



Legislation Text

File #: 160571., Version: 1

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Certificate of Appropriateness, Zoning Modification & Ad Valorem Tax Exemption for Non-Contributing Accessory Structure (B)

Petition HP-16-107 & HP-16-108. Jay Reeves and Associates, Inc., agent for Mike and Michelle Jaffee. Certificate of Appropriateness & Ad Valorem Tax Exemption for demolition of a non-contributing accessory structure and construction of a new accessory structure, which will be non-contributing to the Northeast Residential Historic District. Zoning modification request on the rear from 7.5' to 3'. Located at 621 NE 5th Terrace.

The applicant came before the board in August of 2016 (HP-16-63/64) for COA/ Pt 1 tax application of the project, which at that time proposed two phases: Phase 1, a new master bathroom and closet to replace the existing and reduce the master bedroom size in the main house and Phase 2, a guest house addition of approximately 400 square feet to the existing garage. The addition required no zoning modification. The COA and Part 1 tax application were approved.

This application does not include the work on the main house, as there are no changes, but proposes demolition of the existing garage and replacement with a small guest house and carport. The proposed guest house would be approximately 425 square feet, about the same square footage as the previously approved proposal. Both the carport and new guest house are of compatible architectural design, with brick, Hardi-plank, and Marvin Integrity windows. The applicant requests a rear zoning setback modification from the required 7.5' to 3'.

Staff recommends approval of Petition HP-16-107 for a COA and Zoning Modification with the conditions follows:

1. The addition cannot be used as an accessory dwelling unit, which is not an allowed use in the RSF-3 zoning district.
2. No range, stove, or oven shall be installed in the proposed addition.

Staff recommends approval of HP-16-108 for a "Part 1" ad valorem tax exemption based on the following:

1. The property is an eligible property because it is a contributing structure and
2. The proposed improvements are eligible.