

We are applying for a Demolition Permit to remove the existing house in order to build a new home on the property. This has been our intent since we purchased the property in 2016.

The lot is a 7200-sf rectangle (60' x 120') consistent with other lots within the Mr. Elden neighborhood. The zoning is MR – Medium Density Residential. This lot contains one 1-story single unit 825 sf ranch house built in 1955. Improvements in the area vary widely from commercial properties to the south, some multiple family residential, townhomes and newer and older single-family residences from average to large and custom.

The house itself has not had any improvements made since we have owned it, other than safety issues. The condition of the property at that time is documented in the attached Calhoun Home Inspections report. The following is a recap of that report.

Foundation of home is in poor condition with vertical and horizontal cracks in stem wall. The stem wall is deteriorating and eroding, and indicated by the floor slopping towards the center of the house. There is a sag in the roof and the roof frame is relatively light 2x4 construction. The plumbing supply system has a mix of dissimilar metals which will cause a galvanic reaction and lead to premature failure.

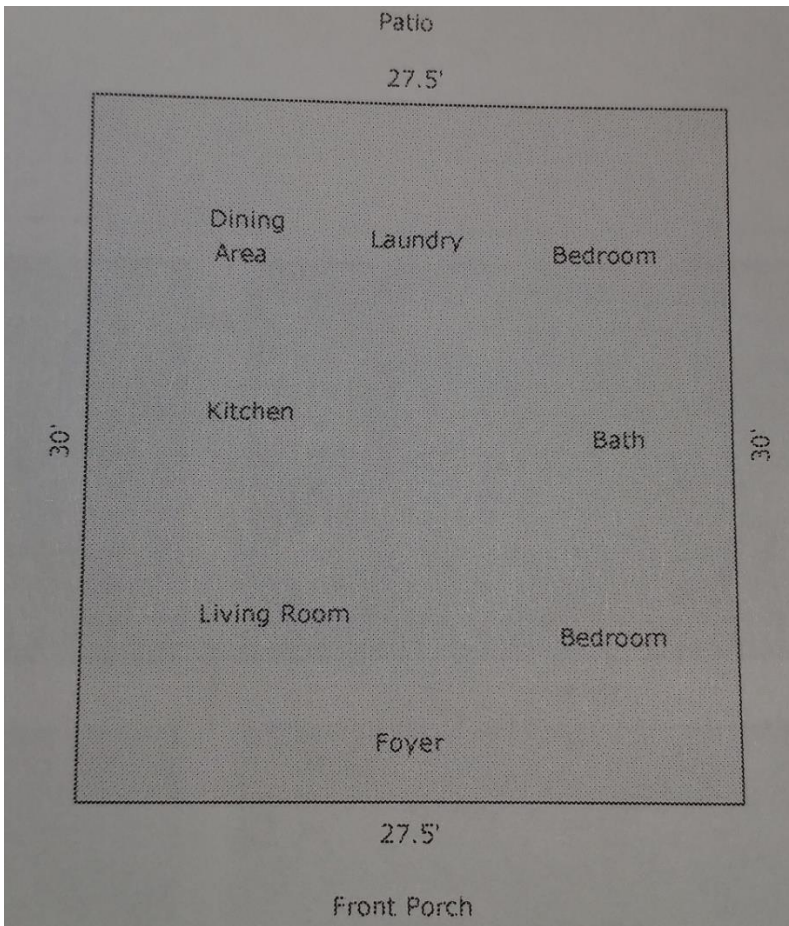
The interior includes hardwood and vinyl flooring, kitchen not updated, bathroom updated to unknown timeframe. The house contains some older improvements and updated features, thus exterior paint, chimney vent, and bathroom vanity and toilet.

Layout - please see attached photos of exterior and interior.

We respectfully ask for an exemption from further historic evaluation and approval of our permit for demolition. We believe that construction of a fully sustainable, highly efficient home will increase the property value and contribute to the revitalization of the neighborhood.

Respectfully,

Bryan and Barbara Bates



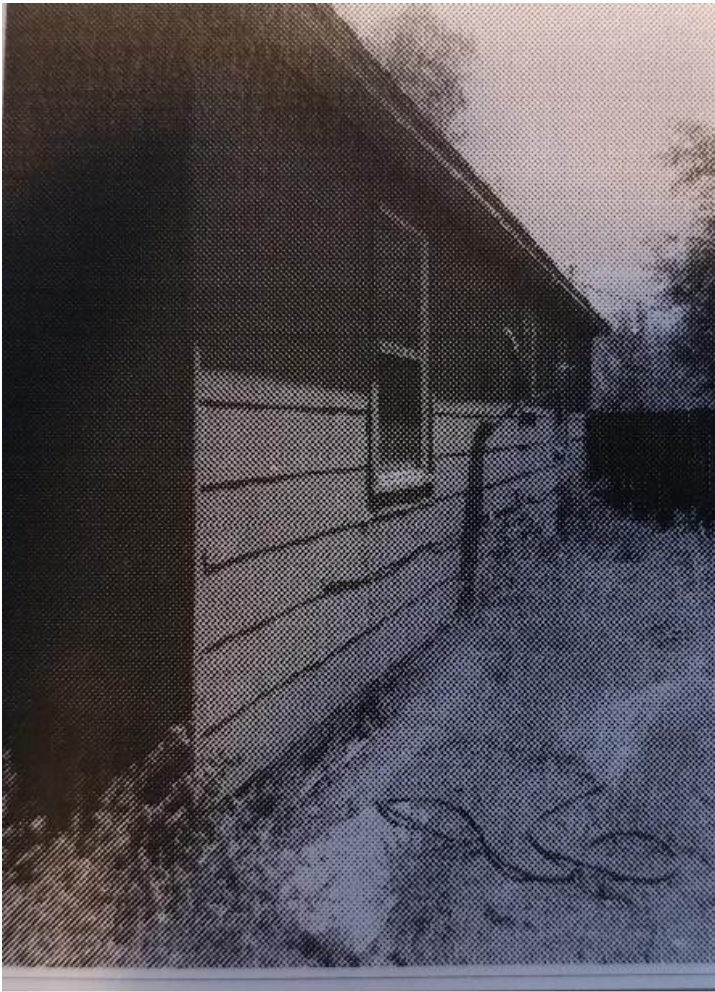
West Front of house



North side of house



East rear of house



South side of house



Wall Heater; Foyer; Living Room



Kitchen/Dining area



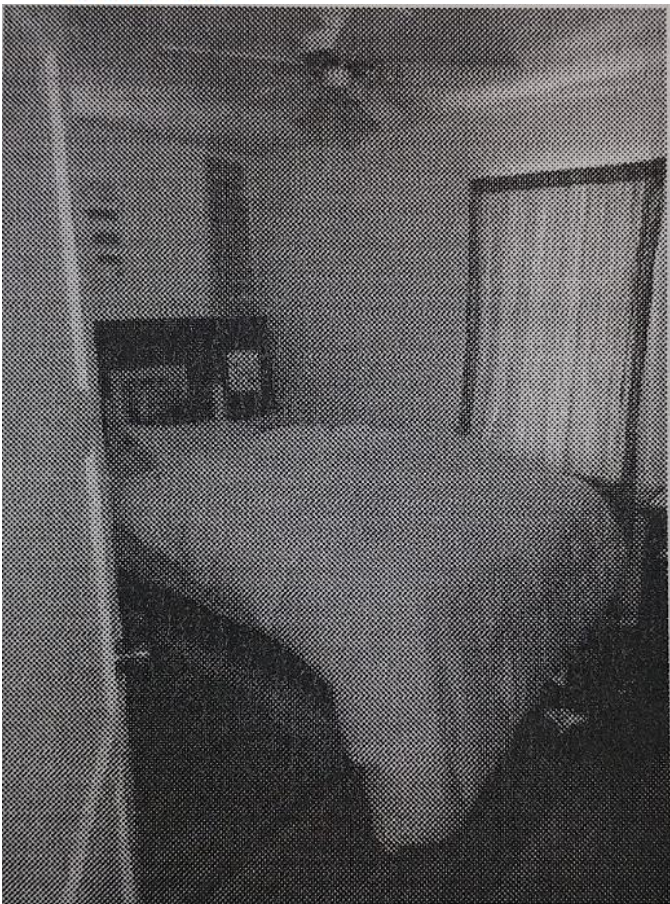
Hallway



Bathroom



Bedroom



Bedroom