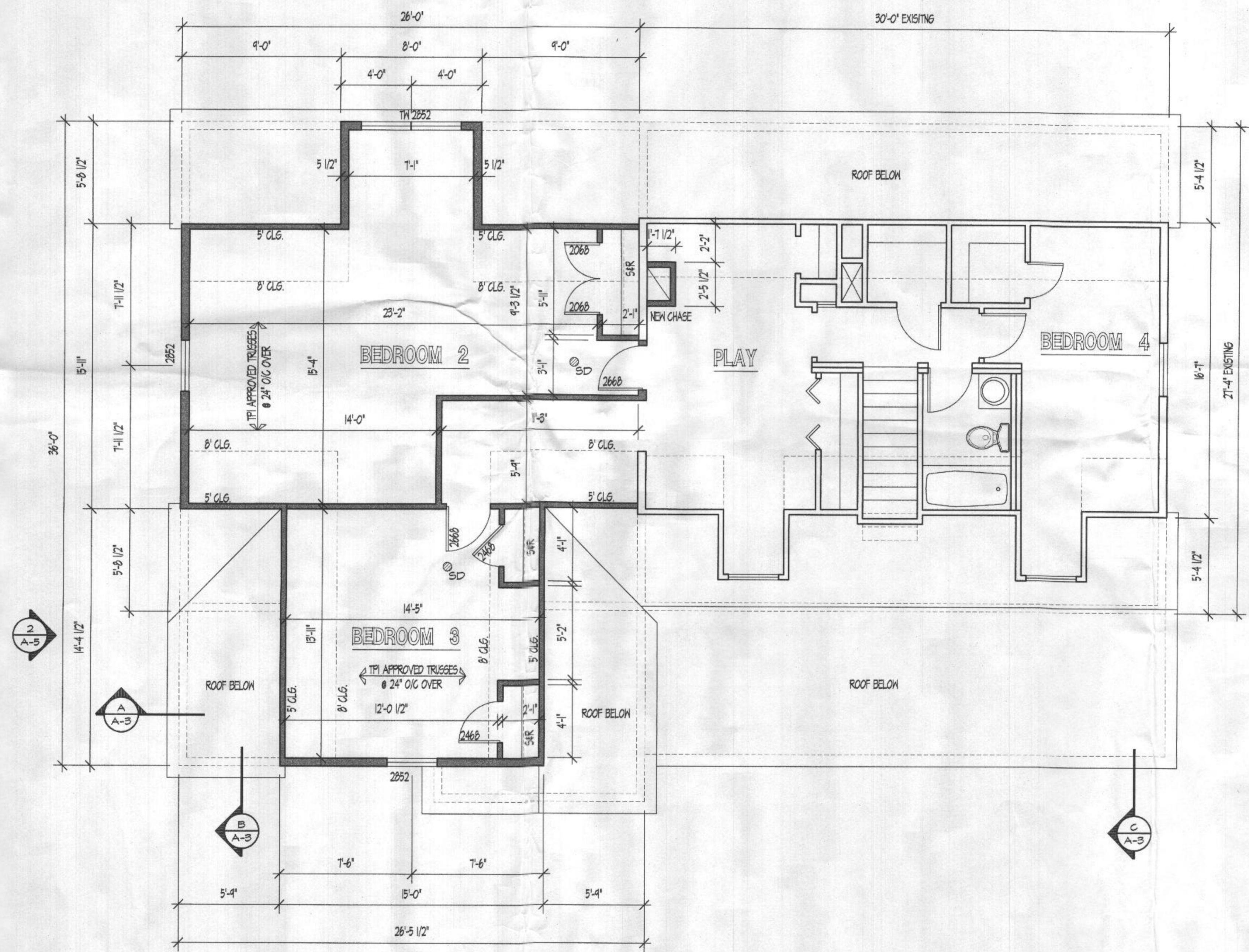


FIRST FLOOR PLAN		DATE	DRAWN	PROJECT NO.
STONESIEFFER ADDITION				
CONTENTS	SCALE: 1/4" = 1'-0"			PROJECT TITLE

ISSUE	DATE	DESCRIPTION

SHEET NO. **A-3**

**FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"



NOTE:  
 SECOND FLOOR WALL HEIGHT  
 TO MATCH EXIST. AT 8'-0"  
**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**JB HOME DESIGN, LLC**  
 416 CONCORD COURT  
 BALTIMORE, MARYLAND 21234  
 OFFICE (410) 594-6871  
 FAX (410) 669-0064  
 EMAIL: JON@JBHOMEDSIGN.COM



**SECOND FLOOR PLAN**  
**STONESIEFFER ADDITION**

CONTENTS  
 SCALE: 1/4" = 1'-0"  
 DATE: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 PROJECT NO: \_\_\_\_\_

ISSUE	DESCRIPTION	DATE

SHEET NO.

A=4