

7/30/96
ASAP
+ 3PM

PERMIT

SEWAGE DISPOSAL SYSTEM

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

P 56999
A 56418

INDEXED
03-298388

DISTRICT _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
313-2640

DATE 6-25-96

DATE SYSTEM APPROVED 7/30/96

INSPECTOR [Signature]

Farm and Home Excavating/Bill Ingram IS PERMITTED TO INSTALL X ALTER _____

ADDRESS 901 Driver Road, Marriottsville, Maryland 21104 PHONE 442-2139

SUBDIVISION Weidemeyer Property LOT _____ ROAD 11420 Old Fredrick Road

PROPERTY OWNER Homer & Eleanor Weidemeyer

ADDRESS _____

SEPTIC TANK CAPACITY 1500 GALLONS *Installation to be pre-scheduled so that sanitarian may be on site at all times during trench construction.

NUMBER OF BEDROOMS 3

180 SQUARE FEET PER BEDROOM

LINEAR FEET OF TRENCH REQUIRED 180

TRENCHES - Trench to be 3 feet wide. Inlet 3 feet below original grade. Bottom maximum depth 5 feet below original grade. Effective area begins at 5 feet below original grade. 2 feet of stone below distribution pipe.

LOCATION - Outlet of septic tank to be placed 70' from front lot line and 100' from left lot line, and no deeper than 3.5 below original grade. Install 4 45' trenches starting at the bottom of the designated area. Initial trench installation is to be located under the driveway portion of the septic easement.

NOTES -- No trench to exceed 100 feet in length. Provide 6' - 8" diameter cleanout and cap to grade or above on septic tank.

ok/w

PLANS APPROVED BY Glen Savage DATE 3/21/96

COVER NO WORK UNTIL INSPECTED AND APPROVED

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

NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS, 90° ELBOWS NOT ACCEPTABLE.

NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX TRENCHES) TO BE 100 FEET FROM WELL (UNLESS OTHERWISE SPECIFICALLY AUTHORIZED)

NOTE: IF DEEP TRENCH(ES) ARE USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH(ES)

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 35/40 PVC OR ABS

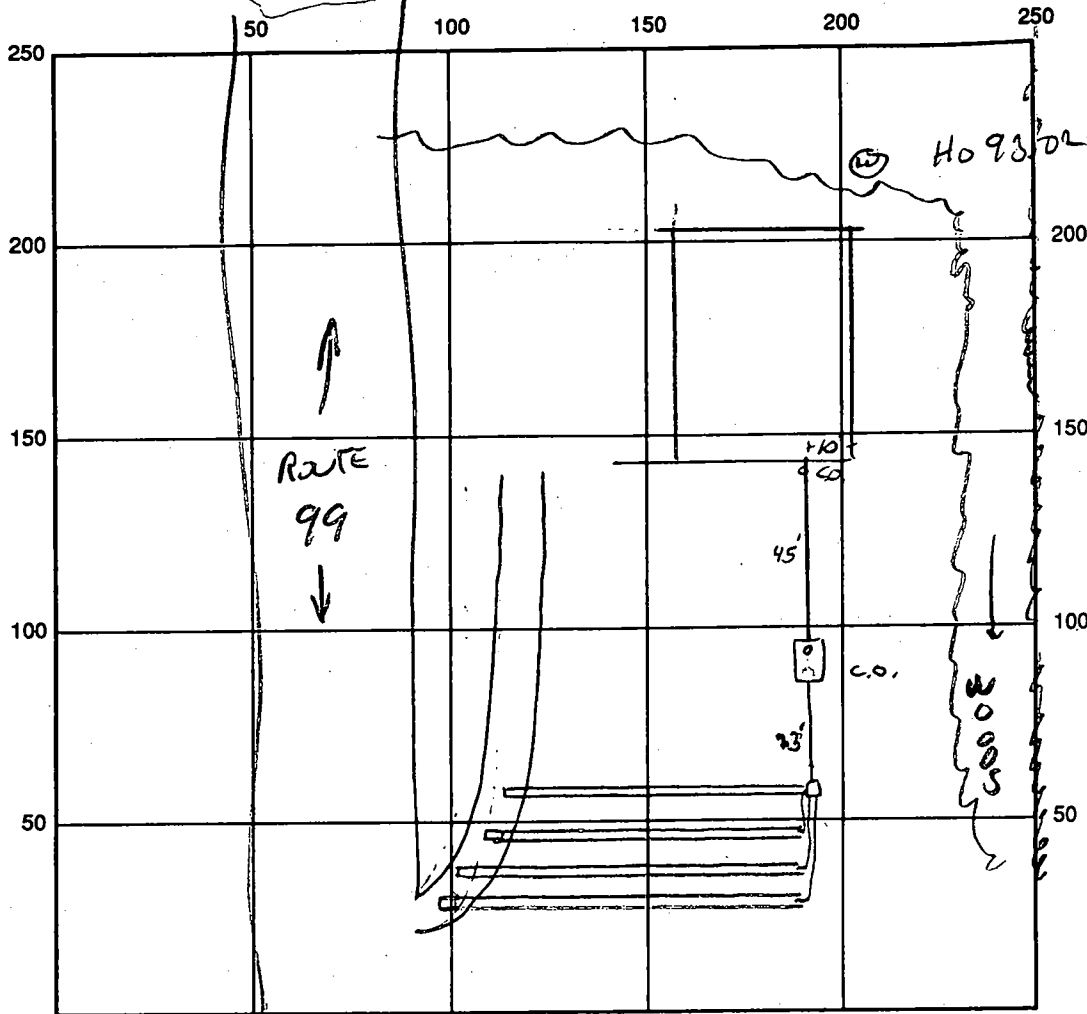
PERMIT VOID AFTER TWO YEARS

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL STAND PIPES MUST BE 6 INCHES IN DIAMETER CAST IRON. CONCRETE OR TERRA COTTA OR PVA OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET. MANHOLE TO GRADE REQUIRED.

NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

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

A 56418



SEPTIC TANK LEVEL 1500 GAL, OK

CLEANOUTS 1 on tank, 1 at house

DISTRIBUTION BOX LEVEL OK BAFLE OK

DRAIN FIELD/TITLE DEPTH $\frac{1\ 2\ 4}{5}$ FT.

TRENCH WIDTH 3 FT.

INLET DEPTH $\frac{1\ 2\ 4}{5}$ FT.

EFFECTIVE GRAVEL DEPTH $\frac{1\ 2\ 5}{3\ 2}$ FT.

TOTAL LENGTH $\frac{1\ 2\ 3\ 4}{4\ 3\ 4\ 5\ 4\ 7}$ FT.

NUMBER OF TRENCHES 4

ONE SIDEWALL/BOTTOM AREA + 528 SQ. FT.

DRYWALL INSIDE DIAMETER - FT.

EFFECTIVE DEPTH BELOW INLET - FT.

ABSORBENT AREA - SQ. FT.

REMARKS: 7/30/96 TANK SET, DIST. BOX SET, 1ST TRENCH OK - OK TO CONTINUE

7/30 OK TO COVER SYSTEM.

DATE SYSTEM APPROVED 7/30/96

INSPECTOR [Signature]

APPLICATION

PERCOLATION TESTING

A 56418

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

*NO FEE, RE-TEST
PER HEALTH DEPT.
REQUEST, LOT
APPROVED FOR PRIVATE
WELL AND SEPTIC 12/11/89*

DISTRICT 2ND

DATE 1/25/96

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER HOMER AND ELEANOR WEIDEMEYER

ADDRESS 7607 WINDSOR MILL ROAD BALT, 21207 PHONE _____

AGENT OR PROSPECTIVE BUYER PACESETTER HOMES

ADDRESS PO BOX 841 PHONE 410-750-0791

PROPERTY LOCATION:

SUBDIVISION _____ LOT NO. _____

ROAD AND DESCRIPTION 11420 OLD FREDERICK ROAD

TAX MAP 10 PARCEL # 153

SIZE OF LOT 2.1 ACRE TYPE BLDG. SE0
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

A-56418

COUNTY #

SOIL PROFILE

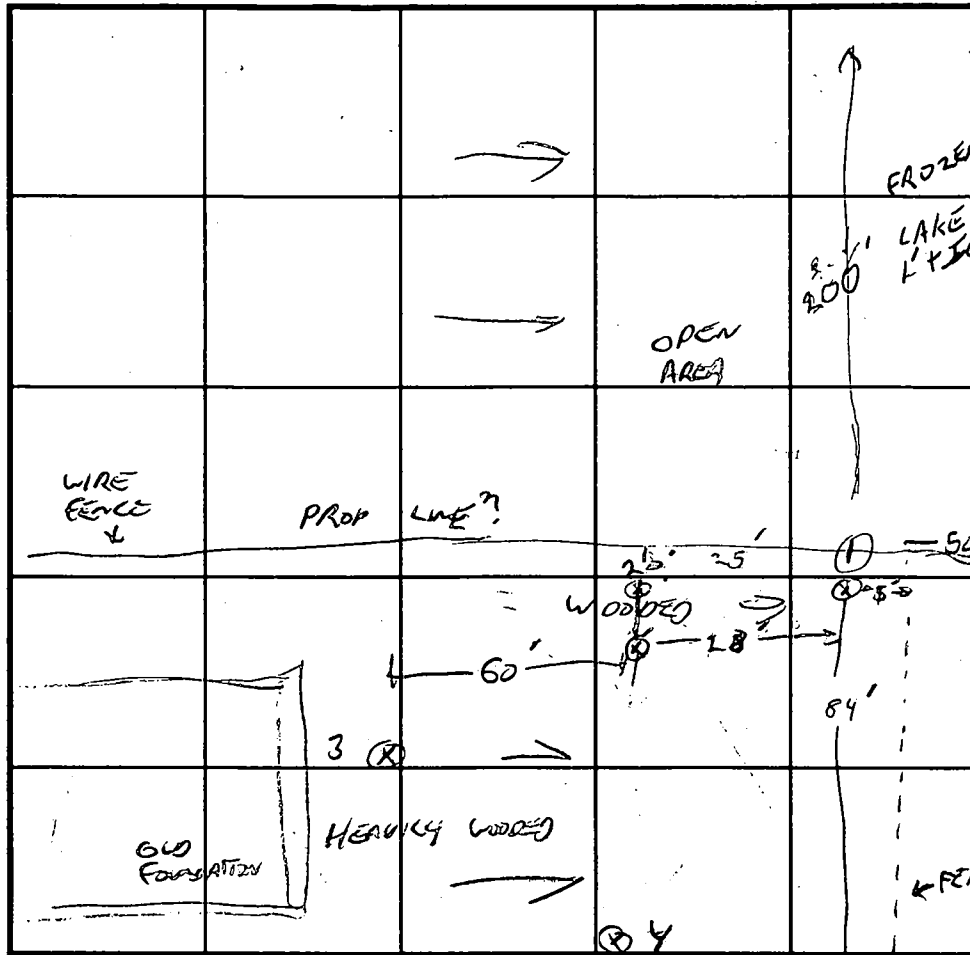
TOPSOIL
MIXED TAN+ORANGE
MILICEOUS SANDY CLAY

TAN-BROWN
MILICEOUS SCL

TOPSOIL
RED SANDY
MILICEOUS SCL

BROWN SSC
15% PARTLY
SAPROXIDE
CAVING

SIMILAR TO #2
NO ROCK



SOIL PROFILE

TOPSOIL
ORANGE MILICEOUS SANDY CLAY
TO ORANGE MILICEOUS SS
TO GRAY TAN MILICEOUS SANDY LOAM
WATER RUNNING IN @ ALL DEPTHS
HOLE CAVING IN

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

FRED RD

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
7/25/96	1	FAIL	WATER				
	2	4'	10:54	11:14	TEST STOPPED		
	3	4'	10:48	10:55	10:55	11:05	10 MIN
OK TO 9'	2	4' 8"	11:17	11:19	11:19	11:22	3 MIN
	4						

REMARKS _____

TYPE OF SOIL _____

TESTED BY _____ ALSO PRESENT _____

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME _____ TRENCH WIDTH _____

INLET DEPTH _____ MAXIMUM BOTTOM DEPTH _____ SQ. FT./BEDROOM _____

11.6

APPLICATION

PERCOLATION TESTING

A 43715

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
P.O. BOX 476 ELLICOTT CITY, MARYLAND 21043
TELEPHONE 461-9933

DISTRICT GRD

DATE 3-3-89

3-16-89
1:30 PM
Pulkinson

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

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

PROPERTY OWNER J. HOMER WEIDEMEYER

ADDRESS 7600 WINDSOR MILL RD Bldg 21207 PHONE 655-0127

PROSPECTIVE BUYER JIM MAY

ADDRESS 2920 ROUTE 32, WEST FRIENDSHIP MD 21794 PHONE 442-1960

PROPERTY LOCATION:

SUBDIVISION next to Mammot Manor Farm LOT NO None

ROAD AND DESCRIPTION Route 99 West of Mammottsville Rd

TAX MAP 10 sub 21 PARCEL # 153

SIZE OF LOT 1/2 acre ± TYPE BLDG _____

**BLDG. PERMIT SIGNED
AND RETURNED 3-21-96
Serial # 62969
S.F.D. - 3 BRMS
(SINGLE FAMILY DWELLING OR COMMERCIAL)**

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

James W. Dray
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING 3-15-89 Perc Satisfactory for 3BR house w/o disposal. Well location provided. House site depends on size and BRL. Await Plat to verify

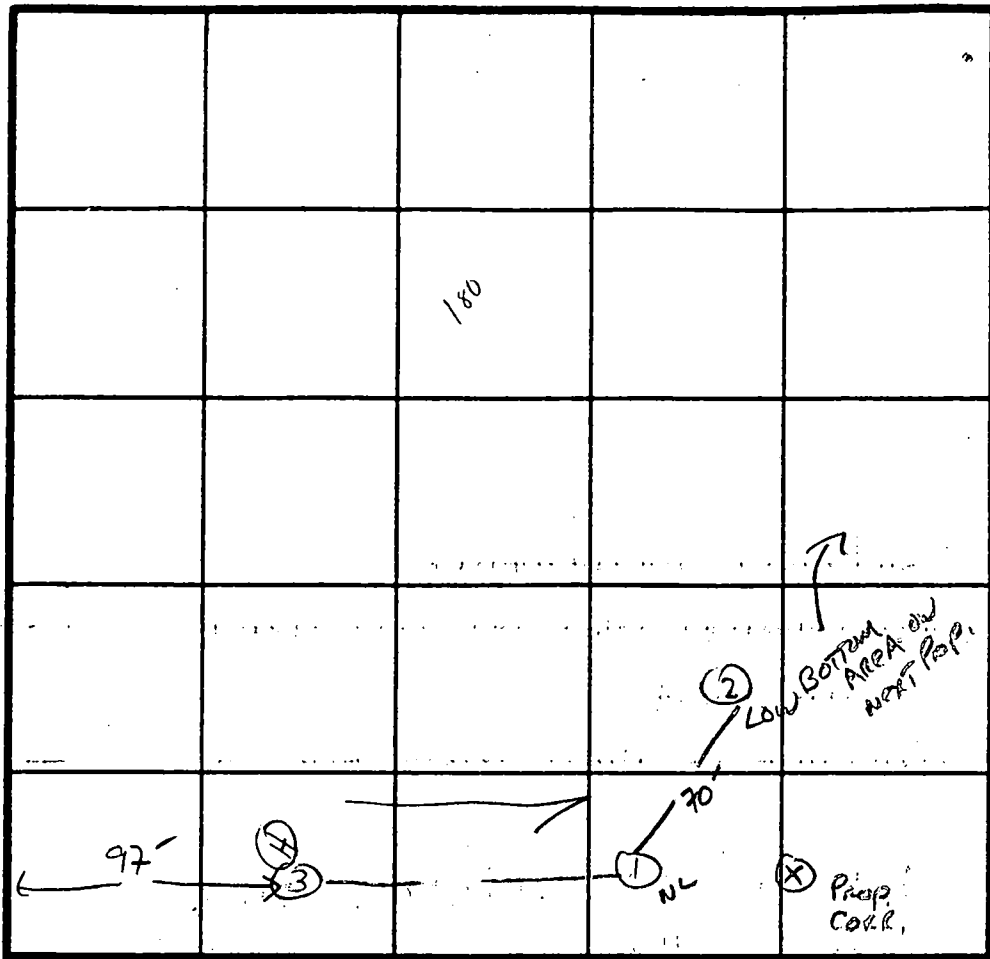
S. Abel.
SEE also BA-90-01V

HD-216

THIS IS NOT A PERMIT

SOIL PROFILE

0
 A1-3
 Yellow Br Silty Clay
 LOAM
 <10% Frag
 3'
 Yellow Br SAND
 LOAM
 10-20%
 H₂O AT 13.5'



X PERC
 6 MIN
 180 #/BR
 MAX 3 BR
 House w/o
 disposal
 1ST SYST.
 Inlet 3.5'
 BOTTOM 8.5'
 2ND SYST

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.
 Rt 99 (Old Frederick Rd.)

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME	REMARKS
			START	STOP	START	STOP		
3/16/89	1 S	3.5	12:59	1:01	1:01	1:04	3 Min	INLET 3.5' BOTTOM 7.5'
	1 M	7.5	1:01	1:03	1:03	1:05	2 Min	
	1 V	14.5'	As profile D, H ₂ O AT 13.5'					3 RD SYST
	2 V	H ₂ O	AT 6.5					
	3 S	3.5	1:17	1:26	1:26	1:38	12 Min	INLET 3.5' BOTTOM 4.5'
	3 V	12"	Similar to Profile Clay Layer		Red bottom			

REMARKS Deep Initial Syst. - Shallower reports
 TYPE OF SOIL Chosick
 TESTED BY S. Abel ALSO PRESENT MAY, Keumy

8/5/96 or 8/6/96
 Anytime
 LINE COVERED, JOB COMPLETE
 BILL INGRAM-EXCAVATOR SAYS JOB LOOKS
 OK - NO BLEEDER / PUMPER TO LOO Hm To
 COVER. *[Signature]*

HOWARD COUNTY HEALTH DEPARTMENT
 Bureau of Environmental Health
 3525-H Ellicott Mills Drive
 Ellicott City, MD 21043
 461-9933

APPLICATION FOR PITLESS ADAPTER, WELL PUMP AND PRESSURE TANK INSTALLATION

New Installation Replacement
 Receipt # _____ Date _____
 Name of Installer KUSAN P + H Telephone 298-8397
 License Number 10532
 Certified Well Pump Installer Well Driller _____ Registered Plumber
 Name of Property Owner Pacestom Homes Telephone 750-0791
 Subdivision WEIDEMEYER PROP Lot # _____ Well Tag # HO-93-0269
 Site Address 11420 Old FREDRICK RD

Pump
 1. Type
 a. Deep well jet _____
 b. Shallow well jet _____
 c. Submersible
 2. Make JACUZZI
 3. Model # _____
 4. Capacity _____ GPM
 5. Pump exceeds well capacity Yes _____ No _____
 6. If Yes, is low pressure cutoff switch installed? Yes _____ No _____
 7. What methods are used to protect the pump and electrical wiring from vibrations? Torque arrestors _____ Cable guards _____ Other _____
160 #

Motor
 1. Horsepower 3/4
 2. RPM _____
 3. Voltage _____
 a. 110 _____
 b. 220

Pitless Adapter
 1. Make Howard
 2. Model # _____
 3. Depth 300

Tank
 1. Capacity 40
 2. Pressure relief valve? YES

Piping
 1. Type Plastic
 2. Size 2 inch
 3. NSF and/or BOCA Code approved _____
 4. Depth of supply line 42 inches

Well data
 1. Depth 300 ft.
 2. Yield 5 GPM
 3. Static water level 15 ft.
 4. Will water supply be disinfected by installer? YES

I understand that it is my responsibility to notify the Howard County Health Department when the installation is ready for inspection (otherwise this permit is null and void).

All information given above is true to the best of my knowledge.

Signature of Applicant: *[Signature]*
 Date: 8-5-96

Note: A sticker indicating approval/status of the installation will be placed on the well casing at the time of the inspection.

G1-0241

SEQUENCE NO. (MDE USE ONLY)

STATE OF MARYLAND WELL COMPLETION REPORT

THIS REPORT MUST BE SUBMITTED WITHIN 45 DAYS AFTER WELL IS COMPLETED.

(THIS NUMBER IS TO BE PUNCHED IN COLS. 3-6 ON ALL CARDS)

FILL IN THIS FORM COMPLETELY PLEASE PRINT OR TYPE

COUNTY NUMBER A-56418

ST/CO USE ONLY DATE RECEIVED 03/18/96

DATE WELL COMPLETED 031396

Depth of Well 300 (TO NEAREST FOOT)

PERMIT NO. FROM "PERMIT TO DRILL WELL" HO-93-0269

OWNER PACESETER HOMES last name 11420 OLD FRED RD first name TOWN MOUNTVIEW MD SUBDIVISION WEIDEMEYER PROPERTY SECTION LOT

WELL LOG Table with columns: DESCRIPTION (Use additional sheets if needed), FEET (FROM, TO), check if water bearing. Includes handwritten entries: BROWN SHALE 0-80, BROWN SAND AND GRAVEL 80-106, BLUE MICA 106-300. Includes handwritten note: WELL GROUTED TO ONLY 80' DUE TO CAVE IN OF SAND AND GRAVEL. WATER AT 250.

GROUTING RECORD yes no (Y) (N) WELL HAS BEEN GROUTED (Circle Appropriate Box) TYPE OF GROUTING MATERIAL (Circle one) CEMENT (CM) BENTONITE CLAY (BC) NO. OF BAGS 28 NO. OF POUNDS 2632 GALLONS OF WATER 168 DEPTH OF GROUT SEAL (to nearest foot) from 0 ft. to 79 ft.

CASING RECORD casing types insert appropriate code below (ST) STEEL (CO) CONCRETE (PL) PLASTIC (OT) OTHER MAIN CASING TYPE (ST) Nominal diameter top (main) casing (nearest inch)! 6 Total depth of main casing (nearest foot) 134

OTHER CASING (if used) diameter inch depth (feet) from to

SCREEN RECORD screen type or open hole (ST) STEEL (BR) BRASS BRONZE (PL) PLASTIC (HO) OPEN HOLE (OT) OTHER

NUMBER OF UNSUCCESSFUL WELLS: 0 WELL HYDROFRACTURED (Y) (N)

CIRCLE APPROPRIATE LETTER A A WELL WAS ABANDONED AND SEALED WHEN THIS WELL WAS COMPLETED E ELECTRIC LOG OBTAINED P TEST WELL CONVERTED TO PRODUCTION WELL

I HEREBY CERTIFY THAT THIS WELL HAS BEEN CONSTRUCTED IN ACCORDANCE WITH COMAR 26.04.04 "WELL CONSTRUCTION" AND IN CONFORMANCE WITH ALL CONDITIONS STATED IN THE ABOVE CAPTIONED PERMIT, AND THAT THE INFORMATION PRESENTED HEREIN IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

TYPE: MWD/MSD/MGD DRILLERS LIC. NO. 139 Robert Clune DRILLERS SIGNATURE (MUST MATCH SIGNATURE ON APPLICATION) LIC. NO. 168 Rick Fogle SITE SUPERVISOR (sign. of driller or journeyman responsible for sitework if different from permittee)

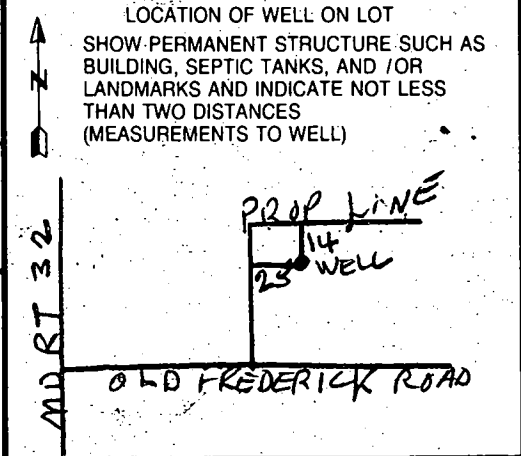
DEPTH (nearest ft.) 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 SLOT SIZE 1 2 3 DIAMETER OF SCREEN (NEAREST INCH)

GRAVEL PACK IF WELL DRILLED WAS FLOWING WELL INSERT F IN BOX 68

MDE USE ONLY (NOT TO BE FILLED IN BY DRILLER) T (E.R.O.S.) W Q 70 72 74 75 76 TELESCOPE CASING LOG INDICATOR OTHER DATA

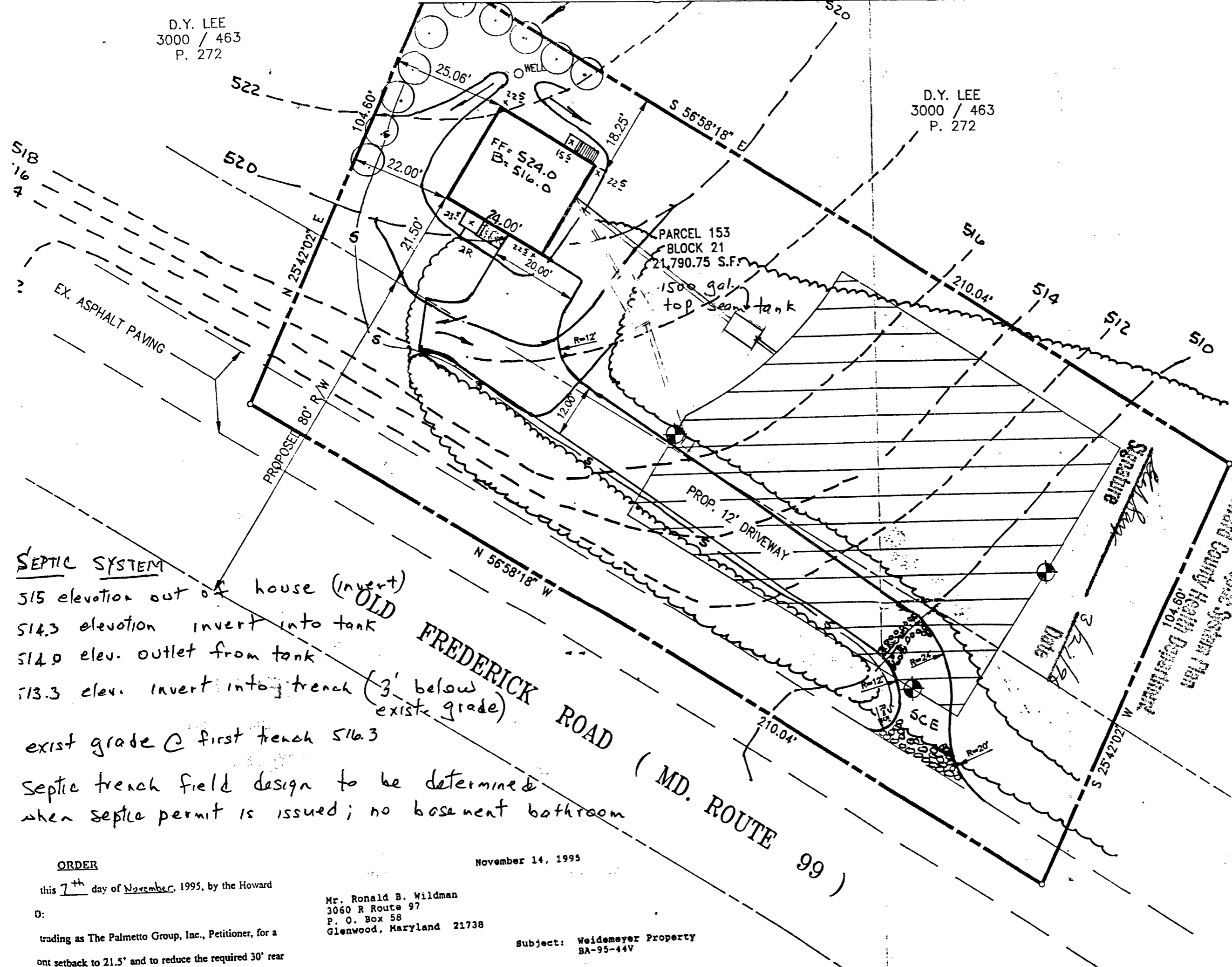
PUMPING TEST HOURS PUMPED (nearest hour) 3 PUMPING RATE (gal. per min.) 5 METHOD USED TO MEASURE PUMPING RATE TIME WATER LEVEL (distance from land surface) BEFORE PUMPING 15 ft. WHEN PUMPING 121 ft. TYPE OF PUMP USED (for test) (A) air (P) piston (T) turbine (C) centrifugal (R) rotary (O) other (describe below) (J) jet (S) submersible

PUMP INSTALLED DRILLER WILL INSTALL PUMP YES (NO) IF DRILLER INSTALLS PUMP, THIS SECTION MUST BE COMPLETED FOR ALL WELLS. TYPE OF PUMP INSTALLED PLACE (A,C,J,P,R,S,T,O) IN BOX 29 CAPACITY: GALLONS PER MINUTE (to nearest gallon) PUMP HORSE POWER PUMP COLUMN LENGTH (nearest ft.) CASING HEIGHT (circle appropriate box and enter casing height) (+) above () below LAND SURFACE (nearest foot)



D.Y. LEE
3000 / 463
P. 272

D.Y. LEE
3000 / 463
P. 272



PERC FIELD APPROVED BY
HEALTH DEPARTMENT 12-11-89

SEPTIC SYSTEM

515 elevation out of house (invert)
514.3 elevation invert into tank
514.0 elev. outlet from tank
513.3 elev. invert into trench (3' below
exist. grade)
exist grade @ first trench 516.3
Septic trench field design to be determined
when septic permit is issued; no basement bathroom

FREDERICK ROAD
(MD. ROUTE 99)

Approved Septic System Plan
Howard County Health Department
09/10/1995

D.Y. LEE
3000 / 463
P. 272

ORDER

this 7th day of November, 1995, by the Howard
D:
trading as The Palmetto Group, Inc., Petitioner, for a
ont setback to 21.5' and to reduce the required 30' rear
nservation) Zoning District, be, and the same hereby is,

Mr. Ronald B. Wildman
3060 R Route 97
P. O. Box 58
Glenwood, Maryland 21738

November 14, 1995

Subject: Weidemeyer Property
BA-95-44V

Dear Mr. Wildman:

GENERAL

- 1). TAX MAP 10, PA
ZONE R-C
MIN LOT SIZE
FRONT SETBACK
SIDE (P.R.O.W)
OTHER
REAR PRINCIPLE
ACCESSORY
- 2). THIS AREA
REQUIRED BY THE
FOR INDIVIDUAL
AREA RESTRICTED
BECOME NULL AN
COUNTY HE

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCKROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. ALL WELLS AND SEPTIC SYSTEMS WITH IN 100' OF PROPERTY BOUNDARIES HAVE BEEN SHOWN THE LOT SHOWN HEREBON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.

S14.10 DESIGNATES FIELD LOCATED PERC HOLES AND ELEVATION.

TAX MAP 10 PARCEL 153 BLOCK 21 R-ZONING

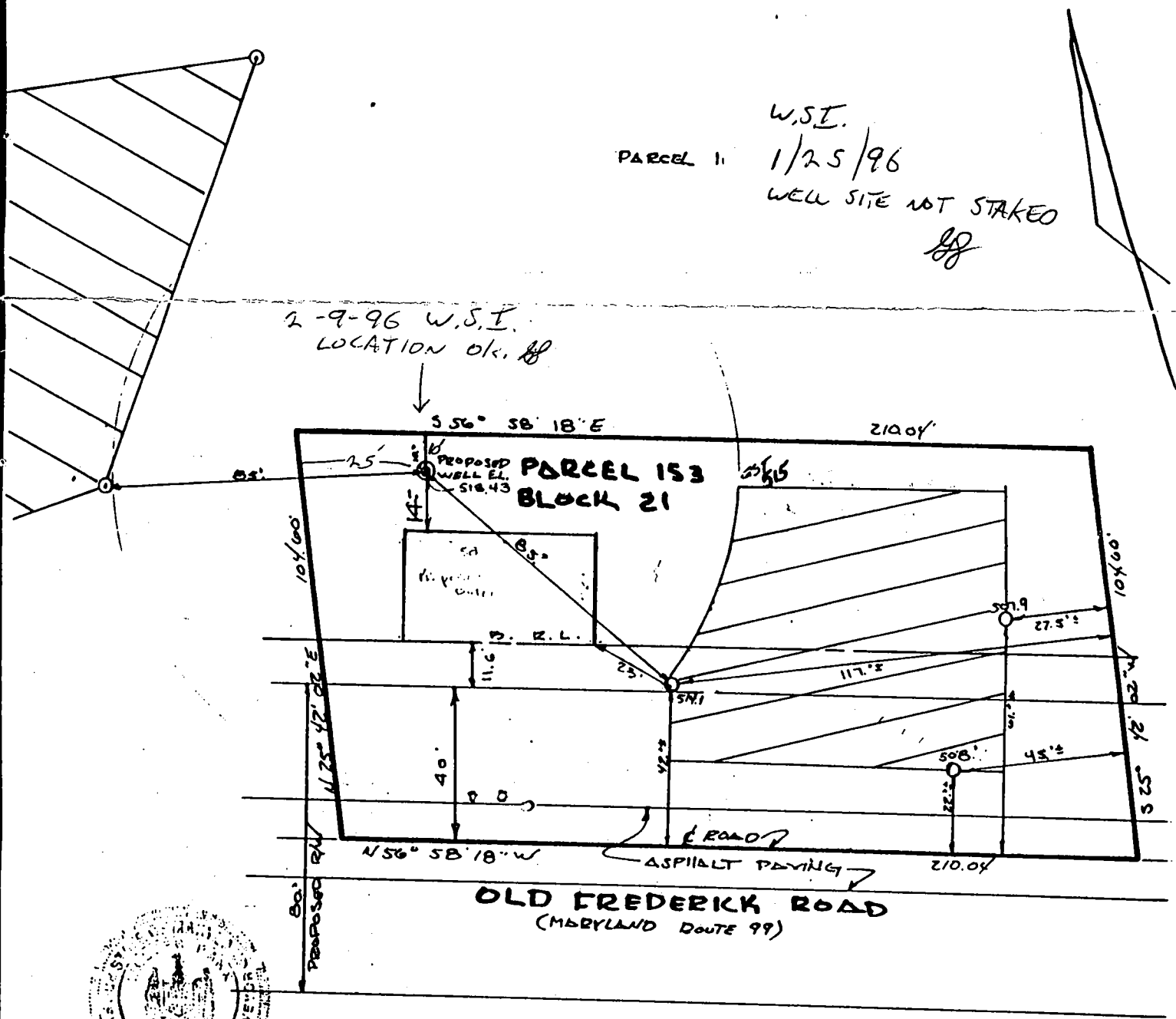
APPROVED: FOR PRIVATE WATER AND PRIVATE SEPTIC SYSTEMS. HOWARD COUNTY HELTH DEPARTMENT

J. J. Bell
COUNTY HEALTH OFFICER

12-11-89
DATE

WEIDEMEYER PROPERTY
PARCEL 153, BLOCK 21, TAX MAP 10
3RD ELECTION DISTRICT
HOWARD COUNTY, MD.

DATE 10/3/1989 SCALE 1"=30' 40"



LAND DESIGN ENGINEERING INC.
SUITE 210 10620 GUILFORD ROAD
JESSUP, MARYLAND 20794

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: 8/9/95

Hearing Dates:

Planning Board n/a Board of Appeals 9/26/95 Zoning Board _____

Petition No. BA 95-44V Map No. 10 Block 21 Parcel 153 Lot _____

Return comments by 8/28/95 to Comprehensive Planning and Zoning Administration.

Location of Property: NE side of Old Frederick Rd (11420 Old Frederick Rd)

Applicant: Eric Bers

Applicant's Address: P.O. Box 841, Ellicott City, MD 21041

Owner: (if other than applicant) J. Homer and Eleanor Weidemeyer

Owner's Address: no address given

Petition: Variance to reduce the 75' front setback to 21.5' and to reduce the 30' rear setback to 18.25'.

- TO:
- Department of Education
 - Bureau of Environmental Health
 - Development Engineering Division
 - Department of Inspections, Licenses and Permits
 - Department of Recreation and Parks
 - Department of Fire and Rescue Services
 - State Highway Administration
 - James Irvin, Department of Public Works
 - MD Depart. of Human Resources, Fran Sterner (child day care)
 - Office on Aging, Tricia Olsen (senior assisted living)

COMMENTS: Health Department endorses this proposal. Without these adjustments, adequate well and septic capacity could not be established on site. Unsigned variance plan submitted with this petition is identical to the perc certification plan approved by the Health Department, 12/11/89.

Greg Williams
(Signature)

RESIDENTIAL DISTRICT VARIANCE PETITION
TO THE HOWARD COUNTY BOARD OF APPEALS

95 JUL 23 AM 10:44

For DPZ office use only:
CASE NO. BA95-940
DATE FILED 6-30-95
DATE ACCEPTED _____
FOR SCHEDULING _____

1. PETITIONER'S NAME ERIC BERS
TRADING AS (IF APPLICABLE) The Palmetto Group, Inc.
ADDRESS PO Box 841 Ellicott City MD 21041
PHONE NO. (W) 410-750-0791 (H) 410-465-8405

2. COUNSEL FOR PETITIONER N/A applicable
COUNSEL'S ADDRESS _____
COUNSEL'S PHONE NO. _____

3. PROPERTY IDENTIFICATION:
ADDRESS OF SUBJECT PROPERTY 11420 OLD FREDERICK ROAD

TOTAL ACREAGE OF PROPERTY 0.50 AC. OR 21,790.75 S.F.
PROPERTY LOCATION:
ELECTION DISTRICT: 3RD ZONING DISTRICT: R-C
TAX MAP # 10 BLOCK # 21 PARCEL/LOT # 153
SUBDIVISION NAME (if applicable): NOT APPLICABLE

4. PETITIONER'S INTEREST IN SUBJECT PROPERTY:
 OWNER (including joint ownership) OTHER (describe and
give name and address of owner)

If the Petitioner is not the owner of the subject property,
documentation from the owner authorizing the petition must
accompany this petition.

NOTE: Completed petition forms must be submitted before the
first day of the month in order to be heard on the last Tuesday
of the Month. Incomplete petitions may result in postponement.

The Board of Appeals may, at its discretion, refer a
variance petition in a residential district to the Planning Board
for review and a recommendation.

Go to page 2.

PLEASE READ CAREFULLY

DATA TO ACCOMPANY PETITION:

5. VARIANCE PLAN.

No application for a variance shall be considered complete unless the plan indicates the required setback or other requirement, and the requested variance from the subject setback or other requirement. The submitted plans shall be folded to approximately 8 1/2 x 14 inches.

The plan must be drawn to scale and must include the items listed below:

- (a) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow.
- (c) Zoning of subject property and adjoining property.
- (d) Scale of plan.
- (e) Existing and proposed uses, structures, natural features and landscaping.
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces.
- (g) Same as (e) and (f) above, of any adjoining property as necessary for proper examination of the petition.
- (h) Location of well and private sewerage easement area, if property is to be served by private water and sewer.
- (i) Election District in which the subject property is located.
- (j) Tax Map and parcel number on which the subject property is located.
- (k) Name of local community in which the subject property is located or name of nearby community.
- (l) Name and mailing address of the petitioner.
- (m) Name and mailing address of attorney, if any.
- (n) Name and mailing address of property owner.
- (o) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition.
- (p) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads.
- (q) Ownership of affected roads.
- (r) A detailed description of all exterior building materials for all proposed structures.
- (s) Any other information as may be necessary for full and proper consideration of the petition.

Go to page 3.

95 AUG 10 PM 3:11

6. OTHER DATA TO ACCOMPANY PETITION.

The Petitioner must also submit with the petition an area location map (tax map) of the subject property, indicating the street address of the site, the zoning district of the site and the zoning district of all adjacent properties.

7. VARIANCE REQUEST.

The undersigned hereby petition the Board of Appeals for a variance from the requirement(s) of section 104.E(4)(4) of the Zoning Regulations to: (describe)

104.E(4)(a) FRONT SETBACK REQUIREMENT OF 75' to 21.5'
104.E(4)(3)(b) REAR SETBACK REQUIREMENT OF 30' to 18.25'

A) Describe why the Zoning Regulations in question would result in practical difficulties or unnecessary hardships in complying strictly with the bulk requirements:

() narrowness, () shallowness, () shape, () topography, () other; explain: THE PARCEL HAS A DEPTH OF 104 FEET, LESS 40' OF PROPOSED ROADWAY WIDENING, LEAVING A NET DEPTH OF 64'.

B) If exceptional narrowness, shallowness or shape of the property is claimed, give the date of the recording of the plat of present subdivision, if any: NA; or if property is not subdivided, give the date on which a deed conveying the identically bounded tract was first recorded:

C) The intended use of the property, in the event the petition is granted: NEW HOME CONSTRUCTION

D) Any other factors which the Petitioner desires to have considered: THE PARCEL WAS CREATED PRIOR TO CURRENT ZONING REGULATIONS. THE PARCEL IS APPROXIMATELY 2,790 SF. WHEN MINIMUM LOT SIZE IS 40,000. THEREFORE SETBACKS SUITABLE FOR 40,000 SF LOTS IS IMPRACTICAL FOR THIS PARCEL.

Go to page 4.

E) Explain why the requested variance is the minimum necessary to afford relief: THE FRONT SET BACK REQUEST IS A REDUCTION TO 21. THE REAR SETBACK REQUEST IS A REDUCTION TO 18 FEET. THIS WILL ALLOW FOR A HOUSE DEPTH OF 24 ±.

F) Is the property connected to: public water?: Y___ N
public sewer?: Y___ N

G) If the requested variance is granted, would it impact the water and/or septic/sewer on the site? Y___ N

H) If the requested variance is granted, would it increase the intensity of uses on the site? Y___ N ; if yes, explain: ONLY ONE SINGLE FAMILY DWELLING IS ALLOWED.

I) If the requested variance is granted, would it increase traffic to or from the site? Y___ N ; if yes, explain: _____

J) Describe in detail (i.e. width, type of paving, etc.) all means of vehicular access onto the site: VEHICULAR ACCESS WILL BE A 12' WIDE PAVED DRIVEWAY TO OLD FREDERICK ROAD.

K) Describe the topography of the site: RELATIVELY GENTLE

L) Will the existing or proposed structure be visible from adjacent properties? Y N___; if yes, describe any proposed buffering or landscaping: A row of evergreen trees will be planted for at least 40 feet, eight feet on center, from the northwest corner of the property along both the northern and western property line, sufficient to screen the proposed dwelling from the house on parcel 272.

Go to Page 5

11:03 AM 01 AUG 96

M) Describe any existing buffering or landscaping: _____

8. PRIOR PETITIONS. Has any petition for the same, or substantially the same, variance as contained herein for the same property as the subject of this petition been disapproved by the Board of Appeals within twenty four (24) months of the date of this petition?

() YES () NO If yes, and six (6) months have elapsed since the last hearing, an affidavit setting forth new and different grounds on which re-submittal is based must be attached.

8. ADDITIONAL MATERIAL, FEES, POSTING, AND ADVERTISING:

A) If desired, supplemental pages may be attached to the petition. The following number of petitions, plans and supplemental pages must be submitted:

23 copies if the subject property adjoins a State road. ✓
19 copies if the subject property adjoins a County road.

B) The undersigned agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning and/or the Board of Appeals in connection with the filing of this petition.

The undersigned agrees to pay all costs in accordance with the current schedule of fees.

The undersigned also agrees to properly post the property at least fifteen (15) days prior to the hearing and to maintain the property posters as required and submit an affidavit of posting at, or before the time of the hearing. The undersigned also agrees to insert legal notices, to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, as prepared and approved by the Department of Planning and Zoning, within at least fifteen (15) days prior to the hearing, and to pay for such advertising costs; and further agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.

Go to page 5.

9. SIGNATURES.

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.

Lee Spier for The Palmetto Group I
Signature of Petitioner

Not Applicable
Signature of Attorney

For DPZ office use only: (Filing fee is \$450.00 plus \$15.00 per poster.)

Hearing fee: \$ _____

Poster fee: \$ _____

TOTAL: \$ _____

Receipt No. _____

(Make checks payable to "Director of Finance")

Go to page 7

55 AUG 10 PM 3:11

1000
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GENERAL REQUIREMENTS:

The Petitioner shall note that all requests for variances must meet the following requirements of section 130.B.2.a.(1) through (5) of the Howard County Zoning Regulations in order to be approved:

(1) That there are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography or other existing features peculiar to the particular lot; and that as a result of such unique physical conditions, practical difficulties or unnecessary hardships arise in complying strictly with the bulk provisions of these regulations.

2. That the variance, if granted, will not alter the essential character of the neighborhood or district in which the lot is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare.

3. That such practical difficulties or hardships have not been created by the owner provided, however, that where all other required findings are made, the purchase of a lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.

4. That within the intent and purpose of these regulations, the variance, if granted, is the minimum variance necessary to afford relief.

5. That no variance be granted to the minimum criteria established in Section 131 for special exception uses, except where specifically provided therein or in an historic district. Nothing herein shall be construed to prevent the granting of variances in any zoning district other than to the minimum criteria established in Section 131 except as provided therein.

ZB or BA CASE # _____

PETITIONER _____

ADDRESS _____

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

THE UNDERSIGNED DOES HEREBY DECLARE THAT NO OFFICER OR EMPLOYEE OF HOWARD COUNTY, WHETHER ELECTED OR APPOINTED, HAS RECEIVED PRIOR HERETO OR WILL RECEIVE SUBSEQUENT HERETO, ANY MONETARY OR MATERIAL CONSIDERATION, ANY SERVICE OR THING OF VALUE, DIRECTLY OR INDIRECTLY, UPON MORE FAVORABLE TERMS THAN THOSE GRANTED TO THE PUBLIC GENERALLY IN CONNECTION WITH THE SUBMISSION, PROCESSING, ISSUANCE, GRANT OR AWARD OF THE WITHIN APPLICATION OR PETITION IN ZB OR BA CASE # _____ FOR A ZONING CHANGE AS REQUESTED.

I, WE, DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE AFOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY, OUR, KNOWLEDGE, INFORMATION AND BELIEF.

Witness

Signature Date

Witness

Signature Date

Nancy Farlow

Witness

[Signature]

Signature Date
6/29/98

55 AUG 10 PM 3:11

RECEIVED
PLANNING DEPARTMENT
11000 COVINGTON BLVD
CROFTON, MD 21114

AMERICAN LAND DEVELOPMENT & ENGINEERING INC.

GENERAL REQUIREMENTS

May 16, 1995

WEIDEMEYER PROPERTY

1. This parcel is uniquely shaped. It was created prior to current zoning regulations. The depth of the property is approximately 64 feet after dedication of road right of way. The front and rear building restriction lines if imposed would not allow for any structure what so ever.
2. If the variance were granted there would be no change to the neighborhood. The owner simply wishes to build on the lot as it was intended for, one single family structure.
3. This was not a self created hardship. The zoning regulations came into effect after the parcel was created.
4. The variance requested is the minimum variance necessary. If granted a house with a maximum depth of 24 feet would be allowed. We feel that this is the minimum practical house size that would conducive to the neighborhood.

TO WHOM IT MAY CONCERN

Property: 11424 Frederick Road, Parcel 153

The subject property is owned by J. Homer Weidemeyer and Eleanor Weidemeyer. We, the undersigned, purchased the subject lot by deed dated May 20, 1959; the attached deed is recorded in Liber 362 on Folio 475. I (We) hereby state that Eric L. Bers, President of the Palmetto Group, Inc. is hereby authorized to apply for a zoning variance for this property.

J. Homer Weidemeyer:

J. Homer Weidemeyer 6/23/95

Eleanor Weidemeyer:

Eleanor Weidemeyer 6/23/95

Mailed to T. Hunt Maxwell, Atty
June 19, 1966



302 PAG 475

8-4717

THIS DEED, Made this 11th day of May, 1959, by Roland S. Maxwell, Treasurer of Howard County and Collector of State and County taxes therein.

WHEREAS, Roland S. Maxwell, Treasurer of Howard County and Collector of State and County taxes therein, did, on or about June 24, 1957, sell unto J. Homer Weidemeyer and Eleanor Weidemeyer, his wife, at public auction, at and for the price and sum set forth in the proceedings hereinafter mentioned, and did issue unto the said J. Homer Weidemeyer and Eleanor Weidemeyer, his wife, a certificate of sale for the same in accordance with the provisions of Section 83 of Article 81 of the Annotated Code of Maryland (1957 Edition); and,

WHEREAS, in a cause in the Circuit Court for Howard County, in Equity, entitled "J. Homer Weidemeyer and Eleanor Weidemeyer, his wife, Plaintiffs, vs. Henry O. Devries, et. al., Defendants", said Court passed a decree dated May 1959, foreclosing all rights of redemption of the parties Defendant in said cause, and any and all persons having or claiming to have any interest in the property hereinafter described, and by said decree the said J. Homer Weidemeyer and Eleanor Weidemeyer, his wife, were vested with an absolute and indefeasible title, in fee simple, in and to the property hereinafter described, free and clear from all alienations and descents of said property occurring prior to the date of said decree, and free and clear of all encumbrances thereon, except taxes occurring subsequent to the date of sale and public easements to which said property is subject; and,

WHEREAS, by said decree the said Roland S. Maxwell, Treasurer and Collector as aforesaid, was directed to execute a deed to the said J. Homer Weidemeyer and Eleanor Weidemeyer, his wife, in fee simple, upon certain conditions, all of which conditions have been complied with.

NOW, THEREFORE, THIS DEED WITNESSETH, That in

consideration of the premises and the sum of One (\$1.00) Dollar, the said Roland S. Maxwell, Treasurer and Collector as aforesaid, does grant and convey unto J. Homer Weidemeyer and Eleanor Weidemeyer, his wife, as tenants by the entireties, in fee simple, all that lot or parcel of ground which is more particularly described as follows, that is to say:

One half an acre of land, more or less, which, by deed dated October 15, 1860, and recorded among the Land Records of said Howard County in Liber W.W.W. No. 21, folio 347, etc., was granted and conveyed by Joshua H. Shipley and Mary Anne Shipley, his wife, to H. O. Devries, et. al.

TOGETHER with the buildings and improvements thereon, and all and every the ways, rights, privileges, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD said land and premises unto and to the proper use and benefit of the said J. Homer Weidemeyer and Eleanor Weidemeyer, his wife, as tenants by the entireties, forever, in fee simple.

AS WITNESS the hand and seal of said grantor the day and year first above written.

WITNESS:

.....
Hilda C. Mullinorux

Roland S. Maxwell (SEAL)
Roland S. Maxwell, Treasurer
of Howard County and Collector
of State and County taxes therein.

STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

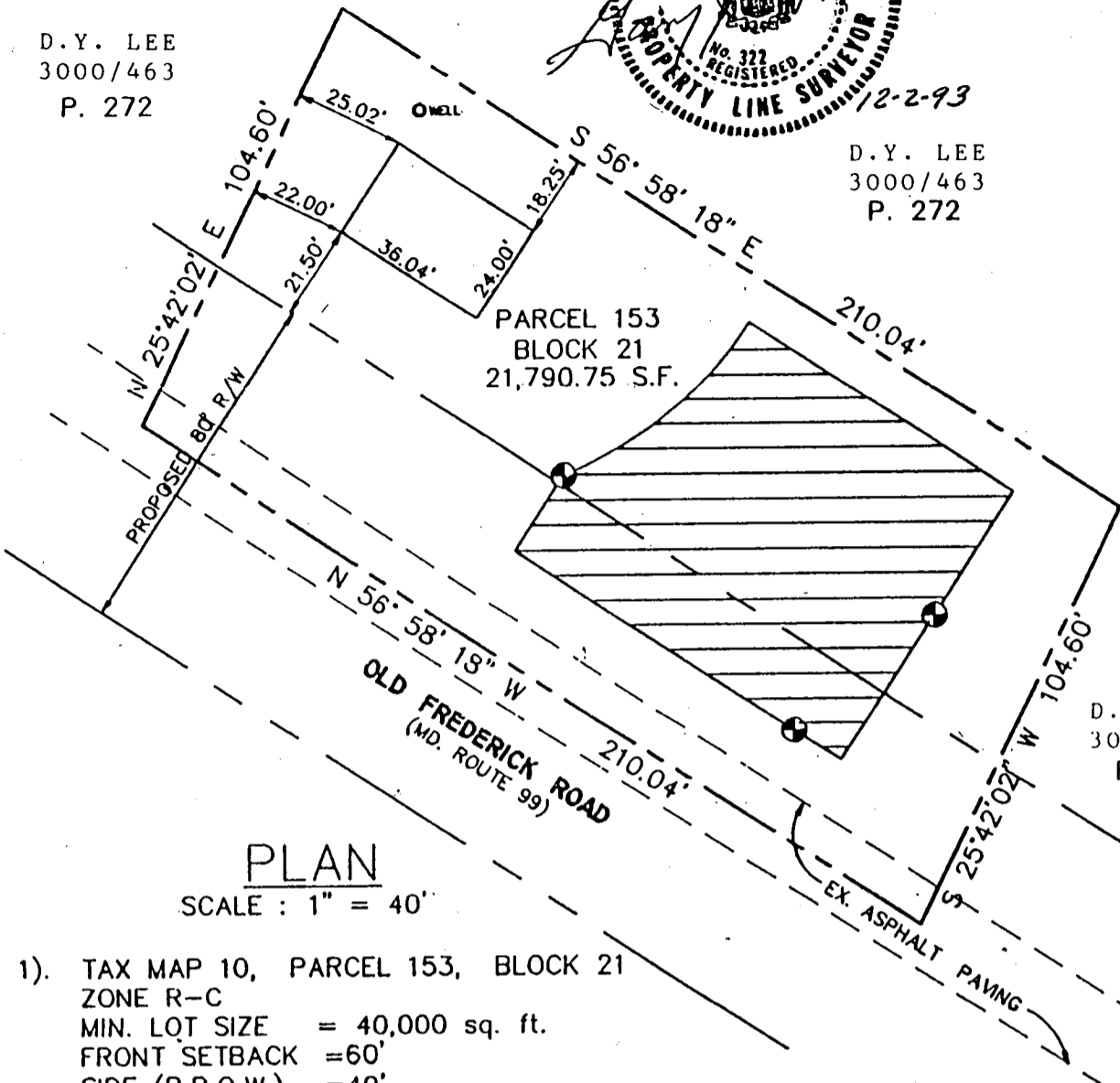
I HEREBY CERTIFY, that on this 20th day of May, 1959, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Roland S. Maxwell, Treasurer of Howard County and Collector of State and County taxes therein, and he acknowledged the foregoing deed to be his act as Treasurer and Collector as aforesaid.

AS WITNESS MY HAND AND NOTARIAL SEAL.

D.Y. LEE
3000/463
P. 272



D.Y. LEE
3000/463
P. 272



D.Y. LEE
3000/463
P. 272

PLAN

SCALE : 1" = 40'

- 1). TAX MAP 10, PARCEL 153, BLOCK 21
ZONE R-C
MIN. LOT SIZE = 40,000 sq. ft.
FRONT SETBACK = 60'
SIDE (P.R.O.W.) = 40'
OTHER = 15'
REAR PRINCIPLE STRUCT. = 50'
ACCESSORY STRUCT. = 10'
- 2). THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM.
- 3). THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCE FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. ALL WELLS AND SEPTIC SYSTEMS WITHIN 100' OF PROPERTY BOUNDARIES HAVE BEEN SHOWN.
- 4). THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- 5). - DESIGNATES FIELD LOCATED PERC HOLES

APPROVED : FOR PRIVATE WATER AND PRIVATE SEPTIC SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER

DATE

DRAWN BY : G.G.
CHECKED BY : G.T.

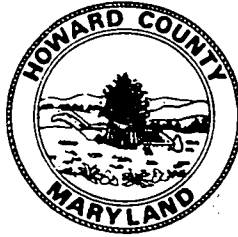
PLAT NO. _____
PROJECT : _____

SCALE : 1" = 40'
DATE : 9-9-1993

PROPERTY LINE SURVEYOR DATE

VARIANCE PLAN
WEIDEMEYER PROPERTY
PARCEL 153, BLOCK 1, TAX MAP 10
3rd ELECTION DISTRICT
HOWARD COUNTY, MD.

DANIEL CONSULTANTS, INC.
CONSULTING ENGINEERS
8950 ROUTE 108, SUITE 229
COLUMBIA, MARYLAND 21046
TEL. (410) 996-0090



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer
May 3, 1990

Reply to:

Mr. Robert Fila
Fila, Schwartz & Bloomberg
Columbia Corporate Park
8850 Stanford Blvd.
Suite 2600
Columbia, Maryland 21045

Re: Proposed Septic Field for
Weidemeyer Property
Parcel 153, Block 21,
Tax Map 10
Third Election District

Dear Mr. Fila,

Thank you for your letter of April 24, 1990 discussing recent activity relative to the above referenced property.

In an earlier telephone conversation I discussed that certain distance and septic area requirements were not as stringent for older, existing lots of record as compared to requirements for newer lots which are subject to all requirements of Maryland Subdivision Regulation.

Because this lot is an older (Pre-1972) lot of record it is eligible for approval as a buildable lot even though it does not completely satisfy the standard requirements for sewage disposal area, and for distance from well to house and septic system.

If, as you suggest, there are some flaws in the plat that was submitted for approval, it is regrettable that a "tight" lot may be even tighter. But the discrepancies you point out are not large enough to suggest that any reversal of original approval is warranted.

The points that that you brought up in your letter are cause for careful review of any submitted building permit application. The potential widening of Route 99 and the prospect of placing a driveway over the septic area should be reviewed carefully to make sure that grading causes no adverse impact. The well location should be checked carefully to make sure that maximum distances to septic areas are maintained, any proposal to shift the house further back on the lot could have a negative effect on the well location.

Mr. Robert Fila


-2-

May 3, 1990

As with all Building Permits relying on well and septic, we would require the well to be drilled prior to the building permit application. If adequate water is not obtained at the approved location, it may not be possible to establish an alternate well location.

I hope this information answers the questions you have raised.

Yours truly,



Craig Williams, Director
Water and Sewerage Program

CW/cm

LAW OFFICES OF
FILA, SCHWARTZ & BLOOMBERG

ROBERT L. FILA
MICHAEL L. SCHWARTZ*
PAUL BLOOMBERG**

NANCY L. HASLINGER**

* ALSO ADMITTED D.C., CAL.
** ALSO ADMITTED D.C.

COLUMBIA CORPORATE PARK
8850 STANFORD BLVD. SUITE 2600
COLUMBIA, MARYLAND 21045
COLUMBIA (301) 290-1200
BALTIMORE (301) 720-5550
FAX (301) 290-1206

THE WORLD TRADE CENTER
SUITE 1800
401 E. PRATT STREET
BALTIMORE, MARYLAND 21202
(301) 837-6200

SUITE 410
1801 McCORMICK DRIVE
LANDOVER, MARYLAND 20785
(301) 596-2400

April 24, 1990

Mr. Craig Williams
Howard County Health Department
3525-H Ellicott Mills Drive
Ellicott City, Maryland 21043

RE: Proposed Septic Field for
Weidemeyer Property
Parcel 153, Block 21, Tax Map 10
Third Election District

Dear Mr. Williams:

Please be advised that I represent Mr. and Mrs. Norman Dear. They are the adjacent property owners to the above-referenced property.

This property needs numerous zoning variances, etc., to be a buildable lot. They are currently proceeding to the Board of Appeals on May 3, 1990 for a hearing on those exceptions. The Planning Board voted to deny the zoning variances on March 14, 1990.

I am enclosing a copy of the Friendship Homes Petition in this matter. We are concerned about this because we believe there have been a number of misrepresentations and inaccuracies made.

It would appear that the septic field as currently shown is approximately 5,200 square feet. Approximately 900 square feet of this septic field lies in the right of way for Maryland Route 99. You will note from the vicinity map that the State Highway Commission has been acquiring property on the north side of Route 99 to widen this road. Parcel 285 directly to the east of the subject site was required to dedicate a 75 foot strip of frontage in fee to the State Highway Commission. Parcel 293 was required to dedicate a 40 foot strip to the State Highway Commission. It would appear that it is the intent to widen this road on its northern side. Route 99 is to be a minor arterial road and should be widened within the near future.

April 24, 1990

Page 2

You will also note from the site plan which has been submitted by Friendship Homes that it is their intent to pave over a substantial portion of the septic field with the driveway.

It has been recommended in the staff report that the siting of the house be moved to the rear property line so that the rear setback is 15 feet. This would give a maximum of 15 feet in which to locate the well between the rear of the house and the property line.

Lastly, you will notice that the Health Department plat shows the well sited 85 feet from the Dears' existing septic field. Unfortunately, they did not measure to the closest point of the septic field. While the plat which was submitted to the Health Department would indicate that the Dears' septic field lies approximately 80 feet from the proposed well site, this does not coincide with the overall plat on the previous page which shows the entire Weidemeyer parcel, the entire Dear parcel, Maryland Route 99, and the Alpha Ridge Landfill across the street. A scaling of this plat would show the well approximately 72 feet from the Dears' existing septic system.

Obviously, the Dears are extremely upset at the proposed construction of this house. The eastern and lower portion of the Dears' property is routinely wet and holds water. We are extremely concerned that the Weidemeyer parcel would be permitted to have such a small septic area which in all probability will even be made smaller by the widening of Maryland Route 99.

We are requesting that you review this matter in light of the following items:

1. The foreseeable widening of Maryland Route 99 onto the proposed septic system;
2. The paving of the septic system with the driveway as shown on their plat;

April 24, 1990

Page 3

3. The staff recommendation that the house be moved to the rear property line, to 15 feet within the rear property line;

4. The inaccurate representation that the proposed well site would be 85 feet from the Dears' existing septic area when, in fact, it will be approximately 72 feet from the existing septic system.

We would appreciate whatever recommendations you have in light of this additional information. Please be advised that the Board of Appeals hearing is scheduled for May 3, 1990, and we would like to have any information you could give us prior to that time.

Thank you for your cooperation. If you have any questions, please feel free to contact me.

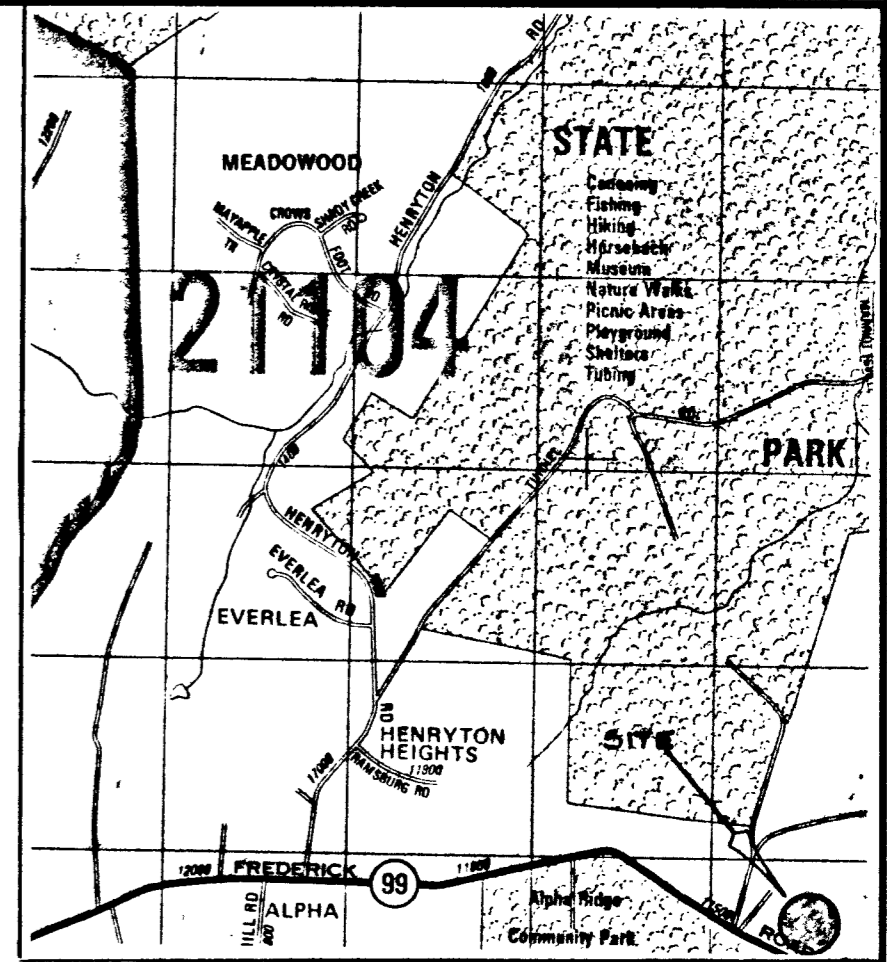
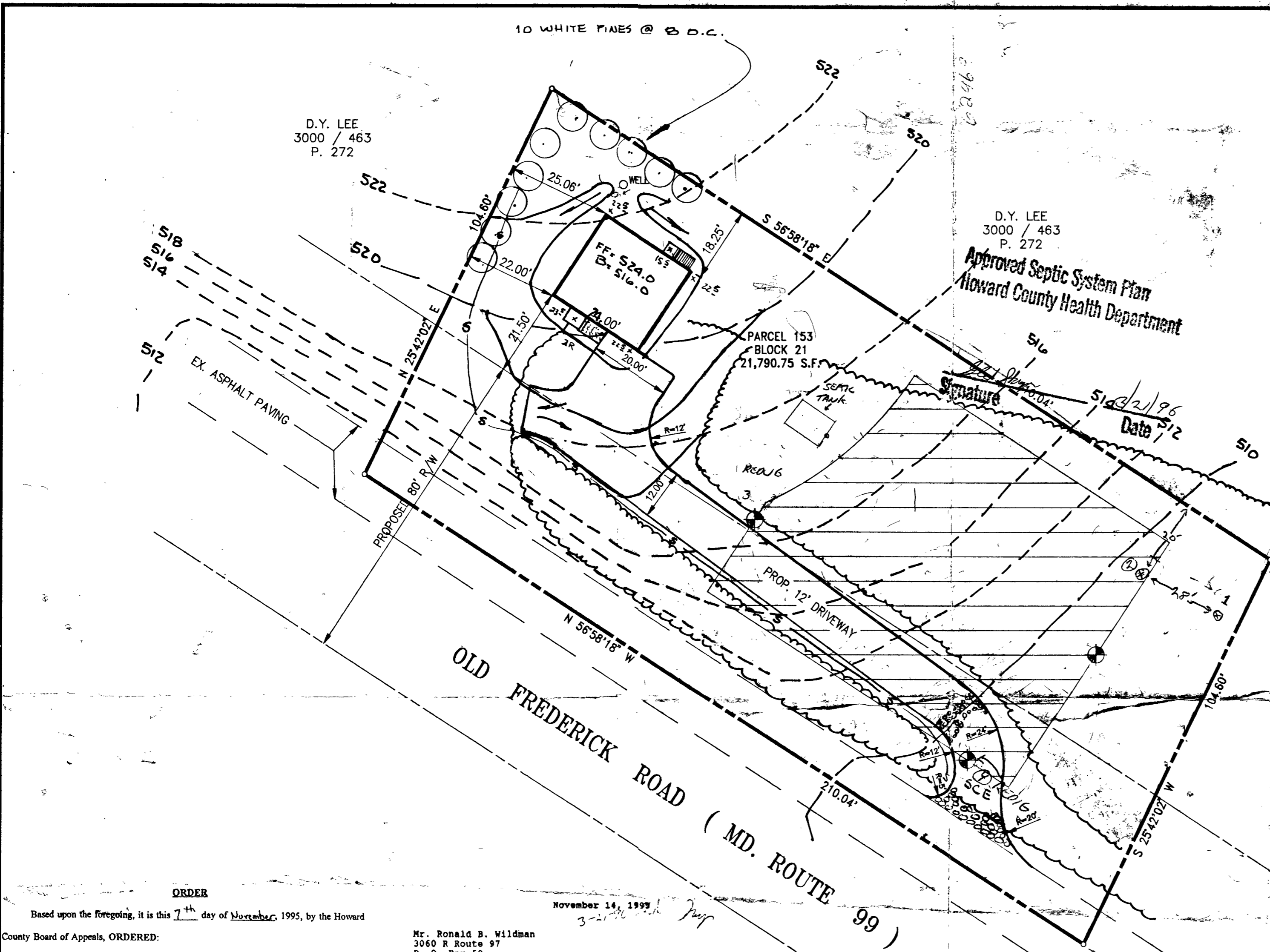
Very truly yours,



Robert L. Fila

RLF/js
enclosures

45:19



D.Y. LEE
3000 / 463
P. 272

Approved Septic System Plan
Howard County Health Department

PERC FIELD APPROVED BY
HEALTH DEPARTMENT 12-11-89

D.Y. LEE
3000 / 463
P. 272

ORDER

Based upon the foregoing, it is this 7th day of November, 1995, by the Howard County Board of Appeals, ORDERED:

That the Petition of Eric Bers, trading as The Palmetto Group, Inc., Petitioner, for a variance to reduce the required 75' front setback to 21.5' and to reduce the required 30' rear setback to 18.25' in an RC (Rural Conservation) Zoning District, be, and the same hereby is,

GRANTED, subject to the following conditions:

- Any contract of sale or deed transferring an interest in the subject property shall contain a notice to the buyer or transferee describing the noise levels to which the property is subject and the extent to which such levels exceed applicable legal standards.
- The variance is subject to the approval by the Howard County Health Department or other appropriate agency of the water and septic system for the property.
- The variance shall apply only to the proposed structure as described in the petition and plan submitted to the Board and not to any other activities, uses, or structures on the subject property.
- The Petitioner shall install a landscape buffer of evergreen trees for at least 40 feet, 8 feet on center, from the northwest corner of the property along both the northern and western property lines, in order to screen the proposed dwelling from the residence on the adjacent property, in accordance with the Petitioner's testimony.
- The Petitioner shall comply with all applicable Federal, State, and County laws and regulations.

HOWARD COUNTY BOARD OF APPEALS
Evelyn Tanner
Evelyn Tanner, Chairperson

Mr. Ronald B. Wildman
3060 R Route 97
P. O. Box 58
Glenwood, Maryland 21738

November 14, 1995
Subject: Weidemeyer Property
BA-95-44V

Dear Mr. Wildman:

I am writing in reference to your letter dated October 25, 1995, requesting a waiver from Section 4.2.9 of Design Manual, Volume III, pertaining to providing noise mitigation. After reviewing the information enclosed with your submittal, this Department has decided to conditionally approve your request.

Our approval is based principally on the physical restraints of the site to provide effective noise mitigation. Our condition for approving is providing a bold note on the plat stating:

- Any proposed principal dwelling constructed on the lot shall be of architectural design to reduce exterior noise levels to a maximum of 45dBA within the dwelling.

Please contact Mr. Mark Kovach of my staff, at 313-2420 if you have any further questions on this matter.

Very truly yours,
Charles F. Dammers
Charles F. Dammers, Chief
Development Engineering Division

GENERAL NOTES

- TAX MAP 10, PARCEL 153, BLOCK 21
ZONE R-C
MIN. LOT SIZE = 40,000 sq. ft.
FRONT SETBACK = 60'
SIDE (P.R.O.W.) = 40'
OTHER = 15'
REAR PRINCIPLE STRUCT. = 50'
ACCESSORY STRUCT. = 10'
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM.
- THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCE FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. ALL WELLS AND SEPTIC SYSTEMS WITHIN 100' OF PROPERTY BOUNDARIES HAVE BEEN SHOWN.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- ⊙ - DESIGNATES FIELD LOCATED PERC HOLES

SITE DEVELOPMENT PLAN		
WEIDEMEYER PROPERTY		
PARCEL 153, BLOCK 21, TAX MAP 10		
Election District No. 3		
Howard County, Maryland.		
PREPARED BY: AMERICAN LAND DEVELOPMENT AND ENGINEERING INC. CIVIL ENGINEERING CONSULTANTS AND LAND PLANNER	DES.: B.S.	JOB:
	DRW.: D.C.W.	FILE:
	CHK.: D.C.W.	DATE: 11-20-95
671-A MAIN STREET LAUREL, MD. 20707	BALT. (410) 880-3030 WASH. (301) 953-1221	SCALE: 1" = 20' SHEET 1 OF 1

SS DEC 14 PM 1:40