

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Garage/Detached	B24000391	02/06/2024
Description of Work		
SFD/ CONSTRUCT 79 X 25 (1) STORY ACCESSORY STRUCTURE TO INCLUDE: 25 X 23 (2) CAR DETACHED GARAGE, 24 X 23 CAR PORT, 25 X 25 OFFICE/STUDIO W/ FULL BATH/, 1 STORY, Slab on Grade, 2R, 0FB, 1HB, 0FP, OTHER STRUCTURE = Detached Garage, 0BR, PORCH/DECK = N/A, ENERGY METHOD = Prescriptive Method, /02.12.24 REVISION REQUEST TO CHANGE TO (2) 24 X 24 (1) STORY ACCESSORY STRUCTURES 1 GARAGE, 1 OFFICE/STUDIO*		

[check spelling](#)

Address * (This section is required.)

Search	Reset	Clear	Get Parcel & Owner
Street #	Street Name	Street Type	
13217	HIGHLAND	RD	▼
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--	▼	-76.97411	39.1888
City	State	Zip Code	Primary
HIGHLAND	MD	20777	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
853210	317	2.25	232500	363800	131300	RURAL
Legal Description						
IMPS2.258 AR[]13217 HIGHLAND RD[]HIGHLAND						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
		605101	5				
Plan Area	State Tax Id	Subdivision Name					
	1405352835						
Section	Area	Tax Map					
		34					
Grid	Zoning District	ADC Map					
34-21	RR-DEO	4933-E10					
SDP No.	Final Plan No.	WP File No.					
Record Plat No.	WS Contract No.	FDP No.	Primary				
			Yes ▼				
Owner Occupied	Year Built	Historic District					
☐ Yes ☐ No	1975	☐ Yes ☒ No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-04A	☐ Yes ☒ No					
Building No							

Approved R/E
7/31/2024

Owner (This section is not required.)

Search

Reset

Clear

Name

OH LAI

Address Line 1

13217 HIGHLAND RD

Address Line 2

Address Line 3

Mail City

HIGHLAND

Mail State

MD

▼

Mail Zip Code

20777

Phone

240-917-7987

Primary

Yes

▼

E-mail

Lanceoh@icloud.com

Cell Number

2409385834

Fax Number

Professionals (This section is not required.)

License #

0

License Type

Home Owner

▼

Primary

Yes

Business Name

HOME OWNER

First Name

LANCE

Middle Name

Last Name

OH

Address Line 1

13217 HIGHLAND ROAD

Address Line 2

City

HIGHLAND

State

MD

ZIP Code

20777

Phone 1

240-917-7987

Phone 2

Fax

E-mail

Lanceoh@icloud.com

Applicant (This section is not required.)

Search

As Owner

As Lic. Prof

As Contact

Type

Applicant

▼

Relationship

Applicant

▼

Primary

No

▼

First Name

Lance

MI

Last Name

Oh

Full Name

Lance Oh

Organization Name

Street Address

13217 Highland Rd

Address Line 2

City

Highland

State

MD

Zip Code

▼ 20777

Phone 240-938-5834
E-mail lanceoh@me.com

Cell

Fax

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Contact
Relationship Applicant
Primary Yes
First Name Lance
Full Name Lance Oh
Organization Name
Street Address 13217 Highland Rd
Address Line 2
City Highland
State MD
Zip Code 20777
Phone 240-938-5834
E-mail lanceoh@me.com

Addtl Info

Est Construction Cost 70000
Housing Units 0
Number of Buildings 1
Public Owned No
Construction Type 438 - Additions of Residential Garages and Carports

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee ☐ Yes ☒ No
No of Stories 1
Foundation Slab on Grade
Model SFD/ CONSTRUCT 79 X 25 (1) STORY ACCESSORY STRUCTURE TO INCLUDE: 25 X 23 (2) CAR DETACHED GARAGE, 24 X 23 CAR
check spelling
Capital Project Number
Fee Exempt ☐ Yes ☒ No
Basement N/A
Roadside Tree Project Permit ☐ Yes ☒ No
Roadside Tree Project Permit #
No of Rooms 2
Full Baths 0
Half Baths 1
Existing Use Existing Structure
Other Structure Detached Garage
W & S Fees Paid ☐ Yes ☐ No
Water Private
Sewage Private
Utilities Electric
Heating System Electric
Sprinkler System None
Energy Code Prescriptive Method
Road Frontage
Building Construction Type
1st Floor Width 24
1st Floor Depth
2nd Floor Width
2nd Floor Depth
Basement Width
Basement Depth
Height
Total Square Footage 1128
Occupiable Square Footage 564
Affordable Housing Funding
Foundation Measurement 24x24
Footings 20x12
Walls 2x6 16oc
Roof gable/asp
Change in Use
Grading Permit No
Senior Housing
MIHU Outside Downtown Columbia
MIHU Provided Units
Additional Description Info
Expiration Date 1/27/2025
MIHU Required Units
Affordable Downtown Columbia ☐ Yes ☒ No
Plan Submittal Electronically in Accela

GREEN INFORMATION

check spelling

Goal Level

--Select--

Actual Level

--Select--

Leed Registration Number

(Text)

Date of Leed Certification

STORM WATER MANAGEMENT

Green Roofs A1

☐ Yes ☐ No

Permeable Pavements A2

☐ Yes ☐ No

Reinforced Turf A3

☐ Yes ☐ No

Disconnection of Rooftop Runoff N1

(Number)

Disconnection of Non Rooftop Runoff N2

☐ Yes ☐ No

Sheetflow to Conservation Areas N3

☐ Yes ☐ No

Rainwater Harvesting M1

(Number)

Submerged Gravel Wetlands M2

(Number)

Landscape Infiltration M3

(Number)

Infiltration Berms M4

(Nu

Dry Wells M5

(Number)

Micro Bioretention M6

(Number)

Rain Gardens M7

(Number)

Swales M8

(Number)

Enhanced Filters M9

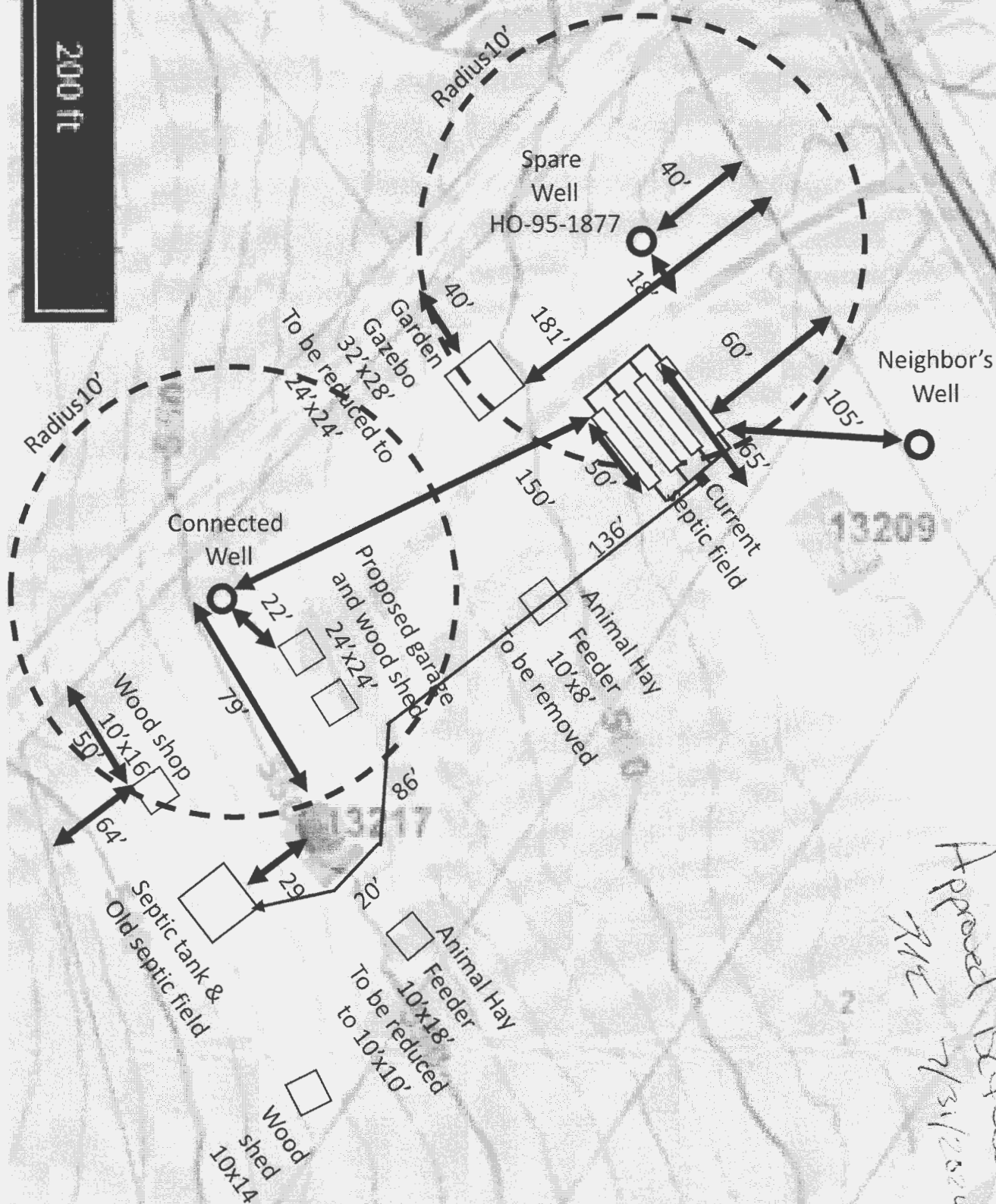
(Number)

PSWM Certification Received in CID on

Submit

Cancel

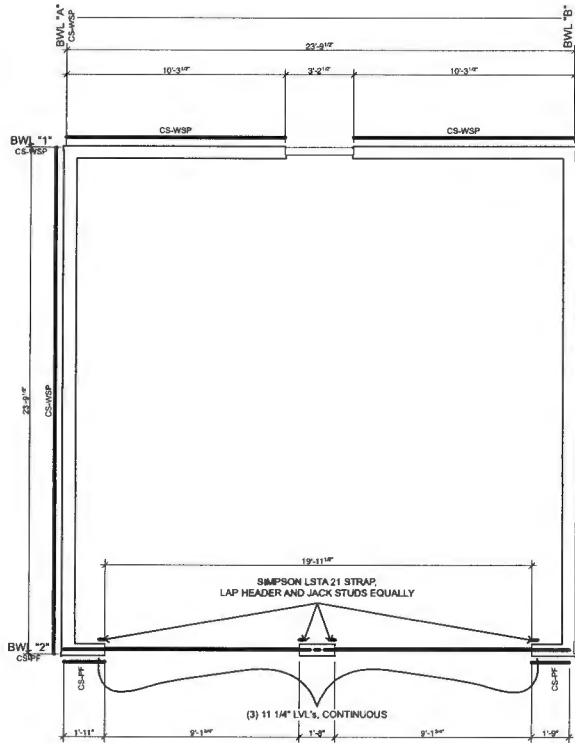
200 ft



Approved 12/4/2011
7/31/2014

GARAGE WALL BRACING

WALL LINE	METHOD	L REQ'D	L PROVIDED
A	CS-WSP	4.83'	23.5'
B	CS-WSP	4.83'	23.5'
1	CS-WSP	4.83'	20.5'
2	CS-PF	4.83'	5.0'

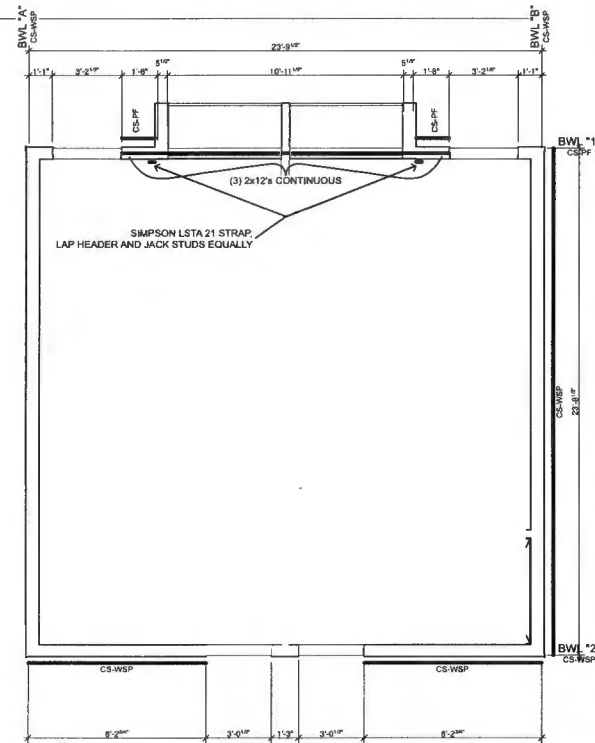


BRACED WALL PLAN

Scale: 1/4" = 1'-0"

WOOD SHED WALL BRACING

WALL LINE	METHOD	L REQ'D	L PROVIDED
A	CS-WSP	4.83'	23.5'
B	CS-WSP	4.83'	23.5'
1	CS-PF	4.83'	5.73'
2	CS-WSP	4.83'	16.5'



Approved 1324000 391
7/15/2024

Maintuff Architects
4020 28th Ave N
Minneapolis, MN 55412
Phone 307 241 3702
Fax 307 241 0088
maintuffarchitects.com

OH 2
13217 Highland Rd, Highland, MD 20777

Structural Engineer's Seal

Structural Plans

Professional Seal/Stamp: I hereby certify that I am a duly Licensed Professional Engineer in the State of Maryland, License No. 25116, Expiration Date 9/29/25



Robert J. Neubauer
2021.07.16 10:22:30-04'00"

Indicate structural breaks of vertical and horizontal members with wavy lines. Indicate structural breaks of horizontal members with zigzag lines. Indicate structural breaks of vertical members with wavy lines.



Scale: 1/4" = 1'-0"

SECTION WOODSHED

2

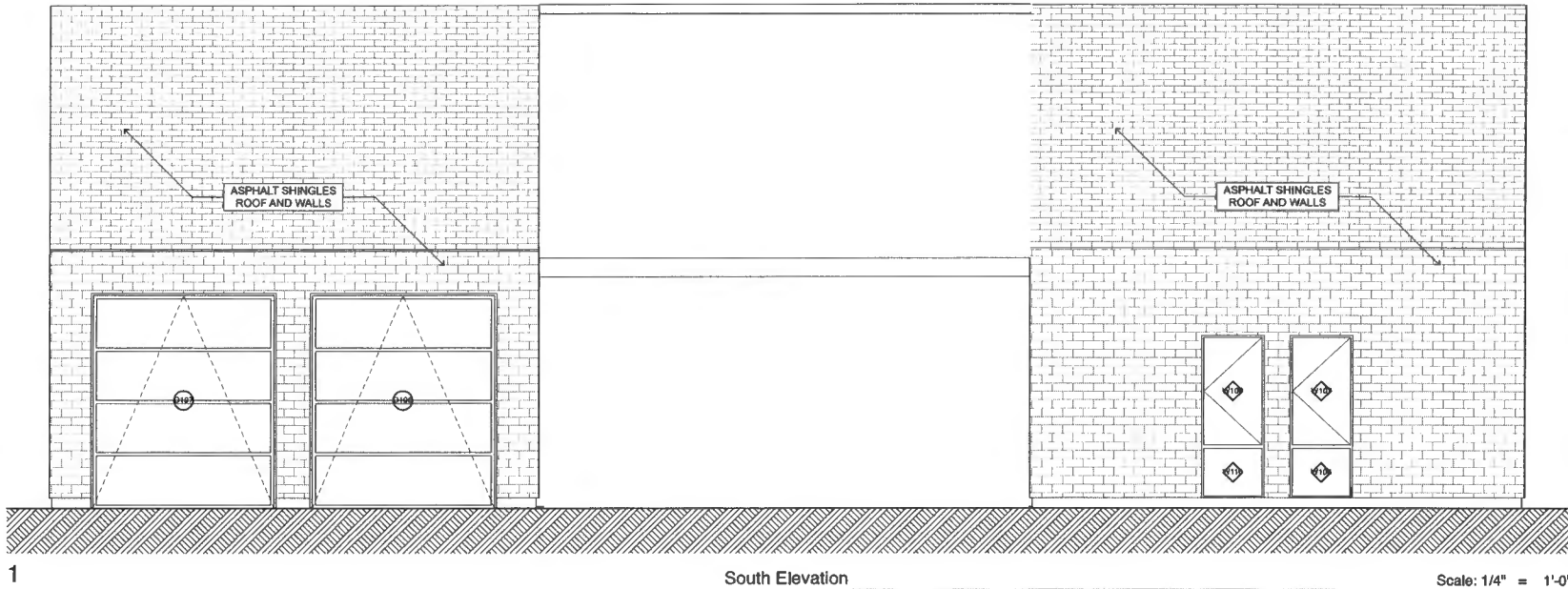
Scale: 1/4" = 1'-0"

SECTION GARAGE

1

OH 2
3017 Highland Rd., Highland MD 20717

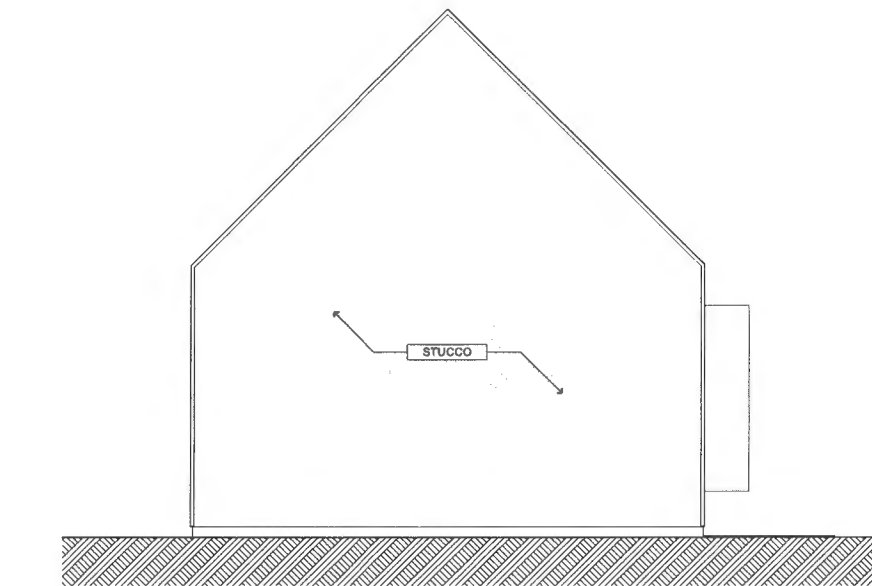
McInturff Architects
4027 New York Ave.
Bethesda, MD 20814
Phone 301.424.5700
Fax 301.424.5280
www.mcinturff.com



1

South Elevation

Scale: 1/4" = 1'-0"



2

East Elevation

Scale: 1/4" = 1'-0"

DOOR SCHEDULE				
ID	RO SIZE	UNIT SIZE	TYPE	ENVIROMENTAL
D101	3'-2 1/2" x 8'-0 1/4"	3'-0" x 7'-11"	EXTERIOR 1-3/4" SOLID CORE	
D102	3'-2 1/2" x 8'-0 1/4"	3'-0" x 7'-11"	EXTERIOR 1-3/4" SOLID CORE	
D103	3'-2 1/2" x 8'-0 1/4"	3'-0" x 7'-11"	EXTERIOR 1-3/4" SOLID CORE	
D104	2'-8 1/2" x 8'-1 1/4"	2'-6" x 8'-0"	INTERIOR 1-3/4" SOLID CORE	
D105	2'-8 1/2" x 8'-1 1/4"	2'-6" x 8'-0"	INTERIOR 1-3/4" SOLID CORE	
D106	8'-1 3/4" x 10'-7 1/2"	8'-11 1/2" x 10'-6"	GARAGE DOOR	
D107	8'-1 3/4" x 10'-7 1/2"	8'-11 1/2" x 10'-6"	GARAGE DOOR	
D108	2'-2" x 7'-7 3/8"	2'-2" x 7'-7 3/8"	SHOWER DOOR	

WINDOW SCHEDULE				
ID	RO SIZE	UNIT SIZE	TYPE	ENVIROMENTAL
W101	2'-2 1/2" x 7'-7 1/8"	2'-2" x 7'-7"	FIXED	ALL WINDOWS TO HAVE A MAXIMUM U-VALUE OF .32
W102	3'-0 1/2" x 5'-8 1/2"	3'-0" x 5'-8 1/2"	CASEMENT	
W103	3'-0 1/2" x 2'-0 3/4"	3'-0" x 2'-0 3/4"	FIXED	ALL SKYLIGHTS TO HAVE A MAXIMUM U-VALUE OF .55
W104	3'-0 1/2" x 5'-8 1/2"	3'-0" x 5'-8 1/2"	CASEMENT	
W105	3'-0 1/2" x 2'-0 3/4"	3'-0" x 2'-0 3/4"	FIXED	
W106	2'-2 1/2" x 7'-7 1/8"	2'-2" x 7'-7"	FIXED	
W107	3'-0 1/2" x 5'-8 1/2"	3'-0" x 5'-8 1/2"	CASEMENT	
W108	3'-0 1/2" x 2'-8 1/4"	3'-0" x 2'-8"	FIXED	
W109	3'-0 1/2" x 5'-8 1/2"	3'-0" x 5'-8 1/2"	CASEMENT	
W110	3'-0 1/2" x 2'-8 1/4"	3'-0" x 2'-8"	FIXED	



Professional Certification: I hereby certify that these documents were prepared by, supervised by, or under the direct control of a duly licensed professional engineer in the State of Maryland, and that I am a duly licensed professional engineer in the State of Maryland.

5/29/24

Approved RMC
B24000391
7/31/2024

Approved
Per woodshop-no
living space - 900
6/12/24

Jeff Williams, Deputy Director

Request for Waiver to PC Plan Requirement for 13217 Highland Rd. Highland, MD 20777.

Dear Mr. Williams,

I am writing to request a waiver to the PC plan requirement for the proposed addition to my property located at 13217 Highland Rd. Highland, MD 20777.

The proposed addition is situated within 100 feet of the existing well, HO-95-1877. As you are aware, the area within 100 feet of an existing well cannot be used for sewage disposal. I believe that the proposed addition does not pose a significant risk to the well or the surrounding environment.

Firstly, the proposed addition is a wood shop with no living space or bathrooms, which means that it will not increase the quantity or quality of the wastewater generated. Secondly, the septic system has been recently inspected and there are no signs of failure. Finally, the existing secondary well not connected to the house will be properly abandoned by a licensed well driller to ensure that it does not pose a risk to the surrounding environment.

I believe that these factors justify a waiver to the PC plan requirement and I respectfully request that you consider my request. I am confident that the proposed addition can be constructed and operated in a manner that is consistent with the health and safety of the surrounding community.

Please do not hesitate to contact me if you require any additional information.

Sincerely,



Lance Oh
13217 Highland Rd.
Highland, MD 20777

Freemon, Robert

From: Freemon, Robert
Sent: Thursday, June 13, 2024 2:04 PM
To: Lance Oh
Subject: RE: 13217 Highland Rd.

Hi Lance,

Your waiver has been approved with two conditions. The existing well not in use (HO-95-1877) must be abandoned. You will need to hire a licensed well driller to abandon the well and send a copy of the abandonment report to the Health Dept. The well driller or you can email it directly to me. The building permit itself will need to be amended to the details you described in your waiver request letter (no bathroom, no living space). Once both of these conditions are met your building permit can be approved.

Note: If in the future you plan on adding living space to the property percolation testing, upgraded septic system and possible well relocation may be required. The existing well in use is less than 200ft down grade of the existing septic system and possible reserve sewage disposal area. MDE requires down grade wells to be at least 200ft if down grade of a septic system. I would advise you come in to the Health Dept. to discuss options if you plan on adding living space in the future.

Well and Septic Program

Robert "Spencer" Freemon

Phone: 410-313-6357

Email: rfreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/health/well-septic-program>

From: Freemon, Robert
Sent: Friday, May 31, 2024 12:58 PM
To: Lance Oh <lanceoh@me.com>
Subject: RE: 13217 Highland Rd.

Hi Lance,

Just letting you know I received your waiver request docs and email. Your request has now been sent up for review. Just to let you know it may be a week or two before you receive a response.

Well and Septic Program

Robert "Spencer" Freemon

Phone: 410-313-6357

Email: rfreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/health/well-septic-program>

From: Lance Oh <lanceoh@me.com>
Sent: Tuesday, May 28, 2024 9:37 PM
To: Freemon, Robert <rfreemon@howardcountymd.gov>
Subject: Re: 13217 Highland Rd.

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

MARYLAND DEPARTMENT OF THE ENVIRONMENT, WATER MANAGEMENT ADMINISTRATION
1800 Washington Blvd., Baltimore, Maryland 21230 (410) 537-3784

WATER WELL ABANDONMENT-SEALING REPORT FORM

SUBMIT COPIES OF COMPLETED FORM TO:

- * COUNTY ENVIRONMENTAL AGENCY (contact MDE, WMA if address needed)
- * WELL OWNER
- * MDE, WATER MANAGEMENT ADMINISTRATION, WELL PROGRAM

DATE WELL ABANDONED: JULY 26, 2024 (month/day/year)

* PERMIT NUMBER OF ABANDONED WELL (if any)

HO - 95 - 1877

* PERMIT NUMBER OF REPLACEMENT WELL:

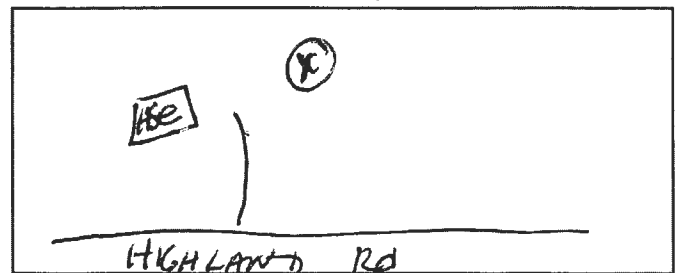
* PERSON ABANDONING WELL: FRANK Singleton WELL DRILLER'S LICENSE NUMBER: WRD 046

CIRCLE: MWD / MSD / MGD

* OWNER'S NAME: LANCE DH

SITE LOCATION MAP

* WELL LOCATION:
COUNTY: HOWARD
NEAREST TOWN: HIGHLAND
TAX MAP _____ BLOCK _____ PARCEL _____
SUBDIVISION: _____
SECTION: _____ LOT: _____
STREET ADDRESS: 13217 Highland Rd



LATITUDE 3 9.189511

LONGITUDE 7 6.973292

LOG OF SEALING MATERIAL

MATERIAL	FEET	
	FROM	TO
Bentonite	497	1
TOP SOIL	1	0
VOLUME OF MATERIAL USED		
<u>600 # Bentonite mixed fr slurry</u>		

* TYPE OF WELL BEING ABANDONED:

☒ DRILLED ☐ JETTED
☐ BORED ☐ HAND DUG
☐ OTHER (specify) _____

* USE CODE:

☒ DOMESTIC ☐ MUNICIPAL/PUBLIC
☐ IRRIGATION ☐ INDUSTRIAL
☐ TEST/OBSERVATION ☐ GEOTHERMAL

* TYPE OF CASING:

☒ STEEL ☐ PLASTIC
☐ CONCRETE ☐ OTHER (specify) _____

SIZE OF CASING: 6 INCHES IN DIAMETER

DEPTH OF WELL: 497 FEET DEEP

WAS ANY CASING REMOVED? ☒ YES ☐ NO

If yes, length removed, in feet: 2

WAS CASING RIPPED OR PERFORATED? ☐ YES ☒ NO

George F. Bartenberg
SIGNATURE-MASTER WELL DRILLER OR SUPERVISING SANITARIAN LICENSE#

040

MWD MSD / MGS
CIRCLE ONE

7-31-24
DATE

SITE INSPECTION SHEET

OWNER: Large On PHONE #: _____

ADDRESS: 13217 Highland CONTRACTOR: _____

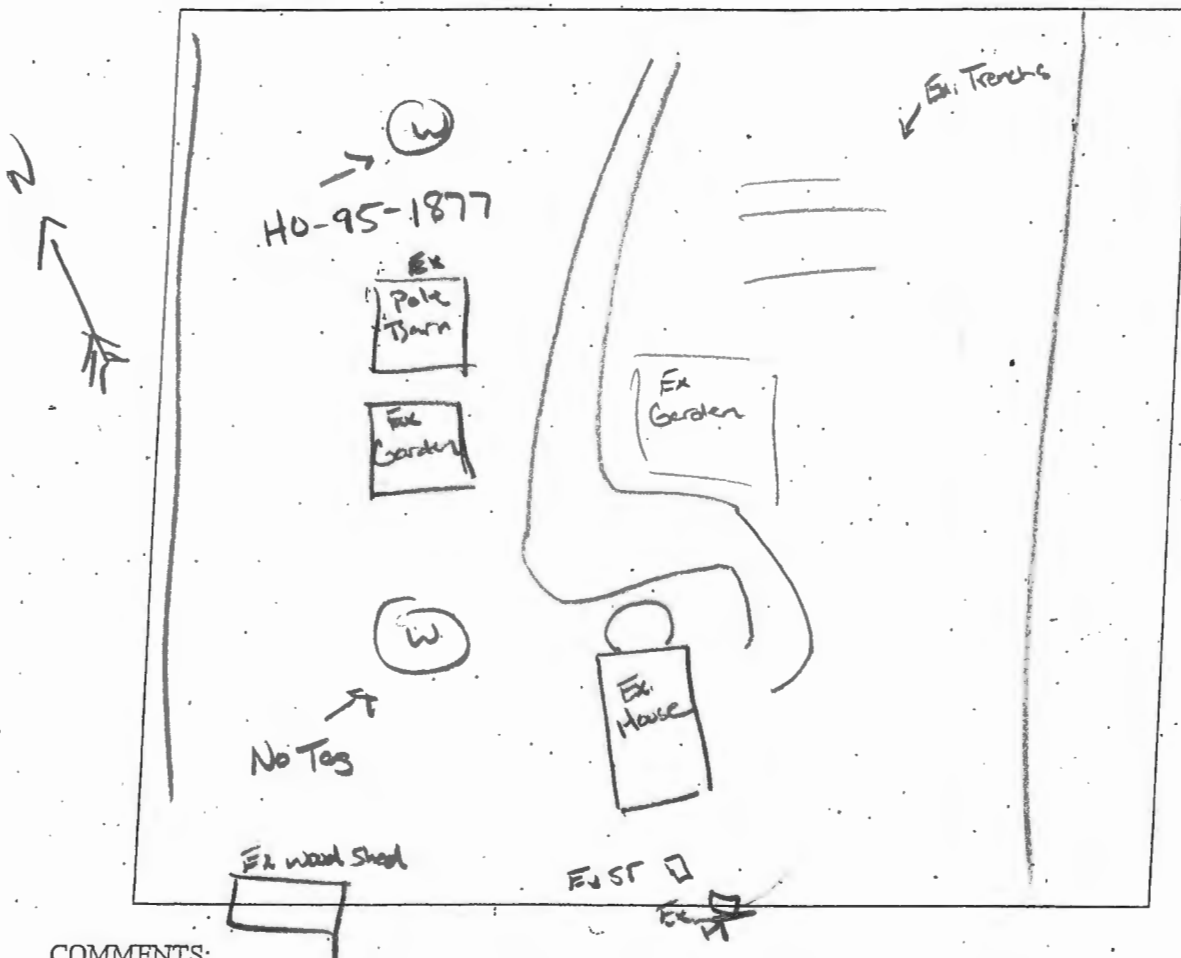
Highland MD 20777 WELL TAG#: _____

SUBDIVISION: _____ LOT: _____ COUNTY #: Howerd

PROPOSAL: Proposing wood shop structure B2400391.

Asking for waiver to PE requirement.

LOCATION DIAGRAM



COMMENTS:

No Signs of failure with septic system. Septic tank needs proper lid to cleanout. Condition of well looks ok. Conduit needs to be fixed however. See Attached Pictures

DATE: 4/30/2024 INSPECTOR: RSF

INSPECTOR: RSF



Ex. Well Being Used
Site visit 4/30/2024
No Tag



W + 15
P. 1 d
Center of
Structure

For
the
wall

Site visit 4/30/04



Ex Well Not Hooked Up
Site Visit 4/30/2024
HO-95-1877



Ex Septic Tank Clevent
Site VI A 4/30/2024



Ex. Pump Tank
Site Visit ~~to~~ 4/30/2024



Ex. R & Tm

Site visit 4/30/2024