

Salisbury Historic District Commission

Hearing Notification

Date:	August 25, 2021
Time:	7:00 pm
Location:	Zoom Videoconference Call
Case Number:	#21-20
Commission Considering:	Concrete Driveway and Garage
Owner's Name:	Dipal Patel
Applicant Name: Applicant's Address:	Dipal Patel 9062 Newbridge Dr Delmar, MD 21875
Agent/Contractor:	None Indicated
Subject Property Address:	208 Elizabeth Street
Historic District:	Newtown
Use Category:	Residential
Zoning Classification:	General Commercial
Chairman:	Scott Saxman, Chairman
HDC Staff contact:	Jessica Budd Associate 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
\$50 Fee Received 7/23/21 (date)
upd cash

Date Submitted: July 21, 2021

Date Accepted as Complete: 7/23/21

Subject Location: 208 Elizabeth Street

Application by: Dipal Patel

Applicant Address: 9062 Newbridge Dr Delmar md 21825

Applicant Phone: (732-423-3241)

Case #: 21-20

Action Required By (45 days): 9/5/21

Owner Name: Dipal Patel

Owner Address: 9062 Newbridge Dr Delmar md 21825

Owner Phone: (732-423-3241)

Owner Email: dipalpatel0516@aol.com

Work Involves: ☐ Alterations ☐ New Construction ☐ Addition ☒ Other Concrete work
☐ 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.

Detach two car garage in the back
concrete driveway and concrete ramp around
the house. Please see attached paper.
will explain at the meeting

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 ASAP 8/25/21 (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]

Jessica Budd
Application Processor (Date)

Date 7/21/21

Amanda Pollack
Secretary, S.H.D.C. (Date)

We need approval for 9'x58'
Concrete driveway

40'x40' parking area in the back

Approximate 3ft concrete sidewalk
on the right hand side of the house.

4ft concrete side walk to surround the front
the house foundation with 4" thick
concrete slab slope away from the
house to prevent rain from getting
inside the crawl space.



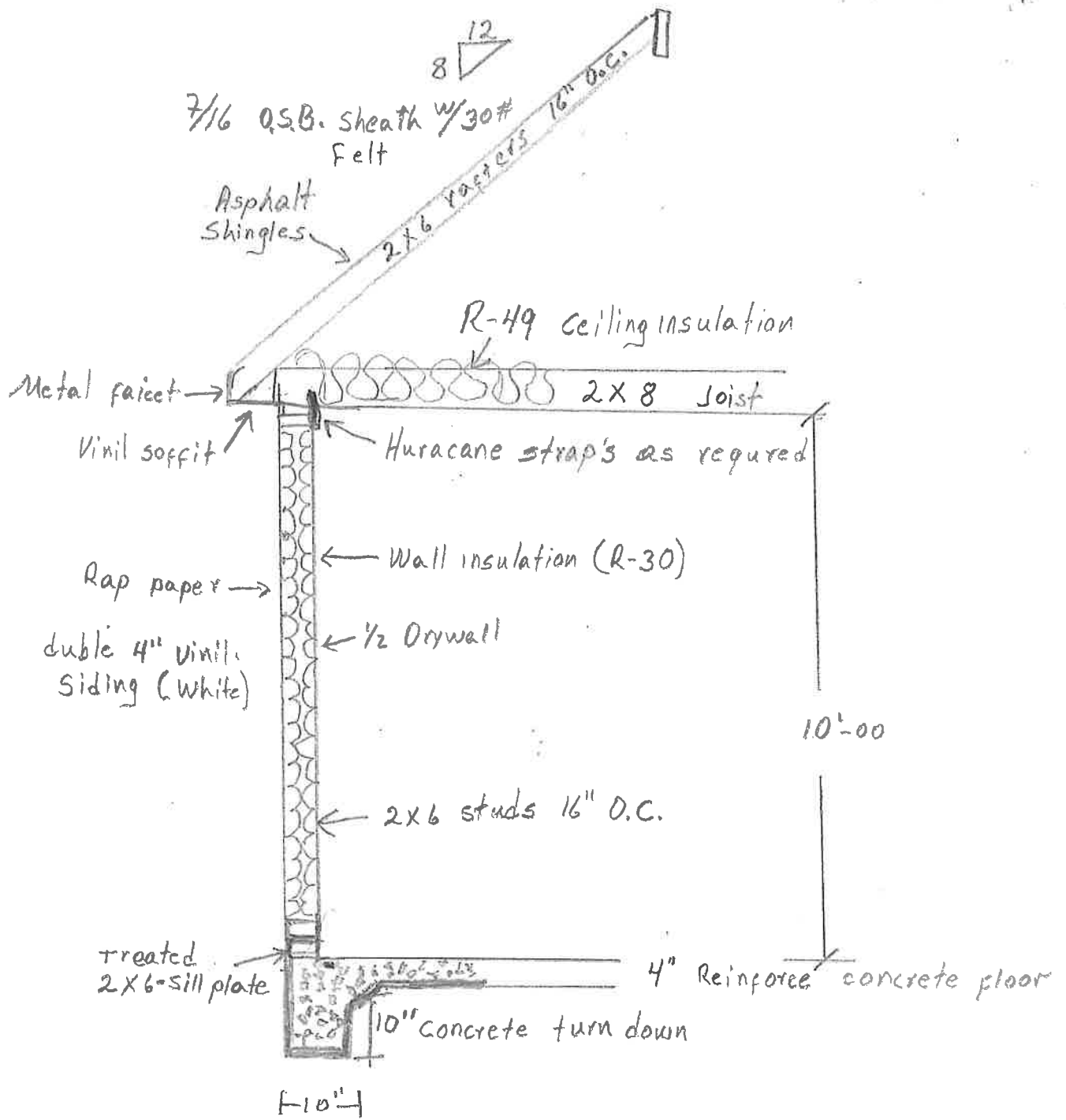












6'-00"

14'-0"

3'-00"

4" Reinforce concrete slab on
compacted fill
6 mil. Poly Vapor barrier on ground
under slab
use 3500 PSI concrete mix
Slope slab toward overhead doors
Top of slab to higher than finish grade
to insure proper drainage

21'-00"

36"
metal
entry
door

overhead door

16'-03"

21'-00"



Salisbury Historic District Commission

STAFF FINDINGS

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Commission Considering:	Concrete Driveway and Garage
Owner's Name:	Dipal Patel
Owner's Address:	208 Elizabeth Street
Applicant Name:	Dipal Patel
Applicant's Address:	9062 Newbridge Dr Delmar, MD 21875
Agent/Contractor:	None Indicated
Subject Property Address:	208 Elizabeth Street Salisbury, MD 21801
Historic District:	Newtown Historic District
Use Category:	Residential
Zoning Classification:	R-8
Structure / Site Description:	
Built Date:	1920
Enclosed Area:	2,331 sq ft
Lot Size:	5,494 sq ft
Number of Stories:	2
Contributing Structure:	Contributing, 3/23/2011
Wicomico County Historic Survey on file:	No
Nearby Properties on County Survey:	Yes

➤ 511 Poplar Hill Avenue

Morris-Holloway House

➤ 205 E. Isabella Street

Thomas H. Tilghman House

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

The Newtown Historic District is a mid-19th to early-20th century unplanned residential community located just north of U.S. Route 50 in the City of Salisbury. Most structures within the area are in residential use with the exception of a few churches on the southern end and some commercial space along Route 13. Structures in Newtown are large in scale and placed fairly close together. They are typically frame, two-and-a-half stories in height and three to five bays wide. Most structures have full length or wraparound porches. The structures represent an eclectic mix of mid-19th to early-20th century building types and styles including four squares, Greek Revival, Queen Anne, Shingle style, and Colonial Revival buildings. The neighborhood maintains integrity of location, design, setting, materials, association and feeling.

Neighboring Properties which have been deemed Contributing/Non-Contributing:

House #	Street Name	Hearing Date	Contributing	Non-Contributing
104	Elizabeth St	9/24/2014	X	
114	Elizabeth St	9/23/2015	X	
116	Elizabeth St	2/12/2019	X	
117	Elizabeth St	7/28/2010	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to approve there already installed concrete driveway and a proposed garage.

Areas of Historic Guidelines to be considered:

Guideline 33: Walkways, Driveways, and Parking Lots

Walkways, driveways, and parking lots are integral features within all of Salisbury's historic districts. Their location, materials, and overall appearance on the property and within the streetscape is a historic feature that contributes to the district as a whole and should be retained and preserved. Historic Districts where single-family residences are converted to multi-family. Within the Historic District are small surface parking areas for religious buildings and a few commercial properties. Surface parking areas are not contributing features, but impact the character of the historic district.

- Avoid altering the original layout, size, dimensions, textures, and materials of historic walkways and driveways.
- Walkways and driveways that have fallen into disrepair should be repaired rather than replaced wherever possible
- Concrete is the recommended material for new sidewalk construction. The material and pattern of the exiting sidewalk within the block should be maintained.

- d. Establishing a new pattern using concrete pavers, red or yellow brick may be appropriate if it is compatible with the historic quality of the street and will be reviewed on a case-by-case basis.
- e. Sidewalks must provide curb cuts per code and ADA guidelines.
- f. Historic walkways which have been lost or altered may be restored based on existing documentation of the original design, or if no documentation is available, a new feature may be designed to be compatible with the overall historic layout of the property. The new design should be compatible with the location, configuration, dimension, scale, materials, and color of the historic property and the surrounding district.
- g. Walkway and driveway materials and colors should be consistent with those used historically, including brick, flagstone, and gravel. Concrete and asphalt are other options which are potentially appropriate.
- h. Construction of new parking lots for subdivided residential properties should be avoided, or located at the rear or side of the property. Provide a landscaped buffer to screen the parking area from view. Plant material should be no more than 42" in height in order to screen the vehicles but still allow for visual access into and from the lots.
- i. For commercial or institutional parking, the overall effect on the character of the surrounding area must be considered. Locate parking lots away from the primary elevations – the rear or side of the property is usually ideal. Provide a landscaped buffer to screen the parking area from view. Plant material should be no more than 42" in height in order to screen the vehicles but still allow for visual access into and from the lots.

Guideline 65: New Construction

- a. The new garage shall be compatible with the primary building in terms of scale, massing, and style.
- b. Pre-fabricated, non-permanent sheds are permitted in the rear of the property. They should be small in scale and congruous with the style of the primary building.

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 Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: August 11, 2021

Real Property Data Search

Search Results for WYCOMING COUNTY

[View Map](#)[View Ground/Rent Redemption](#)[View Ground/Rent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 Account Number - 015936

Owner Information

Owner Name: DIYA PATEL PROPERTIES XV LLC

Use: Principal Residence: RESIDENTIAL

Mailing Address: 3062 NEW BRIDGE RD
DELMAR MD 21875[Deed Reference:](#) /04736/ 00480

Location & Structure Information

Premises Address: 208 ELIZABETH ST
SALISBURY 21804-0000Legal Description: 5,494 SQFT
208 ELIZABETH ST
CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plot No:
0104	0621	0621	5030184.23	0000				2022	

Plot Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1920	2,331 SF		5,494 SF	

Stories	Basement	Type	Exterior Siding/	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT		3	2 full		

Value Information

	Base Value	Value As of 01/01/2019	Phase-In Assessments As of 07/01/2021	As of 07/01/2022
Land:	15,900	15,900		
Improvements:	60,300	60,300		
Total:	76,200	76,200	76,200	
Preferential Land:	0			

Transfer Information

Seller:	Date:	Price:
LASINSKI MATTHEW	11/18/2020	\$37,000
Type: ARMS LENGTH IMPROVED	Deed1: /04736/ 00480	Deed2:
Seller: LASINSKI, MATTHEW &	Date: 01/10/2007	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02729/ 00407	Deed2:
Seller: ADAMS, KEVIN B & KRISTINE L	Date: 09/07/2004	Price: \$110,000
Type: ARMS LENGTH IMPROVED	Deed1: /02284/ 00539	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	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: