



Legislation Text

File #: 150754., Version: 1

Northeast Residential Historic District - New construction of a single-family dwelling (B)

Petition HP-16-5. Jason Cytacki, agent for Rafael Diaz. New construction of a single-family dwelling. Located at 535 NE 8th Avenue.

The applicant is proposing to construct a new single-family dwelling on the parcel. The home will be a two-story craftsman style home and will have a total heated/cooled square footage of 2,851 sq. ft. It will feature traditional proportions and materials such as gable vents, 2/1 windows, lap and shaker style siding, and metal roofing on the porches. In an effort to increase lifespan of the project, the siding (both lap and shaker) will be a cement fiber siding such as HardiePlank and HardieShingle. The front door will be a wood-grained fiberglass American Style door by ThermaTru. Windows used throughout the home will be 2/1 double-hung wood interior with a clad exterior, either Marvin's Integrity Series or Jeld-Wen's V-2500 series. The roof will be architectural shingles with the exception of standing seam metal roofing that is being proposed for the front and rear porch. Exterior portions of the chimney will be brick.

The petitioner is requesting a Modification of Existing Zoning Requirements in order to achieve a larger garage. Side setback requirements for this parcel are 7'6". The petitioner is requesting to reduce this setback to 3'. Traditionally, many homes in this neighborhood have had garages built at or near the property line. Because this is typical of the development pattern of this neighborhood, the reduction of side setback to 3' would be appropriate. All other setback requirements are being met.

The staff recommendation is based on the City of Gainesville *Historic Preservation Rehabilitation and Design Guidelines: Design Guidelines for New Construction Northeast, Southeast, & Pleasant Street Historic Districts*

None

Staff to Historic Preservation Board - Approval of HP-16-5 and the *Application for Modification of Setback Requirements*.