

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

www.hchealth.org

Facebook: www.facebook.com/hocohealth

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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
8645 Old Frederick Rd,
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 June 28, 1985. Current utility records show this parcel does have access to public sewer.

The existing septic tank 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,

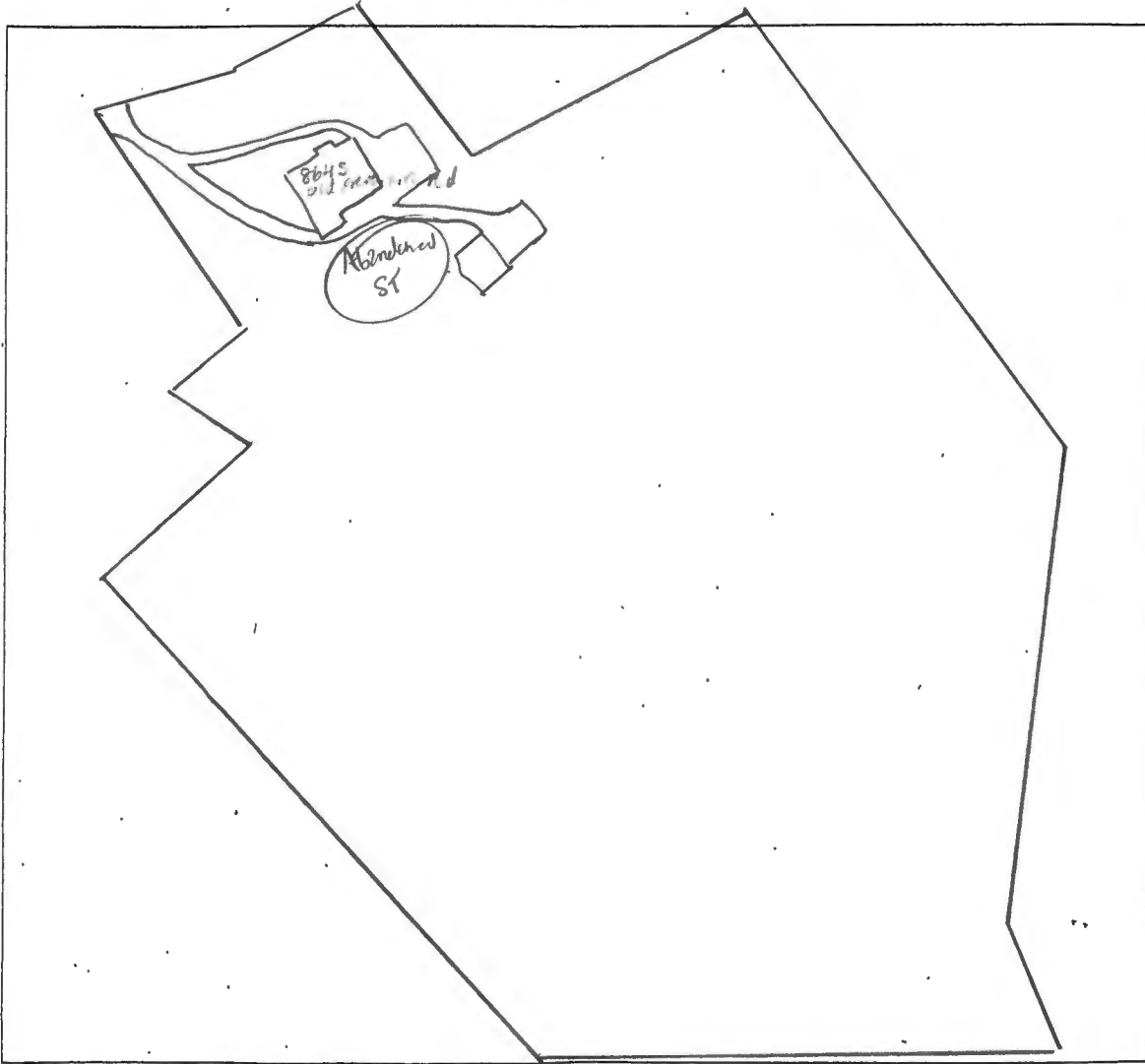
A handwritten signature in black ink, appearing to read 'Shepsura Page', is written over a horizontal line.

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

SITE INSPECTION SHEET

OWNER: Rockland Terrace, LLC PHONE #: 202-494-4641
ADDRESS: 8645 Old Frederick Rd CONTRACTOR: Hartfield's
Ellicott 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 tank. No wells found while onsite. SP

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

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

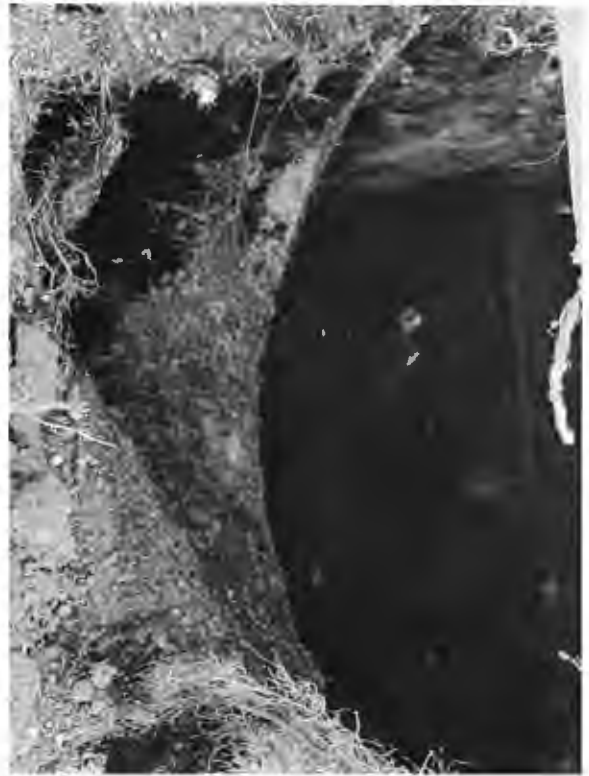
Re: Septic system demolition @ 8645 Old Frederick Road Ellicott City MD 21043
Residential septic

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

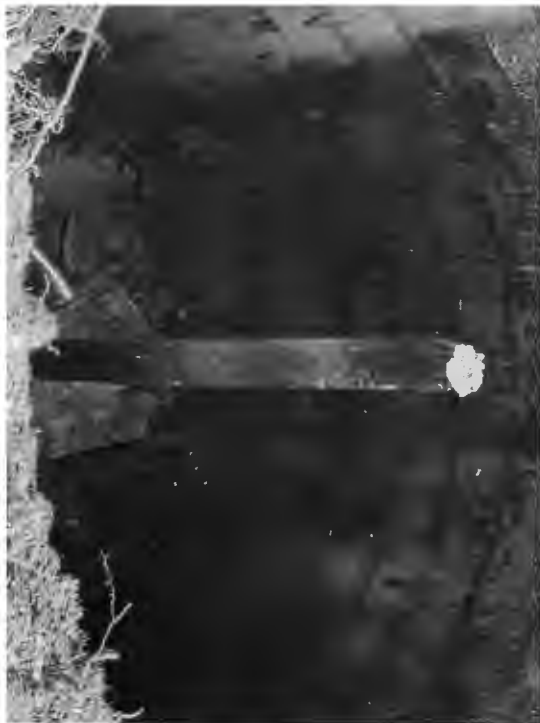
We located a 1000 gallon septic tank. The tank was pumped, crushed and filled in place.
Drainfield was found, no other work was needed.



Ken Hatfield



5/21/2025 - pictures of abandonment
sent from Hatfield's
SP



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 - 246708

Owner Information

Owner Name: ROCKLAND TERRACE LLC **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 24012 FREDERICK RD **Deed Reference:** /22668/ 00289
C/O PLEASANTS ENTERPRISES INC
CLARKSBURG MD 20871-

Location & Structure Information

Premises Address: 8645 OLD FREDERICK RD **Legal Description:** 7.947 A,
ELLICOTT CITY 21043-0000 8645 OLD FREDERICK RD
ELLICOTT CITY

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0017 0018 0090 2090901.14 9001 2025 Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1987	1,344 SF		7.9470 AC	

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

Value Information

	Base Value	Value As of 01/01/2025	Phase-in Assessments	
			As of 07/01/2024	As of 07/01/2025
Land:	338,300	398,300		
Improvements	176,600	230,400		
Total:	514,900	628,700	514,900	552,833
Preferential Land:	0	0		

Transfer Information

Seller: LANE SHAWN L	Date: 02/27/2025	Price: \$2,900,000
Type: ARMS LENGTH IMPROVED	Deed1: /22668/ 00289	Deed2:
Seller: STREAKER AQUILLA S	Date: 03/23/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04668/ 00463	Deed2:
Seller: STREAKER AQUILLA S	Date: 10/18/1993	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /03021/ 00517	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: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

As of
5/21/2025