



BOARD OF REGISTRATION FOR BUILDING CONTRACTORS

Kurt Sebastian Rodarmer and Mariel Ochoa Rodarmer	Kurt Sebastian Rodarmer
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Meeting Called to Order: 8:30am

Old Business: The minutes from the January 7, 2025, meeting was approved.

1. New Applications:

- **Ally DC LLC:** Approved. The Board inquired whether the applicant still owns the property for which permits were issued in 2009. It was confirmed that the property their residence and the permit has been closed. The Board also asked about their experience with ground-up construction. Applicant has over 30 years of experience overseeing projects, is licensed in Washington, D.C., and is now seeking to expand his business.
- **Carbajal Properties, LLC:** Approved. The Board inquired about the applicant's role in the project listed in their application. The applicant clarified that they are a subcontractor for Trio Homes, LLC. The Board also asked about the current addresses listed for future projects scheduled for completion in March and who pulled the permits. The applicant stated that Trio Homes, LLC pulled the permits. Additionally, the Board questioned whether the applicant has any legal interest in Trio Homes, LLC. The applicant explained that they operate as two separate entities working together, with no legal ownership or entity in Trio Homes, LLC.
- **Concord Design & Build LLC:** Approved. Prior to the Builders Board meeting, our office inquired about the property at 7112 Natelli Woods Ln and the permit issued under America Construction LLC, a registered builder. The applicant stated that once they become a registered builder, they will take over the project and update the permits accordingly. The Board asked if he has a partnership with America Construction LLC. The applicant confirmed he was a one-third partner of America Construction LLC and clarified that there is a signed separation agreement with the company. He stated that he had reached a point where he was handling all aspects of the projects and chose to pursue future projects independently. The Board also questioned the applicant's experience, and the applicant explained that he has managed and overseen projects in Virginia, including gut renovations, demolitions, and additions. He also mentioned



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that while he has worked in various trades, he has transitioned to subcontracting and overseeing projects.

- **KBSG Associates LLC:** Approved. The Board inquired about any ongoing projects. The applicant indicated that they are in the process of starting a project for townhomes in Rockville under EYA Construction Inc. The Board asked whether EYA Construction Inc. or KBSG Associates, LLC would be responsible for building the units. The applicant confirmed that KBSG Associates, LLC will be the sole entity responsible for construction and providing warranties for the project.
- **MAB of Maryland 6, LLC:** Approved. The applicant provided a summary of a tort case involving Mid-Atlantic Builders Custom Builders, LLC, a related business entity. The applicant explained that one of their contractors accidentally cut trees on a neighboring property. To resolve the issue, they offered to replace the trees and repair the neighbor's crooked fence, which contributed to the situation. The neighbor requested compensation, and the insurance company is managing the case on behalf of the builder. No compliance issues were identified.
- **Maronda Homes of Maryland, LLC:** Approved. No compliance issues were identified.
- **OYL Homes LLC:** Conditional Approval pending the signing of a new contract for the project in Bethesda. The Board inquired about the applicant's building experience. The applicant stated they have over 17 years of experience with a previous company and are currently constructing other homes. The Board also asked how long the current entity has been in business, to which the applicant replied approximately 2.5 years. The Board questioned whether there are any projects planned in Montgomery County. The applicant confirmed they will be building a home in Bethesda, which is currently undergoing the permit process, starting with demolition. The company does not own the property, but a contract has been signed for the Bethesda project.
- **PW Homes Associates LLC:** Approved. Another builder, affiliated with EYA Construction Inc., will be operating as a separate building entity. No compliance issues were identified.
- **TBI Contracting Inc.:** Approved. The Board inquired about the applicant's experience and whether it is primarily based in Pennsylvania. The applicant stated they have been in business since 2006, focusing 99%



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on commercial contracting, with only 1-2 homes built per year, making new home construction about 1% of their business. The property at 8204 Seneca View Drive, Gaithersburg, MD, is owned by the applicant's son, and they are planning to build a home there. The applicant clarified that they do not plan to take on many projects in Maryland. When asked who would oversee the project from Pennsylvania, the applicant confirmed that they themselves would be personally overseeing all aspects of the project.

- **Voyeur Construction LLC:** Conditional Approval pending an addendum to clarify the ownership of the business and an email address update. The applicant was previously registered, but their registration expired on 1/11/2025, and they did not submit a completed application prior to the expiration date. The Board inquired about the applicant's involvement with other builders, specifically Zion Construction Inc., due to the email provided. The applicant explained that he was previously employed by Zion Construction Inc. and due to vendor relationships still uses the email, though he is working on updating it. The Board also questioned the ownership breakdown of Voyeur Construction LLC, as it was not clearly specified on the application. The applicant confirmed that he owns the company.

2. **Renewals:**

N/A

3. **Deferred:**

N/A

4. **Property Owner Acting as Contractor Waiver:**

- **Kurt Sebastian Rodarmer and Mariel Ochoa Rodarmer:** Approved. The board raised concerns regarding the applicant's experience and knowledge in construction and compliance with building codes. The applicant responded by mentioning that he has taken building courses and intends to hire subcontractors for tasks beyond his ability. He also expressed his goal of becoming a home builder and using his current project as a pilot. The board inquired whether an architect had been hired, to which the applicant replied that he has engaged an engineering firm. Regarding project oversight, the applicant stated that he would personally



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supervise the work. The board also asked if the home would be used for residential purposes, and the applicant confirmed that he plans to live there, at least while his children are in school for the next five years, with the possibility of long-term residency.

5. Discussion items with the March 2025 builder registration renewals list.

Meeting Adjourned: 9:45 am

Next Meeting: March 4, 2025