

Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

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www.hchealth.org 0.....

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3/19/2026

MEMORANDUM

Sent via email to: Samit Paul spaul@househoward.org
John King john@barcoent.com

TO: Samit Paul
John King

FROM: Shepsura Page
Licensed Environmental Health Specialist
Well and Septic Program

DATE: 3/19/2026

RE: Demo Release
5497 Waterloo 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.

Current utility records show this parcel does have access to public water/sewer.

The existing well was properly abandoned. This task was completed by Marty Dixon MWD #066 on 2/26/2026. Shepsura Page verified the well abandonment on 2/26/2026.

Carl Stine Plumbing and Heating verified the existing structure was connected to public sewer, no connections to a septic system were found. No evidence of a septic system was found while onsite. Shepsura Page verified these conditions on 2/26/2026.

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 'S. Page', is written over the typed name.

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

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

Demolition Request Form
 (Fill in all blanks)

Information of Property to be demolished:

<u>Howard County Housing Commission</u> Current Owner's Name	<u>5497 Waterloo Road, Ellicott City, MD 21043</u> Property Address
<u>N/A</u> Subdivision (if applicable)	<u>N/A</u> Lot #
<u>Kirby Development, LLC; Douglas Iorio</u> All Prior Owners' Names (if requested or known)	<u>0031</u> Tax Map <u>0470</u> Parcel # <u>01-170260</u> Tax ID #

Eventual redevelopment
 Purpose/Reason for Demolition

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

If a subdivision, SDP# N/A 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.

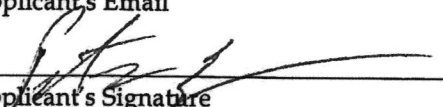
*Note: All abandoned wells are to be sealed by a well driller licensed by the Maryland State Board of Well Drillers *COMAR Sec 26.04.04.11 Abandonment Standards D (3)*

COMMENTS:

Peter Engel
 Executive Director
 Howard County Housing Commission

Applicant's Name (please print)

pengel@househoward.org
 Applicant's Email


 Applicant's Signature

443-518-7825
 Applicant's Phone #

Applicant's Phone #

443-518-7829
 Applicant's Fax #

Applicant's Fax #

2/19/2026
 Date

Date

(revised 10-25-18 MJD)

 WATER WELL ABANDONMENT-SEALING REPORT FORM

SUBMIT COPIES OF COMPLETED FORM TO:

- * COUNTY ENVIRONMENTAL AGENCY (contact MDE, WMA if address needed)
- * WELL OWNER
- * MDE, WATER MANAGEMENT ADMINISTRATION, WELL PROGRAM

OK
 3/18/2026
 SP

DATE WELL ABANDONED: February 26, 2026 (month/day/year)

* PERMIT NUMBER OF ABANDONED WELL (if any) _____

* PERMIT NUMBER OF REPLACEMENT WELL: _____

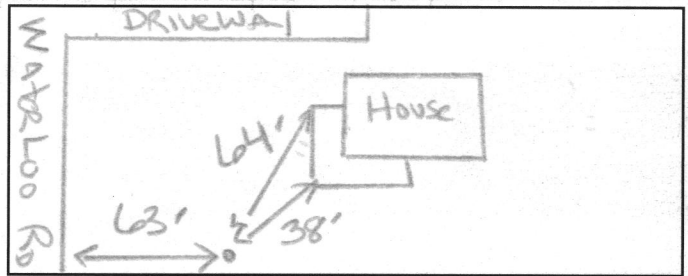
* PERSON ABANDONING WELL: Marty Dixon WELL DRILLER'S LICENSE NUMBER: 066

CIRCLE: MWD / MSD / MGD

* OWNER'S NAME: Howard County Housing Commission

SITE LOCATION MAP

* WELL LOCATION:
 COUNTY: HOWARD
 NEAREST TOWN: ELICOTT CITY
 TAX MAP 31 BLOCK 19 PARCEL 470
 SUBDIVISION: _____
 SECTION: _____ LOT: _____
 STREET ADDRESS: 5497 WATERLOO ROAD



LATITUDE 3 9.220744

LONGITUDE 7 6.807307

LOG OF SEALING MATERIAL

MATERIAL	FEET	
	FROM	TO
Stone	31	5
Cement GROUT	5	2
Soil	2	0

VOLUME OF MATERIAL USED

18 tons stone, 1425 lbs cement

* TYPE OF WELL BEING ABANDONED:
 DRILLED JETTED
 BORED HAND DUG
 OTHER (specify) _____

* USE CODE:
 DOMESTIC MUNICIPAL/PUBLIC
 IRRIGATION INDUSTRIAL
 TEST/OBSERVATION GEOTHERMAL

* TYPE OF CASING:
 STEEL PLASTIC
 CONCRETE OTHER (specify) _____

SIZE OF CASING: 36 INCHES IN DIAMETER

DEPTH OF WELL: 31 FEET DEEP

WAS ANY CASING REMOVED? YES NO
 If yes, length removed, in feet: _____

WAS CASING RIPPED OR PERFORATED? YES NO

SIGNATURE-MASTER WELL DRILLER OR SUPERVISING SANITARIAN _____ LICENSE# 066

MWD / MSD / MGS
 CIRCLE ONE

DATE 2/26/2026

COUNTY _____

Pursuant to § 10-624 of the State Govt. Article of the Maryland Code, personal info requested on this form is used in processing this form pursuant to COMAR 26.04.04. Failure to provide the info may result in this form not being processed. You have the right to inspect, amend, or correct this form. The Maryland Department of the Environment is subject to the Maryland Public Information Act. This form may be made available on the Internet via MDE's website and is subject to inspection or copying, in whole or in part, by the public and other governmental agencies, if not protected by federal or State Law.

Carl Strine

Plumbing and Heating

426 McKinstry's Mill Rd. Union Bridge, MD 21791

Phone: (443)-487-1567

Email: c.e.strine@gamil.com

March 18, 2026

To whom it may concern,

On February 26, 2026 my firm videoed and located the sanitary piping at 5497 Waterloo Rd Ellicott City, MD 21043 and found that the abandoned residence was in fact connected to the county sanitary system and not connected to a septic system. The sanitary connection has been capped off and inspected by Howard County Permits & Inspections under permit #P26000719. Please let me know if you have any questions.

Thank you for the opportunity to be of service.

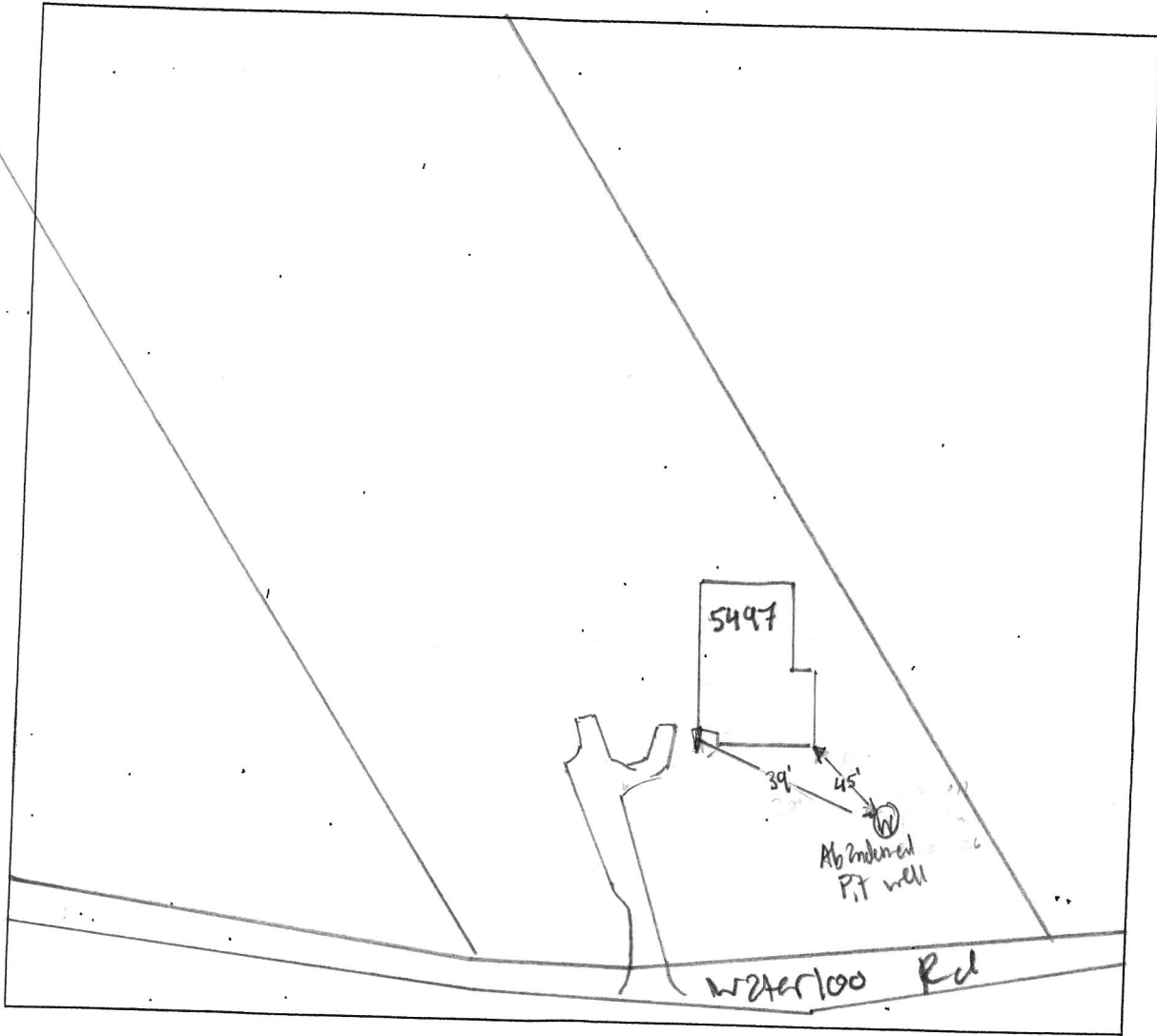
Carl Strine

Registered Master Plumber #21147

SITE INSPECTION SHEET

OWNER: Howard County Housing Commission PHONE #: _____
ADDRESS: 5497 Waterloo Rd CONTRACTOR: Bzco Enterprises
Ellicott City MD 21043 WELL TAG #: no tag
SUBDIVISION: _____ LOT: _____ COUNTY #: _____
PROPOSAL: Property to be demolished

LOCATION DIAGRAM



COMMENTS: John w/ Bzco Enterprises, Civil & licensed plumber, &
Sumit Paul with House Howard onsite. Well abandoned w/
benzomite. Unable to locate SF & plumber camera'd line w/
no success in finding SF, plumbing led to sewer. (85)

DATE: 2/26/2026 INSPECTOR: S. Pese

Special Tax Recapture: None

Account Number: District - 01 Account Identifier - 170260

Owner Information

Owner Name: HOWARD COUNTY HOUSING COMMISSION Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 5497 WATERLOO RD
ELLICOTT CITY MD 21043- Deed Reference: /23021/ 00322

Location & Structure Information

Premises Address: 5497 WATERLOO RD
ELLICOTT CITY 21043-0000 Legal Description: 2.097 ACRES
5497 WATERLOO RD
ELLICOTT CITY

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0031 0019 0470 30000.14 0000 2024 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1954 2,064 SF 1392 SF 2.0900 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
OFFICE BUILDING / C4

Value Information

Table with columns: Base Value, Value, Phase-in Assessments (As of 01/01/2024, 07/01/2025, 07/01/2026). Rows include Land, Improvements, Total, and Preferential Land.

Transfer Information

Seller: KIRBY DEVELOPMENT LLC Date: 11/26/2025 Price: \$1,500,000
Type: ARMS LENGTH IMPROVED Deed1: /23021/ 00322 Deed2:
Seller: IORIO DOUGLAS R TR Date: 05/05/2022 Price: \$2,300,000
Type: ARMS LENGTH IMPROVED Deed1: /21506/ 00323 Deed2:
Seller: IORIO LINDA HARTER EST OF Date: 06/26/2019 Price: \$0
Type: NON-ARMS LENGTH OTHER Deed1: /18742/ 00053 Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2025 07/01/2026
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: