



Legislation Details (With Text)

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On agenda: 3/5/2019 **Final action:** 3/5/2019
Title: Construct a Concrete Block Wall Adjacent to a Nonresidential Use (B)

Petition HP-19-00014. Anthony Ackrill, owner. Certificate of Appropriateness for the construction of a ten foot high concrete block wall on the west property line adjacent to commercial property. Located at 717 NE 3rd Avenue. This building is a contributing structure to the Northeast Residential Historic District.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 180803_Staff Report w Exhibits 1-3_20190305.pdf

Date	Ver.	Action By	Action	Result
3/5/2019	1	Historic Preservation Board	Approved	

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The property is located at 717 NE 3rd Avenue. The contributing structure was built in 1928 according to the Alachua County Property Appraisers Office. The property is zoned Urban 2 and is approximately 0.32 acres in size. The building is a contributing structure to the Northeast Residential Historic District. The existing house is an approximately 2,300 square foot, two-story house, located towards the front of the property on 3rd Avenue. The house, plus the recently constructed accessory structure in the back yard, are not part of this application since no work is proposed for these structures. There is currently a 6 foot tall wooden picket fence in the backyard.

The adjacent property to the west has been used in recent years as an assisted living facility, a non-conforming use in the Urban 2 zoning district. An assisted living facility is defined in Article II of the City of Gainesville Land Development Code as a facility that provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. It is considered a nonresidential use within the Land Development Code. The property also wraps around the rear (south) of the subject property for a distance of approximately 35 feet, and includes a parking lot.

The applicant is proposing to build a concrete block wall on the west property line beginning at a point approximately 50 feet from NW 3rd Avenue. According to the applicant only the first 25 feet will be slightly visible from the street. This 25 foot section will be 6 feet in height. From the 25 feet point of the west property line and on back to the rear property line for a distance of approximately 100 feet, the wall is proposed to be 10

feet tall. At the rear property line the wall will turn east and run for a distance of approximately 35 feet, with a height of 8 feet. The existing 6 foot tall wooden picket fence in these areas will be removed.

Staff to the Historic Preservation Board - Approve Petition HP-19-00014 with the condition that the wall has a stepped transition from 6 feet to 10 feet.