ANNE ARUNDEL COUNTY
MARYLAND
Office of Planning and Zoning

Jenny B. Dempsey
Planning and Zoning Officer

DEMOLITION REQUEST WORKSHEET

*Our office has received a request to demolish **[insert property name or address]**, an historic property listed on the Maryland Inventory of Historic Properties. As per Section 105.8 of the Construction and Property Maintenance Codes Supplement, a permit to demolish or remove the structure may not be issued unless the applicant demonstrates compliance with §17-6-501 of the County Code.*

For the Planning and Zoning Officer to evaluate this request for compliance with §17-6-501, additional information is required. Please complete the following to assist our office in evaluating if the structure can be retained and preserved, and to determine if preservation of the historic structure is feasible as required by the County Code.

Upon receipt of this worksheet, our office will schedule a site visit to gather additional information, evaluate and document the current conditions of the property.

CURRENT CONDITIONS

1. Please attach a copy of the most current ownership and/or deed information on the property.
2. Is the property currently considered an immediate threat to public health and human safety?

   ☐ Yes ☐ No

   If Yes, are there reasonable emergency repairs or actions that could be undertaken that would remove the immediate threat?

   ☐ Yes ☐ No

   Please provide any additional information on the potential for structural failure, if there is imminent threat of structural collapse, and what measures have been taken to date to protect the public safety.
3. Has the property been occupied in the past 6 months?

   ☐ Yes ☐ No

   If No, when was the property last occupied? _____
4. Has the property been maintained and secured in such a manner to prevent casual entry or vandalism?

   ☐ Yes ☐ No

   Please provide a summary of property maintenance efforts performed over the past 3 years. Attach additional sheets as necessary.

   _____

   _____

   _____

5. Was the applicant aware that the property was listed on the Maryland Inventory of Historic Properties, or was a contributing building to a Historic District listed on the MIHP?

☐ Yes ☐ No

6. Did the applicant conduct due diligence at the time of acquisition to determine if it was listed on the Maryland Inventory of Historic Properties, or was a contributing building to a Historic District listed on the MIHP?

☐ Yes ☐ No

STRUCTURAL INTEGRITY

1. Has a licensed engineer or architect independently evaluated the structure's structural integrity?

☐ Yes ☐ No

If Yes, please provide a detailed report documenting any structural concerns, a brief summary of what reasonable repairs could be performed that would remedy those issues to allow the building to be rendered structural sound, and/ or placed back into service.

2. When were the structural integrity issues first observed or identified? _____

3. Was the loss of structural integrity caused by unavoidable forces of nature or an act of God (fire, storm damage)?

☐ Yes ☐ No

4. Has the owner performed reasonable and customary maintenance, so as to prevent "demolition by neglect" of an unsafe structure as outlined in *Section 115.1* of the *International Building Code*?

☐ Yes ☐ No

5. Could customary maintenance have prevented or lessened the severity of the condition?

☐ Yes ☐ No

HISTORIC INTEGRITY

1. Has a qualified historic preservation professional independently evaluated the structure's historic integrity? (*A qualified professional conducting this evaluation shall meet or exceed the professional qualifications as provided by the Code of Federal Regulations, 36CFR Part 61.)*

☐ Yes ☐ No

2. In its current condition, does the structure retain historic integrity as defined by best practices in the historic preservation profession?

☐ Yes ☐ No

3. Could the structure, with reasonable repairs, stabilization, or rehabilitation continue to (or once again) convey its historic significance?

☐ Yes ☐ No

4. Does the property possess exceptional or rare characteristics or associations that would make it highly significant to Anne Arundel County's heritage and citizenry?

☐ Yes ☐ No

If Yes, please provide a brief summary:

_____

_____

_____

FEASIBILITY

1. Has the applicant considered and researched alternatives to the demolition, including rehabilitation and repairs to the existing structure, adaptive reuse or additions to the existing building, or the outright sale of the property.

   ☐ Yes ☐ No

   Please provide examples or documentation to demonstrate that alternatives to demolition have been diligently considered.

2. Is the demolition being requested to address an economic hardship?

   ☐ Yes ☐ No

   If Yes, Please answer the following questions.

   a. Is this structure the applicant's primary residence?

      ☐ Yes ☐ No

   b. Is the structure and associated property owned for commercial purposes?

      ☐ Yes ☐ No

      If Yes, what is the ownership structure? *(select one)*

      ☐ sole proprietorship ☐ limited partnership

      ☐ for-profit corporation ☐ joint venture

      ☐ not-for-profit corporation ☐ other: _____

3. What is the proposed use or redevelopment plans for the property if demolition is approved?

   _____

   _____

   _____

4. Please provide an estimated market value of the property:

   - in its current condition: _____
   - after completion of demolition: _____
   - after rehabilitation that would return it to use: _____

5. If available, please provide any relevant cost estimates acquired in the past 6 months to one year, including the potential cost for repair, stabilization, rehabilitation, adaptive reuse, or outright demolition or removal.

6. Would the applicant consider utilizing local, State or Federal Historic Preservation Tax Credits, or other financial incentives, to rehabilitate and/or restore the historic structure if they were available?

   ☐ Yes ☐ No