

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Tuesday, March 21, 2023 12:14 PM
To: 'Rodney Rayburn'
Subject: RE: Detached garage project

I think that is the best solution in the long run, not only to prevent potential damage, but to prevent potential contamination. The well driller will submit a well permit with us and we can look at the file at that time to determine the best well location that meets all setbacks. Make sure to let the driller know about your proposed garage location and have them show it on their application paperwork. It would even be best to stake out the proposed location in the yard to avoid any mistakes. You don't want to go through all this to then have the new well conflict with your desired garage location.

Jeff

From: Rodney Rayburn <rodneymichael98@yahoo.com>
Sent: Monday, March 20, 2023 9:05 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: Re: Detached garage project

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

Jeff, thank you for the response. I have been in the process of gathering pricing on the proposed garage and have spoken with some local contractors. They all had concerns with the well in the driveway, particularly since the proposed location of the new garage will only be about 8' from it. Apparently the previous/original owner drilled the well, then decided to move the house closer to it before construction.

Given the inconvenient location of the well (in the middle of the driveway), and my desire to build this garage, I would like to abandon this well and drill a new one in a nearby location that meets all necessary setbacks for both the existing dwelling and the proposed garage (and gets it out of the driveway).

I have contacted several well drillers to begin gathering pricing on the abandonment and new well drilling . Please let me know if there is anything else I need to consider.

On Thursday, March 9, 2023, 02:21:06 PM EST, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Hello. We will need to do a site visit to check the property as part of a waiver request. I was reviewing the file and the situation with the well in the driveway is a concern. It is unclear from your request exactly where you are proposing the new garage. The old record has two documents with different garage locations. The one location is at the end of the turnaround and looks like the way into the garage is right where the well is located. As part of our review, I'd like to see a plot plan with some more detail showing exactly where the garage is being proposed and where the entrance to the garage is located. Also, is the new garage proposing plumbing? It looks like the old garage was proposing some sort of plumbing and connection to the septic system.

Jeff Williams

Deputy Director

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

410-313-4261

www.hchealth.org

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From: Rodney Rayburn <rodneymichael98@yahoo.com>
Sent: Monday, March 6, 2023 12:33 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: Fw: Detached garage project

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

Hello, Jeff. I received an auto reply from Mike when i submitted this. Thank you.

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

From: Rodney Rayburn <rodneymichael98@yahoo.com>
To: "mjdavis@howardcountymd.gov" <mjdavis@howardcountymd.gov>
Sent: Thursday, March 2, 2023, 02:18:43 PM EST
Subject: Detached garage project

Mike,

Please see the attached file as a request for waiver.

best regards,

Rodney Rayburn

Rodney Rayburn
1352 Crows Foot Road
Marriottsville, MD 21104
(773) 490-1395
Rodneymichael98@yahoo.com

March 2, 2023

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

Dear Mr. Davis,

I am writing regarding my property at 1352 Crows Foot Road. In 2007, a building permit to build a detached garage was granted to the previous owner, which included a variance to the well setback, from 30 feet to 8'. (Please see attached file). The garage was never constructed, and the permit expired the following year. I would like to build that same garage now, only without any space above, just a 2-car detached garage, with no conditioned space.

I was told by the department of permits that there was no way to re-activate the building permit, that I would have to apply from scratch. I do not know if this is the case for the well setback variance as well, but would like to request the same setback be granted as before. Permits suggested that I request the variance before applying. I would ask that the variance be considered for the following reasons-

1. My well and septic are in good shape, no sign of failure
2. My property/driveway has almost no flat areas, mostly steep grades. The topography/house location make this the only feasible location to add a detached garage
3. The variance was granted in 2007, with the same location proposed

Please let me know your thoughts, and if there is any more information you need from me, please do not hesitate to contact me.

Thank you for your considerations in this matter,


Rodney Rayburn

12/11/07

To: Avis Corbin, Chief License & Permits Division

CC: Health
Zoning

RECEIVED

DEC 11 2007

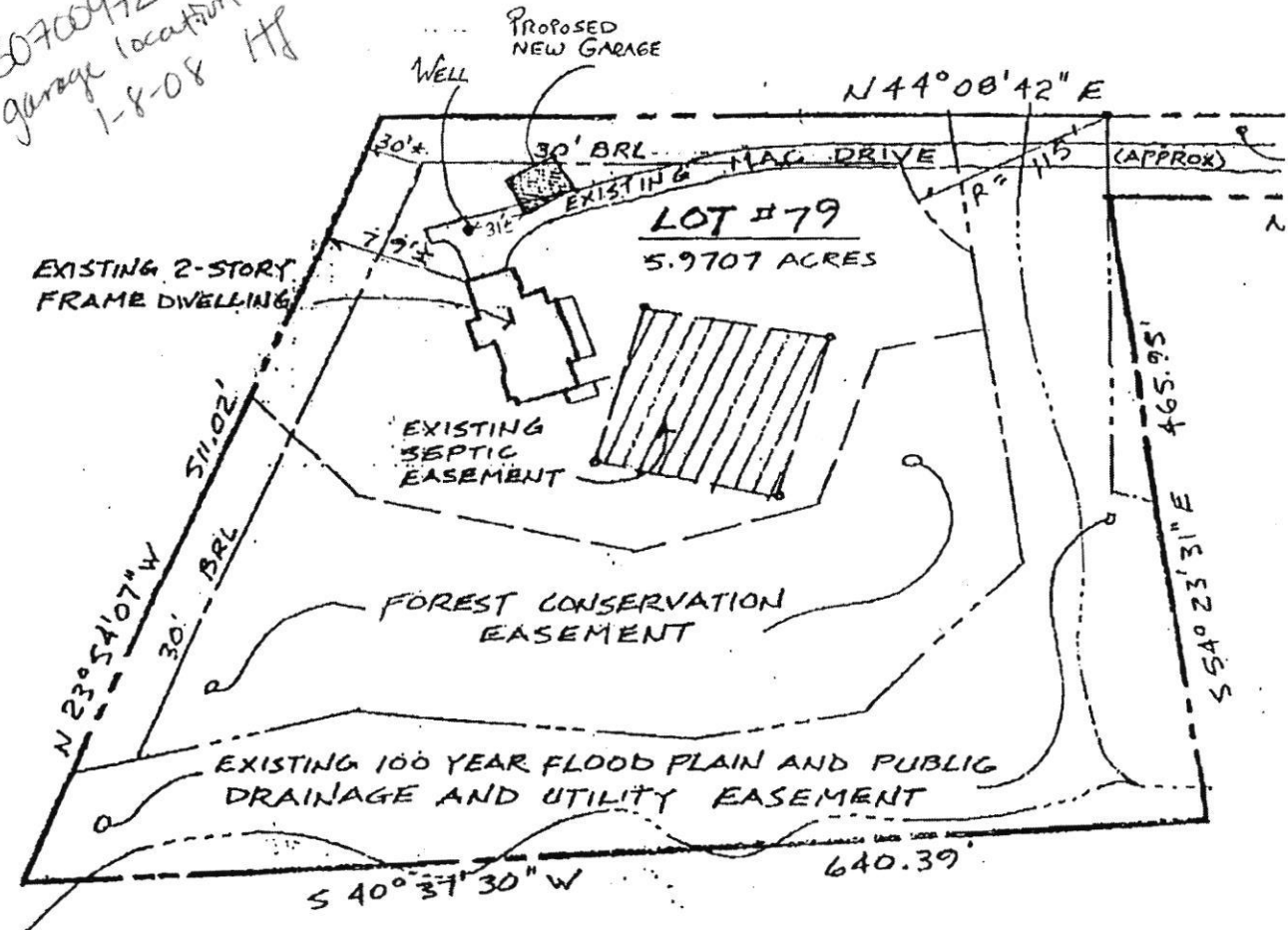
LICENSES & PERMITS
DIVISION

Re: B07004727
1352 Crows Foot Rd 21104

This above referenced permit that was originally filed for on 11/29/07 is being revised to exclude the 8x20 deck and steps. The scope of work is now only for the 26x30 detached 2 story garage with office above.

If you have any questions please call
Nick Commodari @ 410-262-6812.

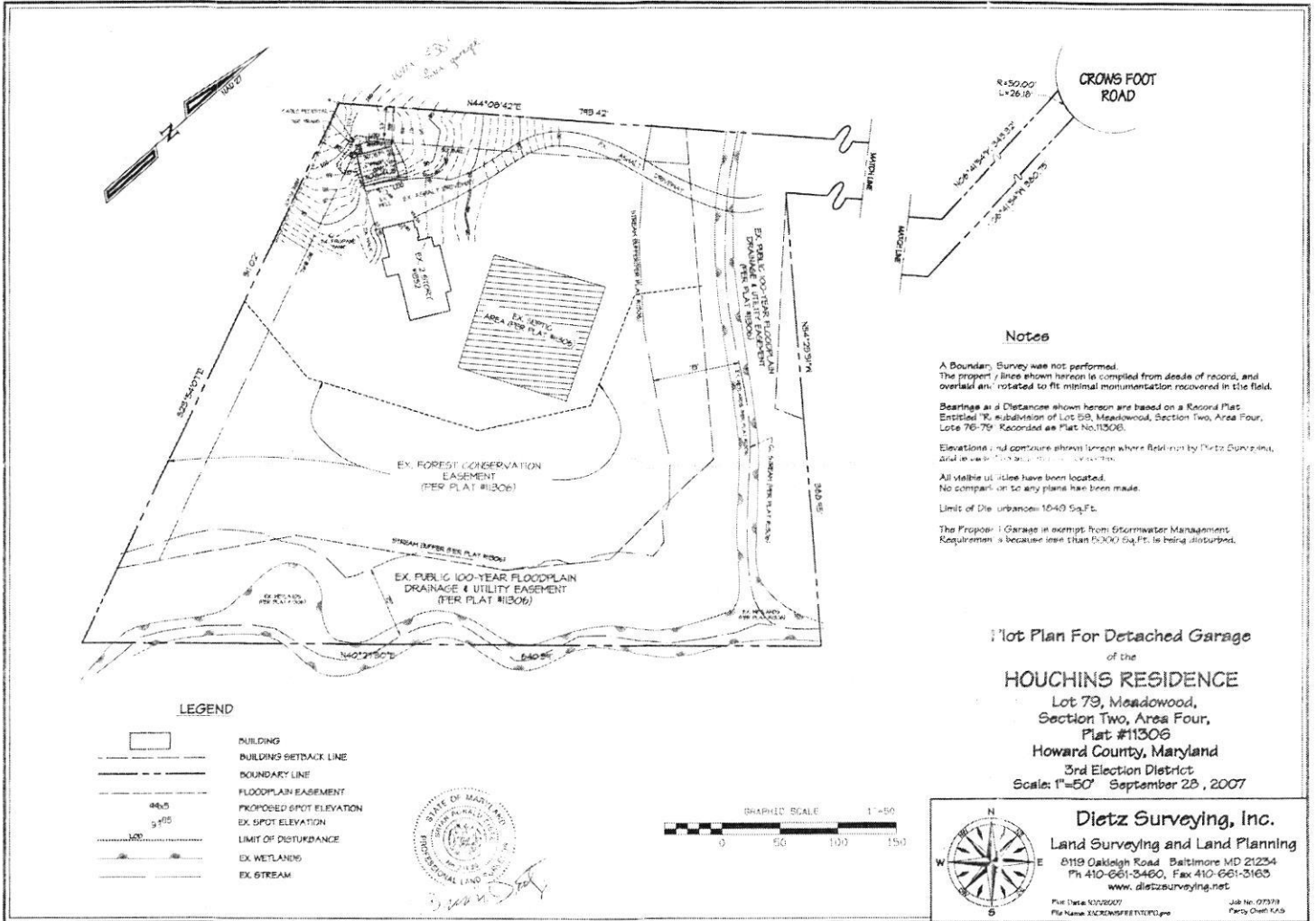
#B07004727
 garage location OK
 1-8-08 HF



SITE PLAN 1" = 100'

06-14-05

#1352 CROWS FOOT ROAD
 LOT #79 SECTION TWO AREA FOUR
 MEADOWOOD SUBDIVISION
 PLAT BOOK 11306 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND



Notes

A Boundary Survey was not performed. The property lines shown hereon is compiled from deeds of record, and overlaid and rotated to fit minimal monumentation recovered in the field.

Bearings and Distances shown hereon are based on a Record Plat, Entitled "K" subdivision of Lot 58, Meadowood, Section Two, Area Four, Lots 76-79, Recorded as Plat No. 11306.

Elevations and contours shown hereon were field run by Dietz Surveying, and are subject to change.





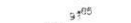
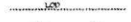



All visible utilities have been located. No comparison to any plans has been made.

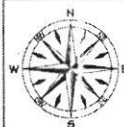
Limit of Disturbance: 1040 Sq.Ft.

The Proposed Garage is exempt from Stormwater Management Requirements because less than 10,000 Sq.Ft. is being disturbed.

Lot Plan For Detached Garage
 of the
HOUCHINS RESIDENCE
 Lot 79, Meadowood,
 Section Two, Area Four,
 Plat #11306
 Howard County, Maryland
 3rd Election District
 Scale: 1"=50' September 28, 2007

LEGEND

-  BUILDING
-  BUILDING SETBACK LINE
-  BOUNDARY LINE
-  FLOODPLAIN EASEMENT
-  PROPOSED SPOT ELEVATION
-  EX. SPOT ELEVATION
-  LIMIT OF DISTURBANCE
-  EX. WETLANDS
-  EX. STREAM



Dietz Surveying, Inc.
 Land Surveying and Land Planning
 8119 Oakleigh Road, Baltimore MD 21234
 Ph 410-661-3460, Fax 410-661-3163
 www.dietzsurveying.net
 File Name: 107280077
 Job No: 07379
 Party Check: 549