



Legislation Text

File #: 160325., Version: 1

Setback Modification and New Construction of Footings, Foundation And Structural Framing for a Single-Family Dwelling (B)

Petition HP-16-73. Eastwood Holdings I, LLC, owner. New construction of footings, foundation and structural framing for a single-family dwelling. Setback modification request for front and rear. Located at 625 NW 3rd Street. This building will be a non-contributing structure to the Pleasant Street Historic District.

The property is located at 625 NW 3rd Street and is zoned RC. The parcel (14385-000-000) is currently undergoing an application for a lot split (AD-15-00082). The existing parcel is .20 acres but will be split into two lots, Parcel A (on the corner of NW 7th Ave. and NW 3rd St.) and Parcel B (south of Parcel A). Both parcels will be approx. 4,211 sf; this application is only for Parcel B. The proposed single-family dwelling will be a non-contributing structure to the Pleasant Street Historic District.

The applicant is requesting to build a house facing NW 3rd Street, with side setbacks of 18', a rear setback of 13'-11" (proposed modification), and a front setback of 11'-0" (proposed modification). The new house will be a 1 1/2 story "gable-front-and-wing" building form of Vernacular design to complement existing architecture in the historic district. The house will be approximately 1,890 square feet, including two small, inset corner porches on the front and back of the house. A driveway will be located on the north side of the house.

Staff recommends approval of Petition HP-16-73 with the following conditions:

1. All approvals are based upon the active lot split application AD-15-00082, currently noted by the Technical Review Committee as "approvable with conditions". If the lot split is revised in any way affecting the dimensions of the two parcels as shown in the AD application, the applicant shall return to the HPB Board
2. Approve the *Application for Modification Existing Zoning Requirements* requesting a modification of the front setback from 17.5' to 11' and a rear setback modification from 20' to 13'-11". A signed and notarized application has not been submitted by applicant. If the application is different from this approval, the applicant shall return to the HPB Board.
3. COA approval for only the foundation plan layout for the house as meeting the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines* for new construction.
Staff cannot recommend framing approval as of this time.
4. Applicant will return for a separate COA for exterior materials and enclosures, including but not limited to windows, doors, siding and roofing.