

DEMOLITION REQUEST
143 SOUTH HIGH STREET
Applicants Statement

Applicants, Lance and Sue Schneier, submit this application seeking approval for the removal of the structures located at this address in conjunction with their application in Case 20-137ARB, which seeks approval for the construction of a new home on the property (“the Project”).

Applicants filed a request for Informal Review of the Project, Case 20-068ARB, on April 3, 2020. Informal Review meetings were held with the Board on June 3 and July 22.

A demolition application for the same structures came before this Board in Case 140-028ARB, wherein the Board issued its Order on April 23, 2014, authorizing demolition. Applicants recognize that Board Orders are only valid for one year. Therefore, Applicants submit this demolition authorization request and cite the findings of the previous Board Order in support thereof.

Stating the obvious, since no repairs have been made or maintenance performed¹ on the structures since 2014, their condition has not improved, and has in fact further deteriorated. The architectural modifications made in the past, which were cited by the Board in finding the home to have “diminished historical significance,” are still there. The previous structural assessment finding “significant deterioration” is now even more accurate. Exhibit A contains current pictures from inside the home taken the same points of view as those presented in Case 140-028ARB, evidencing continued deterioration.

Finally, the Board in the prior case found: “Constructing a new home could contribute to the advancement of the Community Plan and Bridge Street District...” Applicants submit that finding applies now as well.

¹Applicants acquired the property in December 2020, and have secured it by boarding up a hole where the rear door had fallen through and installing new front door and garage door locks.

Staff's July 22 Planning Report in the Informal Review proceedings of Case 20-068RB summarized the Board's position as follows: "The Board supported the demolition of the existing structure and construction of a new single-family home." Applicants now request a Formal Order be issued to that effect.

EXHIBIT A

