



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

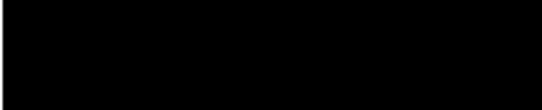
NOTICE OF INTENT TO DEMOLISH

BY AUTHORITY OF

MAYOR AND CITY COUNCIL OF BALTIMORE DEPARTMENT OF
HOUSING AND COMMUNITY DEVELOPMENT

July 25, 2025

VANGUARD VENTURES LLC



RE: **1821 Wilhelm St.**
BLOCK/LOT: 0275-126
NOTICE AND ORDER#: 2043745A

Public records indicate that you are the owner or may have an interest in the above referenced property. In the event that you do, please be aware that pursuant to Notice and Order **2043745A** issued **September 29, 2021** the City intends to demolish the property. The Notice and Order served as an order to rehabilitate or raze said structure after approval and necessary permits from the Building Official, yet, according to our records the property remains in violation of the Code.

Under Section 123.8 of the Building, Fire, and Related Codes of Baltimore City, if a person fails to comply with a Notice and Order, the Building Official is authorized to take whatever action is necessary to remedy the condition that is the subject of the Notice and Order at the expense of the property owner. Please accept this letter as **final notice** that the Building Official intends to raze the structure without further notice. If the Building Official, razes the structure, all related expenses will become both a personal debt of the property owner and a lien against the property (Section 118.2 of the Building, Fire, and Related Codes of Baltimore City).

Costs associated with the demolition of properties vary due to building size, possible related wall work, removal of materials and the existence of hazardous materials.

You have the right to request an administrative review of this notice and order. Your request must: 1) be in writing; 2) be made within 10 days of service upon you; 3) set forth in full the reasons for review; and 4) be mailed certified or registered mail, return receipt requested to Deputy Commissioner of Permits and Code Enforcement, 417 E. Fayette Street, Suite 361, Baltimore, Maryland, 21202.

Sincerely,

Jason Hessler
Deputy Commissioner

Brandon M. Scott, Mayor Alice Kennedy, Housing Commissioner
417 East Fayette Street Baltimore, MD 21202 443-984-5757 dhcd.baltimorecity.gov