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4-25-06

PROPOSED FINDINGS:

BAR CASE Nos. 2006-0001, 2006-0002, 809 South Lee Street

In affirming the BAR decision and denying the petitioners' appeal, City Council finds and determines that:

1. This townhouse dates from 1954, and none of the criteria in Section 10-105(B) of the Zoning Ordinance have been met.
2. Accordingly, the decision of the BAR to grant the Permit to Demolish is affirmed, subject to the conditions as stated by the BAR.
3. The proposed addition is visible from the public right-of-way, and fully subject to the jurisdiction of the BAR, and Council on appeal, as argued by the petitioners, although the rear part of the addition has limited visibility from the right-of-way.
4. The length of the rear addition is approximately 50% of the existing length of the house. The height of the rear addition is lower than the height of the existing house with the added, third story addition. The subject property sits lower than the adjacent properties to the north, which are most impacted by the addition. The property retains a substantial rear garden and yard area.
5. The architectural design, details and materials; the height, mass and scale, and the site design and arrangement, of the proposed addition are compatible with the existing house and with the surrounding area in the historic district, including with other additions which have been approved over time. The proposed addition meets the requirements of Section 10-102(A)(2) of the Zoning Ordinance.
6. Accordingly, the decision of the BAR to grant the Certificate of Appropriateness is affirmed, subject to the conditions as stated by the BAR.