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

## **MEMORANDUM**

*Sent via email to [res1Builders@gmail.com](mailto:res1Builders@gmail.com)*

**TO:** Angie Taylor  
Res1Builders

**FROM:** **Joseph Cabahug**  
Licensed Environmental Health Specialist **001997**  
Howard County Health Department  
**Well & Septic Program**

**DATE:** October 15<sup>th</sup>, 2021

**RE:** 4928 Montgomery Road  
Ellicott City, MD 21043  
M. 0031 G. 0017 P. 0171  
(Demo Structure – Rebuild SFD)

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

On October 15<sup>th</sup>, 2021 a site visit was conducted. No existing well was observed on site.

On October 15<sup>th</sup>, 2021 the existing septic system appeared to have been abandoned. The existing septic tank was pumped, the tank was crushed and filled with gravel and clean fill on October 13<sup>th</sup>, 2021 by Freecef LLC.

Howard County Bureau of Utilities confirms that this property was connected to public water and public sewer within the last year. (See Attached)

The property is in the Metropolitan District of Howard County and future developments on Parcel will require connection to public water and public sewer.

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

JCC 001997

*Cc: File*

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

**Demolition Request Form**  
 (Fill in all blanks)

**Information of Property to be demolished:**

James Rauscher/Wendy Sterensan 4928 Montgomery Road  
 Current Owner's Name Property Address Ellicott City, MD 21043

Rauscher Property 171  
 Subdivision (if applicable) Lot #

31 171 \_\_\_\_\_  
 All Prior Owners' Names (if requested or known) Tax Map Parcel # Tax ID #

Construct 1 story SFD  
 Purpose/Reason for Demolition

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

If a subdivision, SDP# \_\_\_\_\_ 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:

\*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:**

Angela Taylor  
 Applicant's Name (please print)

443 286 0255  
 Applicant's Phone #

res1builders@gmail.com  
 Applicant's Email

Applicant's Fax #

Angela Taylor  
 Applicant's Signature

3/22/2021  
 Date

(revised 10-5-18 MJD)

## Cabahug, Joseph

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**From:** Hooe, Roy  
**Sent:** Monday, October 18, 2021 8:44 AM  
**To:** Cabahug, Joseph  
**Subject:** RE: 4928 Montgomery Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Joseph,

They just hooked up within the last year. They have both.

Thanks  
Roy Hooe

**From:** Cabahug, Joseph  
**Sent:** Friday, October 15, 2021 2:04 PM  
**To:** Hooe, Roy <RHooe@howardcountymd.gov>  
**Subject:** 4928 Montgomery Road

Roy

Do you have any records of this property being connected to public water and sewer?

Joseph C. Cabahug – REHS/RS LEHS II  
Environmental Health Specialist  
Howard County Health Department  
8930 Stanford Blvd.  
Columbia, MD 21045  
410-313-2643 Office  
[www.hchealth.org](http://www.hchealth.org)



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**FREECEF LLC**

1036 LAKE CLAIRE DR  
ANNAPOLIS, MD 21409 US  
(410) 841-9371  
FREECEF01@GMAIL.COM



**FREECEF**

**INVOICE**

BILL TO  
RESIDENTIAL BUILDERS LLC  
515 GUN RD  
BALTIMORE, MD 21227

INVOICE 1031  
DATE 10/15/2021  
TERMS Due on receipt  
DUE DATE 10/15/2021

DATE	DESCRIPTION	QTY	RATE	AMOUNT
10/13/2021	SEPTIC TANK PUMP OUT PUMPED SEPTIC TANK UNTIL EMPTY	1	300.00	300.00
10/13/2021	ABANDON SEPTIC SYSTEM REMOVED THE LID FROM THE SEPTIC TANK, CRUSHED AND REMOVED THE TANK. BACKFILLED WITH GRAVEL AND DIRT AND TAMPED THE AREA.	1	200.00	200.00

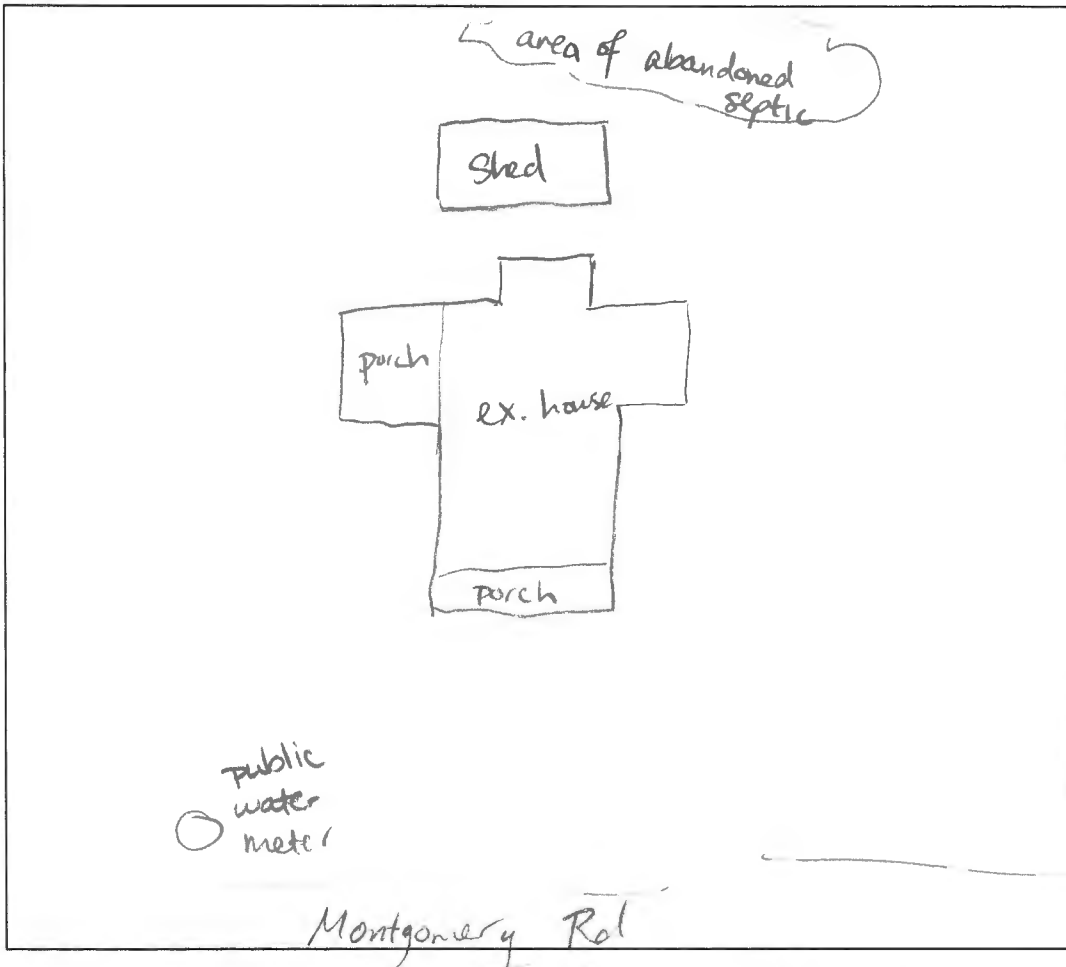
4928 MONTGOMERY RD

PAYMENT	500.00
BALANCE DUE	<b>\$0.00</b>
	<b>PAID</b>

**SITE INSPECTION SHEET**

OWNER: James Rauscher/Wendy Stevenson PHONE #: \_\_\_\_\_  
ADDRESS: 4928 Montgomery Rd CONTRACTOR: \_\_\_\_\_  
Ellicott City, MD 21043 WELL TAG #: public water  
SUBDIVISION: Rauscher Prop. LOT: 171 COUNTY #: 13  
PROPOSAL: Demo house, construct SFD

**LOCATION DIAGRAM**



COMMENTS: Found large area of disturbed dirt behind house, in area of abandoned septic. Water meter is near road in the front left side of house.

DATE: 10/15/21 INSPECTOR: Susan Thomas

4928 Montgomery Road

Ellicott City, MD 21043

Septic abandonment: before and after pictures













Search Result for HOWARD COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>							
<b>Special Tax Recapture:</b> None									
<b>Account Identifier:</b> District - 01 Account Number - 159380									
Owner Information									
<b>Owner Name:</b>	RAUSCHER JAMES STEVENSON WENDY	<b>Use:</b> RESIDENTIAL <b>Principal Residence:</b> YES							
<b>Mailing Address:</b>	4928 MONTGOMERY RD ELLCOTT CITY MD 21043-6749	<b>Deed Reference:</b> /20662/ 00341							
Location & Structure Information									
<b>Premises Address:</b>	4928 MONTGOMERY RD ELLCOTT CITY 21043-0000	<b>Legal Description:</b> .78 A 4928 MONTGOMERY RD ELLCOTT CITY							
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0031	0014	0171	1010104.14	1004				2021	Plat Ref:
<b>Town:</b> None									
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>					
2021	3,070 SF		33,976 SF						
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>		
1	YES	STANDARD UNIT	SIDING/	4	3 full				
Value Information									
		<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>					
			As of	As of	As of				
			01/01/2021	07/01/2021	07/01/2022				
<b>Land:</b>		291,400	291,400						
<b>Improvements</b>		331,800	337,100						
<b>Total:</b>		623,200	628,500	624,967	626,233				
<b>Preferential Land:</b>		0	0						
Transfer Information									
<b>Seller:</b> RAUSCHER JAMES KEITH				<b>Date:</b> 06/25/2021			<b>Price:</b> \$0		
<b>Type:</b> NON-ARMS LENGTH OTHER				<b>Deed1:</b> /20662/ 00341			<b>Deed2:</b>		
<b>Seller:</b> MCCOY MARK A				<b>Date:</b> 06/06/1997			<b>Price:</b> \$106,000		
<b>Type:</b> ARMS LENGTH IMPROVED				<b>Deed1:</b> /03990/ 00020			<b>Deed2:</b>		
<b>Seller:</b> HYATT JAMES KENNETH				<b>Date:</b> 06/06/1991			<b>Price:</b> \$108,000		
<b>Type:</b> ARMS LENGTH IMPROVED				<b>Deed1:</b> /02336/ 00276			<b>Deed2:</b>		
Exemption Information									
<b>Partial Exempt Assessments:</b>	<b>Class</b>			07/01/2021			07/01/2022		
<b>County:</b>	000			0.00					
<b>State:</b>	000			0.00					
<b>Municipal:</b>	000			0.00 0.00			0.00 0.00		
<b>Special Tax Recapture:</b> None									
Homestead Application Information									
<b>Homestead Application Status:</b> Approved 01/06/2009									
Homeowners' Tax Credit Application Information									
<b>Homeowners' Tax Credit Application Status:</b> No Application <b>Date:</b>									

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.