



Bureau of Environmental Health  
 8930 Stanford Blvd | Columbia, MD 21045  
 410.313.2640 - Voice/Relay  
 410.313.2648 - Fax  
 1.866.313.6300 - Toll Free

AS 1357

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

**APPLICATION**

**FOR PERCOLATION TESTING AND SITE EVALUATION**

**PROPERTY LOCATION**

SUBDIVISION/PROPERTY NAME Pue Property  
 PROPERTY ADDRESS 12370 Hall Shop Road, Highland, MD 20777  
STREET TOWN ZIP  
 TAX ACCOUNT # 05-363950 TAX MAP \_\_\_\_\_ GRID 0006 PARCEL 0274 LOT NO. n/a PROPOSED LOT SIZE (ACRES) 7.745  
 ZONING CATEGORY RR-DE0 TIER \_\_\_\_\_

PROPERTY OWNER(S) Thomas F Pue  
 DAYTIME PHONE 410-977-0864 CELL same EMAIL gphillips@mred.us  
 MAILING ADDRESS 6100 Day Long Lane, Suite 100, Clarksville, MD 21029  
STREET CITY, STATE ZIP

APPLICANT Gregory B. Phillips RELATIONSHIP TO OWNER: Owners Rep  
 DAYTIME PHONE 410-977-0864 ~~CELL~~ 410-531-1700 EMAIL gphillips@mred.us  
 MAILING ADDRESS 6100 Day Long Lane, Suite 100, Clarksville, MD 21029  
STREET CITY, STATE ZIP

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

PROPERTY:

- SUBDIVISION: NUMBER OF LOTS INCLUDING RESIDUE: \_\_\_\_\_  
SUBDIVISION CLASSIFICATION (PER DEPT. OF PLANNING AND ZONING)  MAJOR  MINOR
- CONSTRUCT NEW OSDS ON UNDEVELOPED LOT
- REPAIR OR REPLACE FAILING OSDS
- UPGRADE EXISTING OSDS

BUILDING:

- RESIDENTIAL WITH 5 EXISTING OR PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE
- COMMERCIAL (PROVIDE DETAIL OF TYPE OF USE AND NUMBERS OF EMPLOYEES/CUSTOMERS ON ACCOMPANYING PLAN)

IS THE PROPERTY WITHIN 2500 FEET OF ANY RESERVOIR?

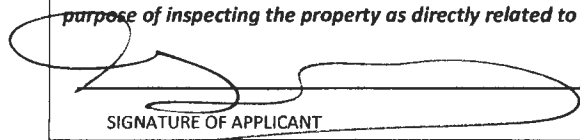
- YES
- NO

AS APPLICANT, I UNDERSTAND THE FOLLOWING:

- THIS APPLICATION IS VALID FOR TWO(2) YEARS FROM DATE OF FEE PAYMENT AND APPROVAL IS BASED UPON HEALTH OFFICER SIGNATURE OF A PERC CERTIFICATION PLAN PRIOR TO EXPIRATION OF THIS PERMIT.
- THE APPLICATION FEE IS NON-REFUNDABLE
- THIS APPLICATION MUST BE ACCOMPANIED BY ALL APPLICABLE FEES AND A SUITABLE SITE PLAN IN ORDER TO BE PROCESSED
- THIS IS A PUBLIC DOCUMENT

I declare and affirm that to the best of my knowledge, the information contained herein is correct. I declare that I am the owner of the property or duly authorized to make this application on behalf of the owner. I agree to comply with all applicable state and county regulations.

By signature of this application, I hereby grant Howard County Health Department officials the right to enter onto the property for the purpose of inspecting the property as directly related to the requested permit/service.

  
 SIGNATURE OF APPLICANT

3/19/2020  
 DATE

Rec'd  
 3/24/20  
 S.B.

Tests dug at stakes

Tests Dug  
at Staked Locations,  
Per Plan  
RUB

**B-1**

dk brn sl, 1/4" sblk  
to brn sl  
1.2' brn sl, 1/4" sblk  
yel-red  
pale brn  
sl, thick platy  
s.s. includes  
clay lens, brn w/ con.  
redox

3.5' brn & yellow-red ls  
thin platy

4.5' red-brn ls  
thin platy  
somewhat dense  
many large  
grey depletions  
w/ dark brn  
enrichments

7.7' dk brn ls  
platy,

11.2' **B-2**  
J. dk. grey brn  
& lt. brn sl  
1/4" sblk

2.2' red-brn L  
2 sblk  
yel-red  
dk. grey brn  
sl, thin  
platy, rated  
quartz

7' dk brn  
sl, thin platy

10' R

**B-5**

dk brn & lt. brn  
sl, 2/4" sblk  
0.6' H. brn L, 2/4" sblk  
1.2' red-brn and  
lt. brn grcl, ss  
thick platy

2.5' pale red-brn  
& grey scl  
common Qm  
yel-red  
enrichments

w/ pale brn  
and grey lens  
cl w/ many  
redox

7' dk grey-brn  
ls, platy  
c2d (pale-yel)  
& c2p (red-yel)  
pale

11.8' R

**B-3**

dk brn sl  
1/4" sblk

0.2' H. brn L  
1/4" sblk

1.6' yel-red  
gr L ss  
2msbk

2.2' grey & red  
grcl, Qm

4' pale yellow  
sl, platy  
w/ 2 p (red-yel)  
& c2 p (grey)

5.8' pale brn  
pale yellow  
gr sl

9' platy  
35-48% rock  
R

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
5/21/2020	B-1	5.5' 11.2'	10:02	10:32 <sup>+</sup>			F
5/21/2020	B-4	9.2'	water at	9.2'	low hole	did not test	
5/21/2020	B-5	6.0' 11.8'	11:02	11:32 <sup>+</sup>			F
5/21/2020	B-2	6' 10'	11:56	12:26	12:58 <sup>+</sup>	32 <sup>+</sup>	F
5/21/2020	B-3	5' 9'	12:58	1:44 <sup>+</sup>			F

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

9' R

12370 Hall Shop Rd  
off-plan perc's

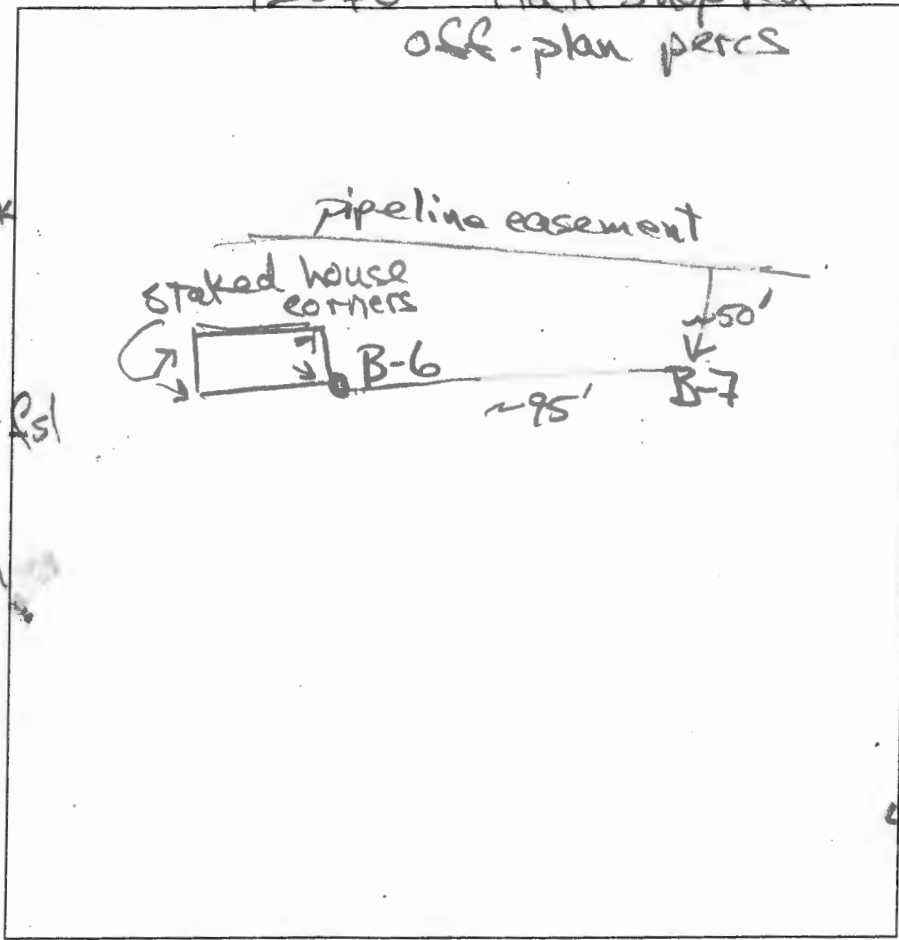
AVP

B-6 Hse cmr

dk, brn sl  
1/2 sbk  
brn sl, 1/2 sbk

0.7' red-brn L  
2/2 sbk, ss

2' v. dk, brn  
red-brn v. sl  
thin platy  
dense  
few mica  
5-15% gravel  
- R -



B-7

dk brn sl  
1/2 sbk  
pale brn  
sl, 1/2 sbk

0.7' yel-red  
& pale brn  
L, 2/2 sbk, ss

2' gradual boundary  
pale yellow c

0.1 m, c2f (grey)  
f 1p (yel-red)

AND tongues  
yel-red sl  
1 m sbk low mica

4.1' yel-red  
v. dk brn  
pale brn  
sl thick platy  
few mica

12'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
5/21/2020	B-6	6/10'	1:41	2:19 <sup>+</sup>	---	---	F
5/21/2020	B-7	7.3/12'	2:20	2:50 <sup>+</sup>	---	---	F

REMARKS

SANITARIAN R Bricker BACKHOE Jim Reise OTHERS Greg Phillips

TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME \_\_\_\_\_ SQ. FT/BR \_\_\_\_\_

TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE SW \_\_\_\_\_

# MOUND TEST DATA SHEETS

Property I.D. 12370 Hall Shop Rd Lot # \_\_\_\_\_

Date 5/29/2020

Sanitarian R Bricker Landscape Position side slope

% Slope \_\_\_\_\_ Soil Type \_\_\_\_\_ Contractor \_\_\_\_\_

*Fail*

HOLE # 1909 DEPTH OF TEST 23" START TIME 11:00

*Fail*

dk red-brn L, 1v fskb 3"  
 red-brn s 3"  
 2 fskb, few mica 20"  
 brn L 20"  
 3 fskb, common mica 25"  
 brn vgs l 2v fskb 25"  
 40-50% rock 46"

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
9 16/16	0	—	—	—
9 15/16	6	1/16 (1/16)	—	—
9 27/32	6	3/32	—	—
9 23/32	6	2/16 (1/8)	—	—
9 20/32	6	3/32	—	—
9 18/32	6	1/16	—	—
9 4/16	15	3/16	~80	—
9 3/16	15	3/16	~80	—
		Total = 1 1/16		

11:06  
12  
18  
24  
30

60 - 1hr

*Fail*

Begin equilibration, 10:25

*Pass*

HOLE # 1909 DEPTH OF TEST 19" START TIME 11:11

*Pass*

dk brn L 1v fskb 3"  
 brn L, 2 fskb 16"  
 yel-red L, 2 fskb, ss 34"  
 yel-red cl 1msbk common mica 46"

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
9 16/16	0	—	—	—
9 11/16	6	5/16	19.2	—
9 5/16	6	6/16	13.2	-16.67
8 14/16	6	7/16	13.7	-14.37
8 8/16	6	5/16	16	+14.37
8 2/16	6	6/16	16	0
7 12/16	6	6/16	16	0

11:17  
11:23  
11:29

Begin equilibration, 11:02

# MOUND TEST DATA SHEETS

Property I.D. 12370 Hall Shoptd Lot # \_\_\_\_\_ Date 5/29/2020

Sanitarian R Bricker Landscape Position Side slope

% Slope \_\_\_\_\_ Soil Type \_\_\_\_\_ Contractor \_\_\_\_\_

PASS HOLE # 1907 DEPTH OF TEST 22" START TIME 12:07 PASS

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
9 6/16	0	—	—	—
9 13/16	5	3/16	26.67	—
9 10/16	5	3/16	26.67	0
9 7/16	5	3/16	26.67	0
9 4/16	5	3/16	26.67	0

9  
 v. dk. grey-brn  
 1/2 lb. brn sl  
 1 f. sbk  
 9"  
 red-brn L  
 2 f. sbk  
 26"  
 yel-red & dk  
 grey-brn  
 sl, thin platy  
 few rotted quartz  
 46"

12:12  
 12:17  
 12:22  
 12:27

PASS

Begin equilibration, 11:40

Fail HOLE # 1901 DEPTH OF TEST 12" START TIME 4:06

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
9 14/16	0	—	—	—
9 16/16	20	0	0	0

dk brn sl  
 1 v. sbk  
 3"  
 lt brn L, 2 f. sbk  
 14"  
 1/2 brn cl  
 1 m. sbk  
 20"  
 red & grey  
 qcl, 0 m. ss  
 31"  
 grey & pale red  
 scl, 0 m.  
 48"

Fail

Fail

Begin equilibration, 3:40



# MOUND TEST DATA SHEETS

Property I.D. R370 Hall Shop Rd. Lot # \_\_\_\_\_

Date 5/29/2020

Sanitarian R Bricker Landscape Position \_\_\_\_\_

% Slope \_\_\_\_\_ Soil Type \_\_\_\_\_ Contractor \_\_\_\_\_

**Fail** HOLE # 1906 DEPTH OF TEST 19" START TIME 2:07 **Fail**

dk grey brn  
1 vs bk 4  
lt. grey-brn  
sl 1 vs bk 10"  
brn L, 1 vs bk 16"  
brn & yel-red  
L, ss 1 vs bk 20"  
yel-red & brn  
sl, thin platy 34"

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate <small>min/in</small>	% Change
9 16/16	0	—	—	—
9 16/16	15	—	∞	—
9 16/16	40	1/16	640	—

> 10 hrs/inch

pale brn, sm ↓ 48"

Begin equilibration, 1:45

**Fail** HOLE # 1904 DEPTH OF TEST 18" START TIME 2:30 **Fail**

dk brn sl  
1 vs bk 5"  
brn sl, 1 vs bk 12"  
yel-red & pale brn  
thick platy 18"  
red & pale brn  
fsc l, thick platy 18"  
yel-red sl  
platy ↓ 48"

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
9 16/16	0	—	—	—
9 16/16	30	7/16	480 (8 hrs)	—

Fail

Begin equilibration 2:20

# MOUND TEST DATA SHEETS

Property I.D. 12370 Hall Shepard Lot # \_\_\_\_\_ Date 5/29/2020

Sanitarian R Bricker Landscape Position \_\_\_\_\_

% Slope \_\_\_\_\_ Soil Type \_\_\_\_\_ Contractor \_\_\_\_\_

*Fail* HOLE # 1905 DEPTH OF TEST 20" START TIME 12:57 *Fail*

u.ok grey-brn  
 4 lt. brn sl  
 1 v r sbk  
 red-brn L  
 2 r sbk  
 yel-red  
 9 L, 2 r sbk  
 ↓ 4 1/2"

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
9 16/16	0	—	—	—
9 16/16	15	0	∞	—
9 16/16	30	0	∞	—

*Fail*

*Begin equilibration 12:42*

*Fail* HOLE # 1903 DEPTH OF TEST 21" START TIME 12:51 *Fail*

dk brn sl  
 1 v r sbk  
 1 lt brn L  
 1 r sbk  
 grey & red  
 9 cl, 0 m  
 ↓ 48"

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
9 16/16	0	—	—	—
9 16/16	20	0	∞	—
9 16/16	40	0	∞	—

*Fail*

*Begin equilibration, 12:32*

# MOUND TEST DATA SHEETS

Property I.D. 12370 Hall Shop Rd Lot # \_\_\_\_\_ Date 6/11/2020

Sanitarian R Bricker Landscape Position side slope

% Slope \_\_\_\_\_ Soil Type \_\_\_\_\_ Contractor Jim Reise

Pass HOLE # 1914 DEPTH OF TEST 20" START TIME 12:42  
 1914 inch inch min/in

Pass

0.3 v. dk. brn L  
 0.7 1/2 sbk & 1/2 sbk  
 1.0 brn L, 1/2 sbk  
 1.5 1/2 brn L, 2msbk  
 2.0 brn L, 2msbk  
 2.5 common mica  
 3.0 red-brn sl  
 3.5 2/2 sbk common mica  
 4.0 brn L 1/2 sbk  
 4.5 common mica

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
9 10/16	0	—		
9 13/16	6	3/16	~32	
9 10/16	6	3/16	~32	0
9 7/16	6	3/16	~32	0
9 5/16	6	3/16	~32	0
9 1/16	6	3/16	~32	0

12:48  
 12:54  
 1:00  
 1:06  
 1:12 end

Begin equilibration, 12:33

Pass HOLE # 1915 DEPTH OF TEST 18" START TIME 12:52  
 min/inch

Pass

0.2 v. dk. brn L  
 0.8 1/2 sbk & 1/2 sbk  
 1.0 brn L, 1/2 sbk  
 1.5 red-brn L  
 2.0 2/2 sbk  
 2.5 brn L, 1/2 sbk  
 3.0 common mica  
 3.5 brn & red-brn L, thin platy  
 4.0 many mica

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
9 10/16	0	—		
9 10/16	6	6/16		
9 5/16	6	5/16	~48	
9 —	6	5/16	~48	0
8 11/16	6	5/16	~48	0

12:58  
 1:04  
 1:10  
 1:16 end

Begin equilibration, 12:34

4.0 v. dk. brn & red-brn sl, platy many mica

# MOUND TEST DATA SHEETS

Property I.D. 12370 Hall Shop Rd Lot # Date 6/11/2020

Sanitarian R Bricker Landscape Position shoulder

% Slope \_\_\_\_\_ Soil Type \_\_\_\_\_ Contractor Jim Keise

Pass HOLE # 1916 DEPTH OF TEST 20" START TIME 12:53

	Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
v.d.k. brn L	9 16/16	0	-		
1 rlsbk	9 11/16	6	5/16	17.2	
brn L, 2 rlsbk	9 24/16	6	4/16	24	25
brn L, 1 rlsbk	9 31/16	6	4/16	24	0
red-brn L	8 15/16	6	4/16	24	0
2 rlsbk	8 11/16	6	4/16	24	0
brn L, 1 rlsbk					
few mica					
brn fsl					
many mica					
red & brn fsl					
platy, many mica					

Pass

12:59  
1:05  
1:11  
1:17  
1:23

PASS

Begin equilibration, 12:38

Fail HOLE # 1917 DEPTH OF TEST 19" START TIME 1:52

	Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
v.d.k. brn L	9 16/16	0	-		
1 rlsbk	9 14/16	20	2/16	16.0	-
brn L, 1 rlsbk	9 13/16	10	4/16	16.0	0
red-brn L	9 12/16	40	1/16	6.4	30%
2 rlsbk					
red & brn cl, 1 rlsbk					
pale yellow silty coatings on ped faces, ss					
pale brn c. on pale yellow silt coats on ped faces					

Fail

2:12  
2:22  
3:02

Fail

Begin equilibration, 1:30

↓ 4"



# MOUND TEST DATA SHEETS

Property I.D. 12370 Hall Shop Rd Lot # \_\_\_\_\_

Date 6/11/2020

Sanitarian R. Braker

Landscape Position side slope

% Slope \_\_\_\_\_

Soil Type \_\_\_\_\_

Contractor Jim Reiss

Pass HOLE # 1912

DEPTH OF TEST 19"

START TIME 2:59

Pass

dk brn L, 1 v. sbk  
brn gl, 1 sbk  
red-brn gl, 1 sbk, ss  
red-brn gl, 1.7  
red-brn gl, 2  
yel-red & brn sl, platy, common mica, 3.5  
red-brn sl, platy, common mica, 4.5

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
9 16/16	0	—	—	—
9 8/16	10	8/16	20	0
9 —	10	8/16	20	0
reset				
9 15/16	0	—	—	—
9 8/16	10	8/16	20	0

3:09  
3:19  
3:20

Begin equilibration, 2:29

Fail HOLE # 1913

DEPTH OF TEST 16"

START TIME 3:01

Fail

dk brn L, 1 v. sbk  
brn L, 1 sbk  
brn L, 2 sbk, few mica  
brn sl, thin platy, common mica, 1.7  
red & brn sl, thick platy, many mica, 2.3  
red & v. dk brn sl, inter layered w/ brn L, thick platy, many mica, 3

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
9 16/16	0	—	—	—
9 15/16	10	1/16	—	—
9 15/16	11	0	0	—

3:21

Begin equilibration, 2:52

red & v. dk brn sl, inter layered w/ brn L, thick platy, many mica



**Howard County Maryland**  
**Department of Planning and Zoning**  
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

**DPZ Office Use only:**  
 Case No WP-21-046  
 Date Filed 10/20/20

**ALTERNATIVE COMPLIANCE COMMENT FORM**

**Date: 10/20/2020    Comment Due Date: 11/3/2020    DPZ File No: WP-21-046**

**Plan Name: Hall Shop Road**

**This request for comments has been distributed to the following Departments.**

<b>DPZ – Comprehensive &amp; Community Planning</b>	<b>DPZ – Development Engineering Division</b>
<b>DPZ – Research Division</b>	<b>DPZ – Resource Conservation Division</b>
<b>Department of Fire and Rescue Services</b>	<b>Recreation and Parks</b>
<b>Department of Inspections, Licenses &amp; Permits</b>	<b>Office of Transportation</b>
<b>DPW, Real Estate Services &amp; Directors Office</b>	<b>Office of Community Sustainability</b>
<b>Health Department</b>	<b>Soil Conservation District</b>
<b>Public School System</b>	<b>State Highway Administration</b>

**COMMENTS: Health Department requirement for Percolation Certification Plan including both parcels has been fulfilled.  
 Health Department does not oppose this alternative compliance proposal.**

ROBERT BRICKER

FEBRUARY 5, 2021

**Print Name**

**Date**



Section Reference No.	Brief Summary of Request

Signature of Property Owner: *D. J. Espenshade* Date: 10/9/2020

Signature of Petitioner Preparer: *Najib Roshan* Date: 04/30/2021

Name of Property Owner: Daniel J. Espenshade Name of Petitioner Preparer: NJRE ASSOC., LLC

Address: 12390 Hall Shop Rd. Address: 2770 Terrapin Run  
West Friendship, MD 21794

City, State, Zip: Fulton, MD 20759 City, State, Zip: West Friendship, MD 21794

E-Mail: *jacoby@gmail.com* E-Mail: *roshannj@aol.com*

Phone No.: 410-916-4747 Phone No.: (240) 508-3200

Contact Person: Daniel Espenshade Contact Person: Najib Roshan

Owner's Authorization Attached

PARCEL 205 PFAU PROPERTY  
L.18938, F.170

N 88°12'07" W 642.49'

**PARCEL 274**  
THOMAS FRANKLIN PUE  
L.11905, F.107  
12370 HALL SHOP ROAD  
319,666 SF. OR 7.3385 Ac.±  
(VACANT)



N 58°07'48" E  
20.00'

S 31°49'40" E 451.07'  
N 31°50'00" W 305.02'  
305.00'

PARCEL 285  
STEVE LOMBARDOZZI  
L.5731, F.241

N 58°10'20" E 50.00'  
N 58°10'20" E 80.00'

**PARCEL 513**  
DANIEL J. ESPENSHADE  
L.5712, F.449  
12390 HALL SHOP ROAD  
80,989 SF. OR 1.8693 Ac.±

CONVEYANCE AREA  
AREA = 21,602 SF. OR 0.4959 Ac.±



N 78°38'50" W 10.09'  
17.2'

N 23°34'45" W 148.92'

S 58°10'20" E 256.09'  
S 58°10'20" W 350.00'

PARCEL 257  
ELLEN SELLERS  
L.15523, F.225

MATCHLINE, THIS SHEET

S 34°48'40" E 260.08'  
N 34°48'40" W 260.93'

HALL SHOP ROAD  
S 85°11'20" W 756.20'

INSET  
SCALE: 1" = 100'



EX. DIRT DRIVEWAY

EX. 50' BGE R.O.W.  
L.12701, F.312

N 01°39'01" W  
1064.26'

PARCEL 165  
CHESAPEAKE CONFERENCE ASSOCIATION  
OF SEVEN-DAY ADVENTISTS  
L.10142, F.1

WP-21-046  
Exhibit

PLAT TO ACCOMPANY A LAND CONVEYANCE  
**PARCELS 274 AND 513**  
TAX MAP 40, GRID 6  
LIBER 11905, FOLIO 107  
3RD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

## 12370 Hall Shop Road\_perc proposal-Re: Hall Shop

Bricker, Robert <RBricker@howardcountymd.gov>

Fri 4/10/2020 3:18 PM

To: gphillips@mred.us <gphillips@mred.us>

Cc: Najib Roshan <roshannj@aol.com>; Williams, Jeffrey <jewilliams@howardcountymd.gov>

Greg,

I think this is a wet-season test due to history of the Hall Shop Rd area. The plan is good, so it's a matter of our Approving Authority determining that we still have wet-season groundwater levels for the date of testing, and getting clearance for me to be on location to conduct the descriptions and documentation. At this time, my availability is open though subject to the circumstances described above. Let's see how this works out. Proposed perc locations must be staked prior to scheduled day for testing.

Robert Bricker, REHS/RS, L.E.H.S.

Environmental Sanitarian II

Bureau of Environmental Health, Well and Septic Program

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**From:** gphillips@mred.us <gphillips@mred.us>

**Sent:** Friday, April 10, 2020 2:36 PM

**To:** Bricker, Robert <RBricker@howardcountymd.gov>

**Cc:** Najib Roshan <roshannj@aol.com>

**Subject:** Hall Shop

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

Robert,

I hope this email finds you well and safe.

Hank mentioned that you were assigned this project a few weeks ago and I am checking in to see where it is in your queue to review.

Please advise.

Regards,

Gregory Phillips

Maryland Real Estate Development

A large, handwritten signature in blue ink, appearing to read 'Gregory Phillips', is written over the bottom right portion of the email text.

West Season due  
to regional exposure  
don't you think?

We can still review  
plan. Maybe water  
table stays high



**Howard County Maryland**  
**Department of Planning and Zoning**  
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

DPZ Office Use only:  
 File No. *WP-21-046*  
 Date Filed *10/20/20*

**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** Parcels 274 & 513, 3rd Election District, Howard County, Maryland

**Subdivision Name/Property Identification:** Pue and Espenshade properties

**Location of property:** 12370 & 12390 Hall Shop Road

**Existing Use:** Residential **Proposed Use:** Residential

**Tax Map:** 40 **Grid:** 6 **Parcel No:** 274 & 513 **Election District:** 3

**Zoning District:** RR-DEO **Total site area:** 9.1575 Acres

Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

No previous documents. Parcel 513 has an existing house and Parcel 274 is vacant. The owner of Parcel 513 (Mr. Espenshade) would like to acquire a piece of Parcel 274 (0.4959 Ac.) without going through the full subdivision process.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.

Section Reference No.	Brief Summary of Request
SEC.16.102(c)	With a mutual agreement between the owners of both parcels, Mr. Daniel J. Espenshade, the owner of Parcel 513 would like to annex a 0.4959 acres part of the property of Mr. Thomas Franklin Pue or Parcel 274. By submitting this application, they are requesting a waiver of the standard subdivision process and record this transfer by revising their property deeds.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Daniel Espenshade* Date: 10/9/2020

Signature of Petitioner Preparer: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Property Owner: Daniel J. Espenshade Name of Petitioner Preparer: \_\_\_\_\_

Address: 12390 Hall Shop Rd. Address: \_\_\_\_\_

City, State, Zip: Fuiton, MD 20759 City, State, Zip: \_\_\_\_\_

E-Mail: djecopy@gmail.com E-Mail: \_\_\_\_\_

Phone No.: 410-916-4747 Phone No.: \_\_\_\_\_

Contact Person: Daniel Espenshade Contact Person: \_\_\_\_\_

Owner's Authorization Attached

LIB 11905 FILE 107

FAIRWAY TITLE COMPANY, INC.  
6339 Ten Oaks Road  
Suite 100 201  
Clarksville, Maryland 21029

(Kirk Halpin)\*2

NO TITLE SEARCH - NO CONSIDERATION

This Deed, made the 21<sup>st</sup> day of April, 2009,

000288

Between

THE ESTATE OF RICHARD P. PUE, BY RICHARD LANSDALE PUE AND  
THOMAS FRANKLIN PUE, CO-PERSONAL REPRESENTATIVES,

(hereinafter called the Grantor), party of the first part, and

/ THOMAS FRANKLIN PUE,

(hereinafter called the Grantees), party of the second part,

Witnesseth, that the said Grantor for and in consideration of the sum of **One And 00/100 Dollar (\$1.00)** and other good and valuable consideration, the said Co-Personal Representatives of the Estate of Richard P. Pue, who departed this earth on February 10, 2001, do grant and convey unto Thomas Franklin Pue, in fee simple, the parcel of land situate and lying in the Fifth Election District of Howard County and more particularly described and referred to as follows:

All that piece or parcel of ground, being a part of the tract called "White Wine and Claret" which is included within the following metes and bounds, that is to say: BEGINNING FOR THE SAME at a stone heretofore planted at the beginning of the whole tract called "White Wine and Claret" and running thence with and binding on the first line thereof, with an allowance for variation, North 4 degrees 40 minutes East 64.4 perches, thence by a new line North 81 degrees 25 minutes West 38.4 perches to intersect the last line of the lot known as "the wood lot" the same being the secondly described of the lots conveyed by John G. Rogers and Louis T. Clark, Trustees, to John J. Cooney and Charles Cooney, by Deed dated June 7, 1898, and recorded among the Land Records of Howard County in Liber J.H.O. No. 68 folio 582, etc., thence with said last line, South 24 degrees 50 minutes East 77.28 perches to the place of beginning, containing 7.7 acres of land, more or less.

BEING PART OF THE SAME parcel of land described as "Second Parcel", which by Deed dated June 11, 1956, and recorded among the Land Records of Howard County in No. 283, folio 383, was granted and conveyed by Virginia P. Pue, widow, unto Richard Pindell Pue and Margaret Lansdale Pue, as tenants by the entireties. The said Margaret Lansdale Pue having departed this earth on April 19, 1969.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of, in and to the same.

ST. DEPT. ASSMTS. & TAX  
Ag. Transfer Tax Due In The

None  
2-14-09 - CKL

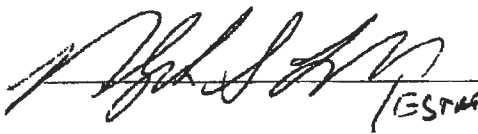
HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 11905, p. 0107, MSA\_CE53\_11896. Date available 07/22/2009. Printed 10/05/2020.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, in fee simple.


And the said Grantor, by his Co-Personal Representatives, warrants specially the property hereby conveyed and covenants that they will execute such other and further assurances of said land as may be requisite.

Witness, the hand and seal of the said Grantor, the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

 /ESTATE OF

Richard Lansdale Pue (SEAL)  
RICHARD P. PUE  
BY: RICHARD LANSDALE PUE,  
PERSONAL REPRESENTATIVE

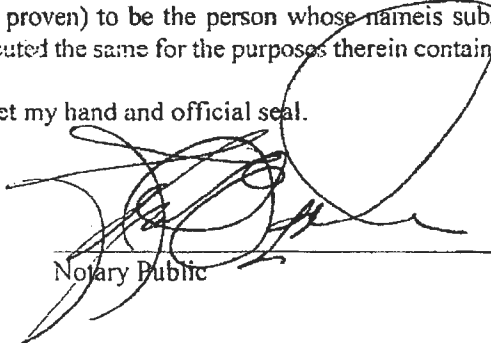


Thomas Franklin Pue (SEAL)  
RICHARD P. PUE  
BY: THOMAS FRANKLIN PUE,  
PERSONAL REPRESENTATIVE

STATE OF MARYLAND } ss  
COUNTY OF Prince Georges

On this the 22<sup>nd</sup> day of April 2009, before me, the undersigned Notary Public, personally appeared **RICHARD LANSDALE PUE, Personal Representative of the Estate of Richard P. Pue**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public

My commission expires 2/1/11

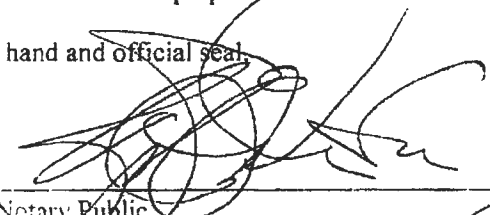
All Taxes on Assessments certified to the Collector of Taxes for Howard County, Md. by 11 4 2009 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales

7/14/2009 02:09 PM Csh 0024 Reg 0048  
T/Ref 0048012499 Grp 000001 R/Line 000002  
01 - Main Location  
\$0.00  
Validation Number: 0048-012294  
011-003-1340  
Parcel Number: 5363950  
Doc Type: Deeds  
Consideration Amount: \$0.00

STATE OF MARYLAND } ss  
COUNTY OF BALTO

On this the 29<sup>th</sup> day of April 2009, before me, the undersigned Notary Public, personally appeared **THOMAS FRANKLIN PUE, Personal Representative of the Estate of Richard P. Pue**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
\_\_\_\_\_  
Notary Public

My commission expires 8/1/2011

THIS INSTRUMENT WAS PREPARED BY ... Richard R. Epple, Jr.  
A MARYLAND ATTORNEY      RICHARD R. EPPLE, JR. ESQ.

AFTER RECORDING, RETURN TO: Richard R. Epple, Jr., Esquire, 45 Wade Avenue, Catonsville, MD 21228 (410-744-6552)

IMP FD SURE \$      20.00  
RECORDING FEE      20.00  
TOTAL      40.00  
Res# H003      Rcpt # 73312  
MDR    SLC      Blk # 1625  
Jul 15, 2009      01:29 PM

State of Maryland Land Instrument Intake Sheet

Baltimore City [X] County: Howard
Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.
Type or Print in Black Ink Only All Copies Must Be Legible

Form with sections 1-11: 1. Type(s) of instruments (Deed, Mortgage, etc.); 2. Conveyance (Improved Sale, etc.); 3. Tax Exemptions; 4. Consideration and Tax Calculations; 5. Fees; 6. Description of Property; 7. Transferred From; 8. Transferred To; 9. Other Names to Be Indexed; 10. Contact/Mail Information; 11. Assessment Information.

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 11905, p. 0110, MSA\_CES3\_11896, Date available 07/22/2009, Printed 10/05/2020.







(60' B.R.L.)

PUE THOMAS FRANKLIN  
PARCEL 274  
L.11905, F.107  
7.7400 AC.  
12370 HALL SHOP ROAD

B-5  
455.45

B-2  
460.49

PROP. HOUSE BOX  
70' X 55'

PROPOSED SEPTIC  
AREA = 10,000 SF+

B-1  
457.88

B-3  
460.81

100' STREAM BUFFER

B-4  
455.29

PROPOSED DRIVEWAY

5' X 10' BOX

DIRT DRIVEWAY

