

# Board of Zoning Adjustment

## Staff Report

September 11, 2017



<b>Case No:</b>	17VARIANCE1038
<b>Project Name:</b>	183 N Bellaire Ave Garage
<b>Location:</b>	183 N Bellaire Ave
<b>Owner(s):</b>	Rachel Weiss & Rodney Bell
<b>Applicant:</b>	Christopher Eldridge
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	9 – Bill Hollander
<b>Case Manager:</b>	Dante St. Germain, Planner I

**REQUEST**

- **Variance** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than 30% of the area of the lot
- **Variance** from Land Development Code section 5.4.1.E.1 to allow an accessory structure/use area to exceed 60 feet in depth

Location	Requirement	Request	Variance
Private Yard Area	30% (2,400 sf)	8.8% (702 sf)	21.2% (1,698 sf)
Accessory Structure/Use Area	60 ft.	101.42 ft.	41.42 ft.

**CASE SUMMARY**

The subject property is located in the Clifton neighborhood. This lot has no alley access. The applicant proposes to construct a new 1 ½ story detached garage behind the existing 1 ½ story residence. The garage is proposed to be located 17’ 6.5” behind the residence, rather than at the rear of the lot, to preserve a mature Japanese Maple tree. The proposed location results in a private yard area of 702 square feet, rather than the 2,400 square feet required by the zoning regulations. In addition, the location of the structure extends the accessory structure/use area to 101.42 feet in depth. Land Development Code section 5.4.1.E.1 allows for this area to be no more than 60 feet in depth.

**STAFF FINDING**

Staff finds that the requested variances are adequately justified and meet the standard of review. The following condition of approval is recommended by staff and has been agreed to by the applicant:

- **No restroom facilities shall be constructed within the accessory structure unless a Conditional Use Permit for an accessory apartment is approved by the Board of Zoning Adjustment, and all other applicable regulations are met.**

Based upon the information in the staff report, and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for granting a variance established in the Land Development Code from section 5.4.1.D.2 to allow a private yard area to be less than 30% of the area of the lot, and from section 5.4.1.E.1 to allow an accessory structure/use area to exceed 60 feet in depth.

## **CASE BACKGROUND**

Clifton Architectural Review Committee approved the requested garage on May 11, 2017 on condition that certain design guidelines were met, under case number 17COA1099. See Attachment 6, the Certificate of Appropriateness from the Committee, for the conditions of approval.

## **TECHNICAL REVIEW**

- No technical review was undertaken.

## **INTERESTED PARTY COMMENTS**

No interested party comments were received by staff.

## **STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE FROM SECTION 5.4.1.D.2**

- (a) The requested variance will not adversely affect the public health, safety or welfare.

STAFF: The requested variance will not adversely affect the public health, safety or welfare as considerable green space will be preserved behind the garage.

- (b) The requested variance will not alter the essential character of the general vicinity.

STAFF: The requested variance will not alter the essential character of the general vicinity as the design and location of the garage have been approved by the Clifton Architectural Review Committee.

- (c) The requested variance will not cause a hazard or nuisance to the public.

STAFF: The requested variance will not cause a hazard or nuisance to the public as the location of the garage is proposed to be forward of the rear yard to preserve a mature tree.

- (d) The requested variance will not allow an unreasonable circumvention of the zoning regulations.

STAFF: The requested variance will not allow an unreasonable circumvention of the zoning regulations as the garage is proposed to be located forward of the rear yard in order to preserve an existing mature tree.

## **ADDITIONAL CONSIDERATIONS:**

1. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or the same zone.

STAFF: The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or the same zone as the rear yard is occupied by an existing mature tree, and placing the garage to the rear of the lot would require the removal of this tree.

2. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant by requiring the applicant to remove an existing mature tree.

3. The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

STAFF: The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought as the tree is existing and has matured in place over many years.

### **STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE FROM SECTION 5.4.1.E.1**

- (a) The requested variance will not adversely affect the public health, safety or welfare.

STAFF: The requested variance will not adversely affect the public health, safety or welfare as there will still be considerable green space to the side and the rear of the proposed garage.

- (b) The requested variance will not alter the essential character of the general vicinity.

STAFF: The requested variance will not alter the essential character of the general vicinity as the design and location of the garage have been approved by the Clifton Architectural Review Committee.

- (c) The requested variance will not cause a hazard or nuisance to the public.

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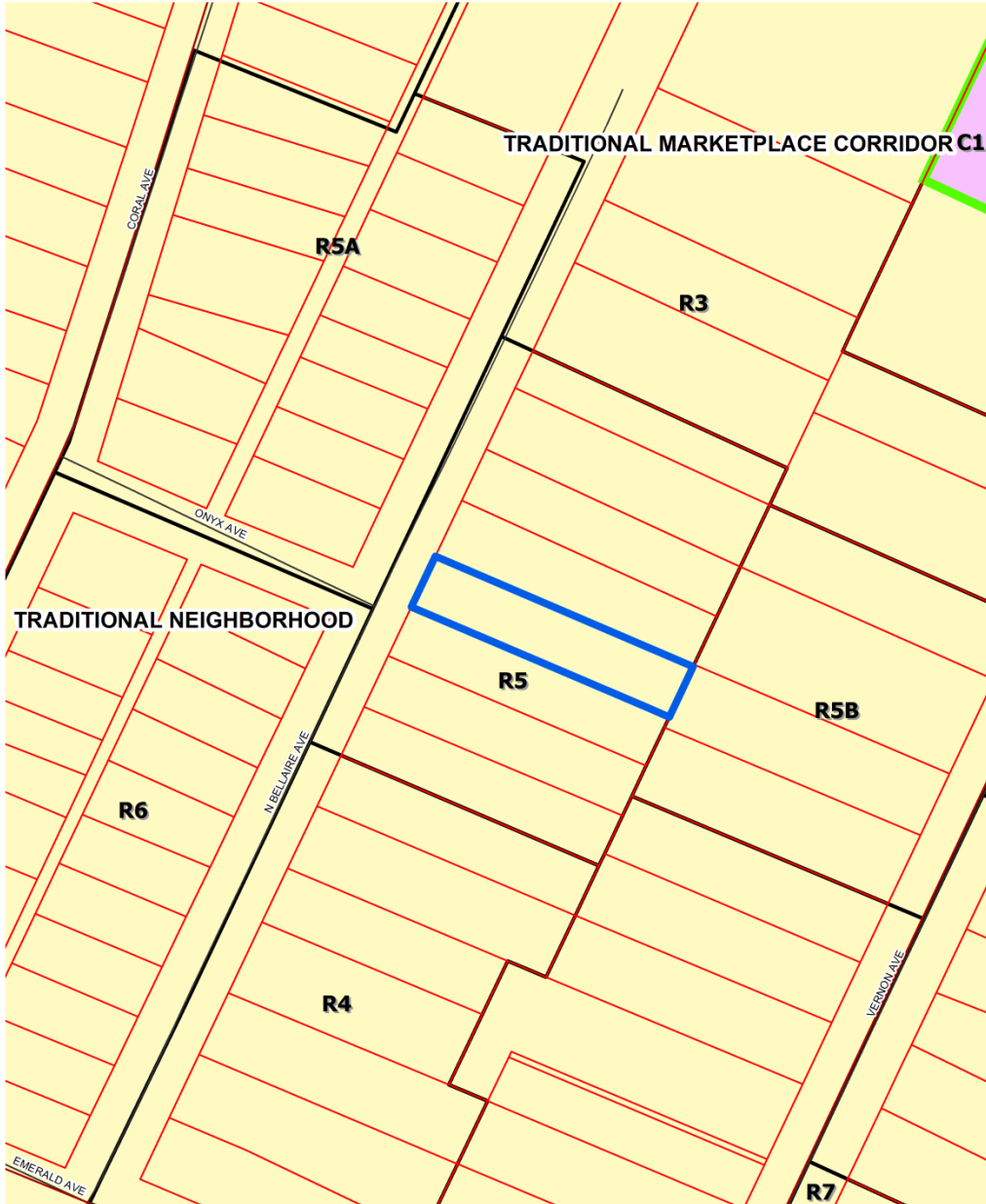
**NOTIFICATION**

Date	Purpose of Notice	Recipients
08/24/2017	Hearing before BOZA	1 <sup>st</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 9
08/25/2017	Hearing before BOZA	Notice posted on property

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Elevations
5. Site Photos
6. Clifton Architectural Review Committee Certificate of Appropriateness

1. Zoning Map



183 N Bellaire Ave  
feet

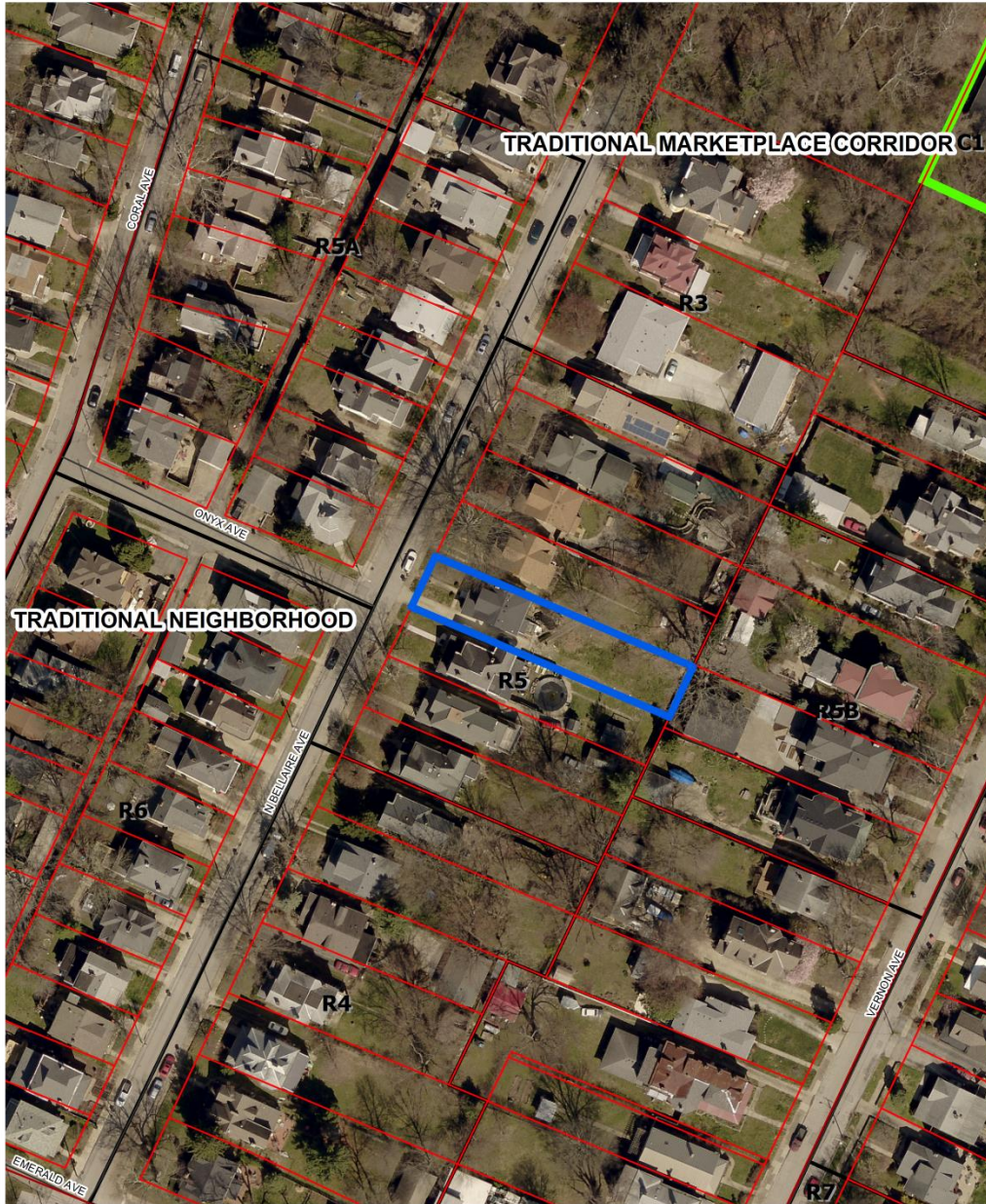
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Map Created: 7/21/2017

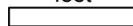


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2. Aerial Photograph



183 N Bellaire Ave  
feet



90

Map Created: 7/21/2017



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3. **Site Plan**



4. Elevations

**RECEIVED**  
 JUN 27 2017  
 T. J. & S. J. DESIGN SERVICES

**Elevation 1**      **Elevation 2**      **Elevation 3**      **Elevation 4**

DESIGNED AND DRAWN BY DATE: 5/2/17 SCALE: 3/16" = 1'-0" SHEET: A-2	PROJECT DESCRIPTION: BELL GARAGE ADDITION 183 N Bellvue Ave LENOIR, KY 40255	SHEET TITLE: EXIST. SECOND FLOOR PLAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE													DISCIPLINES: ARCHITECTURE: T.J. & S.J. DESIGN SERVICES STRUCTURAL: T.J. & S.J. DESIGN SERVICES MECHANICAL/ELECTRICAL/PLUMBING: T.J. & S.J. DESIGN SERVICES CIVIL: T.J. & S.J. DESIGN SERVICES LANDSCAPE ARCHITECTURE: T.J. & S.J. DESIGN SERVICES INTERIOR DESIGN: T.J. & S.J. DESIGN SERVICES HISTORIC PRESERVATION: T.J. & S.J. DESIGN SERVICES ENVIRONMENTAL: T.J. & S.J. DESIGN SERVICES GEOTECHNICAL: T.J. & S.J. DESIGN SERVICES TRAFFIC ENGINEERING: T.J. & S.J. DESIGN SERVICES UTILITIES: T.J. & S.J. DESIGN SERVICES SPECIALTY: T.J. & S.J. DESIGN SERVICES
NO.	DESCRIPTION	BY	DATE																	



5. **Site Photos**



The front of the subject property.



The residence to the right.





The residence to the left of the subject property.





The property across N Bellaire Avenue.



The driveway leading toward the rear of the lot.





The current private yard area where the garage is proposed to be built.





The current private yard area where the garage is proposed to be built.





Looking toward the house from the rear yard, with the mature Japanese Maple tree to be preserved visible.

6. Clifton Architectural Review Committee Certificate of Appropriateness



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**Historic Landmarks and Preservation  
Districts Commission**

**Certificate of Appropriateness  
Report of the Committee**

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To: Chris Eldridge  
Thru: Clifton Architectural Review Committee  
From: Savannah Darr, Historic Preservation Specialist  
Date: May 11, 2017

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**Case No:** 17COA1099  
**Classification:** Committee Review

**GENERAL INFORMATION**

**Property Address:** 183 N. Bellaire Avenue

**Applicant:** Chris Eldridge  
Eldridge Company  
1437 Story Avenue  
Louisville, KY 40206  
502-640-0296  
[chris@eldridgecompany.com](mailto:chris@eldridgecompany.com)

**Owner:** Rodney Bell and Rachel Weiss  
183 N. Bellaire Avenue  
Louisville, KY 40206

**Estimated Project Cost:** \$50,000

**Description of proposed exterior alteration:**

The applicant seeks approval to construct a new one-and-a-half-story, single car garage (15'-9" by 40'-9") in the rear yard behind the house. The garage will have 3"-4" Hardie smooth face, lap siding and asphalt shingles on the shed roof with ogee gutters. The garage will be situated in the rear yard 17'-6.5" from the back of the house and 60'-4.0625" from the rear property line. There is no rear alley for which the garage to be situated. The front/west elevation (Elevation 1, Sheet A-2) will contain a single steel garage door with a pedestrian door to the south. The west elevation of the upper half story will be comprised of one central awning window and two stationary windows. The south elevation (Elevation 2, Sheet A-2) will have no windows or doors. The rear/east elevation (Elevation 3, Sheet A-2) will contain a single steel garage door. The upper half story will be comprised of a sliding door and wooden balcony. The north elevation (Elevation 4, Sheet A-2) will have five stationary windows on the first story and three casement windows on the upper story. All windows will be Andersen Silver Line vinyl

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windows. All garage doors will be manufactured by Clopay. The upper half story of the garage will be storage space. While the driveway is existing, a new extension will be constructed to connect to the garage.

**Communications with Applicant, Completion of Application**

The application was received on April 28, 2017 and considered complete and requiring committee level review on May 1, 2017. Staff received updated site plans showing the location of a mature Japanese Maple tree in the rear yard on May 2, 2017. The case was scheduled to be heard by the Clifton Architectural Review Committee on May 10, 2017 at 4:30 pm, at 444 South Fifth Street, Conference Room 101.

The Limerick Architectural Review Committee met on May 10, 2017 at 4:36pm in Conference Room 101 at 444 South 5<sup>th</sup> Street to discuss the case. Members present were Jay Stottman (Chair), Roberto Bajandas, Michaelle Warner, and Pam Vetter. Savannah Darr, Landmarks staff; Chris Eldridge, the applicant; and Rodney Bell, the property owner, were present. No members of the public were present for comment.

Ms. Darr presented the case for new garage construction and explained the unique situation of the placement of the garage, which was outlined in the staff report. Ms. Darr recommended approval with four conditions listed in the staff report. Mr. Eldridge explained that the large Japanese Maple tree was important to his clients when they recently purchased the home. Furthermore, the lot is only 40' wide so extending the driveway to the rear portion of the lot would eat up a significant portion of the rear yard and have a high cost. Mr. Stottman asked about the age of the garages at 189 and 192 N. Bellaire Avenue. Ms. Darr answered that the garage at 192 N. Bellaire Avenue was historic but the garage at 189 N. Bellaire Avenue appeared to be more modern. Ms. Vetter asked if there was a COA on it, and Ms. Darr said she was unsure. Mr. Stottman explained that while preservation of a mature tree is important, the proposed placement of the garage is appropriate because there are other similar garages on the block and it is conducive to the character of this portion of Clifton where there are no rear alleys. Mr. Bajandas asked for clarification on where concrete would be poured and where gravel would be laid. Mr. Eldridge explained that the gravel notes for the driveway were an error. The concrete apron and driveway extension would be poured concrete. The gravel under the rear balcony was not yet determined. Ms. Darr said that as long as it was gravel or pavers, then it is considered landscaping. If they decided to pour concrete there, then it would need a staff level review. Mr. Bell said that he did not think they would pour concrete. Mr. Bajandas suggested that the condition be reworded to clarify where the concrete would be poured.

Mr. Bajandas made a motion to approve the staff report with amendments to condition 2 to clarify where the new concrete shall be poured. Ms. Warner seconded the motion. Mr. Stottman emphasized that the ARC was approving the placement of the garage, even though it does not quite meet the design guidelines, because it is the best solution for this block of Bellaire Avenue. Mr. Bajandas said that he agreed with the statement as part of the motion and Ms.

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Warner upheld her second. With no further comment, Mr. Stottman asked for a vote. The motion carried unanimously with four ayes (Stottman, Bajandas, Warner, and Vetter). The meeting was adjourned at 4:57 pm.

## **FINDINGS**

### **Guidelines**

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alterations: **Garage, New Construction-Residential, and Site**. The report of the Committee's findings of fact and conclusions with respect to these guidelines is attached to this report.

The following additional findings are incorporated in this report:

### **Site Context/Background**

The property is located on the east side of N. Bellaire Avenue, just northeast of the intersection with Onyx Avenue. The site is zoned R5 in the Traditional Neighborhood Form District. The frame, one-and-a-half-story bungalow house is surrounded by other bungalow houses to the north and Victorian era, two- to three-story houses of varying architectural styles to the south and west.

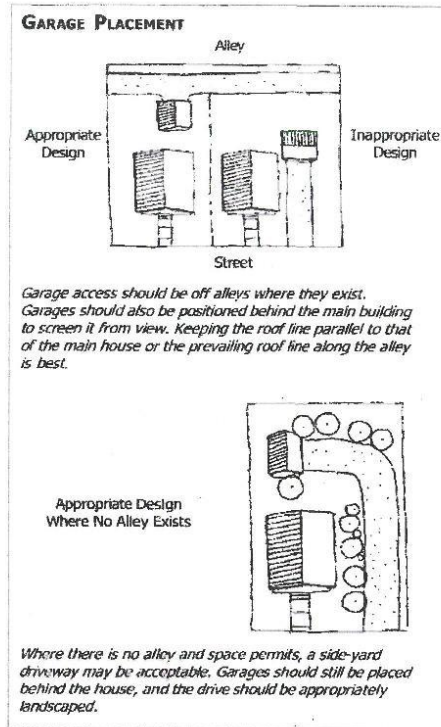
There are no previous COAs for this property.

### **Conclusions**

The proposed project generally meets the Clifton design guidelines for **Garage, New Construction-Residential, and Site**. The design of the new garage will fit with the small number of other secondary structures on the street. The proposed location of the garage on the site does not meet Garage Guideline G9 and meets with conditions Garage Guideline G4. Garage Guideline G9 states, "New garages should be located at the rear of the property, should define and enclose the rear yard, and should be aligned with adjacent secondary structures." This garage will be located in the rear yard but not near the rear property line to enclose the yard. The homeowners wish to construct the garage around a mature Japanese maple tree in their rear yard. Per the updated site plan submitted by the applicant, moving the garage to the rear property line would negatively impact that tree. Additionally, very few of the secondary structures on N. Bellaire Avenue line up with one another. The proposed location of this garage will be close to lining up with the garage at 189 N. Bellaire Avenue.

Garage Guideline G4 states, "When no alley exists, garages should be sited at the rear of the property behind the main house. Landscape screening is encouraged along the driveway" (see illustration below). While the garage is proposed to be sited behind the main house, it will be visible from N. Bellaire Avenue, which does not match the illustration for this guideline. However, this location allows the homeowners to still enjoy their yard and mature Japanese Maple tree. Furthermore, the garages located at 189 and 192 N. Bellaire Avenue are similarly located and visible from N. Bellaire Avenue. The proposed location of the garage is appropriate for the street.

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**DECISION**

Considering the information furnished, the Committee approved the application for a Certificate of Appropriateness with the following conditions:

1. All Hardie siding shall be smooth face, lap siding and have a 3" or 4" exposure.
2. The new concrete apron shall be poured and finished to match the existing driveway.
3. All wood deck/balcony elements shall be opaque stained or painted.
4. If the design changes, the applicant shall contact staff.

*The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, his successors, heirs or assigns. This Certificate does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.*

  
 Jay Slottman  
 Chair

5-11-2017  
 Date

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## Garage

### Clifton Design Guideline Checklist

+	Meets Guidelines	NA	Not Applicable
-	Does Not Meet Guidelines	NSI	Not Sufficient Information
+/-	Meets Guidelines with Conditions		

	Guideline	Finding	Comment
G1	Contributing secondary structures should be preserved. However, when demolition is being requested to make way for a new secondary building, then Landmarks staff and/or the ARC will evaluate and review the demolition permit request based on the structure's integrity, historical character and materials, functionality, and security concerns. All structures in the district will be identified as either contributing or non-contributing at the time of application. See the Demolition guidelines for more details.	NA	
G2	New garages or other secondary structures should be designed so they complement the scale, mass, roof form, setback, and materials of adjacent secondary structures. They should also be subordinate to the primary structure.	+	
G3	New garages should be sited adjacent to an alley where present. Review the garage prototype illustration that identifies styles appropriate to preservation districts when planning a garage construction project.	+/-	No rear alley
G4	When no alley exists, garages should be sited at the rear of the property behind the main house. Landscape screening is encouraged along the driveway.	+/-	See conclusions
G5	Single garage doors should be used rather than expansive double or triple doors.	+	
G6	The roofline of a new garage should be oriented so it is parallel with the main house or follows the predominant pattern of existing secondary structures when a pattern exists.	+/-	There is no secondary structure roof pattern. The roofline is perpendicular to the main house, but this is not inappropriate.
G7	Roof pitch should be no less than one in six. The roof form of the garage should match the roof form of the main house when it is a character-defining feature.	NA	Applies to gabled roofs—this is a shed roof
G8	New garages should be designed so access to off-street parking is off alleys or secondary streets wherever possible.	+/-	No rear alley
G9	New garages should be located at the rear of the property, should define and enclose the rear yard, and should be aligned with adjacent secondary structures.	-	See conclusions
G10	The garage design should be simple and rectangular in shape. Ell-shaped floor plans, slightly-projecting bays, and cantilevered second floors are also permitted.	+	
G11	New garage walls should be constructed with any of these materials (1) Horizontal siding to match existing exposure of the primary structure (normally 3" or 4" exposure), (2) corner boards and trim around openings, (3) board and batten siding, (4) brick, (5) stucco over frame or concrete block, (6) painted concrete block with parged or flush joint finish, (7) cast stone, molded concrete block, or (8) wood, aluminum or vinyl siding, or fiber cement siding or board to match existing exposure of the primary structure. Do not use these materials: T-111, exposed uncoated concrete block, or painted concrete block unless parged or skim coated first.	+	3" or 4" Hardie, smooth face, lap siding
G12	Approvable roof designs include simple gable roofs (6-in-	+	Shed roof

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	Guideline	Finding	Comment
	12 minimum slope), hipped, shed, and flat roofs with parapets, intersecting gables, overhanging eaves, and gable end-vents. Not approvable are low-pitched gable roofs (less than 6-in-12 slope), flush eaves, and roofs without gutters.		
G13	Asphalt, fiberglass, wood, tile, metal, slate or synthetic shingles are recommended roof materials. Half-round or ogee gutters, gable-end elements, and solar collectors are approvable. Do not use membrane or roll roofing on sloped roofs with 3-in-12 pitch or greater. See Roofing guidelines for additional details.	+	
G14	Single-car garage doors or openings are preferred. Double- or triple-wide doors which convey the appearance of 2 or 3 single doors may be approved. Flush garage doors which accentuate the large size of the opening are prohibited.	+	
G15	Garage window openings should be used that visually break up the wall's surface and may be placed at higher elevations for security. Security grills may be installed on the inside face of the windows.	+	

## New Construction - Residential

### Clifton Design Guideline Checklist

+	Meets Guidelines	NA	Not Applicable
-	Does Not Meet Guidelines	NSI	Not Sufficient Information
+/-	Meets Guidelines with Conditions		

	Guideline	Finding	Comment
NCR1	New construction designs should conform to all applicable regulations including the Land Development Code, Zoning District Regulations, Building, and Fire and Safety codes, MSD, and any other regulatory agency. All new construction architectural designs will be reviewed by the Clifton ARC.	+	
NCR2	No structure should be demolished to make way for new or large-scale construction. All structures in the district will be identified as either contributing or non-contributing at time of application. The Landmarks staff and ARC will evaluate and review all demolition permit requests. See the Demolition guidelines for more details.	NA	
NCR3	Building height, scale, massing, volume, directional emphasis, and setback should reflect the architectural context established by surrounding structures.	+	
NCR4	The scale of new construction should not conflict with the historic character of the district.	+	
NCR5	Building materials and design elements in new construction design should be sympathetic with surrounding historic buildings in the district. Materials should be of a complementary color, size, texture, scale, and level of craftsmanship.	+	
NCR6	Creative design is encouraged. Examples of materials to avoid include: ornamental pierced concrete masonry screens and walls, "antiqued" brick, wrought-iron porch columns, exterior carpeting, jalousie windows, glass block, picture windows, unfinished wood, and asphalt siding. Chain-link fences should not be installed where visually incompatible.	+	
NCR7	New construction design should reflect and reinforce the human scale of the neighborhood, which is a character-defining feature of the preservation district.	+	

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	Guideline	Finding	Comment
NCR8	Important public views and vistas should not be disrupted by new construction design. See the Cultural Landscape guidelines for more details.	+	
NCR9	Existing spatial patterns created by circulation routes, fences, walls, lawns, and allees of trees, should be reinforced in new construction design.	+	
NCR10	The spatial organization established by surrounding buildings should be reinforced in infill construction design. The character of historic streetscapes relies heavily on the visual continuity established by the repetition of similarly designed façades.	+	
NCR11	The façade's organization should closely relate to surrounding buildings in infill construction design. Cornice lines and columns are other important character-defining façade elements. Imitating an historic style or period of architecture in new construction is not recommended.	+/-	Not many other secondary structures
NCR12	A new building's mass should have a similar sense of lightness or weight as surrounding historic structures. Mass is determined by the proportion of solid surfaces (walls) to voids (window and door openings).	+	
NCR13	Window patterns should be sympathetic with those of surrounding buildings. Compatible frame dimensions, proportion, panel and light, and muntin configurations are encouraged. Historic window proportions are generally two-and-one half (height) by one (width).	+	
NCR14	Front door design should be sympathetic to the door patterns of surrounding buildings in new construction design. Use of comparable frame dimensions, proportion, and panel and light configuration is encouraged.	NA	garage
NCR15	The orientation of the main entrance should be the same as the majority of other buildings on the street in new construction design.	+	garage
NCR16	Paved walks should be installed between public sidewalks and front entrances where this is a character-defining feature on the street.	NA	garage
NCR17	Handicapped access ramps should be located on secondary elevations (side or rear) wherever possible. If the only option is to install the ramp on the street address façade, it should be installed in a manner that does not damage historic fabric and is as unobtrusive as possible. Removable or portable ramps may also be used.	NA	
NCR18	Infill construction design should be compatible with the average height and width of surrounding buildings.	+	
NCR19	Horizontal elements such as band boards, brick coursing, window sills or lintels in new construction design should be within 10 percent of adjacent historic construction where the similar height of the horizontal elements is relatively consistent, and a character-defining feature.	NA	
NCR20	The historic rhythm of the streetscape should be maintained.	+	
NCR21	Historic building setback patterns should be maintained. To maintain the continuity of the streetscape, front setbacks for new construction should either match that of adjacent buildings where all share the same setback or be within 20 percent of neighboring structures in areas with varied setbacks.	+/-	No rear alley and secondary structure setbacks vary
NCR22	Roofs of new buildings should relate to neighboring historic structures in pitch, complexity, and visual appearance of materials.	+/-	The garage roof is a simple shed roof
NCR23	Rooflines for infill construction design should follow the	+	

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	Guideline	Finding	Comment
	precedent set by adjacent buildings. Where the predominant form is flat, built-up roofs are preferred. Where the predominant form is complex and steeply pitched, that is preferred. In blocks characterized by shallow-pitched roofs and pronounced overhangs with exposed rafters, these elements should be incorporated.		
NCR24	The orientation of the main roof form in new construction design should be parallel with the majority of other roofs on the street where roof forms are relatively consistent and a character-defining feature.	+	
NCR25	The existing cornice line on each block should be emphasized in new construction design where this is a character-defining feature.	NA	garage
NCR26	Rooftops should remain uncluttered and mechanical systems should be obscured from public view in new construction design.	+	
NCR27	Trash receptacles should be screened from public view with a four-sided enclosure.	NSI	
NCR28	Exterior sheathing should be compatible with surrounding historic buildings. Painted wood siding or fiber cement board is preferred. Vinyl siding may be used for new construction on streets where the predominant historic construction material is wood. See Siding and Trim guidelines for additional details.	+	3" or 4" Hardie, smooth face, lap siding
NCR29	Masonry types and mortars should be compatible with surrounding buildings. Red brick is the most common masonry material found in the district. See Masonry guidelines for additional details.	NA	
NCR30	Stone or cast-stone sills and lintels should be incorporated into new construction design on streets where these elements are character-defining features.	NA	
NCR31	Raised masonry foundations which are compatible in proportion and height with surrounding buildings should be used. Foundation materials may be of a warm-toned poured concrete or stuccoed concrete block that has a uniform, textured appearance.	NA	
NCR32	New front porches should be built on streets where they are a predominant character-defining feature, and are allowed on other streets, and should be compatible with the form, scale, and detailing of surrounding buildings. New columns should consist of a base, shaft, and capital, and convey the appearance of actually holding up the porch roof.	NA	garage
NCR33	Porches on newly constructed buildings should be designed so the floor is even with or a maximum of one step below the corresponding floor of the house, the ceiling is even with that of adjacent rooms, the floor is at least 6' deep, the rhythm of the porch bays matches the façade's pattern of solids and voids, and the porch fascia board matches the height of the window head.	NA	garage
NCR34	Storm-water management systems in new construction design and water runoff should not adversely impact nearby historic resources.	NSI	

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## Site

### Clifton Design Guideline Checklist

+	Meets Guidelines	NA	Not Applicable
-	Does Not Meet Guidelines	NSI	Not Sufficient Information
+/-	Meets Guidelines with Conditions		

	Guideline	Finding	Comment
ST1	Paving materials (concrete, brick, paver stones, cobblestones, asphalt, gravel, stone, permeable or pervious materials) that are compatible with adjacent sites and architectural character should be used for private sidewalks, drives, and roadways.	+	Concrete apron and driveway extension shall match existing
ST2	Historic paving materials for streets, alleys, sidewalks, and curbing (brick, hexagonal pavers, cobblestones, limestone, granite, or natural stone) should be protected, maintained, restored, and reused. The historic relationship between the road surface and edging should be preserved. Replacement with historic materials is encouraged. If replacement with original materials is not technically or economically feasible, a substitute material may be used if it duplicates the color, texture, and visual appearance of the original. See Masonry M13 guideline for cement mortar mix recipe.	NA	
ST3	Steps on private property made of brick, stone, or poured concrete should be maintained wherever present. If replacement is required, original materials should be used. New construction should incorporate steps where they are a character-defining feature.	NA	
ST4	Paving companies and utility contractors shall not harm historic resources during road or underground utility repair projects.	NA	
ST5	Driveways, parking areas, and loading docks should be constructed or located to the side and rear of properties. Alley access is preferred.	+/-	No alley but located in rear yard
ST6	Maintain original front yard topography, including grades, slopes, elevations, and earthen berms where present. New construction should match the grade of adjacent properties. Do not re-contour front yard berms into stepped terraces. Do not use railroad ties, landscape timbers, or any other historically inappropriate material for retaining walls.	NA	
ST7	Excavations, trenching or re-grading adjacent to a building or site should be performed cautiously so as not to cause the foundation to shift or destroy significant archeological resources. Every reasonable effort shall be made to protect and preserve architectural resources affected by, or adjacent to, any project.	NA	
ST8	Masonry walls in street-visible locations should not be installed unless they are used to retain earth at changes in grade, screen service areas, or unless an historic precedent exists.	NA	
ST9	Retaining wall and curbing should match the existing character of the original materials when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST10	Fencing should match existing sections of fencing in material, height, design, and detail when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST11	Iron fencing should be installed, historically compatible, and of a similar height where there is a demonstrable historic precedent.	NA	
ST12	Front yard fencing should not be installed where there is	NA	

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	Guideline	Finding	Comment
	no historic precedent.		
ST13	Rear yard or side yard privacy fencing should be installed with the finished side out and a side wall setback from the front of the house of at least two feet. Privacy fencing should be less than seven feet in height. Refer to the Land Development Code or contact the Department of Codes and Regulations regarding additional restrictions on fencing at corner properties.	NA	
ST14	Chain-link fencing painted black or dark color may be installed in residential front yards or along commercial corridors at the street where there is an historic precedent. Split-rail, woven-wood fencing, opaque fencing, painted or stained pressure-treated wood fencing, or recycled or reclaimed materials may be permitted with appropriate design. Synthetic or composite fencing that is durable may be considered.	NA	
ST15	Exterior lighting fixtures should not be falsely historical. The fixture should be attached to the exterior in a way as to not damage historic fabric.	+	
ST16	Exterior lighting for parking areas, architectural features, or other site areas should be directed down and away from neighboring properties. Energy-efficient lights should be used to create a soft illumination and to minimize the impact to adjacent properties. Reference the Land Development Code for illumination restrictions.	+	
ST17	Parking lot design requires a portion of the parking area to be landscaped or buffered from adjoining properties. Reference the Land Development Code for specifics on parking lot design, maneuvering, landscaping, and buffering requirements.	NA	
ST18	Auxiliary fixtures, such as air conditioning units, satellite dishes, rain barrels, greenhouse additions, and overhead wiring, should be located on secondary elevations (side or rear) so they do not detract from the street-address façade and the character of the site.	NA	
ST19	Trees in front yards should be preserved. Established street tree patterns should be enhanced by planting additional trees along the public rights-of-way in the grass area between the street and sidewalk. Consult the city arborist or Frankfort Avenue Street Tree Master Plan to determine tree species that are suitable for placement near overhead wires. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires review by Landmarks staff unless directed by the city arborist for emergency or public safety concerns.	NA	
ST20	Cellular towers and associated fixtures should be strategically located to minimize the impact on historic view shed(s), screened from public view, and should not damage historic elements when attached to structures.	NA	
ST21	Utility lines should be installed underground whenever possible.	NA	
ST22	The concrete mixture should match the existing or historic concrete mixture when repairing or replacing sidewalks or installing new sidewalks in the public right-of-way. Contact the Landmarks staff for the appropriate mixture and specifications.	NA	

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