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

## MEMORANDUM

*Sent via email to [justin@cornerstone-homes.com](mailto:justin@cornerstone-homes.com) on 7/29/2025.*

**TO:** Justin Boy  
Cornerstone Homes, LLC

**FROM:** Ryan Rappaport, LEHS   
Well & Septic Program

**DATE:** July 29, 2025

**RE:** **5942 Trotter Road, Clarksville, MD. 21029**  
(Map 35 Grid 8, Parcel 373, Lot 34, TaxID 05-409799)  
(Demolition of existing structure to rebuild SFD subdivision)

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**This is to advise that the Howard County Health Department recommends issuance of the demolition permit for the above referenced property.**

A site inspection of the property was completed on July 24, 2025, and at this time no well or onsite septic components have been located on this property. The existing drilled well (permit number: HO-81-2240) that was utilized for the above referenced property has been located and sealed according to *COMAR 26.04.04.34*. An abandonment report was submitted by George Easterday (MSD 040) with Easterday-Wilson Water Services LLC to this office which confirms well abandonment completion. The well abandonment was completed on July 2, 2025.

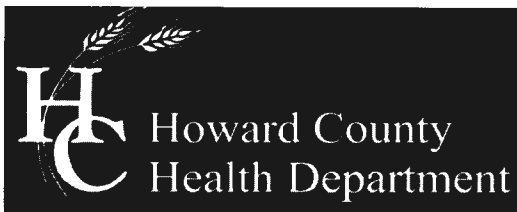
The existing septic tank was pumped out and the septic system was properly abandoned. An invoice was provided to the Health Department which states that this septic abandonment work was completed by Fyock Septic Service, Inc on June 19, 2025.

During the site inspection on July 24, 2025, an underground storage tank was observed in the backyard. Its removal is guided by the Maryland Department of the Environment Oil Control Program guidelines and must be completed under the constant supervision of a Maryland-certified UST technician.

According to utility records, this property has access to public water and sewer. If you plan to rebuild this parcel, you will need to connect to public water and sewer per Howard County specifications and regulations

**IF ANY WELL OR SEPTIC COMPONENTS ARE FOUND DURING SITE WORK, YOU MUST NOTIFY THIS OFFICE IMMEDIATELY.**

*Cc: File*



**Bureau of Environmental Health**  
 7178 Columbia Gateway Drive, Columbia, MD 21046-2147  
 Main: 410-313-2640 | Fax: 410-313-2648  
 TDD 410-313-2323 | Toll Free 1-866-313-6300  
 www.hchealth.org  
 Facebook: www.facebook.com/hocohealth  
 Twitter: HowardCoHealthDep

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

**DEMOLITION REQUEST FORM**

(Please fill in all blanks)

**Information of Property to be Demolished:**

<u>5938 Trotter LLC</u>	<u>5942 Trotter Road, Clarksville, MD 21029</u>		
Current Owner's Name	Property Address		
<u>Barry Thornton</u>	<u>34</u>	<u>373</u>	<u>05-409799</u>
Subdivision (if applicable)	Lot #	Tax Map	Parcel #
All Prior Owners' Names (if requested or known)	Tax Map	Parcel #	Tax ID #

**Clear existing vacant structures for site improvements**

Purpose/Reason for Demolition  
Subdivide new SFD units

Future plans of property after demo (i.e. subdivision, parking lot, re-build new house, etc...)

If a subdivision, SDP# N/A Has the structure(s) been deemed unsafe by DILP YES  NO

**UTILITY RECORDS:**

Property currently connected to public water YES  NO

Property currently connected to public sewer YES  NO

Does the property currently have any wells and/or septic systems YES  NO

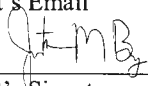
→ Explain:  
**Private well & septic were abandoned by licensed contractors. See attached reports**

\*Note: Any wells and/or septic systems that are to remain may require an approved percolation certification plan under *Howard County Code Sec. 3.805*

\*Note: Any septic systems that are to be abandoned must be done by a septic contractor with documentation of the process.

\*Note: All abandoned wells are to be sealed by a well driller licensed by the Maryland State Board of Well Drillers *COMAR Sec 26.04.04.11 Abandonment Standards D (3)*

**COMMENTS:**

<u>Justin Boy</u>	<u>443-676-2417</u>
Applicant's Name (please print)	Applicant's Phone #
<u>justin@cornerstone-homes.com</u>	
Applicant's Email	Applicant's Fax #
	<u>7/16/25</u>
Applicant's Signature	Date

## Rappaport, Ryan

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**From:** Justin Boy <justin@cornerstone-homes.com>  
**Sent:** Wednesday, July 16, 2025 3:12 PM  
**To:** Rappaport, Ryan; Wolf, Kevin; Martin, Sharhonda  
**Subject:** DEMO - 5942 Trotter Road, Clarksville, MD 21029  
**Attachments:** Development Partners Justin Boy 5942 Trotter Road (1).pdf; Septic Receipt - 5942 Trotter Rd.pdf; DEMO REQUEST FORM - 5942 Trotter.pdf

### **WARNING!!!**

This email originated from someone outside of Howard County  
**\*\*\*DO NOT CLICK LINKS OR OPEN ATTACHMENTS\*\*\***  
unless you recognize the sender and know for sure that the content is safe

Good Afternoon,

We own a property located at 5942 Trotter Road, Clarksville, MD 21029. We will be demolishing the existing structure (vacant) to build new SFD units. The existing home was on private well & septic. Both have been abandoned. Documentation & pictures are attached.

Please let me know if you need anything else for the demolition clearances.

Thank you!

Justin Boy  
5938 Trotter LLC  
[justin@cornerstone-homes.com](mailto:justin@cornerstone-homes.com)  
443-676-2417 (cell)











**MARYLAND DEPARTMENT OF THE ENVIRONMENT  
WATER AND SCIENCE SERVICES  
1800 Washington Boulevard, Baltimore, MD 21230 410-537-3784  
WATER WELL ABANDONMENT-SEALING REPORT FORM**

SUBMIT COPIES OF COMPLETED FORM TO:

- County Environmental Agency (contact MDE, WSA if address needed)
- Well Owner
- MDE, Water and Science Services Administration, Well Program

Date Well Abandoned: July 2, 2025

Permit Number of Abandoned Well (if any): HO-81-2240

Permit Number of Replacement Well:

Person Abandoning Well: Jerry Miller III

Well Driller's License#: WRO074

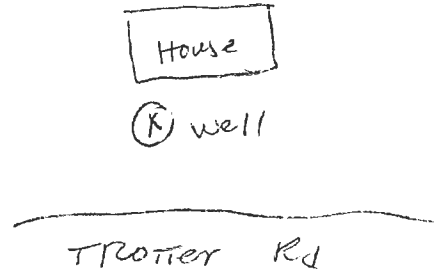
Owner's Name: Development Partners

Check: MWD      MSD      MGD

Well Location:

County: Howard  
 Nearest Town: Clarksville  
 Tax Map (Block & Parcel):  
 Subdivision:  
 Section & Lot:  
 Street Address: 5942 Trotter Road  
 Latitude: 39.208388  
 Longitude: 76.920712

Site Location Map: (Please include as attachment or image file)



Type of Well Being Abandoned:

- Drilled      Jetted  
 Bored      Hand Dug  
 Other (specify):

Use Code:

- Domestic      Municipal/Public  
 Irrigation      Industrial  
 Test/Observ.      Geothermal

Type of Casing:

- Steel      Plastic  
 Concrete      Other (specify):

Size of Casing: 6      Inches in diameter

Depth of Well: 200      Feet deep

Was any casing removed?  Yes  No

If yes, length removed, in feet: 1

Was casing ripped or perforated?  Yes  No

Log of Sealing Material

Material	Feet	
	From	To
Bentonite	200	0

Volume of Material Used

650 Lbs mixed for slurry

*Pursuant to § 10-624 of the State Govt. Article of the Maryland Code, personal info requested on this form is used in processing this form pursuant to COMAR 26.04.04. Failure to provide the info may result in this form not being processed. You have the right to inspect, amend, or correct this form. The Maryland Department of the Environment is subject to the Maryland Public Information Act. This form may be made available on the Internet via MDE's website and is subject to inspection or copying, in whole or in part, by the public and other governmental agencies, if not protected by federal or State Law.*

*George F. Easterday* License#  
 Signature-Master Well Driller or Supervising Sanitarian

MWD 040

Check One  
 MWD     MSD     MGS

07/09/2025  
 Date

OWNER

# Fyock Septic Service, Inc.

# Invoice

P. O. Box 89  
 Glenelg, MD 21737

410-988-9270 Office

410-531-1256 Fax #

Date	Invoice #
6/19/2025	R15155

<b>Bill To</b>			<b>Service Location</b>		
Brandon Smith 13811 RT 144 West Friendship, MD 21794			5942 Trotter RD Clarksville, MD 21029		
Rep	Terms	Due Date	Time		
AS	Due on receipt	6/19/2025	410-984-8512		
<b>Service</b>	<b>Description</b>		<b>Rate</b>	<b>Miles/Loads</b>	<b>Amount</b>
Residential P...	Pump Out Residential Septic Tank		200.00		200.00
Fuel	Fuel Surcharge		25.00		25.00
1500 Gallons	County Waste Disposal Fee		80.00		80.00
Notice To Customer: I understand that Fyock Septic Service is NOT responsible for any damage to property while rendering services at the above address.				<b>Total</b>	<b>\$305.00</b>
Customer Signiature: _____ Date: _____				<b>MAKE CHECK                  PAYABLE TO                  FYOCK SEPTIC                  SERVICE</b>	
Comments		Serviced By			
		Check #			

Real Property Data Search ( )  
Search Result for HOWARD COUNTY

[View Map](#)      [No Ground Rent Redemption on File](#)      [No Ground Rent Registration on File](#)

Special Tax Recapture: None

Account Number: District - 05 Account Identifier - 409799

**Owner Information**

Owner Name: 5938 TROTTER LLC      Use: RESIDENTIAL  
Principal Residence: NO  
Mailing Address: 9693 GERWIG LANE      Deed Reference: /22386/ 00491  
SUITE L  
COLUMBIA MD 21046-

**Location & Structure Information**

Premises Address: 5942 TROTTER RD      Legal Description: LOT 34 3.240 A  
CLARKSVILLE 21029-0000      5942 TROTTER RD  
FOREST HILLS RSB LOT 26

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 8258  
0035 0008 0373 5030302.14 3002 34 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
1990 2,218 SF 3.2400 AC

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements  
2 YES STANDARD UNITSIDING/4 2 full/ 1 half 1 Attached

**Value Information**

	Base Value	Value	Phase-in Assessments	
			As of	As of
Land:	271,800	308,000	01/01/2023	07/01/2024
Improvements	231,800	293,500		07/01/2025
Total:	503,600	601,500	568,867	601,500
Preferential Land:	0	0		

**Transfer Information**

Seller: THORNTON BARRY R      Date: 06/21/2024      Price: \$1,670,000  
Type: NON-ARMS LENGTH OTHER      Deed1: /22386/ 00491      Deed2:  
Seller: THORNTON BARRY      Date: 11/12/2013      Price: \$236,583  
Type: NON-ARMS LENGTH OTHER      Deed1: /15329/ 00268      Deed2:  
Seller: THORNTON BARRY      Date: 06/07/1996      Price: \$0  
Type: NON-ARMS LENGTH OTHER      Deed1: /03744/ 00363      Deed2:

**Exemption Information**

Partial Exempt Assessments: Class      07/01/2024      07/01/2025  
County: 000      0.00  
State: 000      0.00  
Municipal: 000      0.00|0.00      0.00|0.00

Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: Denied 07/18/2024

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date: