

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, March 25, 2024 11:58 AM
To: Janet.Hanson@marriott.com
Cc: Silvast, Zackary
Subject: B23003363 2315 Millers Mill Rd

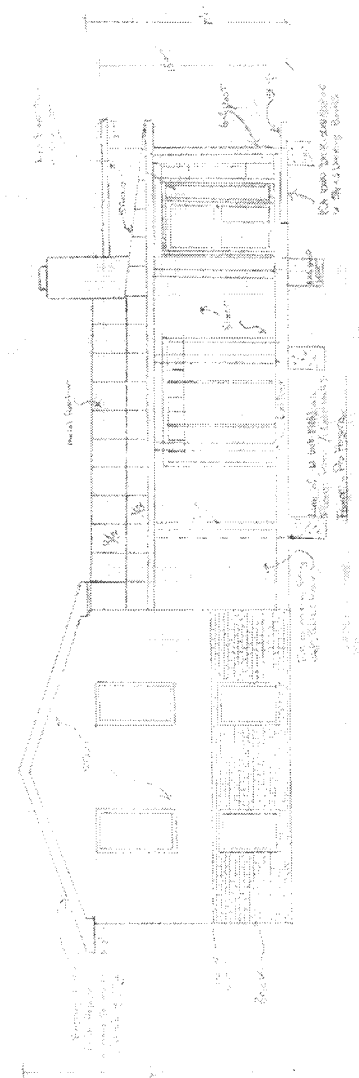
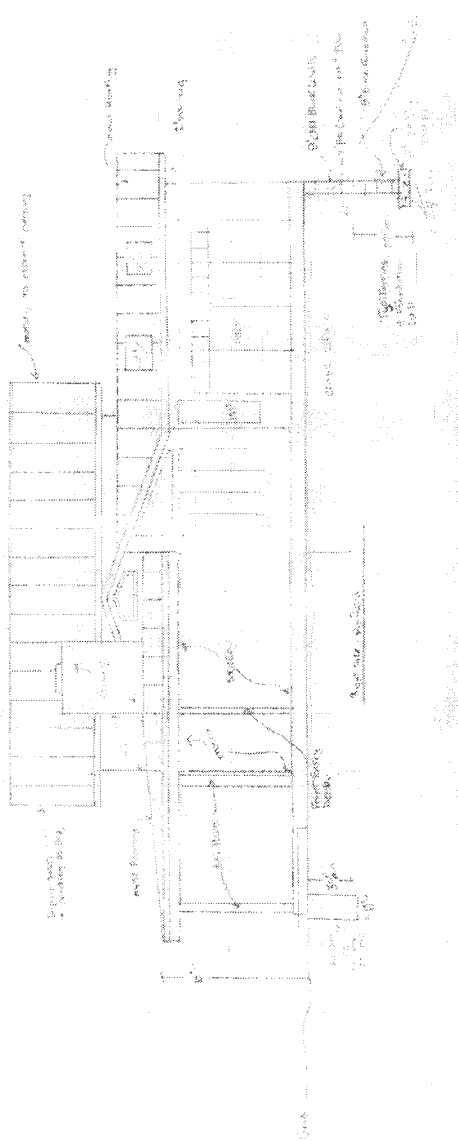
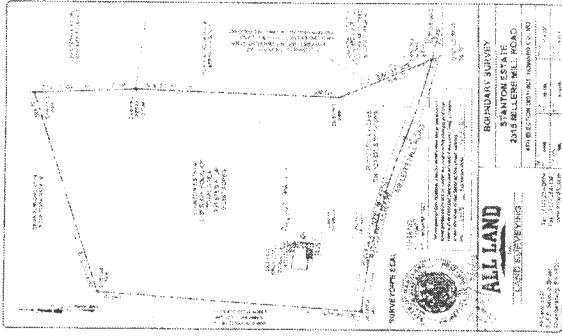
Hello Ms. Hanson. I reviewed your waiver request for the above referenced building permit. I apologize for the delay in receiving and reviewing this. I reviewed the proposal, the property record, and Zack's site visit worksheet. I see you are proposing a 20x17 sunroom and a 8x19 mudroom and a porch. Our county code requires a perc certification plan for any living space increase. This is to ensure that there is an area on the property that is adequate for future septic system repairs. Every septic system will fail and need replacement, so this area is critical to make sure the property can support a future system and that potential area is not damaged by improvements.

We strive to be consistent with regulation and with other projects when we consider waivers, which is why we utilize a square footage guideline to judge when a project might not be considered eligible for a waiver to the perc certification requirement. In this case, I am willing to look at the square footage of the sunroom alone, which puts it in the category that is eligible to get a perc cert waiver. The proposed addition is located within the 100' well setback and there appears to be sufficient area elsewhere in the rear of the property for sewage disposal. Therefore, I am granting the waiver for this permit. Please note that any future building permit, especially for any bedroom addition or large living space addition, will likely require perc testing leading to a perc certification plan and possibly a replacement septic system.

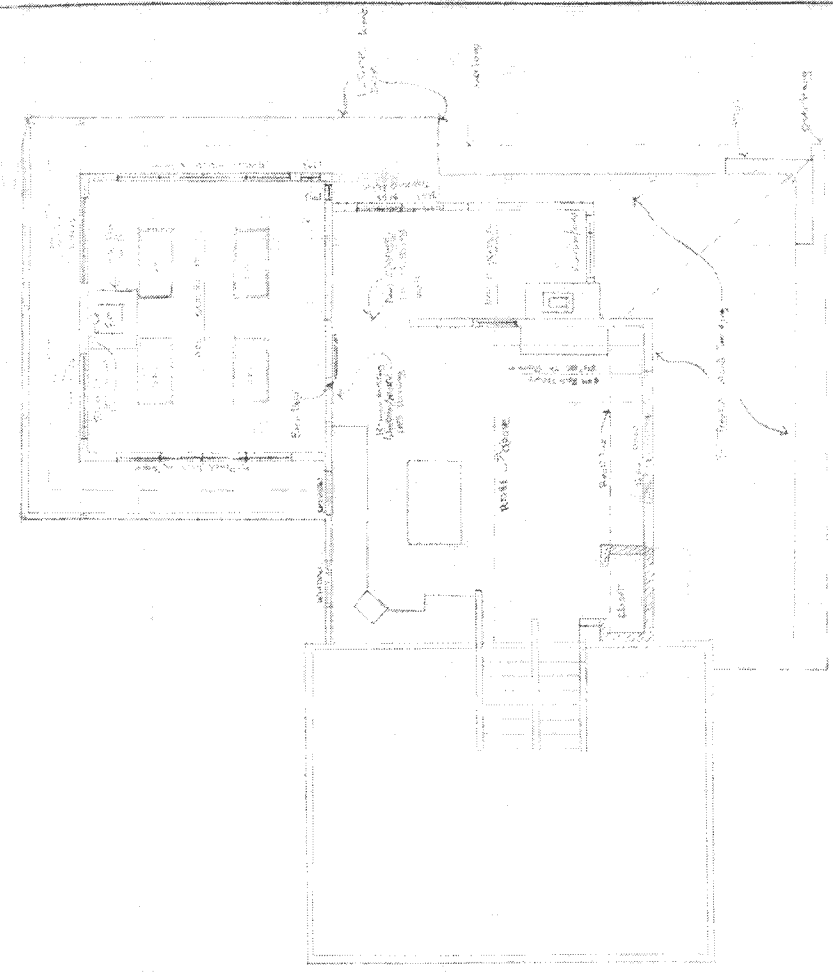
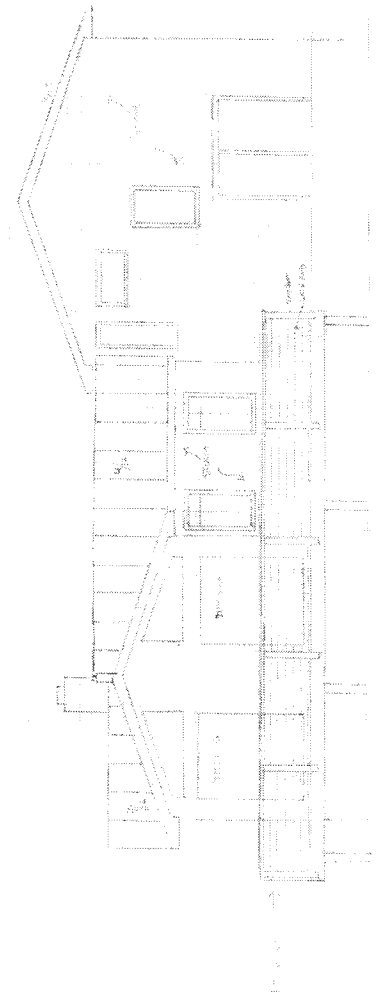
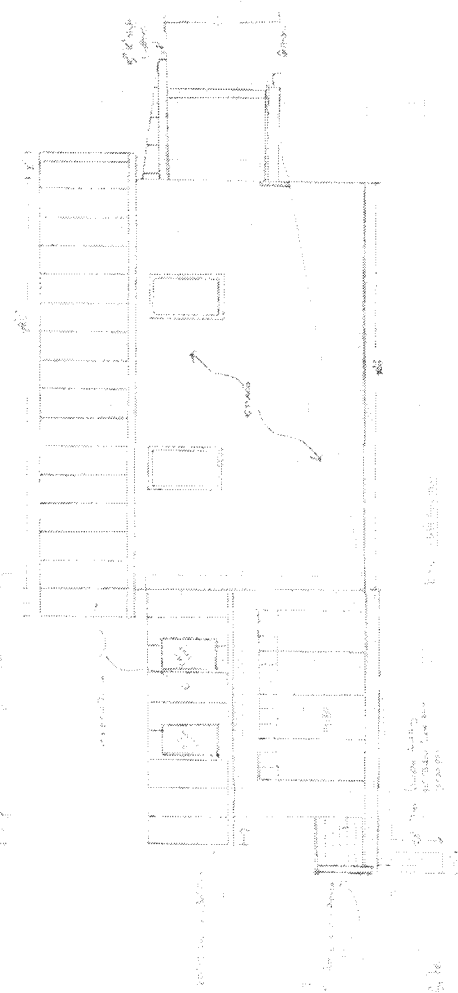
I will sign off on your building permit today. Let me know if there are any questions. Thanks

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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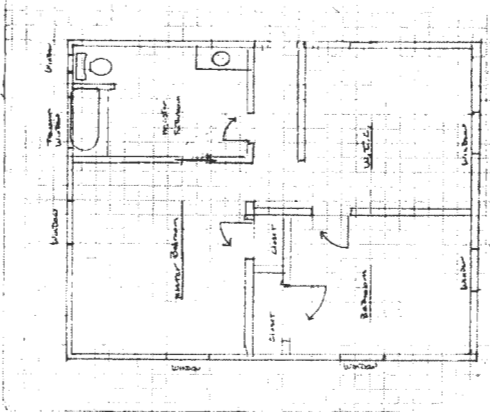


Zwingelberg & Son Remodeling
 100 West 111th Street, 10th Floor
 New York, NY 10026
 Tel: 212-692-1111
 Fax: 212-692-1112
 www.zwingelberg.com

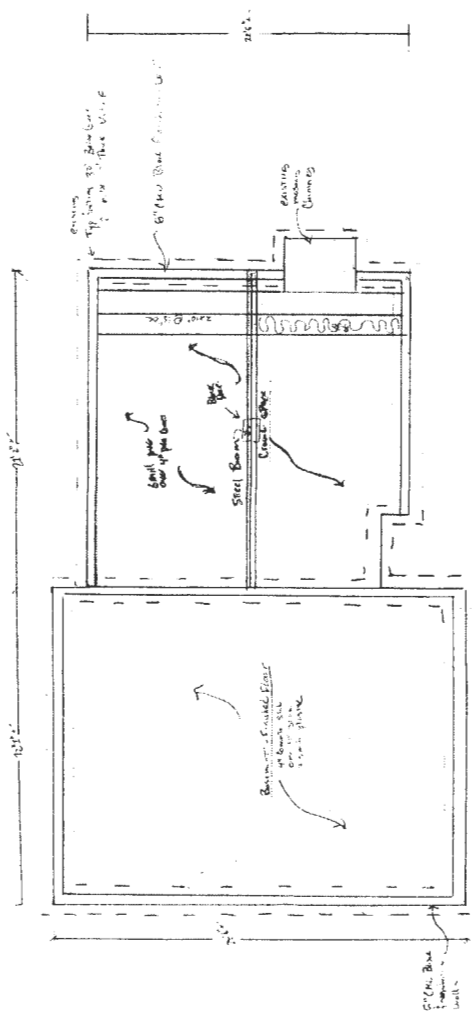


Zwingleberg & Son Remodeling

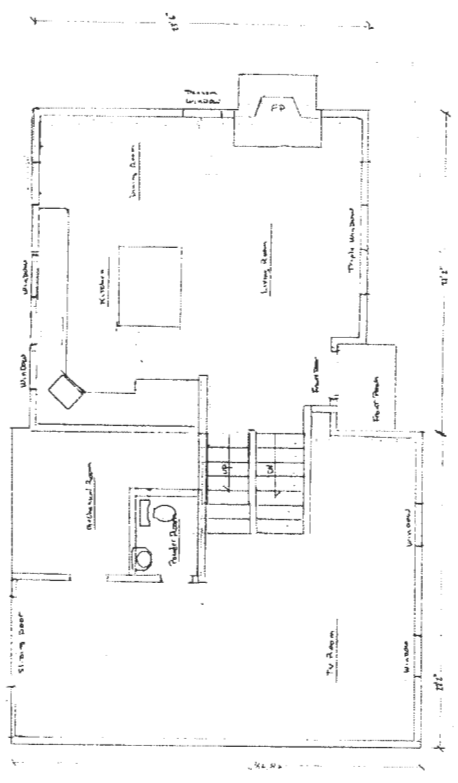
Project No.	100-100
Client	Mr. & Mrs. J. J. Zwingleberg
Address	100-100
City	St. Louis, Mo.
Date	1935
Scale	1/4" = 1'-0"
Sheet No.	100-100
Total Sheets	100-100
Prepared by	J. J. Zwingleberg
Checked by	J. J. Zwingleberg
Drawn by	J. J. Zwingleberg



Existing 2nd Floor Plan

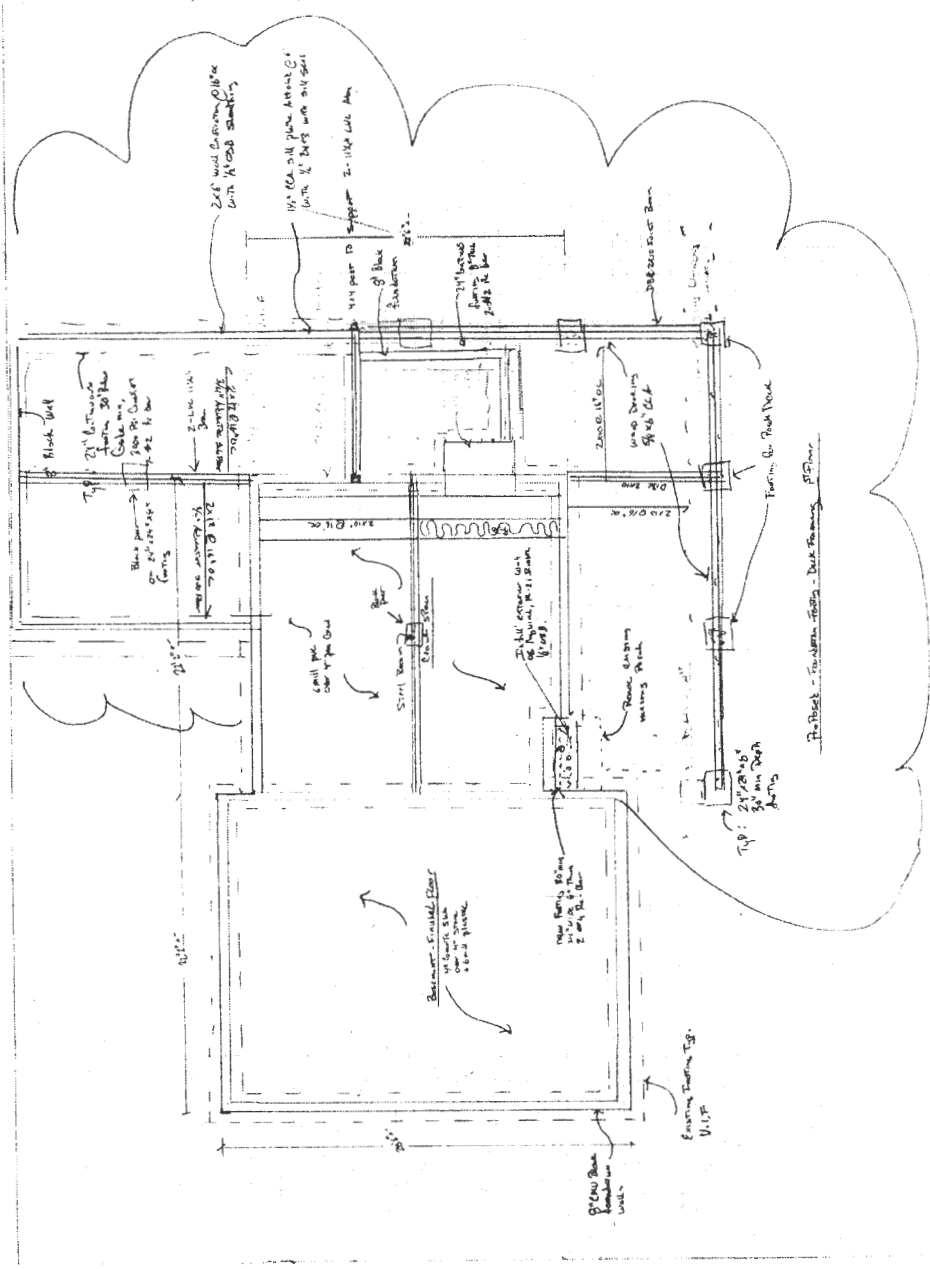


Existing Wall - 11\"/>



1st Floor - Existing

Zwingelberg & Son Remodeling	
Scale: 1/4" = 1'-0"	Sheet: S-2
Date: 5/10/24	Project: Hanson Porch + Sunroom Addition
Drawing: Existing - Floor Plans	



Zwingelberg & Son Remodeling	
Project No.	5/20/12
Client	Hansen, Rich & Susan Addition
Foundation	1st Floor Framing
Sheet No.	Rect 4

February 27, 2024

Michael Davis, Director
Howard County

Approved
gd
3/28/24

RE: Waiver Request: Perc Certification
Building Permit # B23003363
2315 Millers Mill
Cooksville, MD 21723

Dear Mr. Davis,

I recently had an application submitted for a building permit to expand my property that would include a sunroom and mudroom, combined would be just around 450 square feet.

The application was approved pending the Perc Certification Plan. I was unclear as to what this meant by this requirement and have been in touch with Zack on your team. Zack has given me a lot of great and detailed information about the whys and such.

However, because the expansion is not inclusive of a bedroom whereby potentially adding additional residents or of additional plumbing/bathroom, the environmental impact of the septic system will remain as it is today. Further, the expansion will not be built on or near the existing or potentially new septic field.

At minimum, I will be spending \$5,000+ for this exercise and seems to be an excessive amount of money to be spending at this juncture as this is intended to be a Perc Certification Plan for the future, which may or may not get utilized. I also understand that this said plan may only be valid through the current code requirements with the potential of changing and I would have to do this process all over again with additional expenses. I am very concerned I am spending unnecessary money at this time. Perhaps there is an alternative?

For these reasons, I am respectfully asking that a waiver be granted for this building permit.

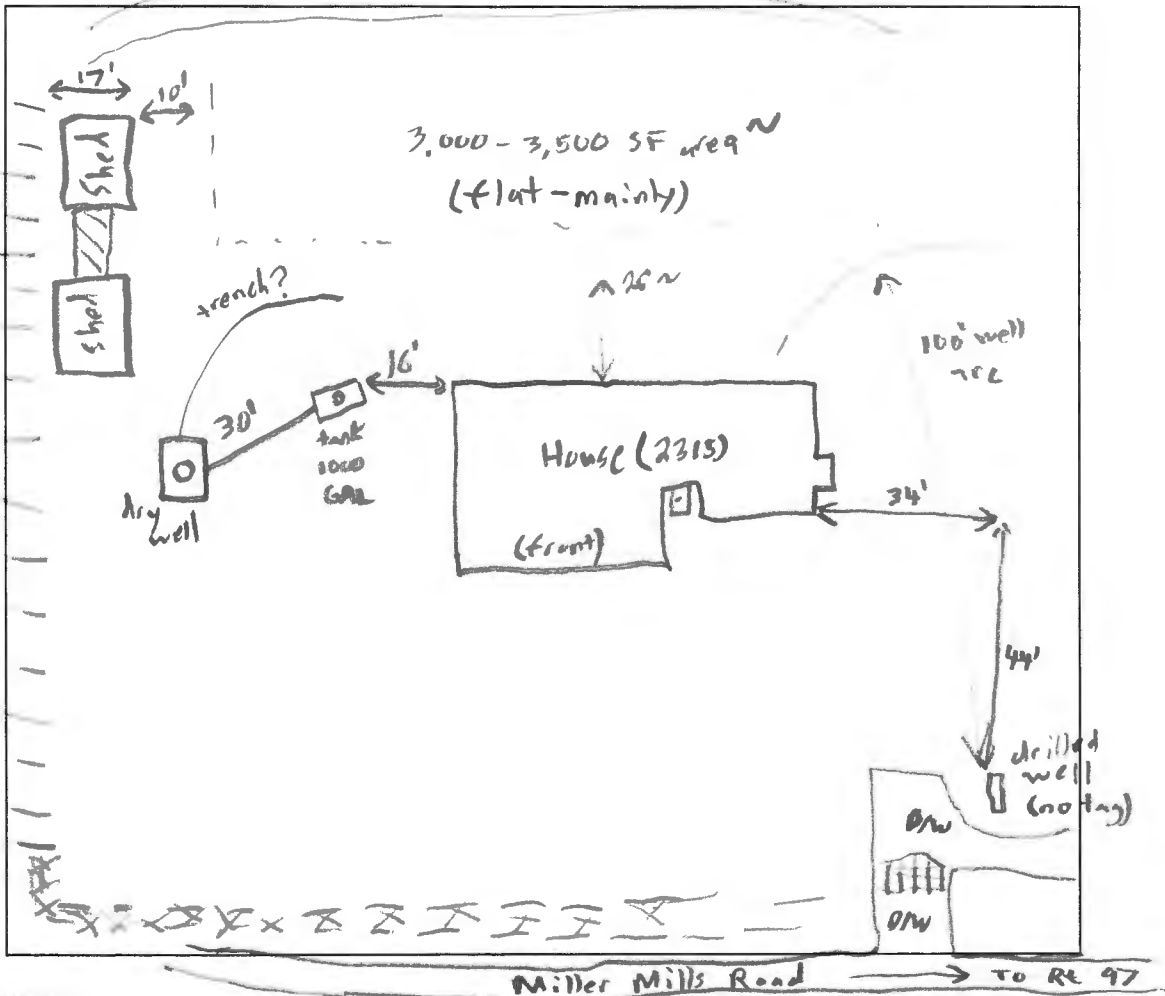
Please feel free to contact me to discuss further and/or next steps.

Sincerely,
Janet Hanson
2315 Millers Mill Road
Cooksville, MD 21723
301-602-4450

SITE INSPECTION SHEET

OWNER: Janet Hansen PHONE #: _____
ADDRESS: 2315 Miller's Mill Road CONTRACTOR: _____
WELL TAG #: HO-73-3402
SUBDIVISION: _____ LOT: _____ COUNTY #: _____
PROPOSAL: Building permit B23003363 - 340 living space, 330 non-living space 670+ footprint increase

LOCATION DIAGRAM



COMMENTS: _____
There is a drop in slope after the flat area, about 6-8% slope down about 200-300 feet.

DATE: 3/22/24 INSPECTOR: Zach Silvest

Record Detail * (This section is required.)

*approved
3/25/24*

Permit Type Building/Residential/Addition/SFD **Permit Number** B23003363 **Opened Date** 08/17/2023

Description of Work
 SFD/ CONSTRUCT 1 STORY ADDITION TO INCLUDE 20X17 SUNROOM & 8X19 ENTRY AND MUDROOM, WITH 33 X 10 "L" SHAPED WRAP AROUND PORCH/, 1 STORY, Crawl Space, 2R, 0FB, 0HB, 1FP, OTHER STRUCTURE = None, 0BR, PORCH/DECK = Front Porch, ENERGY METHOD = Prescriptive Method, **2021 IECC Prescriptive R Values Exceed Sun Room Exception**

check spelling

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 2315 **Street Name** MILLERS MILL **Street Type** RD

Unit Type --Select-- **Unit #** **X Coordinate** -77.02585 **Y Coordinate** 39.3098

City COOKSVILLE **State** MD **Zip Code** 21723 **Primary** Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
910297	6	5.35	218600	380100	161500	RURAL

Legal Description
 IMPS5.357 AR[]2315 MILLERS MILL RD[]

check spelling

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
		605601	5				

Plan Area State Tax Id 1404339223 **Subdivision Name**

Section Area Tax Map 14

Grid 14-4 **Zoning District** RC-DEO **ADC Map** 4812-F1

SDP No. **Final Plan No.** **WP File No.**

Record Plat No. **WS Contract No.** **FDP No.** **Primary** Yes

Owner Occupied Yes No **Year Built** 1980 **Historic District** Yes No

Historic District Registry No. 4-06 **Stat Area** **Flood Plain** Yes No

Building No

Owner (This section is not required.)

Search Reset Clear

Name *
 HANSON JANET LOUISE

Address Line 1
 2315 MILLERS MILL RD

Address Line 2

Address Line 3

Mail City COOKSVILLE **Mail State** MD **Mail Zip Code** 21723

Phone 301-602-4450 **Primary** Yes

E-mail Appollonmimi@yahoo.com

Cell Number **Fax Number**

Professionals (This section is not required.)

License # *	Business Name		
08010046637	ZWINGELBERG ENTERPRISES INC		
License Type *	First Name	Middle Name	Last Name
MHIC Ind	SHANE		ZWINGELBERG
Primary	Address Line 1		
Yes	5527 SOUTH MEDWICK GARTH		
	Address Line 2		
	5527 SOUTH MEDWICK GARTH		
	City	State	ZIP Code
	BALTIMORE	MD	21228-2106
	Phone 1	Phone 2	Fax
	4437598898		
	E-mail		
	SYZZ@EROLS.COM		

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type *	First Name	MI	Last Name
Applicant	CINDY		MERRILL
Relationship	Full Name		
Applicant	CINDY MERRILL		
Primary	Organization Name		
No	ZWINGELBERG ENTERPRISES		
	Street Address		
	5527 MEDWICK GARTH S		
	Address Line 2		
	City	State	Zip Code
	CATONSVILLE	MD	21228
	Phone	Cell	Fax
	443-759-8898	443-514-4301	
	E-mail *		
	Office@remodelingspecialist.com		

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

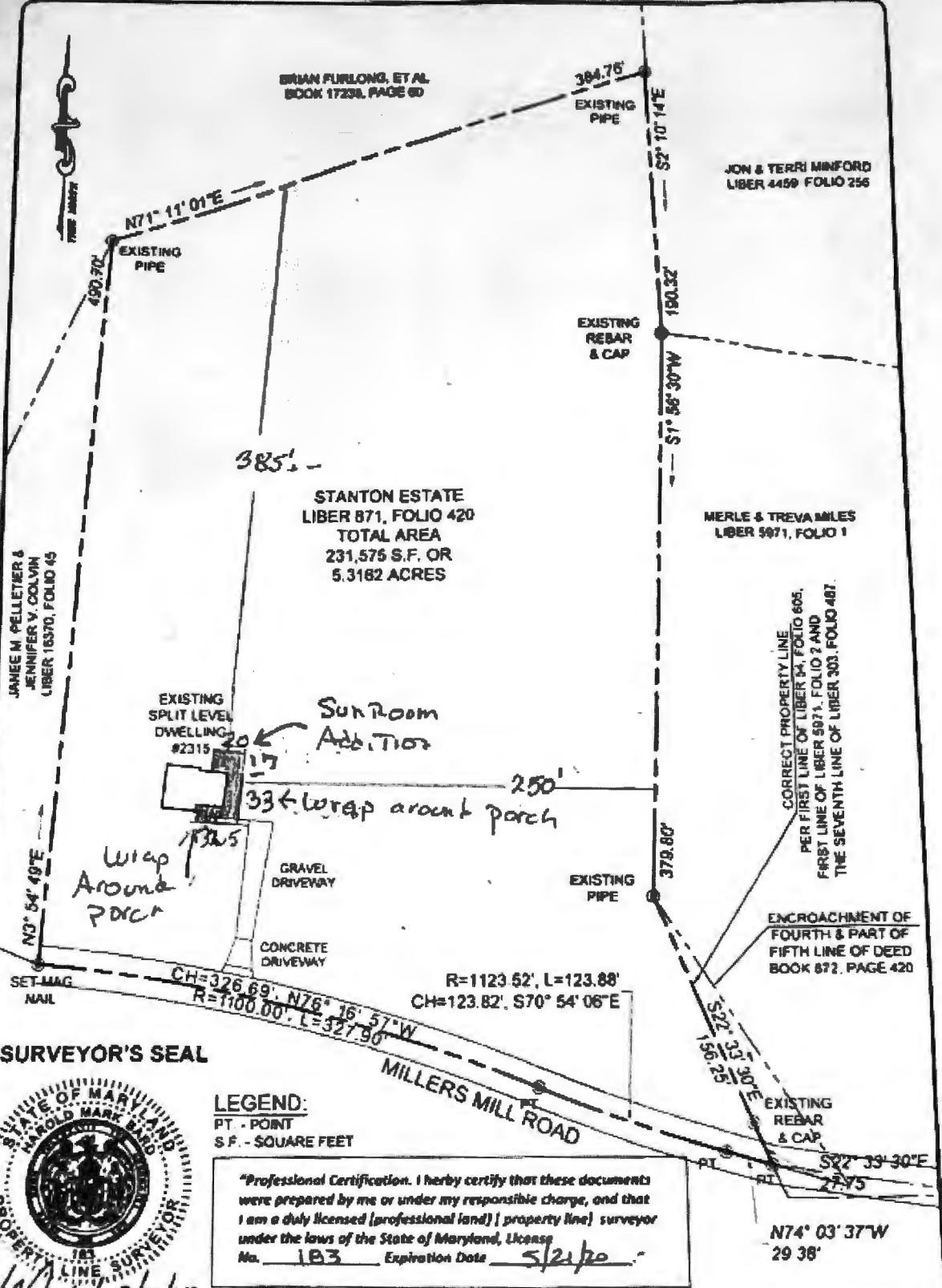
Type	First Name	MI	Last Name
Contact	SHANE		1963
Relationship	Full Name		
Licensed Professional	SHANE MERRILL		
Primary	Organization Name		
Yes	Zwingelberg and son remodeling		
	Street Address		
	5527 MEDWICK GARTH S		
	Address Line 2		
	5527 SOUTH MEDWICK GARTH		
	City	State	Zip Code
	CATONSVILLE	MD	21228
	Phone	Cell	Fax
	4109358072		
	E-mail		
	shane@remodelingspecialist.com		

Addl Info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
150000	0	0	No
Construction Type			
434 - Additions, Alterations and Conversions - Residential			

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee *	Capital Project Number	Fee Exempt *	Roadside Tree Project Permit	Roadside Tree Project Permit #
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	
No of Stories *	Foundation *	Basement *	No of Rooms *	Full Baths *
1	Crawl Space	N/A	2	0
Model *				Half Baths *
				0
				Existing Use *
				Existing Structure
				Condominium *
				<input type="radio"/> Yes <input checked="" type="radio"/> No



BRIAN FURLONG, ET AL
BOOK 17238, PAGE 60

JON & TERRI MINFORD
LIBER 4459 FOLIO 256

STANTON ESTATE
LIBER 871, FOLIO 420
TOTAL AREA
231,575 S.F. OR
5.3182 ACRES

MERLE & TREVA MILES
LIBER 5971, FOLIO 1

JAMEE M. PELLETIER &
JENNIFER V. COLVIN
LIBER 18370, FOLIO 45

CORRECT PROPERTY LINE
PER FIRST LINE OF LIBER 14, FOLIO 605,
FIRST LINE OF LIBER 5971, FOLIO 7 AND
THE SEVENTH LINE OF LIBER 303, FOLIO 487.

ENCROACHMENT OF
FOURTH & PART OF
FIFTH LINE OF DEED
BOOK 872, PAGE 420

EXISTING
SPLIT LEVEL
DWELLING
#2315

Sun Room
Addition

Wrap
Around
Porch

GRAVEL
DRIVEWAY

CONCRETE
DRIVEWAY

EXISTING
PIPE

EXISTING
REBAR
& CAP

SURVEYOR'S SEAL



LEGEND:
PT. - POINT
S.F. - SQUARE FEET

"Professional Certification. I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed (professional land) property line surveyor under the laws of the State of Maryland, License No. 183 Expiration Date 5/21/20"

ALL LAND
LLC
LAND SURVEYING

BOUNDARY SURVEY
STANTON ESTATE
2315 MILLERS MILL ROAD
4TH ELECTION DISTRICT, HOWARD CO., MD

All Land, LLC
225 S. Seventh Street
Chambersburg, PA 17201

Tel: (717) 264-0804
Fax: (717) 264-1321
www.alllandllc.com

DRAWN BY HMB	JOB NO 18-186	SCALE 1" = 80'
CHECKED BY JML	DATE 8-13-18	SHEET NO 1 of 1

Approved 3/27/80
J. Stayer
P 3055
A 28046

PERMIT

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

ELLICOTT CITY

DISTRICT 4th.

DATE 3/11/80

INDEXED

04-339223

Pat Lendrim

IS PERMITTED TO INSTALL ALTER

ADDRESS 14010 Forsythe Road

PHONE 442-2416

SUBDIVISION Arter Property

ROAD ²³¹⁵ ~~2340~~ 2315 Millersmill Road

LOT _____

PROPERTY OWNER

Norman L. Stanton
Lorenzo Stanton

ADDRESS 2336 Millers Mill Road, Cooksville, Md. PHONE: 469-4308

SPECIFICATIONS

3 Bedrooms

SEPTIC TANK CAPACITY 1000 GALLONS

DRAIN FIELD _____ DEPTH _____ FEET. BOTTOM AREA _____ SQ. FT.

DEEP TRENCH _____ DEPTH _____ FEET. BOTTOM AREA _____ SQ. FT.

Dry Well

SEEPAGE PITS ABSORBENT SIDE-WALL AREA 125 SQ. FT. per bedroom

INLET PIPE 2 1/2 FT. BELOW ORIGINAL GRADE. MAXIMUM DEPTH 8 1/2 FT. BELOW ORIGINAL GRADE

EFFECTIVE DEPTH AT _____ FT. BELOW ORIGINAL GRADE.

LOCATE DISPOSAL AREA _____ FT. FROM _____ LOT LINE AND _____ FT. FROM _____ LOT LINE AS SEEN WHEN FACING LOT FROM

Add. E-on - Shed
REG. PERMIT SIGNATURE
AND RETURNED 12-13-95
Serial # 62917

Location per platt - 92 feet off front property line add 15 feet off left property line when facing lot from Miller's Mill Road, Perc hole (3,4) due to slope of lot.

If trench is need: 2 - inspections of trench before and after stone in. Leave 5 ft. earth earth buffer between dry well and trench. Run trench toward #8 perc hole on contour

PLANS APPROVED BY C. B. Streaker

DATE 8/3/78

COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

NOTE: IF TRENCH IS USED CALL FOR INSPECTION BEFORE PLACING GRAVEL IN TRENCH.

NOTE: NO DRY WELL SHALL EXCEED 16 FOOT IN DIAMETER.

NOTE: ALL PIPE FROM HOUSE TO DISPOSAL AREA MUST BE CAST IRON.

PERMIT VOID AFTER THREE YEARS.

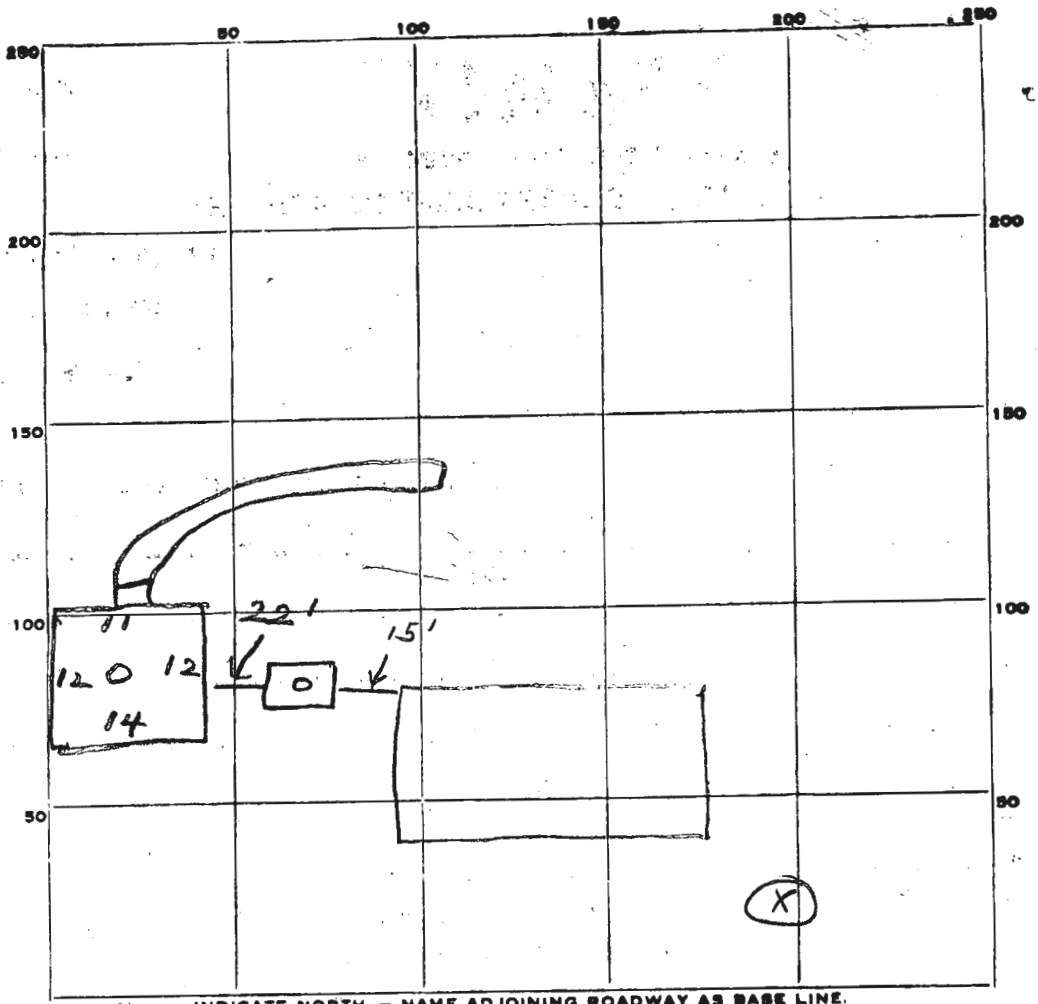
NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL. STAND PIPES MUST BE 6 INCHES IN DIAMETER. CAST IRON, CONCRETE OR TERRA COTTA ACCEPTED.

***INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.**

A 28046

375

37
12
49



INDICATE NORTH. - NAME ADJOINING ROADWAY AS BASE LINE.

PERMIT CARD Miller Mill Rd

SEPTIC TANK, LEVEL ✓ CLEANOUTS ST/DW

DISTRIBUTION BOX, LEVEL ✓

TILE FIELD, DEPTH 8 1/2 FT. TRENCH WIDTH _____ FT.

GRAVEL DEPTH 6 IN. TOTAL LENGTH 46 FT.

NUMBER OF TRENCHES 1 TOTAL BOTTOM AREA _____

SEEPAGE PITS, INSIDE DIAMETER 49 FT. DEPTH BELOW INLET 6 FT. 294

ABSORBENT AREA _____ SQ. FT.

REMARKS 3/27/80 - OK to cover work to trenches.

OK to add gravel to trenches. JS & SK

3/27/80 OK to cover all work. JS & SK

DATE SYSTEM APPROVED 3/27/80 INSPECTOR J. Stayer

APPLICATION

A 28046

P _____

SEWAGE DISPOSAL TESTING

STATE OF MARYLAND - DEPARTMENT OF HEALTH AND MENTAL HYGIENE

HOWARD COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES

P.O. BOX 476, ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 469-5000, EXT. 356

Septic Tank { 1-3 Bedrooms 1000 gal/17h
4 Bedrooms 1250 gal/17h
DATE 5/15/78

6/8/78
9:30 AM
Lat

Dry well to have 125 sq. ft. effective absorbent sidewall area per bedroom below inlet. Inlet to be 2 1/2' below original grade and maximum depth 8 1/2' to location per plat 92' off front property line and 15' off left

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

property line when facing lot from Miller's Mill Road. Percolation hole (3,4) due to slope of lot.

I, HEREBY, APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Lorenzo Stanton and ANNIE L. Stanton

ADDRESS 2336 Millers Mill Rd, Cooksville, Md PHONE 489-4308

PROPERTY LOCATION:

SUBDIVISION ArTer Property (1) 2 inspections of trench before and after slow int.

ROAD AND DESCRIPTION Direct Across from 2344 Millers Mill Rd, Cooksville, Md. - off Bucky Park Rd. LOT NO. 4

SIZE OF LOT 5.357 Acres TYPE BLDG. 3 (2) 5' earth buffer

IF NOT SINGLE RESIDENCE DESCRIBE _____ NUMBER OF BEDROOMS between trench and dry well

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. (3) Run trench toward #8 percolation hole on contour

SIGNATURE OF APPLICANT Lorenzo Stanton

APPROVED BY C.B. Straker FOR Dry Well + or Dry well + trench DATE 5/3/78

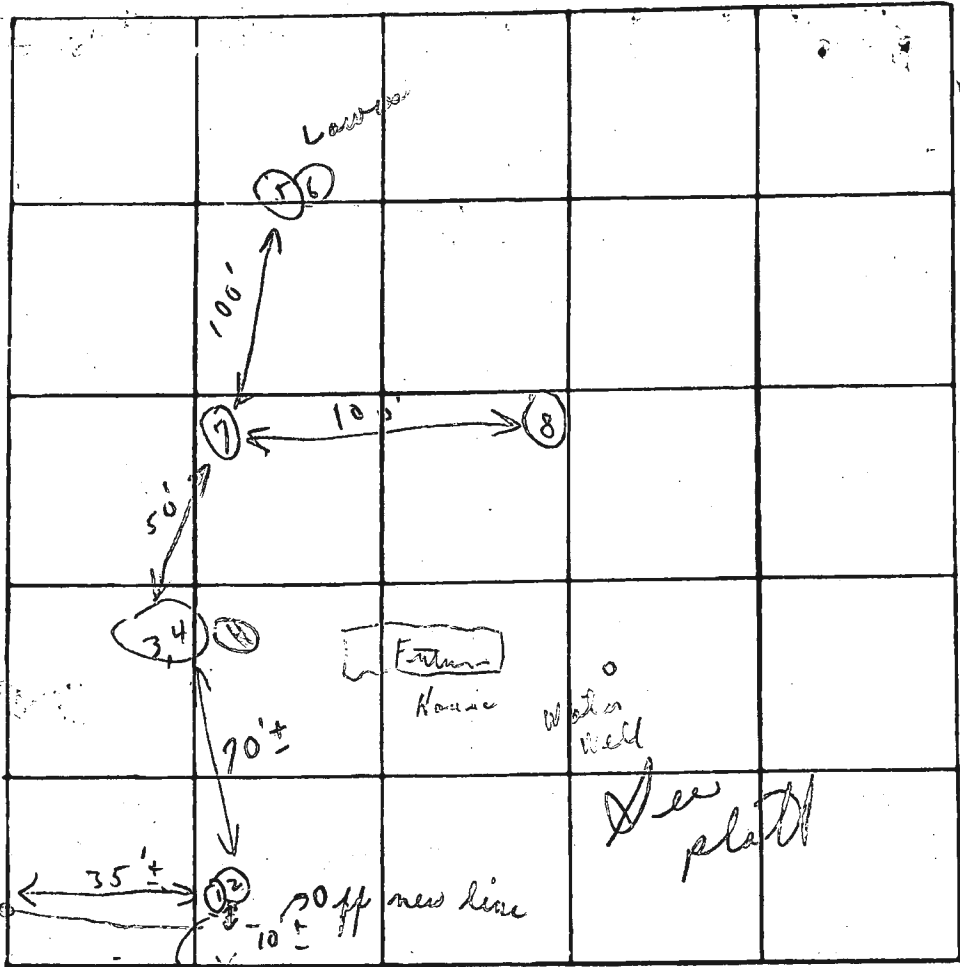
REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

6/8/78 REASONS FOR REJECTION OR HOLDING for certified hole ✓
C.B.S.

BLDG. PERMIT SIGNED AND RETURNED 11/8/79
serial # 41737

THIS IS NOT A PERMIT



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE
 20' off new line
 60' center of hole

Sand, gravel
 Below clay
 4' zone

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
6/8/78	1	3'	10:08	10:13	10:13	10:23	10 m
	2	10 1/2'	10:09	10:11	10:11	10:13	2 m - 5 m
	3	2 1/2'	10:25	10:29	10:27	10:30	3 m
	4	9'	10:25	10:26	-	10:27	less than 2
	5	1 1/2'	10:37	10:39	10:39	10:46	7 m
	6	10 1/2'	10:40	10:42	10:42	10:45	3 m
	7	2 1/2' ? 10' ?	Visual	shades			shallow
	8	2'-10'	Visual				5' 25"

Day 2 10:50
 less than 2
 recommend
 good soil
 shallow
 Dry Well
 2'-5'

REMARKS Wooded lot Hold for certified holes
 TYPE OF SOIL _____
 TESTED BY C. B. D. ALSO PRESENT: M. Stanton
Sock Fyock
B. B. B.

B 1 5512 SEQUENCE NO. (WRA USE ONLY) **STATE OF MARYLAND**
WATER RESOURCES ADMINISTRATION
 TAWES STATE OFFICE BLDG., ANNAPOLIS, MARYLAND 21401
APPLICATION FOR PERMIT TO DRILL WELL WRA PERMIT NUMBER **HO-73-3402**
 (THIS NUMBER IS TO BE PUNCHED IN COLS. 3-6 ON ALL CARDS) **FILL IN THIS FORM COMPLETELY**

DATE RECEIVED (WRA USE ONLY) **9/10/79**
 OWNER **STANTON Lorenza**
 STREET OR RFD **2336 millers Mill Rd**
 POST OFFICE **Cooksville**

B 1 CONTINUED **DRILLER INFORMATION**

DATE **July 30, 1979** LICENSE NUMBER **273**
 SIGNATURE **Raymond M. Mayne**
 FIRST NAME **MAYNE** DRILLER LAST NAME

B 3 **LOCATION OF WELL**

COUNTY **Harford**
 SUBDIVISION **ARTER PROPERTY**
 SECTION **none** LOT **none**
 NEAREST TOWN **Cooksville**
 MILES FROM TOWN (ENTER 0 IF IN TOWN) **ONE**

B 2 **WELL INFORMATION**

MAXIMUM PUMPING RATE (GALLONS PER MINUTE) **5**
 AVERAGE DAILY QUANTITY NEEDED (GALLONS PER DAY) **500**

USE FOR WATER (CIRCLE APPROPRIATE BOX)

HOME (SINGLE OR DOUBLE HOUSEHOLD UNIT ONLY)
 FARMING, AGRICULTURE, IRRIGATION
 INDUSTRIAL, COMMERCIAL, STATE AND FEDERAL GOVERNMENT.
 MUNICIPAL WATER SUPPLY
 PRIVATE WATER COMPANY
 TEST

B 4 **DIRECTION FROM TOWN**
 (CIRCLE APPROPRIATE BOX)

NORTH EAST NORTHWEST SOUTHWEST
 SOUTH WEST NORTHEAST SOUTHWEST

NEAR WHAT ROAD **RT 97 MILLER MILL RD**
 ON WHICH SIDE OF ROAD (CIRCLE APPROPRIATE BOX) NORTH SOUTH EAST WEST

APPROXIMATE DEPTH OF WELL **150** FEET
 APPROXIMATE DIAMETER OF WELL **6** (NEAREST INCH)

METHOD OF DRILLING USED (CIRCLE APPROPRIATE METHOD)

BORED (OR AUGERED) JETTED DRIVEN
 AIR-ROTARY AIR-PERCUSSION ROTARY (HYDRAULIC ROTARY)
 CABLE REVERSE-ROTARY DRIVE-POINT

REPLACEMENT OR DEEPEMED WELLS (CIRCLE APPROPRIATE BOX)

THIS WELL WILL NOT REPLACE AN EXISTING WELL
 THIS WELL WILL REPLACE A WELL THAT WILL BE ABANDONED AND SEALED
 THIS WELL WILL REPLACE A WELL THAT WILL BE USED AS A STANDBY
 THIS WELL WILL DEEPEM AN EXISTING WELL PERMIT NUMBER OF WELL TO BE REPLACED OR DEEPEMED (IF AVAILABLE)

NOT TO BE FILLED IN BY DRILLER (WRA USE ONLY)

APPROPRIATION PERMIT NUMBER [] ENGINEER REVIEW DISTRICT NO. []
 FORCE [] CONDITIONS []
 WRITE INITIALS IN BOX

B 4 CONTINUED **HEALTH DEPARTMENT APPROVAL**

STATE HEALTH [] COUNTY NAME **Harford** COUNTY NO. **220006**
 DATE **9/10/79** APPROVED BY **Donald H. Monaghan, Sanitarian**

DRAW A SKETCH BELOW SHOWING LOCATION OF WELL IN RELATION TO NEARBY TOWNS, ROADS AND STREAMS WITH NORTH IN THE DIRECTION OF THE ARROW, AND GIVE DISTANCE FROM WELL TO NEAREST ROAD JUNCTION OR STREAM CROSSING SHOWN ON THE SKETCH. ALSO SHOW, BY MEANS OF AN "X", THE WELL LOCATION IN THE BOX BELOW AND THE BOX NUMBER FROM THE WELL LOCATION MAP.

42 CASING
36 OPEN
2 ABOVE GROUND
11 BAGS CEMENT

R.O. 9/10/79
Miller Mill Rd

BOX NUMBER **790**
530

NORTH COORDINATE [] [] [] [] [] []
 EAST COORDINATE [] [] [] [] [] []
 ELEVATION AT WELL HEAD (FEET) [] [] [] [] [] []

B 5 SPECIAL CONDITIONS 8-63 (WRA USE ONLY)