



Legislation Text

File #: 150508., **Version:** 1

University Heights Historic District South - New construction located at 1109, 1029, and 1021 SW 3rd Avenue (B)

Petition HP-15-70. Ricardo Cavallino, agent for SHD Development. New construction of four multi-family apartment buildings. Located at 1109, 1029, and 1021 SW 3rd Avenue. Related to HP-15-68, HP-15-69, and HP-15-72.

This project involves the construction of four new multi-family buildings on Parcels 13095-000-000, 13096-000-000, and 13098-000-000 (1109, 1029, and 1021 SW 3rd Ave.). Zoning for all parcels is RH2. Three of the buildings will be 3 stories in height, with the fourth building (south of the one-story contributing residence) being 2 ½ stories in accordance with the Special Area Plan's height regulation for new construction adjacent to contributing structures. The new structures will be non-contributing but are designed to be complimentary to the contributing structures. They replicate elements found in the historic district such as front porches, and utilize historic materials such as the chert fieldstone.

A modification of existing zoning will be required since the buildings do not meet the front and side setbacks set forth in the University Heights Special Area Plan. The front setback will require a modification from the required 15'-25' to the proposed 6'3". The eastern side setback will also require a modification from the required 8' to the proposed 7'3".

This new development will utilize the two contributing structures by relocating them to the northeast corner of the development (HP-15-68 & HP-15-69) and building the four infill buildings around them. The non-contributing structure located at 1029 SW 3rd Avenue will be demolished.

The staff recommendation is based on the City of Gainesville, *Historic Preservation Rehabilitation And Design Guidelines - New Construction University Heights North & South*

None

Staff to Historic Preservation Board - Approve with condition that Historic Preservation Board concurrently approve Application for Modification of Existing Zoning Requirements reducing front setback to 6'3" and the side setback to 7'3".