

February 12, 2009

Ms. Sara Sappington
Well and Septic Program Supervisor
Bureau of Environmental Health
Howard County Health Department
7178 Columbia Gateway Drive
Columbia, MD 21046

Re: Existing Wells at 4823 and 4879 Manor Lane Ellicott City, MD

Dear Ms. Sappington:

I am writing to request reconsideration, on the grounds of undue financial hardship, of the need to bring existing wells located at 4823 and 4879 Manor Lane up to current code.

As background, in April 2008 my wife and I purchased property at 4823 Manor Lane (7.5 acres with small house) for the purpose of preserving it from further development. This property adjoins the 8.5 acre property at 4821 Manor Lane which is our residence.

The Conservancy has now approved an easement which will preclude future development of the properties at both 4823 and 4821 Manor Lane.

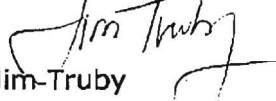
In order for this initiative to work financially for my wife and me, it is necessary to sell up to 2.5 acres of the 7.5 acre property at 4823 Manor Lane to the adjoining property at 4879 Manor Lane. The Conservancy as agreed to this. Conveyance of the 2.5 acres necessitates the creation of a new subdivision because the property at 4879 Manor Lane has never been subdivided. This in turn triggered the need to define formal leech fields based on approved perc tests for the properties. The perc tests were conducted in December 2008 and approved in January 2009.

The day of the perc tests, Ms. Scott of your staff asked to see the wells for each property. In both cases the wells are located in vault-like rooms that project beyond the footprint of the houses. Ms. Scott indicated that code would require that the well casings be extended to project above ground level. I indicated that doing this would involve multiple construction trades and be expensive. Ms. Scott responded that perhaps the work can be delayed until work on the houses involving a building permit is performed. Based on this and the financial hardship associated with extending the well casings at this time, my civil engineer placed Note 17 on the Percolation Application Plan saying "*Extension of existing well casings to existing grade will be required at the time expansion of dwelling(s) is proposed. Drilling new wells is not required at this time.*"

Given that there is no present or past deficiency with the wells that requires attention, the requirement to extend the well casing to above ground level at this time will create an undue financial hardship. My wife and I therefore request that the plan be approved with Note 17 proposed earlier and stated above.

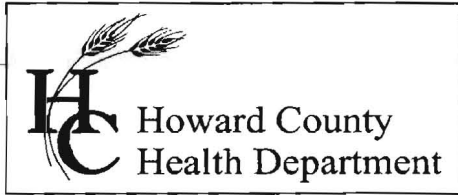
Your favorable consideration of this request is appreciated.

Sincerely,



Jim-Truby
4821 Manor Lane
Ellicott City, MD 21042
(h) 410-740-4874
(o) 410-792-4447

cc: Mike Davis, Deputy Director of Environmental Health
Zack Fisch, FSH Associates



Bureau of Environmental Health
7178 Gateway Drive Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
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website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

MEMORANDUM

Date: June 1st, 2009
To: Zac Fisch; FSH Engineering
From: Heidi Scott
Development Coordination Section
Well & Septic Program
RE: 4823 & 4879 Manor Lane

A site inspection was conducted on June 1st, 2009 by myself and Kevin Wolf of the Well and Septic Program. This inspection was to verify casing extensions for the wells located at 4823 and 4879 Manor Lane. Each well is located inside the dwelling. The casing for both wells was extended at least 8 inches above grade and fitted with a 2 piece cap and electrical conduit. Pitless adapters were also installed. Per our inspection these wells were determined to be adequate and meet current construction standards. A few minor items were observed that must be corrected as explained onsite to Jim Truby. The electrical conduit at 4879 Manor Lane must be sealed off with some form of suitable material. The grouting at grade must be completed for the well at 4823 Manor Ln. and the bolts must be tightened on the cap. The conduit must also be properly sealed off.

This inspection was prompted by a Percolation Certification Plan submitted to the Health Dept. in order to subdivide the two existing properties. Prior to Health Dept. approval of a final record plat all existing wells must meet current code. A variance request to keep the wells as is was denied by the Health Dept. on Mach 6th, 2009. The Health Dept. required no new wells to be drilled although both wells did not meet setback requirements but the construction was required to be altered. Per our inspection both wells satisfy Note # 17 on the Percolation Certification Plan approved March 19th, 2009.

If you have any questions regarding this evaluation please contact me at (410) 313-6287.

4875

Cc:
Jim Truby
File



Howard County
Health Department

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Peter L. Beilenson, M.D., M.P.H., Health Officer

March 6, 2009

Jim Truby
4823 & 4879 Manor Lane
Ellicott City, MD 21042

RE: **Request to maintain existing pit wells
4823 & 4879 Manor Lane**

Dear Mr. Truby:

The Health Department received your letter dated February 12, 2009 requesting reconsideration to keep two wells that do not meet current standards and approve the proposed subdivision. Wells that were constructed in vaults have been identified as sources of contamination to groundwater. Additionally, the on-site sewage disposal systems serving the existing homes do not meet the current one hundred foot setback from the wells. The Health Department is not requiring you to relocate the on-site sewage disposal systems or drill new wells, but you are required to bring the well casing above grade and verify that the pitless adaptor is adequate to eliminate public health concerns.

Health Department approval of the proposed subdivision indicates that there is an adequate and safe supply of drinking water. Based on the groundwater contamination issues associated with wells constructed in vaults and the proximity of the wells to the on-site sewage disposal systems, your request has been denied.

Respectfully,

Michael J. Davis, R.S.
Assistant Director
Bureau of Environmental Health

c: File

