

Scott and Julie Nielson Flag Lot 08:063:0003

REASON FOR THE IN-FILL OVERLAY REQUEST

We wish to rehabilitate and utilize land that is currently remaining unused in the interior of the block (the back half of this lot) for the construction of a new single family dwelling: our primary residence.



Currently the land is an eyesore with old vehicles and refuse. It is also providing a habitat for vermin such as an overabundance of raccoons that are plaguing the neighborhood. Every time we visit the property, different neighbors approach us with questions and requests about how we

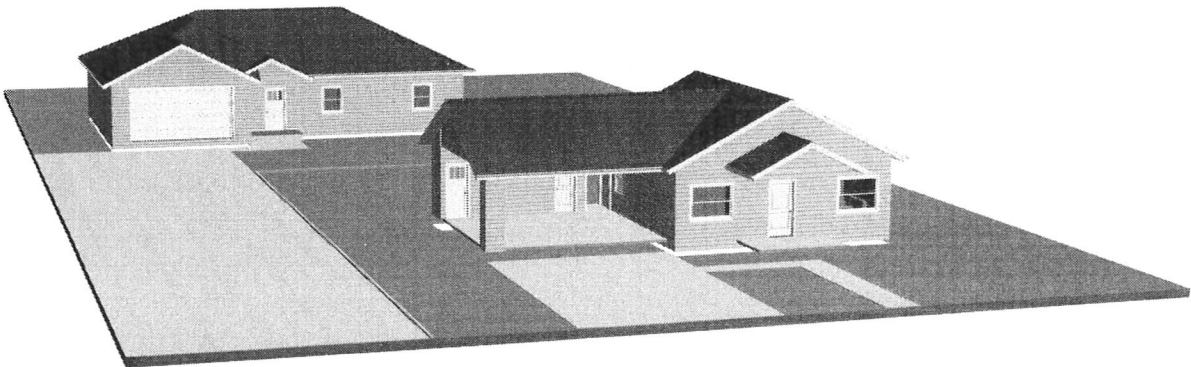
will rehabilitate this property. We also plan to rehabilitate this home at the front of the lot.



PROPOSALS FOR SPECIAL REQUIREMENTS OF THE ZONE

Use, Architectural Controls, and Materials:

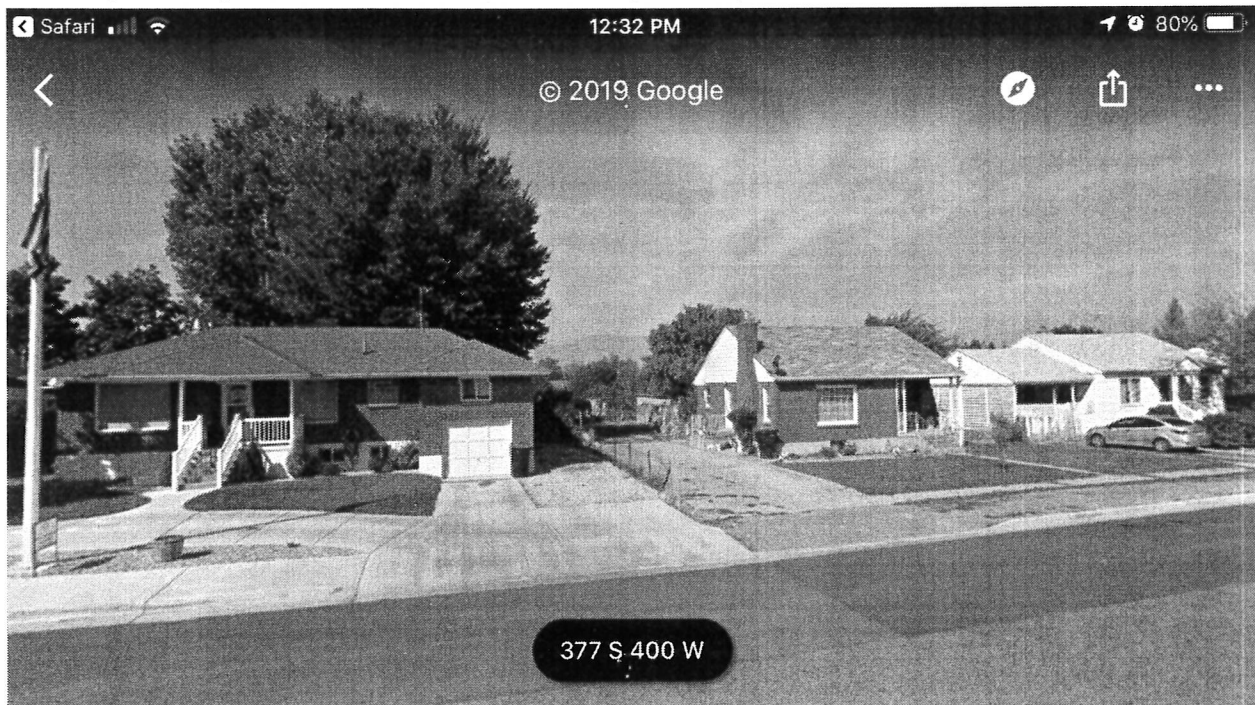
We plan to build a single family residence facing the public street, and built as far to the north (left of the picture) as possible so that as much of the home is visible from the public street as possible. The exterior will be constructed with stone/brick and smartside.



****Please note that in this sample elevation, the front house has a carport that would partially block the view of the rear home from the street. We realize that being able to view the rear home from the street is important to the Planning Commission and City Council. CURRENTLY THIS CARPORT DOES NOT EXIST! We have included it in the sample elevation as it would be an asset to the front home if we added it, but its addition is NOT set in stone.

HOW THIS IN-FILL OVERLAY WILL BE COMPATIBLE AND CONSISTENT WITH THE EXISTING NEIGHBORHOOD

Currently the neighborhood consists of small single family homes built circa the 1950s or before.



Having a new home built in the neighborhood will raise the property values of the surrounding homes two-fold:

1. Adding a newly constructed home in the neighborhood will raise appraisal comparable values, and
2. Removing the incredible amount of debris and refuse from this lot will improve the overall look and feel of the neighborhood.

Removing the debris and refuse will also add to the safety of the neighborhood by eradicating the habitat of the vermin population in the neighborhood.