

Menu Save Reset Cancel Help

Record Detail (This section is required.)

Permit Type: Building/Residential/Misc/Porch
 Permit Number: B21001817
 Opened Date: 05/11/2021
 Description of Work: SFD/ CONSTRUCT 14' X 17' OPEN DECK W/STEPS AND 14' X 19' SCREENED PORCH

[check spelling](#)

Address (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #: 6601
 Street Name: BLACKWATCH
 Street Type: LN
 Unit Type: --Select--
 Unit #: --
 X Coordinate: -76.96868
 Y Coordinate: 39.19058
 City: HIGHLAND
 State: MD
 Zip Code: 20777
 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
854652	370	40162	278100	746800	468700	RURAL

Legal Description: IMPSPLOT 9 .922 AR S 1[]6601 BLACKWATCH LN[]HIGHLAND LAKE

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	9	605101	5				

Plan Area: State Tax Id: 1405381495
 Subdivision Name: --
 Section: Area: -- Tax Map: 34
 Grid: 34-21 Zoning District: RR-DEO ADC Map: 4933-E10
 SDP No.: Final Plan No.: -- WP File No.: --
 Record Plat No.: -- WS Contract No.: -- FDP No.: -- Primary: Yes

Owner Occupied: Yes No
 Year Built: 1979
 Historic District: Yes No
 Historic District Registry No.: Stat Area: 5-04A
 Flood Plain: Yes No
 Building No: --

Owner (This section is required.)

Search Reset Clear

Name: HESSION JAMES WILLIAM JR AND KATHLEEN
 Address Line 1: 6601 BLACKWATCH LN
 Address Line 2: --
 Address Line 3: --
 Mail City: HIGHLAND
 Mail State: MD
 Mail Zip Code: 20777
 Phone: 240-460-3562
 E-mail: --
 Primary: Yes

HESSIONKATHY@HOTMAIL.COM

Cell Number Fax Number

Professionals (This section is not required.)

Search Reset Clear

License # 08010097020 Business Name RAVE CONTRACTING License Type MHIC Ind Primary Yes Business Name First Name JOHN Middle Name Last Name PHILLIPS Address Line 1 5282 WERTZ ROAD Address Line 2 City HAMPSTEAD State MD ZIP Code 21074-0000 Phone 1 4102590541 Phone 2 Fax 4102396376 E-mail JPHAMPSTEAD@AOL.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Applicant Relationship Agent for Owner Primary Yes First Name JOHN MI Last Name PHILLIPS Full Name JOHN PHILLIPS Organization Name RAVE CONTRACTING Street Address 5282 WERTZ ROAD Address Line 2 City HAMPSTEAD State MD Zip Code 21074-0000 Phone 4102590541 Cell Fax 4102396376 E-mail JPHAMPSTEAD@AOL.COM

Addl Info

Est Construction Cost 20000 Housing Units 0 Number of Buildings 0 Public Owned No Construction Type -Select-

PORCH INFORMATION

PORCH INFORMATION

Capital Project-No Fee Existing Use SFD Water Supply Private Capital Project Number Type of Porch Screened Porch Fee Exempt No Roadside Tree Project Permit No Roadside Tree Project Permit # Total Square Footage 266 SQFT Sewage Disposal Private Expiration Date 12/1/2021

PAYMENT INFORMATION

Check 1 Payee 1 Check 2 Payee 2 SAP Doc No SAP Entered

Submit Cancel

Bricker, Robert

From: kathy hession <hessionkathy@hotmail.com>
Sent: Sunday, June 6, 2021 10:13 PM
To: Bricker, Robert
Cc: jphampstead@aol.com
Subject: Re: 6601 Blackwatch Lane_B21001817
Attachments: Plat 3808 photocopies.pdf

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

Hi Mr Bricker -

We were surprised to receive your email, as our proposal is for the replacement of our existing deck.

We also know that the prior owners had an addition built in 1989 which should have required some kind of inspection of the septic system at that time. Would you have that on file?

Respectfully,
Kathy Hession

Sent from my iPhone

On Jun 4, 2021, at 3:34 PM, Bricker, Robert <RBricker@howardcountymd.gov> wrote:

Dear Mr and Mrs Hession,

I have been assigned review of the proposal to construct a deck and a screen porch on your property. I found that the existing house was built partly within the sewage disposal area (SDA) that was approved on your property prior to subdivision and recorded on Plat 3808, Highland Lake. The SDA is set aside for the purpose of containing wastewater trenches for initial installation and occupation, and into the future until subsequent installations of repair trenches exhausts the SDA. The area requirement for the SDA is at least 10,000 sq.ft. and unencumbered by permanent structures, easements, or regulated setbacks. The Bureau of Environmental Health has not determined how much of the SDA your house is displaced. We have noted that the 100-ft setback from your well and the 100-ft setback from your back neighbor's well cover much of the remaining area of your lot that is not SDA, and that replacement drainfields for your septic system cannot be planned within the wells' setbacks.

The building permit proposal shall remain 'On Hold' by the Health Department at least through completion of the anticipated waiver process.

You may apply for a waiver that will allow you to build a deck and screen porch. You will submit the waiver to the attention of Jeffrey Williams, Supervisor, Well and Septic Program. There are specific requirements for the content of an exhibit to support your waiver request. A copy of the waiver exhibit may also be submitted at the Department of Inspections, Licenses, and Permits as a Site Plan revision. (The Site Plan revision would have been required regardless of the need for a waiver as the locations and configurations of the proposed deck and the screen porch were not clearly illustrated on the Site Plan submitted with the Building Permit Application, and the Site Plan was not quite at a scale that could easily be measured.)

In addition to the specific locations of the screen porch and the deck, and your well's location, we are requiring the following described content to be included on the Waiver Exhibit:

1. I am including a photocopies of Plat 3808 which are at scales of 1 inch equal to 50 feet and 1 inch equal to 30 feet. We are asking you to superimpose the SDA onto the revised Site Plan that you may use as an exhibit.
2. There is not a record on file at the Bureau of Environmental Health which documents your septic systems' components locations. We are requiring that you specifically label the 'septic tank' location, and that you also illustrate and specifically label the location(s) of the 'dry well' and/or the 'trench' whereby the wastewater effluent is disposed.

Submit your waiver request with the Exhibit as attachment to Jeffrey Williams, jewilliams@howardcountymd.gov<mailto:jewilliams@howardcountymd.gov> . Please copy me on the email.

A visual inspection of the well and the area of the septic system will be required for the waiver review. I will contact you when I am able to fit the inspection into my schedule.

If you have questions regarding the content of this email, please contact me by 'reply'

Robert Bricker, REHS/RS, L.E.H.S.
Environmental Sanitarian II
Bureau of Environmental Health, well and Septic Program

copy
Part of
Plot 3808
" = 30'

JK 1 L

58

N 21° 41' 12" E

21'

138.99'

R = 25.00'
A = 39.27'

75'

255.51'

508° 18' 18" E

56

57

BLACKWATER

508° 18' 18" E
205.80'

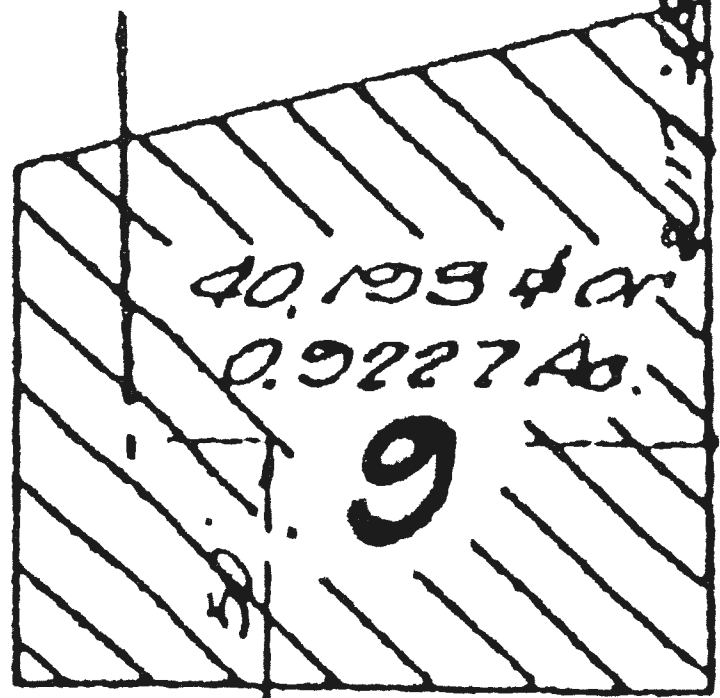
508° 18' 18" E
205.80'

40'

230.00'

Building

Buildg. Rest. Line



40.1984 Cr.
0.9227 Ab.

9

20.02

59

32

157.99'

48

N 21° 41' 12" W

Bricker, Robert

From: Bricker, Robert
Sent: Friday, June 4, 2021 3:34 PM
To: hessionkathy@hotmail.com
Cc: jphampstead@aol.com
Subject: 6601 Blackwatch Lane_B21001817
Attachments: Plat 3808 photocopies.pdf

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- B. There is not a record on file at the Bureau of Environmental Health which documents your septic systems' components locations. We are requiring that you specifically label the 'septic tank' location, and that you also illustrate and specifically label the location(s) of the 'dry well' and/or the 'trench' whereby the wastewater effluent is disposed.

Submit your waiver request with the Exhibit as attachment to Jeffrey Williams, jewilliams@howardcountymd.gov . Please copy me on the email.

A visual inspection of the well and the area of the septic system will be required for the waiver review. I will contact you when I am able to fit the inspection into my schedule.

If you have questions regarding the content of this email, please contact me by 'reply'

Robert Bricker, REHS/RS, L.E.H.S.
Environmental Sanitarian II
Bureau of Environmental Health, well and Septic Program

Date: June 21, 2021

To: Jeffrey Williams

Bureau of Environmental Health, Well and Septic Program

Ref: Permit B21001817

SUBJECT: Septic System Waiver Request

Dear Sir,

Background: A permit to redo my existing backyard deck with the addition of a screened-in room has been submitted to Howard County by my builder and approved by the engineering permit office. However I have been informed by Robert Bricker, REHS/RS, L.E.H.S that the home's septic system records are not on file at the Bureau (See June 4 2021 email from Robert for more details.) Thus the Permit is "ON HOLD." A diagram indicating our septic layout was requested.

ACTION:

- As per his request I am submitting a diagram of my property where my intakes to my two tanks are situated in the front yard. Note: I cannot identify the drain field, although I suspect its located under my driveway. Incidentally, the deck is on the backside of the home.
- Please review the diagram and arrange for an inspection asap so that my builder can proceed with the deck replacement.

V/R,

James Hession

6601 Blackwatch Lane

Highland, MD 20777

240-565-3239 mobile

ATTACHMENT 1: SEPTIC LAYOUT

ATTACHMENT 2: Robert Bricker's "On Hold" email, dated June 4, 2021

ATTACHMENT 3: Deck Diagram (Builder has a very large more detailed blueprint.)

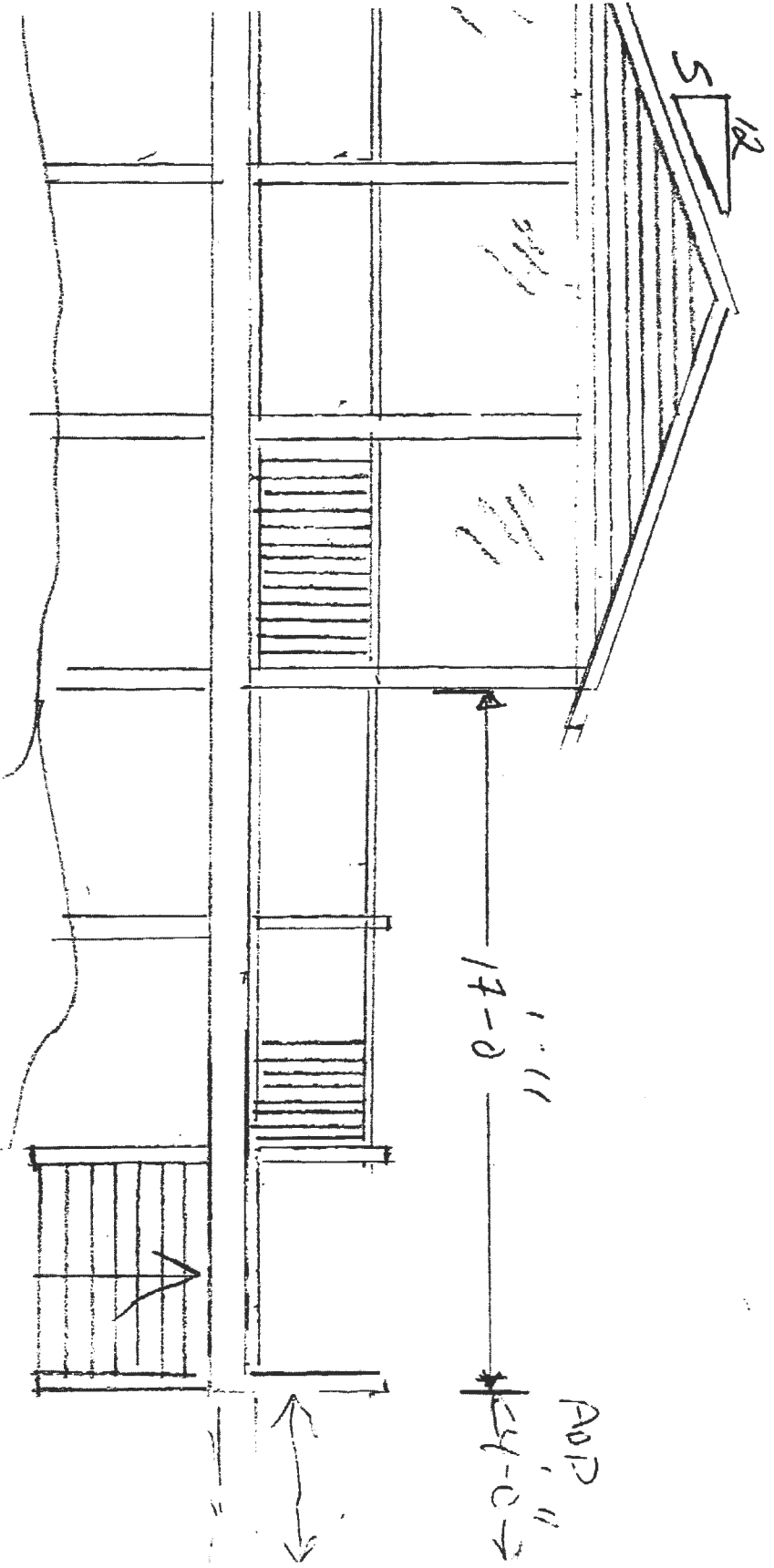
411 W. 1st St.

FOR 2:1497

Front Elevation

19'-0"

Hessing Residence
6661 Bancroft Ln.
Highwood Md. 20779
340-460-3562
Scale 1/4" = 1ft.



ATTACH #3

PERMIT NUMBER: B 21001817

DATE ACCEPTED:

MAY 11 2021



RESIDENTIAL BUILDING PERMIT APPLICATION

LICENSES & PERMITS DIVISION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4

www.howardcountymd.gov

BUILDING SITE ADDRESS *REQUIRED*

Street Address: 4001 Blackwater Ln		Unit:
City: Hampden	State: MD	Zip Code: 21777
Subdivision/Village/Complex Name:		SDP/WP/BA #:
Lot: 9	Tax Map:	Parcel:
		Grading Permit #:

DESCRIPTION OF WORK *REQUIRED*

Existing Use:	Proposed Use: 2nd floor addition	Estimated Cost: \$
Trade Work to Be Completed (<i>Separate Permits Required</i>): <input type="checkbox"/> Mechanical (HVACR) <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> None		
Build Deck approx 24'-14" w/ installing screen door. (19x11) overall size		

PROPERTY OWNER INFORMATION *REQUIRED*

Owner(s) Name(s) (<i>As it appears on tax records</i>): Jim & Kathy Heston	Primary Residence: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Owner's Street Address: 4001 Blackwater Ln	
City: Hampden	State: MD
Phone: 240-410-3564	Zip Code: 21777
Email: Heston.Kathy@hotmail.com	

APPLICANT NAME *REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION*

Business Name: Home Air Conditioning	Contact Name: John Phillip
Street Address: 5200 Woodside Rd	
City: Hampden	State: MD
Phone: 410-257-0541	Zip Code: 21074
Email: JP.Hampden@aol.com	

CONTRACTOR INFORMATION *REQUIRED*

Business Name: KAVC Contracting	
Licensee's Name: John Phillip	License #: 97020
Street Address: 5200 Woodside Rd	
City: Hampden	State: MD
Phone: 410-257-0541	Zip Code:
Email: JP.Hampden@aol.com	

ARCHITECT/ENGINEER INFORMATION *INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE*

Business Name:	Name:
Street Address:	
City:	State:
Phone:	Zip Code:
Email:	

BUILDING CHARACTERISTICS *REQUIRED*

Primary Structure: <input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse <input type="checkbox"/> SF Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Multi-Family Dwelling (MF*)	Condo: <input type="checkbox"/> Yes <input type="checkbox"/> No
Utilities: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas	Water Supply: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Well)
Sewage Disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Septic)	
Heating System: <input type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Other:	Roadside Tree Project: <input type="checkbox"/> No <input type="checkbox"/> Yes: #
Sprinkler System: <input type="checkbox"/> NFPA 13 <input type="checkbox"/> NFPA 13R <input type="checkbox"/> NFPA 13D <input type="checkbox"/> None	Fire Alarm System: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Voice Evac

ADDITIONAL RESIDENTIAL INFORMATION (*PLEASE SELECT/COMPLETE ALL THAT APPLY*)

Model Name & Options:					
# of Bedrooms (SF):	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):	
# Rooms: 4	# Full Baths: 2	# Half Baths: 1	# Fireplaces:		
Garage/Carport Info: <input checked="" type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input type="checkbox"/> Integral Garage <input type="checkbox"/> Carport <input type="checkbox"/> None					
Basement/Foundation Info: <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Post & Pier <input checked="" type="checkbox"/> Unfinished Basement <input type="checkbox"/> Finished Basement: <input type="checkbox"/> Full or <input type="checkbox"/> Partial					
1st Fl Width:	1st Fl Depth:	2nd Fl Width:	2nd Fl Depth:	Bsmt Width:	Bsmt Depth:
Energy Method: <input type="checkbox"/> Prescriptive <input type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI		Gross Area: sq ft		Occupiable Area: sq ft	

To: James Hession
Subject: Fwd: 6601 Blackwatch Lane_B21001817

Sent from my iPhone

Begin forwarded message:

From: "Bricker, Robert" <RBricker@howardcountymd.gov>
Date: June 4, 2021 at 3:34:50 PM EDT
To: hessionkathy@hotmail.com
Cc: jphampstead@aol.com
Subject: 6601 Blackwatch Lane_B21001817

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ATTACH #2

your septic system's components locations. We are requiring that you specifically label the 'septic tank' location, and that you also illustrate and specifically label the location(s) of the 'dry well' and/or the 'trench' whereby the wastewater effluent is disposed.

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Robert Bricker, REHS/RS, L.E.H.S.
Environmental Sanitarian II
Bureau of Environmental Health, well and Septic Program

Thank you WPN (rest of deck joined to porch 3:16)
A. H. S.

NO JOINTS
@ 12" O.C.

DOUBLE
JOINT

2X10

LEDGER BOARD FASTEN TO BEAM
ADD 4' TO DECK

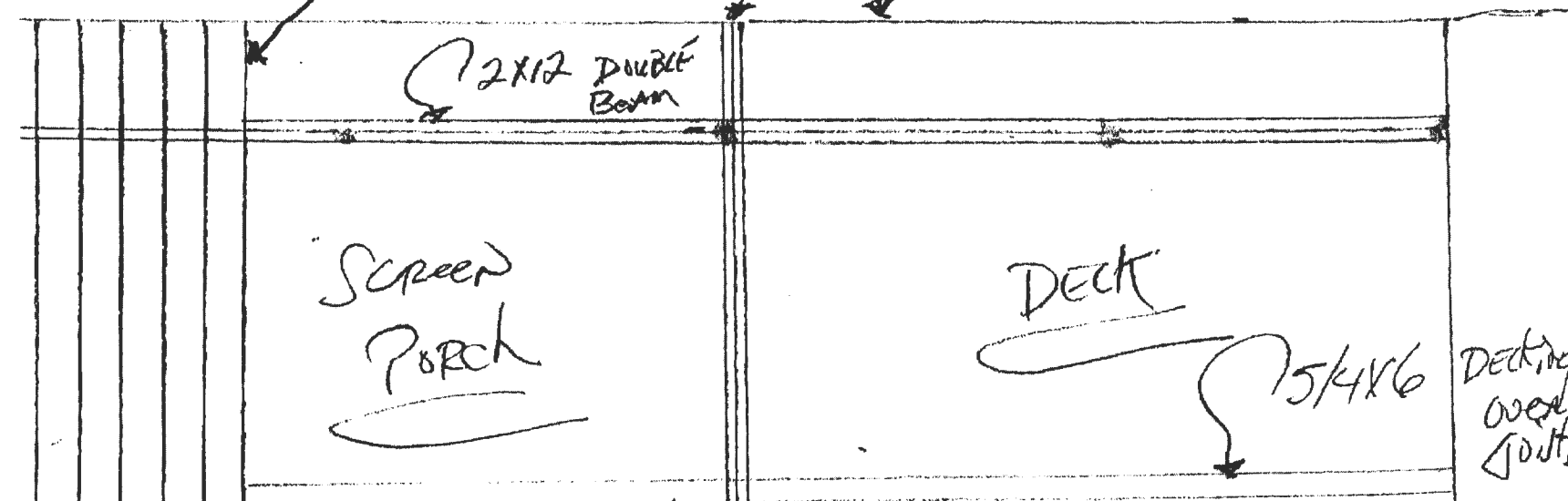
2X12 DOUBLE
BEAM

SCREEN
PORCH

DECK

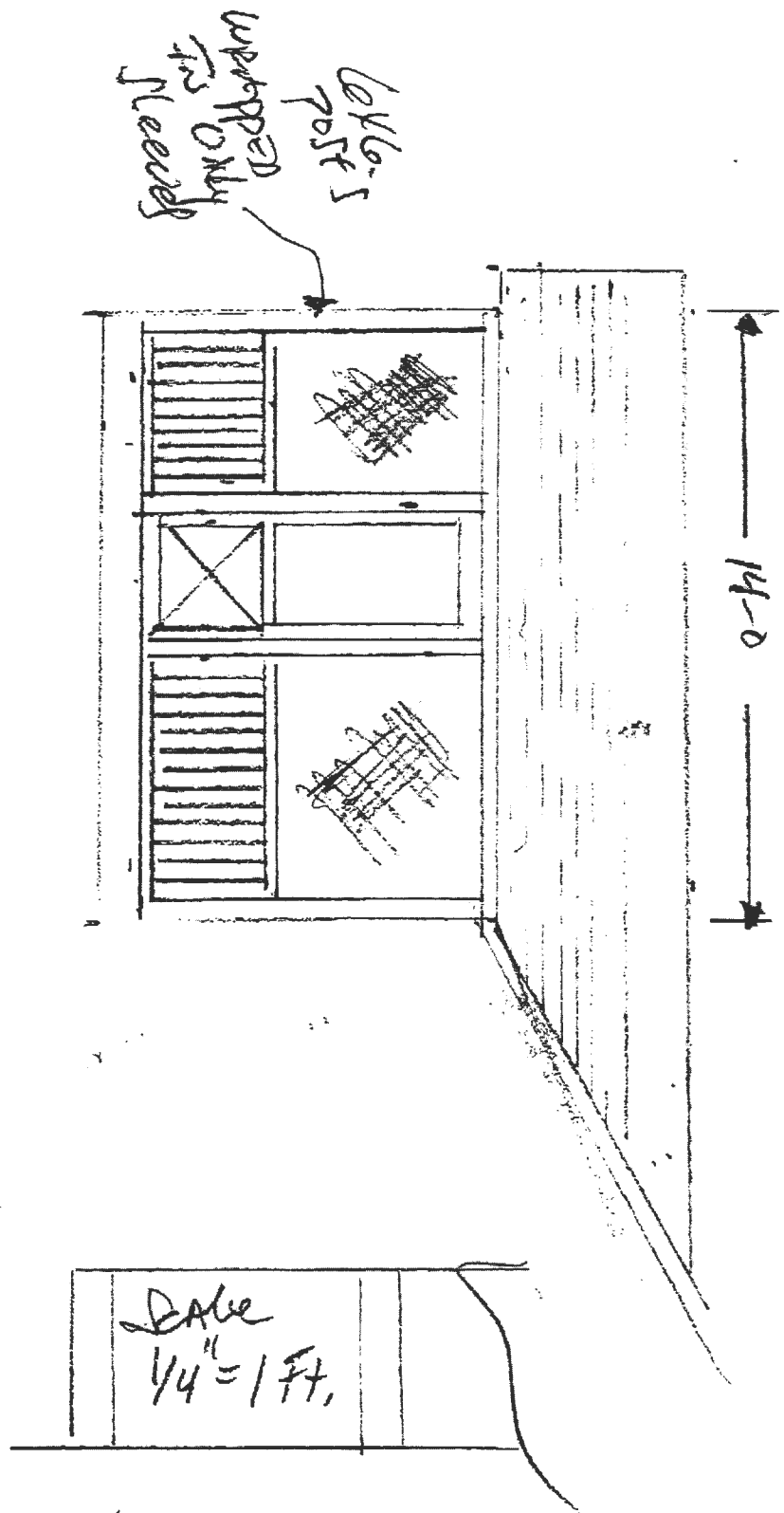
15/4X6

Decking
over
JOINTS



Waterproofers & installers for

Right Easements



~~Thompson~~ 1510 Gold ~~of~~ ~~Front~~ ~~Reservation~~

Materials to be used on Helms Screen Rock

Weight 2x10 Joist @ 12" o.c.

3x6 2x12 Boards

1x6 Joist (wrapped in white Gyle Sheeps)

" Round Posts

1 Post (wrapped in white Gyle Sheeps)

2x10 Black Round Aluminum Posts with white Bottom

top cap to match Decking color

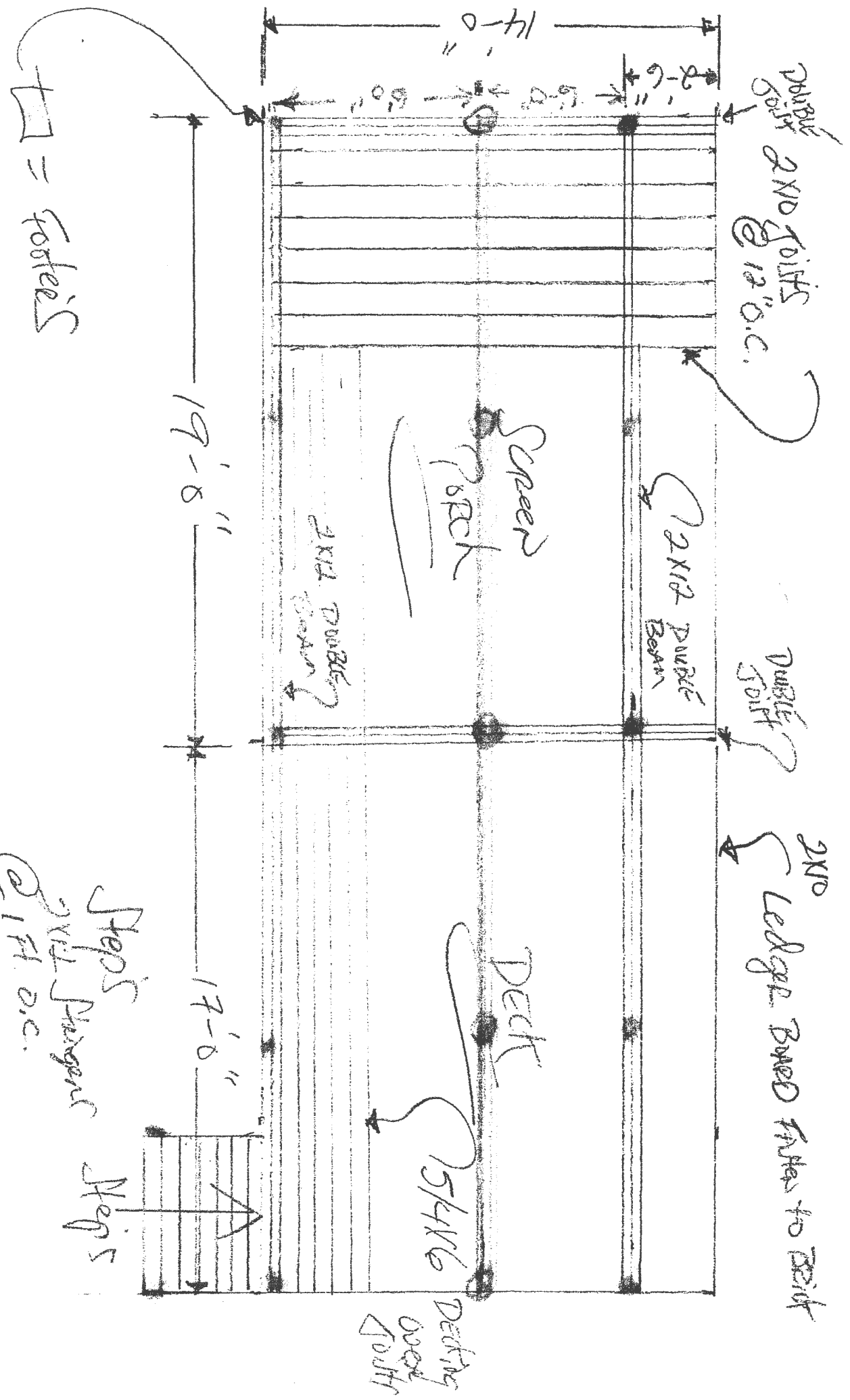
ply to be Board there on ~~smaller~~ Decking product

ply to match house

no see for ~~Screening~~ materials (Charcoal Screening)

And Rivet to match Deck color

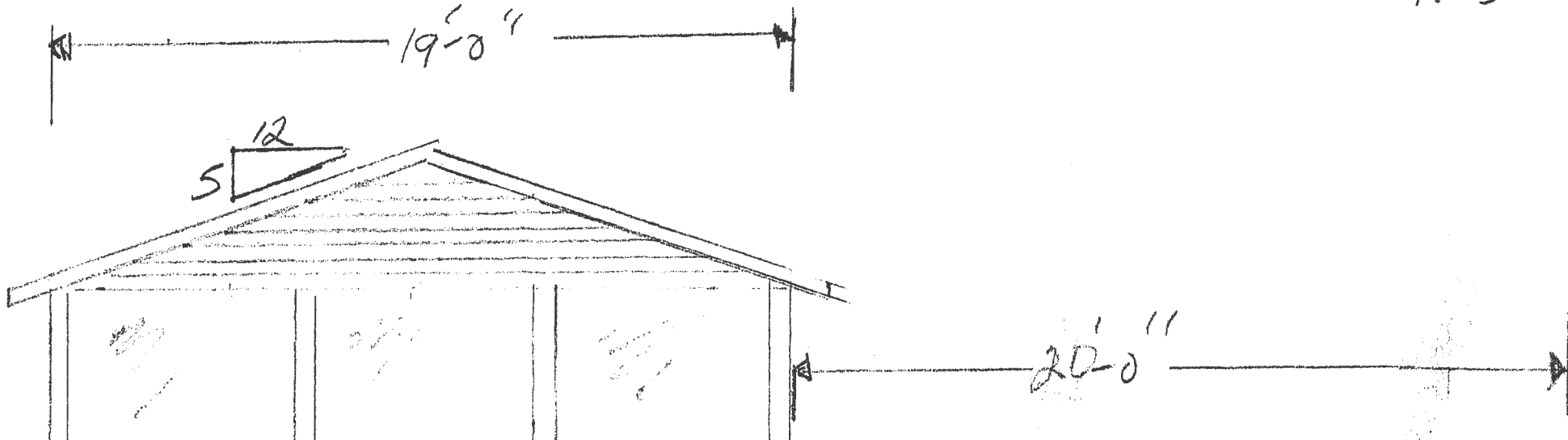
Handwritten notes on the right side of the page, including a signature and some illegible text.



~~Thank you LORD Jesus my~~ ~~of Jesus~~
JOHN BILLET

Front Elevation

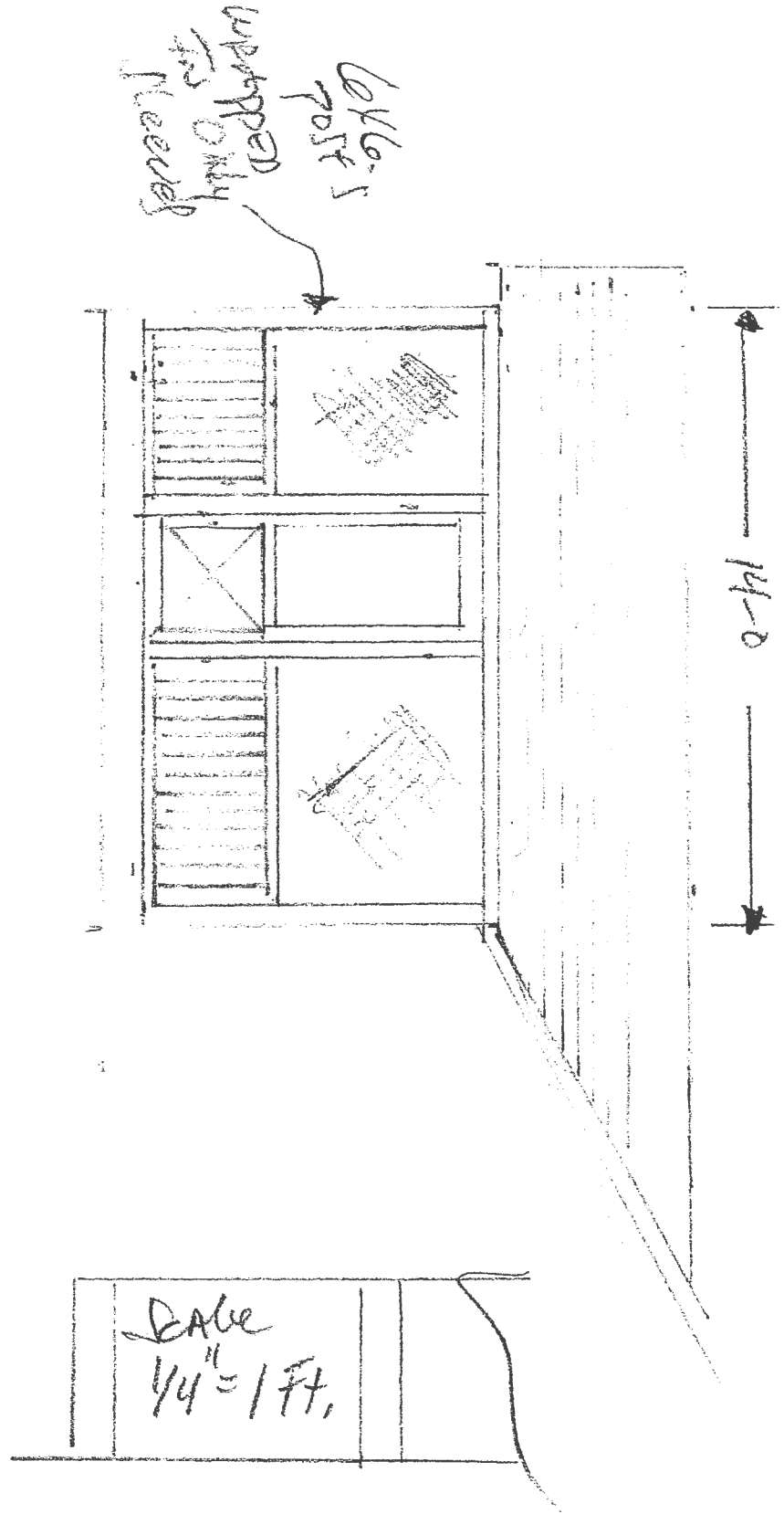
Hessiod Residence
6601 Blackwatch Ln.
Highland Md. 20777 Seale
240-460-3562 1/4" = 1ft.



of Thundersheet Detail of Vertical Sheet Metal

Right Elevation

14'-0"

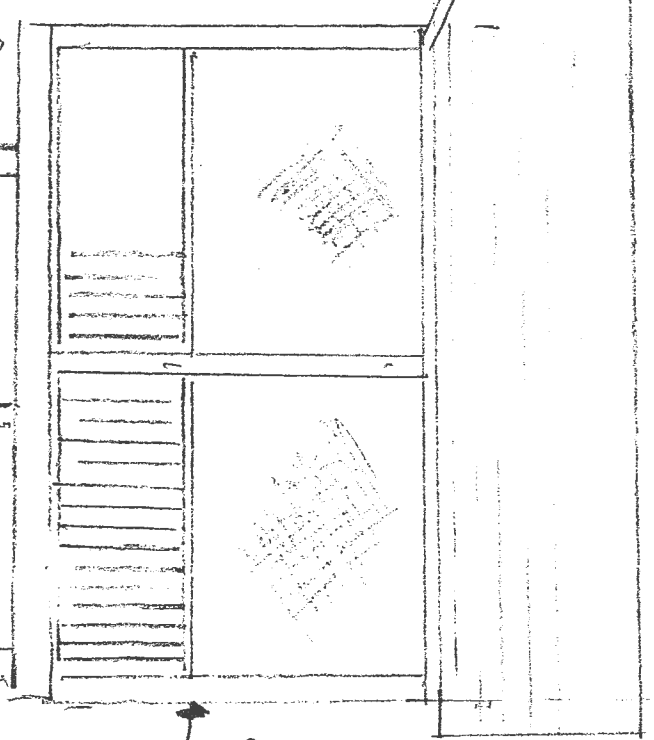


Right side
Thompson's
Left side

Left elevation

14'-0" 11"

EXISTING
House



Elevation at
Deck

GROUND

Spaced Panel

Like Post
w/ space for
white only

Like Post
Double AXIS Beam

Footings

18" Round
32" Base
10" Concrete

Spaced
1/4" = 1/8"

How much of this does Ted need

36 Bags of concrete

- 4 6x6x12
- 1 6x6x8
- 4 4x4x8
- 4 2x12x20
- 4 2x12x18
- 5 2x12x10
- 47 2x10x14
- 9 6x6x10
- 3 2x10x20



(48) total

3 7/16" sheathing } c.s.b. sheathing
 10 1/2" sheathing }

2 2x6x12' Spruce Lumber
 2 2x6x16

- 1 2x10x10
- 2 2x8x10
- 2 2x8x12
- 2 2x12x12

42 14' BARN SIDING
 16 16

1 5/4x6x12 Square Edge
 2 5/4x6x16
 62 5/4x6x20 Trex Brown

5 5/4x6x16 Square edge decking w/ screws

8 12' FLOOR BOARD w/ FLOOR JOIST

4 7/4" Ruler x12

9 6x6x8 white sleeves

4 4x4x8 white sleeves

1 4x4x10 sleeve

10 BAK caps white

10 Post caps white

5 6' white RAISING SECTION with black raised pickets
 2 8' step RAISE SECTION
 * Top caps to match Deck

Therapy with just a few lines

materials to be used on Helms Screen Porch

treated 2x10 joists @ 12" o.c.

DOUBLE 2x12 Beams

6x6 posts (wrapped in white 6x6 sleeves)

18" Round Footers

4x4 posts (wrapped in white 4x4 sleeves)

Railings Black Round Aluminum Pickets with white Bottom
and top cap to match Decking color

Decking to be Brown Trex or similar Decking product
shingles to match house

Screen eave for screening materials (Charcoal Screening)

Steps and Ribs to match Deck color

N 21° 41' 42" E

D=25'
L=39.27'

LOT 9
40,193 ±

8

255.51'

ATTACH #1 (18 PAGES)

BLACKWATCH LANE

50' R/W

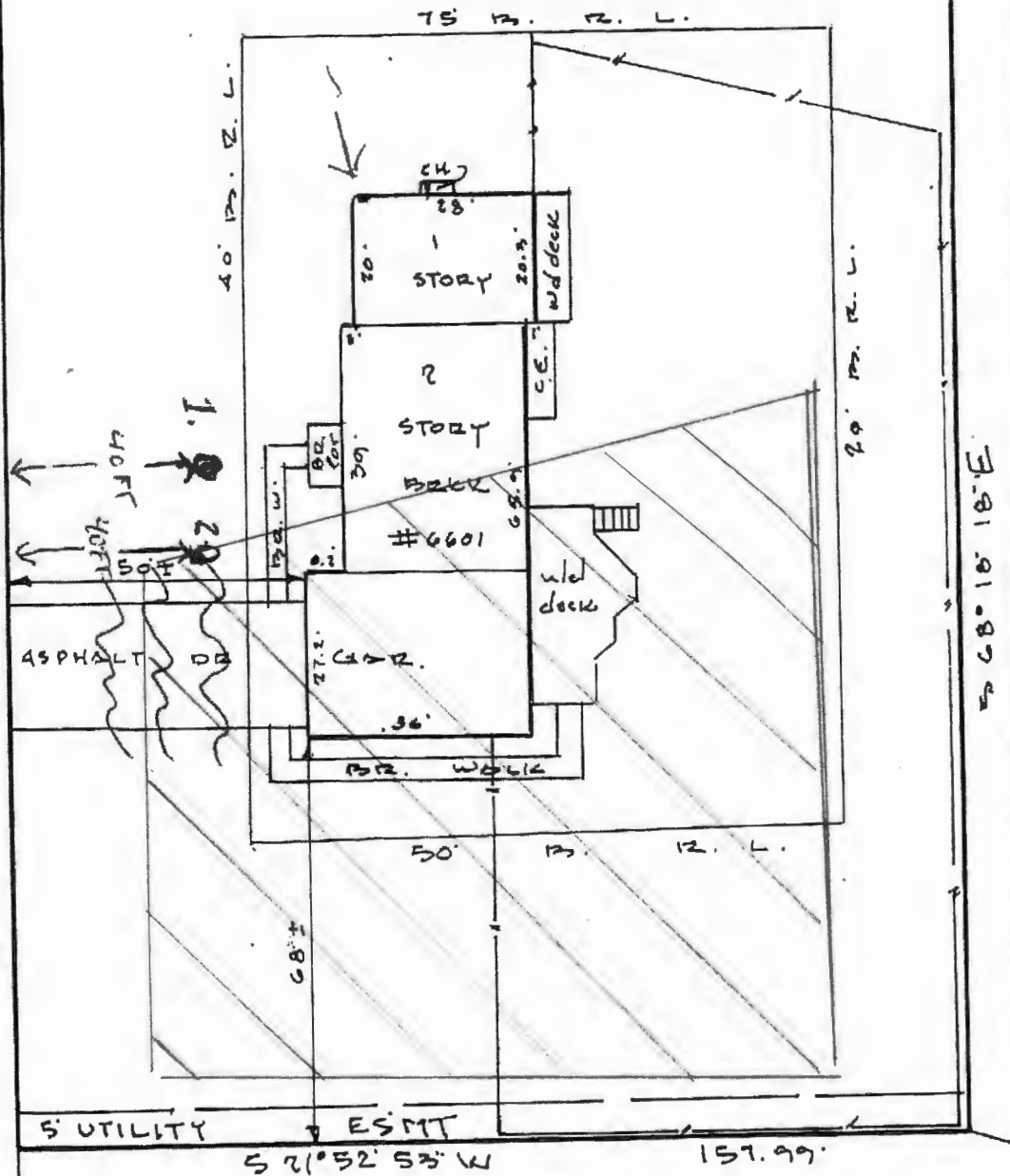
2770'

N 81° 01' 08" W

DEBRIN FIELD

SEPTIC 1
SEPTIC 2

Septic well
Septic well



LOCATION DRAWING

CERTIFICATION

SEAL

SCALE 1"=30'

DATE 6-3-00

This is to certify that I have surveyed the property known as: 6601 BLACKWATCH LANE

The information shown has been established by current acceptable survey procedures and from available record information. This drawing



LDE Inc.

9250 Rumsey Road Suite 106
Columbia, Maryland 21045