



Legislation Details (With Text)

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**On agenda:** 9/15/2022      **Final action:**  
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**Title:** 412 W. Intendencia Street  
Governmental Center District / Zone C-2  
Final Review for New Construction

**Sponsors:** Grover C. Robinson, IV

**Indexes:**

**Code sections:**

**Attachments:** 1. Images, 2. Application Packet\_9.2.2022

Date	Ver.	Action By	Action	Result
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**TO:** Architectural Review Board Members  
**FROM:** Gregg Harding, RPA, Historic Preservation Planner  
**DATE:** 9/7/2022  
**SUBJECT:**

412 W. Intendencia Street  
Governmental Center District / Zone C-2  
Final Review for New Construction

**BACKGROUND:**

KRC Construction, Inc. is seeking approval for a new single-family residence over a garage and an accessory dwelling unit. Since the lot is zoned for commercial use, there are no setbacks or yard requirements, allowing the accessory dwelling unit to be placed at the front of the lot. As drawn the project complies with all other zoning requirements. Considering the two buildings, the accessory dwelling unit has been designed to mimic a historic shotgun home while the two-story primary structure in the rear will resemble a more modern addition. The shotgun home includes a brick foundation, Hardie lap siding, a 5v-crimp metal roof, 2/2 wood-clad windows, and fiberglass doors. The two-story primary will have both Hardie lap siding and board and batten siding, wood-clad windows, steel garage doors, and a 5v-crimp metal roof to match.

Since this development is in the Governmental Center District, Sec. 12-3-28(c)(1) will apply:  
“proposed plans shall be approved unless the board finds that the proposed erection, construction, renovation and/or alteration is not compatible with the built environment of the governmental center district.”

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-28(c)(1) Governmental Center District, Decisions