

Board of Zoning Adjustment Non-Hearing Staff Report

October 5, 2015



Case No:	15Variance1060
Project Name:	Rear Home Addition
Location:	1209 Garvin Place
Owner(s):	Dustin Hensley, 1 st and Kentucky LLC
Applicant:	Owner
Representative:	Owner
Project Area/Size:	0.08 acres
Jurisdiction:	Louisville Metro
Council District:	6 – David James
Case Manager:	Sherie' Long, Landscape Architect

REQUEST

Variance request from the Land Development Code Section 5.4.1.D.3 to allow a reduction in the required private yard.

Variance

Location	Requirement	Request	Variance
Private Yard (3,485sf)	697sf (20%)	372sf (10.6%)	325sf (9.4%)

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant is proposing to construct a new rear home addition on an existing house in the Old Louisville Historic Preservation District. This property located on the west side of Garvin Place is zoned TNZD in the Traditional Form District (TN). It is surrounded by residential and commercial property zoned TNZD in the Traditional Neighborhood Form District (TN). The new addition will add a dining room, master bedroom, bath and two upstairs bedrooms. The applicant is working with the Kentucky Heritage Council on the addition design to qualify for Historic Rehabilitation Tax Credits. The proposal has been reviewed and approved by the Old Louisville Architectural Review Committee (ARC). The private yard area is being impacted by the new addition however the applicant is adding additional square footage to the property from an adjacent parcel. This property line modification is being created by a minor plat currently being reviewed by planning staff. The applicant has provided all the signatures necessary for a Non-Hearing.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing/ Proposed	Single-family residential	TNZD	TN
Surrounding Properties			
North	Single-family, & Duplex residential; Commercial retail, and Commercial restaurant	TNZD	TN
South	Single-family, Duplex, & Multi-family residential	TNZD	TN
East	Commercial Restaurant	TNZD	TN
West	Single-family, Tri-plex, & Multi-family	TNZD	TN

PREVIOUS CASES ON SITE

15COA1161 – Certificate of Appropriateness for the proposed new addition. Approved
September 3, 2015

15MINORPLAT1066 – Minor Plat to reconfigure two lots and add additional square footage to
property at 1209 Garvin Place.

INTERESTED PARTY COMMENTS

None

APPLICABLE PLANS AND POLICIES

Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCES

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

STAFF: The variance will not adversely affect the public health, safety or welfare because the proposed addition is located in the rear of the parcel; the adjacent neighbors have no objection to the new addition; or no objection to the reduction of the private yard.

- (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 because there are several lots which do not have any private yard area provided; the addition is to be located at the rear of the property; the applicant is adding additional square footage to the parcel to compensate for the reduction of yard area; and the building addition, approved by the Old Louisville ARC, is compatible with the architecture throughout the neighborhood.

- (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 because the building addition is located at the rear of the property; there will be some yard area provided on both sides of the new addition; and the adjacent property owners have no objection to the reduction.

- (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 because the lot square footage is being increased to compensate for the loss of private yard area. Plus there is yard area provided on both sides of the new addition accessible to the property owner.

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 because the lot is very narrow and located in an established residential neighborhood. The size and configuration of the lot limits the area for construct of an addition.

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 because the proposed addition could not be built.

3. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

STAFF: The construction of the new house addition has created the circumstances which now require the applicant to seek relief to allow the private yard area to be reduced.

TECHNICAL REVIEW

There are no outstanding technical review items.

STAFF CONCLUSIONS

The owner is adding additional living space including a dining room, master bedroom, bath and two upstairs bedrooms, to the existing house. The proposed addition reduces the private yard area. However, there are several other properties in the vicinity which do not have any private yard. Considering there are other properties in the vicinity without a private yard area; the adjacent property owners have no objection; and the Standard of Review has been met; this variance request can be granted.

NOTIFICATION

The applicant received the required signatures of the adjacent property owners.

ATTACHMENTS

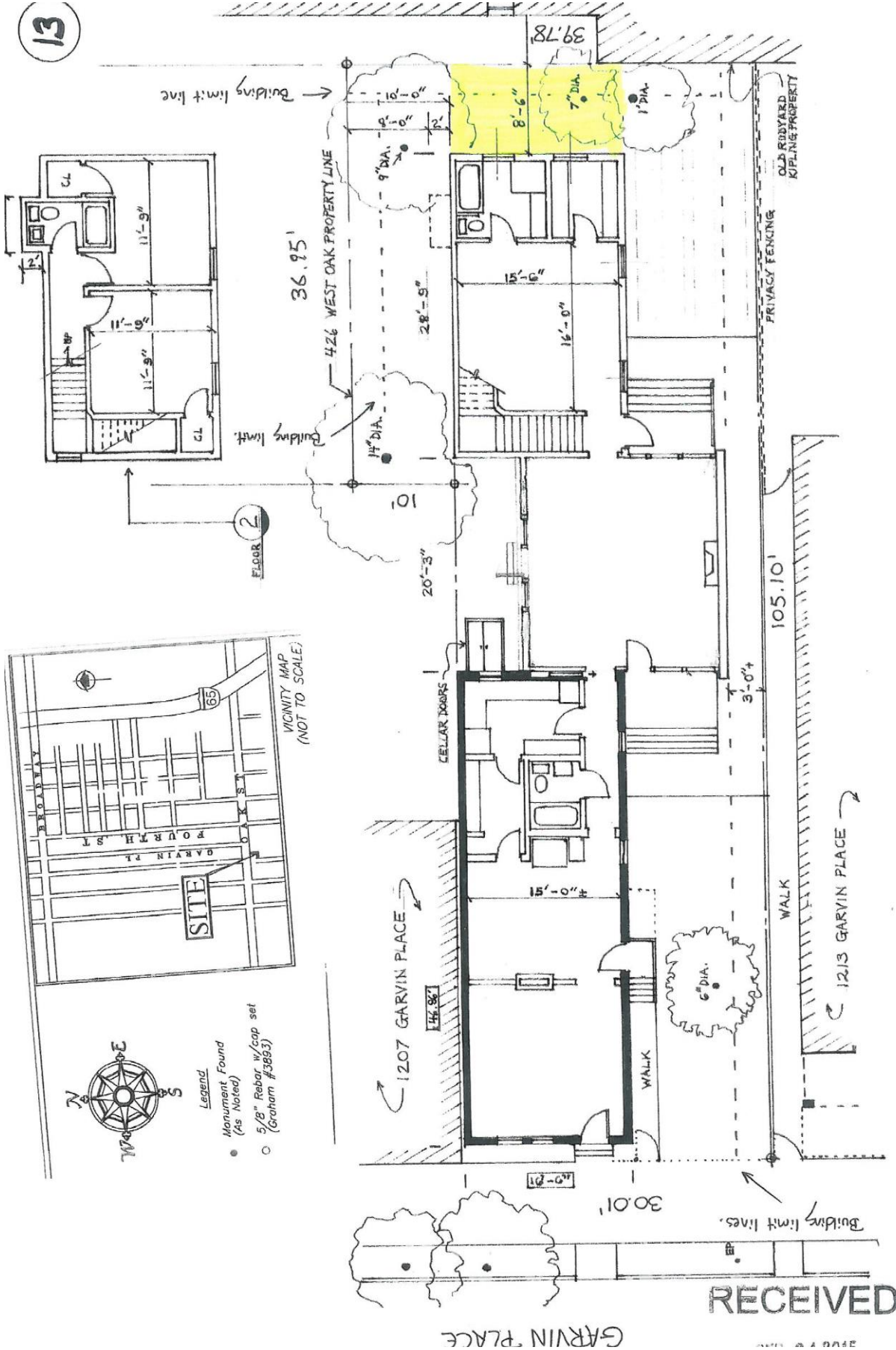
1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Elevations
5. Site Photographs
6. Applicant's Justification Statement
7. Certificate of Appropriateness
8. Non-Hearing Signatures

Attachment 2: Aerial Photo



Attachment 3: Site Plan

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Attachment 4: Elevations



Attachment 5: Site Photographs



VIEWS INTO SOUTH
SIDE COURTYARD



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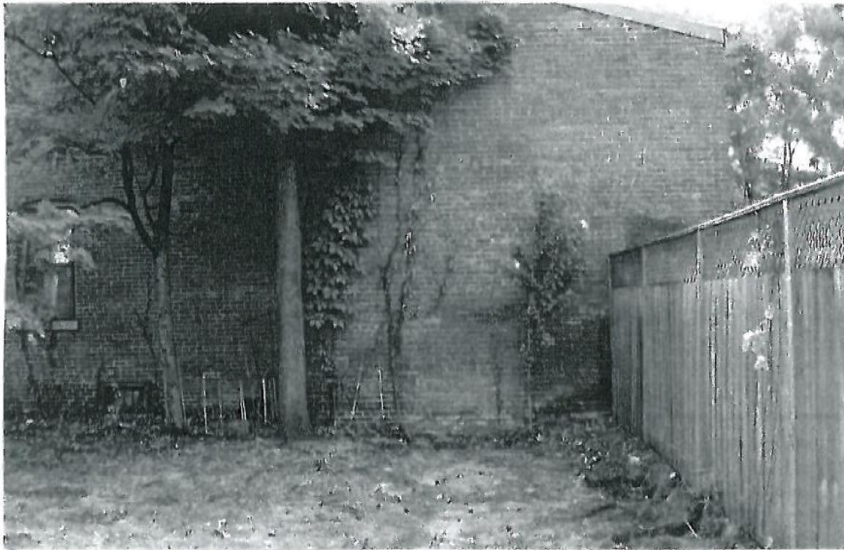
HOUSE REAR



← SIDE COURTYARD



REAR OF 426 W. OAK



HOUSE REAR EAST TOWARDS
OLD RUDYARD-KIPLING



VIEW NORTH
TOWARDS 426 & 428
W. OAK STREET



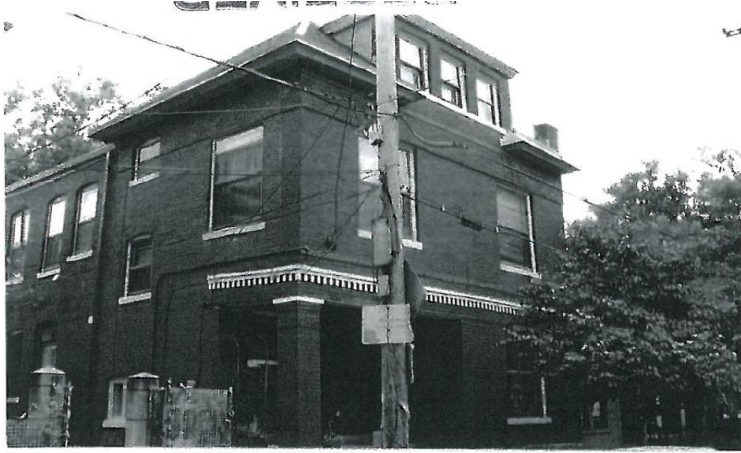
REAR OF 1207



VIEW NORTH
FROM HOUSE REAR



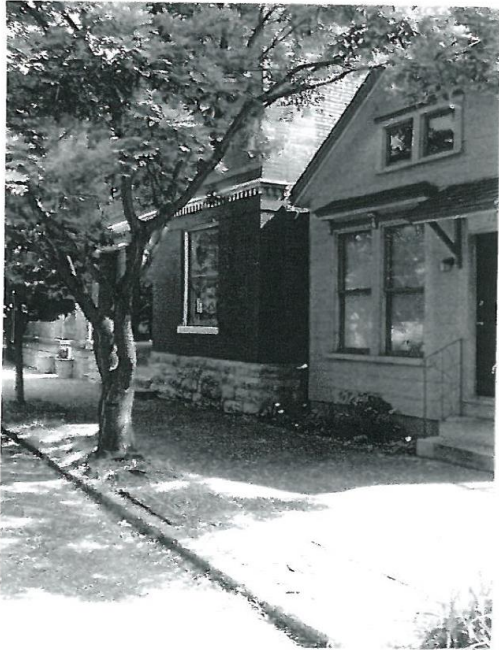
REAR OF 426 W. OAK



1207 GARVIN PLACE



1209 GARVIN PLACE



1213 GARVIN PLACE

Attachment 6: Applicant's Justification Statement

Variance Justification:

In order to justify approval of any variance, the Board of Zoning Adjustment considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Explain how the variance will not adversely affect the public health, safety or welfare.

This variance will allow for better utilization of a current 700 SF residential structure. The proposed addition onto the home will allow for the home to be occupied by a growing family and to better blend in with the surrounding homes that average 3,500 SF.

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2. Explain how the variance will not alter the essential character of the general vicinity.

The current 1209 Garvin Place parcel was, until very recently, included the original structure, as well as a yard space; the majority being SIDE YARD with very little REAR YARD. The 1209 Garvin Place parcel was recently enlarged by combining a portion of a surrounding parcel - 426 W. Oak Street. The proposed addition onto the original structure will extend back onto the newly acquired land in the same proportion that the original structure consumed the original parcel. The character of the parcel's outdoor space will remain the same as it was on the original parcel, being a majority SIDE YARD while having very little REAR YARD. The addition has been designed with extreme sensitivity to the characteristics of the Old Louisville Neighborhood. **Furthermore, the project has been approved by the Kentucky State Historic Preservation Office as meeting the Department of Interior's Standards for Rehabilitation. The project has also been approved by Louisville Landmarks Commission and has been approved by an Architectural Review Committee.**

PLANNING &
DESIGN SERVICES

3. Explain how the variance will not cause a hazard or a nuisance to the public.

The proportions of the addition's mass and yard have both been placed in positions to follow the current trend of what was historically established onto the original parcel and will not adversely affect neighboring property lines of sight from neighboring perspectives. These concerns were also addressed within the Architectural Review Committee hearing where the public hearing had support from neighbors and where the project was approved by the committee.

4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

We have made great efforts acquiring the additional land space to add to the original parcel to insure that the proportions of structure and land on the original parcel remain the same after adding the newly acquired land and proposed addition. The arrangement of a newly proposed structure on the land are driven by historical requirements in regards to adding any addition to the rear of a home. This variance is needed to help balance the necessary need for a reasonably sized home so that this home can also be a home like its surround homes, and also accommodate a family. Furthermore, the plans were developed so that the addition is also inline with accomplishing the preservation of history. To accomplish this it will require a reduction in the required private yard space requirements. However this parcel's private yard space historically was made up of SIDE YARD and with the newly acquired land and the addition built, 1209 Garvin Place will have more outdoor space than before.

15VARIANCE1060

Additional consideration:

1. **Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).**

The original home was not built in its current location and was moved to its location. The current home is an anomaly when compared to the surrounding homes. It has a very different set of reasons as to why this small home was put here and the amount of land it was given. The variance will allow for the construction of an addition onto a 700 SF home. The addition will make the current home more functional for a growing family and will make the home fit in better with the surrounding, much larger homes that average 3,500 SF.

2. **Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.**

If the variance is not granted, it will not be possible to construct a reasonably sized addition that will also be historically appropriate within the Old Louisville neighborhood.

3. **Are the circumstances are the result of actions of the applicant taken subsequent to the adoption of the regulation which relief is sought?**

No.

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15VARIANCE1060



**Historic Landmarks and Preservation
Districts Commission**

Certificate of Appropriateness

Report of the Committee

To: Old Louisville Architectural Review Committee
Thru: Robert Keesaer, AIA, NCARB- Urban Design Administrator
From: Becky Gorman, Historic Preservation Specialist
Date: August 31, 2015

Case No: 15COA1161
Classification: Committee Review

GENERAL INFORMATION

Property Address: 1209 Garvin Place

Applicant: Dustin Hensley
1st and Kentucky LLC.
1209 Garvin Place
Louisville, KY 40203
502.442.5151
dustinhensley@me.com

Owner: same as applicant

Architect/Design: Darnell Farris and R. Kevin Milburn

Contractor: TBD

Estimated Project Cost: \$144,000

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Description of proposed exterior alteration:

The applicant seeks approval for new construction of an addition to accommodate a dining room, master bedroom, bath and 2 bedrooms upstairs. The applicant has been working with the Kentucky Heritage Council on a design for the addition that will meet the Secretary of the Interior Standards in order to meet the criteria for Historic Rehabilitation Tax Credits. The applicant owns the adjacent lot and has consolidated a portion of the lot through a minor plat.

The addition begins with what will be called a "hyphen" between the original structure and the larger 2 ½ story addition. The hyphen is designed to keep the original structure intact from both the interior and exterior aspects. The west elevation, or front façade, of the hyphen consists of large windows with transoms and a glass door all with wood trim and a glass entry awning over the door. The north and south elevations of the hyphen will be brick. It will have a slight shed roof. AC units will be on the rooftop hidden behind the original structure. There is a chimney for the fireplace. The North elevation will consist of large windows and a center door with wood trim and brick to match South elevation. AC units will be on the rooftop.

The hyphen leads to the two and half story addition which is in line with the original structure and has the same front gable roof form and width as the original structure. It is approximately 26' in height, 16'-6" in width and 28'-0" deep and sheathed with fiber-cement board-and-batten siding with 12" on center batten strips. The south elevation consists of, a full lite wood door with a glass entry awning and each story contains 2- aluminum clad wood 2-over-2 double hung windows to match those of the original shotgun house. The gable roof is pierced with a dormer containing 4 windows also wood clad. The roof is sheathed with dimensional fiberglass shingles with the color to match the original house. The east elevation contains two horizontal eyebrow windows on the 1st floor. The north elevation does not contain any windows but has a slight bumpout on the 2nd floor to accommodate the bathroom. The bumpout has a matching roof structure, material, and does include a small vertical casement window.

Communications with Applicant, Completion of Application

The application was received on August 14, 2015. The application was determined to be complete and classified as requiring Committee Review on August 17, 2015.

The case was heard by the Old Louisville Architectural Review Committee on August 26, 2015 at 5:30 pm, at 444 South Fifth Street, conference room 302.

The Old Louisville ARC met on August 26, 2015 with the meeting commencing at 5:30 p.m. with committee members Nancy Woodcock, Deborah Stewart, Jim Mims, Bob Bajandas present and Herb Fink presiding as Chair. The property owner Dustin Hensley was present along with project Architect Darnell Farris. Ms. Gorman presented the case. Dr. Mims questioned the number of units on the lot. The applicant clarified the relationship of the two lots for 1209 Garvin and 426 W. Oak. That a minor plat is in process which adds on to the back of the lot

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of 1209 Garvin. Staff stated that a variance will be needed for the reduction of private yard area. Mr. Bajandas voiced concern about the structure taking up the majority of the lot and that this may set a precedent. Mr. Fink clarified that the project would need a variance. Ms. Joan Williams of 1213 Garvin Place spoke in favor of the proposed project. Ms. Woodcock questioned if anything would be done to the original structure, lighting and garbage storage. Mr. Hensley stated at some point he'd like to take it back to its original lap siding, he would use a sconce type lighting, and create a concrete pad for the garbage cans. Dr. Mims made a motion to accept the staff report and conditions as outlined in the report and include #7 to submit coloration of brick and siding to staff for review, all predicated on the approval of a variance from BOZA. The motion was seconded by Mrs. Stewart. The motion was approved with 4 ayes: Mims, Woodcock, Fink, and Stewart and 1 no: Bajandas based on his concerns stated above. The meeting was adjourned.

FINDINGS

Guidelines

The following design review guidelines, approved for the Old Louisville Preservation District, are applicable to the proposed exterior alteration: **Addition, New Construction-Residential, and Site**. The report of the Commission Staff'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

This is a one- story frame shotgun clad with asbestos siding. The façade features an entrance on the south side of the front elevation with a shed roof front entry. It has a front gable roof sheathed with asphalt shingles. The front gable features a pair of windows and vent just above them. The front façade also features ganged one-over-one double hung windows with trim and window hood .The site is zoned TNZD (Traditional Neighborhood Zoning District) and is within the Traditional Neighborhood form district. The 1905-1922 Sanborn map shows a one story wood frame dwelling on the lot.

Conclusions

The applicant has been working with the Kentucky Heritage Council staff to ensure the design meets the Secretary of the Interior Standards in order to receive a Historic Rehabilitation Tax Credit. Staff also consulted with KHC staff on the submitted design. The proposed addition hyphen uses a modern design and materials to differentiate the addition from the original shotgun while leaving the historic structure in its original form on the exterior as well as interior. This hyphen addition resembles a setback side entry of a shotgun or camelback structure. The addition leads to the 2 story portion which uses a modern material for a board-and batten look. This part of the structure is in line with the historic house and is the same width. Its location, design and materials emulate a carriage house. The proposed new addition meets the applicable guidelines for

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Old Louisville Historic District including, Addition, Site, and New Construction-Residential.

DECISION

On the basis of the information furnished by the applicant, a Certificate of Appropriateness be approved, predicated on an approval of a variance from BOZA, with the following conditions:

1. NC44- Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.
2. AC units on rooftop shall be screened.
3. Glass entry awning shall be attached on front façade of addition.
4. The addition foundation shall be stuccoed concrete block that has a uniform, textured appearance.
5. Submit exterior lighting to staff for approval prior to installation.
6. All stoop and exterior stairs are to be historic concrete mix.
7. Coloration of brick and siding shall be submitted to staff for review.

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.

HERB FINK.
Herb Fink
Chair

3 SEPTEMBER 2015.
Date

Attached Documents / Information

1. Staff Guideline Checklist
2. Applicant Submitted Information Packet

ADDITION

Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions as Noted

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NA Not Applicable
 NSI Not Sufficient Information

	Guideline	Finding	Comment
A1	Ensure that the design of any new addition is in proportion with the size and scale of the historic building and district.	+	Massing is in scale with building in the surrounding area.
A2	Design any addition so that it is subordinate to the original building. Generally, additions should not exceed half of the original building's total floor area or building footprint.	+/-	
A3	Generally, additions should be attached to secondary elevations and should be set back from the front façade, so as not to damage or obscure character-defining features.	+	
A4	Use materials that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are subordinate to stone.	+/-	The use of brick on the north and south elevations is not in the direct viewshed.
A5	Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.	+	
A6	Do not undertake any full-floor additions in residential preservation districts (adding an additional full floor on top of a building).	NA	
A7	Generally, the original orientation of a building should not be altered when constructing a new addition. An addition should not turn a secondary façade into primary façade.	+	
A8	Design any new addition so that the first-floor height is equal to or slightly lower than the original building. The floor-to-floor heights should be equal to or up to 10 percent less than the original building. In no case should the floor heights exceed those of the original building.	+	
A9	Design additions to have the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion.	+	
A10	Design additions so that there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion.	+	
A11	Set back additional stories from the historic wall plane of commercial or institutional structures when such an approach is required for a new use. The construction of additional stories should be as inconspicuous as possible and not damage or destroy character-defining features.	NA	
A12	Do not design additions to appear older than the original building.	NA	
A13	Comply with the Kentucky building code in such a way that a historic building's character-defining features are preserved.	+	
A14	Do not radically change or damage a building's character-defining features when adding a new code-required stairway or elevator. Any such addition should be compatible with the materials and scale of the historic structure.	NA	

A15	Install fire escapes only on secondary elevations. Respect the locations of original doors and windows and do not cause undue damage to historic materials. They should preferably be painted to match the color of the wall.	NA	
A16	Do not construct a deck on a front or side façade. Decks should be of wood construction and be either painted or finished with an opaque stain. Use the railing detail developed by the Landmarks Commission or other approved detail.	NA	
A17	Design rear decks so that they do not extend beyond the side walls of the house and are not visible from the street.	NA	
A18	Wood fire stairs should be painted or stained and should be kept to a minimum functional size.	NA	

NEW CONSTRUCTION

RESIDENTIAL DESIGN GUIDELINES

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

	Guideline	Finding	Comment
NC1	Make sure that new designs conform to all other municipal regulations, including the Jefferson County Development Code and Zoning District Regulations.	+/-	A variance may be required for reduction of private yard area
NC2	Do not demolish contributing structures in a historic district to make way for new or large-scale construction. Non-contributing buildings are identified in each of the district or individual landmark designations or National Register nominations.	NA	
NC3	Design new construction so that the building height, directional emphasis, scale, massing, and volume reflect the architectural context established by surrounding structures.	+	
NC4	Make sure that the scale of new construction does not conflict with the historic character of the neighborhood.	+	
NC5	Incorporate materials and design elements that complement the color, size, texture, and level of craftsmanship seen in surrounding buildings.	+	
NC6	Do not use materials in new construction that are visually incompatible with surrounding historic buildings within the district. Materials to be avoided include: ornamental pierced concrete masonry screens and walls, "antiqued" brick, wrought-iron porch columns, chain-link fencing, exterior carpeting, jalousie windows, glass block, picture windows, unpainted wood, and asphalt siding.	+	
NC7	Design new construction to reinforce the human scale of historic districts where this is a character-defining feature.	+	
NC8	Design new construction in such a way that it does not disrupt important public views and vistas.	+	
NC9	Reinforce existing patterns of open space and enclosure, created by circulation routes, fences, walls, lawns, and allees of trees, in designs for new construction.	+	

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NC10	Design infill construction that reinforces the spatial organization established by surrounding buildings. The character of historic streetscapes relies heavily on the visual continuity established by the repetition of similarly-designed facades.	NA	
NC11	Design infill construction in such a way that the façade's organization closely relates to surrounding buildings. Window and door openings should be similar in size to their historic counterparts, as should the proportion of window to wall space. Cornice lines, columns, and storefronts are other important character-defining facade elements.	NA	
NC12	Design new construction so that the building mass has a similar sense of lightness or weight as surrounding historic structures. Mass is determined by the proportion of solids (walls) to voids (window and door openings). Historic window proportions are generally two-and-one-half (height) by one (width).	+	
NC13	Develop designs for new construction using windows that are sympathetic to the window patterns of surrounding buildings. Use of comparable frame dimensions, proportions, and muntin configurations is encouraged.	+	
NC14	Develop designs for new construction using front doors that are sympathetic to the door patterns of surrounding buildings. Use of comparable frame dimensions, proportion, and panel and light configuration is encouraged.	+	
NC15	Design new construction so that the orientation of the main entrance is the same as the majority of other buildings on the street	+	
NC16	Incorporate paved walks between sidewalks and the front entrances for new construction located on streets where this is a character-defining feature.	NA	
NC17	Retain the character-defining features of a historic building when undertaking accessibility code-required work.	NA	
NC18	Investigate removable or portable ramps as options to providing barrier-free access.	NA	
NC19	Locate handicapped access ramps on secondary elevations wherever possible. If locating a ramp on the primary façade is required, it should be installed in a manner that does not damage historic fabric and is as unobtrusive as possible.	NA	
NC20	Design infill construction so that it is compatible with the average height and width of surrounding buildings.	NA	
NC21	Design new construction to have a floor-to-floor height that is within 10 percent of adjacent historic construction where the floor-to-floor height is relatively consistent, and a character-defining feature.	+	
NC22	Maintain the historic rhythm of the streetscape. The space between new construction and existing structures should fall within 20 percent of the average spacing for the block.		
NC23	Maintain historic setback patterns. In order to maintain the continuity of the streetscape, 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.		
NC24	Ensure that the roofs of new buildings relate to those of neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	
NC25	Follow the precedent set by adjacent buildings when designing rooflines for infill construction. 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.	NA	

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NC26	Design new construction so that the orientation of the main roof form is parallel with the majority of other roofs on the street, where roof forms are relatively consistent and a character-defining feature.	+	
NC27	Design new construction to emphasize the existing cornice line on each block where this is a character-defining feature.	NA	
NC28	Integrate mechanical systems into new construction in such a way that rooftops remain uncluttered.	+	
NC29	Make provisions for screening and storing trash receptacles when designing new construction.	NSI	
NC30	Use an exterior sheathing that is similar to those of other surrounding historic buildings. While use of wood siding is preferred, vinyl siding may be used for new construction, but only in areas where the predominate historic construction material is wood.	+	
NC31	Use masonry types and mortars that are similar to surrounding buildings in designs for new construction. Red brick is the most common masonry material found throughout the city's historic districts.	+	
NC32	Incorporate stone or cast-stone sills and lintels into new construction designs on blocks where such elements are character-defining features.	NA	
NC33	Do not use modern "antiqued" brick in new construction.	NA	
NC34	Design new construction to have a raised masonry foundation, which is compatible in proportion and height with surrounding buildings. Foundation materials may be of a warm-toned poured concrete, split-face concrete block, or stuccoed concrete block that has a uniform, textured appearance.	+	Stucco concrete block.
NC35	Incorporate front porches on blocks where they are character-defining features. Design of new porches should be compatible with the form, scale, and detailing of surrounding buildings. On blocks where porch columns are prevalent, new columns should always consist of a base, shaft, and capital, and convey the appearance of actually holding up the porch roof.	NA	
NC36	Design porches on newly-constructed buildings so that 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 facade's pattern of solids and voids, and the porch fascia board matches the height of the window head.	NA	
NC37	Design new garages or other secondary structures so that they complement the scale, roof form, setback, and materials of adjacent secondary structures.	NA	
NC38	Site new garages adjacent to alleys where present. Review the garage prototype insert that identifies styles appropriate to preservation districts when planning a garage construction project.	NA	
NC39	Where no alleys exist, garages should be sited at the rear of the property behind the main house. Garage doors should not face the street, and access should be along the side yard. Landscape screening along the driveway is encouraged.	NA	
NC40	Use of smaller, single garage doors rather than expansive double or triple doors is preferred.	NA	
NC41	Orient the roofline of a new garage so that it is parallel with the main house or follow the predominant pattern of existing secondary structures where such a pattern exists.	NA	
NC42	Roof pitch should be no less than one in six. Where the roof form of the main house is character-defining, owners are encouraged to echo the form of the main house.	+	

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NC43	Design new construction so that access to off-street parking is off alleys or secondary streets wherever possible.	NA	
NC44	Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.	+	Downspouts will be routed in crawl space and empty into the yard on the south elevation. Potentially a bioswale location.

SITE

Design Guideline Checklist

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

	Guideline	Finding	Comment
ST1	Consider the relationships that exist between the site and structure when making exterior alterations. Changes to one will affect the other. A primary goal should be to maintain a complementary relationship.	+	
ST2	Retain established property line patterns and street and alley widths. Any replatting should be consistent with original development patterns.	+/-	
ST3	Use paving materials that are compatible with adjacent sites and architectural character.	NA	
ST4	Restore and reuse historic paving materials for streets and sidewalks such as brick and hexagonal pavers and limestone curbing. Maintain original curbing whenever possible. The historic relationship between the road surface and edging should be preserved. Any replacement should use historic materials. 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.	NA	
ST5	Maintain brick, stone, or poured concrete steps wherever present. If replacement is required, original materials should be used. New construction should incorporate steps on blocks where they are a character-defining feature.	+	A portion of the side steps will be removed. Maintain existing stoop and stair if possible if not use historic concrete mix.
ST6	Do not harm historic resources through road widening or underground utility repair.	NA	
ST7	Locate driveways, parking areas, and loading docks to the side and rear of properties. Access from alleys is preferred.	NA	
ST8	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 recontour front-yard berms into stepped terraces, using railroad ties, landscape timbers, or any other historically-inappropriate material for retaining walls.	NA	
ST9	Do not carry out excavations or regrading within or adjacent to a historic building, which could cause the foundation to shift or destroy significant archeological resources.	NA	
ST10	Do not install masonry walls in street-visible locations unless they are used to retain earth at changes in grade, screen service areas, or unless a historic precedent exists.	NA	

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ST11	Use materials that match existing sections of historic fencing in material, height, and detail when carrying out limited replacement projects. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST12	use materials that match the existing character of the original when replacing retaining walls or curbing. If an exact match cannot be made, a simplified design is appropriate.	NA	
ST13	Install only historically-compatible iron fencing under 2'-5" in height where there is demonstrable historic precedent.	NA	
ST14	Do not install front-yard fencing where there is no historic precedent.	NA	
ST15	Install any rear- or side-yard privacy fencing so that it is set back from the side wall at least two feet and presents the finished side out. Any privacy fencing should be less than seven feet in height. Contact the Department of Inspections, Permits, and Licenses regarding additional restrictions on fencing at corner properties.	NA	
ST16	Do not install chain-link, split-rail, or woven-wood fencing, or concrete block walls in areas that are visible from a public way. Opaque fencing, such as painted or stained pressure-treated wood, may be permitted with appropriate design.	NA	
ST17	Use understated fixtures when installing any type of exterior lighting. Fixture attachment should be done so as not to damage historic fabric. Fixtures should not become a visual focal point.	NSI	
ST18	Do not light parking areas or architectural features in a harsh manner. Generally, an average illumination level of 1.5 to 2.0 foot-candles will be sufficient. Light should be directed down and away from neighboring properties.	NA	
ST19	Parking lots of a certain size should have a portion of the parking area dedicated to plantings that will soften the expanse of paving. See the Jefferson County Development Code - Requirements for Landscaping and Land Use Buffers for specific requirements.	NA	
ST20	Use high-pressure sodium or metal halide lights to create a soft illumination where site or streetscape lighting is desired.	NA	
ST21	Position fixtures, such as air conditioning units, satellite dishes, greenhouse additions, and overhead wiring, on secondary elevations where they do not detract from the character of the site. Try to minimize noise levels to adjacent properties.	+	
ST22	Preserve large trees whenever possible and enhance established street tree patterns by planting additional trees along public rights-of-way. Consult the city arborist to determine what tree species are suitable for placement near overhead wires. Select and place street trees so that the plantings will not obscure historic storefronts once mature. Removal of trees within or immediately adjacent to a public right-of-way or within public open spaces requires review unless directed by the city arborist for emergency or public safety reasons.	NA	
ST23	Ensure that all proposed cellular towers and associated fixtures will be properly screened from view.	NA	
ST24	Install utility lines underground whenever possible.	NA	

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Attachment 8: Non-hearing Signatures

NON-PUBLIC HEARING VARIANCE AFFIDAVIT FOR THE SUBJECT PROPERTY OWNER(S): Part 2

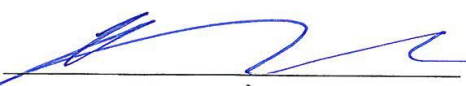
Date: 8/31/2015 We have seen a drawing of the proposed Addition to be constructed at 1209 Garvin Place.

As owners of the property adjacent to the above address, we give our consent and do not object to the planned construction or to the variance that will be required.

Please note: If the property is in joint ownership, all owners must sign or an authorized person must sign (authorized persons must also complete the certification statement). If there is a POA, the property owner is deceased or there are extenuating circumstances, please indicate on the signature line. For additional signatures, use additional copies of the affidavit form.

✓ 1. Address: 1207 Garvin Place

Owner Name: Nicolas Valenzuela


✓ Signature: 

Owner Name: Lisa Sizemore

✓ Signature: 

✓ 2. Address: 1208 Garvin Place

Owner Name: William Tingley

✓ Signature: 

Owner Name: _____


Signature: _____

✓ 3. Address: 1210 Garvin Place

Owner Name: Christopher Bosson

✓ Signature: 

Owner Name: Rahal Bosson

✓ Signature: 

✓ 4. Address: 1213 Garvin Place

Owner Name: Felton Williams

✓ Signature: 

Owner Name: Joan Williams

✓ Signature: 

✓ 5. Address: 422 W. Oak

Owner Name: William Enix

✓ Signature: 

Owner Name: Amy Enix

✓ Signature: 

✓ 6. Address: 426 W. Oak

Owner Name: 426 W. Oak Street LLC

✓ Signature: 

Owner Name: Dustin Hensley

✓ Signature: 

✓ 7. Address: 430 W. Oak

Owner Name: Sethanie Rachelle Bowman

✓ Signature: 

Owner Name: _____

Signature: _____

15VARIANCE1060