



31 South Summit Avenue  
Gaithersburg, Maryland 20877  
Telephone: 301-258-6330

### NOTICE OF JOINT PUBLIC HEARING

The City of Gaithersburg Mayor and Council and Planning Commission will conduct a public hearing at the time and place noted below.

*Meeting:* **MAYOR AND CITY COUNCIL**  
*Application Type:* **TEXT AMENDMENT**  
*File Number:* **CTAM-7359-2016**  
*Day/ Date/Time:* **MONDAY, AUGUST 1, 2016, AT 7:30 P.M.**  
*Place:* **COUNCIL CHAMBERS, GAITHERSBURG CITY HALL  
31 SOUTH SUMMIT AVENUE**

**\*\*\*IMPORTANT \*\*\***

The proposed amendments to Chapter 24 (City Zoning Ordinance), of the City Code, Article XII, are § 24-224 entitled "Definitions"; § 24-225.1 entitled "Powers and Duties of Historic District Commission"; § 24-226 entitled "Designation of Historic Districts and Historic Sites; Criteria"; and § 24-231, entitled "Moratorium on Alteration or Demolition," and the proposed addition is § 24-233.1, entitled "Undue Economic Hardship." The purpose of the text amendments and new section are to remove a repeated definition, update a legal reference, codify a process to remove designation, codify a process to demolish a non-designated building more than fifty (50) years old, and add a provision for undue economic hardship (a copy of the draft ordinance can be viewed at [www.gaithersburgmd.gov/government/city-projects](http://www.gaithersburgmd.gov/government/city-projects)). This is an opportunity to publicly participate, other than providing written testimony which must be submitted before the public hearing record closes. Contact the Planning and Code Administration Planner Chris Berger at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

Television, Comcast Channel 13, RCN Channel 13, and Verizon FiOS Channel 25 within the City limits and County wide on Comcast Channel 190. Please check the City's website at [www.gaithersburgmd.gov/tv](http://www.gaithersburgmd.gov/tv) to watch live or click on archived meetings. Meetings are rebroadcast for two weeks on television, and are archived within 24 hours for viewing at any time on the City's website.

CITY OF GAITHERSBURG

By:

Chris Berger, Planner  
Planning and Code Administration

Joint Hearing - MCC & PC  
CTAM-7359-2016  
Exhibit 6



*Gaithersburg*

City of Gaithersburg

31 S. Summit Ave.

Gaithersburg, MD 20877

**Joint Hearing - MCC & PC**  
**CTAM-7359-2016**  
Exhibit 7



**NOTICE OF JOINT PUBLIC HEARING**  
**\*MONDAY, AUGUST 1, 2016, at 7:30 PM**  
**City Hall Council Chambers**  
**31 S. Summit Avenue, Gaithersburg MD 20877**

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The Mayor and City Council and the Planning Commission will be conducting a joint public hearing on:

**Zoning Text Amendment:                   CTAM-7359-2016**

The proposed amendments to Chapter 24 (City Zoning Ordinance), of the City Code, Article XII, are § 24-224 entitled "Definitions"; § 24-225.1 entitled "Powers and Duties of Historic District Commission"; § 24-226 entitled "Designation of Historic Districts and Historic Sites; Criteria"; and § 24-231, entitled "Moratorium on Alteration or Demolition", and the proposed addition is § 24-233.1, entitled "Undue Economic Hardship." The purpose of the text amendments and new section are to remove a repeated definition, update a legal reference, codify a process to remove designation, codify a process to demolish a non-designated building more than fifty (50) years old, and add a provision for undue economic hardship. (A copy of the draft ordinance can be viewed at [www.gaithersburgmd.gov/government/city-projects](http://www.gaithersburgmd.gov/government/city-projects).) For any questions related to this Text Amendment, please contact Chris Berger at the Planning and Code Administration at 301-258-6330, or you may email your questions and/or comments to [planning@gaithersburgmd.gov](mailto:planning@gaithersburgmd.gov)

\*Subject to change

| owner_name_line_1            | owner_name_line_2            | owner_address_line_1 | owner_address_line_2 | owner_address_city | owner_address_state | owner_address_zip_code |
|------------------------------|------------------------------|----------------------|----------------------|--------------------|---------------------|------------------------|
| SCHULER JOSEPH F & L         |                              | 30 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| DAY MARIE F                  |                              | 26 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| SCHULER JOSEPH F & L         |                              | 30 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| WYNN THOMAS                  |                              | 32 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| MILES WYNDHAM D&G M          |                              | 24 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| HALICI INC                   |                              | 309 N FREDERICK AVE  |                      | GAITHERSBURG       | MD                  | 20877                  |
| WITZGALL GEORGE MATHEUS      |                              | 22 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| WITZGALL CHRISTOPH J & E B   |                              | 20 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| LIBRA INVESTMENTS LLC        |                              | 1009 WILLOWLEAF WAY  |                      | ROCKVILLE          | MD                  | 20854                  |
| LI JING                      |                              | 1606 LEWIS AVENUE    |                      | ROCKVILLE          | MD                  | 20851                  |
| SEARLES THOMAS D 2ND &       | EYDIE R GREGORY-SEARLES      | 18 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| SAVAGE DAVID ROCKEFELLER     |                              | 27 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| DRZYZGULA ROBERT P & CATHY C |                              | 16 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| AZHDAM JACOB                 |                              | 1009 WILLOWLEAF WAY  |                      | ROCKVILLE          | MD                  | 20854                  |
| RICHLEY EDWARD A             |                              | 14 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| GROH NELSON JR               |                              | 25 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| FULTON LINDA K               |                              | 12 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| SAVAGE JOHN &                | DENISE BEECHER               | 23 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| SEARLES PRENTISS EUGENE &    | SUSAN ELIZABETH SAIN SEARLES | 10 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| WU MICHAEL A &               | ELLEN M STANLEY              | 21 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| POWELL ROBERT C & D D        |                              | 8 WALKER AVE         |                      | GAITHERSBURG       | MD                  | 20877                  |
| MORAN EUGENE P JR            |                              | 106 RUSSELL AVE      |                      | GAITHERSBURG       | MD                  | 20877                  |
| FERGUSON ARTHUR M & A        |                              | 19 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| CHRISTENSEN RICHARD G & J A  |                              | 6 WALKER AVENUE      |                      | GAITHERSBURG       | MD                  | 20877                  |
| SCHUMACHER KATHRYN D TR      |                              | 105 RUSSELL AVE      |                      | GAITHERSBURG       | MD                  | 20877                  |
| RYAN MARK F & KARYN A        |                              | 17 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| SCHUMACHER KATHRYN D TR      |                              | 105 RUSSELL AVE      |                      | GAITHERSBURG       | MD                  | 20877                  |
| AFFELTRANGER JONATHAN A      | AFFELTRANGER ANDREA L        | 15 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| CARDILLO KENNETH P & S       |                              | 11 WALKER AVE        |                      | GAITHERSBURG       | MD                  | 20877                  |
| PATTI DONALD J               | PATTI JO-ANN ARLENE          | 104 RUSSELL AVE      |                      | GAITHERSBURG       | MD                  | 20877                  |
| WALLRODT GEORGE R JR ET AL   |                              | 20 BROOKES AVE       |                      | GAITHERSBURG       | MD                  | 20877                  |
| MURRAY MARGARET M            |                              | 4 WALKER AVE         |                      | GAITHERSBURG       | MD                  | 20877                  |
| FISK CLYDE WALTER            |                              | 9 WALKER AVE         |                      | GAITHERSBURG       | MD                  | 20877                  |
| COURY MARTHA JANE            |                              | PO BOX 280           |                      | GAITHERSBURG       | MD                  | 20884                  |
| WESSELL PHILIP L             | WESSELL MEGAN M              | 102 CHESTNUT ST      |                      | GAITHERSBURG       | MD                  | 20877                  |
| SCHUMACHER KATHRYN D TR      |                              | 105 RUSSELL AVE      |                      | GAITHERSBURG       | MD                  | 20877                  |
| GRACE UNITED METHODIST CH &  | TR OF GAITHERSBRG METHODIST  | 119 N FREDERICK AVE  |                      | GAITHERSBURG       | MD                  | 20877                  |
| SHINN PAUL &                 | ANGELEE MULLINS              | 102 RUSSELL AVE      |                      | GAITHERSBURG       | MD                  | 20877                  |
| KERN MARTHA E                |                              | 26 BROOKES AVE       |                      | GAITHERSBURG       | MD                  | 20877                  |
| WEBBER SHIRLEY ADAMS &       | WILLIAM HALLAM WEBBER        | 24 BROOKES AVE       |                      | GAITHERSBURG       | MD                  | 20877                  |
| PAVLOVIC KARL K & K D        |                              | 22 BROOKES AVE       |                      | GAITHERSBURG       | MD                  | 20877                  |
| LEATH SIMON & LISA           |                              | 102 BROOKES AVE      |                      | GAITHERSBURG       | MD                  | 20877                  |
| BROUSSARD COLETTE A          |                              | 5 WALKER AVE         |                      | GAITHERSBURG       | MD                  | 20877                  |
| HOSANNA KOREAN METH CHURCH   |                              | 14 BROOKES AVE       |                      | GAITHERSBURG       | MD                  | 20877                  |
| WALLRODT GEORGE R JR ET AL   |                              | 20 BROOKES AVE       |                      | GAITHERSBURG       | MD                  | 20877                  |
| LIMA BARBARA T               |                              | 12 BROOKES AVE       |                      | GAITHERSBURG       | MD                  | 20877                  |

|                                  |                        |                             |                |                |    |       |
|----------------------------------|------------------------|-----------------------------|----------------|----------------|----|-------|
| BLALOCK JAMES A. 3RD             | BLALOCK LYNN A.        | 627 AZALEA DR #1            |                | ROCKVILLE      | MD | 20850 |
| ALEXANDER LYLE A                 |                        | 152 LIZZIE MILLS RD         |                | CASTLETON      | VA | 22716 |
| BLASER THOMAS ET AL              |                        | 19 BROOKES AVE              |                | GAITHERSBURG   | MD | 20877 |
| STND LLC                         |                        | 8607 AUGUSTA FARM LN        |                | LAYTONSVILLE   | MD | 20882 |
| BUCK JEFFREY J & ROSEMARY E      |                        | 17 BROOKES AVE              |                | GAITHERSBURG   | MD | 20877 |
| BROOKES REALTY LLC               |                        | PO BOX 59444                |                | POTOMAC        | MD | 20859 |
| COSTA COREY                      |                        | 15 BROOKES AVE              |                | GAITHERSBURG   | MD | 20877 |
| GLINSMANN MATTHEW & MARIA        |                        | 12 RUSSELL AVE              |                | GAITHERSBURG   | MD | 20877 |
| DIGGS SURYANY P                  | MAUPIN KASIYEM S ET AL | 13 BROOKES AVE              |                | GAITHERSBURG   | MD | 20877 |
| STALKER ROBERT N & B M           |                        | 11 BROOKES AVE              |                | GAITHERSBURG   | MD | 20877 |
| O'NEILL LAND LLC                 |                        | C/O BREWSTER-LIPSCOMB HOUSE | 11 RUSSELL AVE | GAITHERSBURG   | MD | 20877 |
| RAWLINGS JOINT REV TR            |                        | 7900 BRINK ROAD             |                | LAYTONSVILLE   | MD | 20882 |
| BROOKES AVENUE LLC               |                        | 7 BROOKES AVE               |                | GAITHERSBURG   | MD | 20877 |
| MCAULIFFE ARTHUR L 3RD           |                        | 9 RUSSELL AVE               |                | GAITHERSBURG   | MD | 20877 |
| CHRISTIENSEN REBECCA             |                        | 118 MEEM AVE                |                | GAITHERSBURG   | MD | 20877 |
| OLLING TIMOTHY D & S D           |                        | 116 MEEM AVE                |                | GAITHERSBURG   | MD | 20877 |
| NIESEN PAUL R & CANDACE          |                        | 7 RUSSELL AVE               |                | GAITHERSBURG   | MD | 20877 |
| WARD JOHN E ET AL                |                        | 416 PARK ROAD               |                | ROCKVILLE      | MD | 20850 |
| KHAN IRFAN A                     |                        | 112 MEEM AVE                |                | GAITHERSBURG   | MD | 20877 |
| TUMULTY AMANDA G                 |                        | 110 MEEM AVE                |                | GAITHERSBURG   | MD | 20877 |
| CLEMENT GERALD A & G J           |                        | 108 MEEM AVE                |                | GAITHERSBURG   | MD | 20877 |
| POLANSKI MARK                    | FRITSCHLER KRISTINE    | 106 MEEM AVE                |                | GAITHERSBURG   | MD | 20877 |
| TONDORF PROPERTIES LLC           |                        | 1909 POWDER MILL RD         |                | SILVER SPRING  | MD | 20903 |
| CROKER JEANNE M                  |                        | 104 MEEM AVE                |                | GAITHERSBURG   | MD | 20877 |
| MCARDLE MARY ET AL               |                        | 117 MEEM AVE                |                | GAITHERSBURG   | MD | 20877 |
| RFF/HISTORIC CANNERY BUSINESS TR |                        | C/O RFF PROPERTIES          | P O BOX 226    | HAGERSTOWN     | MD | 21741 |
| ADAMS TERESA                     |                        | 102 MEEM AVE                |                | GAITHERSBURG   | MD | 20877 |
| SANCHEZ CATALINA                 |                        | 100 MEEM AVE                |                | GAITHERSBURG   | MD | 20877 |
| HANSEN STEVEN & ANGELA H         |                        | 98 MEEM AVE                 |                | GAITHERSBURG   | MD | 20877 |
| ARAVANIS JOHN P ET AL TR         |                        | 15216 WILD ROSE LN          |                | ROCKVILLE      | MD | 20853 |
| CULHANE ANDREW D                 |                        | 115 MEEM AVE                |                | GAITHERSBURG   | MD | 20877 |
| AVISSAR ZION ET AL               |                        | 9316 WOODEN BRIDGE RD       |                | POTOMAC        | MD | 20854 |
| ZETTS GREG I & M L               |                        | 113 MEEM AVE                |                | GAITHERSBURG   | MD | 20877 |
| SHERMAN CHARLES LEE              |                        | 22 CHESTNUT ST              |                | GAITHERSBURG   | MD | 20877 |
| BAO XIAOZHONG                    | WANG YAN               | 7816 MUIRFIELD CT           |                | POTOMAC        | MD | 20854 |
| HUOT SOVATHA                     |                        | 24 CHESTNUT ST              |                | GAITHERSBURG   | MD | 20877 |
| 227 EAST DIAMOND LLC             |                        | 678 REISTERSTOWN RD         |                | BALTIMORE      | MD | 21208 |
| HADDOCK ROY E & D C              |                        | 94 MEEM AVE                 |                | GAITHERSBURG   | MD | 20877 |
| FIGUEROA JOSE & GLORIA           |                        | 109 MEEM AVE                |                | GAITHERSBURG   | MD | 20877 |
| WARD LLOYD I & M H               |                        | 107 MEEM AVE                |                | GAITHERSBURG   | MD | 20877 |
| BECERRA CARDOSO GERARDO          |                        | 105 MEEM AVE                |                | GAITHERSBURG   | MD | 20877 |
| RANDALL DEBRA L &                | GLEN L MATOTT          | 92 MEEM AVE                 |                | GAITHERSBURG   | MD | 20877 |
| KELLER VIRGINIA M                |                        | 102 CHESTNUT STREET         |                | GAITHERSBURG   | MD | 20877 |
| FEISS ALCIE L &                  | FEISS ROBERT D         | 104 CHESTNUT ST             |                | GAITHERSBURG   | MD | 20877 |
| SCOTT JOHN H & KEANA C           |                        | 106 CHESTNUT ST             |                | GAITHERSBURG   | MD | 20877 |
| OLDE TOWNE ASSOCIATES LP         |                        | 168 BUSINESS PARK           | STE 200        | VIRGINIA BEACH | VA | 23462 |
| RAJAKUMARAN ANTONIO S            |                        | 108 CHESTNUT ST             |                | GAITHERSBURG   | MD | 20877 |

|                                   |                               |                         |                          |                    |    |       |
|-----------------------------------|-------------------------------|-------------------------|--------------------------|--------------------|----|-------|
| LAFRANCE BERNARD G & M J          |                               | 105 CHESTNUT ST         |                          | GAITHERSBURG       | MD | 20877 |
| WOODLOCK JESSICA                  |                               | 110 CHESTNUT ST         |                          | GAITHERSBURG       | MD | 20877 |
| BRAXTON MARIA LUISA ET AL         |                               | 107 CHESTNUT ST         |                          | GAITHERSBURG       | MD | 20877 |
| HUAMANI SILVERIO                  |                               | 112 CHESTNUT ST         |                          | GAITHERSBURG       | MD | 20877 |
| CRUZ JUAN A & ADELA A             |                               | 109 CHESTNUT ST         |                          | GAITHERSBURG       | MD | 20877 |
| RIVERA FRANCISCO B                | HENRIQUEZ VERONICA DEL CARMEN | 111 CHESTNUT ST         |                          | GAITHERSBURG       | MD | 20877 |
| KOTSATOS MARKOS V & ERIFIFI       |                               | 113 FLORAL DR           |                          | GAITHERSBURG       | MD | 20877 |
| MOE DUANE M & A E                 |                               | 115 CHESTNUT ST         |                          | GAITHERSBURG       | MD | 20877 |
| 20 SUMMIT AVE LLC                 |                               | 7929 LAKENHEATH WAY     |                          | POTOMAC            | MD | 20854 |
| WILSON ROBERT J ET AL TR          |                               | C/O ANNE LOGAN WILSON   | 9 DESELLUM AVE           | GAITHERSBURG       | MD | 20877 |
| EPISCOPAL CHURCH OF THE ASCENSION |                               | 205 S SUMMIT AVE        |                          | GAITHERSBURG       | MD | 20877 |
| WRIGHT JOHN D & CLAIRE            |                               | 124 WATER ST            |                          | GAITHERSBURG       | MD | 20877 |
| ADABI MOHAMMAD ALI TAHRIRI &      | FARZANEH VASSEF               | 100 CENTRAL AVE         |                          | GAITHERSBURG       | MD | 20877 |
| KRAKOVSKY ALEXANDER               | KRAKOVSKY JACQUELINE S        | 321 FIREHOUSE LN        |                          | GAITHERSBURG       | MD | 20878 |
| DECUMANUS INC                     |                               | 1023 SW 25TH AVE        |                          | MIAMI              | FL | 33135 |
| KENTLANDS CITIZENS ASSEMBLY INC   |                               | C/O KENTLAND CLUB HOUSE | 485 TSCHIFFELY SQUARE RD | GAITHERSBURG       | MD | 20878 |
| ZANNER DONNA SUSAN                |                               | 108 RUSSELL AVE         |                          | GAITHERSBURG       | MD | 20877 |
| VII CROWN FARM OWNER LLC          |                               | C/O SUNBROOK PARTNERS   | 7121 FAIRWAY DR STE 410  | PALM BEACH GARDENS | FL | 33418 |
| HOWELL PETER B JR &               | CATHERINE A RIMMER            | 21 BROOKES AVE          |                          | GAITHERSBURG       | MD | 20877 |
| SHARP FREEMAN S & N P             |                               | C/O KARA M KARR         | 463 WEST WATER ST        | HARRISONBURG       | VA | 22801 |

**From:** [Frank Johnson](#)  
**To:** [Martin Matsen](#); [Chris Berger](#)  
**Subject:** FW: HDC Economic Hardship  
**Date:** Tuesday, July 05, 2016 7:08:22 PM

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fyi

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**From:** Cathy Drzyzgula [mailto:[cathy@drzyzgula.org](mailto:cathy@drzyzgula.org)]  
**Sent:** Tuesday, July 05, 2016 6:26 PM  
**To:** Jud Ashman - External; Frank Johnson  
**Subject:** HDC Economic Hardship

I am glad to see the updates to our Historic Preservation section of the Zoning code. This addresses a potential problem in a balanced way. When I was on the HPAC at least 10 years ago we drafted guidelines for the information required to show economic hardship. This was desirable based on our experience with a demolition application based on this factor. The HDC at the time neglected to adopt our draft guidelines or any other, a significant failure in my opinion. I hope these legislative changes will provide a way to address the need for more detailed information regarding the economic performance of a property.

Cathy Drzyzgula  
16 Walker Ave.  
Gaitgersburg

Sent from [Nine](#)



### Labor Day Closure & Recycling Notices ✕

- All City facilities will be closed on Monday, September 5 with the exception of the Miniature Golf Course, Water Park, Skate Park and Police Station. [Click here for hours.](#)
- The Artificial Turf Field at Lakelands Park will be open for community use during Labor Day Weekend. [Click here for hours.](#)
- The collection of recycled materials for residents whose regular recycling day is September 5 will take place the preceding Saturday, September 3. [More Information.](#)

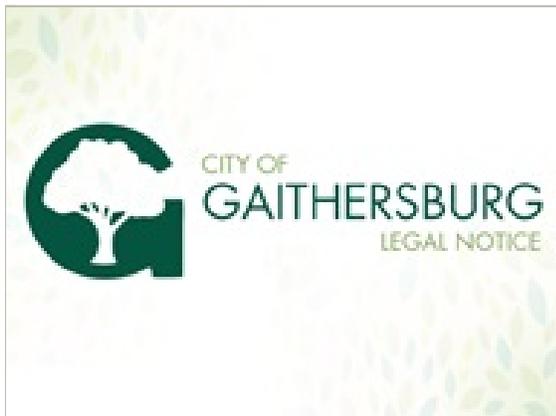
[Labor Day Parade Information](#)

# Joint Public Hearing Notice: Text Amendments to Chapter 24, August 1, 2016

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Posted: July 14, 2016



The City of Gaithersburg [Mayor and Council](#) and [Planning Commission](#) will conduct a public hearing at the time and place noted below.

Meeting: **Mayor and City Council**

Application Type: **Text Amendment**

File Number: **CTAM-7359-2016**

Day/Date/Time: **Monday, August 1, 2016 at 7:30 P.M.**

Place: **Council Chambers, Gaithersburg City Hall, 31 South Summit Avenue**

Joint Hearing - MCC & PC  
CTAM-7359-2016  
Exhibit 9

The proposed amendments to Chapter 24 (City Zoning Ordinance), of the City Code, Article XII, are § 24-224 entitled "Definitions"; § 24-225.1 entitled "Powers and Duties of Historic District Commission"; § 24-226 entitled "Designation of Historic Districts and Historic Sites; Criteria"; and § 24-231, entitled "Moratorium on Alteration or Demolition," and the proposed addition is § 24-233.1, entitled "Undue Economic Hardship." The purpose of the text amendments and new section are to remove a repeated definition, update a legal reference, codify a process to remove designation, codify a process to demolish a non-designated building more than fifty (50) years old, and add a provision for undue economic hardship ([a copy of the draft ordinance can be viewed here](#)). This is an opportunity to publicly participate, other than providing written testimony which must be submitted before the public hearing record closes. Contact Planning and Code Administration if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

## Location

### City Hall

[31 South Summit Avenue](#)

[Gaithersburg, Maryland 20877-2038](#)

## Contact Information

### Planning Services

301-258-6330

[planning@gaitersburgmd.gov](mailto:planning@gaitersburgmd.gov)

Office Hours

Monday - Friday, 8 AM - 5 PM

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[CONTACT US](#)

*Amendments to Chapter 24,  
Article XII, of the City Code  
entitled “Preservation of  
Historic Resources.”*

# Subject Sections

- Sec.-24-224. – Definitions.
- Sec. 24-225.1 – Powers and duties of historic district commission.
- Sec. 24-226 – Designation of historic districts and historic sites; criteria.
- Sec. 24-231 – Moratorium on alteration or demolition.
- Sec. 24-231.1 – Undue economic hardship for designated buildings and structures.

# Amend Sec. 24-224

3

- Remove a repeated definition for “designated historic resource or site”

# Amend Sec. 24-225.1

4

- Update reference to state law
- Provides leeway for future revisions

# Amend Sec. 24-226

- Update designation process language
- Add process for removal of historic designation
  - ▣ Application for removal would 1st be reviewed by the HDC and Planning Commission, who would make recommendation to Mayor and City Council
  - ▣ Mayor and City Council would then vote on resolution to remove designation

# Amend Sec. 24-231

6

- Seeks to codify process for demolition of non-designated buildings or structures 50 years or older
  - ▣ Demolition applications currently reviewed by HDC for architectural and historic significance
  - ▣ Process currently is only a policy

# Add Sec. 24-231.1

- When HDC can consider demolition of designated historic resource:
  - ▣ Resource impedes major improvement program
  - ▣ Retention would cause undue financial hardship to owner
  - ▣ Retention would not be in best interests of majority of citizens in community

# Add Sec. 24-231.1 (continued)

- Undue economic hardship provision lays out process for approval of demolition
  - ▣ Necessary to avoid a takings claim under the 5th Amendment of U.S. Constitution
  - ▣ Maryland law allows financial hardship to be considered
  - ▣ HDC would review owner's real estate, financial, engineering, and architectural materials
  - ▣ HDC could hire consultant to verify information