



DEMOLITION PERMIT - CONDITIONS OF APPROVAL

During the period of the year commencing on the Monday prior to Thanksgiving of each year and ending March 31 of the following year, including Good Friday, demolition of structures shall be prohibited and no permits for demolition of structures shall be issued by the Town during said periods. Demolitions of the interiors of structures are not prohibited during this time provided the demolition and the removal of debris from said demolition is completed in three days or less. Exceptions may be allowed by the town council for the demolition of accessory structures, when demolition shall be determined by the town council not to create a nuisance to surrounding properties, or in circumstances determined an emergency by the town council. In the event of an application for waiver to this prohibition on demolition, notice shall be filled with the town at least 45 days prior to the town council meeting at which said application is to be considered and notice shall be given to all property owners as listed with the property appraiser's office within 300 feet of the property lines on which the demolition is proposed to occur.

A demolition permit shall be granted upon the following conditions being met:

1. The property is not designated a landmark.
2. That perimeter landscaping and other landscaping considered to be worthy of saving be left in place and/or preserved in a manner satisfactory to the Town.
3. If construction is not to begin within 30 days subsequent to demolition, the lot shall be completely sodded and irrigated so as to assure that the property will have a neat and clean landscaped appearance.
4. An agreement is entered into between the property owner and the town wherein the property owner agrees, in writing, to the conditions for demolition established by the architectural commission and further agreeing that in the event of a violation of any of the conditions placed upon the granting of the demolition permit, the property owner shall pay to the Town a fee of \$250.00 per violation per day. In the event the property owner refuses to pay any fine as required within 15 days after a notice of violation, the town may, at its expense, correct the violation and present a bill to the owner for the cost of correction. In the event the bill is not paid within 30 days of the date of the bill, the town may place a lien against the property for the costs incurred by the town. Further, no permit to construct shall be given until the fine or lien has been satisfied.