



Legislation Text

File #: 200792., **Version:** 1

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Certificate of Appropriateness for a deck in the front yard. (B)

Petition HP-21-00009. Lawrence N. & Pamela B. Lahiff, owners. Certificate of Appropriateness to construct a deck in the front yard of an existing single-family dwelling with associated modifications to the front and side setback. Located at 506 NE 2nd Street. This building is a contributing structure to the Northeast Residential Historic District.

Project Description

The existing single-family dwelling is a one-story, contributing structure that was built circa 1928 according to the Florida Master Site File. It is a weatherboard covered bungalow that represents a typical Gainesville house of the 1920's. It is a wood frame structure with brick piers, a gable roof with cross gables for the secondary roof structure, novelty shingles, wood windows, and an arched entry hood with brackets over the front door. The building is approximately 1,113 square feet of total area and heated space.

The proposal under consideration with this application is the construction of a slightly raised wood deck around the southeast corner of the house. Landscape material would occupy the area between the deck and the fence on the east and south property lines. The proposal must receive approval from the Historic Preservation Board because the deck is proposed for the front and front side yard of the building.

Decks can be staff approved if they meet certain conditions: The historic building on which the deck is to be built does not front on two or more streets; the deck is sited to the rear or rear sideyard of the building; and the deck must utilize simple designs that are mostly open. As indicated above the deck is sited on the front and front side yard of the building. The building does not front on two or more streets. As shown in Exhibit 3, the proposed deck is wood construction, with a proposed width of 6.7 feet, with little elevation above grade. The visual impact of the deck will be minimal, particularly since the existing fence will largely block the view of the deck from the street. No railing is proposed and the deck utilizes simple design that is open.

The deck as shown, would not meet the current front and side yard setback requirements for the Urban 4 zoning district, which requires 15 feet minimum to 20 feet maximum from the curb on the front and 5 feet minimum on the side yard. The deck will require a front yard setback reduction at the east property line to no less than 12 feet where 15 feet minimum to 20 feet maximum is required from the back of curb. The deck will require a side yard setback reduction at the south property line to no less than 4 feet.

Staff recommends approval of the application with the following conditions:

1. The HPB approve the Modification of Existing Zoning Requirements, reducing the front yard setback from the 15 feet to 20 feet required to no less than 12 feet and reducing the south side yard setback from 5 feet to no less than 4 feet.
2. Notify staff of any changes during construction.

