

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

**APPLICATION FOR WAIVER**

To Howard Co Code Subtitle 8: Onsite Sewage Disposal Systems and Subtitle 9: Individual Potable Water Supply Systems

Date Submitted: 1/12/2024

Property Address: 12325 Fox Meadow Ln

Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Tax Map \_\_\_\_\_ Grid \_\_\_\_\_ 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):

B23004953, proposed deck and screened porch

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

Regulation Section	Summary and Explanation
1. <u>3.808</u>	<u>well to deck setback- 10 feet. Proposed deck footing will be 3 feet from well</u>
2. _____	_____

see letter

Property Owner's Signature \_\_\_\_\_

**Health Department Use Only**

Reviewed by Melanie Eshenbaugh \_\_\_\_\_ Date \_\_\_\_\_  
HCHD Staff

Comments/Conditions: Install footing 3' from well as shown on plot plan

Approved by:  2/13/24  
BEH Deputy Director Date



P.O. Box 319  
Perry Hall MD 21128  
phone: 410.343.1229  
appliedandapproved.com

1/29/24

Re: Well Variance Request

Permit #B23004953

*approved  
Gue  
2/13/24*

To whom it may concern,

We would like to request a variance to allow a screen porch on pair footings to be closer then the required 10' setback to the property's well.

There will be (3) footings along the front wall of the porch. (2) of them will be located 3' from the well cap. They will be 30" deep, concrete in the bottom with a 6x6 post to support the room.

Thank you in advance for your consideration, please let me know if you have any additional questions.

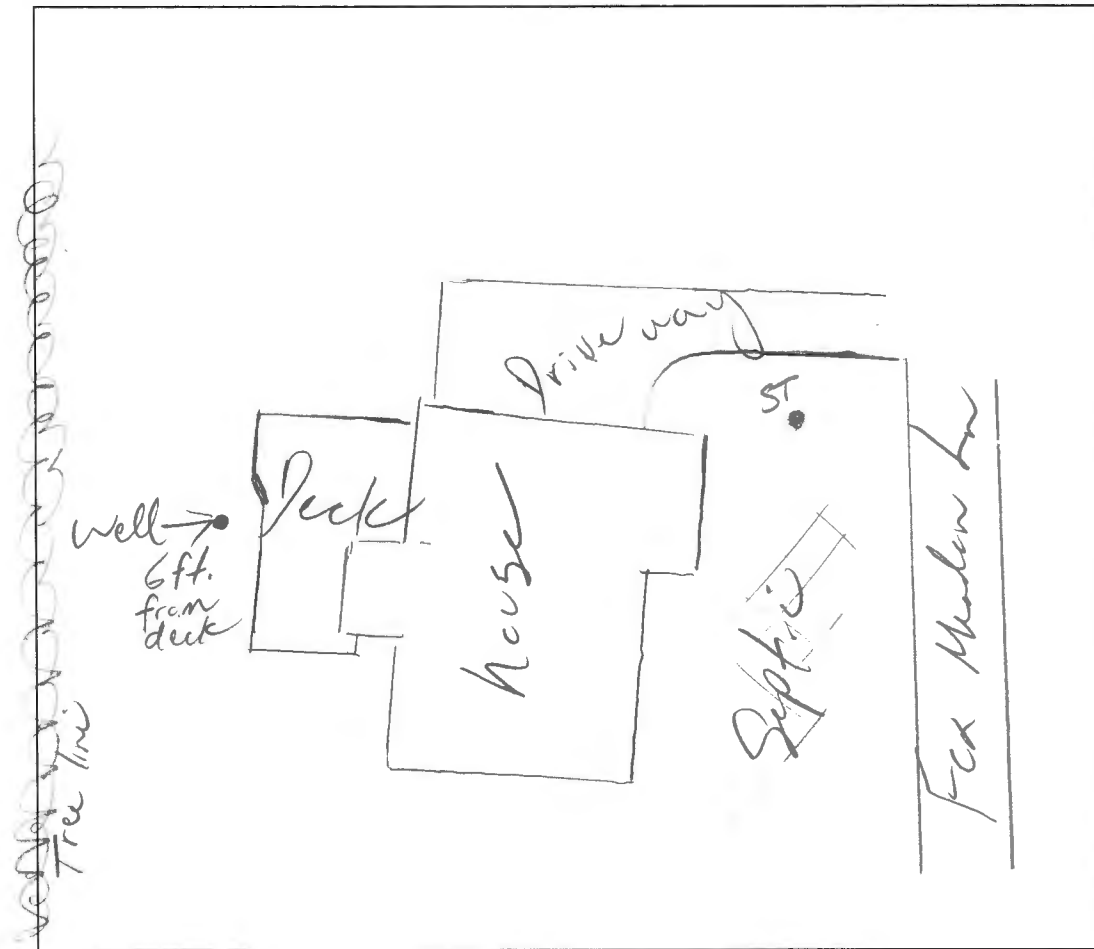
Sincerely,

Nicholas Barone  
12325 Fox Meadow Lane  
West Friendship MD 21794

**SITE INSPECTION SHEET**

OWNER: Nicholas Barrone PHONE #: \_\_\_\_\_  
ADDRESS: 12325 Fox Meadow Ln West Friendship CONTRACTOR: \_\_\_\_\_  
SUBDIVISION: Fox Creek LOT: 5 WELL TAG #: HO-94-3235  
PROPOSAL: Deck replacement COUNTY #: Howard

**LOCATION DIAGRAM**



COMMENTS: No signs of hydraulic failure w/ septic.  
The well is 6ft from existing deck. Condition  
of the well is okay. Not currently 3ft  
from house.

DATE: 1/8/24 INSPECTOR: M. Eschenburg

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

Date: January 12<sup>th</sup>, 2024

To: Nicholas Barone; Robert Loewy; Michelle Clancy

Re: **Building Permit #B23004953**  
**12325 Fox Meadow Lane**  
**West Friendship, MD 21794**

Dear Mr. Barone,

After our review of your building permit (B23004953) proposal and conducting a site visit to the property, we have determined that the project does not meet the minimum setback requirement to the well. Regrettably, we are unable to grant approval for your building permit at this time due to our current code regarding setbacks (see attached).

According to Howard County Code, a potable well must be positioned 10 feet away from a deck; however, your plot plan indicates an incorrect distance of 30 feet. After making a site visit to the property, the well location was measured to be 6 ft. away from the existing deck. Additionally, the new deck proposal would put the well 3 feet closer and the setback of 10 ft. is the minimum required to ensure groundwater protection and stability to your well casing/bore hole.

In order to proceed with your building permit, you have two options:

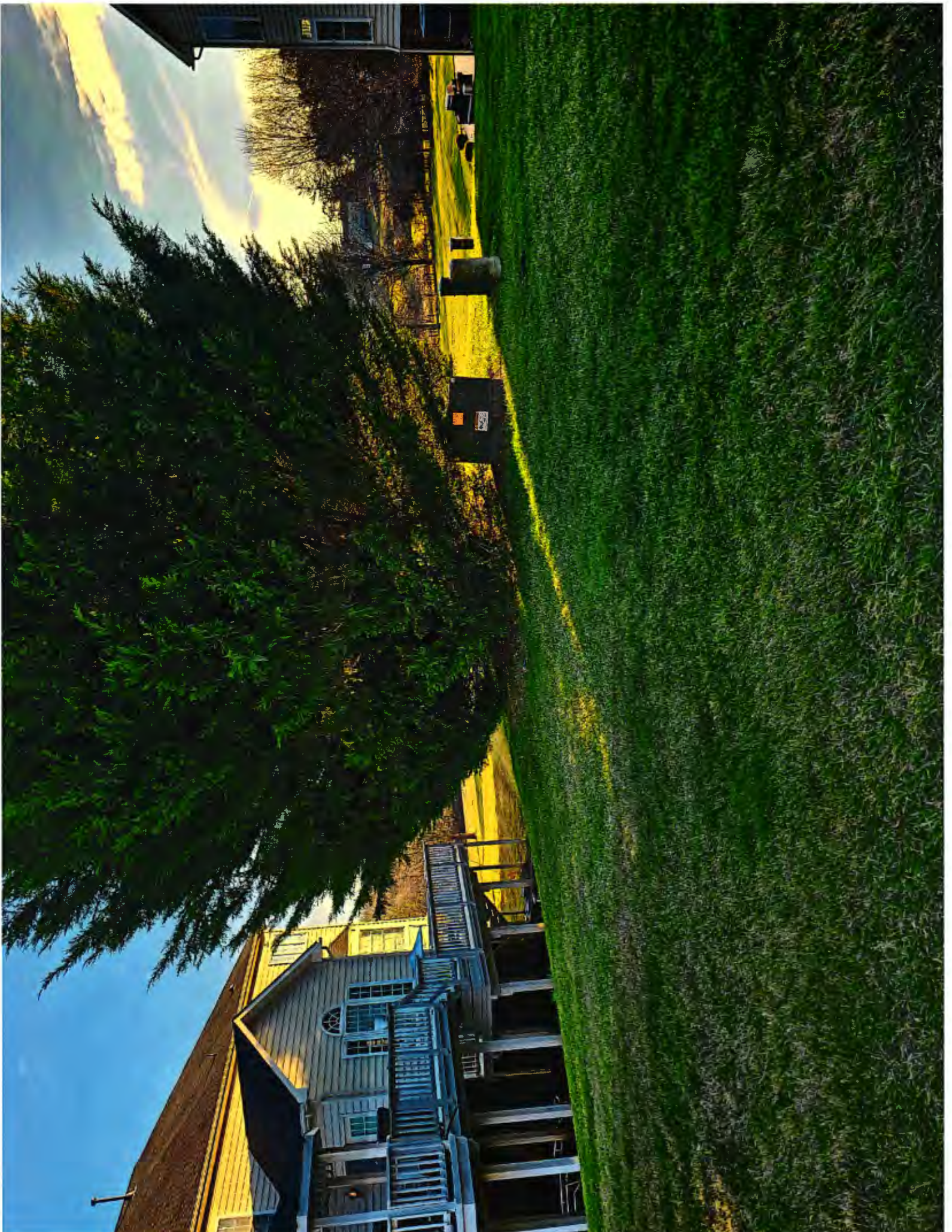
1. Submit a new deck proposal showing the minimum setback to align with Howard County Code.
2. Apply for a waiver from the requirements of Howard County Code. If pursuing this option, your waiver request letter should specifically address the 3 feet proximity to the well instead of the mandated 10 feet. Ensure that your waiver submission includes an accurate plot plan for our comprehensive review.

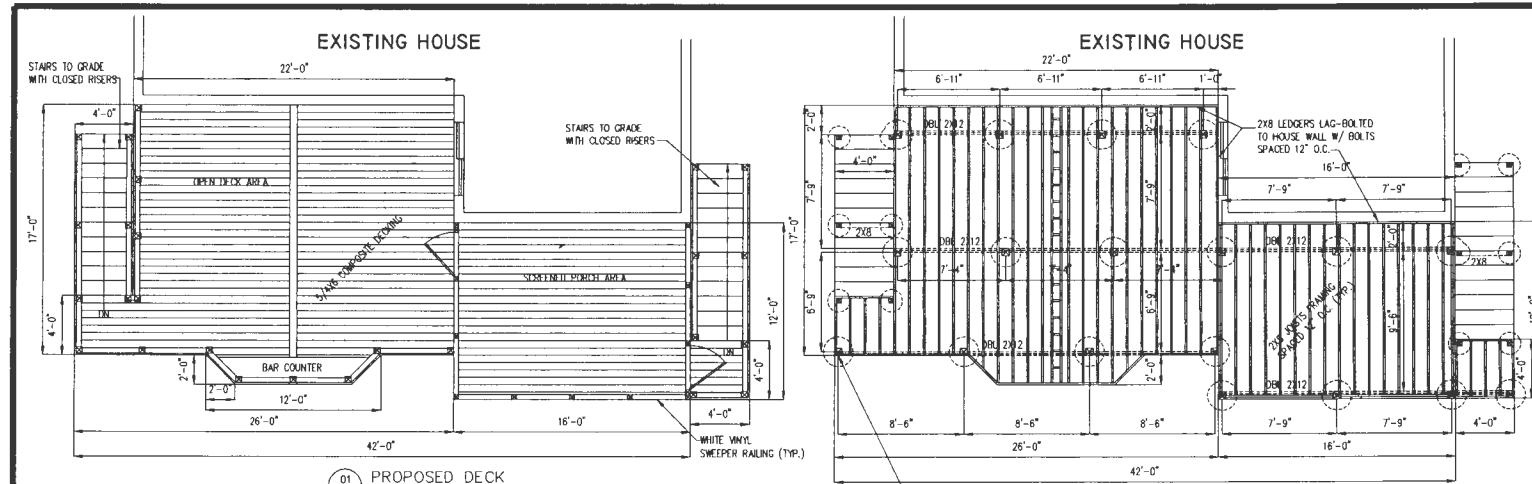
We appreciate your cooperation and adherence to the regulatory guidelines. If you should have any questions or require further clarification, feel free to contact our office or by email [Meshenbaugh@howardcountymd.gov](mailto:Meshenbaugh@howardcountymd.gov)

Kindest regards,

Melanie Eshenbaugh  
Bureau of Environmental Health  
Well & Septic Program



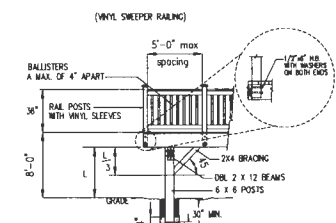
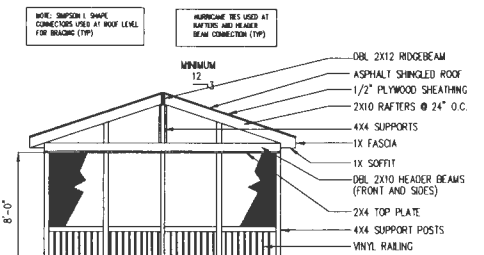
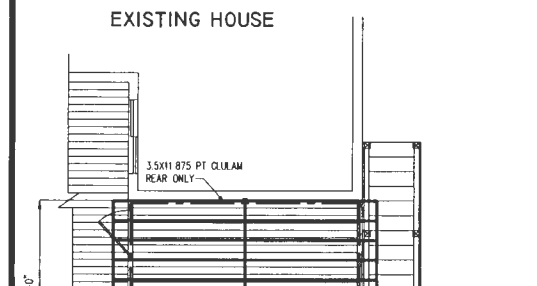




01 PROPOSED DECK  
A-1 SCALE: 1/4" = 1'-0"

02 DECK FRAMING  
A-1 SCALE: 1/4" = 1'-0"

NOTE: STAIRS  
OUTLET STAIR STRINGERS  
TO BE NAILED TO FULL  
2X12 STRINGERS EACH SIDE  
TREADS= 12"  
RISERS= 7-1/2"



STAIR POSTS:  
4X4 ON 18" @ X 10" THICK  
CONCRETE FOOTERS

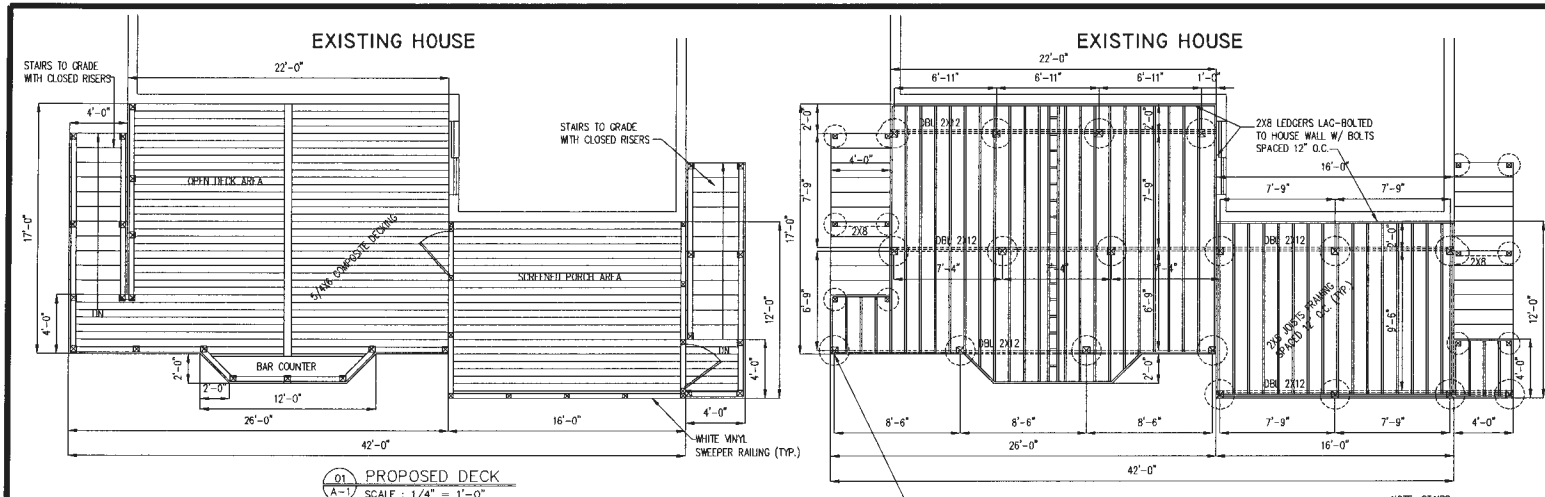
**RICHARD MILLS**  
ARCHITECTURAL DRAFTING  
SERVICE  
CAD Services  
Email: rmill@verizon.net  
Oxon Hill, Maryland 20745  
Tel: (240)882-6456

CONSTRUCTION  
**NORTH AMERICAN  
DECK & PATIO**

Project  
PROPOSED DECK/ SCREEN PORCH  
BARONE RESIDENCE  
12325 FOX MEADOW LANE  
WEST FRIENDSHIP, MARYLAND

No.	Revision/Issue	Date

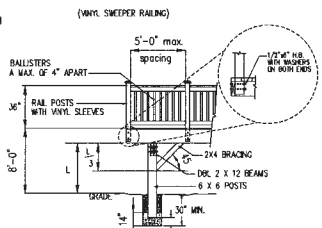
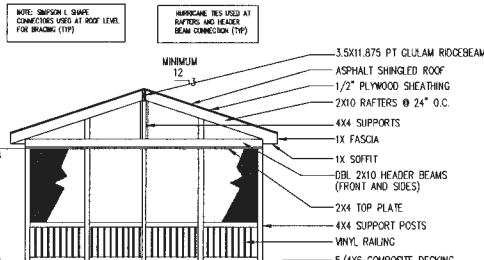
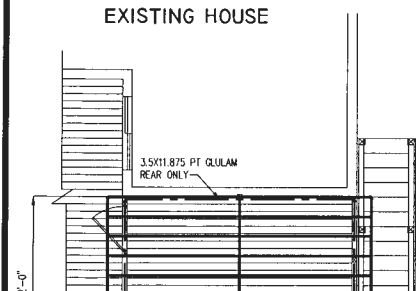
Consultants



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