

Bureau of Environmental Health

8930 Stanford Blvd, Columbia MD 21045
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

MEMORANDUM

Sent via email to cassandra.mckenny@timmons.com

TO: Cassandra McKenny

FROM: Susan Thomas
Environmental Health Specialist
Well & Septic Program
Bureau of Environmental Health

DATE: May 12, 2020 *ST*

RE: 9190 Red Branch Road
Columbia, MD 21045
(Demolition of existing structure, 2 new proposed commercial buildings
with parking)

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

We were unable to locate any records of the subject property concerning any well and/or septic components. No indicators of well and septic components found upon inspection of property on 5/12/20.

Existing records show that the property was connected to public sewer on 10/6/1967 (Sewer Application No COLS 80H).

Existing records show that the property was connected to public water on 10/6/1967 (Water Application No COL 80H).

Plans to rebuild on this parcel will require connection to public water and sewer.

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

✓ Cc: file
ST

FILE INQUIRY NOTES

1110 Red Bank Rd
RESULTS OF SEARCH FOR FILE

Found property with property manager Irving Gates
(4200 - 4000 - 4000) - 2nd floor of wall in place
- property to be (ST)

HOWARD COUNTY DEPARTMENT OF FINANCE

Legacy Water/Sewer - Master Data

Street Search

Account No 60950450



9190 RED BRANCH RD



COLUMBIA

210450000

Date Created: 2/22/1997

Building:

Tax ID: # 375 Land Use: C

Subdivision:

Master Information Application Data Comments

Water Applic No COL 80H

Water Applic Date 10/6/1967

Water Applic Fee 0

Water Connect Date

2nd Water Applic No

2nd Water Applic Date

2nd Water Applic Fee 0

Water W0

WSAddFI

ADO Number

PrePDInd

Sewer Applic No COLS 80H

Sewer Applic Date 10/6/1967

Sewer Applic Fee 0

Sewer Connect Date

2nd Sewer Applic No

2nd Sewer Applic Date

2nd Sewer Applic Fee 0

Sewer W0

Cash Receipt 1

Cash Receipt 2

Mtr Size Applied For



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DEMOLITION REQUEST FORM

Information of Property to be Demolished:

9190 LLC

Current Owner's Name

9190 Rd Bianch Road

Property Address

OAKLAND RIDGE INDUSTRIAL PARK

Subdivision (if applicable)

2

Lot #

2. FRS ASSOCIATES LIMITED PARTNERSHIP

1. OAKLAND RIDGE INDUSTRIAL DEVELOPMENT CORPORATION

All Prior Owners' Names (if requested or known)

30

Tax Map

239

Parcel #

12-000375

Tax ID #

RAZE OF ONE STORY EXISTING MANUFACTORY BUILDING

Purpose/Reason for Demolition

2 NEW PROPOSED COMMERCIAL BUILDINGS WITH PARKING

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

If a subdivision, SDP# 19-034

Has the structure(s) been deemed unsafe by DILP ☐ YES ☒ NO

SDP - 91-105, FDP-03 A, ECP-17-043

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:

N/A

*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:

Cassandra McKenny

Applicant's Name (please print)

410 461 7666

Applicant's Phone #

Cassandra.McKenny@hmmms.com

Applicant's Email

410 461 9961

Applicant's Fax #

Cassandra McKenny

Applicant's Signature

4-27-20

Date

FRONT OF BUILDING



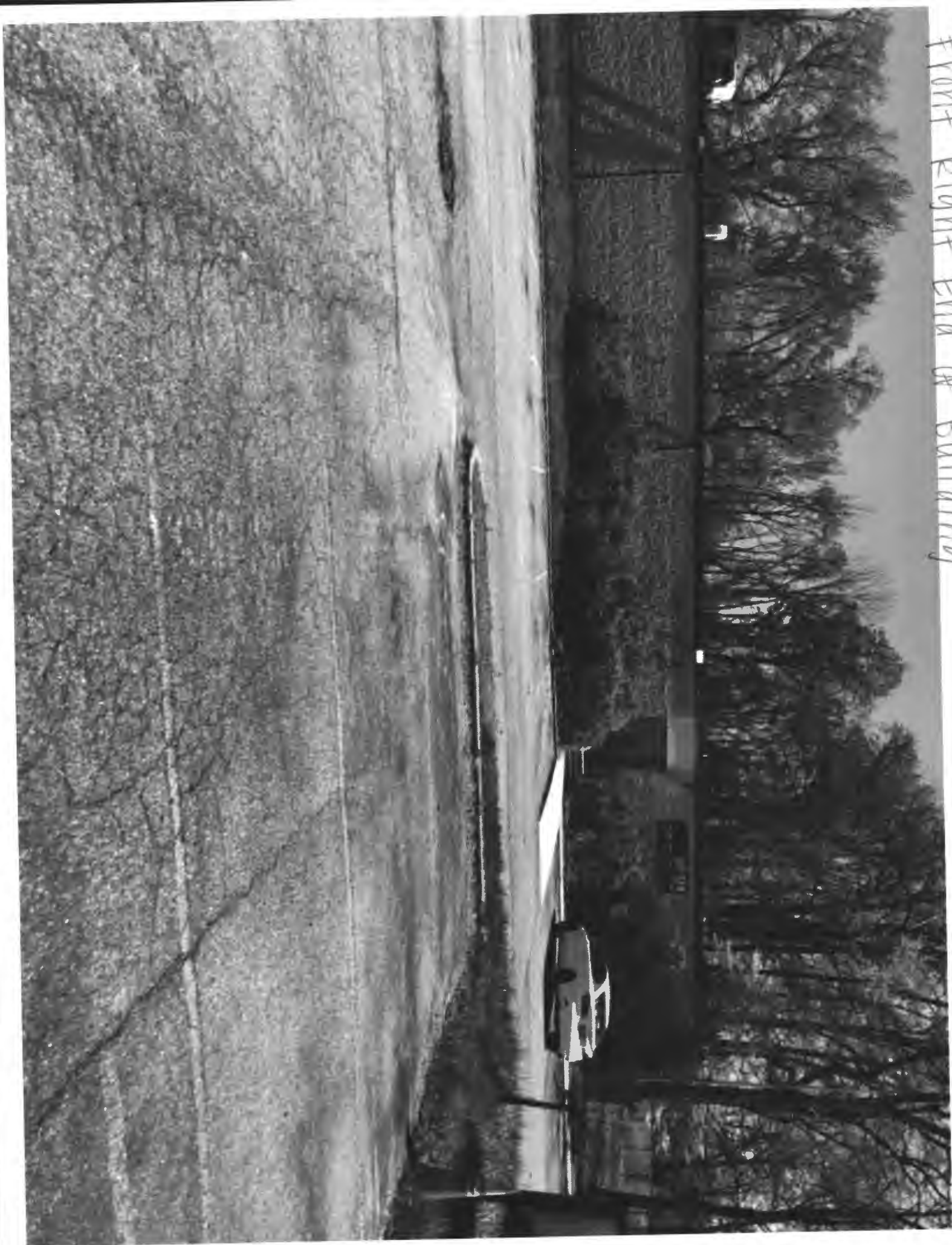
FRONT LEFT END OF BUILDING



FRONT RAISED ENTRANCE



Front Right End of Building



LEFT SIDE OF BUILDING #2





LEFT SIDE OF BUILDING #2

Left Side of Building #3



REAR OF BUILDING



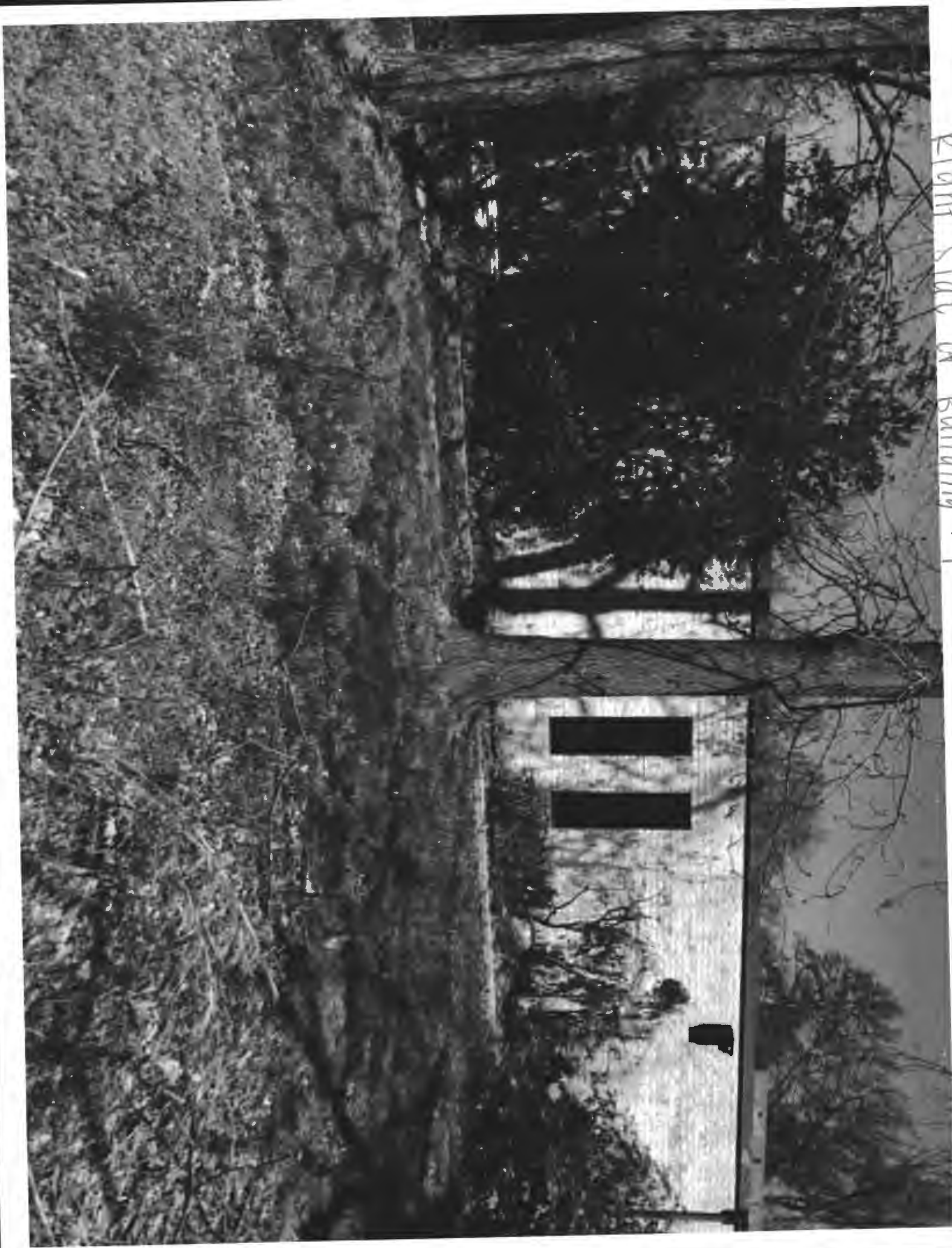
REAR OF BUILDING DOOR #1



REAR OF BUILDING DOOR #2



Right Side of Building #1



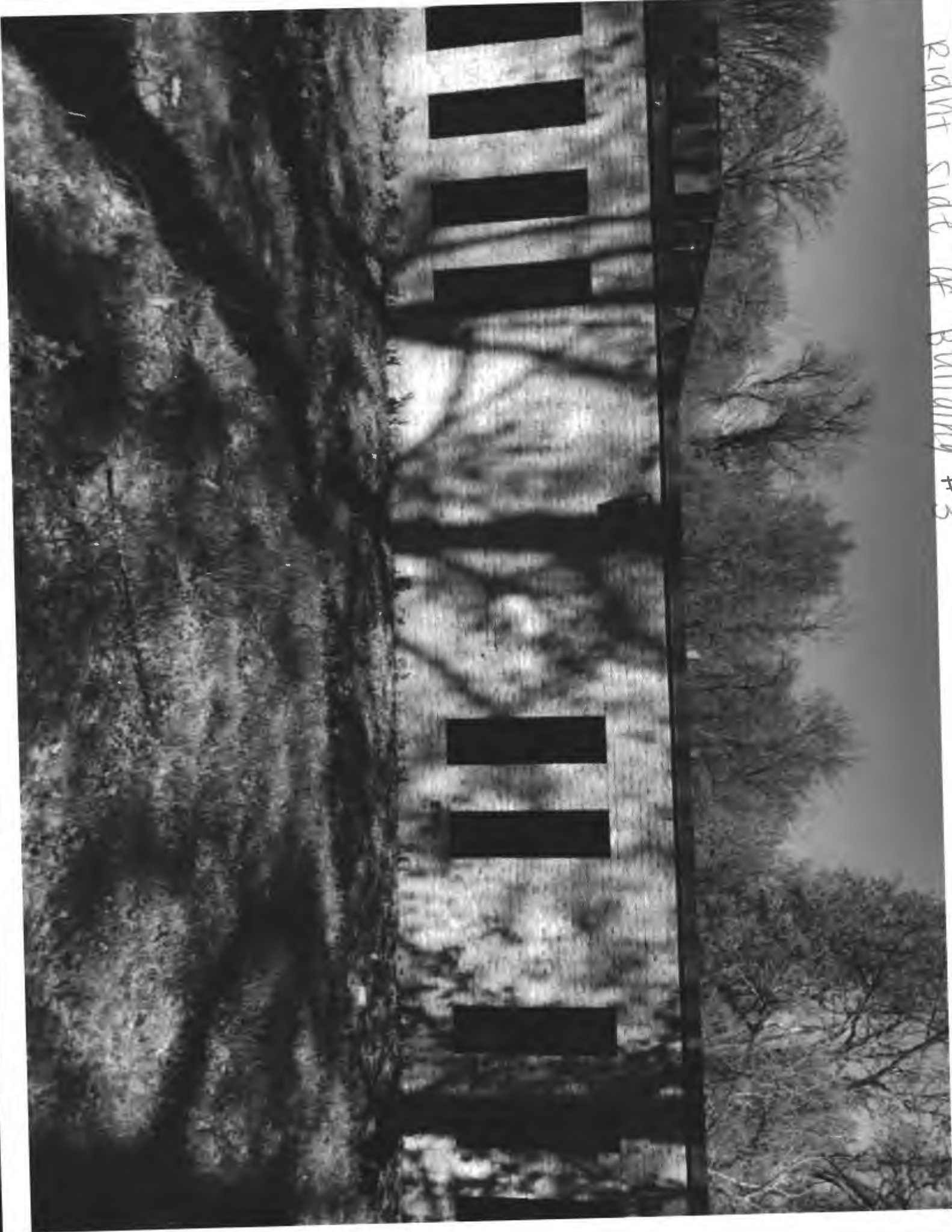
RIGHT SIDE OF BUILDING #2



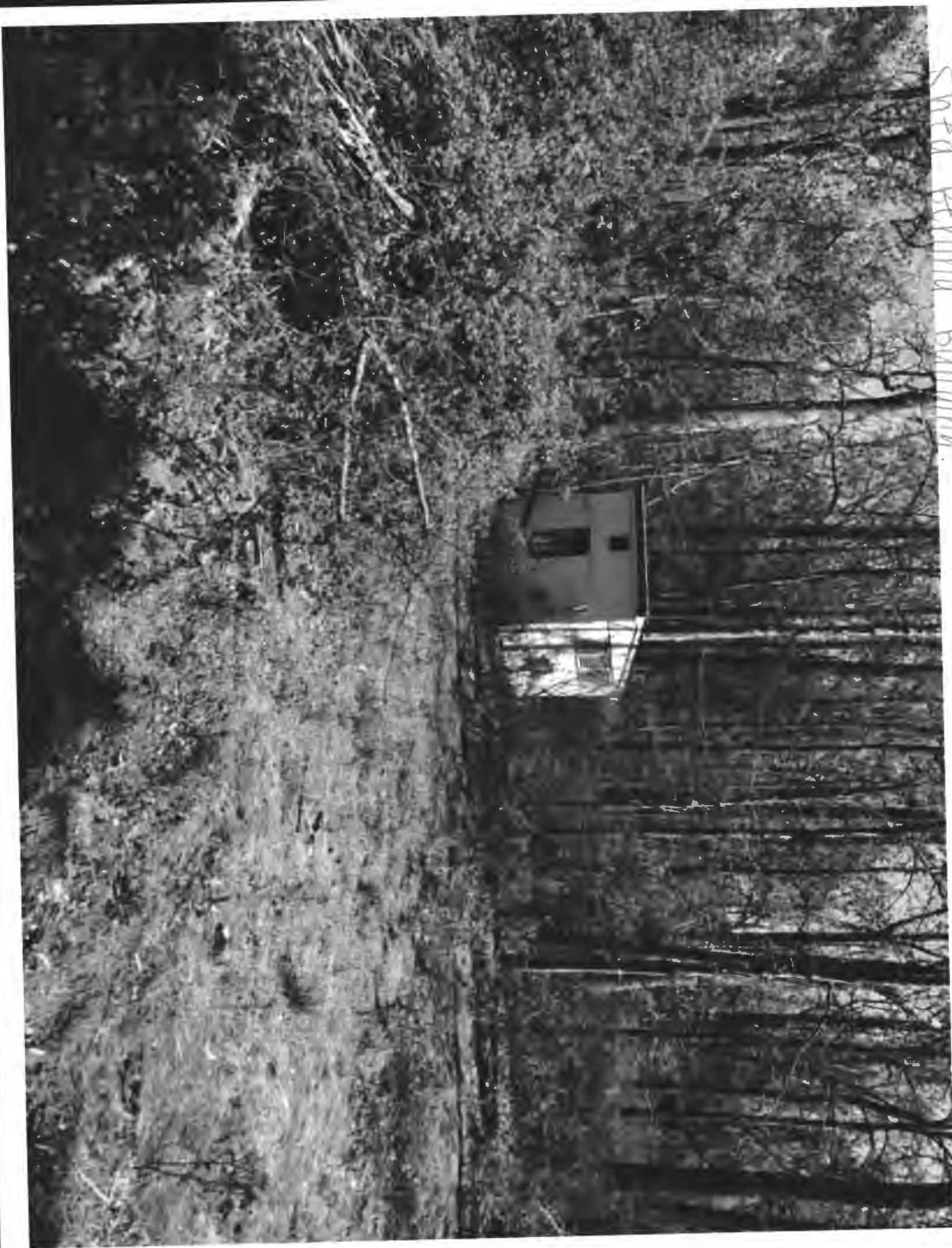
RIGHT SIDE OF BUILDING ENTRANCE



Right side of Building #3



Shed Behind Building



VOGEL ENGINEERING + TIMMONS GROUP

3300 North Ridge Road, Suite 110, Ellicott City, MD 21043
P 410.461.7666 F 410.461.8961 www.timmons.com

April 16, 2020

Mr. Jeff Williams
Howard County Health Department
Bureau of Environmental Health
8930 Stanford Boulevard
Columbia, Maryland 21045
Telephone: 410-313-2640

Re: Demolition Letter for
9190 Red Branch Road
Columbia, Maryland 21045

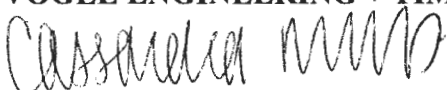
Dear Mr. Williams,

On behalf of our client and the property owner, this office would like to request documentation approving the demolition of the above-referenced property. This documentation is required to be submitted with the demolition permit application to Howard County Department of Licenses, Inspections and Permits. Please address the letter to the address listed below.

Howard County
Department of Licenses, Inspection & Permits
3430 Courthouse Drive
Ellicott City, Maryland 21043

Furthermore, it would be greatly appreciated if you may please copy this office by fax at 410-461-8961 and/or e-mail cassandra.mckenny@timmons.com, so that I may submit the letter along with the demolition permit application.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,
VOGEL ENGINEERING + TIMMONS GROUP

Cassandra R. McKenny



Real Property Data Search (w1)

Search Result for HOWARD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 12 Account Number - 000375
Owner Information		
Owner Name:	9190 LLC	Use: INDUSTRIAL
Mailing Address:	508 ONLEY-SANDY SPRING RD STE 200 SANDY SPRING MD 20860-	Principal Residence: NO Deed Reference: /19103/ 00255
Location & Structure Information		
Premises Address:	9190 RED BRANCH RD COLUMBIA 21045-0000	Legal Description: LOT 2 7,000 A S 1 9190 RED BRANCH RD OAKLAND RIDG IND
Map:	Grid:	Parcel:
0030	0017	0239
Neighborhood:	Subdivision:	Section:
10000.14	0000	
Block:	Lot:	Assessment Year:
	2	2019
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1967	29,208 SF	
Property Land Area	County Use	
7.0000 AC		
Stories	Basement	Type
		INDUSTRIAL FLEX SPACE /
Exterior	Quality	Full/Half Bath
	C3	
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2019
Land:	1,481,800	1,481,800
Improvements	694,900	806,400
Total:	2,176,700	2,288,200
Preferential Land:	0	2,213,867
		2,251,033
		0
Transfer Information		
Seller: F & S ASSOCIATES LIMITED PARTSP	Date: 01/03/2020	Price: \$3,300,000
Type: NON-ARMS LENGTH OTHER	Deed1: /19103/ 00255	Deed2:
Seller: OAKLAND RIDG IND DEVL P CORP	Date: 11/10/1983	Price: \$283,521
Type: ARMS LENGTH IMPROVED	Deed1: /01207/ 00376	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2019
State:	000	0.00
Municipal:	000	0.00
		0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.