

Bailey, Heather

From: Linda <lehnertz.l@att.net>
Sent: Monday, September 18, 2023 1:22 PM
To: Latimer Burris, Amani; jmorrison@knothebruce.com; knkaliszewski@gmail.com; taylorm@firstweber.com; rba@stonehousedevlopment.com
Cc: Bailey, Heather
Subject: Legistar 79571

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The garage is part of the principal structure (the variance request included the original plans, and the garage was part of the original plans). The garage is set back approximately ½ foot from the front facade.

MGO 41.26(1)(a)1.: "New additions on the front of the principal structure are prohibited, except for restoring or reconstructing missing historic features that can be documented."

- The garage façade is part of the front of the principal structure. This addition will sit on top of that front façade. "On the front of" is not the same as saying "in front of" – "on" has a broader connotation.

MGO 41.26(4)(g)1.: "Rooftop additions, decks, terraces, and mechanical and service equipment shall be located to be set back from elevations visible from the developed public right-of-way in order to minimize its visibility and impact on the historic character of the building."

- A ½ foot setback is not enough to minimize visibility and impact of this rooftop addition. A dormer addition would have to be set back 12 feet from the front edge of the roof to minimize visibility and impact.

MGO 41.26(2)(a)1.: "Exterior additions to historic buildings shall be designed to be compatible with the historic character of historic resources within two hundred (200) feet and to maintain the pattern of the district."

- While there are a handful of second-floor side decks in the Third Lake Ridge historic district, there are not (to my knowledge) any that have a roof and are screened in. (Many of those existing side decks were created for a means of egress.) A second floor side screened-in porch is not compatible with the historic character of historic resources within two hundred (200) feet and does not maintain the pattern of the district."

Respectfully Submitted,
Linda Lehnertz