

October 1, 2021

Project: 143 S Riverview St Demolition
Owners: Lindy & Brad Lyon

Applicant's Statement

To say we love this area and our street immensely would be an understatement. We are amazed everyday by the uniqueness and beauty of the area. Even though it continues to evolve beyond expectations, it maintains its charm, appeal and truly historic roots it's known for upholding.

Since moving into our home in 2017, we have been occupying a house built in 1949 that had previously been a rental property for a large number of years. We've done our very best to make enhancements to make it work for our growing family but the issues with the house are endless and it can no longer sustain our long-term needs.

In the past four years, we have witnessed four demolitions and new build homes be approved, with a fifth about to begin. We are thankful for the economic and aesthetic value they have added to the area, as well as the neighbors that have joined the community and will continue to occupy them for the foreseeable future. We have been anxiously awaiting and preparing to build a safe and suitable home for our family that will allow us to plant long term roots in the area. We're excited about the opportunity to host guests to experience this wonderful neighborhood we have the privilege of calling home.

Our proposed architectural plans would make our home more comparable in size, scale and mass to the existing development and character of the area. However, it will still be significantly smaller in square footage to the newer builds recently approved. With the proposed plans, our property will be more suited for the context of the surrounding homes.

Our architectural plans and drawings follow all the set back requirements and guidelines of the ARB. Our detached garage will stay in its current location behind the house, with our new house footprint occupying only 37% of the lot coverage. The historic wall to the south of our property line will stay intact and no mature trees on our lot would be affected by this project. We have become more conscious of water runoff pollutants, flooding and erosion, and due to the narrowness of the lot and length of our driveway (that is currently unfinished) we would like to use either grass pavers or permeable pavers as a much more environmentally friendly option.

As far as the exterior elevation shows, we are open to the input the ARB has on siding, shutters, colors, etc. We are by no means set on board and batten siding for the home and are fully aware it is a popular choice for new construction in the area.

We are looking forward to the conversation, and further discussion of our future project.

