

HC 15-09, 810 4th Street

Request	A request to allow the construction of a storage shed/greenhouse (accessory structure) at 810 4 th Street in the Historic District.
Owner/ Applicant	Robert and Madeline Hall
Location	810 4 th Street.
Acreage	0.271 Acres
Zoning	“RSF-7-RNC-HC” (Single Family Residential with a minimum lot size of 7,000 square feet with a Residential Neighborhood Conservation Overlay and a Historic Conservation Overlay)
Attachments	1. Location Map 2. Site Photos 3. Site Plan

The Commission should consider this request based upon general conformance with the Residential Neighborhood Conservation District and the Design and Material Guidelines for the League City Historic District.

Background The applicant is proposing to construct a storage shed/greenhouse in the northwest corner of the subject property. On May 28, 2015, the Code Compliance Division opened a case on this project and referred the applicant to the Building and Planning Divisions for review.

Project Description Article IV, Division 2 of the City of League City Zoning Ordinance states that accessory structures are not permitted in either the front or rear yard setbacks and that an accessory structure may only be placed on the side or rear of the main building. Minimum setback requirements are identical to those of the principal building in that a structure shall not be located within 10 feet of the rear lot line (6 feet where a rear alley is provided) or 5 feet of a side lot line. An accessory structure may not occupy more than 30 percent of the required rear yard setback. This is defined as the space extending from the rear of the principal building to the rear lot line measured perpendicular to the building at the closest point to the rear lot line. A residential accessory structure may also not exceed 25 feet in height.

According to the League City Historic District Design and Materials Guidelines, a newly constructed accessory structure may utilize a wood or fiber cement board in either lap, flush, drop, butt or batten configuration as siding or trim. Materials permitted in the construction of a roof are metal, cement fiber, composition, and or awnings (fabric or metal) and these may be fitted onto either a Gable, Hip, combination of gable/hip or flat style roof.

The proposed structure will be covered in hardie plank to complement the siding used on the primary building. The roof is a gable-styled roof constructed of white colored hard plastic. Half of the proposed structure will be used as storage with the other half being used as a greenhouse. The side yard setback is not met, with two feet separating the structure from the side lot line.

Site and Surrounding Area

The subject property is located along the north side 4th Street, east of Kansas Avenue and west of Iowa Avenue, within the boundaries of the City of League City Historic District. North of the site is an alley zoned “OS-RNC-HC” (Open Space with a Residential Neighborhood Conservation Overlay and a Historic Conservation Overlay). East of the site are residential properties zoned “RSF-7-RNC-HC” Single Family Residential with a minimum lot size of 7,000 square feet with a Residential Neighborhood Conservation Overlay and a Historic Conservation Overlay).

Staff Findings

Staff finds the following:

1. The proposed roof of the structure does not conform to the City of League City Historic District Design & Materials Guidelines.
2. The side yard setback requirement is not met.
3. The proposed structure does not violate any other conditions of the zoning ordinance.

Staff Recommendation

Staff does not recommend approval due to the structure’s non-conformance with the League City Historic District Design and Material Guidelines as well as setback requirements.

For additional information, you may contact Matthew Grooms, Planner at 281-554-1079 or at matthew.grooms@leaguecity.com.

League City Historic District
DESIGN & MATERIALS GUIDELINES



Residential

New Construction, Addition and Renovation

<p>EXTERIOR MATERIALS Match, as closely as possible, existing or similar to those commonly used in the District before 1940.</p>	<p>Examples</p>
<p>Vertical Surfaces</p> <ul style="list-style-type: none"> • Siding & Trim: Wood or fiber cement boards, in lap, flush, drop, butt or batten configurations. • Brick: Period or Antique, other as approved by Historic Commission. • Stone. Austin, River, other as approved by Historic Commission 	
<p>Roof:</p> <ul style="list-style-type: none"> • Metal • Cement fiber • Composition (dimensional) • Awnings fabric or metal <p>Roof Shape</p> <ul style="list-style-type: none"> • Gable • Hip • Combination of Hip/Gable <ul style="list-style-type: none"> • Flat roofs as approved by the Historic Commission • No overly complex roofs as approved by the Historic Commission 	
<p>INTERIORS No District Requirements</p>	



