

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

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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
2609 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 June 23, 1980. 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 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,

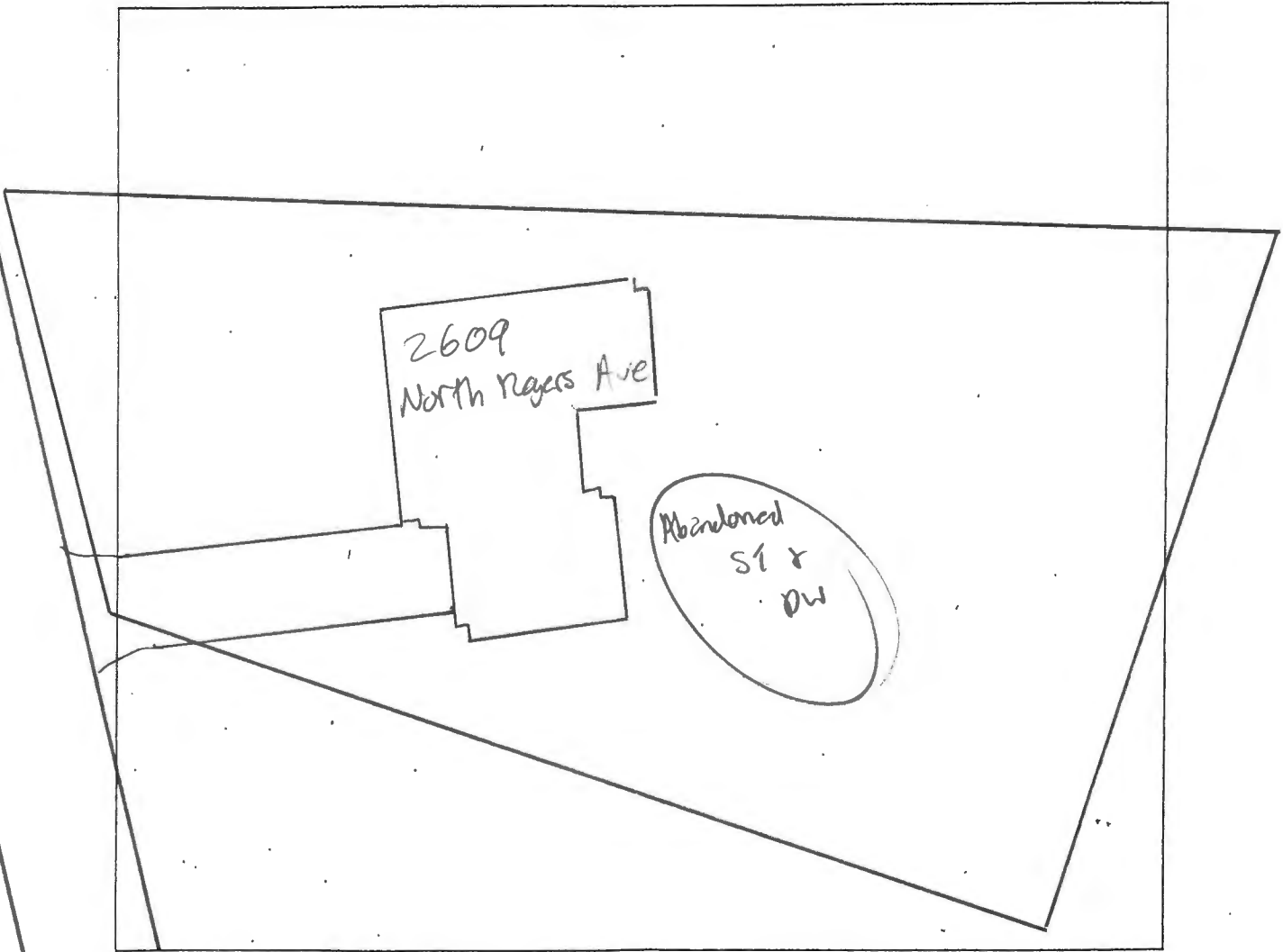
A handwritten signature in black ink, appearing to read 'Shepsura Page', is located below the 'Sincerely,' text.

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: 2609 North Rogers Ave CONTRACTOR: Hatfield'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 & drywell. No wells found while onsite. (S)

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 @ 2609 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 a 1000 gallon septic tank. The tank was pumped, crushed and filled in place.
Drywell was located. We pumped, crushed and filled with clean material. (see drawings)



Ken Hatfield

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 - 209438

Owner Information

Owner Name: ROCKLAND TERRACE LLC Use: RESIDENTIAL
 Principal Residence:NO
 Mailing Address: 24012 FREDERICK RD Deed Reference: /22668/ 00296
 C/O PLEASANTS ENTERPRISES INC
 CLARKSVILLE MD 20871-

Location & Structure Information

Premises Address: 2609 NORTH ROGERS AVE Legal Description: 1 LOT .5 A
 ELLICOTT CITY 21043-0000 2609 NORTH ROGERS AVE
 ELLICOTT CITY

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0017 0018 0205 2090901.14 9001 2025 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1899 1,192 SF 21,780 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 1 YES STANDARD UNIT FRAME/3 1 full 1 Attached

Value Information

	Base Value	Value As of 01/01/2025	Phase-in Assessments	
			As of 07/01/2024	As of 07/01/2025
Land:	155,300	330,300		
Improvements	10,000	10,000		
Total:	165,300	340,300	165,300	223,633
Preferential Land:	0	0		

Transfer Information

Seller: HAMMOND ELIZABETH Date: 02/27/2025 Price: \$302,608
 Type: ARMS LENGTH IMPROVED Deed1: /22668/ 00296 Deed2:
 Seller: BREUNING LYNN Date: 07/29/2015 Price: \$140,000
 Type: NON-ARMS LENGTH OTHER Deed1: /16352/ 00196 Deed2:
 Seller: Date: Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /00890/ 00542 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

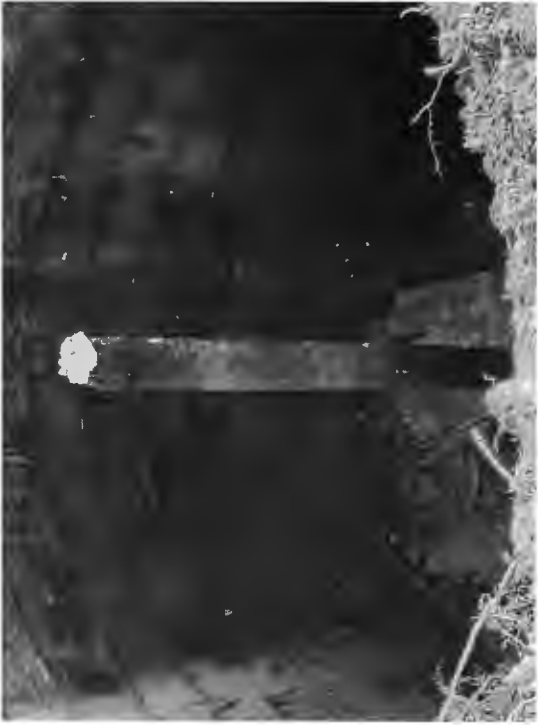
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

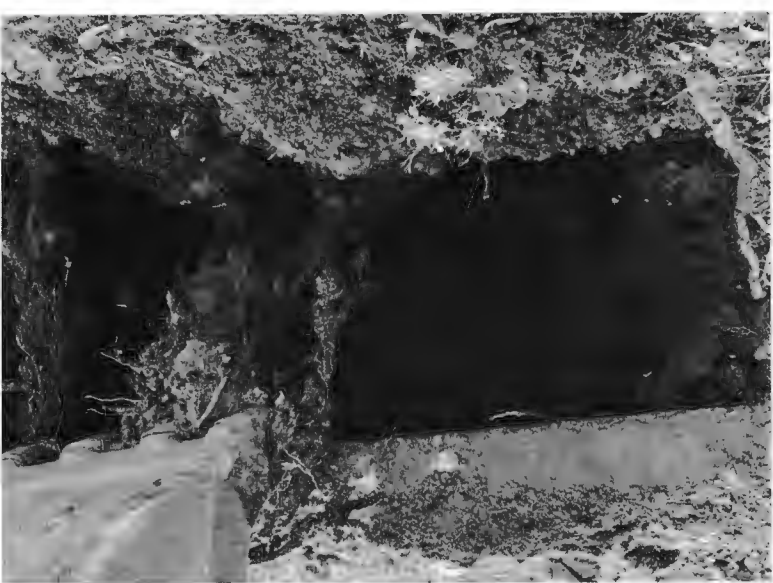
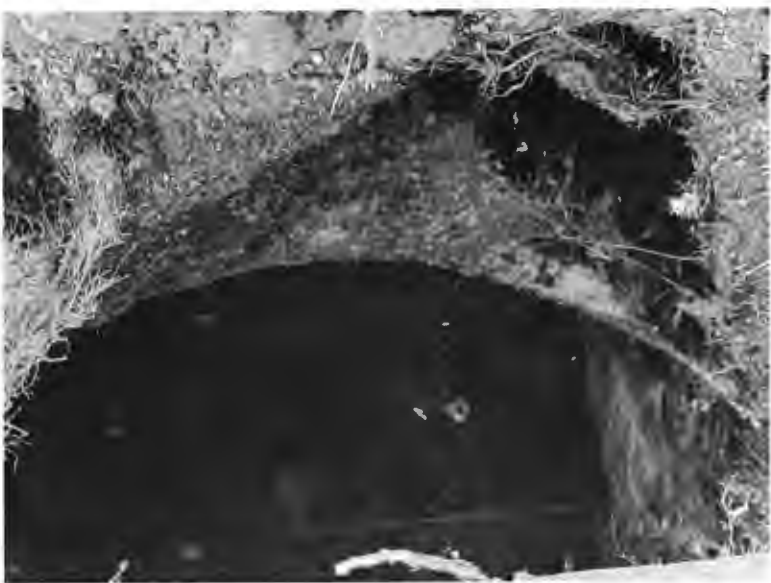
Homeowners' Tax Credit Application Status: No Application Date:

AS OF
 5/21/2025
 SP



FILE INQUIRY NOTES

DATE	RESULTS OF REVIEW FOR FILE
5/21/2025	Contacted Mavreen 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 contact. Requested applicant to
	fill out demo request form via email. (SP)
5/22/2025	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)
5/23/2025	Released demo letter to William J. Holtzinger & (Rockland Terrace).
	& Deborah Whalen (DILP). (SP)



5/21/2025

Pictures of ~~the~~ abandonment
sent from Warfield's
SG