

Approved 11.2.22
-H.O.

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Commercial/Alteration/NA	B21004680	12/06/2021

Description of Work
 NOV/ SANTA CRUZ KAYAKS/ STRUCTURAL STABILIZATION PROJECT FOR FOUNDATION, EXTERIOR WALLS, DAMAGED FRAMING AND ROOFS (CB210616) *** Permit is only for structural stabilization project, this permit is not for change of use or interior work related to change of use. A separate permit will be required for change in use and interior work.***

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
15904	FREDERICK	RD	
Unit Type	Unit #	X Coordinate	Y Coordinate
-Select--		-77,06824	39,33572
City	State	Zip Code	Primary
WOODBINE	MD	21797	Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
908243	245	0.71	262800	317500	54700	RURAL

Legal Description
 IMPS.714 A[]15904 FREDERICK RD[]LISBON

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
		604001	5				
Plan Area	State Tax Id		Subdivision Name				
	1404309022						
Section	Area		Tax Map				
			7				
Grid	Zoning District		ADC Map				
7-12	B-1		4691-K7				
SDP No.	Final Plan No.		WP File No.				
Record Plat No.	WS Contract No.		FDP No.		Primary		
					Yes		
Owner Occupied	Year Built		Historic District				
<input type="radio"/> Yes <input checked="" type="radio"/> No			<input type="radio"/> Yes <input checked="" type="radio"/> No				
Historic District Registry No.	Stat Area		Flood Plain				
	4-05		<input type="radio"/> Yes <input checked="" type="radio"/> No				
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *
 MASDYLANDCO LLC
Address Line 1
 15240 FREDERICK RD
Address Line 2

Address Line 3

Mail City	Mail State	Mail Zip Code
WOODBINE	MD	21797
Phone	Primary	
	Yes	

E-mail

Cell Number Fax Number

Professionals (This section is not required.)

Search Reset Clear

License # * 08010093508	Business Name BANNER HOME SOLUTIONS		
License Type * MHIC Ind	First Name ✓ JOSEPH	Middle Name	Last Name PECAR
Primary Yes	Address Line 1 ✓ 3915 BOTELER ROAD		
	Address Line 2		
	City MOUNT AIRY	State MD	ZIP Code 21771
	Phone 1 3018299820	Phone 2	Fax 3018299821
	E-mail JOEPECAR@VERIZON.NET		

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type *	First Name	MI	Last Name
Applicant	✓ BARRY	A	MILLER
Relationship	Full Name		
Applicant	✓ BARRY A MILLER		
Primary	Organization Name		
No	✓ BARRY A MILLER ARCHITECTS		
	Street Address		
	3715 WOODBINE ROAD		
	Address Line 2		
	City WOODBINE	State MD	Zip Code 21797
	Phone 410-675-0507	Cell	Fax
	E-mail * BARRY.A.MILLER@GMAIL.COM		

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type	First Name	MI	Last Name
Contact	✓ BARRY	A	MILLER
Relationship	Full Name		
Licensed Professional	✓ BARRY A MILLER		
Primary	Organization Name		
Yes	✓ BARRY A MILLER ARCHITECTS		
	Street Address		
	3715 WOODBINE ROAD		
	Address Line 2		
	City WOODBINE	State MD	Zip Code 21797
	Phone 410-675-0507	Cell	Fax
	E-mail BARRY.A.MILLER@GMAIL.COM		

Addtl Info

Est Construction Cost * 30000	Housing Units * 0	Number of Buildings * 0	Public Owned No
Construction Type			
437 - Additions, Alterations and Conversions - Commercial			

COMMERCIAL PERMIT INFORMATION

BUILDING INFORMATION

Expedited Review * <input type="radio"/> Yes <input checked="" type="radio"/> No	Capital Project-No Fee * <input type="radio"/> Yes <input checked="" type="radio"/> No	Capital Project Number <input type="text"/>	Fee Exempt * <input type="radio"/> Yes <input checked="" type="radio"/> No	Foundation Only <input type="radio"/> Yes <input checked="" type="radio"/> No	Pool * <input type="radio"/> Yes <input checked="" type="radio"/> No	Condominium <input type="radio"/> Yes <input checked="" type="radio"/> No	Ch <input type="radio"/>
Roadside Tree Permit <input type="radio"/> Yes <input checked="" type="radio"/> No	Roadside Tree Project Permit # <input type="text"/>	Existing Use * OFFICE	Plan Submittal * Paper Submittal	Road Frontage --Select--			

Use Group *
 Office Building

Number of Solar Panels

Tenant *
 SANTA CRUZ KAYAKS

Interior Completion
 Yes No

Assembly
 Yes No

Minor Alteration *
 Yes No

Grading

Revision Fees?
 Yes No

Height

No of Stories

Gross Area - Sq Foot Per Floor

Area of Construction - SQ FT *
 SQFT 864

Downtown Tax Square Footage

Excise Tax at \$0.60 SQ FT

Excise Tax at \$1.17SQ FT

Construction Type
 --Select--

State Certified Module
 Yes No

Expiration Date
 4/29/2023

U & O Issued On

U & O Comments

[check spelling](#)

UTILITY INFORMATION

Water Supply
 Private

Sewage Disposal
 Private

Utilities
 Electric

Heating System
 Propane Gas

Geothermal
 Yes No

Sprinkler System
 None

GREEN BUILDING INFORMATION

Goal Level
 --Select--

Actual Level
 --Select--

Leed Registration Number

Date of Leed Certification

PAYMENT INFORMATION

Check 1

Payee 1

Check 2

Payee 2

SAP Doc No

SAP Entered

Related Records

Showing 1-2 of 2

Permit Number	Record Type Alias	Status	Number	Street Name	Opened Date	Description
CB210616	Building Complaint	Investigation Opened	15904	FREDERICK	08/17/2021	Mavis Moore 410-908-7552 indicates demolition and remodelina work

Submit Cancel



NORTH AVE

HOPKINS ALY

HOPKINS ALY

FREDERICK RD

FREDERICK RD

FREDERICK RD

CHURCH ALY

FREDERICK RD

144

FREDERICK RD

DERICK RD

PANCOAST ALY

PANCOAST ALY

WHITEFOOT ALY

15886

15878

15882

15908

15904

15912

15916

Lisbon 21765

1280

15920

15925

15928

15921

41

15927

40

15935

15936

39

15940

89

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 04 Account Number - 309022

Owner Information

Owner Name: MASDYLANDCO LLC Use: COMMERCIAL/RESIDENTIAL
 Principal Residence: NO

Mailing Address: 15240 FREDERICK RD Deed Reference: /17409/ 00035
 WOODBINE MD 21797-

Location & Structure Information

Premises Address: 15904 FREDERICK RD Legal Description: .714 A
 LISBON 21765-0000 15904 FREDERICK RD
 LISBON

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0007 0012 0245 20000.14 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1836 1,728 SF 0.7100 AC

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
 MULTIPLE RESIDENCE/ C2

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments	
			As of 07/01/2022	As of 07/01/2023
Land:	224,000	224,000		
Improvements	1,000	1,000		
Total:	225,000	225,000	225,000	
Preferential Land:	0			

Transfer Information

Seller: KIM JIN SUK TR	Date: 01/26/2017	Price: \$100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /17409/ 00035	Deed2:
Seller: HARRIS CHARLES KEITH & WF	Date: 07/12/2006	Price: \$370,000
Type: ARMS LENGTH IMPROVED	Deed1: /10119/ 00001	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

**COMPLETE THIS FORM WHEN DROPPING OFF ANY
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 10-28-22 ONLINE SUBMITTAL PAPER SUBMITTAL

To: Plan Review DILP
(Reviewer/Requestor's Name) (Division)

From: BARRY MILLER, BARRY A. MILLER ARCHITECTS 410.675.0507
(Your Name, Company Name) (Phone Number)

Subject: Project name STRUCTURAL STABILIZATION
Project site address 15904 FREDERICK ROAD
Permit # B21004600 SDP # _____
Other information pertinent to this project _____

Please check the attachments below that you are submitting with this transmittal:

- Letter of response to address plan review comment letter
- Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
- Letter Summarizing Changes
- Energy conservation calculations
- Copies of _____ (be specific).
- Health Department Request DPZ/ DED Request Applicant's Request
- Two sets of single-family model plans to be placed on permanent file: Model name and/or # _____
- Other _____

Contact Person Information: (Required)

BARRY MILLER
Please Print Name

Telephone No: 410.675.0507

E-Mail Address: barry.a.miller@gmail.com

PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION

COMMERCIAL REVISIONS # 2
Project Name: _____
Permit # _____ Date: _____

FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR PERMIT PICK UP.

Please date, initial, and advise project coordinator when last review is complete.

ASA _____ SLG _____
APH _____ JOSE _____
JDH _____ JASON

RECEIVED

OCT 28 2022

CENSUSES & PERMITS DIVISION

*Amendment 2000
10/28/22*

Oswald, Hank

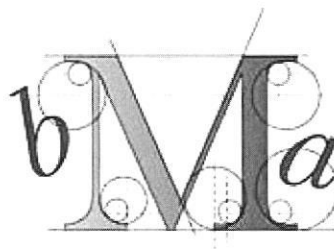
From: barry.a.miller@gmail.com
Sent: Thursday, September 9, 2021 2:54 PM
To: Williams, Jeffrey; Oswald, Hank
Subject: RE: Commercial Office_15904 Frederick Road_BP Requirements

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

Thank you for the quick reply. According to Annette Merson-Sacks, at zoning, she told me the building was last used as an office. I honestly don't know when the last time this building was occupied. I believe Mr. Rutley purchased the building in 2017 from a Jin Suk Kim who purchased the building in 2006. I don't know if or when Mr. Kim occupied the building, nor do I know if Mr. Rutley had occupied the building. I suspect he has and will ask him to confirm. As you know, many of these 100+ year old structures in Western Howard County, are in need of repairs. My house was one of them, though we dealt with the structural flaws until we had an opportunity to repair and renovate the property. Mr. Rutley's structure is no different. It's more of an issue of protecting an investment rather than preventing imminent failure.

I do know that major changes to the existing septic may kill the project and we are willing to discuss some low cost options to satisfy the County.

Thanks,
Barry



**BARRY A MILLER
ARCHITECTS**

**3715 Woodbine Road
Woodbine, MD 21797
barry.a.miller@gmail.com**

410.675.0507

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Sent: Thursday, September 09, 2021 2:38 PM
To: barry.a.miller@gmail.com; Oswald, Hank <hoswald@howardcountymd.gov>
Subject: RE: Commercial Office_15904 Frederick Road_BP Requirements

Hello. I'll chime in here: if we had a building with an existing commercial use, it would be possible to switch owners and switch uses as long as they are comparable to the old use in terms of wastewater flow, e.g. office to retail, and use the existing septic system. In this case, however, we have a building that will apparently need major repairs, has been vacant

for at least 5 years (and the state Dept of Assessment doesn't even recognize an existing structure on the lot), and we have no record of the property to see what the old use was or anything about the existing well or septic system. Unfortunately, all that leads to having to establish a disposal area and systems meeting current code.

To your question, the state regulations only allow a sewage holding tank as a repair to an existing failure at a building that has been occupied within the last 3 years and is habitable. We are happy to review any proposals for finding an onsite solution on the lot for the well and sewage disposal system.

Jeff Williams
Deputy Director
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

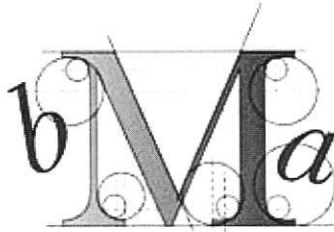
From: barry.a.miller@gmail.com <barry.a.miller@gmail.com>
Sent: Thursday, September 9, 2021 2:08 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: RE: Commercial Office_15904 Frederick Road_BP Requirements

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

Thanks. That could be a deal breaker for the owner. Is there any negotiation room? This property is sandwiched between two, actually three, other properties with wells and septic. Due to the narrowness of the site, he may not be able to meet the required field in as required by current statutes.

Could he add a tank that gets pumped out regularly, without the requirements/need of a drain field?

Barry



**BARRY A MILLER
ARCHITECTS**

**3715 Woodbine Road
Woodbine, MD 21797
barry.a.miller@gmail.com**

410.675.0507

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Thursday, September 09, 2021 2:02 PM
To: barry.a.miller@gmail.com
Cc: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: RE: Commercial Office_15904 Frederick Road_BP Requirements

Hi Barry:

Since the building has been vacant for over 3 years and it's uninhabitable, we will need to start from scratch with all of the requirements outlined in my last email. I've copied my supervisor on this email since he and I just spoke about this property this morning.

Thanks,

Hank

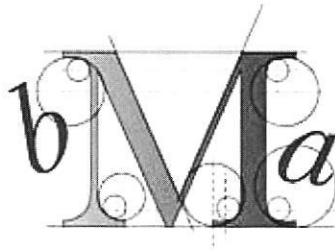
From: barry.a.miller@gmail.com <barry.a.miller@gmail.com>
Sent: Thursday, September 9, 2021 1:07 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: RE: Commercial Office_15904 Frederick Road_BP Requirements

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

Thanks Hank. We know there is a well and there is septic. We know where these are located. Can these be reused without modification if the office building is restored without changing the footprint, number of offices and number of plumbing fixtures?

I'm working with the owner to explore different development scenarios as it impacts the cost of the project. Our civil engineer is concerned that any work to the septic could kill the project.

Thanks,
Barry



**BARRY A MILLER
ARCHITECTS**

**3715 Woodbine Road
Woodbine, MD 21797
barry.a.miller@gmail.com**

410.675.0507

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Thursday, September 09, 2021 9:41 AM
To: barry.a.miller@gmail.com
Subject: Commercial Office_15904 Frederick Road_BP Requirements

Hi Mr. Miller:

Good morning. I searched for a septic record for 15904 Frederick Road, but I did not find one. You will need to contact a septic contractor to help you field locate the existing well & septic system components. Prior to building permit approval by the Health Department, the following will need to be completed:

- Establish a Plot Plan by an engineer
- Establish a Perc Cert Plan by an engineer
- Establish a sewage disposal area (SDA) through perc testing
- Septic system Upgrades by a licensed septic contractor
- Well Upgrades by a licensed well driller (if applicable)

The process starts with a perc test application, perc test plan by an engineer, and fee. Please read through all of the attachments. Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
(410) 313 - 1786
hoswald@howardcountymd.gov

Oswald, Hank

From: Oswald, Hank
Sent: Thursday, September 9, 2021 2:02 PM
To: barry.a.miller@gmail.com
Cc: Williams, Jeffrey
Subject: RE: Commercial Office_15904 Frederick Road_BP Requirements

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Hank

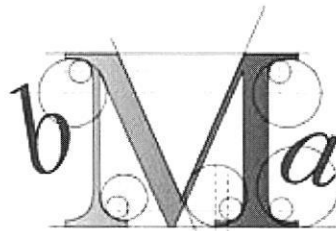
From: barry.a.miller@gmail.com <barry.a.miller@gmail.com>
Sent: Thursday, September 9, 2021 1:07 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
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I'm working with the owner to explore different development scenarios as it impacts the cost of the project. Our civil engineer is concerned that any work to the septic could kill the project.

Thanks,
Barry



**BARRY A MILLER
ARCHITECTS**

3715 Woodbine Road
Woodbine, MD 21797
barry.a.miller@gmail.com

410.675.0507

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Thursday, September 09, 2021 9:41 AM
To: barry.a.miller@gmail.com
Subject: Commercial Office_15904 Frederick Road_BP Requirements

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- Establish a Plot Plan by an engineer
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- Establish a sewage disposal area (SDA) through perc testing
- Septic system Upgrades by a licensed septic contractor
- Well Upgrades by a licensed well driller (if applicable)

The process starts with a perc test application, perc test plan by an engineer, and fee. Please read through all of the attachments. Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
(410) 313 - 1786
hoswald@howardcountymd.gov

Oswald, Hank

From: Oswald, Hank
Sent: Wednesday, December 22, 2021 12:07 PM
To: barry.a.miller@gmail.com
Cc: 'Brent Rutley'; Williams, Jeffrey
Subject: RE: B21004680_15904 Frederick Road

Thanks Mr. Miller.

I wanted to make you as well as the owner aware that the Health Department approved building permit # B21004680 (structural repairs) for 15904 Frederick Road. Any future building permit for this site will likely require the following:

- Establish a Plot Plan by an engineer showing the existing well & septic system components. You will probably need a septic contractor to help you field locate and determine size and condition of these components.
- Establish a Perc Cert Plan by an engineer
- Establish a sewage disposal area (SDA) through perc testing
- Septic system upgrades by a licensed septic contractor (TBD)
- Well upgrades by a licensed well driller (TBD)
- Well water testing for VOCs

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

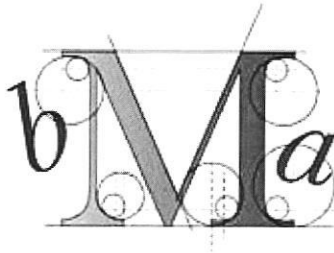
Hank Oswald, L.E.H.S.
Howard County Health Department
Well & Septic Program
410.313.1786
hoswald@howardcountymd.gov

From: barry.a.miller@gmail.com <barry.a.miller@gmail.com>
Sent: Wednesday, December 22, 2021 12:01 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: 'Brent Rutley' <brentrutley1@gmail.com>
Subject: RE: B21004680_15904 Frederick Road

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

Hank,
The Owner is MasDyLandCo LLC and my contact is Brent Rutley. I have copied him on this email. Please let me know if I can answer any questions you have.

Thanks,
Barry



**BARRY A MILLER
ARCHITECTS**

**3715 Woodbine Road
Woodbine, MD 21797
barry.a.miller@gmail.com**

410.675.0507

From: Oswald, Hank <hoswald@howardcountymd.gov>

Sent: Wednesday, December 22, 2021 11:46 AM

To: barry.a.miller@gmail.com

Subject: B21004680_15904 Frederick Road

Hi Mr. Miller:

Can I have the name of the owner of 15904 Frederick Road along with an email address.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Well & Septic Program
410.313.1786
hoswald@howardcountymd.gov

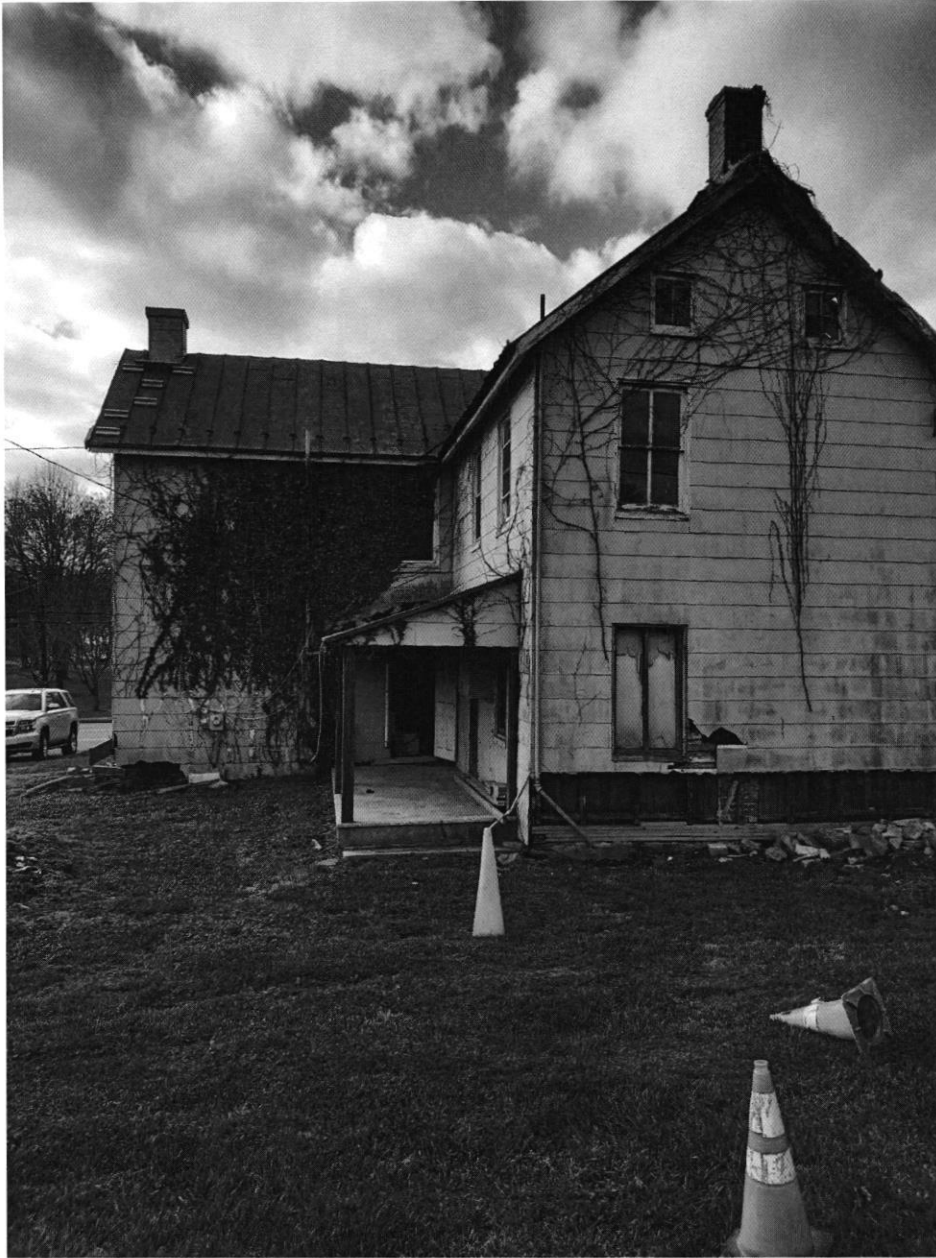
Site Inspection – 12.15.21
15904 Frederick Road



Site Inspection – 12.15.21
15904 Frederick Road



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