

**Zoning & Code Summary**

Parcel Description Tax Map #32, Grid 19, Parcel 0119  
Elkridge, MD – Howard County

Zoning District R-ED (Residential: Environmental Development District)  
Howard County Zoning Regulations Section 107  
The R-ED District is established to accommodate residential development at a density of two dwelling units per net acre in areas with a high proportion of sensitive environmental and/or historic resources. Protection of environmental and historic resources is to be achieved by minimizing the amount of site disturbance and directing development to the most appropriate areas of a site, away from sensitive resources. To accomplish this, the regulations allow site planning flexibility and require that development proposals be evaluated in terms of their effectiveness in minimizing alteration of existing topography, vegetation and the landscape setting for historic structures.

**Dimensional Regulations (Setbacks)**

**D. Bulk Regulations**

1.a. Height – Principal Structure	34 Feet
Accessory Structure	15 Feet
1.b. Lot coverage	60%
2.a. Minimum Lot Size	6,000 SF
3.a. Minimum Lot Width	50 Feet
4. Minimum Setback Requirements	
4.a. From public street	75 Feet
4.b.1.a. From internal street right-of-way - front or side of structure	20 Feet
4.b.1.a. From internal street right-of-way - rear Accessory structure	10 Feet
4.d.1. From Lot Lines – Principal structures - front side	20 Feet
	7.5 Feet
4.d.2. From Lot Lines – Other Accessory structures – front side	20 feet
	7.5 feet

**OWNER INFORMATION**

Customer: 376657  
Parcel: 01-304658  
Owner Name: SAPP WILLIAM WADE JR  
HAMILTON LEE TALBOT  
Use: RESIDENTIAL  
Principal Residence: YES  
Mailing Address: 6566 BELMONT WOODS DR  
ELKRIDGE MD 21075  
Deed Reference: /15702/00001

**LOCATION & STRUCTURE INFORMATION**

Premises Address: 6566 BELMONT WOODS RD  
ELKRIDGE 21075-0000  
Legal Description: 13.5332 A  
6566 BELMONT WOODS RD

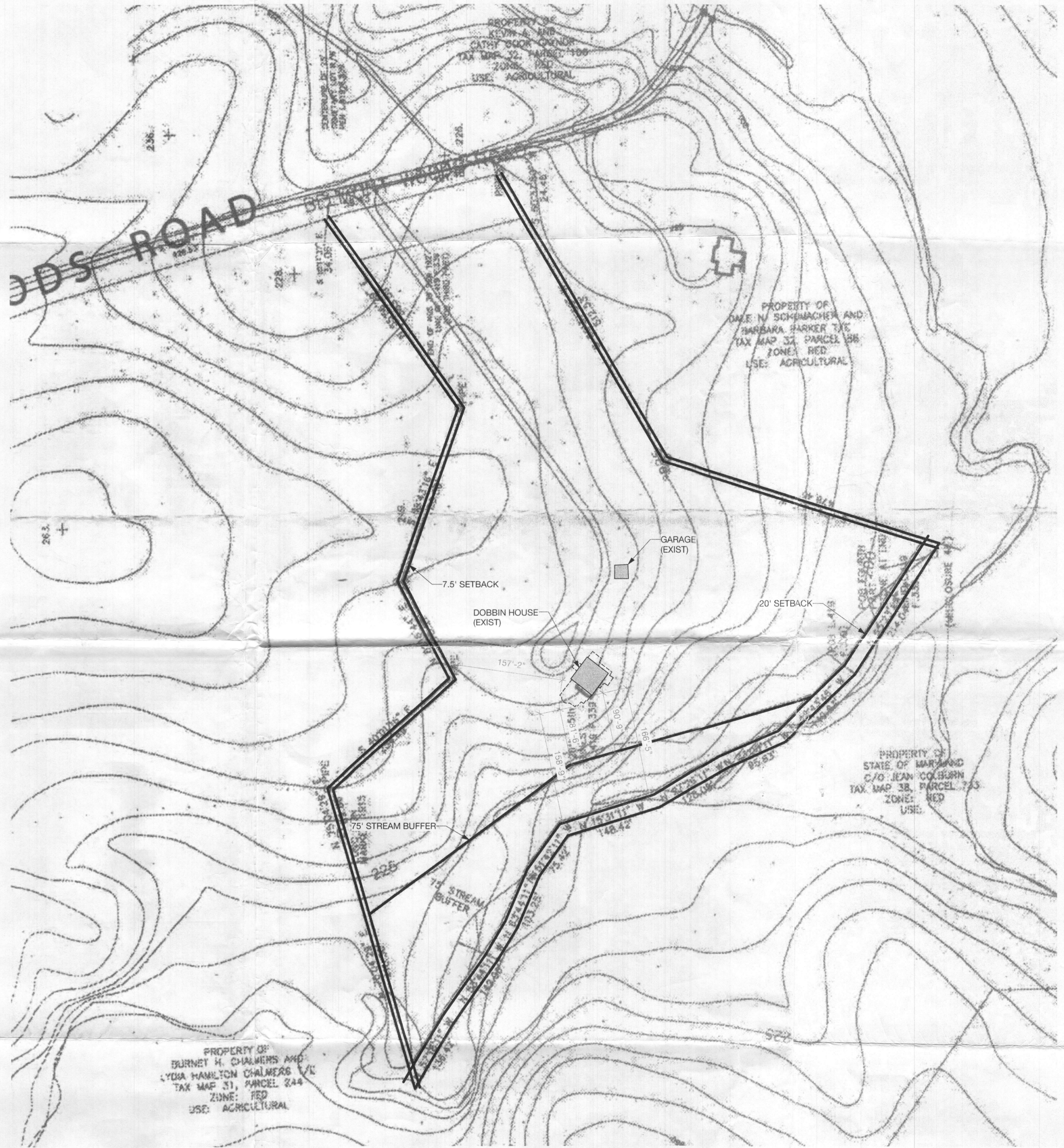
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:
0032	0019	0119		0000				2015

Special Tax Areas: Town: NONE  
Ad Valorem: 103  
Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1985	2,560 SF		13,5300 AC	000000

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT		5 full	1 Detached	

Homestead Application Status: Approved 02/19/2015

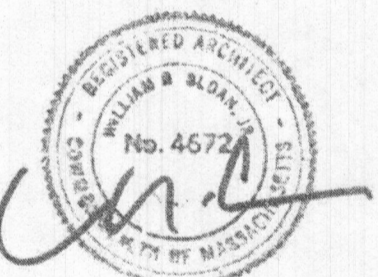


Lee Hamilton & Wade Sapp  
6566 Belmont Woods Road  
Elkridge, Maryland

DOBBIN HOUSE

Permit Set

Consultants



WILLIAM SLOAN ASSOCIATES  
ARCHITECTS  
59 MAIN STREET WINDSOR, MA 01890

Issues / Revisions

No.	Date	Notes
-----	------	-------

Project Manager	CS
Reviewed By	CS
Checked By	CS
Drawn By	JW / KR
Designed By	CS
Date	09/24/15
Drawing Title	

PROPERTY  
AND OWNER  
INFORMATION

Scale: 1" = 90'

Drawing No.

A001

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Thursday, December 10, 2015 3:19 PM  
**To:** 'Gordon'  
**Subject:** Additional Requirements Prior to BP Approval

Hi Gordy:

Mike Davis is requiring the following before approval of the building permit.

- 1.) A letter of intent stating that the well will be brought up to current code during construction phase by a licensed well driller.
- 2.) Drywell is outdated and its unknown whether there is a 4 foot buffer of unsaturated soil beneath it. Your option is to properly abandon the drywell or prove there is a 4 foot buffer. You will have to apply for a percolation test with our office if you wish to proceed with proving the 4 foot buffer otherwise please provide documentation of abandonment.
- 3.) The grease trap on side of house must be properly abandoned as it no longer serves its original purpose. Please provide documentation of abandonment.
- 4.) We need to know the size of the septic tank (gal) to ensure that its sized properly for the proposed use of 3 bedrooms.
- 5.) We need a scaled site plan showing the existing house, the proposed additions plus the well and all septic system components (i.e. septic tank, trench etc.) to ensure the setback requirements are being met.

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

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 (Office)  
410.313.2648 (Fax)

**Andrew Funsch**  
*Landscape Designer*

**SLATER ASSOCIATES,  
INC.**

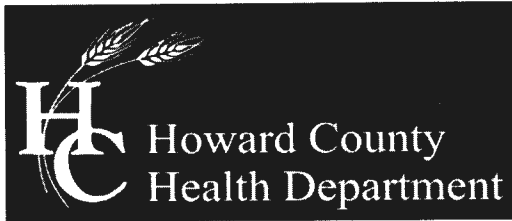
**Landscape Architecture • Site Planning • Land Planning**

5560 Sterrett Place, Suite 302 Columbia, MD 21044  
phone: 410.992.0001 fax: 410.992.0212

**Benefit from Experience!** (1974-Present)

Check out our Website: <http://www.slaterassociates.com>

Follow us on Facebook: <http://www.facebook.com/slaterassociates>



**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](http://www.hchealth.org)

Facebook: [www.facebook.com/hocohealth](http://www.facebook.com/hocohealth)

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

---

October 19, 2015  
R GORDON LONG JR & CO INC  
16944 WESLEY CHAPEL RD  
MONKTON, MD 21111

*Sent via email to: [RGLINC@COMCAST.NET](mailto:RGLINC@COMCAST.NET); [WADE.LEE614@GMAIL.COM](mailto:WADE.LEE614@GMAIL.COM)*

**RE: B15004247**  
6566 Belmont Woods Drive  
Elkridge, MD 21075

RAYMOND LONG:

This letter is in response to building permit **B15004247**. The application describes a 28ft X 27ft addition on right side of residence and a 1 story mudroom addition on left side of residence. Upon review the building permit and site plan, the submittal did not include a copy of the floor plans of the existing house plus proposed changes. Additionally, the site plan did not include the location of the onsite well or septic system components (i.e. septic tank, drywell or trench). This information is needed to ensure that all setback requirements are being met.

Currently, this office doesn't have a record of the well or septic system. Please submit details about the existing conditions of the well (i.e. casing height above grade, 1 or 2 piece cap, tag #) and all septic system components including septic tank and drywell size, depths and conditions. In order to properly document this information, you may have to consult with a licensed septic contractor. I've attached a copy of septic contractors for your convenience.

According to *Howard County Code Sec 3.805*, there must be an approved percolation certification plan establishing a septic disposal area for future repairs prior to Health Department approval of a building permit. If one doesn't exist, then it must be established prior to approval. You may request a waiver to the percolation certification plan requirement in a letter. Include details of the proposal, the existing conditions on the property including acreage/area, setback details and address the letter to the Deputy Director of the Bureau of Environmental Health, Mike Davis.

Building permit approval is being placed on hold until floor plans and revised site plan drawing etc. have been forwarded to the Health Department. Should you have any questions, please don't hesitate to ask.

Respectfully,

*Hank Oswald*

Hank Oswald, L.E.H.S  
Bureau of Environmental Health  
Well & Septic Program

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Thursday, December 03, 2015 3:36 PM  
**To:** 'wade.lee.614@gmail.com'  
**Cc:** WADE.LEE614@GMAIL.COM; RGLINC@COMCAST.NET  
**Subject:** Building Permit B15004247\_6566 Belmont Woods Drive  
**Attachments:** B15004247\_Letter.pdf

LEE HAMILTON & WADE SAPP:

As discussed while onsite today, I am forwarding a copy of the building permit response letter to you. At this point, I will need the floor plans of the existing house plus proposed changes along with the waiver request to the percolation certification plan requirement.

In waiver request letter, you could say that the house is being reduced from 4 to 3 bedrooms on the second floor and the basement bathroom is being converted to a washer dryer room. Also you could mention that all well and septic setback requirements will be met. Please address the letter to Deputy Director, Mike Davis and use the address on my business card..

Just as a reminder, the pit well will probably have to be brought up to current code prior to BP approval.

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

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 (Office)  
410.313.2648 (Fax)

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Wednesday, December 02, 2015 8:10 AM  
**To:** 'Gordon'  
**Subject:** RE: Updated Plans w/ Building Permit Revisions, also Illustrating entrance revisions  
**Attachments:** Pages from WS\_BelmontWoodsRoad\_6555\_1995.pdf

Hi Gordon:

I believe that I found the septic record for the property (See attached). It does appear to have a pit well but I will need to conduct a site visit to confirm. If this is the case, the pit well will have to be brought up to current code.

With regard to the floor plan attachment, I couldn't open it. There seems to be some kind of "error" in the attachment. Please forward a hard copy of the existing FP plus proposed changes.

As for your waiver request, you will need to expand on it. You could say that the house is being reduced from 4 to 3 bedrooms on the second floor and the basement bathroom is being converted to a washer-dryer room. Also, you could mention that all well and septic setback requirements are being met (i.e. the side additions on foundation still meet the 30 foot setback to the well unless it's a slab than its 20 feet; all septic components are 20 feet from house w/ basement).

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

Hank

---

**From:** Gordon [<mailto:rglinc@comcast.net>]  
**Sent:** Tuesday, December 01, 2015 2:45 PM  
**To:** Oswald, Hank  
**Subject:** Fwd: Updated Plans w/ Building Permit Revisions, also Illustrating entrance revisions

Hank,  
Here are the "Dobbin House" drawings - permit # B15004247

Sent from my iPhone

Begin forwarded message:

**From:** chip <[chip@williamsloan.com](mailto:chip@williamsloan.com)>  
**Date:** November 24, 2015 at 12:24:50 PM EST  
**To:** Wade and Lee <[wade.lee.614@gmail.com](mailto:wade.lee.614@gmail.com)>  
**Cc:** Gordy Long <[rglinc@comcast.net](mailto:rglinc@comcast.net)>, Jeff Wetzel <[jeff@williamsloan.com](mailto:jeff@williamsloan.com)>  
**Subject:** Updated Plans w/ Building Permit Revisions, also Illustrating entrance revisions

Attached plans are large file. Include permit revisions, updated foundation plans and windows.

Chip



## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Thursday, December 03, 2015 3:36 PM  
**To:** 'wade.lee.614@gmail.com'  
**Cc:** WADE.LEE614@GMAIL.COM; RGLINC@COMCAST.NET  
**Subject:** Building Permit B15004247\_6566 Belmont Woods Drive  
**Attachments:** B15004247\_Letter.pdf

LEE HAMILTON & WADE SAPP:

As discussed while onsite today, I am forwarding a copy of the building permit response letter to you. At this point, I will need the floor plans of the existing house plus proposed changes along with the waiver request to the percolation certification plan requirement.

In waiver request letter, you could say that the house is being reduced from 4 to 3 bedrooms on the second floor and the basement bathroom is being converted to a washer dryer room. Also you could mention that all well and septic setback requirements will be met. Please address the letter to Deputy Director, Mike Davis and use the address on my business card..

Just as a reminder, the pit well will probably have to be brought up to current code prior to BP approval.

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

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 (Office)  
410.313.2648 (Fax)

# R. Gordon Long, Jr. & COMPANY, INC.

16944 Wesley Chapel Rd. • Monkton, MD 21111 • 301-472-2083

TO: Deputy Director, Mike Davis

December 6, 2015

8930 Stanford Boulevard

Columbia, MD 21045

RE: Waiver Request to the Percolation Certification.

Mr. Davis,

I am the contractor for the project at 6566 Belmont Woods Rd. – Permit # B15004247 and am requesting a waiver for the Percolation Certification. The existing house is being reduced from four (4) bedrooms to three (3) on the second floor and the existing bathroom on the basement level will be converted to a washer / dryer room. In addition to these changes to the existing house, the well & septic setback requirements will be met. Please let me know the outcome of this request as we have been working on this permit since early October. Any questions feel free to call me at 410-971-5251.

Sincerely,

Gordon Long

A handwritten signature in black ink that reads "Gordon Long". The signature is written in a cursive style with a long horizontal stroke extending to the right.

**GENERAL CONTRACTOR • BUILDER**

M.H.I.L. 16328

Tank size?

Drywell - Prove 4'  
buffer or abandon

Upgrade well

Need plan w/  
septic & well  
locations