

HOWARD COUNTY
 PERMIT APPLICATION

PERMIT NUMBER
806006965

Building Address 11770 CHAPEL ESTATES DR.
CLARKSVILLE MD 21029
 Suite/Apt #: _____ SDP/WP/Petition #: _____
 Census Tract _____ Subdivision CHAPEL WOODS III
 Section _____ Area _____ Lot 31
 Tax Map 29 Parcel EG Grid 7
 Zoning _____ Map Coordinates _____ Lot size 1.05 AC

Property Owner's Name WIGAND H. THELMER
 Address 11770 CHAPEL ESTATES DRIVE
 City CLARKSVILLE State MD Zip Code 21029
 Home Phone 410-531-6809 Work Phone SAME
 Applicant's Name & Mailing Address, (if other than stated hereon): _____
 Phone _____ Fax _____

Existing Use RESIDENTIAL
 Proposed Use _____
 Estimated Construction Cost \$ \$8,000. - ±
 Description of Work
CONSTRUCTION OF A DECK TO
THE BACK OF HOUSE

Contractor Company N/A
 Contact Person WIGAND THELMER
 Address _____
 City _____ State _____ Zip Code _____
 License No. _____
 Phone _____ Fax _____

Occupant or Tenant WIGAND H. THELMER
 Contact Name WIGAND H. THELMER
 Address SAME AS OWNER
 City _____ State _____ Zip Code _____
 Phone 410-531-6809 Fax 410-531-4860

Engineer or Architect Company N/A
 Contact Person _____
 Address _____
 City _____ State _____ Zip Code _____
 Phone _____ Fax _____

BUILDING DESCRIPTION - COMMERCIAL

BUILDING DESCRIPTION - RESIDENTIAL

Building Characteristics	Utilities
Height: _____	Water Supply: _____ <input type="checkbox"/> Public <input type="checkbox"/> Private
No. of stories: _____	Sewage Disposal: _____ <input type="checkbox"/> Public <input type="checkbox"/> Private
Gross area, sq. ft. per floor: _____	Electric Yes <input type="checkbox"/> No <input type="checkbox"/> Gas Yes <input type="checkbox"/> No <input type="checkbox"/>
Use group: _____	Heating System: _____ <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> <input type="checkbox"/> Natural Gas <input type="checkbox"/> <input type="checkbox"/> Propane Gas <input type="checkbox"/>
Construction type: _____ <input type="checkbox"/> Reinforced Concrete <input type="checkbox"/> Structural Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Wood Frame <input type="checkbox"/> State Certified Modular	Sprinkler system: <u>N/A</u> <input type="checkbox"/> <input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Other Suppression # of Heads _____

Building Characteristics	Utilities
SF Dwelling <input checked="" type="checkbox"/> SF Townhouse <input type="checkbox"/> Depth _____ Width _____	Water Supply: _____ <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
1st floor: _____	Sewage Disposal: _____ <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
2nd floor: _____	Electric Yes <input type="checkbox"/> No <input type="checkbox"/> Gas Yes <input type="checkbox"/> No <input type="checkbox"/>
Basement: _____	Heating System: _____ <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> <input type="checkbox"/> Natural Gas <input type="checkbox"/> <input type="checkbox"/> Propane Gas <input type="checkbox"/>
Finished Basement <input type="checkbox"/> Unfinished Basement <input type="checkbox"/> Crawf space <input type="checkbox"/> Slab on Grade <input type="checkbox"/> No. of Bedrooms _____ Height: _____	Multi-family dwellings: No. of efficiency units: _____ No. of 1 BR units: _____ No. of 2 BR units: _____ No. of 3 BR units: _____
Other Structure: <u>DECK</u> Dimensions: <u>2 15' x 49'</u> Footings: _____ Roof Height: _____	Sprinkler system: <u>N/A</u> <input type="checkbox"/> <input type="checkbox"/> NFPA #13D <input type="checkbox"/> NFPA #13R Other: _____
_____ State Certified Modular _____ Manufactured Home	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERE TO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THE PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

W. H. Theimer
 Applicant's Signature

WIGAND H. THELMER
 Print Name

 Title/Company

8/30/06
 Date

Checks payable to: **DIRECTOR OF FINANCE OF HOWARD COUNTY**

** PLEASE WRITE NEATLY AND LEGIBLY. **

- FOR OFFICE USE ONLY -

AGENCY	DATE	SIGNATURE APPROVAL
Land Development, DPZ		
State Highways		
Building Official		
Dev. Engineering, DPZ		
Health	<u>11/1/06</u>	<u>[Signature]</u>
Fire Protection		
Is Sediment Control approval required prior to issuance? YES <input type="checkbox"/> NO <input type="checkbox"/>		
CONTINGENCY CONSTRUCTION START: <input type="checkbox"/>		
ONE STOP SHOP: <input type="checkbox"/>		

DPZ SETBACK INFORMATION		PROPERTY ID#
Front: _____	Filing fee	\$ _____
Rear: _____	Permit fee	\$ _____
Side: _____	Excise tax	\$ _____
Side St.: _____	Add'l per. fee	\$ _____
All minimum setbacks met? YES <input type="checkbox"/> NO <input type="checkbox"/>	TOTAL FEES	\$ _____
Is Entrance Permit required? YES <input type="checkbox"/> NO <input type="checkbox"/>	Sub-total paid	\$ _____
Historic District? YES <input type="checkbox"/> NO <input type="checkbox"/>	Balance due	\$ _____
Lot Coverage for New/Town Zone	Check	\$ _____
SDP/Red-line approval date _____	Validation	\$ _____
Accepted by _____		

Distribution of Copies-

White: Building Official

Green: LDD, DPZ

Yellow: DED, DPZ

Pink: Health

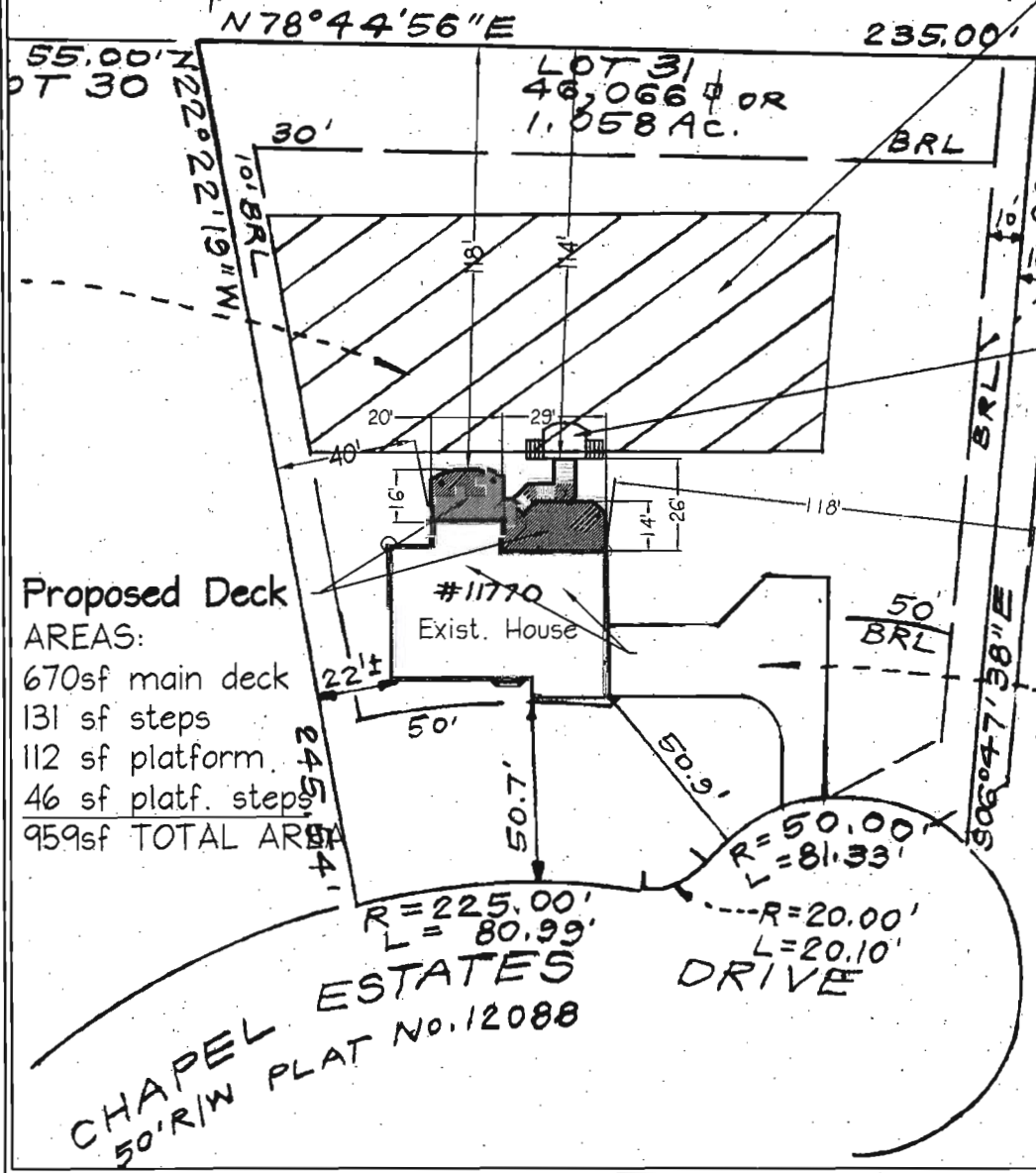
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PRESERVATION PARCEL A
(NON-BUILDABLE)
PLAT Nos. 12088 & 12089

PRIVATE SEPTIC EASEMENT
APPROVED

WALK THRU BUILDING PERMIT
BP# 806006965 A# 50211
APP. SF DATE: P 517929
DESC. OF WORK: 959 ft² deck



Ex. Public 20' Drainage & Utility Easement Plat No. 12088

NON-"STRUCTURE" (i.e. no footings) MOVABLE PLATFORM, (INCLUDING STEPS & RAILINGS) TO BE CONSTRUCTED ON RIGID, PORTABLE "SLED-LIKE SKIDS", PLACED ON +/- 12" GRAVEL BASE; SO CONSTRUCTED TO MAKE IT REMOVABLE IF SEPTIC TRENCH MAINTENANCE IS EVER REQUIRED. 10'x12' PLATFORM (WITH RAILINGS) TO BE +/- 2.5' OFF GRADE AND SHALL BE HELD IN PROPER ALIGNMENT WITH PERMANENT STRUCTURE STEPS BY CONTROLLED BREAK-AWAY STRAPPS TO ALLOW FOR ADJUSTMENTS AND ANY MINOR VERTICAL GROUND-HEAVE MOVEMENTS. (SEE ALSO SHEETS 2 & 3 FOR ENLARGED VIEWS)

Proposed Deck AREAS:
670sf main deck
131 sf steps
112 sf platform
46 sf platf. steps
959sf TOTAL AREA

PLOT PLAN for DECK
Lot 31, Chapel Woods III
11770 Chapel Estates Drive,
Clarksville, MD 21029

SCALE: 1"=50'
Sheet 1 of 3

P 517929
A 50211-D

Wigand H. Theimer, LLC
Landscape Architect

11770 Chapel Estates Drive, Clarksville,, MD 21029 (410) 531-6809 Fax (410) 531-4860 wtheimer@verizon.net

September 27, 2006

Mr. Mike Davis
Bureau of Environmental Health
7178 Columbia Gateway Drive
Columbia, MD 21046-2132

Subject: Request for Waiver of Required Setback of Deck from Septic Easement
Lot 31 Chapel Woods III
11770 Chapel Estates Drive
Clarksville, MD 21029

Dear Mr. Davis,

I am the owner of the referenced property which is one of a 7 unit Subdivision called Chapel Woods III, on which my house was built just 4 years ago.

Although the house is situated on a wonderful one-acre lot with open yard and views to pristine surrounding open space, the house is tightly wedged between the 50' front yard setback and a 20' setback in the rear from the private septic easement.

I happen to be a professional Landscape Architect nearing my retirement years and it is my passionate desire to design and build a deck that is befitting the character and size of the house and has a dignified staircase presentation to the spacious, open rear yard. Being aware of the setback requirements I have diligently explored and exhausted all design alternatives. They all severely compromise the design intent, which is to create a deck that truly fits the character of the house, the scale of the open yard, and reflects the values of the professional that lives within.

Faced with this challenge I have designed a deck that meets the design goals but requires a waiver to the normal setback guidelines. There are 3 issues that require your approval: (please refer to the attached plan sheet 3 of 3 and other attached graphics)

- 1. Waiver Issue A:** to allow the cantilevered portion of Deck A to be constructed at a 4' setback from the septic easement. (7' from the corners and columns)
Justification: The deck will be 10.5' above grade and the supporting columns will be 7' from the easement and 11' from the nearest trench. The footers for the deck columns will have no impact on the drain field and the 11' distance from the trench provides ample room for excavation if trench maintenance is ever required.

2. **Waiver issue B:** to allow the two terminal footers for the staircase steps to be constructed at a 2' setback from the septic easement. (6' from the trench)
Justification: The end of the staircase will be only 3' above grade with a 6' offset from the nearest trench drain. The 2 footers (5' apart) will support 4"x4" posts and will cause no impact on the nearest trench drain. The 6' clearance is ample distance if trench maintenance ever be required.

3. **Waiver issue C:** to allow a "non-structure" movable platform, built on rigid sled-like "skids" (in-lieu-of footers) to be partially placed over the edge of the septic easement.
Justification: The platform will be of single unit self-supporting construction which may be temporarily moved aside if trench maintenance is ever required. The platform support structure skids will rest on a 12" bed of gravel (with perforated drain pipes to daylight to avoid any collection of water over the drain field.) The platform will rest against the permanent stair structure but will not be rigidly attached. It will be held in horizontal alignment with the stairs by break-away straps to allow for readjustments, if any minor vertical ground heave occurs. Since the platform will rest on top of the ground, without footers, and since it may be moved aside if necessary, it will have absolutely no impact on the function of the septic system.

It may be argued that the hardship is self imposed as the deck could be smaller and the stairs could be relocated somewhere else. However, the deck is purposefully sized for its intended uses and correctly proportioned for the architectural mass and size of the house and the open character of the yard. The stairs are designed with a series of landings and riser/tread relationships for maximum comfort. They are also strategically located for a dignified descent to the ample space of the open yard. Any alteration to force the deck and staircase within the prescribed setbacks causes negative impact not only on the function and esthetics but also the potential value of the property. As the owner and as a professional Landscape Architect the above stated design concepts are of great importance to me.

The standard 10' deck-to-easement setback requirement is a general rule to help preserve and protect the function and maintenance of private septic drain fields. In this case, and in light of the above stated reasons and precautions, granting this waiver is not contrary to, nor will it nullify the intent of the regulation. Therefore I respectfully request that this waiver be granted.

Thank you for your consideration of this matter and please do not hesitate to contact me at 410-531-6809 should you have any questions or require additional details.

Sincerely,



Wigand H. Theimer, R.L.A., ASLA

PRESERVATION PARCEL A
(NON-BUILDABLE)
PLAT Nos. 12088 & 12089

PRIVATE SEPTIC EASEMENT

LOT 30
55.00' N
22° 22' 19" W

N 78° 44' 56" E

235.00'

LOT 31
46,066 sq ft OR
1.058 AC.

LOT 37

30'

BRL

BRL
16'-221.43'

101' BRL
220' 22' 19" W

Ex. Public 20' Drainage &
Utility Easement Plat No.
12088

NON-"STRUCTURE" (i.e. no footings) MOVABLE
PLATFORM, (INCLUDING STEPS & RAILINGS) TO BE
CONSTRUCTED ON RIGID, PORTABLE "SLED-LIKE
SKIDS", PLACED ON +/- 12" GRAVEL BASE;
SO CONSTRUCTED TO MAKE IT REMOVABLE IF
SEPTIC TRENCH MAINTENANCE IS EVER REQUIRED.
10'x12' PLATFORM (WITH RAILINGS) TO BE +/- 2.5'
OFF GRADE AND SHALL BE HELD IN PROPER
ALIGNMENT WITH PERMANENT STRUCTURE STEPS
BY CONTROLLED BREAK-AWAY STRAPPS TO ALLOW
FOR ADJUSTMENTS AND ANY MINOR VERTICAL
GROUND-HEAVE MOVEMENTS.
(SEE ALSO SHEETS 2 & 3 FOR ENLARGED VIEWS)

Proposed Deck
800 sf TOTAL

#11770
Exist. House

Macadam
Driveway

245.54'

R=225.00'
L=80.99'

R=50.00'
L=81.33'
R=20.00'
L=20.10'

CHAPEL ESTATES
50' R/W PLAT No. 12088

PLOT PLAN for DECK
Lot 31, Chapel Woods III
11770 Chapel Estates Drive,
Clarksville, MD 21029

SCALE: 1"=50'
Sheet 1 of 3

* SUBJECT OF HEALTH DEPARTMENT WAIVER
(ITEMS A, B & C)

*C NON-"STRUCTURE" (i.e. no footings) MOVABLE PLATFORM, (INCLUDING STEPS & RAILINGS) TO BE CONSTRUCTED ON RIGID, PORTABLE "SLED-LIKE SKIDS", PLACED ON +/- 12" GRAVEL BASE; SO CONSTRUCTED TO MAKE IT REMOVABLE IF SEPTIC TRENCH MAINTENANCE IS EVER REQUIRED. 10'x12' PLATFORM (WITH RAILINGS) TO BE +/- 2.5' OFF GRADE AND SHALL BE HELD IN PROPER ALIGNMENT WITH PERMANENT STAIR "C" BY CONTROLLED BREAK-AWAY STRAPPS BETWEEN SUPPORTS TO ALLOW FOR ADJUSTMENTS AND ANY MINOR VERTICAL GROUND-HEAVE MOVEMENTS. (SEE ALSO SHEET 2 & 3 FOR ENLARGED VIEWS)

4' Cantilevered Deck to Easemt.

1' Footer to Trench

ex trenches

24' to trench

20' to EASMT

16'

6' to trench

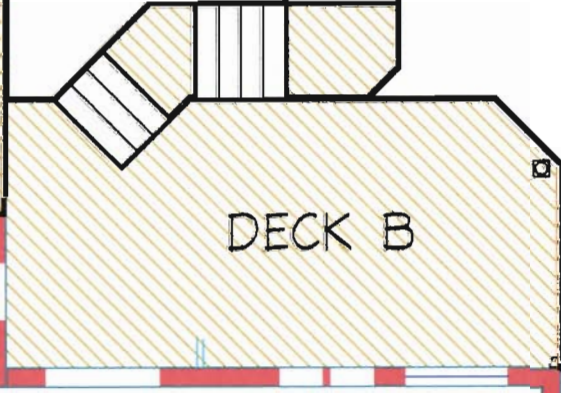
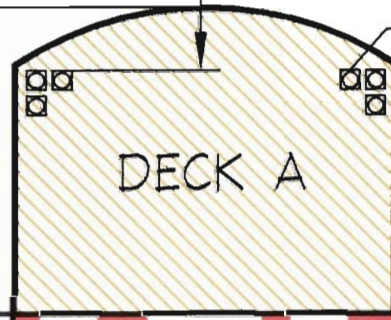
12'

NON-STRUCTURE PLATFORM*
(on "skids"
in-leu-of footers)
2.5' off grade

10'

FOOTERS

END OF STRUCTURE (STAIR
3' OFF GRADE)



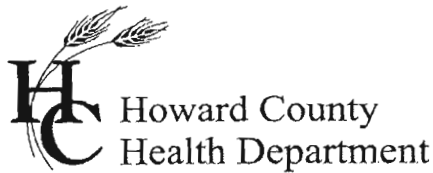
**PROPOSED DECK
RELATIONSHIP TO SEPTIC EASEMENT**
11770 CHAPEL ESTATES DRIVE
CLARKSVILLE, MD 21029

SCALE: 1"=10'
Sheet 3 of 3



Wigand H. Theimer
Landscape Architect

11770 Chapel Estates Drive, Clarksville, MD 21029
410-531-6809 Fax 410-531-4860 wtheimer@verizon.net



Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

October 31, 2006

Wigand H. Theimer
11770 Chapel Estates Drive
Clarksville, MD 21029

RE: **Variance Approval**
11770 Chapel Estates Drive
Clarksville, MD 21029

Dear Sir:

The Department of Health has received your variance request dated September 27, 2006 for the above referenced property. This agency will grant **approval** of the variances provided that the deck is constructed exactly as described in the request. The "non-structure" may not have footers and will in the worst case scenario damage the last five to ten feet of the upper 100 foot drainfield. Should the "non-structure" damage the 4.5 deep drainfield pipe, it should not affect the operation of the drainfield as it is highly unlikely that wastewater will ever make it into the last five to ten feet of piping. It is on this basis that the Department will grant the requested variances.

Approval of a building permit will be granted by this Department provided that the site plan submitted with the building permit application is consistent with the site plan approved under this variance request and the construction plans illustrate the construction described in the variance request. Any deviations from the site plan submitted with the request will be subject to further review by this Department.

Any questions regarding this decision may be directed to the Well and Septic Program of the Howard County Health Department.

Respectfully,

Michael J. Davis, R.S.
Director, Well and Septic Programs

c: File