

**CITY OF SAVANNAH
SAVANNAH DOWNTOWN HISTORIC DISTRICT BOARD OF REVIEW
REQUEST FOR CERTIFICATE OF APPROPRIATENESS**

STAFF RECOMMENDATION

PETITIONER: LESATELE, LLC., Talanoa Lesatele
10 Oak Street
Cambridge, MA 02139

FILE NO.: 22-000170-COA

ADDRESS: 720 HABERSHAM STREET

PIN: 20044 08020

ZONING: TC-2

STAFF REVIEWER: Leah G. Michalak

DATE: April 13, 2022

NATURE OF REQUEST:

The petitioner is requesting approval for a *New Construction, Accessory Building (Parts I and II)* at **720 Habersham Street**.

Located on this parcel is the original *Leopold's Ice Cream* location. *Per the petitioner*, "...the Leopold's wish to extend the existing ice cream store outward onto the adjacent open field, providing a courtyard/kids play area in the middle, with the accessory structure acting as a terminus butted to Hall Lane. The accessory structure will host ice cream events, such as birthday parties, that will be open to the courtyard and help activate this quiet corner."

The accessory building will be located on the North-side of the parcel and will be situated along Hall Lane with the West-facade running adjacent to Habersham Street. The building is proposed to be 1,423-square-feet and will increase the lot coverage by approximately 15.2%.

A new masonry and wrought iron fence, with a compatible iron pedestrian gate, is proposed to be installed along Habersham Street, as well as the North-East facing corner of the property.

CONTEXT:

The Board first heard this petition at the **March 9, 2022, HDBR Meeting**. At this time, the Board commended the applicant for presenting a new, contemporary design that is more reflective of modern-day architecture. However, the Board concurred that there are some items that need to be restudied; to help strengthen the building's overall compatibility with the surrounding contributing buildings.

Therefore, the petition was *continued* to the **April 13th HDBR Meeting** in order for the petitioner to address the following:

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1. Revise the design of the accessory building to meet the Visual Compatibility Criteria, and revise the building form to be compatible with the adjacent contributing resources. The rear yard setback must be reduced to (5) feet.
2. The front façade of the accessory building shall have an appropriate door with a door frame that is inset not less than (3) inches from the exterior surface of the façade, or a Special Exception shall be requested from the appropriate standard.
3. The storefront windows shall extend from the sill or from an 18-24 inch base of contrasting design or material to the lintel, and the storefront type and glazing transparency shall be provided to Staff.
4. All areas of flat roof must be hidden by a parapet.
5. Clarify the location of the refuse storage area(s), and provide information regarding adequate screening methods.
6. All lighting must be compatible with the scale of the subject property and with the character of the district. All fixtures shall be metal and/or glass and shall have a white light source only.
7. Any signs must be appropriately applied for and reviewed.
8. Any work to the principal building/carriage house that will be visible from the public right-of-way must be appropriately applied for and reviewed.

On **March 23rd**, the petitioner provided Staff with a revised submittal packet. Staff determined that the revisions address most of the conditions of the prior continuance. However, conditions 6, 7, and 8 will be submitted at a later date.

On **March 24th**, Staff received a Zoning Confirmation Letter regarding condition 1. Essentially, the Zoning Administration has determined that **720 Habersham Street** is allowed to have the proposed rear yard setback.

FINDINGS:

720 Habersham Street, the original *Leopold's Ice Cream* location, is currently listed as a non-contributing building within the *Savannah National Historic Landmark District* and the *Savannah Local Historic District*. Although constructed in 1888, the building was officially de-listed in 2011.

The historic, principal building was integrated with its carriage house at a later date. The two buildings have likely been merged for a long enough period of time that, now, the entire (combined) structure is considered the permitted, principal use for the property.

Although this application is for the proposed accessory building, it is clear to Staff that the principal building is proposed to undergo a restoration. A terrace is, also, proposed to be located atop the existing, one-story connector. This leisure space will, therefore, be situated between the second story of the historic, principal building and the second story of the carriage house. **Any work to the principal building/carriage house that will be visible from the public right-of-way must be appropriately applied for and reviewed.**

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On **February 15, 2022**, Staff received a Zoning Confirmation Letter from Candra Teshome, a *Senior Planner* with the City of Savannah, verifying that only 3 off-street parking spaces are required per the Ordinance.

On **March 24th**, Staff received a Zoning Confirmation Letter regarding condition 1. Essentially, the Zoning Administration has determined that **720 Habersham Street** is allowed to have the proposed rear yard setback.

The following standards from the Article 5 - Base Zoning Districts apply:

Traditional Commercial Districts – Cuyler-Brownville, Streetcar, and Victorian.

Accessory Structures and Uses. *Accessory structures and uses shall meet the standards located in Sec. 8.7 Accessory Structures and Uses.*

TC- Development Standards for Permitted Uses. *Development in any TC- district shall meet the development standards as set forth below.*

For TC-2-S Districts see Appendix A-3 of the City of Savannah Zoning ordinance for additional standards.

Monumental buildings in the Streetcar Overlay District are exempt from the maximum building footprint and maximum height standards provided that the visual compatibility criteria are met.

There is no minimum side yard (interior) setback for properties adjacent to any TC zoning district.

TC-2. *For TC-2-S Districts see Appendix A-3 of the City of Savannah Zoning ordinance for additional standards.*

Lot Dimensions (min).

Nonresidential.

Lot area per unit (sq. ft.): None

Lot width per unit (ft.): 20

Building.

Building Coverage (max): None

Building frontage (min): 70%

Building footprint (max sq. ft.): 10,000

Building Setbacks (ft).

For blocks with contributing structures.

Front yard: average of block face

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Side yard (interior): 10 min (there is no minimum side yard interior setback for properties adjacent to any TC zoning district.

Side yard (corner): average of block face

Rear yard: 10 (min)

Building Separation. See Fire Code

Height (max).
3 stories up to 45 ft.

Although located in the *Savannah Downtown Historic District*, the property is zoned as **TC-2**. The lot dimensions are pre-existing conditions that are not proposed to be altered in any way. The lot coverage is proposed to increase from 31.7% to a total of **46.9%**; however, there is no maximum building coverage for this zoning district.

The accessory building is proposed to have a rear yard setback of approximately 10-feet and an (interior) side yard setback of 17.4-feet. Staff would like to note that this property is not adjacent to a TC zoning district; it is D-R.

On **March 24th**, Staff received a Zoning Confirmation Letter declaring that **720 Habersham Street** is allowed to have the proposed rear yard setback.

The following standards from the Sec 7.8 - Savannah Downtown Historic District Ordinance apply:

***Visual Compatibility Criteria.** To maintain the special character of the Savannah Downtown Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.*

***Height.** New construction shall be permitted to build to the number of stories as shown on the “Savannah Downtown Historic District Height Map,” referred to herein as “Height Map,” and the overall height of a building and the height of individual components of a building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The accessory building is proposed to be one-story in height. The *Maté Factor* (located at **401 East Hall Street**) is, also, one-story in height. However, the majority of the contributing resources to which the accessory building will be visually related are two-stories in height.

***Proportion of front façade.** The relationship of the width of a building or structure to the height of its front facade shall be visually compatible to the contributing buildings and structures to which it is visually related.*

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Staff has determined that the proportion of the width of the accessory building to the height of its front façade is not visually compatible to the contributing buildings to which the New Construction will be visually related. However, these proportions are indicative of the modern, contemporary design of the proposed building.

***Proportion of openings.** The relationship of the width of the windows to height of windows within a building or structure shall be visually compatible to the contributing buildings and structures to which the structure is visually related.*

***Rhythm of solids to voids in front façades.** The relationship of solids to voids in the façades visible from the public right-of-way shall be visually compatible with the contributing buildings and structures to which the structure is visually related.*

Staff has determined that the proportion of openings and the rhythm of solids to voids on the facades visible from the public right-of-way are not visually compatible with the contributing buildings to which the accessory building will be visually related. However, these elements are indicative of the modern, contemporary design of the proposed building.

***Rhythm of structures on streets.** The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with the open spaces between contributing buildings and structures to which it is visually related.*

Staff has determined that the centrally located, courtyard / play area will be screened by a side masonry wall / privacy fence; therefore, it will be minimally visible from the public rights-of-way.

***Rhythm of entrance and/or porch projection.** The relationship of entrances, porch projections, and walkways to buildings or structures shall be visually compatible with the contributing buildings and structures to which they are visually related.*

The South-facing façade is proposed to have an entrance incorporated into the storefront windows / sectional garage doors. Additionally, the aluminum pergola that is proposed to extend from the South-façade of the accessory building will be highly visible from the public right-of-way.

***Relationship of materials, texture and color.** The relationship of materials, texture and color of the facade of a building or structure shall be visually compatible with the predominate materials, textures, and colors used on contributing buildings and structures to which the structure is visually related.*

The accessory building is proposed to be constructed mainly of concrete, brick, stucco, and steel. Hollow metal doors are proposed to be installed, sectional overhead garage doors, and aluminum-framed entrances and storefronts. The fences are proposed to be brick with wrought iron and accompanying wrought iron gates. Staff has determined that these materials, textures, and colors are compatible with the surrounding buildings (especially, the non-contributing / commercial structures).

***Roof shapes.** The roof shape of a building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.*

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The majority of the accessory building is proposed to have a flat roof shape. A section of the building that extends from the East-facing façade is proposed to have a brick parapet that expands 2-feet above the surrounding roof.

***Walls of continuity.** Brick walls, wrought iron fences, landscape masses, building facades, or combinations of these shall be visually compatible with the contributing buildings, structures and objects to which they are visually related and shall form continuous walls of enclosure along the street.*

Black wrought iron fences are proposed with masonry bases. These fences will be located along Habersham Street, and Hall Lane.

***Scale of a building.** The mass of a building or structure and size of windows, door openings, porches column spacing, stairs, balconies and additions shall be visually compatible with the contributing buildings and structures to which the structure is visually related.*

***Directional expression of front elevation.** A building or structure shall be visually compatible with the buildings and structures to which it is visually related in its directional character, including vertical character, horizontal character, or nondirectional character.*

The accessory building is proposed to have a strong horizontal expression that is clearly contradictory to the contributing buildings in the neighborhood that have a strong vertical presence. Additionally, the scale of fenestrations, and inclusion of an extensive number of voids, is incompatible with the adjacent contributing buildings. However, these elements are indicative of the modern, contemporary design of the proposed building.

***Signs.** Signs, where permitted, shall be visually compatible with contributing buildings and structures to which they are visually related.*

A sign is proposed to be located along the masonry fence on the Habersham Street frontage. **Any signs must be appropriately applied for and reviewed.**

***Savannah Downtown Historic District Design Standards.** The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Savannah Downtown Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resources.*

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, unless otherwise specified. Though certain building materials are prescribed herein, the Board may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

For the purposes of evaluating the visual compatibility and design standards of exterior fenestration, where voids (windows, doors, and storefronts) in the exterior façade are

substantially blocked by interior walls or built-in furniture, these may be considered part of the exterior wall if they are built within three feet of the exterior wall. For example, if an interior wall is built abutting the storefront, that interior wall is impacting the exterior design of the fenestration and may be subject to review by the Historic Board of Review.

Height. *The number of stories as shown on the Height Map shall be permitted. Variances from the Height Map shall not be permitted. Additionally, the following standards shall apply:*

Large-Scale Development shall also be subject to the provisions of Sec. 7.8.10.t., Large-Scale Development.

Stories are further classified as follows:

Buildings throughout the Savannah Downtown Historic District, which front a street, shall be at least two (2) stories, except in the Beach Institute Character Area or for accessory buildings which front a lane.

In calculating the dimensions of a story, the following provisions shall apply, except in cases where the floor-to-floor heights can be shown to be historically predominately lower, such as in the Beach Institute Character Area.

Commercial buildings.

The exterior expression of the height of the ground floor shall be not less than 14 feet, six (6) inches.

The exterior expression of the height of the second story shall be not less than 12 feet.

The exterior expression of the height of each story above the second shall be not less than 10 feet.

For commercial buildings, stories shall be configured as provided below:

The first story shall be designed as a storefront.

Subdivide the façade horizontally into base, middle, and top. The first story shall be separated from the upper stories by an architectural feature such as a string course (i.e. projecting horizontal band) or change in material. Such features may be placed at the top of the second story when the first and second stories have the visual appearance of a unified exterior expression.

The height of the first story shall not be less than the exterior visual expression of the height of any single story above the first story.

The exterior visual expression of the top story of buildings over three (3) stories shall be distinctive from the stories below the top story.

The accessory building is proposed to serve a commercial purpose. The exterior expression of the height of the ground floor is only proposed to be 13'-6"; however, the exterior expression of the entire building is 14'-6". The first story is proposed to be designed as a storefront; however, since the building is only proposed to be one-story in height, the façade is not traditionally

subdivided horizontally. The subdivision of the building's façade is implied using a contrasting base material (brick) and the integration of a modern stringcourse.

Building Form. *Building form is based on the height, mass and envelope of a building. The proposed building form for new construction shall comply with the following:*

A proposed building on an east-west connecting street shall utilize a contributing building form located within the existing block front or on an immediately adjacent tithing or trust block.

A proposed building located on an east-west through street shall utilize a contributing building form fronting the same street within the same ward or in an adjacent ward.

A proposed building located on a trust block which fronts into a tithing block shall utilize a contributing building form within such trust block. If, however, no contributing buildings exist on such trust block, a contributing building form from the tithing block across the street shall be utilized.

A proposed building located on a trust block which fronts another trust block shall utilize a contributing building form from the same trust block. If, however, no contributing building exists on the trust block, a contributing building form from the trust block across the street shall be utilized. If, however, no contributing building exists on such trust block, a contributing building form from the tithing block across the street shall be utilized.

The accessory building is proposed to take inspiration from the building form of the *Maté Factor* (located at **401 East Hall Street**). The building is proposed to have a strong horizontal expression that is clearly contradictory to the contributing buildings in the neighborhood that have a strong vertical presence. Additionally, the scale of fenestrations, and inclusion of an extensive number of voids, is incompatible with the adjacent contributing buildings. However, these elements are indicative of the modern, contemporary design of the proposed building.

Setbacks. *Setbacks shall comply with the following:*

Front yards. *There shall be no front yard setbacks except as follows:*

On tithing lots where there is a historic setback along a particular block face, such setback shall be provided. For the purpose of this Section, a historic setback is the average of the contributing buildings along a block face.

On a trust lot fronting a square, proposed buildings may establish a front yard setback not to exceed 20 feet.

Side and rear yards. *Side and rear yard setbacks shall not be required.*

Since the property is zoned as TC-2, setbacks are required. Reference, *Article 5 - Base Zoning Districts*.

Foundations.

New construction, alterations to non-contributing resources and additions.

Configuration. *Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.*

Materials.

Foundations piers shall be constructed of brick, stone, or stucco over concrete block piers.

The space between piers may be filled with wood lattice, horizontal boards, brick, or stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

The accessory building is proposed to have a slab-on-grade foundation. Staff has determined that this is an appropriate foundation type for New Construction, accessory buildings that abut Hall Lane.

Exterior walls.

New construction, alterations to non-contributing resources and additions.

Configuration. *On lots less than 60 feet in width the front face shall be constructed so as to form a continuous plane parallel to the street. Bays and porches attached to such elevation may project streetward of the plane.*

Materials.

Permitted materials.

Residential exterior walls shall be finished in brick, wood, or true stucco. Commercial exterior walls shall be finished in brick, concrete formed or assembled as stone, precast concrete panels with finish to simulate stucco texture, polished stone and glazed brick or tile where similar historic examples exist along the same block front.

Prohibited materials. *Vinyl siding, aluminum siding, rolled asphalt, EIFS, T-111, corrugated metal, unpainted exposed CMU blocks, fiber cement panels, ceramic-based coatings and sealers on siding.*

Finishes and Treatments.

Colors, stains, and finishes shall be visually compatible with contributing resources within the block. If none exist, the color shall be compatible with contributing resources within the ward.

The accessory building is proposed to have exterior walls that are pre-cast concrete panels with a finish to simulate a stucco texture. The colors, and finishes, will be visually compatible with the principal building. The standards are met.

Entrances and Doors.

New construction, alterations to non-contributing resources and additions.

Location.

None of the above. *If none of the above conditions apply, the building entrance shall be consistent with contributing buildings within the context.*

Configuration. *Door frames shall be inset not less than three (3) inches from the exterior surface of the façade of a building, excluding façades with wood siding.*

Materials.

Permitted: *Doors shall be made of glass, wood, clad wood or steel (without wood grain simulation).*

Prohibited: *Vinyl; sliding glass doors visible from a street; steel-pressed doors simulating wood grain, half-moon, semi-circular, diamond or similar light insets; boarded-up doors or entrances.*

A main entrance is proposed to be incorporated into the South-facing façade's fenestration. The secondary entrances are proposed to be glass, sectional garage doors with aluminum frames. An additional steel door is proposed along the East-facing façade of the accessory building.

The main door frame shall be inset not less than (3) inches from the exterior surface of the façade.

Commercial Storefronts.

New construction, alterations to non-contributing resources and additions.

Configuration.

The first story of a commercial building (except buildings with offices on the ground floor) shall be designed as storefront.

Storefront area glazing shall be not less than 55% of surface area. Such glazing shall be transparent; provided, however, opaque glass may be used in the storefront window transoms. Storefront glazing

shall extend from the sill or from an 18-24 inch base of contrasting design or material to the lintel.

Storefront glazing in subdivided sashes shall be inset a minimum of four (4) inches from the face of the building; provided, however, that continuously glazed storefronts may be flush with the face of the building.

Entrances fronting Broughton Street shall be recessed and centered within the storefront.

Materials.

Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum, steel or copper as part of a glazed storefront system.

Storefront bases shall consist of wood, bronze, masonry, glazed brick or tile.

Exterior burglar bars, fixed “riot” shutters, roll-down shutters, or similar security devices shall not be permitted.

Aluminum storefront windows are proposed to be installed to match the existing storefront on the principal building. The windows will be inset 5 ½ inches from the face of the building. The storefront windows are proposed to extend from a base of contrasting materials (brick and an aluminum flashing / groove).

The storefront base of contrasting design / materials shall be at least 18-inches in height.

Awnings, Canopies, and Shade Structures. *Awnings, canopies and shade structures within the public right-of-way may be permitted with the approval of the encroachment by the Mayor and Aldermen and provided that the following criteria are met:*

Configuration.

Installations extending above the public right-of-way shall have a minimum vertical clearance of eight (8) feet above the sidewalk.

Awnings and canopies shall be integrated structurally and architecturally into the design of the façade.

Installations shall not obscure the character-defining features of historic façades.

Back-lit (internally lit) awnings shall be prohibited.

Awnings shall not connect two (2) facades.

Prefabricated shade structures not specifically custom designed for a particular site or building shall be located to the rear of the property, minimally visible, or screened from view. The maximum height shall be 11 feet and the maximum area shall be 100 square feet on any property, unless

specifically required by state law for playground equipment. Colors shall be neutral.

Materials.

Installations shall be constructed of canvas, other equivalent cloth, metal, or glass.

Supports shall consist of metal or wood. PVC shall not be permitted.

An aluminum pergola is proposed to extend from the South-façade of the accessory building, and will be highly visible from the public right-of-way. Staff determined that this prefabricated shade structure, will be custom designed for this accessory building.

Roofs.

New construction, alterations to non-contributing resources and additions.

Configuration.

Gable and hip roof pitches shall be between 4:12 and 8:12. Gable and hip roofs in excess of 8:12 pitch shall be permitted only where a similar contributing building roof pitch exists within the same block front.

Pitched roofs parallel to the street with less than 4:12 pitch shall have an overhang and be bracketed or have a similar projecting eave detail, or be screened from the street by a parapet wall.

Shed roof, and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12. Where historically appropriate, flat roofs may be utilized.

Parapets shall have a stringcourse and a coping.

Mansard roofs shall slope from all four sides to a flat or low hipped plane, shall have a molded cornice both above and below the lower roof slope, and shall be used only in conjunction with a habitable story.

Skylights and roof vents may be permitted if integrated into roof design.

Pergolas and roof decks shall not be permitted on the street façade.

Eaves shall extend no less than 12 inches beyond supporting walls.

Gable end rakes shall overhang at least eight (8) inches.

Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.

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Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).

Applied mansard roofs shall not be permitted.

Materials.

Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, tile, or architectural asphalt or similar shingles.

Metal roofs shall have a metal drip edge covering all edges.

Rooftop gardens or green roofs, as defined by City Code Part 8 (Planning and Regulation of Development), Article F (Green Roofs) shall be permitted.

The majority of the accessory building is proposed to have a flat roof shape. A section of the building that extends from the East-facing façade is proposed to have a brick parapet that expands 2-feet above the surrounding roof. The roof is proposed to be finished in a PVC roofing membrane and will have a powder-coated aluminum stringcourse / coping, and a drip edge that is integrated with the stringcourse.

Accessory Structures. *Accessory structures, including accessory dwellings, shall comply with the Visual Compatibility Criteria, the above design standards, the requirements set forth in Sec. 8.7, Accessory Structures and Uses, except as provided below:*

Configuration. *Accessory structures shall be located in the rear yard even if there is no lane access.*

The height and mass of the primary building shall not be exceeded by any accessory building or structure on the same parcel.

The height and mass of the primary building will not be exceeded by the proposed accessory building. The standard is met.

Accessory buildings and structures shall not be more than two (2) stories tall.

The accessory building is proposed to be one-story in height. The standard is met.

Where contributing accessory dwellings are to be expanded in depth, such expansion shall not occur on the lane façade of the building.

The standard does not apply.

New accessory dwellings and garages may have up to a five (5) foot lane setback to allow a turning radius into the garage.

The accessory building is proposed to have a rear yard setback of approximately 10-feet. Staff would like to note that this property is not adjacent to a TC zoning district; it is D-R.

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On **March 24th**, Staff received a Zoning Confirmation Letter declaring that **720 Habersham Street** is allowed to have the proposed rear yard setback.

Roofs shall be side gable, hip with parapet, flat or shed hidden by a parapet.

The roofs are proposed to be flat, except only a portion of the flat roof will be hidden by a parapet.

Driveway aprons shall not be erected on the public right-of-way.

The driveway aprons are proposed to be located within the property lines; however, the rear apron will be located parallel to the public right-of-way.

Doors and Openings.

In contributing accessory dwellings or accessory structures, original entry dimensions shall not be modified.

Where garage doors front streets or are adjacent to sidewalks, they shall resemble carriage house doors.

Garage openings shall not exceed 12 feet in width.

The standards do not apply.

Mechanical Equipment and Refuse. *Mechanical equipment and refuse shall comply with Sec. 9.5.3, Screening of Service Areas, except as provided below.*

Electrical vaults, meter boxes, communications devices, and similar equipment shall be located on the secondary and/or rear façades and shall be minimally visible from view.

Roof mounted equipment and HVAC units shall be screened from view from the public right-of-way.

Through-the-wall air conditioners may be installed in new construction when they are incorporated into the design and screened by a decorative grate.

Refuse storage areas for shall be located within a building or to the side or rear of the building and screened from the public right-of-way.

Alternative energy source devices may be permitted on new construction and non-contributing resources. Such devices may be permitted on contributing resources provided they are not visible from a street fronting elevation and do not damage or obscure any character-defining features.

The electric meter is proposed to be located along the East-facing façade of the accessory building. The condensing unit for the accessory building will be located atop the roof, and an MEP will be located in the courtyard and screened from the public right-of-way. The refuse storage area is proposed to be shared with the *Maté Factor* (located at **401 East Hall Street**). *Per the applicant*, a refuse area will also be located within the accessory building; however, that was

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not noted on the drawings that were provided to Staff. **Clarify the location of the refuse storage area(s), and provide information regarding adequate screening methods.**

Lighting. *In addition to the requirements set forth in Sec. 9.8, Lighting, the following standards apply:*

Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.

Materials: Light fixtures shall be constructed of metal and/or glass.

Source Type: White light source only.

No lighting specifications were provided to Staff for review. **All lighting must be compatible with the scale of the subject property and with the character of the district. All fixtures shall be metal and/or glass and shall have a white light source only.**

Parking and Paving. *In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:*

Parking areas shall be located in the rear yard. Properties on Trust Lots or with double street frontage are exempt from this provision.

(2) parking areas are proposed. (1) will be located along the rear of the property, parallel to East Hall Lane, and (1) will be located along the East-side of the property. A total of (4) parking spots are proposed to be provided; however, (2) of those spots will be tandem.

Vehicular access shall be from lanes or north-south service streets. When a property does not front a lane or north-south service street, parking may be accessed from east-west connecting streets or trust streets.

The vehicular access is proposed to be from East Hall Lane.

Structured parking within the first floor of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes). This standard does not apply to structured parking on the same lot as single family and two family residential dwellings that are either on a corner lot with lane access or on a parcel that does not have access to a lane.

Curb cuts shall not exceed 20 feet in width. Loading areas for commercial development are exempt from this provision and shall be the minimum required.

The parking area proposed to be located along the rear of the property, parallel to East Hall Lane, will measure 40-feet. The parking area along the East-side of the property will measure 10-feet in width.

Loose paving materials, such as crushed shell or gravel, may be permitted provided that it is no closer than 18 inches of the public-right-of-way.

Sand base concrete pavers are proposed for all paved areas. The standard is met.

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Vehicle and pedestrian drop-off areas shall not be accommodated within the footprint of the building on the primary façade, unless the Board determines that there are site-specific constraints which require it.

The standard does not apply.

Fences, Trellises and Walls. *Fences and walls shall comply with Sec. 9.6, Fences and Walls except as provided below:*

Configuration.

Fences, trellises or walls shall not exceed 11 feet in height; however, where adjoining walls exceed 11 feet, any new wall may be constructed to the height of the existing wall. Rooftop trellises may exceed 11 feet in height, provided they are visually compatible.

Fences, trellises and walls shall not extend beyond the facade of a building except in the following cases:

A building set back on a trust lot with a front garden;

A building set back on an east-west street with a front garden.

Where permitted, fences or walls shall not exceed 48 inches within the front yard.

A minimum of five (5) feet must be provided between a fence and a building where they are parallel.

Materials.

Fences and walls facing a public street shall be constructed of the material and color of the primary building; provided however, iron or extruded aluminum fencing may be used with a masonry structure.

Wood fences shall be painted or stained.

Trellises shall be wood, metal or wire.

A masonry base shall be used with iron or extruded aluminum fencing.

Prohibited: Chain-link, vinyl, PVC, corrugated metal, barbed wire, razor wire.

The fence proposed to be installed along Habersham Street will consist of a 1'-4" masonry base with wrought iron fencing that will be 6'-4" in height. A masonry wall, proposed to be located adjacent to the principal building along Habersham Street, will be 10'-3 1/2" tall. A wrought iron gate will be located between the principal building and the new masonry wall.

A masonry wall is, also, proposed to be installed along the East-side of the property. The wall will measure 7'-6" in height. A wrought iron pedestrian gate and a matching masonry/wrought iron fence will, also, be installed. These fences will measure 7'-2". A minimum of five (5) feet will be provided between the fence and accessory building where they are parallel.

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The following standards from the Sec 8.7 - Accessory Structures and Uses apply:

Accessory Structures and Uses.

Generally. All accessory structures and uses shall be consistent with all standards of the base zoning district (Article 5.0), any applicable overlay district (Article 7.0) and any applicable use standards (Article 8.0), except as expressly set forth below. Accessory structure and uses shall:

Be accessory and clearly incidental and subordinate to a permitted principal use.

The accessory building is proposed to be clearly incidental and subordinate to the permitted principal use. The standard is met.

No accessory use may be established on a site prior to the establishment of a permitted principal use.

A permitted principal use is already established on the site. The standard is met.

Be located on the same property as the principal use or structure.

The accessory building will be located on the same property as the principal use building. The standard is met.

Not involve uses or structures not in keeping with the character of the principal use or principal structure served.

The accessory building is proposed to service a use that is in keeping with the character of the principal use. The standard is met.

Be located within a district that permits the principal use.

The standard is met.

Not be erected in any required setback area, except as expressly set forth in this Ordinance.

Reference Article 5 - Base Zoning Districts.

Shipping containers and tractor trailers shall be prohibited as storage buildings or structures except as permitted on an active construction site of in Industrial zoning districts (see Article 8.8, Temporary Uses).

The standard does not apply.

Accessory Structures. Accessory structures, not to include accessory dwelling units, are allowed in all zoning district and shall be subject to the following requirements, except as expressly provided elsewhere in the Section:

Building Permit. Accessory structures having a gross floor area of more than 120 square feet shall require a building permit.

A building permit must be obtained from the City.

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Location. *Accessory structures shall be located in the side (interior) yard or rear yard of the principal building, with the exception of the following:*

Guard or gate house;

Gazebo;

Pump or well house; and

Other similar structures.

The accessory building is proposed to be located in the rear yard of the principal building. The standard is met.

Height. *The height of an accessory building shall not exceed the height of the principal building in a Residential district or where otherwise prohibited by this Ordinance.*

The accessory building's height is not proposed to exceed the height of the principal building. The standard is met.

Building Coverage and Size.

Building Coverage. *Within all zoning districts, accessory structures shall be included in the calculations for maximum building coverage.*

Size, Residential Districts. *Within residential zoning districts, the floor area of an accessory structure shall not exceed 40% floor area of the principal building.*

Size, Nonresidential. *Subject to maximum building coverage standards.*

The accessory building is zoned as TC-2. The standards are met.

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STAFF RECOMMENDATION:

Approve the petition for a *New Construction, Accessory Building (Parts I and II)* at 720 Habersham Street with the following conditions to be submitted to staff for review and approval because otherwise the work is visually compatible and meets the standards:

- 1. The main door frame shall be inset not less than (3) inches from the exterior surface of the façade.**
- 2. The storefront base of contrasting design / materials shall be at least 18-inches in height.**
- 3. Clarify the location of the refuse storage area(s), and provide information regarding adequate screening methods.**
- 4. All lighting must be compatible with the scale of the subject property and with the character of the district. All fixtures shall be metal and/or glass and shall have a white light source only.**
- 5. Any signs must be appropriately applied for and reviewed.**
- 6. Any work to the principal building/carriage house that will be visible from the public right-of-way must be appropriately applied for and reviewed.**

MW: LGM: ora

Note: This recommendation could change subject to new information provided at the Historic District Board of Review meetings. Final decisions will be made by the Historic District Board of Review at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation.