



Legislation Text

File #: 170524., Version: 1

Southeast Residential Historic District. Certificate of Appropriateness, Ad Valorem Tax Exemption (Part 1), and Zoning Modification Application for 716 SE 4th Ave (B)

Petition HP-17-51. Edie and Gerlach James, owners, Jay Reeves agent. Application for Certificate of Appropriateness, Ad Valorem Tax Exemption (Part 1) and Zoning Modification. Located at 716 SE 4th Ave. The work includes a master bedroom suite addition, a front porch, relocation of windows and doors, replacement of existing windows, a new carport and connector, a new chimney, a new courtyard wall and fencing. The zoning modification request is for 4'-0" at the side yard setback and for 9' at the rear setback. The property is contributing to the Southeast Residential Historic District.

The property is located at 716 SE 4th Ave and is contributing to the Southeast Historic District. The parcel (12202-000-000) is .23 acres in size and is zoned RMF7/Urban 3. The existing house is a one-story ranch, constructed c. 1952 of concrete block with an asphalt shingle hip roof. The building is rectilinear in plan, facing south on a large lot (100'x100'), with a driveway and ramp to the right of the house (east side). There is a small, detached utility room and a covered deck off the rear of the building, an existing chain link fence separating the front yard from the back yard, as well as a privacy fence at the rear perimeters of the lot.

The proposed work includes removal of the existing utility room and deck on the rear of the house and the removal of the wood ramp and associated landings/ decks. New work includes additions for a master suite, a kitchen, a carport and front porch, as well as a rear courtyard wall, a new chimney for the house and a picket fence in the front yard. The applicant is also applying for a zoning modification of setback for the carport and a Part 1 tax credit exemption review.

Staff recommends approval of the zoning modification request and re-design/ re-submission of the COA application and postponement of the Part 1 tax exemption review. Staff has provided recommendations for the re-design and re-submission, as well as conditions for the Part 1 tax exemption review.