

Department of Land Use

Comments on 20-063

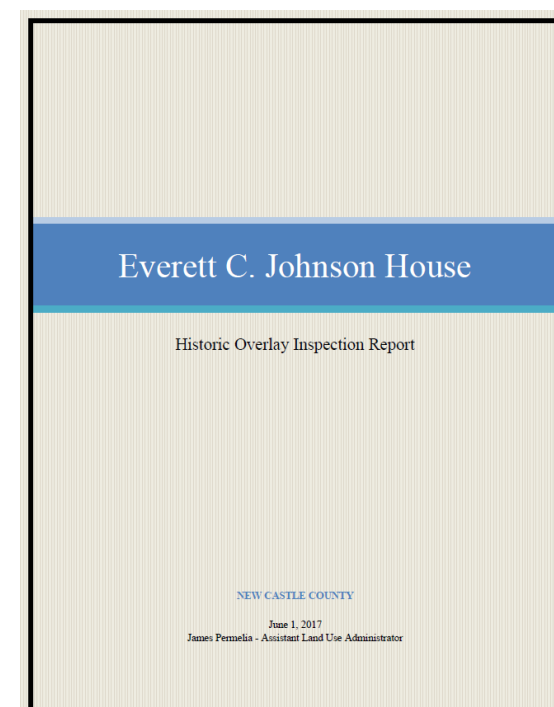
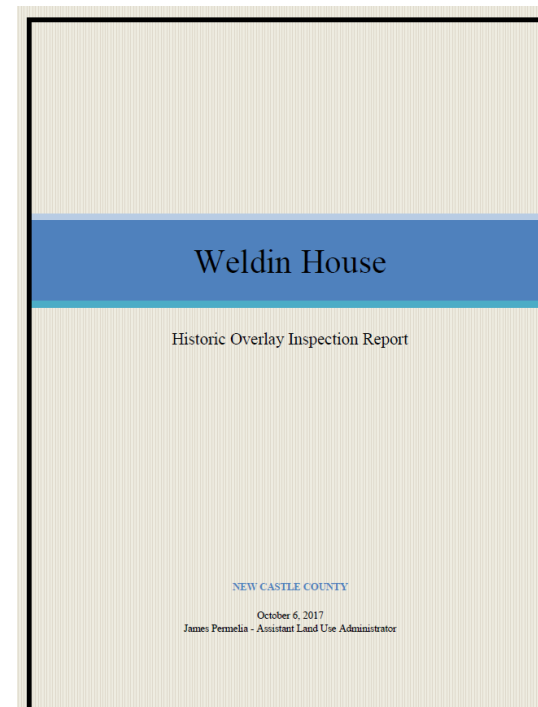


Background

- Note: Historic Zoning is done at the landowner's request, and that designation runs with the property as does traditional zoning.
- 12-084 ("Demolition by Neglect" - May 2016) - LU initiated inspections of H-zoned parcels.
- 41 Historic Overlay Zoning Districts spanning 88 parcels (exclusive of La Grange major subdivision).
- 144 inspections since 2017.

Five properties were identified as having property maintenance issues:

- Bechtel House / Ivyside Farm (County Owned)
- Weldin House (State of DE Owned / Slated for restoration & obtained by Division of Historic and Cultural Affairs)
 - Report provided to the Historic Review Board 2017
- Rockwood (County Owned / NO LONGER IN VIOLATION as of 2018)
- Everett Johnson House (Corporately Owned / Has been repaired – see May 2020 photos)
 - Report provided to Historic Review Board in 2017
- Vandyke Heath House (Privately Owned / subject of Arson)



Land Use's Position: Oppose

- Most properties are in good condition.
- 5 violations out of 88 properties:
 - 1 privately owned and burned down;
 - 1 corporate and is getting fixed;
 - and 3 government—2 County, 1 State—making progress.
- Requiring routine annual inspections is overkill.
- LU has discretion for timing of inspections. This enables us to use our limited resources more effectively.
- If there are specific issues, we can address them.