

Demolition Request Site Visit - Summary

Date: April 7, 2016; 4:00 p.m.

Location: 17715 Mueller Road (Locator Number 23W430105)

Ward: One

Commission

Attendance: Acting Chair Barth [Vice Chair], Commissioner Wojciechowski, Alternate Thompson, Council Liaison Cullinane, and Planning and Zoning Commission Liaison Gragnani.

Staff

Attendance: Director Vujnich and Senior Planner Gaston

Discussion: The property owners, Mr. and Mrs. Schwartz, submitted a Zoning Authorization on March 17, 2016, that requested the demolition of a detached garage, c.-1939, which was damaged by storms in recent years, thus leaning to one side and may ultimately fall down.

The Schwartz's, Roger and Sandy, both welcomed the Commission, Liaisons, and staff to the site and gave a tour of it, noting the current tenant, Doug Zick, has lived there 25 years. With demolition of the derelict structure, a replacement garage, estimated at \$30,000, would be built, but situated in a different location. The alternative locations, which included moving it forward [south], towards the road and to be in line with the front of the dwelling; attaching it to the dwelling by means of a breezeway; or simply situating it slightly west from the current garage's location, making it closer to the home, yet still detached, were all discussed with the long-standing resident. The petitioners' preference was attaching it to the dwelling, thus insurance coverage would be less. However, per the wishes of this long-standing resident, he wants the new garage to be located at the same place, so as not to impede access to the rear of the property, where he has gardens and stores maintenance equipment.

Therefore, the petitioners have reconsidered the demolition of the detached garage and, with input from the Commission during this site visit, it was decided it could possibly be saved by implementing steel supports, etc.

The site visit ended with Chair Barth noting the change in the petitioners' request and stated that any action on it, scheduled to be considered at this evening's regular session, would be postponed. Upon a favorable evaluation by an inspector to remedy the existing garage, the petitioners would commence with such or request action on the demolition at a future meeting.