OFFICE USE ONLY
(3) hard copies and an electronic copy submitted _____
Fee of $60.00 plus inspection deposit of $100.00 submitted _____
Permit No _____

CITY OF BATH
APPLICATION FOR
DEMOLITION PERMIT

Applicant Name: _____
[Applicant must own the property or have an option or purchase and sales agreement to buy the property.]

Property Address: _____

Mailing Address: _____

Phone #: _____ Email: _____

Property owner if different:

Name: _____

Address: _____

Phone #: _____ Email: _____

Applicant's interest in property: _____
(owner, option holder, lessee, etc.)

_____

Size of parcel: _____

Map: _____ Lot: _____

Zoning: _____ Age of Structure to be demolished: _____

Scope of proposed work/project: (Please see submission requirements attached.)

_____

_____

_____

1. **Filing:**
   Applications for a Demolition Permit must be submitted in accordance with Article 14. The application must include the following:

   a. Three paper copies and one digital copy of all application materials as required by this section. The digital submittal must be in PDF format or another form acceptable to the Planning Office.

2. **Pre-Review by the Planning Director**
   Following a preliminary determination of completeness by the Planning Office, the application will be forwarded to the Planning Director for pre-review. Within 30 days

of the receipt of a complete application, the Planning Director must determine whether the application requires review by the Planning Board in accordance with the standards of Article 15, section 15.6, F. If such a determination is made, the application will be scheduled for consideration by the Planning Board at a public hearing.

3. The Planning Board meets to review projects on the first Tuesday of each month. For a project to be scheduled for review, we must have the complete application in the Planning Office **four weeks** prior to the date of the meeting.

4. Submit with this application a fee per Fee Schedule adopted by City Council.

The undersigned certifies that all information and materials submitted are true and accurate to the best of his/her knowledge and understands that falsification or misrepresentation of any aspect of the project may cause the review process to be terminated or nullify any approvals granted.

Applicant name (printed or typed): _____

Applicant signature: _____

Telephone number: _____ Date: _____

****

Reviewed by Planning Office: Yes ☐ No ☐ _____

Further action required: Yes ☐ No ☐ _____

Codes Enforcement Officer _____ Date _____

Once signed by the Codes Enforcement Officer, this form becomes the permit.

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15 Zoning Approvals and Permits

Section 15.6 Demolition Permit

E. Submission Requirements

The applicant must submit 3 paper copies and one digital copy of all application materials as required by §15.6.D.1. Applications must be submitted or co-signed by the owner of record at the time of application, and must include the following information:

☐ 1. A complete application form.

☐ 2. Evidence that the applicant possesses right, title, or interest in property.

☐ 3. Existing conditions photographs of all street-facing elevations of the building or structure.

☐ 4. A description of the building, structure, or element thereof to be demolished.

☐ 5. The reason for requesting a demolition permit.

☐ 6. If the application for demolition is based on a claim of structural deficiency, the applicant must submit a structural report on the structure's soundness that is prepared by a licensed professional structural engineer.

☐ 7. A written description of the proposed reuse, reconstruction, or replacement, if applicable.

☐ 8. A site plan and/or map of the subject property.

F. Review Criteria

The Planning Board must determine whether the building or structure proposed for demolition is preferably preserved, and thereby suitable for delay, based on the following criteria:

1. The building or structure is listed on the National Register of Historic Places.

2. The building or structure is or has been otherwise designated to be a historically significant building or structure because either:

    a. It is associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the city; or

    b. It is found to be architecturally significant in terms of period, style, method of building construction, or association with a famous architect or builder, either by itself or in the context of another building or a group of buildings.

3. The building or structure, if preserved, may provide an opportunity for rehabilitation, adaptation, restoration, or reuse that would advance the goals of the Comprehensive Plan.

G. Emergency Demolition

If the Code Enforcement Officer determines that a building subject to this ordinance is found to pose an immediate threat to public health, safety, or welfare due to its deteriorated condition, and that there is no reasonable alternative to the immediate demolition of the building or structure, nothing in this ordinance shall prevent the Code Enforcement Officer, pursuant to statutory authority, from issuing an emergency demolition permit to the owner of the building or structure. No provision of this section is intended to conflict with or abridge any obligations or rights conferred by Chapter 9 of the Bath City Ordinances regarding Building and Electrical Codes. In the event of a conflict, the applicable provisions of Chapter 9 shall control.

H. Expiration of Approved Demolitions

Where the Planning Board has determined that the demolition of a building or structure would not conflict with the intent and purpose of this section, any request to extend a demolition permit or renewed permit application shall be reviewed de novo if demolition previously authorized is not substantially completed within one

year of the issuance of the demolition permit, or, if no permit has been issued, within one year of the Planning Board determination.

I. Transfer of Ownership

The time limits set forth in this section apply only to the original owner requesting a demolition permit. Any subsequent owner of the property shall be required to apply de novo pursuant the procedures set forth above.

J. Waivers

At any time during an enacted delay period, the applicant may request that the Planning Board waive the remainder of the delay period. The request will be placed on the agenda of the next available Planning Board meeting. The Planning Board may grant the request under one or more of the following circumstances:

1. The Board has approved a plan to move the building or structure proposed for demolition, intact, to a new permanent location.

2. The applicant has demonstrated a reasonable and unsuccessful effort to locate a purchaser who would preserve the building or structure.

3. The applicant has accepted specific terms and conditions from the Board regarding the demolition.

4. The applicant has presented a site plan for redevelopment of the site, including elevations and details, which the Board has reviewed and approved under the provisions of this Land Use Code.

K. Violations

Violations shall be subject to enforcement and penalties in accordance with Article 21.

L. Appeals

Appeal of a final action by the Planning Board regarding a demolition delay permit may be made to the Superior Court in accordance with the Maine Rules of Civil Procedure, Rule 80B.