



# **TOWN COUNCIL Joint Public Hearing with Planning Commission**

February 7, 2012

Town Hall

6:00 PM

1. Call to Order at 6:00 PM

- A. Roll Call
- B. Establish quorum

2. Public Hearing Comments:

A. Proposed Modifications to the Cape Charles Zoning Ordinance:

- i. Section 8.22 – Hazardous Buildings or Structures

3. Adjournment

The objective of the proposed text change is to incorporate notification requirements and current staff procedures to assure that demolition is being carried out only on those structures that are safety hazards and cannot be practicably repaired.

Proposed Text Change to Section 8.22-Hazardous Buildings or Structures:

Nothing in this Article shall prevent the razing or demolition of any building or structure without consideration of the Historic District Review Board which is in such an unsafe condition that it would endanger life or property, and protection from such condition is provided for in the Building Code and/or other applicable Town ordinances. However, such razing or demolition shall not be commenced without ~~written approval of the Town Administrator verifying the conditions necessitating such action~~ the following:

1. Written approval of the Town Manager.
2. Letter stamped by a Structural Engineer, licensed in Virginia stating the structural problems that render the building a hazard and not practicably rebuildable.
3. Written concurrence by the Zoning Administrator and Code Official with the engineer's report.
4. Notification of the Historic District Review Board and Town Council.
5. Reconstruction plans for the property shall meet the requirements of the ordinance.