

## Real Property Data Search ( w4)

7/18/19

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 02 Account Number - 233940			
Owner Information					
Owner Name:	HOLLENBECK R GARY HOLLENBECK OLESIA M		Use:	RESIDENTIAL	
Mailing Address:	3401 SYLVAN LN ELLCOTT CITY MD 21043-4421		Principal Residence:	NO	
			Deed Reference:	/01135/ 00738	
Location & Structure Information					
Premises Address:	3405 NE SYLVAN LN ELLCOTT CITY 21043-0000		Legal Description:	LOT 1 1.802 A 3405 SYLVAN LN HOLLENBECK PROPERTY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0025	0008	0247		0000	
					Block:
					1
					Lot:
					2018
					Assessment Year:
					Plat No:
					11446
					Plat Ref:
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			104		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1942	1,324 SF		1.8000 AC		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	STANDARD UNIT	FRAME	1 full	Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2018	07/01/2019	
Land:	165,500	169,400			
Improvements	60,500	96,000			
Total:	226,000	265,400	239,133	252,267	
Preferential Land:	0			0	
Transfer Information					
Seller: HOLLENBECK R GARY		Date: 01/03/1983		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /01135/ 00738		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018	07/01/2019		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.



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## HOWARD COUNTY HEALTH DEPARTMENT

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*Joyce M. Boyd, M.D., County Health Officer*

May 19, 1994

Mr. Gary Hollenbeck  
3405 Sylvan Lane  
Ellicott City, Maryland 21043

RE: Percolation Test Results  
Application # (s) 49928  
Proposed Use: S.F.D S/D  
Subdivision, Recorded Lot.  
Adjustment to Recorded  
Sewage Easement  
Property ID: Lots 1 & 2  
Tax Map 25  
Parcel 247

Dear Mr. Hollenbeck:

Percolation testing conducted May 18, 1994 on the above referenced property indicated /limited satisfactory/ soil conditions were satisfactory. Topography was somewhat of a limiting factor. The direction of slope seemed somewhat different than shown on the test plan.

Further review is contingent upon submission by a registered engineer of a percolation certification plat showing actual locations and elevations of all excavated test holes and a suitable house and well site. The plat should also include the location of all existing wells and septic systems on the property as well as the location of any other relevant features such as Streams, Swales, or existing structures. A note must be included certifying that all wells and septic systems within 100' of property boundaries have been shown.

For the residue parcel, the topography dictated that test holes be dug some distance from the existing system. The sewage disposal easement for this lot should be shown in two sections, one to include the installed system, the other to include the tested locations. This should be submitted within sixty (60) days to allow field verification if necessary. If you have any questions regarding this matter, please feel free to contact me at the above address or by calling 313-2640.

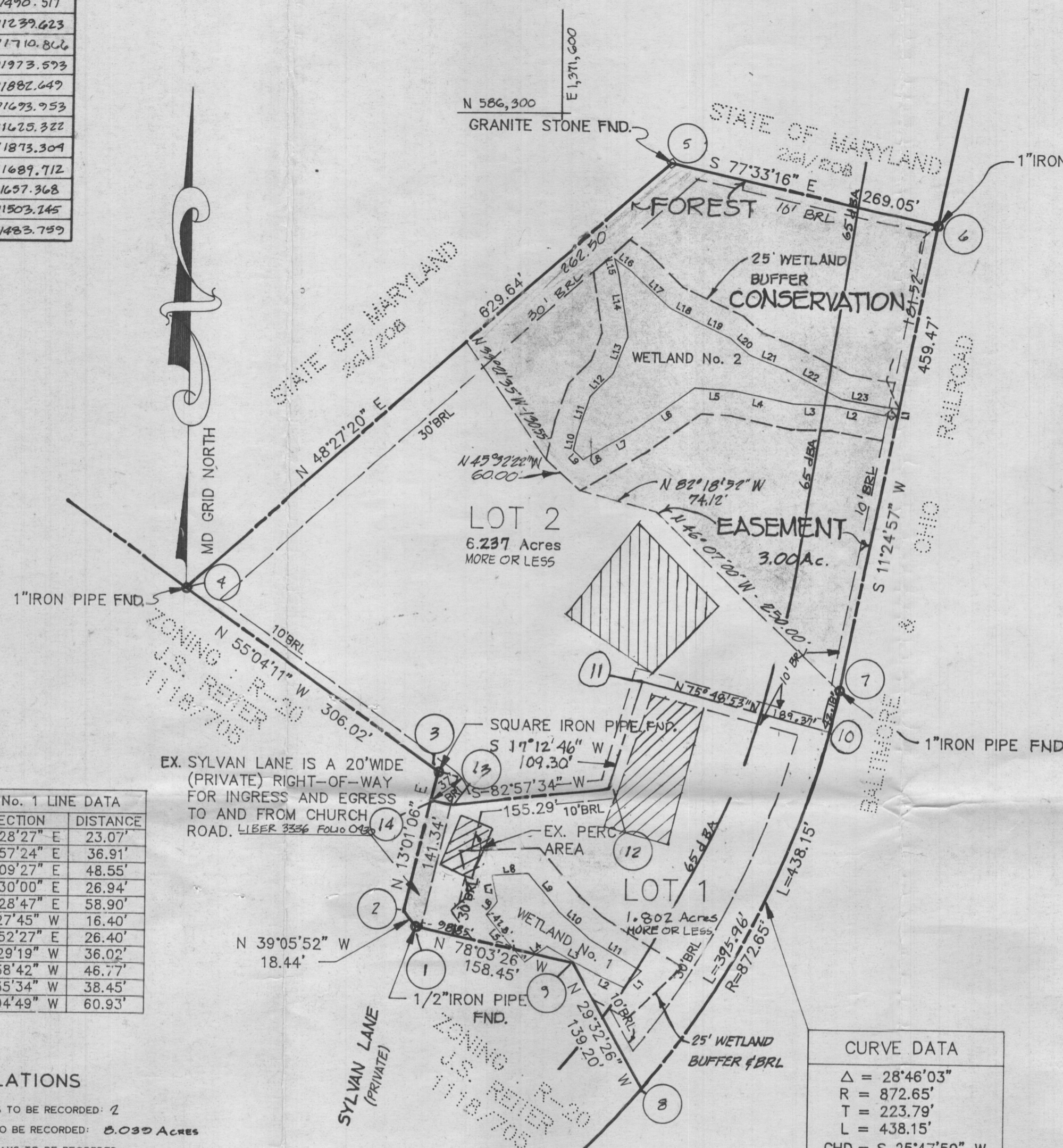
Very truly yours,

*Charles B. Streater R.S.*  
Sanitarian.  
Water and Sewerage Program

CS: bc  
cc: Engineer

COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	585512.806	1371470.303
2	585527.113	1371450.677
3	585544.823	1371490.517
4	585540.047	1371239.623
5	586257.622	1371710.806
6	586197.640	1371973.593
7	585749.255	1371882.647
8	585938.912	1371693.953
9	585480.017	1371625.322
10	585708.123	1371873.304
11	585754.529	1371689.712
12	585650.124	1371697.368
13	585631.087	1371503.145
14	585635.594	1371483.799

\* SEE NOTE 7.



WETLAND No. 1 LINE DATA		
LINE	DIRECTION	DISTANCE
L1	N 45°28'27" E	23.07'
L2	S 64°57'24" E	36.91'
L3	S 61°09'27" E	48.55'
L4	N 53°30'00" E	26.94'
L5	S 40°28'47" E	58.90'
L6	S 40°27'45" W	16.40'
L7	S 12°52'27" E	26.40'
L8	S 86°29'19" W	36.02'
L9	N 39°58'42" W	46.77'
L10	N 49°35'34" W	38.45'
L11	N 59°04'49" W	60.93'

#### AREA TABULATIONS

TOTAL NUMBER OF LOTS TO BE RECORDED: 2  
TOTAL AREA OF LOTS TO BE RECORDED: 8.039 ACRES  
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: NONE  
TOTAL AREA OF OPEN SPACE TO BE RECORDED: NONE  
TOTAL AREA OF FLOODPLAIN TO BE RECORDED: NONE  
TOTAL AREA OF SUBDIVISION TO BE RECORDED: 8.039 ACRES

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

*Joseph M. Boppre* 11-3-94  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Joseph M. Boppre* 11/9/94  
PLANNING DIRECTOR DATE

APPROVED: STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*James P. Shaw* 11/7/94  
DIRECTOR DATE

#### OWNER'S STATEMENT

We, R. GARY HOLLENBECK and OLESIA HOLLENBECK, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Office of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns, 1) the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street rights-of-way and the specific easement areas shown hereon, 2) the right to require dedication for public use, the beds of the streets and/or roads and floodplains and open space where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities and open space where applicable, 3) the right to require dedication of waterway and drainage easements for the specific purpose of their construction, repair and maintenance, and 4) that no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness my/our hands this 4<sup>th</sup> day of June, 1994.

*Robert Gary Hollenbeck*  
*John J. Howard*  
WITNESS

*Olesia J. Hollenbeck*  
*John J. Howard*  
WITNESS

#### SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of all of the lands conveyed by R. Gary Hollenbeck and Olesia Melnitschenko to R. Gary Hollenbeck and Olesia Hollenbeck, his wife by deed dated December 30, 1982 and recorded in the Land Records of Howard County, Maryland in Liber 1135 at Folio 738 and that all monuments are in place as shown in accordance with the Annotated Code of Maryland, as amended and in accordance with the Howard County Subdivision Regulations.

*William G. Hartel* 6-4-94  
William G. Hartel, Professional Land Surveyor, MD. No. 9436 Date

RECORDED AS PLAT 11446 ON 11-16-94 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

#### HOLLENBECK PROPERTY LOTS 1 AND 2

TAX MAP - 25  
TAX MAP PARCEL NO. - 247  
EX. ZONING - R-20  
ELECTION DISTRICT - 28E  
HOWARD COUNTY, MARYLAND  
SCALE - 1" = 100'  
DATE - JUNE, 1994  
O. P. & Z. FILE NOS. - WP 94-48

**Boender Associates**  
INCORPORATED  
ENGINEERS • PLANNERS • SURVEYORS  
3230 BETHANY LANE  
ELLCOTT CITY, MD. 2104  
(410) 465-7777 FAX: (410) 465-7996

#### NOTE:

DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

- Width - 12 feet (16 feet serving more than one residence).
- Surface - 6 inches of compacted crusher run base with tar and chip coating.
- Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
- Structures (culvert/bridges) - Capable of supporting 25 gross tons (H25 loading).
- Drainage elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
- Structure clearances - minimum 12 feet.
- Maintenance - Sufficient to insure all weather use.

#### GENERAL NOTES

- Tax Map - 25, Parcel 247
- Deed Reference - 1133/738
- Coordinates shown hereon are based on Maryland State Plane coordinate system, Howard County control station, NAD 83-2133011 and 3143010.
- Subject property zoned R-20 per 10/18/93 Comprehensive Zoning Plan.
- - Designates iron pin set.
- There is an existing dwelling on Lot 1, to remain.
- Coordinates and grid ties shown hereon are based on NAD '83' and are in feet.
- No clearing, grading, or construction is permitted within wetlands and stream buffers.
- This area designates a private sewer easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- The lots shown hereon cannot be further subdivided without providing the required frontage on an approved street, within a public Right-of-way.

WETLAND No. 2 LINE DATA		
LINE	DIRECTION	DISTANCE
L1	S 11°24'57" W	8.27'
L2	N 80°00'15" W	64.69'
L3	N 88°18'21" W	39.57'
L4	N 78°17'00" W	57.46'
L5	N 86°32'02" W	40.71'
L6	S 54°16'38" W	65.94'
L7	S 59°25'51" W	40.22'
L8	S 58°46'47" W	23.59'
L9	N 45°32'22" W	13.39'
L10	N 12°01'42" E	15.43'
L11	N 18°27'09" E	38.44'
L12	N 44°13'20" E	33.23'
L13	N 20°57'50" E	38.79'
L14	N 09°42'23" W	62.09'
L15	N 16°38'17" W	14.31'
L16	S 53°39'56" E	21.63'
L17	S 46°57'00" E	50.67'
L18	S 64°45'29" E	29.52'
L19	S 64°23'22" E	38.52'
L20	S 49°13'30" E	23.64'
L21	S 69°15'07" E	38.51'
L22	S 62°53'32" E	61.90'
L23	S 80°50'09" E	57.66'

- The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code Forest Conservation Act. No clearing, grading, or construction is permitted within the forest conservation easement; however, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.
- Approved waiver: VP-94-48 Waiver of Section 16.1200(c)(2)(ii) to permit the creation of non-pipestem lots which can be further subdivided without the required 50' minimum frontage on an approved street within a public right-of-way -- 2/3/94.
- Shared access easement and maintenance agreements signed 8/30/94 and 8/31/94, respectively, LIBER 3336 FOLIO 0430.
- No new buildings, extensions, or additions to the existing dwelling to be constructed at a distance less than zoning regulation requires.

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
1	78513 Sq.Ft.	0	78513 Sq.Ft.	0	43,472.76 Sq.Ft.	3506024 Sq.Ft.
2	6,237 Ac.	0	6,237 Ac.	0	3,692 Ac.	2,770 Ac.

This Plat is based on a field run Monumented Boundary Survey performed on or about April 3, 1994 by Boender Associates, Inc.

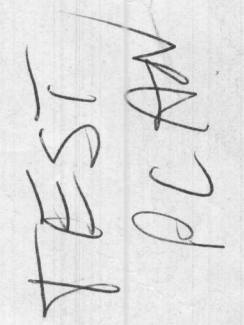
#### OWNER

DR. & MRS. R. GARY HOLLENBECK  
3405 SYLVAN LANE  
ELLCOTT CITY, MARYLAND 21043  
(410) 531-2501

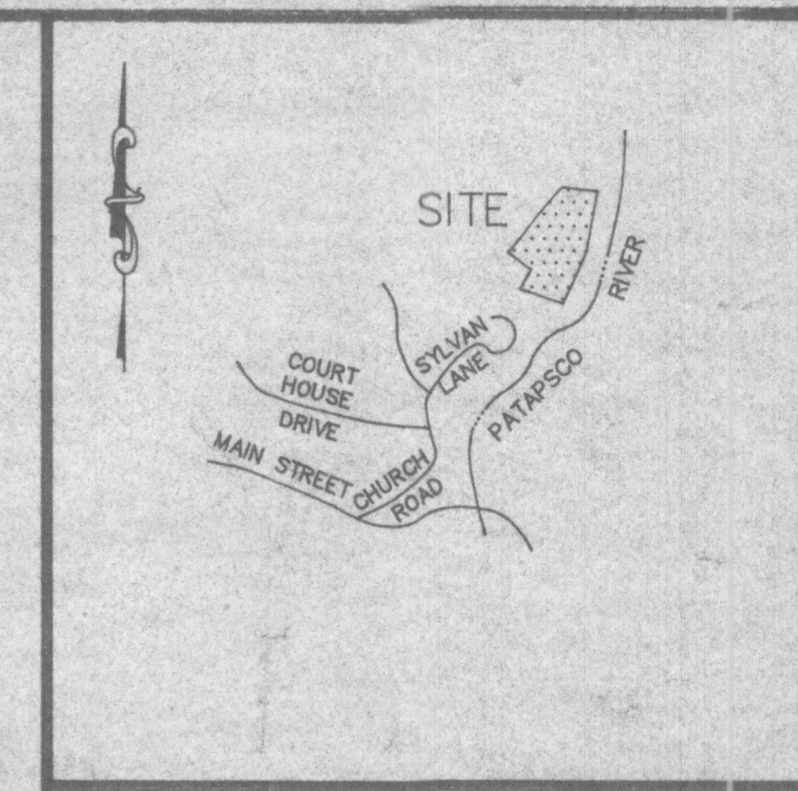
A hand-drawn vicinity map showing the location of a site. The map includes a north arrow pointing upwards. A road is shown running diagonally from the bottom left towards the top right. A church, labeled 'MAIN STREET CHURCH', is located near the bottom left. Sullivan Lane is shown as a road branching off the main road towards the top right. The Patapsco River is shown as a winding line on the right side of the map. A site, labeled 'SITE', is indicated by a shaded area near the top right, adjacent to Sullivan Lane. A scale bar at the bottom indicates that 1 inch equals 2000 feet.

VICINITY MAP

SCALE : 1" = 2000'



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VICINITY MAP  
SCALE: 1" = 2000'

GENERAL NOTES:

1. TAX MAP: 25 BLOCK: 8 PARCEL: 247.
2. EXISTING ZONING: R-20

NOTES:

1. THERE ARE NO KNOWN SEPTIC AREAS WITHIN 100' OF THE PROPOSED WELL.
2. THERE ARE NO KNOWN EXISTING WELL WITHIN 100' OF THE PROPOSED SEPTIC AREA.
3. TOPO SHOWN HEREON IS BASED ON HOWARD COUNTY 1" = 200' AERIAL TOPO MAPS.
4. BOUNDARY SHOWN HEREON WAS PREPARED BY BOENDER ASSOCIATES INC. DATED MARCH, 1994.
5. PERCOLATION TEST HOLES SHOWN (O) HAVE BEEN FIELD LOCATED.



SIGNED  
P.C.

THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOTS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

THIS AREA DESIGNATED A PRIVATE SEWAGE EASEMENT OF MINIMUM 10,000 sq. ft. REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDING SITES. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWER EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

APPROVED: FOR PRIVATE WATER AND SEWAGE SYSTEMS.  
MARYLAND STATE DEPARTMENT OF ENVIRONMENT

*John M. Boyd M.D. S.E.* 7-6-84  
HOWARD COUNTY HEALTH OFFICER DATE



DATE	REVISION	BY
6-29	Revised Well Location and Staked Well	BT
6-29	Revised Perc Area at Lot Line	BT
6-29	Revised Perc Area at Lot Line	BT

TITLE				
PERC TEST PLAT				
PROJECT				
HOLLENBECK PROPERTY				
LOCATION				
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND				
TAX MAP		25	PARCEL	247
			BLOCK	8
SCALE		DESIGNED BY	DRAWN BY	CHECKED BY
1" = 50'		JRG	JRG	JRG
FIELD BOOK		PAGE No.	JOB No.	DRAWING No.
			93226	1 OF 1

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