



May 05, 2025

ROCK OF REVELATION, INC,  
2111 HOLLINS FERRY RD  
BALTIMORE, MD 21230

RE: 2111 HOLLINS FERRY ROAD

Block-Lot: 7897 -018

Notice Number: 2025-19160-1

**CONDEMNATION NOTICE AND ORDER**

Enclosed is a copy of the poster which was attached to the above referenced property in accordance with § 120 of the Building, Fire, and Related Codes (the "Building Code") you are prohibited from entering or using the condemned structure, except with the written approval of the Building Official.

The enclosed inspection report notes conditions that contributed to the decision to condemn the property as being unsafe to the public and dangerous for use and occupancy.

Pursuant to § 116.4.3 of the Building Code, you are ORDERED to immediately secure and lock the premises, keep all accessible openings boarded, and keep the premises free of litter, trash, debris, high grass, and weeds at all times. The structure may not be reoccupied until the Building Official has issued an occupancy permit.

This property must be either rehabilitated or demolished within 30 days of service of this Notice.

Rehabilitation. In order to abate this notice by rehabilitation, the conditions noted in the attached inspection report must be rectified and the entire property must be rehabilitated to conform to the minimum standards for occupancy under the Building Code.

Permits to do the work shall be obtained within 10 days. Work shall begin within 30 days after the permit is issued and continue without interruption. All work



must be completed by the date noted on the permit.

**Appeal Rights.** Pursuant to § 128.2 of the Building Code, you have the right to appeal this Order to rehabilitate or demolish by filing a written request for review within 10 days of service of this Notice, setting forth in full the reasons for the appeal. The appeal shall be mailed to the Building Official by certified or registered mail, return receipt requested, or by delivering the appeal to Jason Hessler, Deputy Commissioner, Suite 361, 417 E. Fayette Street, Baltimore, MD 21202.

**Remedial Action by the Building Official.** If an appeal is not timely filed or if the rehabilitation schedule set forth above is not met or if the property is not demolished, the Building Official, without further notice, is authorized to demolish the property or take any other necessary remedial action at any time to make the building safe. The cost of any such action will be a lien against the property and personal debt of the owner.(§ 116.7;§ 118.2;§ 123.0).

**Demolition Costs.** 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. It has been our experience that the demolition cost of a residential building can range from \$5,000.00 to \$70,000. The demolition of some structures may result in costs that exceed \$70,000.00 dependent upon the above mentioned variables. Additionally, commercial buildings may result in demolition costs that exceed \$70,000.00.

Sincerely,

A handwritten signature in black ink, appearing to read "EM Uttenreither".

Eric M. Uttenreither  
Building Official  
410-396-3470

Eric Booker

**DEPARTMENT  
OF  
HOUSING AND COMMUNITY DEVELOPMENT**

**TO:** ERIC UTTENREITHER

August 01, 2025

**FROM:** JASON HESSLER

**Property:** 2111 HOLLINS FERRY ROAD

**Block-Lot:** 7897 -018

**Inspection Report**

**Date Inspection:** Friday, May 2, 2025

**Date Sign Posted and Photo Taken:** Friday, May 2, 2025

**Property Description:**

CHURCH BUILDING

**Findings/Events**

1. FIRE DAMAGE
2. COLLAPSING FRONT PORCH ROOF
3. DAMAGED STEEPLE

**Recommended Action:**

STABILIZATION - OWNER NEEDS TO BRING PROPERTY UP TO CODE.

JASON HESSLER

Construction and Building Inspector

cc:

Micro File