

## Department of Permitting & Inspections

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**TO:** Development Review Board  
**FROM:** Ryan Morrison  
**DATE:** December 3, 2019  
**RE:** 19-0001CA/CU; 50 Clymer Street

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Zoning permit 19-0001CA/CU for the demolition of a fire damaged historic garage structure was approved by the DRB October 9, 2018. It contained the following 2 conditions, based on the applicant's assertion that they would reconstruct the garage:

1. *Prior to the issuance of a certificate of occupancy, a zoning permit application for a replacement garage shall be submitted and approved by staff of the Planning and Zoning Department.*
2. *Construction of the replacement structure shall commence by June, 2019.*

With the irreparable damage to the historic garage, the structure was considered lost. Unlike Sec. 5.4.8 (C) *Demolition by Neglect*, the CDO does not require reconstruction of such lost historic structures. While the applicants originally proposed rebuilding the garage in a similar fashion and location, they are re-evaluating their building options, and may construct a replacement structure. Or they simply may not rebuild. That choice is theirs. However, they are aiming to close out this demolition permit, and cannot do so with conditions 1 & 2 still unmet.