

## MEMORANDUM

TO: The Honorable City Council

Douglas L. Smith, City Manager

REVIEWED: Wynter C. Benda, Chief Deputy City Manager

Jeremy Sharp, AICP, Zoning Administrator, City Planning

CC TO: Adam Melita, Deputy City Attorney

FROM: George M. Homewood, FAICP, CFM, Director, City Planning

SUBJECT: Text Amendments to Revise Historic Demolition Process

DATE: June 21, 2019

On the June 25, 2019 Public Hearing Agenda, City Council will be reviewing a request by the City Planning Commission to amend the exemption from Certificate of Appropriateness (COA) requirements for emergency demolition of unsafe structures in Historic and Cultural Conservation Zoning Districts. The intent of these amendments is to clarify how structures are to be deemed unsafe, who is to be notified, and how notification may take place.

The current zoning regulations regarding demolition of historic structures date to 2014 and remained largely intact through the drafting of the new ordinance adopted in 2018. The process requiring COAs for demolitions has been used sparingly, but notable cases have occurred in recent years requiring re-evaluation of the process. Specifically, concerns have been raised over the way in which a building was determined to be unsafe, who is to be notified, and the notification process itself. The proposed text amendments will clarify each of those elements. They will also create a new rule limiting any demolition only to that portion of the structure that is determined unsafe. The amendments are the result of nearly six months of work on the part of staff and the Architectural Review Board (ARB). The ARB voted to recommend the amendment in its present form on April 22, 2019. City Planning Commission voted on May 23, 2019 to recommend approval of the amendment as presented.

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