



Variance Application for 9150 W Hammer Ln

Background

- Property was constructed in 1990.
- The applicant has owned the property prior to home construction.
- Property owner is in the process of building a detached garage with no plumbing.

Parcel: 12532103007
Owner Name(s): LAWRENCE ROBYN & PAMELA FAM TR and LAWRENCE ROBYN & PAMELA TRS
Site Address: 9150 W HAMMER LN
Jurisdiction: CC Lone Mountain - 89149
Sale Date: Not Available
Sale Price: Not Available
Estimated Lot Size: 0.46
Construction Year: 1990
Recorded Doc Number: 20120105 00000919
Aerial Flight Date: 2021-09-27

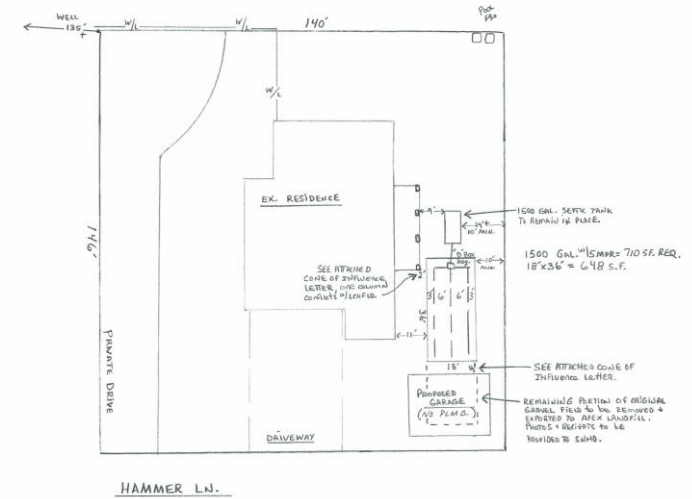


Variance Requests

Waiver Request – Modify an existing leach field where sewer connection is required.

Discussion:

- Septic system permits are designed to be temporary until sewer is available. Any modification to a septic tank or leach field is considered a new permit.
- The existing septic density is 429 systems within a square mile (reference value for nitrate removal conditions according to NDEP is: 119) with 173 wells within the same area.
- The existing SFR and septic system was built in 1990. The existing septic system is **over 30 years old which is the anticipated life of a septic system.**
- COLV sewer is in front of the property (see green line) so sewer connection cost is minimized – private sewer lateral installation only. Staff anticipate no sewer main extension will be required.
- Installation of the proposed garage will complicate future sewer connection resulting in higher costs. Path for sewer connection would be from the septic tank (small red rectangle) to street.



Staff Recommendation & Conditions

STAFF RECOMMENDS DENIAL

CONDITIONS OF APPROVAL:

- ▶ Deferral of sewer connection for the applicant and their successors until the next project proposes additional plumbing where at that time sewer connection would be required.
- ▶ Bring the septic system up to current standards and requirements which means the installation of a nitrate removal system.
- ▶ Install a sewer line for future sewer connection now. Have a surveyor provide necessary information for future connection.
- ▶ Applicant has one year to complete construction of the new septic system.
- ▶ Applicant and successors will abide by the operation and maintenance requirements of the most current SNHD ISDS regulations.



