

HDC12-08 117 N. KANSAS AVENUE

Request	A request for a Certificate of Appropriateness to construct a storage shed on the residence. The proposed shed will be 20'x10' and be located in the Southern corner of the lot.
Owner	Wallace Maurer
Location	The South ½ of Lot 2 Block 4 League City Townsites, generally located at the Southwest corner of 2 nd and North Kansas at the address of 117 N. Kansas Avenue in League City, Texas.
Acreage	0.32 acre
Zoning	"CN-RNC Overlay" (Neighborhood Commercial with a minimum lot are of 5,000 square feet with a Residential Neighborhood Conservation Overlay.
Attachments	<ol style="list-style-type: none"> 1. Aerial and Photos the Site 2. Zoning Map 3. Site Plan

The Commission should consider this request based upon general conformance with the Historic District Ordinance, Preservation Plan and the Architectural Guidelines.

Site and Surrounding Area The residence faces south, adjacent to N. Kansas Avenue. There are several trees and some additional shrub landscaping that exists on the property. The character of the surrounding area is single-family residential and public space on all sides of the subject property. The current zoning for the property is Neighborhood Commercial with RNC Overlay. The adjacent zoning near the site include RSF-7 with RNC Overlay, Open Space, and Public and Semi-Public with RNC Overlay.

Historic District Architectural Guidelines Required: As dictated by the Architectural Guidelines, the exterior material, color, windows, and roof must match the existing primary building on the property. According to the design guidelines, hardboard siding, wood, brick, or stone are acceptable exterior building materials. With regards to acceptable roofing materials, those would be metal, cement fiber, or composition shingles.

Proposed: The proposed storage shed would be 10' wide by 20' deep and be constructed by Cook Portable Warehouses®. The location of the shed will be located 10' from the alley access and 5' from the west side of the property. The storage shed will be installed to withstand 140 mph wind, constructed out of wood siding, and composite roofing. The shed will be painted to match the primary building on site.

Staff Analysis The proposed renovation meets the intent of the Design Guidelines and the Preservation Plan.

For additional information, you may contact Karl Almgren, Planner at 281-554-1098 or via e-mail at karl.almgren@leaguecity.com.

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Aerial Images of the Site

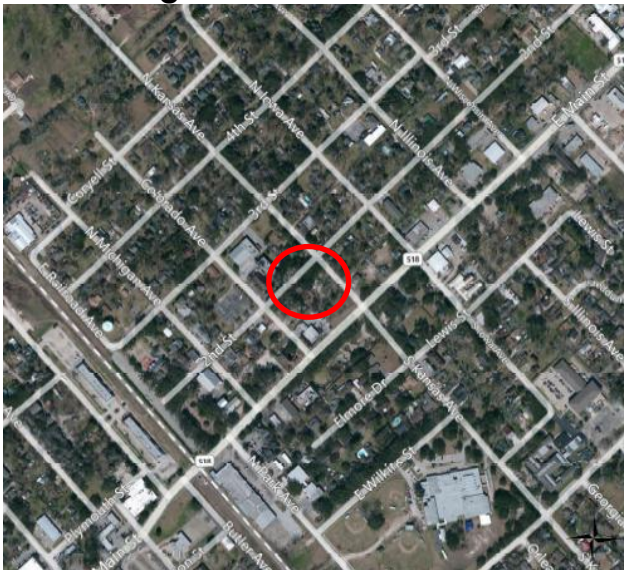


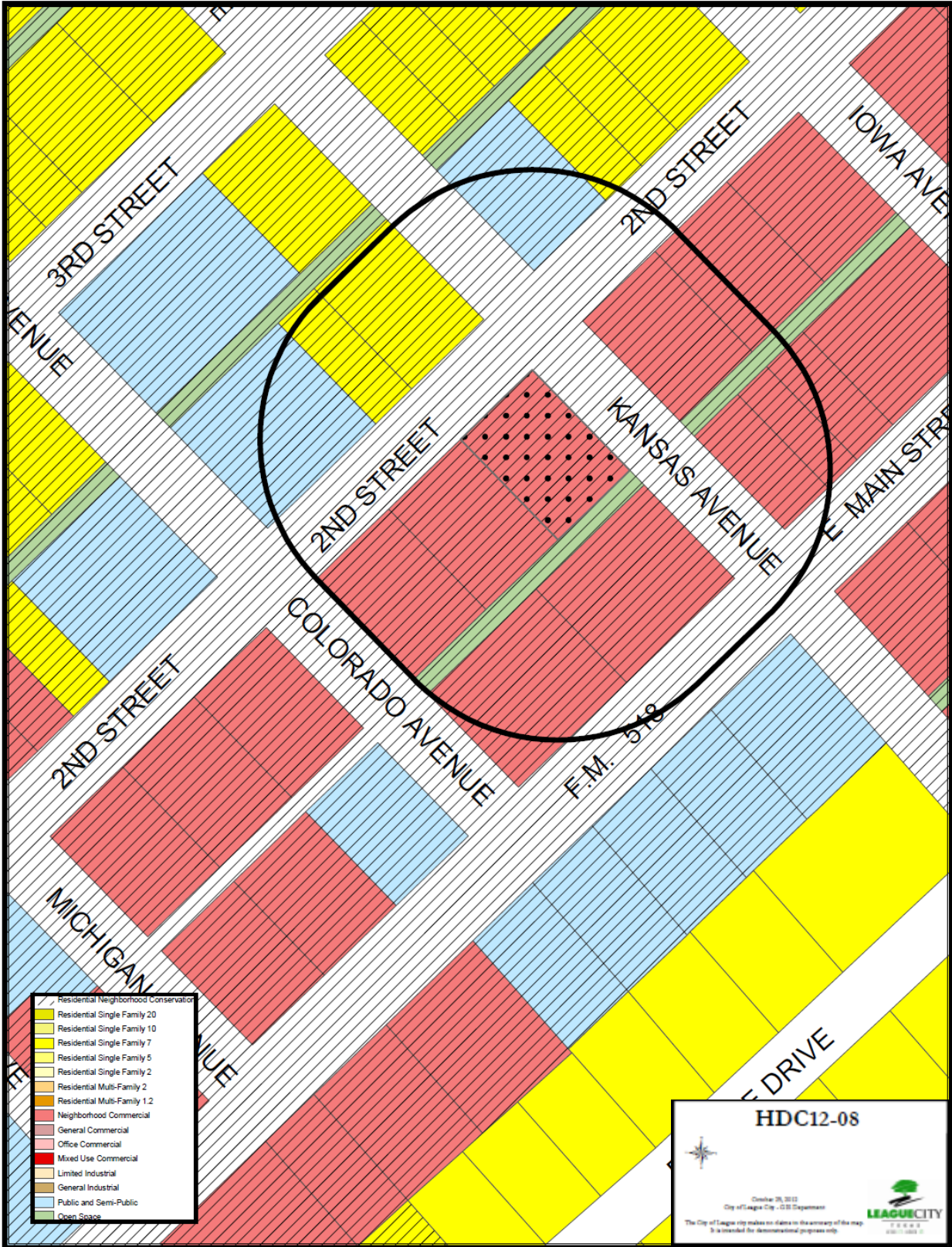
Photo Images of Site

Top Right: 117 N. Kansas Ave Street Façade

Bottom Left: Rear or Property in location of proposed shed.

Bottom Right: Neighboring property at 117 N. Kansas, picture taken from alley access.





- Residential Neighborhood Conservation
- Residential Single Family 20
- Residential Single Family 10
- Residential Single Family 7
- Residential Single Family 5
- Residential Single Family 2
- Residential Multi-Family 2
- Residential Multi-Family 1.2
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Mixed Use Commercial
- Limited Industrial
- General Industrial
- Public and Semi-Public
- Open Space

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October 26, 2012
City of League City - GIS Department

The City of League City makes no claim to the accuracy of the map.
It is intended for informational purposes only.

