



City of Newport

Department of Zoning and Inspections

Planning Division

43 Broadway, Newport, RI 02840

Application Number: _____

Application Date: _____

Application Fee: _____ \$100.00

Demolition Permit Application

Please provide the following information:

Newport, RI 02840

Property Address

Tax Assessor's Plat & Lot

Applicant/Owner's Representative Name

Address

City, State, Zip

Email

Cell Phone

Owner's Name

Address

City, State, Zip

Email

Cell Phone

Required Items for Demolition Permit

Demolition Permit Contents:

- A. Non-refundable fee to be submitted with the Building Demolition Permit application in accordance with the City of Newport Codified Ordinances Chapter 2.120, General Fee Schedule;
- B. Demolition staging plan;
- C. Site plan identifying all existing structures and all trees of diameter eighteen (18) inches or greater;
- D. Photos of existing structure;
- E. Plans and elevations for the proposed reuse of the property (for informational purposes only);
- F. Site restoration plan and specifications (only applicable if commencement of construction of a new structure is not planned within sixty (60) days after completed demolition;
- G. A brief narrative describing the nature of the demolition, including reason for demolition;
- H. Independent certification of mitigating circumstances (i.e. professional documentation of mold, mildew, structural damage, etc. if available).



City of Newport

Department of Zoning and Inspections

Planning Division

43 Broadway, Newport, RI 02840

Instructions for Applicant

A Demolition Permit is required prior to the demolition of any principal structure beyond the established border of the local historic district.

- Completed demolition permit application must be approved by the Planning Board.
- Demolition of structures in the established local historic district requires' a "Certificate of Appropriateness" from the Historic District Commission, and are exempt from this application process. The Planning Board may historic preservation expertise and advice, as appropriate, from the Preservation Planner and/or the Historic District Commission beyond the established border of the local historic district.
- The applicant must send via first class mail, Notice of the date of the Planning Board hearing to all abutters within a two hundred (200) foot radius of the subject property. Notification must be made no less than fourteen (14) days prior to the hearing date of a demolition permit application for a principal structure. The applicant must submit a list of the mailing recipients as part of the completed application packet.

Abutter information can be obtained through Vision Appraisal's on-line database at <http://www.visionappraisal.com/databases/>

- The Planning Board will base their Findings of Fact on the City's General Standards for review of all demolition permit applications. Review will be completed in accordance with the chapter and ordinances of the city, together with the following standards:
 1. The granting of a permit is not detrimental to the public health, safety, and general welfare of the community.
 2. The proposed demolition of the structure is consistent with the goals and policies of the Comprehensive Land Use Plan.
 3. The proposed demolition does not create land with constraints to development.
 4. The proposed demolition does no harm to the character of the immediate neighborhood or area of the city.
- The Planning Board and Building Official may impose such conditions and restrictions upon the issuance of the demolition permit as may be necessary to achieve conformance to the requirement findings.
- In those instances where a the Building Official certifies that the condition of a structure is deemed imminently hazardous, the building official, may order that a structure be demolished, repaired, or removed and will remain the sole purview of the building official from that point on, as outlined within the City of Newport Codified Ordinances.



City of Newport

Department of Zoning and Inspections

Planning Division

43 Broadway, Newport, RI 02840

Sample Notice (Exhibit A)

NOTICE

DATE OF MAILING: INSERT DATE

The Newport Planning Board will consider the Demolition Permit Application made by Insert Owner(s) name, for property located at Insert Address, Insert Plat and Lot Number, at a public meeting in the Newport City Hall – Council Chambers, 43 Broadway, Newport, R.I., at 6:30 pm on Insert Hearing Date.

The proposed demolition will Insert a Brief Project Statement.

A copy of the Demolition Permit Application and plans are available for review at Newport City Hall, Department of Zoning and Inspections.

Contact Person:

Christine O'Grady, AICP
City Planner
(401) 845-5472
cogrady@cityofnewport.com



City of Newport

Department of Zoning and Inspections

Planning Division

43 Broadway, Newport, RI 02840

Sample Affidavit of Notice (Exhibit B)

IN RE: Petition of Insert name of Property Owner(s)

Insert Property Address, Insert Plat and Lot Number

AFFIDAVIT OF NOTICE

The undersigned does hereby depose and say as follows:

1. On Insert Planning Board hearing date, Notice (see "Exhibit A") was sent to those property owners within 200 feet of the perimeter of Lot Insert Lot Number on Newport Tax Assessor's Plat Insert Plat Number;
2. The above referenced Notice was sent via first class mail with postage pre paid;
3. A complete list of property owners to whom the Notice was mailed is attached as "Exhibit B" and hereby incorporated by reference;
4. A copy of said Notice is attached as "Exhibit A" and hereby incorporated by reference.

Insert Owner(s) or Owner's Representative's
Name, Address, and Phone Number

STATE OF RHODE ISLAND

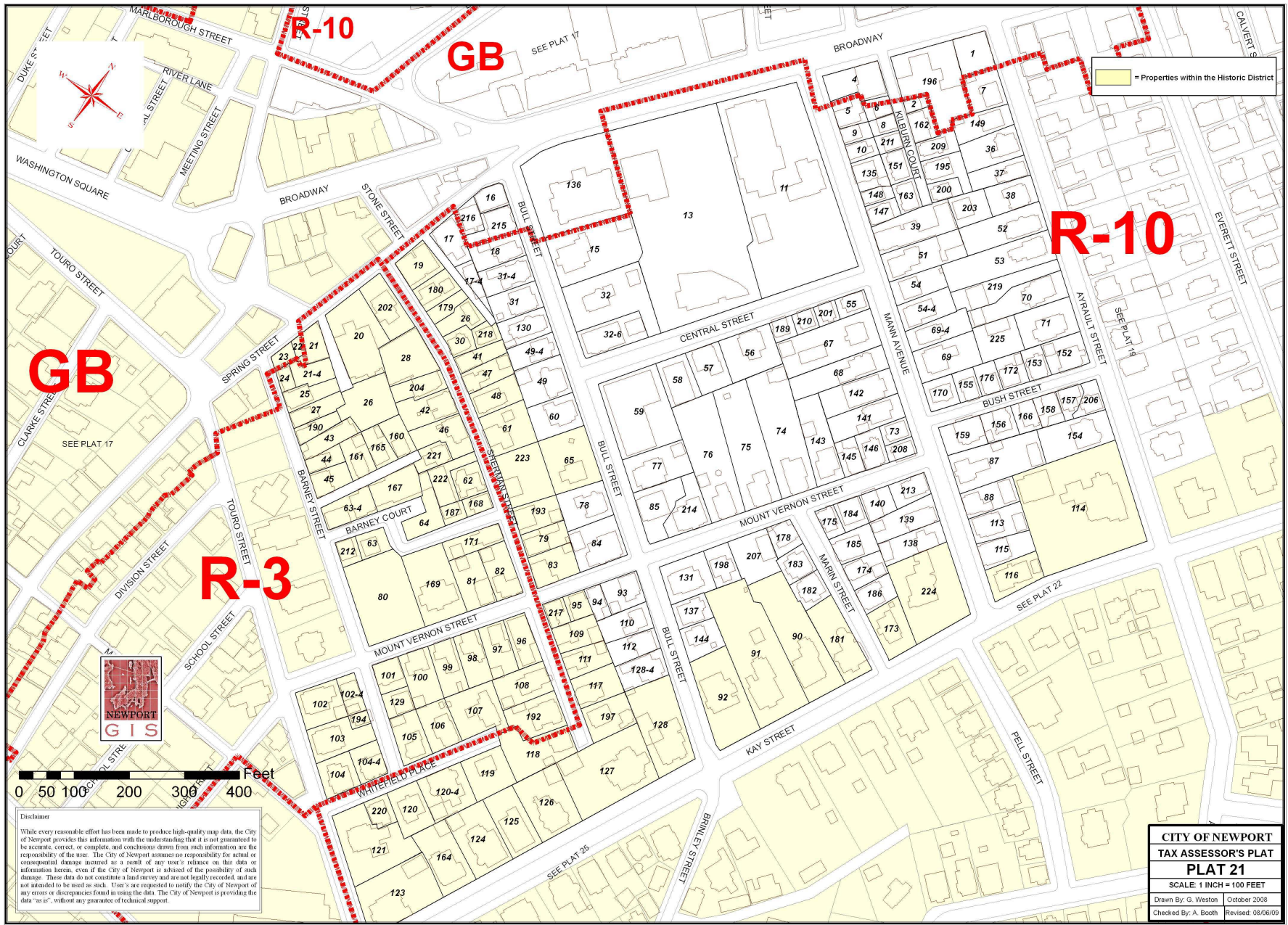
COUNTY OF NEWPORT

Subscribed and sworn to before me on this Insert Day day of Insert Month, Year.

Notary Signature

Notary Public: _____

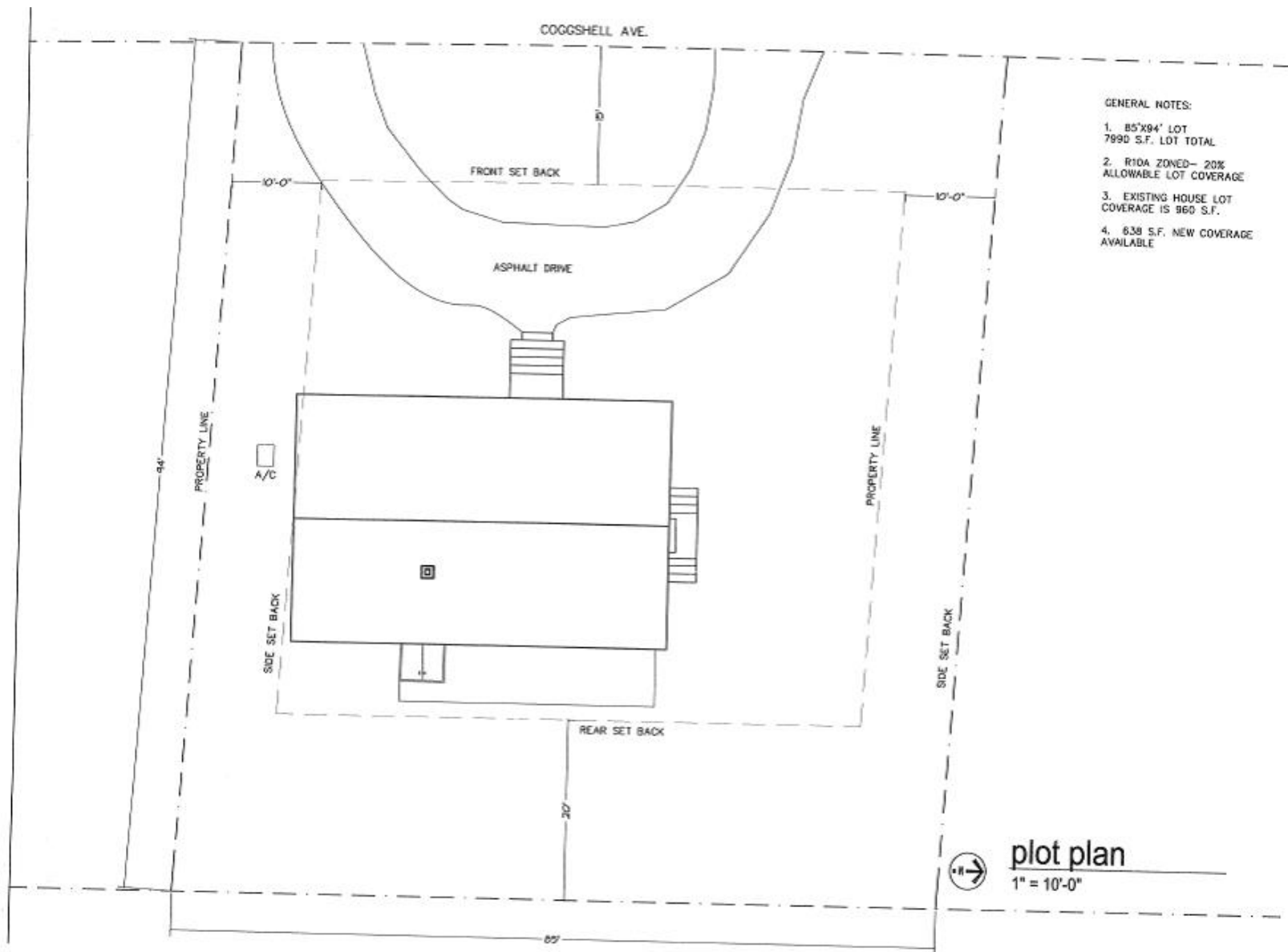
My Commission Expires: _____



Disclaimer

While every reasonable effort has been made to produce high-quality map data, the City of Newport provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete, and conclusions drawn from such information are the responsibility of the user. The City of Newport assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data or information herein, even if the City of Newport is advised of the possibility of such damage. These data do not constitute a final survey and are not legally recorded, and are not intended to be used as such. Users are requested to notify the City of Newport of any errors or discrepancies found in using the data. The City of Newport is providing the data "as is", without any guarantee of technical support.

CITY OF NEWPORT
TAX ASSESSOR'S PLAT
PLAT 21
SCALE: 1 INCH = 100 FEET
Drawn By: G. Weston October 2008
Checked By: A. Booth Revised: 08/06/09



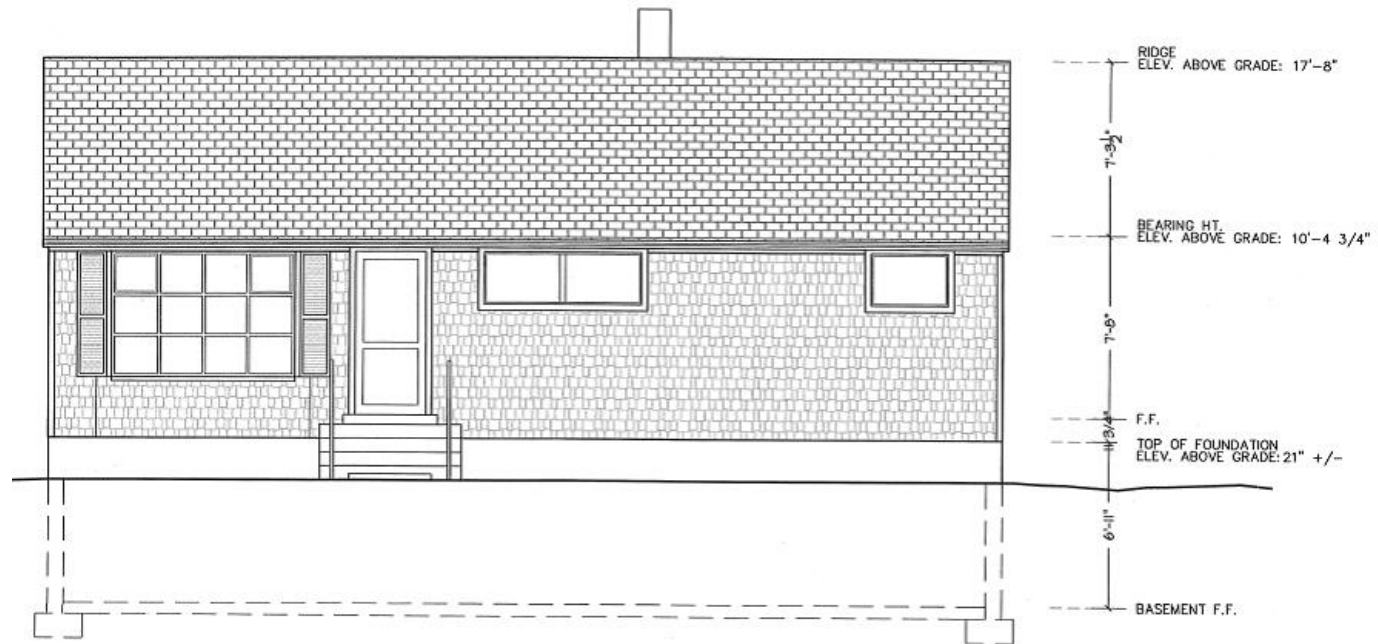
GENERAL NOTES:

1. 85'X94' LOT
7990 S.F. LOT TOTAL
2. R10A ZONED- 20%
ALLOWABLE LOT COVERAGE
3. EXISTING HOUSE LOT
COVERAGE IS 960 S.F.
4. 638 S.F. NEW COVERAGE
AVAILABLE



plot plan

1" = 10'-0"



front elevation - EXISTING STRUCTURE
1/4" = 1'-0"

