

Salisbury Historic District Commission

Hearing Notification

Hearing Date: February 19, 2020

Time: 7:00 pm

Location: Government Office Building
125 N. Division Street
Salisbury, MD. 21804
Room 301

Case Number: #20-07

Commission Considering: Solar Array Installation

Owner's Name: 212 East Main St, LLC

Applicant Name: Green Street Real Estate

Agent/Contractor: Not Indicated on Application

Subject Property Address: 212 East Main St

Historic District: Downtown

Use Category: Commercial

Chairman: Mr. Scott Saxman

HDC Staff contact: Jimmy Sharp
Planner I
(410) 548-3170

Salisbury Historic District Commission

125 N. Division Street
Room 202
Salisbury, MD 21801
(410) 548-3170/ fax (410) 548-3107

Permit Application
\$25 Fee Received _____ (date)

Date Submitted : _____

Case #: 20-07

Date Accepted as Complete : _____

Action Required By (45 days): _____

Subject Location: 212 E. Main St. 207 E. Market St

Application by: Green Street Real Estate

Owner Name: 212 East Main Street, LLC

Applicant Address: 212 E. Main St., St 200

Owner Address: 212 E. Main St, Ste 200

Applicant Phone: 443-614-4976

Owner Phone: 443-614-4976

Work Involves: Alterations New Construction Addition Other Solar
 Demolition Sign Awning Estimated Cost 130,000

DESCRIPTION OF WORK PROPOSED (Please be specific. Attach sheet if space is inadequate) Type of material, color, dimensions, etc. must accompany application. If signs are proposed, indicate material, method of attachment, position on building, size and front lineal feet of building, size and position of all other signs on building, and a layout of the sign.

A ballasted 50 KW Solar array will be installed on the roof top of each building, as further graphically depicted on the included images.

Are there any easements or deed restrictions for the exterior of this property? If yes, submit a letter from the easement holder stating their approval of the proposed work. Yes No

Do you intend to apply for Federal or State Rehabilitation Tax Credits? If yes, have you contacted Maryland Historical Trust staff? Yes No

If you have checked "Yes" to either of the above questions, please provide a copy of your approval letter from the Maryland Historic Trust along with this application.

See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

All required documents must be submitted to the City Planner, Department of Infrastructure and Development at least 30 days prior to the next public meeting. Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled meeting may result in postponement of the application until the next regular scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action. Please be advised that members of the Salisbury Historic District Commission or staff, may visit the subject property prior to the scheduled meeting date to familiarize themselves with the project.

The Salisbury Historic District Commission Rules and Regulations and Design Guidelines are available for review in the office of the Department of Infrastructure and Development for the City of Salisbury as well as on the city's website: www.ci.salisbury.md.us.

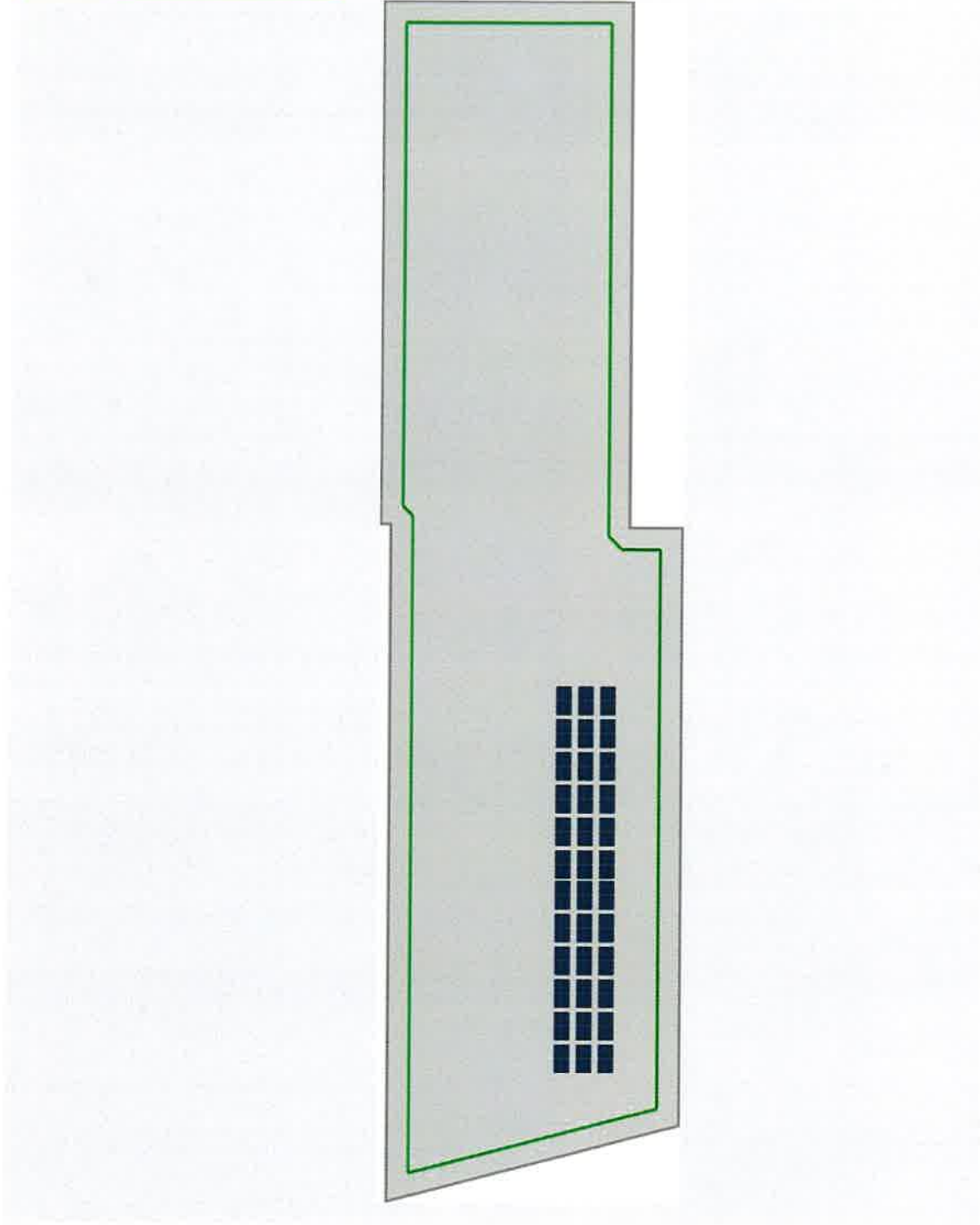
I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 2/26/20 (date).

I hereby certify that the owner of the subject premises has been fully informed of the alterations herein proposed and that said owner is in full agreement with this proposal.

Applicant's Signature [Signature] Date 2/3/2020

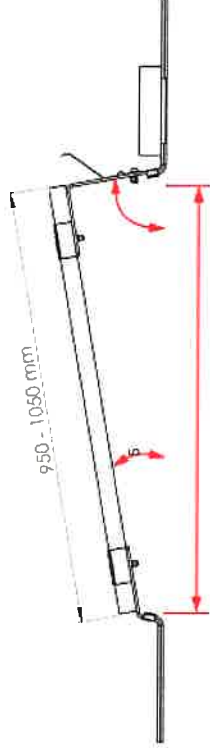
Remarks: _____

POSITION [ROOF TO EAST]



RACKING PARAMETER [ROOF TO EAST]

Bracket tilt α [°]:	5
Inter-row spacing a [in]:	7
Maximum height of rack incl. Module [in]:	7.4
Friction Constant μ	0.7
<p>Suggested friction constants need to be checked by the installer/customer (wet and dry testing). In case the onsite testing results in a lower friction constant, the letter must be entered here for the static load calculation. Friction constants suggested for flat roofs are based on tests on typical roofing foils carried out by Aerocompact in cooperation with TÜV Rheinland. Friction constants suggested for other surfaces are based on tests carried out by Aerocompact in addition to the former. Similar surfaces made up of comparable materials may show diverging friction constants.</p>	
Stone weight [lb]	15
Height H [in]:	2
Length B [in]:	16
Width T [in]:	8
Distance to roof edge [in]:	48

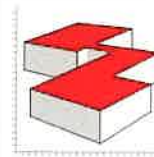


990.6

ROOF [ROOF TO EAST]

Building height h [ft]	25
Slope of roof [°]	3
Roofing	Membrane roof
Product Type:	Aerocompact 2.1 S5 7-10
System alignment [°]	84.93
Parapet height [in]:	24
Parapet width [in]:	6

Custom(Elev.)



System alignment [°]*



SNOW LOAD ASCE/SEI 7-10

Snow load [PSF]* (si=ui*sk) (PV modules)	14.43
Ground Snow Load:	20.00
Exposure Factor:	1.00
Thermal Factor:	1.00

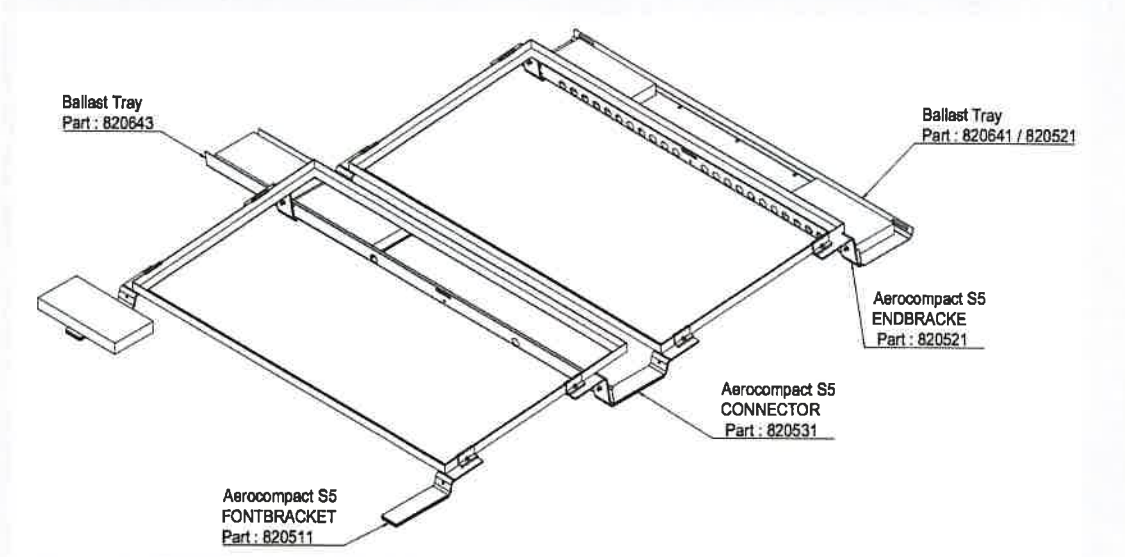
WIND LOAD ASCE/SEI 7-5 OR ASCE/SEI 7-10

Wind load [PSF]	24.1
Wind speed [mph]	119
Building height h [ft]*	25
Exposure Category	Exp B
Standard	ASCE/SEI 7-10

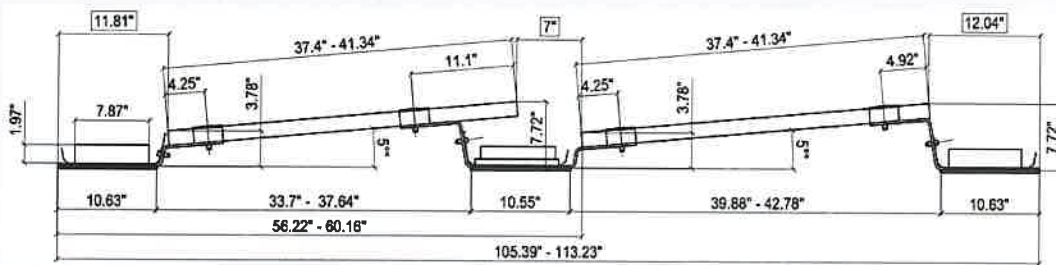
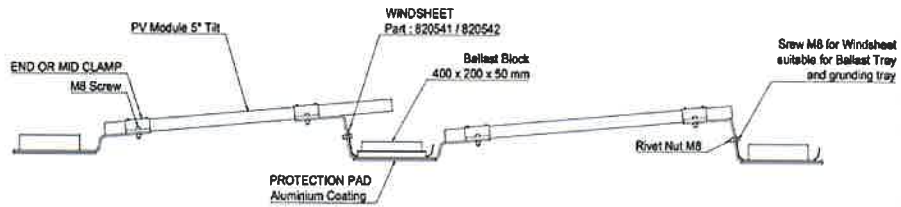


ASSEMBLY AEROCOMPACT 2.1 S5 7-10

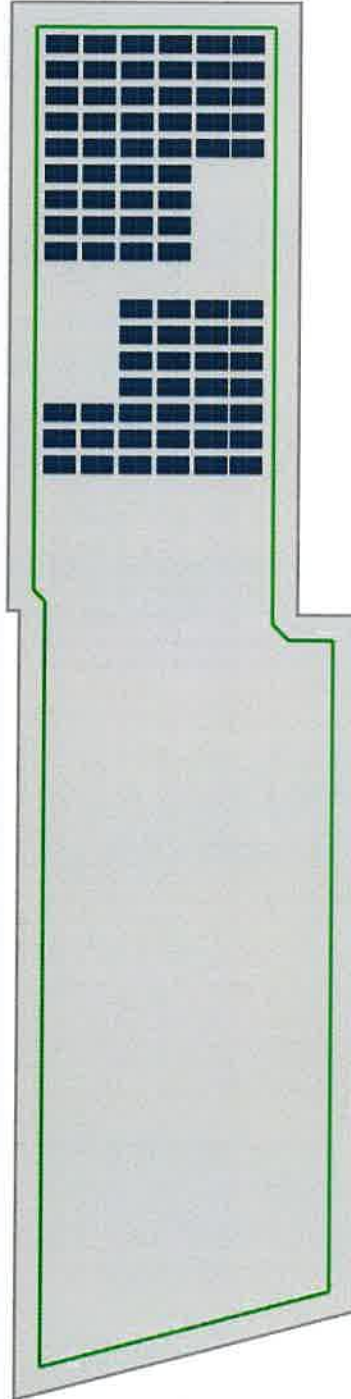
5° tight spacing



ARRAY ASSEMBLY



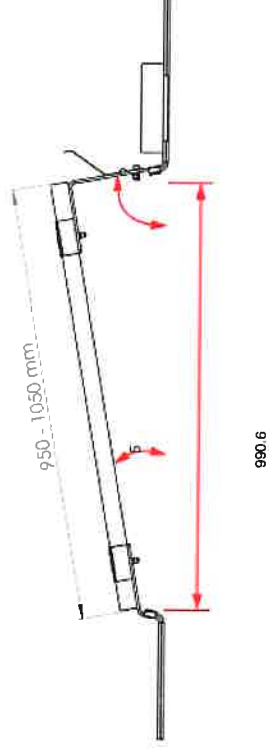
POSITION [NORTH ROOF]



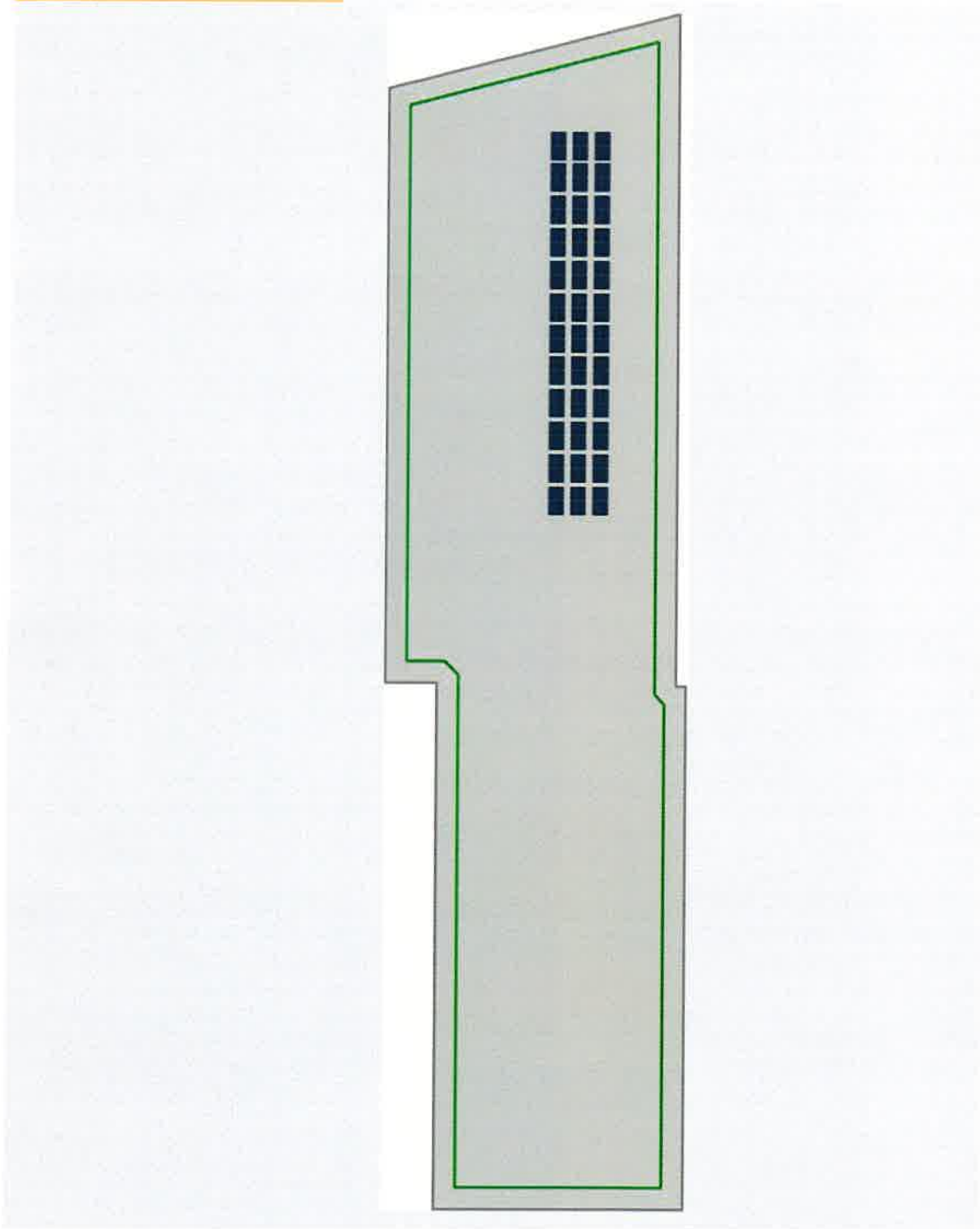
AEROCOMPACT• 2.1

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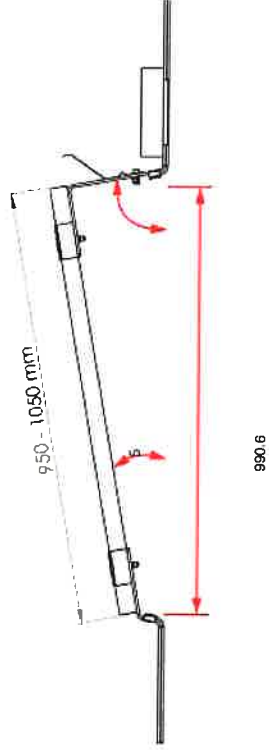
POSITION [ROOF TO WEST]



AEROCOMPACT• 2.1

RACKING PARAMETER [ROOF TO WEST]

Bracket tilt α [°]:	5
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212 East Main Street



The solar will be installed on a rear sloping roof. The arrays will not be visible from Main Street.

207 East Market Street



The solar will be installed on barrel sloping roof that cannot be seen because of the parapet walls of the building. The arrays are ballasted, with a profile that comes off the roof surface less than 12 inches. The arrays will not be visible from Market Street.

Real Property Data Search

Search Result for WICOMICO COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 **Account Number -** 017262

Owner Information

Owner Name: 212 EAST MAIN STREET LLC **Use:** COMMERCIAL CONDOMINIUM
Principal Residence: NO
Mailing Address: 212 E MAIN ST #200 **Deed Reference:** /04267/ 00360
 SALISBURY MD 21801-

Location & Structure Information

Premises Address: 212 E MAIN ST **Legal Description:** UNIT 1
 SALISBURY 21801-0000 212-214 E MAIN ST
 CONDO UNIT: 1 PERDUE BLDG CONDO

Map: 0107 **Grid:** 0015 **Parcel:** 0861 **Neighborhood:** 20002.23 **Subdivision:** 0000 **Section:** **Block:** **Lot:** 1 **Assessment Year:** 2020 **Plat No:**
Plat Ref: 0007/ 0113

Town: SALISBURY

Primary Structure Built **Above Grade Living Area** **Finished Basement Area** **Property Land Area** **County Use**
 8,841 SF 3,738 SF

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

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2019	Phase-in Assessments As of 07/01/2020
Land:	53,000	119,300		
Improvements	123,800	278,500		
Total:	176,800	397,800	176,800	250,467
Preferential Land:	0			0

Transfer Information

Seller: RAYNE PATRICIA L	Date: 12/20/2017	Price: \$415,000
Type: ARMS LENGTH IMPROVED	Deed1: /04267/ 00360	Deed2:
Seller: DAVIS, DONALD C & JOAN W	Date: 11/07/1994	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /01415/ 00779	Deed2:
Seller: RAYNE, RONALD G	Date: 09/21/1993	Price: \$0
Type: ARMS LENGTH MULTIPLE	Deed1: /01051/ 00379	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
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:**