

Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

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May 23, 2025

MEMORANDUM

Sent via email to: William J. Holtzinger WHoltzinger@pleasants.org

TO: Rockland Terrace, LLC
Will Holtzinger

FROM: Shepsura Page
Environmental Health Specialist
Well and Septic Program

DATE: 5/23/2025

RE: Demo Release
2625 North Rogers Ave,
Ellicott City, MD 21043

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

According to public utility records, this parcel was connected to public water March 18, 1965. Current utility records show this parcel does not have access to public sewer & may require an approved percolation certification plan under Howard County Code.

The existing drywell & septic tanks was properly pumped, crushed, & filled. This task was completed by Hatfield's Equipment and Dedication Services, Inc on March 26, 2025.

If any other wells or septic systems are found during site work, please notify this office immediately.

Sincerely,

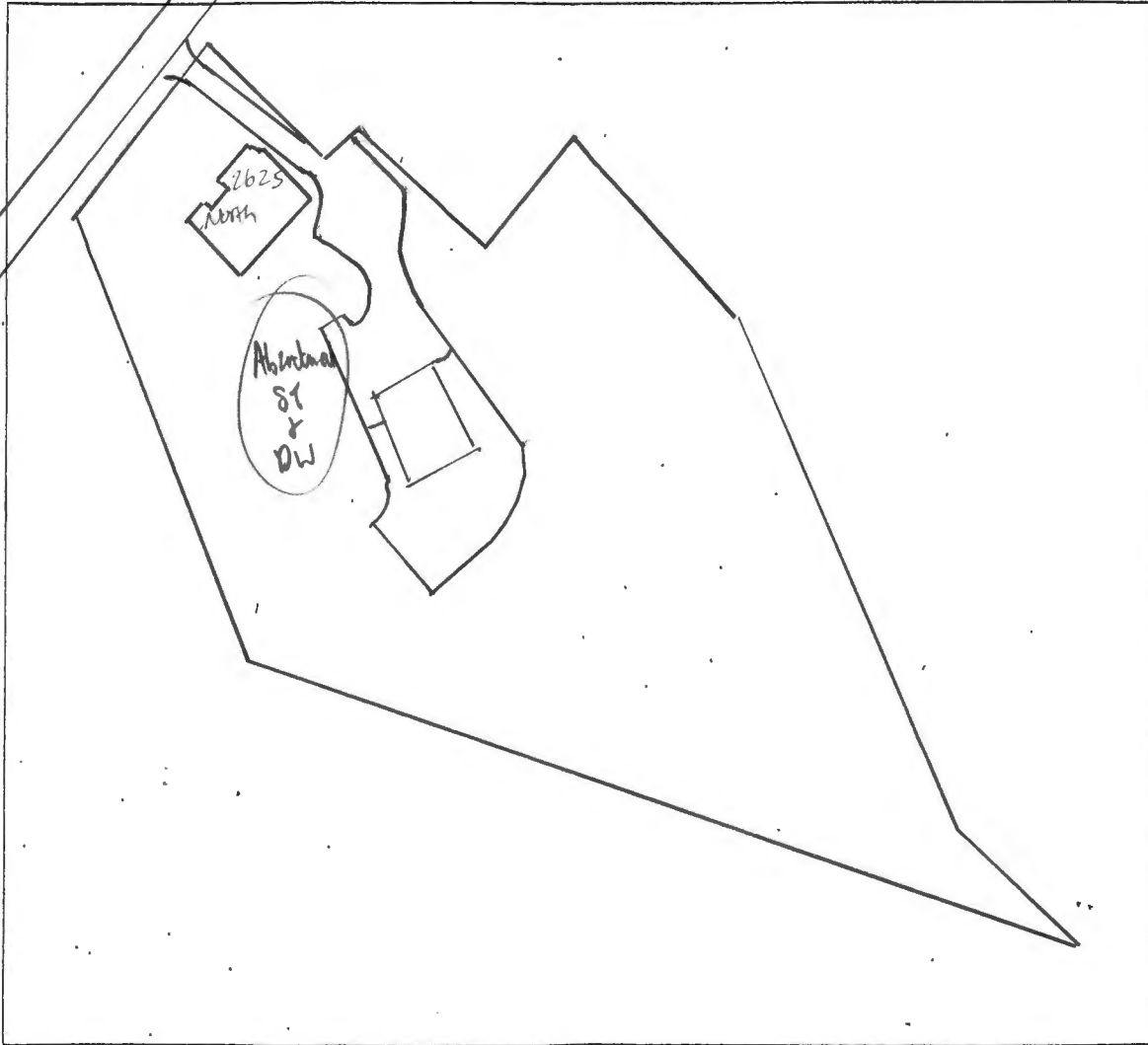
A handwritten signature in black ink, appearing to read 'Shepsura Page', is written over the typed name.

Shepsura Page
Environmental Health Specialist
Howard County Health Department
Well and Septic Program

SITE INSPECTION SHEET

OWNER: Rockland Terrace PHONE #: 202-494-4641
ADDRESS: 2625 North Rogers Ave CONTRACTOR: Hofford's
Elizabeth City MD 21043 WELL TAG #:
SUBDIVISION: LOT: COUNTY #: 13
PROPOSAL: Property to be demolished

LOCATION DIAGRAM



COMMENTS: 5/22/2025 - onsite inspection confirmed abandonment of old
septic tanks & drywell. No wells found white onsite. (SP)

DATE: 5/22/2025 INSPECTOR: S. Page

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

Demolition Request Form

(Fill in all blanks)

Information of Property to be demolished:

Rockland Terrace, LLC 2625 North Rogers Ave., Ellicott City, MD 21043
 Current Owner's Name Property Address

Rockland Terrace _____
 Subdivision (if applicable) Lot #
Gregory & Catherine Peddicord 17 728 02-216736
 All Prior Owners' Names (if requested or known) Tax Map Parcel # Tax ID #

Prepare site for Rockland Terrace Site Development

Purpose/Reason for Demolition

Rockland Terrace Age Restricted Community

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

If a subdivision, SDP# SDP-25-043 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: Property previously connected to public water and private septic. Public water disconnected and septic abandoned.

*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:

Rockland Terrace, LLC c/o Will Holtzinger 202-494-4641
 Applicant's Name (please print) Applicant's Phone #

wholtzinger@pleasants.org 301-428-1736
 Applicant's Email Applicant's Fax #

William Holtzinger 05/22/2025
 Applicant's Signature Date

(revised 10-25-18 MJD)

Hatfield's Equipment and Dedication Services, Inc.

P.O. Box 519 • Annapolis Junction, MD 20701-0519
Office: 301-490-4289 / 888-490-4289 • Fax: 301-490-5794

Howard County Health Department
8930 Stanford Boulevard
Columbia MD 21045
Attn: Jeff Williams

3/26/2025

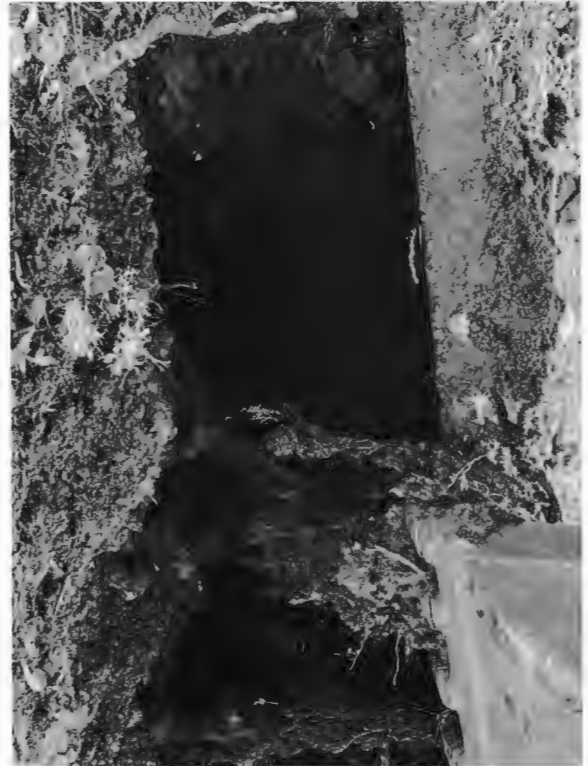
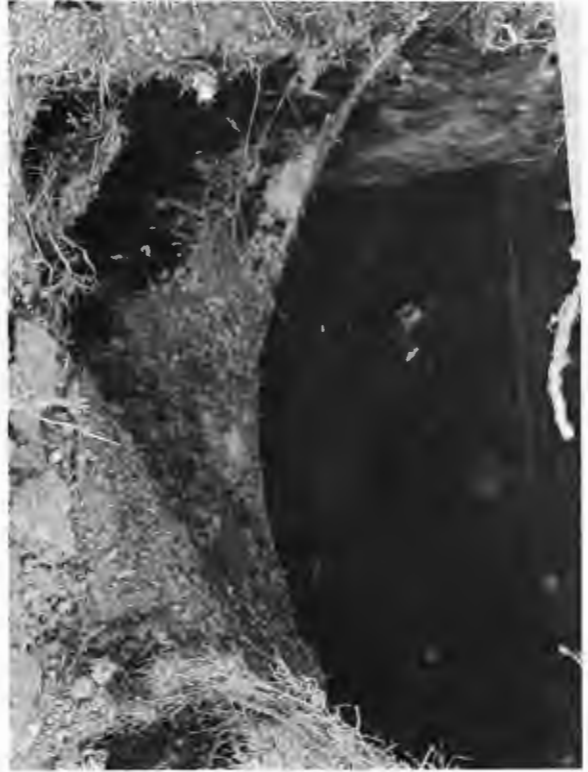
Re: Septic system demolition @ 2625 North Rogers Avenue Ellicott City MD 21043
Residential septic

New Owner :Rockland Terrace LLC
c/o Pleasants Enterprises Inc.
24012 Fredrick Road Clarksburg, MD 20871

We located two septic tanks. One 1500 gallon tank and one 1000 gallon tank, the tanks were pumped, crushed and filled in place.

A 15x15 drywell was located. We pumped, crushed and filled with clean material. (see drawings)

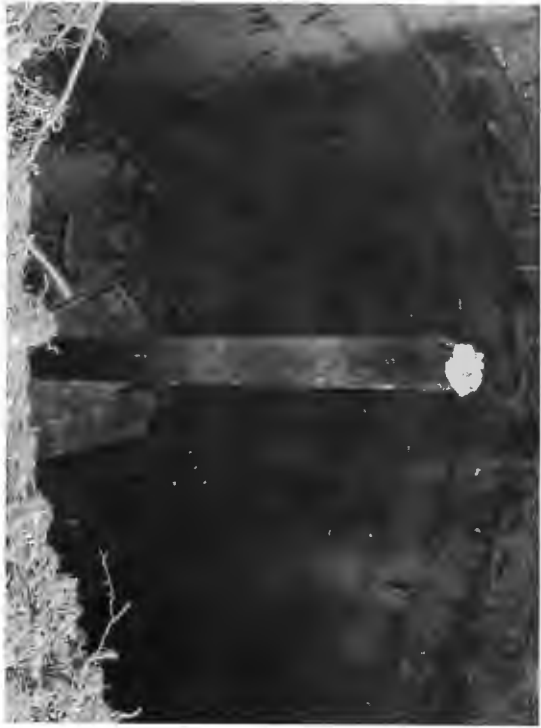

Ken Hatfield



5/21/2025

Pictures of abandonment
sent from Hatfield's

SP



FILE INQUIRY NOTES

DATE	RESULTS OF REVIEW FOR FILE
5/21/2025	<p> Contacted Maureen from Hatfield's Equipment for owners contact information. HC interactive map shows all 3 homes connected to public water. No documentation of abandoned wells in the area, especially well noted on 2625 North Rogers Ave 1981 septic permit. Kenny Hatfield's old Rockland Terrace contract. Requested applicant to fill out demo request form via email. (SP) </p>
5/22/2025	<p> Received Demolition Request Form from Rockland Terrace. (SP) Conducted site inspection for 2609 & 2625 North Rogers Ave, 8645 Old Frederick rd. Confirmed no septic components remaining. All septic tanks & drywells abandoned. Did not find any wells on any of the referenced properties. (SP) </p>
5/23/2025	<p> Released Demo letter to William J. Holtzman & (Rockland Terrace) & Deborah Whalen (DILP). (SP) </p>

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 - 02 Account Identifier - 216736

Owner Information

Owner Name: PEDDICORD GREGORY DUFF Use: RESIDENTIAL
 PEDDICORD CATHERINE M T/EPrincipal Residence: YES
 Mailing Address: 2625 NORTH ROGERS AVE Deed Reference: /06182/ 00612
 ELLICOTT CITY MD 21043-1930

Location & Structure Information

Premises Address: 2625 NORTH ROGERS AVE Legal Description: LOT 2 4.18 A
 ELLICOTT CITY 21043-0000 2625 NORTH ROGERS AVE
 ILGENFRITZ PROPERTY

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 12204
 0017 0018 0728 2090901.14 9001 2 2025 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1899 2,976 SF 4.1800 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 1 YES STANDARD UNIT FRAME/4 SIDING 2 full

Value Information

	Base Value	Value As of 01/01/2025	Phase-in Assessments	
			As of 07/01/2024	As of 07/01/2025
Land:	310,000	370,000		
Improvements	211,600	291,900		
Total:	521,600	661,900	521,600	568,367
Preferential Land:	0	0		

Transfer Information

Seller: PEDDICORD GREGORY DUFF Date: 05/21/2002 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /06182/ 00612 Deed2:
 Seller: PEDDICORD GREGORY DUFF Date: 12/07/2000 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /05281/ 00736 Deed2:
 Seller: ILGENFRITZ JO ANNE Date: 06/27/1996 Price: \$215,000
 Type: ARMS LENGTH IMPROVED Deed1: /03760/ 00372 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 03/25/2015

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

AS OF
 5/21/2025
 (51)