

March 6, 2025

To: Jeffrey Fretwell  
Water Quality Financing Administration  
Maryland Department of the Environment

Canaan Valley Institute

From: Jeff Williams  
Deputy Director

Re: **BRF Proposal for connecting 10204 Cabery Rd to public sewer**

The Howard County Health Department has identified a property in Howard County that meets the five requirements of HB 57 to receive BRF money for connecting an existing house to an existing public sewer line.

**1. THE ENVIRONMENTAL IMPACT OF THE ONSITE SEWAGE DISPOSAL SYSTEM IS DOCUMENTED BY THE LOCAL GOVERNMENT AND CONFIRMED BY THE DEPARTMENT;**

The Health Department has verified that the existing on-site sewage disposal system serving the single family dwelling on the property is in a failing condition. The existing 55 year old drywell is leaching effluent into the grass. (Exhibit A).

**2. IT CAN BE DEMONSTRATED THAT:**

**A. THE REPLACEMENT OF THE ONSITE SEWAGE DISPOSAL SYSTEM WITH SERVICE TO AN EXISTING MUNICIPAL WASTEWATER FACILITY THAT IS ACHIEVING ENHANCED NUTRIENT REMOVAL LEVEL TREATMENT IS MORE COST-EFFECTIVE FOR NITROGEN REMOVAL THAN UPGRADING THE INDIVIDUAL ONSITE SEWAGE DISPOSAL SYSTEM; OR**

**B. THE INDIVIDUAL REPLACEMENT OF THE ONSITE SEWAGE DISPOSAL SYSTEM IS NOT FEASIBLE;**

The Patapsco Wastewater Treatment Plant is currently constructed to meet to ENR standards. Therefore, it is more cost effective per pound of nitrogen removal than installing a BAT on an on-site sewage disposal system. The homeowner has received three (3) written quote packages (exhibit B) from contractors to make the connection. The lowest quote is \$19,863 from Heil Plumbing. The homeowner has paid the Howard County connection cost of \$5100. (exhibit C). Additionally, connection to the public system is required by Howard County Code and installation of an on-site sewage disposal system would be inconsistent with the Howard County Master Plan for Water and Sewerage, and therefore, prohibited by COMAR 26.04.02.02.J.

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

**3. THE PROJECT IS CONSISTENT WITH THE COUNTY'S COMPREHENSIVE PLAN AND WATER AND SEWER MASTER PLAN;**

The Howard County Master Plan states that an individual sewerage system may not be installed on any parcel or lot where a public sewer system is adequate and available. The public sewer system is adequate and available to this property. See the GIS map showing the sewer line in red (exhibit D)

**4. THE ONSITE SEWAGE DISPOSAL SYSTEM WAS INSTALLED AS OF OCTOBER 1, 2008, AND THE PROPERTY THE SYSTEM SERVES IS LOCATED IN A PRIORITY FUNDING AREA, IN ACCORDANCE WITH § 5-7B-02 OF THE STATE FINANCE AND PROCUREMENT ARTICLE; AND**

The existing home was built before public sewer was available. The State Department of Assessment and Taxation Real Property Form indicates the house was built in 1969 (exhibit E). 10204 Cabery Rd is within the Priority Funding Area.

**5. THE LOCAL GOVERNMENT HAS ADOPTED A POLICY OR PROCEDURE THAT WILL GUARANTEE THAT ANY FUTURE CONNECTION TO AN EXISTING MUNICIPAL WASTEWATER FACILITY THAT IS FUNDED UNDER PARAGRAPH (2)(1)E OF THIS SUBSECTION WILL MEET ALL OF THE REQUIREMENTS UNDER THIS SUBPARAGRAPH.**

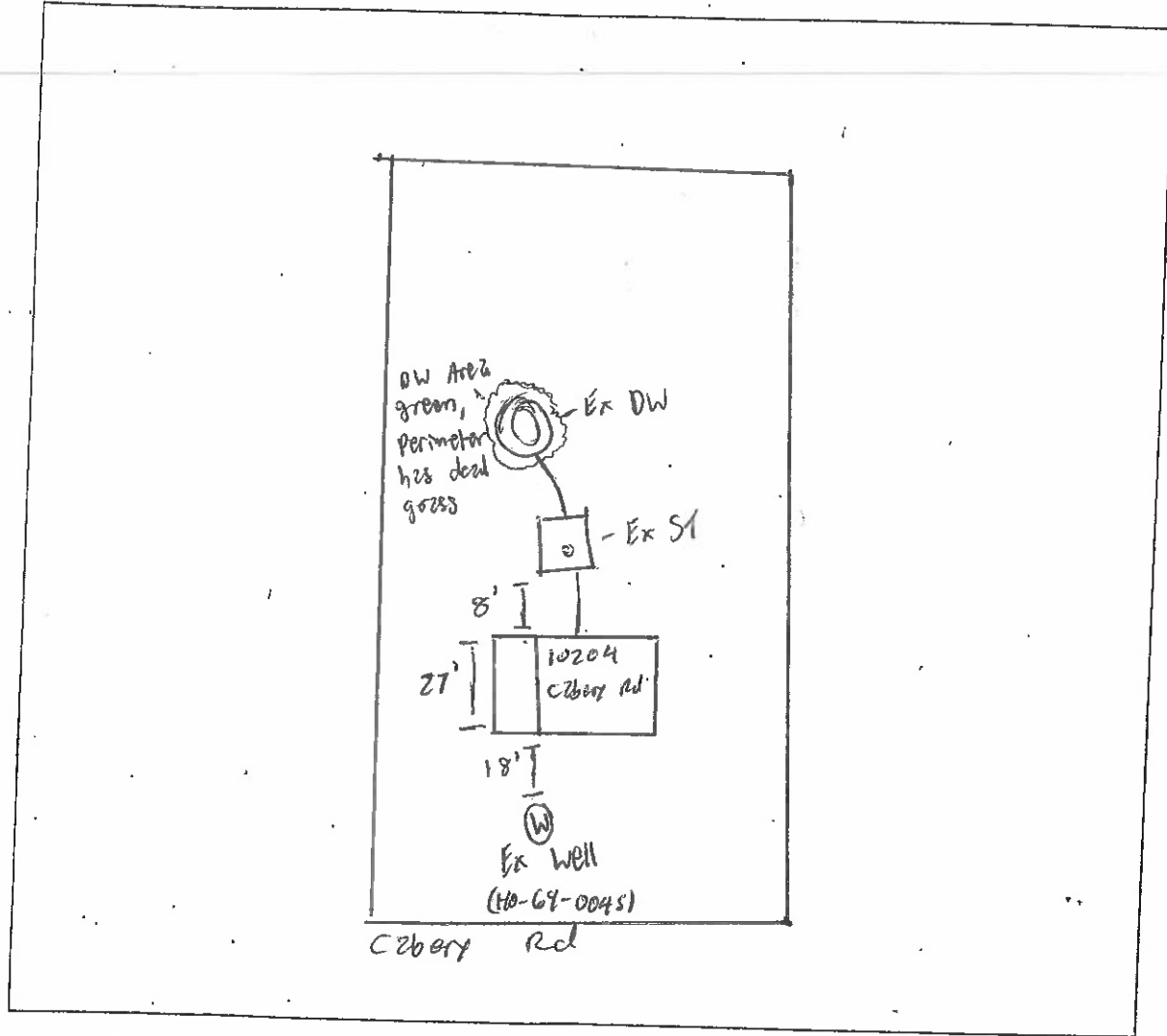
The Howard County public sewer line has already been constructed. The connection will be for 10204 Cabery Rd and no other homes will be connected to the sewer line house connection.

The Howard County Health Department does not like to maintain financial data of Howard County citizens, so I have requested that the owner provide their taxable income information directly to Canaan Valley Institute. Please feel free to contact me at (410) 313-1771 with any questions.

SITE INSPECTION SHEET

OWNER: Sean + Ashley Davis PHONE #: 301-325-6601  
 ADDRESS: 10204 Cebary Rd CONTRACTOR: \_\_\_\_\_  
Ellicott City, MD 21042 WELL TAG #: HO-69-0045  
 SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_\_ COUNTY #: 13  
 PROPOSAL: BRE Fund - Inspection for signs of failing septic system

LOCATION DIAGRAM



COMMENTS: Met onsite w/ Homeowners, Sean + Ashley Davis. H/O stated septic tank was pumped 2x in last 5 years, last pump occurred in September. H/O noticed strong smell inside house after pumping septic tank (there was also heavy rainfall around this time period). H/O notices strong smell when doing laundry. Driveway has dead grass around perimeter + green on top (see attached photo)

DATE: 12/21/2024 INSPECTOR: S. Piser / M. Burns

Well is 53' from septic tank. Well has not been abandoned. (SP/MB)  
 septic tank also 8' from house



Heil Plumbing  
8177 Mission Rd Jessup, MD 20794  
office@heilplumbing.com

**BILL TO**

Sean Danus  
10204 Cabery Road  
Ellicott City, MD 21042 USA

ESTIMATE  
51944253

ESTIMATE DATE  
Dec 23, 2024

**JOB ADDRESS**

Sean Danus  
10204 Cabery Road  
Ellicott City, MD 21042 USA

Job: 51811204

**ESTIMATE DETAILS**

NEW PRIVATE SEWER \*REVISED\*: Heil Plumbing will: (SHC 11' deep, 80')

- Pull permit for the required work
- Excavate to a depth not exceed 11' to access the Howard County sewer house connection (SHC)
- Connect to sewer house connection
- Supply and install standpipe in preparation for the installation of the new private sewer lateral
- Remove 60SF of concrete inside in to allow provisions for the required work
- Excavate 30 +/- linear foot trench inside to redirect the sewer under the slab leading to the front of the house
- Supply and install 30 +/- linear feet of 4" schedule 40 PVC within the interior trench and reconnect the existing waste stack in the basement
- Continue work at the location of the house where the building sewer exits
- Excavate +/- 80 linear foot trench from the SHC to the building sewer at a minimum depth to maintain consistent downhill slope
- Supply and install +/- 80 linear feet of 4" Schedule 40 PVC with tracer wire within the trench
- Connect new sewer lateral to the building sewer at the front of the house and at the sewer house connection
- x1 Clean- out shall be installed near the house & additional clean- outs shall be installed in accordance with the jurisdictions minimum requirements
- Apply #57 gravel to the trench throughout where applicable
- Have work inspected by the county
- Backfill trench using native soil contents, grass seed and straw the work area
- Patch all concrete inside to a smooth finish
- Pump contents, abandon & fill the existing septic tank according to health department requirements
- Apply dirt cover over septic tank w/ grass seed and straw accordingly
- Pump drywell contents, crush, and fill drywell to grade according to health department requirements
- Exclusions: tree removal, plant restoration, landscaping repairs, hauling
- All underground piping & workmanship installed by Heil Plumbing shall have a 10 year warranty

QUOTE: \$19,863

Plumbing Estimator: Ike R- Bagley  
#301-741-5431  
Email: ike.bagley@heilplumbing.com



# *Hatfield's Equipment and Dedication Services, Inc.*

P.O. Box 519 • Annapolis Junction, MD 20701-0519  
Office: 301-490-4289 / 888-490-4289 • Fax: 301-490-5794

Sean Danus  
10204 Cabery Road  
Ellicott City, MD 21042

Septic to county sewer  
Bay Funding  
Proposal # 13213, revised

2/17/2025

We propose to supply the labor, materials, and equipment to complete the following:

Provide permits for outside and inside basement work.

#### Basement work:

Redirect waste pipe below slab to the front of the house behind the footer  
Connect 3" copper waste stack on the back wall, wash machine and laundry tub in the basement along the back wall  
Saw cut concrete and replace concrete in floor as needed

#### Outside work:

Remove a piece of sidewalk as needed to excavate the new sewer location. Replace after completed  
Extend 4" sewer line with 4" PVC to the county tap  
Complete inspection  
Backfill and tamp the existing soil back in place  
Grade the best the soil and weather conditions will allow  
Seed, fertilize, straw and hydro-tack straw  
Pump, crush and fill the existing septic tank and drywell.  
Provide certification to Howard County Health Department  
**Cost \$ 20,700.00**

Exclusions: Tap fees, refill, export of fill, asphalt repair, sodding, repairs to private utilities other than written in proposal, any items not priced above.

HATFIELD'S EQUIPMENT AND DEDICATION SERVICES INC.

Sean Danus  
Septic to county sewer 10204 Cabery Road  
Proposal # 13213, revised

2/17/2025

All work to be billed as completed.

Customer agrees to pay Hatfield's Equipment And Dedication Services Inc. in full the amount due within 30 days.

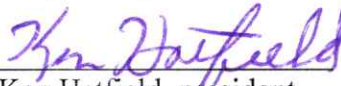
A finance charge at the periodic rate of 2% per month which constitutes an annual percentage rate of 24%, will be applied to any balances not paid in 30 days

Customer agrees to pay 40% of amount due as attorney fees if placed in the hands of an attorney for collection.

Non-payment of any past due amount will be sufficient justification to stop work on the project.

**\*A 4% credit card fee will be applied if paid by credit card/virtual credit card  
Payments by credit card/virtual credit card made through "Avidxchange" or similar  
payment processing will not be accepted without the 4% fee included.**

Respectfully Submitted

  
Ken Hatfield, president

Accepted By

\_\_\_\_\_  
Signature of Responsible Party

\_\_\_\_\_  
Print Name



Prime Plumbing  
 7617 Baltimore Annapolis Blvd.  
 Glen Burnie, MD 21060  
 (443) 774-1122

Estimate 98066696  
 Job 88838  
 Estimate Date 1/14/2025  
 Customer PO

**Billing Address**  
 Sean Danus  
 10204 Cabery Road  
 Ellicott City, MD 21042 USA

**Job Address**  
 Sean Danus  
 10204 Cabery Road  
 Ellicott City, MD 21042 USA

**Estimate Details**

Full Sewer Line Replacement (Option 2): Excavate from from connection at front of home and replace sanitary sewer line approximately 70' Long x 11' Deep to city/county responsibility.  
 Inside 30' Long x 1.5' Deep to route the sewer out the front of the house.  
 Abandon the septic system.  
 - Pump, crush, and fill the septic tank and drywell with proper materials.

Service #	Description	Quantity	Your Price	Your Total
SWR-120	Permanent Solution Excavation · Abandon septic system. Pump, crush, and fill the septic tank and drywell with proper materials. · Re-route plumbing under the concrete floor towards the front foundation. · Route sewer from the front of the house to the county connection. · Install new pipe with approved transition couplings · Backfill with proper material · Obtain all necessary permits and inspections · Remove all debris from the site · Price does not include Howard county tap fee, or abandoning the well.	1.00	\$22,500.00	\$22,500.00
SWR - Exc	All excavation work, unless specifically stated otherwise, in writing, by a representative of the company, is limited to the following; 1. The yard to be finished to a rough grade only. Rough grade as specified in this contract, is described as the following; a. a mound of soil. Soil type, weather and existing conditions will determine the size of the mound. b. No hauling away or bringing dirt to the site. No seeding or sod. c. Not responsible for the site removal of rocks, which are prohibited by code, from going back into the trench. 2. Not responsible for the disturbance to site soil, lawn, trees, bushes, flowerbeds, concrete, steps, asphalt, sidewalks, porches, yard or driveway. 3. Not responsible for unmarked, underground lines such as, but not limited to, waterlines, rain leader lines, gas and/or electric lines, phone or cable lines. 4. Customer is responsible for reconditioning any disturbed areas. 5. All work to be performed as specified on the front of this contract, is to comply with local plumbing regulations. 6. Not responsible for any inside plumbing violations. 7. If any possible Asbestos containing material is discovered and is in conflict with the scope, it will be the responsibility of the customer to have the possible Asbestos containing material tested and any remediation needed. The customer will be advised of any changes to scope and price upon discovery of Asbestos.	1.00	\$0.00	\$0.00
MGRDISC	Discount per Manager	1.00	\$-2,250.00	\$-2,250.00
			<b>Sub-Total</b>	\$20,250.00
			<b>Tax</b>	\$0.00
			<b>Total</b>	\$20,250.00
			<b>Est. Financing</b>	\$582.43

OFFICE USE ONLY

OFFICE USE ONLY

CONTROL NO.: \_\_\_\_\_  
 PERMIT NO.: \_\_\_\_\_  
 INSPECTED BY: \_\_\_\_\_  
 DATE INSPECTED: \_\_\_\_\_  
 BoJ Approved: Roy Hooe

**SEWER CONNECTION APPLICATION**  
**HOWARD COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**  
**3430 COURT HOUSE DRIVE ELLICOTT CITY, MD 21043**

APPLICATION NO.: \_\_\_\_\_  
 CONTRACT NO.: ?  
 REBATE CONTRACT NO.: \_\_\_\_\_  
 SEWER ZONE: \_\_\_\_\_  
 CONNECTION WORKSHEET Y    N X

Account No. \_\_\_\_\_

FILL OUT APPLICATION COMPLETELY AND SIGN BELOW. IF LOCATION INFORMATION IS UNKNOWN, CONTACT THE OFFICE OF PLANNING AND ZONING (DPZ) FOR HOUSE NUMBER, STREET NAME, ETC. NOTE: COMMERCIAL AND INDUSTRIAL FACILITIES MAY BE SUBJECT TO REQUIREMENTS OF THE COUNTY CODE FOR SEWER SURCHARGES, INDUSTRIAL COST RECOVERY CHARGES, AND PRETREATMENT.

Application is herewith made for a water house connection to the property described below.

DATE OF APPLICATION \_\_\_\_\_

SUBDIVISION \_\_\_\_\_ SECTION \_\_\_\_\_ AREA TAX MAP \_\_\_\_\_ LOT 13 BLOCK \_\_\_\_\_  
 HOUSE NO. 10204 STREET Cabery Rd GRID 2 PARCEL 2025  
 CITY, STATE Ellicott City Md ZIP CODE 21042 PHONE NO. 301-325-6601  
 NEW OR EXISTING BUILDING? Existing USE (SEE PROPERTY CLASSIFICATIONS ON REVERSE SIDE) \_\_\_\_\_

ITEMS CHECK	CONNECTION TYPE	CON. DIA.	CHARGES DESCRIPTION	CHARGES AMOUNT	FUND	BA	G/L
<input checked="" type="checkbox"/>	SEWER CONNECTION	4"	INSTALLATION	Capital job 4500.00	7010009000	3100	431185
<input type="checkbox"/>	SEWER CONNECTION	6"	INSTALLATION		7010009000	3100	431185
<input type="checkbox"/>	SEWER CONNECTION	8"	INSTALLATION - ADO		7010003000	1300	102998
<input checked="" type="checkbox"/>			IN-AID-OF CONSTRUCTION AMOUNT CHARGED BASED ON METER SIZE	600.00	7030015100	3100	422000
<input type="checkbox"/>	ADO OR SURETY #		ADVANCED DEPOSIT ORDER OR SURETY DEPOSIT AMOUNT		7010003000	1300	102998
<input type="checkbox"/>			INSPECTION FEE AND PERMIT FEE		7010010000	3100	431105

\*Refer to DPZ for estimates of Advanced Deposit (ADO). For installations requiring an ADO, the owner must enter into a cost agreement with Howard County prior to the commencement of any installation work.

**\$5100.00**  
 TOTAL DUE

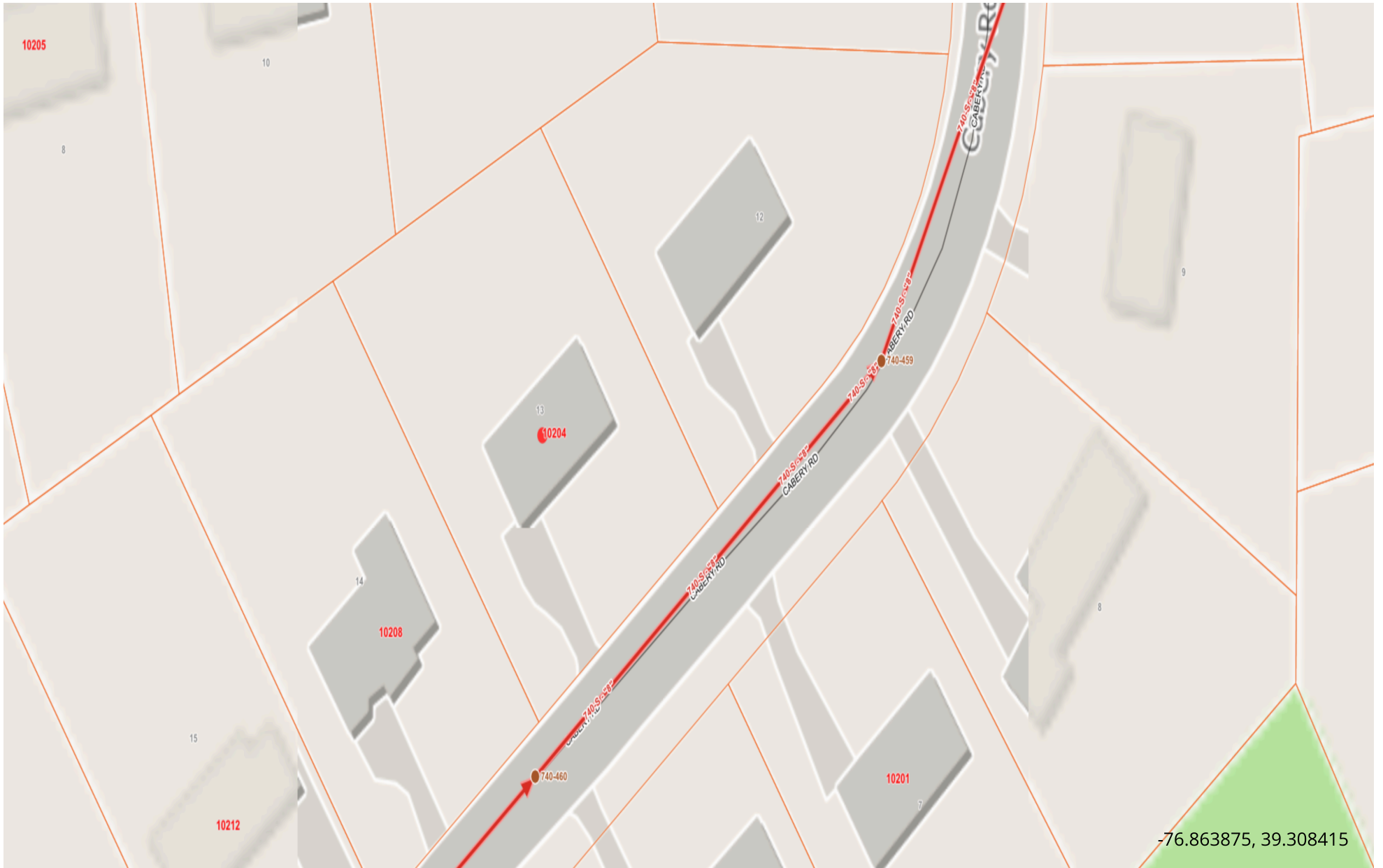
DATE \_\_\_\_\_  
 CR # \_\_\_\_\_

THE INFORMATION REQUESTED BELOW MUST BE LEGIBLE FOR BILLING/REFUND PURPOSES.

COMPANY NAME \_\_\_\_\_  
 COMPANY ADDRESS \_\_\_\_\_  
 OWNER SIGNATURE [Signature]  
 OWNER NAME (PRINT) Sean Danus  
 OWNER ADDRESS 10204 Cabery Rd Ellicott City MD 21042

**FULL FEE MUST ACCOMPANY THIS COMPLETE APPLICATION, MAKE CHECKS PAYABLE TO: DIRECTOR OF FINANCE, HOWARD COUNTY CREDIT CARDS ARE NOT ACCEPTED.**

**THE TERMS & CONDITIONS OF THIS APPLICATION, INCLUDING ANYTHING ON THE REVERSE SIDE HEREOF ARE BINDING UPON THE OWNERS SIGNATURE & ALL SUCCEEDING OWNERS.**



Real Property Data Search ( )  
 Search Result for HOWARD COUNTY

[View Map](#)      [View GroundRent Redemption](#)      [View GroundRent Registration](#)

**Special Tax Recapture:** None

**Account Number:** District - 02 Account Identifier - 198010

**Owner Information**

**Owner Name:** DANUS SEAN A      **Use:** RESIDENTIAL  
 DANUS ASHLEY E      **Principal Residence:** YES  
**Mailing Address:** 10204 CABERY RD      **Deed Reference:** /18762/ 00492  
 ELLICOTT CITY MD 21042-

**Location & Structure Information**

**Premises Address:** 10204 CABERY RD      **Legal Description:** LOT 13 BL C S 2  
 ELLICOTT CITY 21042-0000      10204 CABERY RD  
 ALLENFORD

**Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:**  
 0017 0002 0554 2090901.14 9101 13 2025      **Plat Ref:**

**Town:** None

**Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use**  
 1969      1,316 SF      20,255 SF

**StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements**  
 1 YES STANDARD UNITBRICK/ 4 2 full 1 Carport

**Value Information**

	Base Value	Value		
		As of 01/01/2025	As of 07/01/2024	As of 07/01/2025
Land:	269,600	299,600		
Improvements	217,300	270,000		
<b>Total:</b>	<b>486,900</b>	<b>569,600</b>	<b>486,900</b>	<b>514,467</b>
Preferential Land:	0	0		

**Transfer Information**

**Seller:** FOWLER JANICE      **Date:** 07/11/2019      **Price:** \$415,000  
**Type:** ARMS LENGTH IMPROVED      **Deed1:** /18762/ 00492      **Deed2:**

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**Seller:** BURES ELLEN A L/E      **Date:** 06/23/2011      **Price:** \$358,000  
**Type:** ARMS LENGTH IMPROVED      **Deed1:** /13298/ 00383      **Deed2:**

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**Seller:** BURES GIRARD A & WF      **Date:** 12/12/2006      **Price:** \$0  
**Type:** NON-ARMS LENGTH OTHER      **Deed1:** /10408/ 00674      **Deed2:**

**Exemption Information**

**Partial Exempt Assessments: Class**      07/01/2024      07/01/2025  
**County:** 000      0.00  
**State:** 000      0.00  
**Municipal:** 000      0.00|0.00      0.00|0.00

**Special Tax Recapture:** None

**Homestead Application Information**

**Homestead Application Status:** Approved 08/16/2022

**Homeowners' Tax Credit Application Information**

**Homeowners' Tax Credit Application Status:** No Application      **Date:**