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**From:** Joseph Young <jmdllc2019@gmail.com>  
**Sent:** Monday, April 7, 2025 7:27 AM  
**To:** Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>  
**Subject:** Re: Floor plans

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

Hi Melanie,

Attached are the revised plans. We will close and remove the windows in two of the rooms in the basement and they will not be utilized as bedrooms. We will use one room as an office and the other as a storage room or gym. One of these basement rooms is also less than 90 square feet.

Therefore, the home will remain a 3 bedroom home. Two bedrooms upstairs on the primary floor, and one qualifying bedroom in the basement that has a door and windows with the required square footage.

The current septic system has been inspected and is in working and acceptable condition. A new septic tank riser and lid were installed as well. The water well also yields great water that is clean and reliable. It has been tested and there is no bacteria in the well.

We cannot put our family at risk drilling a new well and not striking water. Nor do we have the money to install an entire new septic system (\$25,000-\$30,000) or drill a new well (\$15,000-\$18,000).

I have attached the septic inspection and potability water test. Please do not force us to abandon both of these systems. We are not interested in adding the bedrooms and want to keep the house the way it is as a 3 bedroom home.

Please let me know how we can proceed. Thank you.

Sincerely,

Jay Young  
JMD Legacy Properties LLC

571-435-5475

On Apr 3, 2025, at 2:23 PM, Eshenbaugh, Melanie  
<MEshenbaugh@howardcountymd.gov> wrote:

Good afternoon Mr. Joseph Young,

As discussed please see the attached bedroom definition and provide the revised floor plan that we spoke about. Also, the original septic permit & system was only sized for a 3 bedroom and both the well/septic do not meet current code requirements.

Melanie Eshenbaugh  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)

<image001.png>

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<Bedroom defintion\_HC.pdf>



Job #29837698

## Young Septic Service Completion Form (Appt 29837698-1)

### Young Septic Services

#### General Information

---

**Customer Name**

Jay Young

**Service Location**

14408 Dorsey Mill Road, Glenwood, MD 21738 USA

**Date**

2025-03-05

**On-Site Technician**

Charlie Rhodes

**Job Type**

Pump

#### Septic Pump/Tank Treatment Report

---

**Inlet Baffle Condition**

The inlet baffle directs the flow of wastewater into your septic tank. It also helps to prevent solids from backing up into the house if you should experience a septic system backup.

Red-Broken/Missing

Yellow-Damaged

Green- Good Condition

**Outlet Baffle Condition**

The outlet baffle prevents solids from exiting into the septic's outlet pipe & causing drain field clogs and/or premature failures.

Red-Broken/Missing

Yellow-Damaged

Green-Good Condition



**Pre-Pump Photos**



**Post-Pump Photos**



**Additional Photos**



**Overall Septic Condition as of Today**

Green- Acceptable

Yellow-Fair, with recommendations

Red- Not Acceptable



**Technician Recommendations**

Pump every two years

**Yard Signs**

Did you place a Yard Sign on this job

Yes

# FOUNTAIN VALLEY ANALYTICAL LABORATORY, INC.

1413 Old Taneytown Rd. Westminster, MD (410) 848-1014 (410) 876-4554

## REPORT OF ANALYSIS

Laboratory ID #: 172137 Account #: 1404  
Reference: Joseph Young Client: Carroll Water Systems  
Location: 14408 Dorsey Mill Road Requested By: Brian Smith  
Glenwood, MD 21738 Source: Well Water  
Date/ Time Collected: 3/5/2025 1100 Site: Bath Sink  
Date/Time Rec'd: 3/6/2025 0840 Treatment: N/A  
Chlorine ppm: Free: ND Total: ND pH: 6.8  
Collected By: S. Cassidy 1973SC Well #: N/A

PARAMETERS	RESULTS	UNITS	REFERENCE	METHOD	DATE/TIME/ANALYST
Bacteria, Coliform, Total, MPN	<1.0	MPN/ 100 ml	<1.0	SM20 9223B	3/7/2025 / 0900 / KDR
Bacteria, E. coli, MPN	<1.0	MPN/ 100 ml	<1.0	SM20 9223B	3/7/2025 / 0900 / KDR
Nitrate.	9.57	mg/L (as N)	10	EPA 300.0	3/6/2025 / 1305 / KDR

### NOTES:

- 1 mg/L = milligrams per liter (also, parts per million)
- 2 MPN/ 100 ml = Most Probable Number [of viable bacteria] per 100 ml of sample.
- 3 Results less than or within the reference range are considered satisfactory and within potable water limits at the time of sampling.
- 4 ND = None Detected; N/A: Not Available
- 5 Sample collected by client, analyzed as received
- 6 pH and Chlorine level tested in lab (pH tested after recommended holding time)

Reason for Test : Client's Information

Date Reported: 3/7/2025

## Eshenbaugh, Melanie

---

**From:** Williams, Jeffrey  
**Sent:** Thursday, April 3, 2025 11:06 AM  
**To:** Smith III, James  
**Cc:** Silvast, Zackary; Eshenbaugh, Melanie  
**Subject:** RE: 14408 Dorsey Mill Rd B24002508

Ok thanks. That's a whole other layer of trouble. We'll do a site visit and may need to cite for unpermitted septic work if necessary

**From:** Smith III, James <jasmith@howardcountymd.gov>  
**Sent:** Thursday, April 3, 2025 11:04 AM  
**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Subject:** RE: 14408 Dorsey Mill Rd B24002508

I looked at it on Zillow. It looks like they dug around the tank and added new lids maybe more

Darrell Smith  
Plumbing/Mechanical Inspections Supervisor  
7125 Riverwood Dr. St. D2  
Columbia, Md. 21046  
Phone: 410-313-1841  
Fax: 410-313-1861  
[jasmith@howardcountymd.gov](mailto:jasmith@howardcountymd.gov)

**From:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Sent:** Thursday, April 3, 2025 11:02 AM  
**To:** Smith III, James <jasmith@howardcountymd.gov>  
**Subject:** RE: 14408 Dorsey Mill Rd B24002508

Thanks. They still had things they need to complete with us before BP sign off. Thanks for the heads up

**From:** Smith III, James <jasmith@howardcountymd.gov>  
**Sent:** Thursday, April 3, 2025 10:30 AM  
**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Subject:** 14408 Dorsey Mill Rd B24002508

Jeff,  
FYI, it appears all work has been completed and the house is 4 sale. We posting a stop work order today.  
Thanks

Darrell Smith  
Plumbing/Mechanical Inspections Supervisor  
7125 Riverwood Dr. St. D2  
Columbia, Md. 21046  
Phone: 410-313-1841  
Fax: 410-313-1861

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**From:** Joseph Young <jmdllc2019@gmail.com>  
**Sent:** Monday, April 7, 2025 7:27 AM  
**To:** Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>  
**Subject:** Re: Floor plans

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

Hi Melanie,

Attached are the revised plans. We will close and remove the windows in two of the rooms in the basement and they will not be utilized as bedrooms. We will use one room as an office and the other as a storage room or gym. One of these basement rooms is also less than 90 square feet.

Therefore, the home will remain a 3 bedroom home. Two bedrooms upstairs on the primary floor, and one qualifying bedroom in the basement that has a door and windows with the required square footage.

The current septic system has been inspected and is in working and acceptable condition. A new septic tank riser and lid were installed as well. The water well also yields great water that is clean and reliable. It has been tested and there is no bacteria in the well.

We cannot put our family at risk drilling a new well and not striking water. Nor do we have the money to install an entire new septic system (\$25,000-\$30,000) or drill a new well (\$15,000-\$18,000).

I have attached the septic inspection and potability water test. Please do not force us to abandon both of these systems. We are not interested in adding the bedrooms and want to keep the house the way it is as a 3 bedroom home.

Please let me know how we can proceed. Thank you.

Sincerely,

Jay Young  
JMD Legacy Properties LLC

[jasmith@howardcountymd.gov](mailto:jasmith@howardcountymd.gov)

## Eshenbaugh, Melanie

---

**From:** Eshenbaugh, Melanie  
**Sent:** Wednesday, March 5, 2025 2:27 PM  
**To:** Matt Shipley  
**Subject:** 14408 Dorsey Mill Road PC revision comments  
**Attachments:** 14402 DorseyMillRoad\_PC.pdf

Good afternoon Matt,

I have reviewed the Perc cert plan received on 2/21 and have the following revision comments:

1. Advise showing entire lot boundary for 3900 Sharp Road as well as 14448 Dorsey Mill Road to fill white space
2. All neighboring wells shown should have tag number provided or label "no tag" (can assist with any well records if necessary), well tag no. for 3910 Sharp Rd. is HO-92-0192
3. Notes 9 & 10 should mention "prior to building permit approval" at the end
4. Add the drywell to 14402 Dorsey Mill Road as it is serving as the d-box for that septic system based on the as-built & attached PC
5. Please show the septic on 3910 Sharp Road
6. Add the approved SDA areas on 14402 Dorsey Mill Road (see attached)
7. On the plan it's mentioned to see note 10 and this should be note 9 as this note pertains to the existing well
8. Label and show all structures on the property and identify what is to remain or to be removed (outdoor fireplace & deck)
9. Add the approval date of the variance to note #12 (1/30/25)

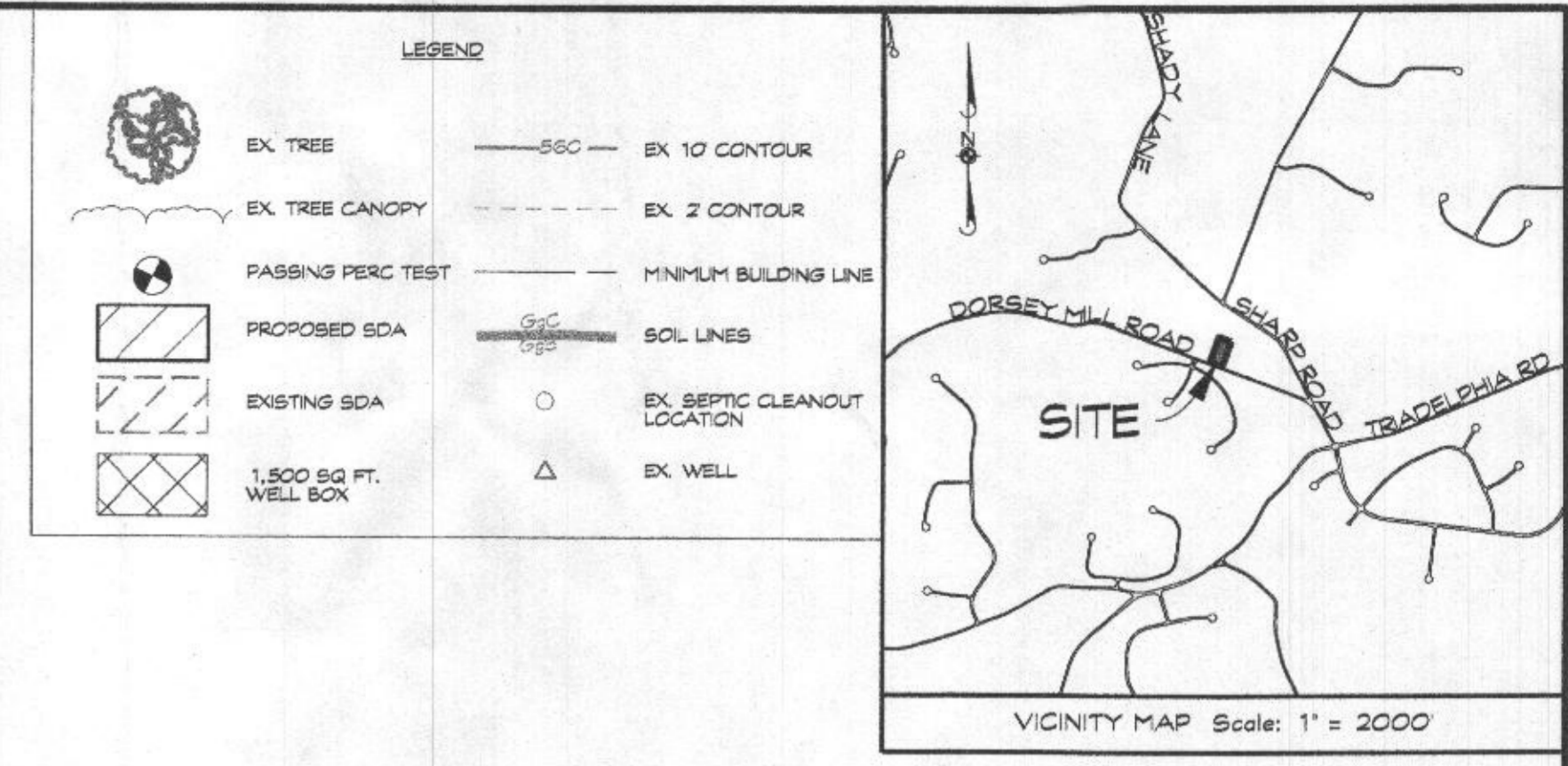
Please let me know if you have any questions and thank you for addressing previous revision comments.

Melanie Eshenbaugh  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)



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BOUNDARY BY PLAT  
PG 6 & PG 93

**DATA TABULATIONS**  
 ZONING DISTRICT: RR-DEO  
 GROWTH TYPE:  
 NUMBER OF BUILDING SITES: 1  
 TOTAL AREA OF LOT: 1.01 ACRES

**GENERAL NOTES**

- CURRENT TITLE REFERENCE:  
OWNER: JMD LEGACY PROPERTIES, LLC  
DEED REFERENCE: L 22388, F. 142  
DATE: JUNE 24, 2024  
GRANTOR: ROBERT MARK PASLEY
- ANY CHANGES TO THE SEWAGE DISPOSAL AREA SHOWN HEREON SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN / FIELD VERIFIED TOPOGRAPHY CONDUCTED BY CLSI IN NOVEMBER, 2024.
- ALL EXISTING WELLS AND/OR SEWAGE DISPOSAL AREAS WITHIN 100' OF THE LOT LINES HAVE BEEN SHOWN. THERE ARE NO WELLS 200' DOWN GRADIENT OF THE SEWAGE DISPOSAL AREA UNLESS OTHERWISE SHOWN HEREON.
- ALL STORMWATER MANAGEMENT DEVICES WILL MEET HOWARD COUNTY SETBACKS TO ALL WELL SITES AND ON-SITE DISPOSAL SYSTEMS.
- THE BOUNDARY SHOWN HEREON IS FROM THE RECORDED PLAT (PG 6, PG 93). NO BOUNDARY RETRACEMENT SURVEY WAS PERFORMED BY CLSI.
- M.B.L. = MINIMUM BUILDING LINE
- THIS PLAN IS A BENEFIT TO THE CUSTOMER ONLY INsofar AS IT IS REQUIRED BY HOWARD COUNTY FOR THE PURPOSE OF THE APPROVAL OF THE PERCOLATION TEST. IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF BOUNDARY, EASEMENT OR RIGHT-OF-WAY LINES FOR ANY REASON, SUCH AS THE LOCATION OF FENCES, GARAGES, BUILDINGS OR FUTURE IMPROVEMENTS, OFFSETS OF BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS, OFFSETS OF BUILDINGS TO PROPERTY LINE ARE TO THE NEAREST FOOT (1) UNLESS OTHERWISE NOTED.
- THE EXISTING DRILLED WELL (NO-TAG) MUST BE PROPERLY ABANDONED AND A NEW WELL MUST BE DRILLED. DOCUMENTATION OF PROPER WELL ABANDONMENT MUST BE SENT TO HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO BUILDING PERMIT APPROVAL.
- THE MARYLAND DEPARTMENT OF THE ENVIRONMENT HAS REVIEWED THE PROPOSED SEWAGE DISPOSAL AREA LOCATION ILLUSTRATED ON THE PLAN AS RECOMMENDED BY THE HOWARD COUNTY HEALTH DEPARTMENT, AND HAS GRANTED A VARIANCE TO ALLOW THE SEWAGE DISPOSAL AREA LOCATION TO BE UPGRADE OF THE EXISTING WELLS AT 8900 & 8910 SHARP ROAD PURSUANT TO THE FOLLOWING CONDITIONS:  
 A. A BAT UNIT MUST BE INSTALLED ON A NEW SEPTIC SYSTEM WHEN THE EXISTING SEPTIC SYSTEM FAILS OR IF THE EXISTING SEPTIC SYSTEM NEEDS TO BE UPGRADED TO ACCOMMODATE A FUTURE BUILDING PERMIT.  
 B. A FUTURE BUILDING PERMIT.
- A VARIANCE APPROVAL WAS GRANTED ON JANUARY 30, 2025 FOR AN ADVANCED PRE-TREATMENT SYSTEM WHICH UTILIZES BEST AVAILABLE TECHNOLOGY TO PERFORM NITROGEN REDUCTION MUST BE INSTALLED ON THE SEPTIC SYSTEM. A SUPPLEMENTAL SITE PLAN WITH ALL THE NECESSARY DETAILS FOR INSTALLATION OF THE SYSTEM WILL BE REQUIRED PRIOR TO THE RELEASE OF THE SEPTIC SYSTEM INSTALLATION PERMIT. IN ADDITION, AN OPERATION AND MAINTENANCE CONTRACT AGREEMENT MUST BE FILED WITH HOWARD COUNTY LAND RECORDS PRIOR TO SEPTIC PERMIT RELEASE.
- THE ORIGINAL SEPTIC SYSTEM WAS SIZED FOR THREE BEDROOMS BASED ON SEPTIC PERMITS FROM 1989 & 1980. THE EXISTING HOUSE IS NOT INCREASING THE NUMBER OF BEDROOMS, NOR IS IT UNDERGOING A SUBSTANTIAL LIVING SPACE INCREASE BASED ON BUILDING PERMIT #B34002808. THEREFORE THE EXISTING SEPTIC SYSTEM WAS NOT EVALUATED BY THE HEALTH DEPARTMENT.

Note #11 applies to future repair or upgrade per CLSI MARK

Per CLSI MARK

NOTE: THE PURPOSE OF THIS PLAN IS TO CERTIFY THE LOCATION OF A SEWAGE DISPOSAL AREA THAT IS CAPABLE OF SUPPORTING 3 TOTAL BEDROOMS. PLANNED RENOVATIONS ARE INTERIOR ONLY. NO CHANGE IN FOOTPRINT OF THE EXISTING DWELLING IS PLANNED.

**OWNER/DEVELOPER**

JMD LEGACY PROPERTIES, LLC  
 13209 GUILDFORD LANE  
 SILVER SPRING, MD 20904

**PERC CERTIFICATION PLAN  
 PROPERTY OF ROBERT H. DILL  
 LOT 1**

14408 DORSEY MILL ROAD \* GLENWOOD, MD 21738  
 PLAT BOOK: 06 \* PAGE: 93  
 TAX MAP: 21 \* GRID: 17 \* PARCEL: 77  
 4TH ELECTION DISTRICT \* HOWARD COUNTY, MD



439 East Main Street Westminster, MD 21157-5539  
 (410) 848-1780 FAX (410) 848-1791

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT

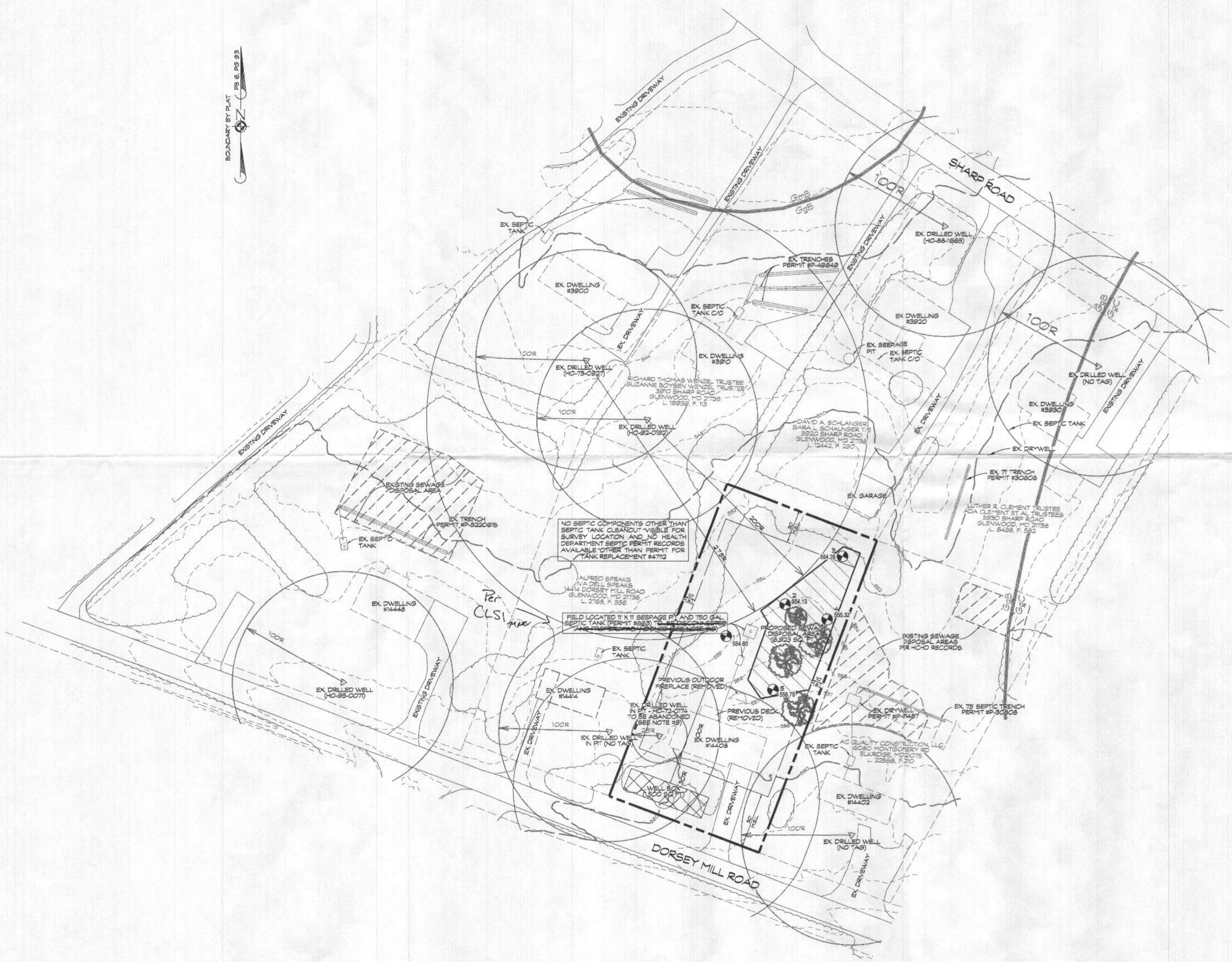
*Robert H. Dill*  
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

1. I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Jaiver Morales Rodan* 6/6/25  
 JAIVER MORALES RODAN, PROFESSIONAL LAND SURVEYOR  
 NO. 21688 LICENSE EXPIRES AUGUST 09, 2025

DATE	REVISIONS	DRAWN BY:	MS
12/09/24	REVISE PERC TESTING PLAN INTO PERC CERTIFICATION PLAN	DESIGNED BY:	MS
02/03/25	REQUEST MDE VARIANCE / ADDRESS AGENCY COMMENTS	REVIEWED BY:	
05/07/25	ADDRESS HCD COMMENTS DATED 3/5/25	DATE:	SEPT., 2024
06/05/25	ADDRESS HCD COMMENTS DATED 6/4/25	SCALE:	1" = 50'
		JOB NO.:	2024186
		SHEET:	1 OF 1

THIS AREA DESIGNATES A PRIVATE SEWAGE AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. FOR LOTS CREATED PRIOR TO MARCH OF 1972 IT PROVIDES AT LEAST ENOUGH AREA TO ACCOMMODATE AN INITIAL AND TWO REPLACEMENT SEPTIC SYSTEMS AS REQUIRED BY THE HOWARD COUNTY HEALTH DEPARTMENT. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.





**From:** Joseph Young  
**To:** Eshenbaugh, Melanie  
**Subject:** Fwd: 14408 Dorsey Mill Road  
**Date:** Thursday, September 4, 2025 4:27:41 PM  
**Attachments:** [RW FCOP\\_DorseyMillRoad\\_14408\\_08.27.2025.pdf](#)  
[WS\\_DorseyMillRoad\\_14408\\_08.19.2025.pdf](#)  
[WS\\_DorseyMillRoad\\_14408\\_08.27.2025 RW Bact.pdf](#)

**WARNING!!!**

This email originated from someone outside of Howard County  
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Hi Melanie,

Attached is the Final Certificate of Potability for our new well. What are the next steps to get the building permit released? Thank you!

Sincerely,

Jay Young  
JMD Legacy Properties LLC  
571-435-5475

Begin forwarded message:

**From:** Joseph Young <jmdllc2019@gmail.com>  
**Date:** September 3, 2025 at 3:20:33 PM EDT  
**To:** Melanie Eshenbaugh <meshenbaugh@howardcountymd.gov>  
**Subject: Re: 14408 Dorsey Mill Road**

Hello Melanie,

I received word from Kathleen Cook that both water tests have passed and she will be issuing both certificates of potability. I have attached everything she has sent me thus far. I believe one more certificate needs to be signed by her supervisor which will receive tomorrow.

Is this enough to get the building permit released? Thank you!

Sincerely,

Jay Young  
JMD Legacy Properties LLC  
571-435-5475

On Aug 14, 2025, at 10:07 AM, Eshenbaugh, Melanie  
<MEshenbaugh@howardcountymd.gov> wrote:

Good morning Jay,

The Community Hygiene Program will be reaching out to you today and will get you scheduled for your water sampling. Once water testing is completed and well requirements have been met we can give HD approval of the building permit. Thank you.

Melanie Eshenbaugh  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)

<image001.png>

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**From:** Joseph Young <jmdllc2019@gmail.com>  
**Sent:** Wednesday, August 13, 2025 10:46 AM  
**To:** Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>  
**Subject:** Re: 14408 Dorsey Mill Road

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Hi Melanie,

I haven't heard from anyone regarding the water test and next steps for the building permit to be released. Please advise what needs to be done. Thank you.

Sincerely,

Jay Young  
JMD Legacy Properties LLC  
571-435-5475

On Aug 4, 2025, at 5:07 PM, Eshenbaugh, Melanie  
<MEshenbaugh@howardcountymd.gov> wrote:

Good afternoon Joseph,

I will forward your email to our community hygiene program and have some get in touch with you regarding the water sampling. Hope you have a nice evening.

Melanie Eshenbaugh  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)

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**From:** Joseph Young <[jmdllc2019@gmail.com](mailto:jmdllc2019@gmail.com)>  
**Sent:** Monday, August 4, 2025 3:25 PM  
**To:** Eshenbaugh, Melanie <[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)>  
**Subject:** Re: 14408 Dorsey Mill Road

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Hello Melanie,

The well has been drilled and hooked up to the home.

We will be completing the chlorine run off tomorrow and the water heater will be flushed on Wednesday.

I was advised by Carroll Water who drilled the well and installed the pump that the county will need to test the water. Can we proceed to get everything you all need to do scheduled? Thank you!

Sincerely,

Jay Young  
JMD Legacy Properties LLC  
571-435-5475

On Jul 1, 2025, at 11:17 AM, Eshenbaugh, Melanie  
<[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)> wrote:

Hi Mr. Jay Young,

The well will need to be drilled before we can signoff on the building permit. Hopefully, you have a successfully drilled well and I will touch base with our inspectors to let me know as soon as everything is approved. Thank you.

Melanie Eshenbaugh  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)

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**From:** Joseph Young <[jmdllc2019@gmail.com](mailto:jmdllc2019@gmail.com)>  
**Sent:** Tuesday, July 1, 2025 11:11 AM  
**To:** Eshenbaugh, Melanie <[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)>  
**Subject:** Re: 14408 Dorsey Mill Road

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Hello Melanie,

Thank you for letting me know, we are working on getting the well drilled now.

Regarding the building permit (B24002508), has it been released to the Howard County Department of Inspections? Or does the well have to be drilled first before you all will release the building permit?

Sincerely,

Jay Young  
JMD Legacy Properties LLC  
571-435-5475

On Jun 25, 2025, at 2:43 PM, Eshenbaugh, Melanie  
<[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)> wrote:

Hi Mr. Young,

I wanted to inform you that the PC was signed last Friday, and I made the inspector aware of this for the well drilling. I relayed the urgency to all internally and hopefully the well is drilled successfully very soon. Thank you kindly.

Melanie Eshenbaugh  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)

<image001.png>

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**From:** Joseph Young <[jmdllc2019@gmail.com](mailto:jmdllc2019@gmail.com)>  
**Sent:** Monday, June 16, 2025 4:03 PM  
**To:** Eshenbaugh, Melanie  
<[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)>  
**Subject:** Fwd: 14408 Dorsey Mill Road

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Hello Melanie,

I received a notification that another set of revised notes were submitted on 6/6/2025 regarding a request from the HCHD on 6/4/2025. Has

everything been reviewed and approved yet?

We are on the verge of losing everything if we cannot get this well drilled and start renovations. We have been paying for two mortgages since June 2024, and submitted the request for building permits in July 2024.

We are running out of money and the bank will take possession of the home soon by default. We need to sell our old house to move into 14408 Dorsey Mill Rd but we cannot move in until the renovations have been completed. Therefore, we are carrying the weight of two mortgages.

Please help us get this finalized so we can move forward to drill the well and start renovations for inspection. We have been patient and compliant for the last year but the delays and revisions have been extremely costly. Please encourage your supervisor and explain the urgency of this matter to help us get thorough this process promptly.

Thank you.

Sincerely,

Jay Young  
JMD Legacy Properties LLC  
571-435-5475

Begin forwarded message:

**From:** Joseph Young  
<[jmdllc2019@gmail.com](mailto:jmdllc2019@gmail.com)>  
**Date:** May 29, 2025 at 1:30:08 PM EDT  
**To:** "Eshenbaugh, Melanie"  
<[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)>  
**Subject: Re: 14408 Dorsey Mill Road**

Hello Melanie,

I am following up regarding the status of the QA/QC process. Has your supervisor been able to review the record to provide signature approval for our new well?

We are in desperate need of getting this

## Eshenbaugh, Melanie

---

**From:** Joseph Young <jmdllc2019@gmail.com>  
**Sent:** Thursday, May 29, 2025 1:30 PM  
**To:** Eshenbaugh, Melanie  
**Subject:** Re: 14408 Dorsey Mill Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hello Melanie,

I am following up regarding the status of the QA/QC process. Has your supervisor been able to review the record to provide signature approval for our new well?

We are in desperate need of getting this completed promptly. Understanding the HCHD busy schedule during this time, we would appreciate your effort to get this pushed through. Thank you!

Sincerely,

Jay Young  
JMD Legacy Properties LLC  
571-435-5475

On May 21, 2025, at 4:40 PM, Eshenbaugh, Melanie  
<MEshenbaugh@howardcountymd.gov> wrote:

Hi Mr. Jay Young,

My review of the plan is complete, but we have an internal QA/QC process that takes place, and the plan is with my supervisor for review prior to signature approval. Unfortunately, we just opened our wet season testing with a very narrow time, so we are swamped at the moment with field days & urgent timeline to get the perc testing completed. I will let you know when the PC has been signed and hope you have a nice evening.

Melanie Eshenbaugh  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)

<image001.png>

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---

**From:** Joseph Young <jmdllc2019@gmail.com>  
**Sent:** Wednesday, May 21, 2025 2:28 PM  
**To:** Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>  
**Subject:** Re: 14408 Dorsey Mill Road

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

Hello Melanie,

I received confirmation from CLSI on Friday, May 16th, 2025 that the revisions for the PC have been submitted to HCHD.

Have the revisions made it to your department for review? I want to make sure they in fact sent it to you all as there was a week delay in their previous promise. Thank you!

Sincerely,

Jay Young  
JMD Legacy Properties LLC  
571-435-5475

On May 14, 2025, at 2:16 PM, Eshenbaugh, Melanie  
<[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)> wrote:

Good afternoon,

I just spoke with Matt and provided him with the record to address the remaining comment. Hope you have a wonderful day and thank you.

Melanie Eshenbaugh  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)

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**From:** Joseph Young <[jmdllc2019@gmail.com](mailto:jmdllc2019@gmail.com)>  
**Sent:** Wednesday, May 14, 2025 10:19 AM  
**To:** Eshenbaugh, Melanie <[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)>  
**Subject:** Re: 14408 Dorsey Mill Road

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

Hello Melanie,

Matt Shipley of CLSI sent me a message regarding Note #5 which is the last revision to be fulfilled. Everything else has been addressed. He sent me the message below:

I have all of the comments from Melanies 3/5 correspondence addressed already except for #5 – “Please show the septic at 3910 Sharp Rd.” There is no publicly available info on this property (well, septic, building permit, or otherwise...) and the survey crew found nothing out there during their original locations. I submitted a PIA request and haven’t received any info yet and I’ve also called Melanie to see if she knew anything about 3910 or had access to something that isn’t publicly available. The well is in the rear yard closest to our property and that would make the septic components more than 100’ from the property line, which is their standard for showing information according to their checklist.

Is there anyone that can assist us obtain this information or a potential workaround? This is the only obstacle preventing us from submitting the revisions and moving forward.

Thank you!

Sincerely,

Jay Young  
JMD Legacy Properties LLC  
571-435-5475

On May 12, 2025, at 12:48 PM, Eshenbaugh, Melanie  
<MEshenbaugh@howardcountymd.gov> wrote:

Good afternoon Mr. Young,

I haven't received the revised PC plans from CLSI to review yet. This is a busy time for us but I will do my best to shorten the review time when our office receives the plans.

Melanie Eshenbaugh  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)

<image001.png>

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**From:** Joseph Young <[jmdllc2019@gmail.com](mailto:jmdllc2019@gmail.com)>  
**Sent:** Monday, May 12, 2025 8:12 AM  
**To:** Eshenbaugh, Melanie <[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)>  
**Subject:** Re: 14408 Dorsey Mill Road

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

Hello Melanie,

Did you receive the revisions from CLSI for the PC and are we able to proceed with drilling the new well? Thank you!

Sincerely,

Jay Young  
JMD Legacy Properties LLC  
571-435-5475

On May 6, 2025, at 10:00 AM, Eshenbaugh,  
Melanie  
<[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)> wrote:

Good morning Mr. Young,

Thank you for letting me know and hope you have a  
great rest of your week.

Melanie Eshenbaugh  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)

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strictly prohibited from reading, disseminating,  
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you have received this email in error, please  
notify the sender immediately and destroy the  
original transmission.

**From:** Joseph Young <[jmdllc2019@gmail.com](mailto:jmdllc2019@gmail.com)>  
**Sent:** Monday, May 5, 2025 8:29 AM  
**To:** Eshenbaugh, Melanie  
<[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)>  
**Subject:** Re: 14408 Dorsey Mill Road

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

Hello Melanie,

I believe CLSI should have everything over to you  
by today. I was advised the revisions would be  
completed over the weekend. Therefore, if not  
today it should be received early this week.  
Thank you!

Sincerely,

Jay Young  
JMD Legacy Properties LLC

On May 2, 2025, at 10:36 AM,  
Eshenbaugh, Melanie  
<[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)> wrote:

Good morning Mr. Young,

As soon as the PC is approved the well driller can move forward with drilling the new well. Is CLSI expecting to address the revision comments for the PC soon?

Melanie Eshenbaugh  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia,  
MD 21045  
[www.hchealth.org](http://www.hchealth.org)

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**From:** Joseph Young  
<[jmdllc2019@gmail.com](mailto:jmdllc2019@gmail.com)>  
**Sent:** Thursday, May 1, 2025 3:38 PM  
**To:** Eshenbaugh, Melanie  
<[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)>  
>  
**Cc:** Silvast, Zackary

<zsilvast@howardcountymd.gov>

**Subject:** Re: 14408 Dorsey Mill Road

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

Hello Melanie,

We will be pursuing the new well option. Hopefully CLSI is able to provide the revisions for the perc certification for it to be signed off and approved within a timely manner so we can proceed with the process.

Once the revisions are received, how long will the review take before we are allowed to start drilling the new well?

Sincerely,

Jay Young  
JMD Legacy Properties LLC  
571-435-5475

On Apr 29, 2025, at  
6:21 PM,  
Eshenbaugh,  
Melanie  
<MEshenbaugh@ho  
wardcountymd.gov>  
wrote:

Good afternoon Mr.  
Joseph Young,

After internal  
discussion with my

supervisors, we have the following requirements prior to health department approval of your building permit. Please let us know if you have any questions and have a nice evening.

Melanie  
Eshenbaugh  
Bureau of  
Environmental  
Health  
Howard County  
Health Dept.  
8930 Stanford Blvd.  
Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)

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## Eshenbaugh, Melanie

---

**From:** Joseph Young <jmdllc2019@gmail.com>  
**Sent:** Tuesday, April 22, 2025 7:46 AM  
**To:** Eshenbaugh, Melanie  
**Subject:** Re: Floor plans

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

Hello Melanie,

Yes, we have closed and removed the windows in both basement rooms labeled “storage & office”.

There was a new riser and lid installed that cost us \$1500. After the inspection it was determined the septic system was in great condition with no signs of defects or damage.

We have had no issues with clogs, blockages, drainage, odors, or backups.

Please let me know how we can proceed with the new plans. Thank you!

Sincerely,

Jay Young  
JMD Legacy Properties LLC  
571-435-5475

On Apr 21, 2025, at 10:37 AM, Eshenbaugh, Melanie  
<MEshenbaugh@howardcountymd.gov> wrote:

Good morning Mr. Joseph Young,

I received your message and wanted to let you know that I was out of the office since Tuesday of last week. I have had the opportunity to review & discuss with my supervisor and we will need confirmation regarding the basement windows. Have the windows in the basement for the rooms labeled “office & “storage” been removed? Also, was any work besides a pump out completed on the septic? Once we have this information we can relay the HD requirements to move forward. Thank you kindly.

Melanie Eshenbaugh  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)

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**From:** Joseph Young <jmdllc2019@gmail.com>  
**Sent:** Monday, April 7, 2025 7:27 AM  
**To:** Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>  
**Subject:** Re: Floor plans

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

Hi Melanie,

Attached are the revised plans. We will close and remove the windows in two of the rooms in the basement and they will not be utilized as bedrooms. We will use one room as an office and the other as a storage room or gym. One of these basement rooms is also less than 90 square feet.

Therefore, the home will remain a 3 bedroom home. Two bedrooms upstairs on the primary floor, and one qualifying bedroom in the basement that has a door and windows with the required square footage.

The current septic system has been inspected and is in working and acceptable condition. A new septic tank riser and lid were installed as well. The water well also yields great water that is clean and reliable. It has been tested and there is no bacteria in the well.

We cannot put our family at risk drilling a new well and not striking water. Nor do we have the money to install an entire new septic system (\$25,000-\$30,000) or drill a new well (\$15,000-\$18,000).

I have attached the septic inspection and potability water test. Please do not force us to abandon both of these systems. We are not interested in adding the bedrooms and want to keep the house the way it is as a 3 bedroom home.

Please let me know how we can proceed. Thank you.

Sincerely,

Jay Young  
JMD Legacy Properties LLC

571-435-5475

On Apr 3, 2025, at 2:23 PM, Eshenbaugh, Melanie  
<[MEshenbaugh@howardcountymd.gov](mailto:MEshenbaugh@howardcountymd.gov)> wrote:

Good afternoon Mr. Joseph Young,

As discussed please see the attached bedroom definition and provide the revised floor plan that we spoke about. Also, the original septic permit & system was only sized for a 3 bedroom and both the well/septic do not meet current code requirements.

Melanie Eshenbaugh  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)

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<Bedroom defintion\_HC.pdf>

## Eshenbaugh, Melanie

---

**From:** Matt Shipley <mshipley@clsimail.com>  
**Sent:** Thursday, June 19, 2025 9:13 AM  
**To:** Eshenbaugh, Melanie  
**Subject:** RE: 14408 Dorsey Mill RD PC

### **WARNING!!!**

This email originated from someone outside of Howard County  
**\*\*\*DO NOT CLICK LINKS OR OPEN ATTACHMENTS\*\*\***  
unless you recognize the sender and know for sure that the content is safe

Morning Melanie,

I'm in a really bad spot right now – my fiancé has had multiple seizures over the last few days and is hospitalized so I'm stuck and unable to fix these via CADD. All of those changes are fine with me if it is acceptable for you to line them out. I apologize for the delay in responding and I appreciate the offer to change these things for me. Please call my cell if you need me or if anything else is needed for final approval of the PC. Thanks again.

Matt Shipley, L.E.H.S.  
Associate / Project Manager



410-871-4480 (Direct)  
443-398-4478 (Cell)  
439 E. Main Street  
Westminster, MD 21157

**From:** Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>  
**Sent:** Wednesday, June 18, 2025 3:06 PM  
**To:** Matt Shipley <mshipley@clsimail.com>  
**Subject:** 14408 Dorsey Mill RD PC  
**Importance:** High

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon Matt,

Please let us know if you would like us to line out a few conflicting notes/labels or if you would like to revise and resubmit. Since the septic system is to remain please remove note #11. In the purpose statement you mentioned a minimum of 3 bedrooms. This property is limited to 3 bedrooms with the existing system and will need to have

“minimum” removed from the purpose statement. Lastly, please remove the label on the PC pertaining to disconnecting & abandoning the existing septic system since this no longer applies based on the same bedroom count in the proposed improvements. Let me know if you have any questions and thank you.

Melanie Eshenbaugh  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)



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## Silvast, Zackary

---

**From:** Silvast, Zackary  
**Sent:** Wednesday, June 4, 2025 1:18 PM  
**To:** Matt Shipley  
**Cc:** Linda D. Alexander; Williams, Jeffrey; Eshenbaugh, Melanie  
**Subject:** regarding 14408 Dorsey Mill Road (Lot 1 - PC)

Hello all,

I am writing this e-mail today to lay out some note revisions that need to occur to accurately reflect this owner's updated intentions for this property. Please address the comments below prior to resubmittal.

1. **Note #10 should be removed.**
2. **Note #11 should be removed.**
3. **Note #12 should be revised to state: "A. A BAT unit must be installed on a new septic system when the existing septic system fails OR if the existing septic system needs upgrading to accommodate a future building permit."**
4. **Add a new note that states, "The original septic system was sized for three bedrooms based on septic permits from 1959 & 1960. The house is not increasing the number of bedrooms nor is it undergoing a substantial living space increase based on permit #B24002508, therefore the septic system was not evaluated by the Health Department."**

Thank you.

- ZS

**Zack Silvast (LEHS)**

*Program Supervisor - Water & Sewer Division*

*410-313-1777*

Environmental Health Bureau

Howard County Health Department



## Eshenbaugh, Melanie

---

**From:** Eshenbaugh, Melanie  
**Sent:** Wednesday, March 5, 2025 2:27 PM  
**To:** Matt Shipley  
**Subject:** 14408 Dorsey Mill Road PC revision comments  
**Attachments:** 14402 DorseyMillRoad\_PC.pdf

Good afternoon Matt,

I have reviewed the Perc cert plan received on 2/21 and have the following revision comments:

1. Advise showing entire lot boundary for 3900 Sharp Road as well as 14448 Dorsey Mill Road to fill white space
2. All neighboring wells shown should have tag number provided or label "no tag" (can assist with any well records if necessary), well tag no. for 3910 Sharp Rd. is HO-92-0192
3. Notes 9 & 10 should mention "prior to building permit approval" at the end
4. Add the drywell to 14402 Dorsey Mill Road as it is serving as the d-box for that septic system based on the as-built & attached PC
5. Please show the septic on 3910 Sharp Road
6. Add the approved SDA areas on 14402 Dorsey Mill Road (see attached)
7. On the plan it's mentioned to see note 10 and this should be note 9 as this note pertains to the existing well
8. Label and show all structures on the property and identify what is to remain or to be removed (outdoor fireplace & deck)
9. Add the approval date of the variance to note #12 (1/30/25)

Please let me know if you have any questions and thank you for addressing previous revision comments.

Melanie Eshenbaugh  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)



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

April 28<sup>th</sup>, 2025

**TO: Mr. Joseph Young**  
**RE: 14408 Dorsey Mill Road PC, well & septic**

The Health Department has reviewed the revised floor plans for building permit (#B24002508) at 14408 Dorsey Mill Road with the proposal of interior renovations to include an additional bathroom. This new floorplan shows three bedrooms, which is a revision from the original plans proposing five bedrooms total. The existing sewage disposal system is adequate in size and construction to serve a **three bedroom home**.

Currently, the property's well does not meet current construction standards and is less than the required 100' setback from the onsite sewage disposal system. According to COMAR 26.04.02, prior to the Health Department approving a building permit, the well must be certified to meet the construction standards and setback distances found in COMAR 26.04.04. Those construction standards state the well should be constructed with a casing extending at least 8" above grade with an approved two piece cap. As a result, the Health Department is requiring that either the existing well or the existing septic system be abandoned/upgraded in order to gain building permit approval. The following comments provided below will need to be addressed to meet HCHD requirements prior to permit issuance:

- 1. The percolation certification (PC) plan shall be signed and approved by the Health Office (process nearing completion).**
- 2. A new well shall be drilled by a licensed well driller under a well permit issued by the Health Department after PC approval inside the proposed well box location shown on the PC plan.**
- 3. The existing well shall be properly abandoned and sealed by a master well driller.**

**OR**

- 4. The septic system shall be properly abandoned and a new replacement system installed in the sewage disposal area from the perc cert plan following PC & OSDS plan approval.**
- 5. Once the PC has received signature approval, the on-site sewage disposal system (OSDS) plan will need to be approved prior to installing the replacement system.**
- 6. A licensed onsite wastewater professional must pull a septic permit from the Health Dept for system install and abandonment of the existing tank and drywell by a licensed MDE certified septic contractor.**

Please let us know what avenue you would like to pursue in meeting the regulatory requirements. Thank you kindly!

*Melanie Eshenbaugh*

**Melanie Eshenbaugh (LEHS)**

410-313-7324

Environmental Health Bureau/Howard County Health Department

## Eshenbaugh, Melanie

---

**From:** Joseph Young <jmdllc2019@gmail.com>  
**Sent:** Tuesday, April 22, 2025 7:46 AM  
**To:** Eshenbaugh, Melanie  
**Subject:** Re: Floor plans

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

Hello Melanie,

Yes, we have closed and removed the windows in both basement rooms labeled “storage & office”.

There was a new riser and lid installed that cost us \$1500. After the inspection it was determined the septic system was in great condition with no signs of defects or damage.

We have had no issues with clogs, blockages, drainage, odors, or backups.

Please let me know how we can proceed with the new plans. Thank you!

Sincerely,

Jay Young  
JMD Legacy Properties LLC  
571-435-5475

On Apr 21, 2025, at 10:37 AM, Eshenbaugh, Melanie  
<MEshenbaugh@howardcountymd.gov> wrote:

Good morning Mr. Joseph Young,

I received your message and wanted to let you know that I was out of the office since Tuesday of last week. I have had the opportunity to review & discuss with my supervisor and we will need confirmation regarding the basement windows. Have the windows in the basement for the rooms labeled “office & “storage” been removed? Also, was any work besides a pump out completed on the septic? Once we have this information we can relay the HD requirements to move forward. Thank you kindly.

Melanie Eshenbaugh  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)

<image001.png>

**LEGEND**

- EX TREE
- EX TREE CANOPY
- PASSING PERC TEST
- PROPOSED SDA
- EXISTING SDA
- 1,500 SQ FT. WELL BOX
- EX 10 CONTOUR
- EX 2 CONTOUR
- MINIMUM BUILDING LINE
- SOIL LINES
- EX SEPTIC CLEANOUT LOCATION
- EX WELL

VICINITY MAP Scale: 1" = 2000'

BOUNDARY BY PLAT PB 6 PG 93

**DATA TABULATIONS**  
 ZONING DISTRICT: RR-DEO  
 GROWTH TIER: 1  
 NUMBER OF BUILDING SITES: 1  
 TOTAL AREA OF LOT: 1.01 ACRES

**GENERAL NOTES**

- CURRENT TITLE REFERENCE:  
OWNER: JMD LEGACY PROPERTIES, LLC  
DEED REFERENCE: L 22388, F 142  
DATE: JUNE 24, 2024
- GRANTOR: ROBERT MARK PABLEY  
ANY CHANGES TO THE SEWAGE DISPOSAL AREA SHOWN HEREON SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN / FIELD VERIFIED TOPOGRAPHY CONDUCTED BY CLS IN NOVEMBER, 2024.
- ALL EXISTING WELLS AND/OR SEWAGE DISPOSAL AREAS WITHIN 100' OF THE LOT LINES HAVE BEEN SHOWN. THERE ARE NO WELLS 200' DOWN GRADIENT OF THE SEWAGE DISPOSAL AREA UNLESS OTHERWISE SHOWN HEREON.
- ALL STORM-WATER MANAGEMENT DEVICES WILL MEET HOWARD COUNTY SETBACKS TO ALL WELL SITES AND ON-SITE DISPOSAL SYSTEMS.
- THE BOUNDARY SHOWN HEREON IS FROM THE RECORDED PLAT (PB 6, PG 93). NO BOUNDARY RETRACTION SURVEY WAS PERFORMED BY C.S.I.
- M.B.L. = MINIMUM BUILDING LINE
- THIS PLAN IS A BENEFIT TO THE CUSTOMER ONLY INsofar AS IT IS REQUIRED BY HOWARD COUNTY FOR THE PURPOSE OF THE APPROVAL OF THE PERCOLATION TEST. IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF BOUNDARY, EASEMENT OR RIGHT-OF-WAY LINES FOR ANY REASON, SUCH AS THE LOCATION OF FENCES, GARAGES, BUILDINGS OR FUTURE IMPROVEMENTS. OFFSETS OF BUILDINGS TO PROPERTY LINE ARE TO THE NEAREST FOOT (1) UNLESS OTHERWISE NOTED.
- THE EXISTING DRILLED WELL (10-72-0174) MUST BE PROPERLY ABANDONED AND A NEW WELL MUST BE DRILLED. DOCUMENTATION OF PROPER WELL ABANDONMENT MUST BE SENT TO HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO BUILDING PERMIT APPROVAL.
- THE EXISTING SEEPAGE PIT AND SEPTIC TANK MUST BE DISCONNECTED AND PROPERLY ABANDONED. A NEW SEPTIC SYSTEM MUST BE INSTALLED TO ACCOMMODATE ANY PROPOSED ADDITION OF BEDROOMS TO THE EXISTING DWELLING PRIOR TO BUILDING PERMIT APPROVAL.
- AN OSDS SITE PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO HEALTH DEPARTMENT SEPTIC PERMIT APPROVAL.
- THE MARYLAND DEPARTMENT OF THE ENVIRONMENT HAS REVIEWED THE PROPOSED SEWAGE DISPOSAL AREA LOCATION ILLUSTRATED ON THE PLAN AS RECOMMENDED BY THE HOWARD COUNTY HEALTH DEPARTMENT, AND HAS GRANTED A VARIANCE TO ALLOW THE SEWAGE DISPOSAL AREA LOCATION TO BE UPGRADE OF THE EXISTING WELLS AT 3900 & 3910 SHARP ROAD PURSUANT TO THE FOLLOWING CONDITIONS:  
 A. A BAT UNIT MUST BE INSTALLED ON THE INITIAL SYSTEM.  
 THE VARIANCE APPROVAL WAS GRANTED ON JANUARY 30, 2025
- AN ADVANCED PRE-TREATMENT SYSTEM, WHICH UTILIZES BEST AVAILABLE TECHNOLOGY TO PERFORM NITROGEN REDUCTION MUST BE INSTALLED ON THE SEPTIC SYSTEM. A SUPPLEMENTAL SITE PLAN WITH ALL THE NECESSARY DETAILS FOR INSTALLATION OF THE SYSTEM WILL BE REQUIRED PRIOR TO THE RELEASE OF THE SEPTIC SYSTEM INSTALLATION PERMIT. IN ADDITION, AN OPERATION AND MAINTENANCE CONTRACT AGREEMENT MUST BE FILED WITH HOWARD COUNTY LAND RECORDS PRIOR TO SEPTIC PERMIT RELEASE.

**NOTE:** THE PURPOSE OF THIS PLAN IS TO CERTIFY THE LOCATION OF A SEWAGE DISPOSAL AREA THAT IS CAPABLE OF SUPPORTING A MINIMUM OF 3 TOTAL BEDROOMS. PLANNED RENOVATIONS ARE INTERIOR ONLY. NO CHANGE IN FOOTPRINT OF THE EXISTING DWELLING IS PLANNED.

**OWNER/DEVELOPER**

JMD LEGACY PROPERTIES, LLC  
 13209 GUILFORD RUN LANE  
 SILVER SPRING, MD 20904

**PERC CERTIFICATION PLAN**  
**PROPERTY OF ROBERT H. DILL**  
**LOT 1**  
 14408 DORSEY MILL ROAD \* GLENWOOD, MD 21738  
 PLAT BOOK: 06 \* PAGE: 93  
 TAX MAP: 21 \* GRID: 17 \* PARCEL: 77  
 4TH ELECTION DISTRICT \* HOWARD COUNTY, MD

**Engineers - Surveyors**  
**CLSI**  
 www.clsi-civileng.com  
 439 East Main Street Westminster, MD 21157-5539  
 (410) 848-1790 FAX (410) 848-1791

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT

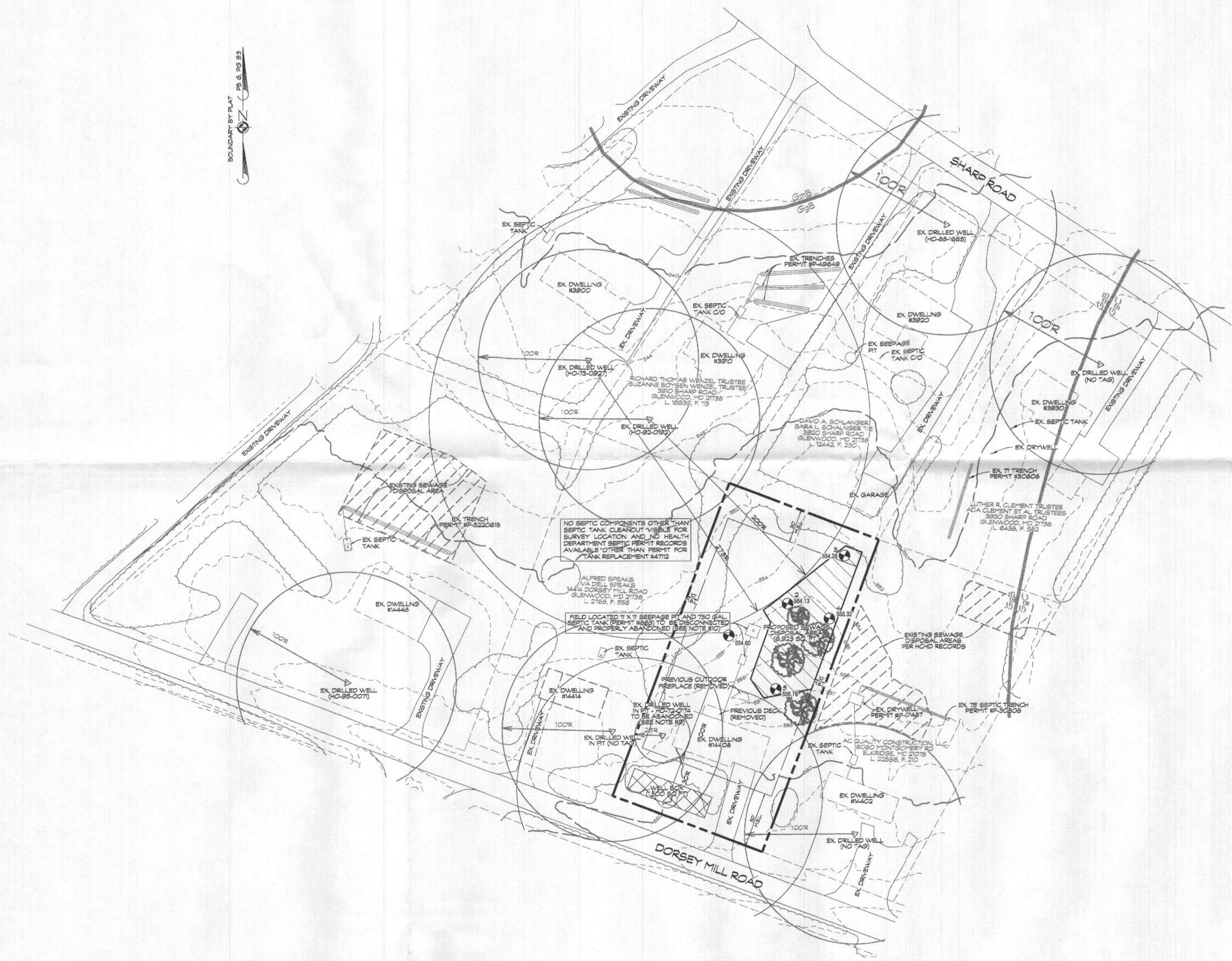
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPT. *[Signature]*

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Javier Morales Roldan* 5/16/25  
 JAVIER MORALES ROLDAN, PROFESSIONAL LAND SURVEYOR  
 NO. 21883 LICENSE EXPIRES AUGUST 29, 2025

DATE	REVISIONS	DRAWN BY:	MS
12/09/24	REVISE PERC TESTING PLAN INTO PERC CERTIFICATION PLAN	DESIGNED BY:	MS
02/03/25	REQUEST WDE VARIANCE / ADDRESS AGENCY COMMENTS	REVIEWED BY:	
05/07/25	ADDRESS HCD COMMENTS DATED 3/5/25	DATE SEPT.:	2024
		SCALE:	1" = 50'
		JOB NO.:	2024-186
		SHEET:	1 OF 1

THIS AREA DESIGNATES A PRIVATE SEWAGE AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. FOR LOTS CREATED PRIOR TO MARCH OF 1972, IT PROVIDES AT LEAST ENOUGH AREA TO ACCOMMODATE AN INITIAL AND TWO REPLACEMENT SEPTIC SYSTEMS AS REQUIRED BY THE HOWARD COUNTY HEALTH DEPARTMENT. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.



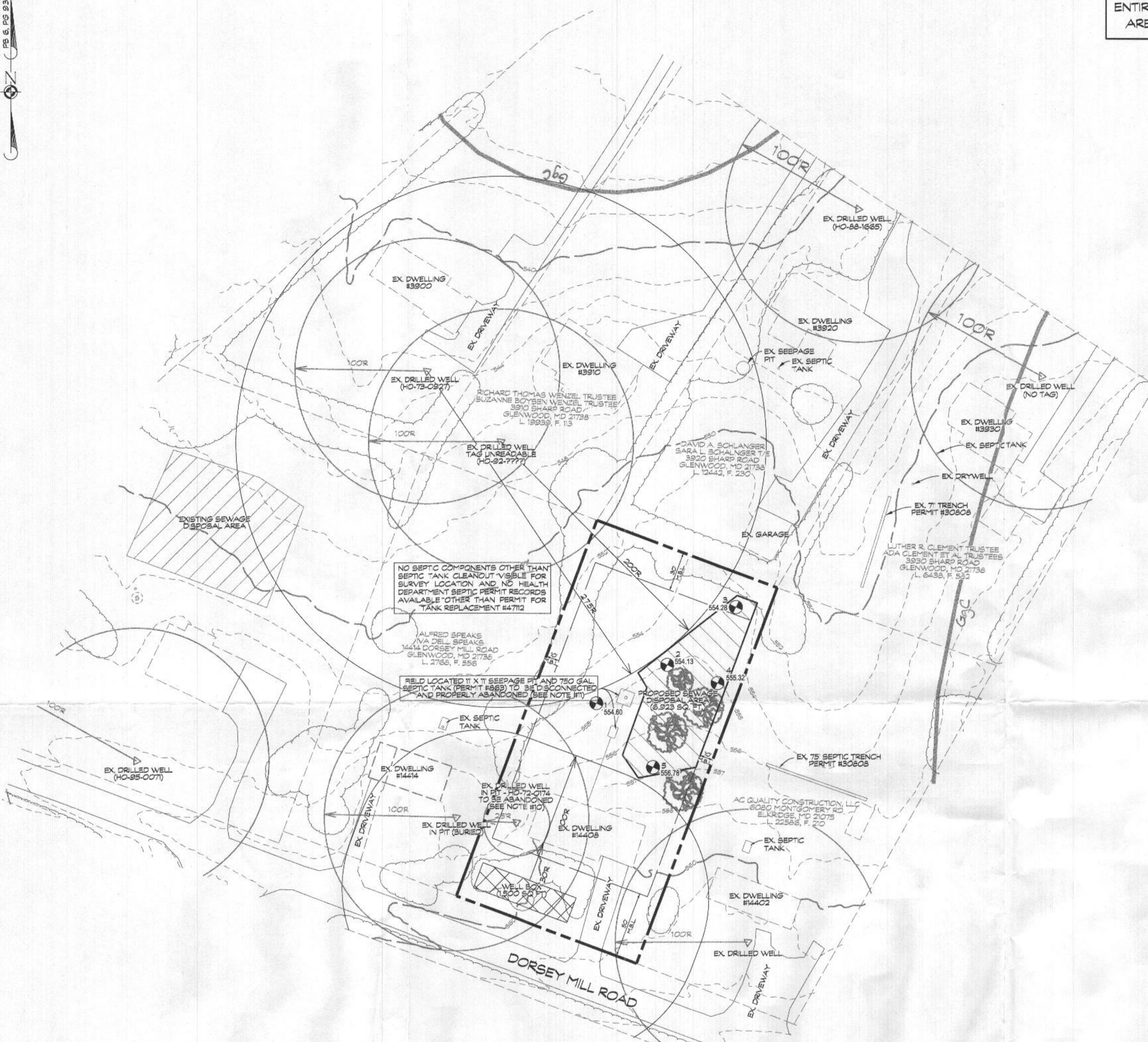
BOUNDARY BY PLAT  
PG 6, PG 93

ENTIRE SITE AND ADJOINING PROPERTIES  
ARE ALL GgB (Glennig Loom 3-8% slopes)

**LEGEND**

- EX TREE
- EX TREE CANOPY
- PASSING PERC TEST
- PROPOSED SCA
- 1,500 SQ FT. WELL BOX
- EX 10 CONTOUR
- EX 2 CONTOUR
- MINIMUM BUILDING LINE
- SOL LINES
- EX SEPTIC CLEANOUT LOCATION
- EX WELL

VICINITY MAP Scale: 1" = 2000'



NO SEPTIC COMPONENTS OTHER THAN SEPTIC TANK CLEANOUT VISIBLE FOR SURVEY LOCATION AND NO HEALTH DEPARTMENT SEPTIC PERMIT RECORDS AVAILABLE OTHER THAN PERMIT FOR TANK REPLACEMENT #47712

RED LOCATED TANK SEPTIC PIT AND 750 GAL SEPTIC TANK (PERMIT #888) TO BE DISCONNECTED AND PROPERLY ABANDONED (SEE NOTE #1)

**DATA TABULATIONS**  
 ZONING DISTRICT: RR-DEO  
 GROWTH TIER: II  
 NUMBER OF BUILDING SITES: 1  
 TOTAL AREA OF LOT: 1.0 ACRES

- GENERAL NOTES**
- CURRENT TITLE REFERENCE:  
OWNER: JMD LEGACY PROPERTIES, LLC  
DEED REFERENCE: L 22388, F. 142  
DATE: JUNE 24, 2024  
GRANTOR: ROBERT MARK PAGLEY
  - ANY CHANGES TO THE SEWAGE DISPOSAL AREA SHOWN HEREON SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
  - THE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN / FIELD VERIFIED TOPOGRAPHY CONDUCTED BY CLSI IN NOVEMBER, 2024.
  - ALL EXISTING WELLS AND/OR SEWAGE DISPOSAL AREAS WITHIN 100' OF THE LOT LINES HAVE BEEN SHOWN. THERE ARE NO WELLS 200' DOWN GRADIENT OF THE SEWAGE DISPOSAL AREA UNLESS OTHERWISE SHOWN HEREON.
  - ALL STORMWATER MANAGEMENT DEVICES WILL MEET HOWARD COUNTY SETBACKS TO ALL WELL SITES AND ON-SITE DISPOSAL SYSTEMS.
  - THE BOUNDARY SHOWN HEREON IS FROM THE RECORDED PLAT (PG 6, PG 93). NO BOUNDARY RETRACEMENT SURVEY WAS PERFORMED BY CLSI.
  - M.B.L. = MINIMUM BUILDING LINE
  - THIS PLAN IS A BENEFIT TO THE CUSTOMER ONLY INsofar as it IS REQUIRED BY HOWARD COUNTY FOR THE PURPOSE OF THE APPROVAL OF THE PERCOLATION TEST. IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF BOUNDARY, EASEMENT OR RIGHT-OF-WAY LINES FOR ANY REASON, SUCH AS THE LOCATION OF FENCES, GARAGES, BUILDINGS OR FUTURE IMPROVEMENTS, OFFSETS OF BUILDING OR OTHER EXISTING OR FUTURE IMPROVEMENTS, OFFSETS OF BUILDINGS TO PROPERTY LINE ARE TO THE NEAREST FOOT (1) UNLESS OTHERWISE NOTED.
  - THE EXISTING DRILLED WELL (10-72-074) MUST BE PROPERLY ABANDONED AND A NEW WELL MUST BE DRILLED. OCCUPATION OF PROPER WELL ABANDONMENT MUST BE SENT TO HOWARD COUNTY HEALTH DEPARTMENT.
  - THE EXISTING SEPTIC PIT AND SEPTIC TANK MUST BE DISCONNECTED AND PROPERLY ABANDONED. A NEW SEPTIC SYSTEM MUST BE INSTALLED TO ACCOMMODATE THE PROPOSED ADDITION OF BEDROOMS TO THE INTERIOR OF THE EXISTING DWELLING.
  - AN OCSB SITE PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO HEALTH DEPARTMENT SEPTIC PERMIT APPROVAL.
  - THE MARYLAND DEPARTMENT OF THE ENVIRONMENT HAS REVIEWED THE PROPOSED SEWAGE DISPOSAL AREA LOCATION ILLUSTRATED ON THE PLAN AS RECOMMENDED BY THE HOWARD COUNTY HEALTH DEPARTMENT, AND HAS GRANTED A VARIANCE TO ALLOW THE SEWAGE DISPOSAL AREA LOCATION TO BE UPGRADE OF THE EXISTING WELLS AT 3900 & 3910 SHARP ROAD PURSUANT TO THE FOLLOWING CONDITIONS:  
A. A BAT LANT MUST BE INSTALLED ON THE INITIAL SYSTEM
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NOTE: THE PURPOSE OF THIS PLAN IS TO CERTIFY THE LOCATION OF A SEWAGE DISPOSAL AREA THAT IS CAPABLE OF SUPPORTING UP TO 5 TOTAL BEDROOMS. PLANNED RENOVATIONS ARE INTERIOR ONLY. NO CHANGE IN FOOTPRINT OF THE EXISTING DWELLING IS PLANNED.

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Javier Morales Rodan  
Professional Land Surveyor No. 21685  
My License Expires August 09, 2025

439 East Main Street Westminster, MD 21157-5539  
(410) 848-1790 FAX (410) 848-1791

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT

HEALTH OFFICER, HOWARD COUNTY HEALTH DEPT.

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Javier Morales Rodan 2/20/25  
 JAVIER MORALES RODAN, PROFESSIONAL LAND SURVEYOR  
 NO. 21685 LICENSE EXPIRES AUGUST 09, 2025

DATE	REVISIONS	DRAWN BY:	MS
12/09/24	REVISE PERC TESTING PLAN INTO PERC CERTIFICATION PLAN		MS
02/03/25	REQUEST MDE VARIANCE / ADDRESS AGENCY COMMENTS		MS
		DATE:	SEPT. 2024
		SCALE:	1" = 50'
		JOB NO.:	2024188
		SHEET:	1 OF 1

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