



Legislation Text

File #: 201011., Version: 1

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Install a roof mounted photovoltaic solar system on a principal building (B)

Petition HP-20-00102. Barry Jacobson, Solar Impact, agent for Carla Mavian. Certificate of Appropriateness to install a roof mounted photovoltaic solar system on a single-family house. Located at 619 NE 6th Avenue. This building is a contributing structure to the Northeast Residential Historic District.

Project Description

The applicant is requesting approval of a Tier One 6.66kW roof mounted solar photovoltaic system, to be installed on the rear slope of the roof, which is on the south side of the house. The system will tie into the existing roofing structure with attachments. The 18 black 370W Boviet modules are the flush mount type to be installed in the same plane as the roof. The system also includes a Solar Edge 6kW inverter.

The contributing building was built in 1946 according to the Alachua County Property Appraiser records. The property is zoned RSF-3 and is approximately 0.21 acres in size. The house is approximately 1,596 square feet in total area, with 1,578 square feet of heated area. The property is an interior lot with right-of-way frontage on NE 6th Avenue. The house is a one story, concrete block house.

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. A rooftop solar photovoltaic power system is a system that uses one or more photovoltaic panels installed on the surface of a roof, either parallel to a sloped roof/surface or rack-mounted on a flat roof, to convert sunlight into electricity and is ten kw or less for residential structures and 300 kw or less for nonresidential structures. The subject power system has been placed on the principal structure on the property which is a single-family dwelling. The building is considered a contributing structure in the Northeast Residential Historic District.

The system is located on a secondary roof facade elevation and will not be visible from NE 6th Avenue or any side streets. The installation will not result in the permanent loss of significant character-defining features of a historic resource, such as existing roof lines or dormers; the installation is reversible; the system is flush to the roof or low profile, to the extent feasible; and the system blends into the surrounding features of the historic resource to the extent possible.

Staff recommends the board approve the request for the solar array as proposed in the application.