



A GUIDE TO DEMOLITION REVIEW IN THE CITY OF FREDERICK

What is demolition review?

Demolition review was adopted by the Aldermen in February 2013 as a way of ensuring that potentially significant historic resources are not demolished without notice to the community and the opportunity to be protected if appropriate. Simply being subject to the review does not mean that demolition will be prevented. The outcome of demolition review is either the issuance of a Certificate to Demolish without Delay or designation of the structure as a Historic Preservation Overlay (HPO). Alternatively, plans may be amended to retain the structure and the request for demolition review withdrawn.

What triggers demolition review?

Demolition review is required as part of the sketch plan or minor site plan if the plans depict the demolition of an entire structure; the removal of a roof for the purposes of raising the overall height of the roof, rebuilding the roof to a different pitch, or adding another story to a structure; the removal of one or more exterior walls or partitions of a structure; the removal of more than 25% of a structure's overall gross square footage; or the relocation or moving of a structure from its existing location. The same applies to building or demolition permits unless a Certificate to Demolish without Delay has been issued for the structure.

Certificate to Demolish Without Delay

If a Certificate to Demolition without Delay has been issued for a structure, the demolition review process is complete. A copy of the certificate shall be filed with all development plans and/or building permits. Certificates are valid for five (5) years from the date of issue.

Requesting Demolition Review

If you are considering a project and are not sure how demolition review will affect it or you are just not ready to apply for your permit, you can request demolition review from the Planning Department at any time according to Section 423(a)(1)(A) of the Land Management Code.

How long does Demolition Review take?

Within 15 days the Planning Department will determine if the structure is 50 years old or older. If the structure is not, the permit will be issued. If it is 50 years old or older, the demolition review period will be extended an additional 15 days for Historic Preservation Commission input. The review period will typically not extend beyond 30 days except for those structures with great architectural or historical significance.

DEMOLITION REVIEW APPLIES TO:

- The demolition of an entire structure.
- The removal of a roof for the purposes of raising the overall height of the roof, rebuilding the roof to a different pitch, or adding another story to a structure.
- The removal of one or more exterior walls or partitions of a structure.
- The removal of more than 25% of a structure's overall gross square footage.
- The relocation or moving of a structure from its existing location.

