

Approved 7/7/25

-H.O.

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

Permit Type Permit Number Opened Date

Description of Work
 SFD/ CONSTRUCT (2) STORY 21' X 50' ADDITION TO CREATE OFFICES, PRAYER ROOMS, MEETING ROOM, TEMPLE, AND STORAGE ROOMS, 2 STORY, Slab on Grade, 3R, 0FB, 1HB, 0FP, OTHER STRUCTURE = None, 0BR, PORCH/DECK = N/A, ENERGY METHOD = N/A,

Online BP.
gJ 5/15/25

check spelling

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 15050 Street Name FREDERICK Street Type RD

Unit Type --Select-- Unit # X Coordinate -77.03625 Y Coordinate 39.32808

City WOODBINE State MD Zip Code 21797 Primary 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
907742	56	3.03	201200	701200	500000	RURAL

Legal Description
 PAR I 3.0342 A []15050 FREDERICK RD []COOKSVILLE

check spelling

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	PAR I	604001	5				
Plan Area		State Tax Id		Subdivision Name			
		1404327195					
Section		Area		Tax Map			
				8			
Grid		Zoning District		ADC Map			
8-15		RC-DEO		4692-E8			
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 type="radio"/> No		2000		<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 *
 SINGH
 Address Line 1
 15050 FREDERICK ROAD
 Address Line 2
 Address Line 3

Mail City
 WOODBINE
 Mail State
 MD
 Mail Zip Code
 21797
 Phone
 410-465-2156
 Primary
 Yes
 E-mail

No of Stories * 2 (Text) Foundation * Slab on Grade Basement * N/A No of Rooms * 3 (Text) Full Baths * 0 (Number) Ha 1

Model *

SFD/ CONSTRUCT (2) STORY 21' X 50' ADDITION TO CREATE OFFICES, PRAYER ROOMS, MEETING ROOM, TEMPLE, AND STORAGE

check spelling

Other Structure * None Bedrooms * 0 (Number) Porch Deck * N/A No of Fireplaces * 0 (Number) Type of Fireplace --Select--
W & S Fees Paid Water * Private Sewage * Private Utilities * Electric Heating System * Electric Sprinkler System * None
1st Floor Width 1st Floor Depth 2nd Floor Width 2nd Floor Depth Basement Width Basement Depth Height
Total Square Footage * 1067 SQFT (Number) Occupiable Square Footage * 0 SQFT (Number) Affordable Housing Funding * N/A Foundation Measurement (Text)
Walls Roof Change In Use Grading Permit No Senior Housing MIHU Outside Downtown Columbia
Additional Description Info Expiration Date 11/10/2025 MIHU Required Units 0 (Num)

check spelling

GREEN INFORMATION

Goal Level --Select-- Actual Level --Select-- Leed Registration Number (Text) Date of Leed Certification

STORM WATER MANAGEMENT

Green Roofs A1 Permeable Pavements A2 Reinforced Turf A3 Disconnection of Rooftop Runoff N1
Sheetflow to Conservation Areas N3 Rainwater Harvesting M1 Submerged Gravel Wetlands M2 Landscape Infiltration
Dry Wells M5 Micro Bioretention M6 Rain Gardens M7 Swales M8
PSWM Certification Received in CID on

Submit Cancel

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Thursday, May 22, 2025 2:27 PM
To: RONALD@AKENGINEERS.US
Subject: B25001827_15050 Frederick Road_Existing Floor Plans/BP Requirements

Hello Mr. Alvarenga,

I've reviewed the building permit for the 21' x 50' living space addition located at 15050 Fredrick Road. Prior to building permit approval by the Health Department, the following requirements must be completed.

1. Provide existing floor plans for the residence.
2. Question: Is a portion of this residence being used as a place of business? How many employees/day? How many customers/day?
3. Provide a Percolation Certification Plan from an engineer.
4. Certify the existing system.
5. Provide an OSDS Plan from an engineer for septic system upgrades.
6. Well upgrades (TBD)

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

Regards,

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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Oswald Jr, Woodin

From: Ronald, AK Engineers <ronald@akengineers.us>
Sent: Friday, May 30, 2025 3:11 PM
To: Oswald Jr, Woodin
Subject: Re: B25001827_15050 Frederick Road_Existing Floor Plans/BP Requirements

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

Mr. Oswald,

No portion of the residence is being used as a place of business. The property is used solely as a private residence. There are no employees or customers visiting the home. All work performed by household members is remote in nature and done for external employers or clients. There is no business signage, and no commercial traffic.

The accessory structure includes space to accommodate the daily needs of our household. In addition to home office use for remote work, it includes:

- A meditation and prayer room for private family use.
- A quiet reading and reflection area.
- A personal art studio for a household member who paints recreationally (not for sale or instruction)

All areas of the structure are for private, non-commercial use by household members only. No space is intended for public access or any use that would alter the residential character of the property.

Ronald Alvarenga
Project Manager

AK Engineers & Development, LLC
C: 202-439-8123

On May 22, 2025, at 2:26 PM, Oswald Jr, Woodin <hoswald@howardcountymd.gov> wrote:

Hello Mr. Alvarenga,

I've reviewed the building permit for the 21' x 50' living space addition located at 15050 Fredrick Road. Prior to building permit approval by the Health Department, the following requirements must be completed.

1. Provide existing floor plans for the residence.
2. Question: Is a portion of this residence being used as a place of business? How many employees/day? How many customers/day?

3. Provide a Percolation Certification Plan from an engineer.
4. Certify the existing system.
5. Provide an OSDS Plan from an engineer for septic system upgrades.
6. Well upgrades (TBD)

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

Regards,

Hank Oswald
Licensed Environmental Health Specialist
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Oswald Jr, Woodin

From: Ronald, AK Engineers <ronald@akengineers.us>
Sent: Tuesday, June 3, 2025 12:35 PM
To: Oswald Jr, Woodin
Subject: Mr. Oswald,

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

Mr. Oswald,

Thank you for your review of our application. Please see our responses below to the requested items:

1. Existing Floor Plans for the Residence:

Existing floor plans have been provided as part of the submission. If any clarification or additional formatting is required, we are happy to resubmit in the format requested.

2. Question: Is a portion of this residence being used as a place of business? How many employees/day? How many customers/day?

No portion of the residence is being used as a place of business. The property is used solely as a private residence. There are no employees or customers visiting the home. All work performed by household members is remote in nature and done for external employers or clients. There is no business signage, no on-site services, and no commercial traffic.

The proposed accessory structure is designed to support the daily needs of our household and includes:

- Home office space for remote work by household members.
- A meditation and prayer room for private family use.
- A quiet reading and reflection area.
- A personal art studio for a household member who paints recreationally (not for sale, instruction, or public engagement).

All areas of the structure will be used exclusively by members of the household. No part of the space will be used for public access, business activity, or group gatherings, and the residential character of the property will be preserved.

3. Percolation Certification Plan from an Engineer:

As outlined in our plans, we are not adding any additional bathrooms or plumbing fixtures to the property. The existing half bath, currently located in the existing home office space, is being relocated within the new structure as shown in the submitted drawings. We believe this maintains the existing plumbing load, and therefore we do not anticipate a need for septic upgrades or a percolation plan

4. Certification of the Existing Septic System:

We are not increasing the number of bedrooms or introducing any new plumbing demand beyond what already exists. Given that the half bath is being relocated rather than expanded, we respectfully request confirmation that a certification of the existing system is not required. We remain open to providing documentation or engaging a licensed professional should the Health Department determine otherwise.

5. OSDS Plan from an Engineer for Septic System Upgrades:

As stated above, there is no change in the number of plumbing fixtures or additional water use being introduced. The new structure is intended strictly for use by existing family members. There is no increase in household size or intensity of use. Accordingly, we do not anticipate the need for septic upgrades. However, we are happy to comply with any formal determination issued by the appropriate department.

6. Well Upgrades (TBD):

Similarly, since there is no increase in plumbing fixtures or additional load on the water system, we do not believe well upgrades are necessary. The household size remains the same, and no external users will be accessing the property. If a site inspection or review determines otherwise, we are willing to follow appropriate next steps.

Please let us know if you require further documentation or clarification. We are committed to ensuring full compliance and maintaining the residential character of the property.

Thank you,

Ronald Alvarenga
Project Manager

AK Engineers & Development, LLC
C: 202-439-8123



Bureau of Environmental Health
 8930 Stanford Blvd | Columbia, MD 21045
 410.313.2640 - Voice/Relay
 410.313.2648 - Fax
 1.866.313.6300 - Toll Free

Maura J. Rossman, M.D., Health Officer

APPLICATION FOR WAIVER

To Howard Co Code Subtitle 8: Onsite Sewage Disposal Systems and Subtitle 9: Individual Potable Water Supply Systems

Date Submitted: 06/09/2025

Property Address: 15050 Frederick Road, Woodbine, MD 21797

1003	PAR1	0008	0054
Subdivision	Lot	Tax Map	Parcel
		Grid	Tax Account #

Provide a brief site history including previously submitted and active plans with the Health Department or the County (subdivision plans, perc test applications, Building Permit applications):

Had submitted a building permit to add a sunroom in 2022 and a home office in 2023. Perc testing had been completed along with these permits and well and septic were deemed adequate

In the area below, list the specific section of the Howard Co Code to which a waiver is being requested and provide a brief summary of the regulation and an explanation of why the waiver is being requested (Attach a separate sheet if necessary).

- | Regulation Section | Summary and Explanation |
|----------------------|---|
| 1. Section 3.805 (a) | Perc Certification Plan Requirements. Before a building permit is issued, a Perc certification plan shall be submitted and approved that complies with the provisions of this subtitle. |
| 2. | |

Sonia Singh

Digitally signed by Sonia Singh
 Date: 2025.06.09 14:21:01 -04'00'

Property Owner's Signature

Health Department Use Only

Reviewed by Mark Oswald HCHD Staff Date 6/10/25

Comments/Conditions: Per J. Williams, a waiver is not necessary for BP # BZ5001827. There's enough info in the record to satisfy the requirement.

Approved by: _____ Date _____
 BEH Deputy Director

Oswald Jr, Woodin

From: Ronald, AK Engineers <ronald@akengineers.us>
Sent: Thursday, July 3, 2025 5:06 PM
To: Oswald Jr, Woodin
Subject: RE: B25001827_15050 Frederick Road_Floor Plan Request #3

WARNING!!!

This email originated from someone outside of Howard County

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Mr. Oswald,

Please find the attached pictures of the well and septic tank lid repairs.

Please let me know if you can approve the BP.

Kindly confirm receipt of this email.

Thank you,









Thank you,

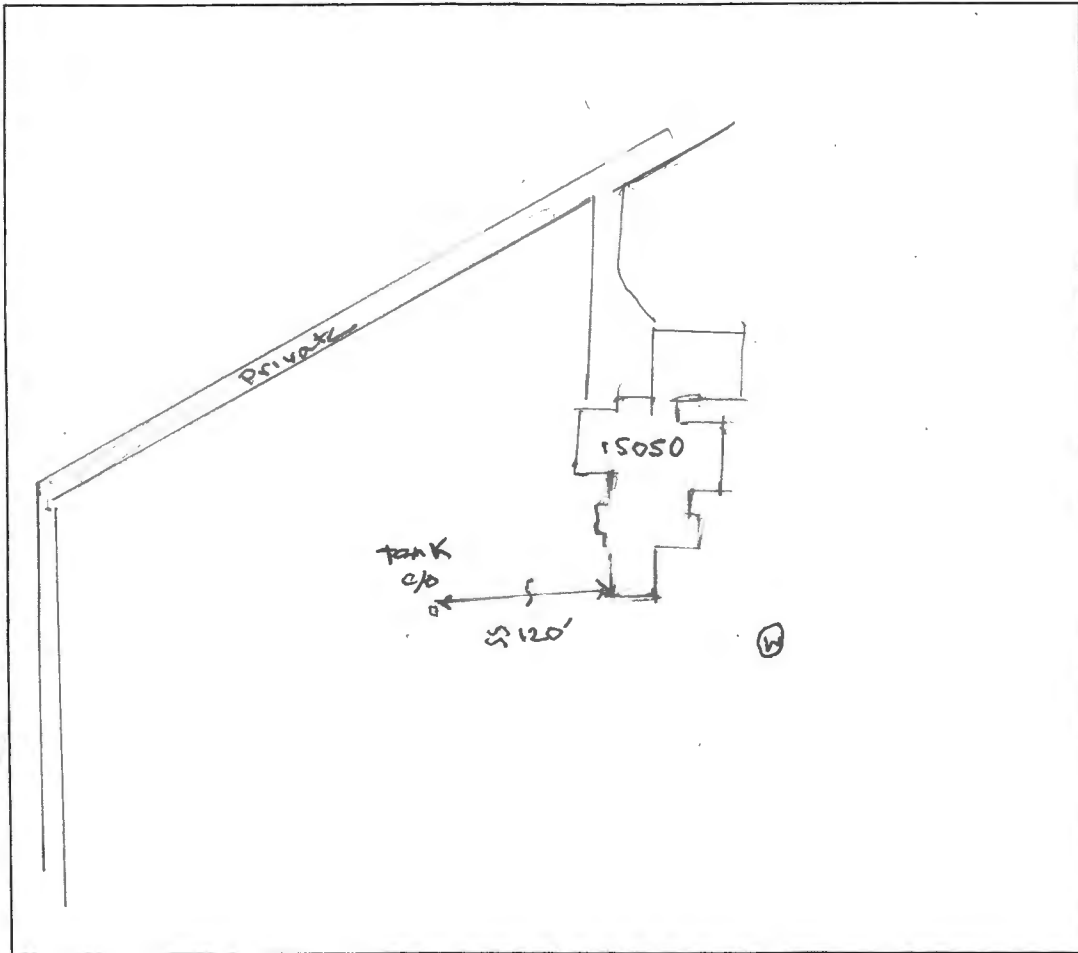
Ronald Alvarenga
Project Manager

AK Engineers & Development, LLC
C: 202-439-8123

SITE INSPECTION SHEET

OWNER: George Sigmund & Sonia Singh PHONE #: _____
ADDRESS: 15050 Frederick Rd CONTRACTOR: _____
Woodbine, MD 21797 WELL TAG #: H0-94-1725
SUBDIVISION: _____ LOT: _____ COUNTY #: _____
PROPOSAL: 21 x 50' living space addition

LOCATION DIAGRAM



Frederick Rd
COMMENTS: met w/ owner. Spoke about replacing
the broken dia-on c/b, and fixing the pvc conduit
& well cap. issues.

DATE: 6/10/25 INSPECTOR: Hank Oswald

Site visit – 6/10/25
15050 Frederick Road
Woodbine, MD 21797



Well with broken conduit, missing bolt in cap and seal hanging out.

Site visit – 6/10/25
15050 Frederick Road
Woodbine, MD 21797



Well tag # HO-94-1725

Site visit – 6/10/25
15050 Frederick Road
Woodbine, MD 21797



Septic tank clean-out with broken lid.

Oswald Jr, Woodin

From: Ronald, AK Engineers <ronald@akengineers.us>
Sent: Wednesday, June 25, 2025 3:42 PM
To: Oswald Jr, Woodin
Subject: Re: B25001827_15050 Frederick Road_Floor Plan Request #3

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GA Mr. Oswald,

Yes, we confirmed no windows regarding the existing house's lower level at the Gym and Bedroom. And only (3) bedrooms total at existing house.

Let me know if you have any questions or need additional clarification.

Thank you,

Ronald Alvarenga
Project Manager

AK Engineers & Development, LLC
C: 202-439-8123

On Jun 20, 2025, at 7:16 AM, Oswald Jr, Woodin <hoswald@howardcountymd.gov> wrote:

Hi Ronald,

Good morning. The deputy director has informed me that the septic record contains enough information to forgo the perc cert plan requirement, however we still need a copy of the existing floor plans for the house. If the floor plans exceed 3 bedrooms, then upgrades to the septic system will need to occur, or the floor plan can be modified to reduce the bedroom count. We can discuss further after I have seen the floor plans.

In addition to above, the septic tank cleanout needs replacing because it has a hole in it. The well pvc conduit needs to be readjusted to sit flush with the well cap. The well cap was also missing hardware. The homeowner is aware of this, but you may want to remind him. Please send me pics of these items once they are repaired.

Please let me know if you have any questions.
Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
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