

# Salisbury Historic District Commission

## AGENDA

---

Wednesday, April 28, 2021 at 7:00 pm

**Zoom Videoconference**

1. 7:00 P.M. - CALL TO ORDER – Scott Saxman, Chairman
2. ROLL CALL
3. APPROVAL OF MINUTES – *April 7, 2021*
4. CONSENT DOCKET-
  - #21-08 – 120 N Division St- Sign Installation
  - #21-09- 108 W Main St- Sign Installation
5. NEW BUSINESS – None
6. OLD BUSINESS – None

**\*this indicates that the structure has been deemed a contributing structure by the SHDC**

Topic: Historic District Commission

Time: Apr 28, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86024124100?pwd=TGJQTkgzYk5NUNM9OOXdnbHhkbDZmdz09>

Meeting ID: 860 2412 4100

Passcode: 929642

One tap mobile

+13017158592,,86024124100# US (Washington DC)

+13126266799,,86024124100# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 860 2412 4100

Find your local number: <https://us02web.zoom.us/u/kecykcmUXj>

*Times shown are approximate. The SHDC reserves the right to adjust the agenda as circumstances warrant.  
The SHDC reserves the right to convene in Closed Session as permitted under the Annotated Code of Maryland 10-508(a).*

**Salisbury Historic District Commission**  
***April 7, 2021***

The Salisbury Historic District Commission met in regular session on Wednesday, April 7, 2021. The meeting took place on a zoom video conference with attendance as follows:

**COMMISSION MEMBERS PRESENT**

Scott Saxman, Chairman – Present  
Jillian Burns- Not Present  
Matt Auchey, Vice Chairman – Present  
Brad Phillips – Present  
Brenden Frederick – Not Present  
Jane Messenger – Present

**CITY OFFICIALS PRESENT**

Laura Hay, City Attorney- Present  
Heather Konyar, City Attorney – Present  
Anne Roane, Infrastructure & Development - Present  
Jessica Budd, Infrastructure & Development- Present  
Amanda Pollock, Infrastructure & Development- Not Present

1. **CALL TO ORDER** – Mr. Scott Saxman, Chairman, called the meeting to order at 7:00 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Chairman explains the procedure of the meeting to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – Approved meeting minutes for February 24, 2021. Mr. Brad Phillips makes motion to approve minutes as submitted. Mrs. Jane Messenger seconds the motion. The Commission votes unanimously to approve the minutes as submitted.
4. **CONSENT DOCKET** – None
5. **OLD BUSINESS** – None
6. **NEW BUSINESS** –
  - **#21-06 – 501 W Main St- Deck Installation**

Mr. Saxman asks if this is a removable deck or permanent. Tj Ownby states the intentions of this deck is to offer outdoor seating to customers and would like it to be permanent. They would like to put 4 tables outside and enclose the deck for privacy from the rest of the parking lot. Mr. John Orth, the owner states he was approved back in 2010 for an outside fence and used those plans to help this case. Mr. Auchey states he approves of it and believes it will improve the outside façade. Mr. Auchey makes a motion to approve the case as submitted. Mrs. Jane Messenger seconds the motion. The Commission votes unanimously to approve the case as submitted.
  - **#21-07- 709 Camden Ave- Gutter and Fence Installation**

The commission first decides the structure is deemed to be contributing. Mr. Auchey makes a motion to deem this structure contributing. Mr. Brad Phillips seconds the motion, The Commission votes unanimously to deem this structure contributing. Mrs. Casey Benzin presents the case and says that after an inspection of her house they recommended changing the gutters. She explains for the gutters she is not opposed to replacing them with ½ round or case style, whichever the commission would recommend. She would also like to install a wrought iron fence that is low in the front yard. Also in the backyard she would like to install a 6-foot-tall fence and realizes she submitted vinyl but, that is not acceptable and she is willing to go with whatever the commission would recommend. Mr. Scott Saxman states that the style of house she has would most likely be a ½ round gutter. He also states she would be at a better advantage to use the hangers that are already there. The Commission agrees that the ½ round gutters would look better for the style of house that Mrs. Benzin has. This would be an in-kind replacement if she decides to do ½ round. Mr. Saxman says that the wrought iron fence she proposes is ok but, she should check with City permitting for setback requirements and height restrictions. Mr. Saxman states they typically stay away from chain link or vinyl fencing but, would accept wood for the back yard. Mrs. Benzin was not opposed to it. Mr. Saxman said as far as picket styles it would totally be up to Mrs. Benzin. Mrs. Benzin asks if it is ok to add a fence division gate between shared driveway

with neighbors. The commission is not opposed to it and says she can proceed. Mr. Matt Auchey makes a motion to amend the application to approve the following:

1. Gutters are to be ½ round
2. The front wrought iron fence is approved as submitted
3. The backyard fence is to be wood and applicant is allowed to add a wood fence/gate division between shared driveway.

Mrs. Jane Messenger seconds the motion. The Commission votes unanimously to approve the case as amended.

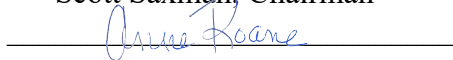
**7. Adjourn the meeting- Mr. Matt Auchey makes a motion to adjourn the meeting. Mr. Brad Phillips seconds the motion. The Commission votes unanimously to adjourn the meeting.**

This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury, Housing & Community Development Department.

---



\_\_\_\_\_  
Scott Saxman, Chairman



\_\_\_\_\_  
Anne Roane, Secretary

4/12/2021

\_\_\_\_\_  
Date

4/8/2021

\_\_\_\_\_  
Date

# Salisbury Historic District Commission

---

## Hearing Notification

<b>Hearing Date:</b>	April 28, 2021
<b>Time:</b>	7:00 pm
<b>Location:</b>	Zoom Video Conference
<b>Case Number:</b>	#21-08
<b>Commission Considering:</b>	Sign Installation
<b>Owner's Name:</b>	<b>Vicente Hernandez</b>
<b>Applicant Name:</b>	Signs by Tomorrow
<b>Agent/Contractor:</b>	Signs by Tomorrow
<b>Subject Property Address:</b>	120 N Division St
<b>Historic District:</b>	Downtown Historic District
<b>Use Category:</b>	Commercial
<b>Chairman:</b>	Mr. Scott Saxman
<b>HDC Staff contact:</b>	Jessica Budd Engineering Tech III (410) 548-3170



# Salisbury Historic District Commission

207 W. Main St., Suite 102  
Salisbury, MD 21801  
(410) 341-9550 / fax (410) 341-3682

## Permit Application

\$25 Fee Received 4/13/21 (date)

Date Submitted to NSCC: 4.1.21

Date Accepted as Complete by NSCC: 4/12/21

Subject Location: 120 North Division Street Salisbruy, MD

Application by: Signs By Tomorrow

Applicant Address: 1607 Northwood Drive Unit 102 Salisbury, MD

Applicant Phone: 410.860.0033

Case #: 21-08

Action Required By (45 days): 5/27/21

Owner Name: Vicente Hernandez

Owner Address: 120 North Division St. Salisbury

Owner Phone: 410.735.6494

Work Involves:  Alterations  New Construction  Addition  Other \_\_\_\_\_  
 Demolition  Sign  Awning Estimated Cost \_\_\_\_\_

**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.

PVC Letters attached to a PVC Backer which will look exactly as teh Old Town Deli sign looks now. New name is "Together Cafe"

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 Director, Dept. of Neighborhood Services & Code Compliance 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 Neighborhood Services & Code Compliance for the City of Salisbury as well as on the city's website: [www.ci.salisbury.md.us](http://www.ci.salisbury.md.us).

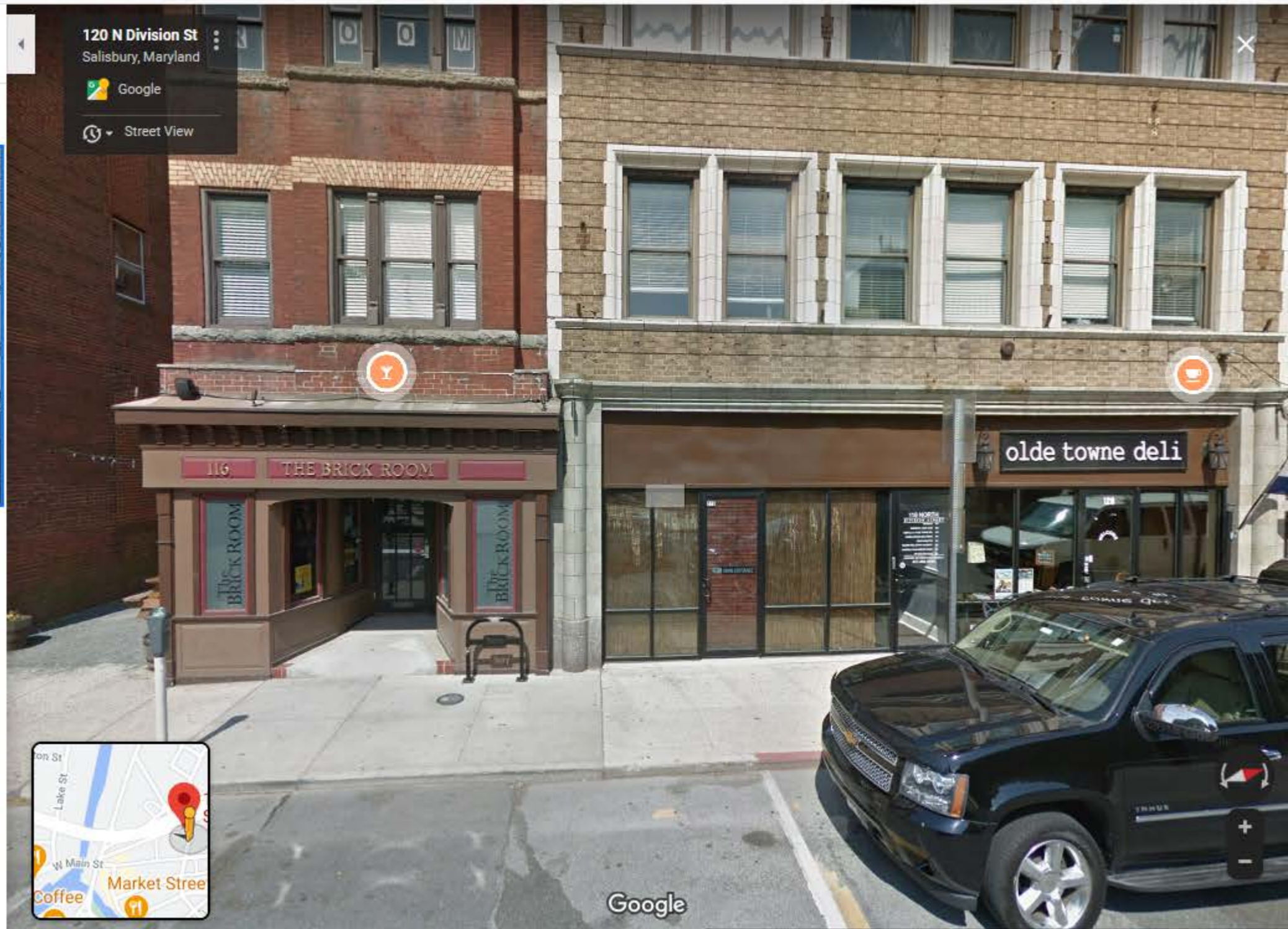
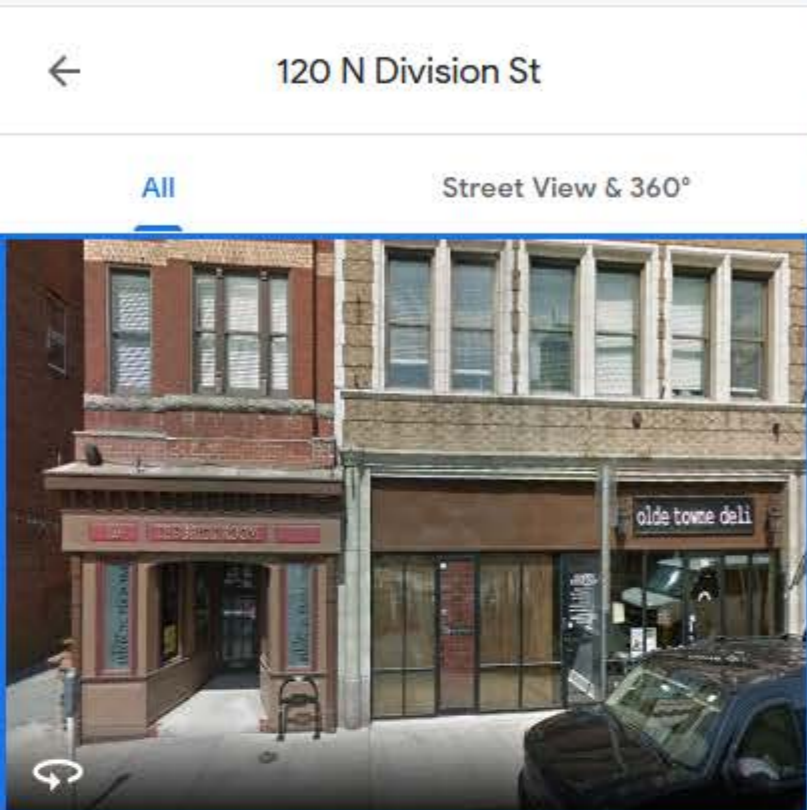
I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 4.1.21 (date).

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 Jerry McClymont Date 4.1.21  
Remarks: \_\_\_\_\_

Jessica Budd 4/14/21  
Application Processor (Date)

Anne Roane 4/14/21  
Secretary, S.H.D.C. (Date)





olde towne deli

120

WELCOME

Delicacies  
Specialty  
Deli

Lunch  
Specials







PLEASE NOTE: YOU MAY RECEIVE 2 PROOFS. FURTHER PROOFS MAY INCUR EXTRA DESIGN CHARGES.



Polymetal Backer 20" h x 116.5" w  
1/2" Komacell Raised Letters (8.5" h)

# Salisbury Historic District Commission

---

## STAFF FINDINGS

Meeting Date: April 28, 2021

<b>Case Number:</b>	21-08
<b>Commission Considering:</b>	Sign Installation
<b>Owner's Name:</b>	Vicente Hernandez
<b>Applicant Name:</b>	Signs By Tomorrow
<b>Agent/Contractor:</b>	Not Indicated
<b>Subject Property Address:</b>	120 N Division St
<b>Historic District:</b>	Downtown Historic District
<b>Use Category:</b>	Commercial
<b>Zoning Classification:</b>	Central Business District
<b>Structure / Site Description:</b>	
<b>Built Date:</b>	1923
<b>Enclosed Area:</b>	7,728 sq. ft.
<b>Lot Size:</b>	4,483 sq. ft.
<b>Number of Stories:</b>	Not indicated on SDAT
<b>Contributing Structure:</b>	TBD
<b>Wicomico County Historic Survey on file:</b>	No
<b>Nearby Properties on County Survey:</b>	Yes

**Relevant Historic, Archeological and Architectural Features of the Surrounding Area:**

The property in question is located within the Downtown Historic District. The majority of buildings located in this District on East Main St., West Main St., North Division St., South Division St. and Camden St. are constructed of brick and mortar. The Salisbury Historic District Commission approved exterior lighting installation under awnings at 100 North Division St. this year and sign and lighting installation at 113 West Main St. in 2014. The majority of structures in this District are typically two and three story brick and stone buildings purposed for commercial use and range in age from 50 years to 130 years old. Most of the buildings were built in the 1920's with and a hand full built in the late 1880's. There's a mix of architectural styles including Renaissance Revival and Victorian but no prevalence to any specific style.

**Explanation of Request:** The applicant is requesting the Salisbury Historic District Commission approve a request to install a Polymetal Backer 20"h x 116.5" w sign on front of building.

**Areas of Historic Guidelines to be considered:**

**SIGNAGE (Page 42)**

Signs are used for advertising, identity, and image. They are an extremely visible element of the businesses in the historic districts. Each sign must be used carefully so as not to detract from the historic facades. With some forethought and planning, signage can embrace business owners' needs and Salisbury's historic image.

**Placement**

On most downtown buildings a continuous brick ledge or corbelling is used to separate the second floor and above from the entry-level storefront below. This space is ideal for sign placement, as it was often created for this purpose. In some instances, newer buildings contain areas above the highest windows for signage. This location is acceptable but should be avoided if possible.

Another option for a main sign location can be an awning, provided the awning is properly integrated with the building and demonstrated by earlier photographs of the building. Other types of signage allowed include hanging, window, awning, or any sign that is located below the main sign. If a projected sign is planned, placement will be critical to avoid interferences with adjacent signs and architecture of the storefront itself.

These signs should be located no less than eight feet above the sidewalk. Window signs should consist of a material and color that contrasts with the display, while being small enough to not interfere with the display area. In all cases in locating the sign, the applicant must minimize the disturbance to the exterior of the building, i.e. using the least amount of mounting bolts as possible. On masonry buildings, mounting hardware must be placed into mortar joints, not historic masonry.

### **Sign Ordinance**

The City of Salisbury has enacted an ordinance that is explicit concerning types, sizes, construction, and placement of signs. Signs that cannot be used are: flashing, moving, swinging, painted wall signs, or roof signs. Flood-lit signs are also prohibited unless the lights are shielded from view. Obscene signs and those that resemble official traffic signs will not be allowed.

Construction of signs is subject to the City of Salisbury Sign Ordinance Chapter 17.1. Each sign is subject to review by the Historic District Commission and recommendations are provided to the Department of Building, Permits & Inspections. Each sign will be reviewed for location, total sign area, size, height, letters, and message.

### **Evaluation Criteria:**

Pursuant to Section 17.52.040 A & B of the Salisbury Zoning Code, it is the duty of the Historic District Commission to review all applications to construct, alter, reconstruct, move or demolish any structure within a Historic District whenever the exterior appearance of such structure is affected, and to approve or reject said application. In reviewing an application and plans, the Commission should give consideration to review criteria, and may make a determination as to which of said Criteria are applicable.

Staff Findings Prepared By: Jessica Budd  
Infrastructure and Development  
125 N Division St Room 202  
Salisbury, MD 21801  
(410) 548-3170  
Date: 4/14/2021



## Real Property Data Search

## Search Result for WICOMICO COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None**

Account Identifier: District - 09 Account Number - 054642

## Owner Information

Owner Name:	DEVRECO LLC	Use:	COMMERCIAL NO
Mailing Address:	150 W MARKET ST STE 101 SALISBURY MD 21801	Deed Reference:	03862/ 00167

## Location &amp; Structure Information

Premises Address:	118 N DIVISION ST SALISBURY 21801-0000	Legal Description:	L-40.23 X 112 118 N DIVISION STREET CITY OF SALIS
-------------------	---	--------------------	---

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0014	1036	21003.23	0000				2021	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1923	7,726 SF		4,483 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MIXED RESIDENTIAL / RETAIL	/	C2			

## Value Information

	Base Value	Value As of 01/01/2021	Phase-In Assessments As of 07/01/2020	As of 07/01/2021
Land:	67,200	67,200		
Improvements:	468,000	402,900		
Total:	535,200	470,100	535,200	470,100
Preferential Land:	0	0		

## Transfer Information

Seller: GLKERSON PROPERTIES LLC	Date: 12/20/2013	Price: \$340,000
Type: NON-ARMS LENGTH OTHER	Deed1: 03862/ 00167	Deed2:
Seller: C & C LLC	Date: 06/30/2011	Price: \$150,000
Type: ARMS LENGTH IMPROVED	Deed1: 03330/ 00271	Deed2:
Seller: C & C LIMITED LIABILITY CORP	Date: 03/11/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: 01646/ 00216	Deed2:

## Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00/0.00	0.00/0.00

**Special Tax Recapture: None**

## Homehead Application Information

Homehead Application Status: No Application

## Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

# Salisbury Historic District Commission

---

## Hearing Notification

<b>Hearing Date:</b>	April 28, 2021
<b>Time:</b>	7:00 pm
<b>Location:</b>	Zoom Video Conference
<b>Case Number:</b>	#21-09
<b>Commission Considering:</b>	Sign Installation
<b>Owner's Name:</b>	<b>Mohamad Radhi</b>
<b>Applicant Name:</b>	Mohamad Radhi
<b>Agent/Contractor:</b>	Not Indicated
<b>Subject Property Address:</b>	108 W Main St
<b>Historic District:</b>	Downtown Historic District
<b>Use Category:</b>	Commercial
<b>Chairman:</b>	Mr. Scott Saxman
<b>HDC Staff contact:</b>	Jessica Budd Engineering Tech III (410) 548-3170

**Salisbury Historic District Commission**

207 W. Main St., Suite 102  
Salisbury, MD 21801  
(410) 341-9550 / fax (410) 341-3682

**Permit Application**

\$25 Fee Received \$25 cash (date)  
4/7/21

**Date Submitted to NSCC:** 4/7/21

**Date Accepted as Complete by NSCC:** 4/9/21

Subject Location: 108 W Main St

Application by: Mohamad Radhi

Applicant Address: 108 W. Main St.

Applicant Phone: 703 209 3787

**Case #:** 21-09

**Action Required By (45 days):** 5/24/21

Owner Name: Mohamad Radhi

Owner Address: 108 W. Main St.

Owner Phone: 703 209 3787

**Work Involves:**  Alterations  New Construction  Addition  Other   
 Demolition  Sign  Awning  Estimated Cost \_\_\_\_\_

**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.

New outside sign

**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 Director, Dept. of Neighborhood Services & Code Compliance 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 Neighborhood Services & Code Compliance for the City of Salisbury as well as on the city's website: [www.ci.salisbury.md.us](http://www.ci.salisbury.md.us).

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 4/28/21 (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: 4/7/2021

Remarks: \_\_\_\_\_  
Jessica Budd 4/9/21  
Application Processor (Date)

\_\_\_\_\_ Date: \_\_\_\_\_  
Anne Roane 4/28/21  
Secretary, S.H.D.C. (Date)



108 W. MAIN ST

H  NEST 5

• My Family Loves Me •

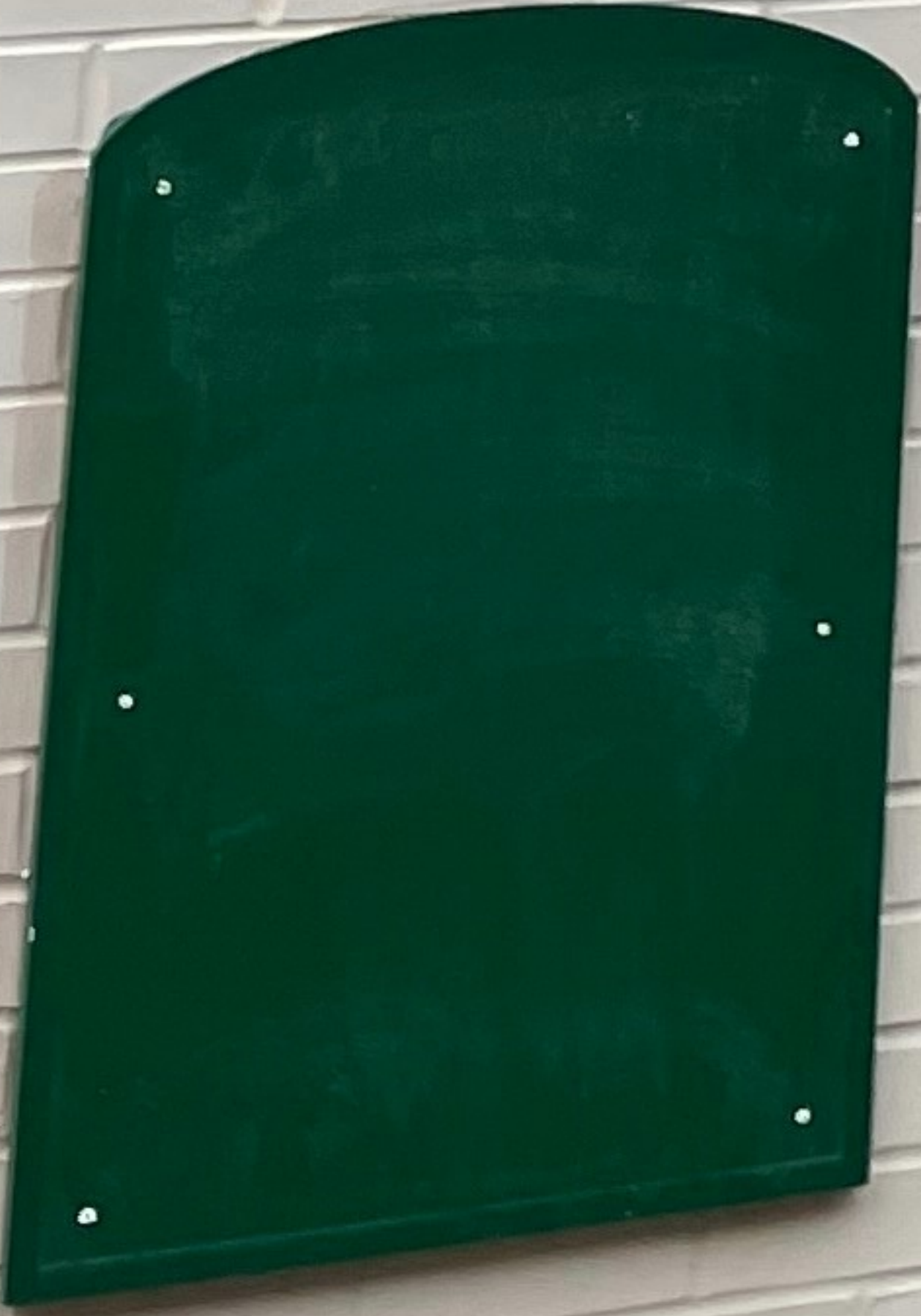




PLAZA  
100 W  
ADAMS

Available  
TONNEY INSLEY  
SVN  
MILLER COMMERCIAL  
REAL ESTATE  
SVNmiller.com





NAI Coastal  
naicoastal.com  
**AVAILABLE**  
BRADLEY GILLIS  
CHRISTIAN PHILLIPS  
410.543.5115

SMOKE-FREE BUILDING







Available  
dSVN







# Salisbury Historic District Commission

---

## STAFF FINDINGS

Meeting Date: April 28, 2021

<b>Case Number:</b>	21-09
<b>Commission Considering:</b>	Sign Installation
<b>Owner's Name:</b>	Mohamad Radhi
<b>Applicant Name:</b>	Mohamad Radhi
<b>Agent/Contractor:</b>	Not Indicated
<b>Subject Property Address:</b>	108 W Main St
<b>Historic District:</b>	Downtown Historic District
<b>Use Category:</b>	Commercial
<b>Zoning Classification:</b>	Central Business District
<b>Structure / Site Description:</b>	
<b>Built Date:</b>	1920
<b>Enclosed Area:</b>	6,426 sq. ft.
<b>Lot Size:</b>	3,696 sq. ft.
<b>Number of Stories:</b>	Not indicated on SDAT
<b>Contributing Structure:</b>	TBD
<b>Wicomico County Historic Survey on file:</b>	No
<b>Nearby Properties on County Survey:</b>	Yes

## **Relevant Historic, Archeological and Architectural Features of the Surrounding Area:**

The property in question is located within the Downtown Historic District. The majority of buildings located in this District on East Main St., West Main St., North Division St., South Division St. and Camden St. are constructed of brick and mortar. The Salisbury Historic District Commission approved exterior lighting installation under awnings at 100 North Division St. this year and sign and lighting installation at 113 West Main St. in 2014. The majority of structures in this District are typically two and three story brick and stone buildings purposed for commercial use and range in age from 50 years to 130 years old. Most of the buildings were built in the 1920's with and a hand full built in the late 1880's. There's a mix of architectural styles including Renaissance Revival and Victorian but no prevalence to any specific style.

**Explanation of Request:** The applicant is requesting the Salisbury Historic District Commission approve a request to install a sign on front of building.

### **Areas of Historic Guidelines to be considered:**

#### **SIGNAGE (Page 42)**

Signs are used for advertising, identity, and image. They are an extremely visible element of the businesses in the historic districts. Each sign must be used carefully so as not to detract from the historic facades. With some forethought and planning, signage can embrace business owners' needs and Salisbury's historic image.

#### **Placement**

On most downtown buildings a continuous brick ledge or corbelling is used to separate the second floor and above from the entry-level storefront below. This space is ideal for sign placement, as it was often created for this purpose. In some instances, newer buildings contain areas above the highest windows for signage. This location is acceptable but should be avoided if possible.

Another option for a main sign location can be an awning, provided the awning is properly integrated with the building and demonstrated by earlier photographs of the building. Other types of signage allowed include hanging, window, awning, or any sign that is located below the main sign. If a projected sign is planned, placement will be critical to avoid interferences with adjacent signs and architecture of the storefront itself.

These signs should be located no less than eight feet above the sidewalk. Window signs should consist of a material and color that contrasts with the display, while being small enough to not interfere with the display area. In all cases in locating the sign, the applicant must minimize the disturbance to the exterior of the building, i.e. using the least amount of mounting bolts as possible. On masonry buildings, mounting hardware must be placed into mortar joints, not historic masonry.

#### **Sign Ordinance**

The City of Salisbury has enacted an ordinance that is explicit concerning types, sizes, construction, and placement of signs. Signs that cannot be used are: flashing, moving, swinging, painted wall signs, or roof signs. Flood-lit signs are also prohibited unless the lights are shielded from view. Obscene signs and those that resemble official traffic signs will not be allowed.

Construction of signs is subject to the City of Salisbury Sign Ordinance Chapter 17.1. Each sign is subject to review by the Historic District Commission and recommendations are provided to the Department of Building, Permits & Inspections. Each sign will be reviewed for location, total sign area, size, height, letters, and message.

**Evaluation Criteria:**

Pursuant to Section 17.52.040 A & B of the Salisbury Zoning Code, it is the duty of the Historic District Commission to review all applications to construct, alter, reconstruct, move or demolish any structure within a Historic District whenever the exterior appearance of such structure is affected, and to approve or reject said application. In reviewing an application and plans, the Commission should give consideration to review criteria, and may make a determination as to which of said Criteria are applicable.

Staff Findings Prepared By: Jessica Budd  
Infrastructure and Development  
125 N Division St Room 202  
Salisbury, MD 21801  
(410) 548-3170  
Date: 4/14/2021

## Search Result for WCDMCO COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 09 Account Number - 046143

## Owner Information

<b>Owner Name:</b>	OTWAY JAMES L OTWAY KATHLEEN J	<b>Use:</b>	COMMERCIAL NO
<b>Mailing Address:</b>	3008 DEER HARBOUR DR SALISBURY MD 21804-	<b>Deed Reference:</b>	02907/00235

## Location &amp; Structure Information

<b>Premises Address:</b>	108 W MAIN ST SALISBURY 21801-0000	<b>Legal Description:</b>	L 1-3-856 SQFT 108 W MAIN ST SALISBURY PLAT 9194 773
--------------------------	---------------------------------------	---------------------------	--

<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>	9 194
0107	0014	1050	21003.23	0000			1	2021		<b>Plat Ref:</b>

Town: SALISBURY

<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>
1920	6,426 SF		3,696 SF	

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Ful/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>
		OFFICE BUILDING	/	C3			

## Value Information

	Base Value	Value As of 01/01/2021	Phase-In Assessments As of 07/01/2020	As of 07/01/2021
<b>Land:</b>	55,400	55,400		
<b>Improvements</b>	322,100	379,100		
<b>Total:</b>	377,500	434,500	377,500	396,500
<b>Preferential Land:</b>	0	0		

## Transfer Information

<b>Seller:</b> ANTHENELLI, JAMES V & MONICA H	<b>Date:</b> 03/14/2008	<b>Price:</b> \$378,750
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> 02907/00235	<b>Deed2:</b>
<b>Seller:</b> AHTE, WILLIAM J JR & MALD L	<b>Date:</b> 08/17/1994	<b>Price:</b> \$380,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> 01404/00420	<b>Deed2:</b>
<b>Seller:</b> FELDMAN, SARA W ETAL	<b>Date:</b> 06/02/1993	<b>Price:</b> \$85,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> 01349/00418	<b>Deed2:</b>

## Exemption Information

<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2020	07/01/2021
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	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:**