

MARCH 12, 2021 (HAND DELIVERED)

TO: JEFF SHUM
DEVELOPMENT SERVICES DIRECTOR
CITY OF JENEP

FROM: Dan O'Connell
CITY RESIDENT
941-484-6022

RE: LDR'S
SECTION 9
HISTORICAL
PRESERVATION

JEFF: Per my presentation AT
THE MARCH 10, WORKSHOP
I AM ENCLOSING PROPOSED
HISTORIC PRESERVATION PARAGRAPHS
RELATING TO JOHN NOLEN'S
HISTORIC APARTMENT DISTRICT.
I MODIFIED AND COPIED
THEM FROM DWYER'S "SMART
CODE" RELATING TO
EXISTING DEVELOPMENT.
PLEASE REVIEW THEM WITH
KEVIN AND BARRY AND
GIVE ME YOUR THOUGHTS

Dan O'Connell

941-484-6022

(3) THE MODIFICATIONS OF EXISTING BUILDINGS IS PERMITTED BY RIGHT IF SUCH CHANGES RESULT IN GREATER CONFORMANCE WITH THE SPECIFICATIONS OF THESE LOR'S.

(4) WHEN NEW TWO STORY BUILDINGS ARE PROPOSED IN THE APARTMENT DISTRICT THAT SUBSTANTIALLY MATCH THE ELEVEN (11) HISTORICALLY CONTRIBUTING BUILDING IN ELEVATIONS AND DESIGN AND ARE MEETING THE DESIGN STANDARDS OF THE ARB THEY SHALL BE APPROVED. CURRENT ZONING RESTRICTION ON ~~REAR AND SIDE~~ YARDS SHALL NOT APPLY ^(EXCEPT AS TO SINGLE FAMILY DENSITY) SHALL BE RESTRICTED BY THE COMPREHENSIVE PLAN (18 UNITS PER ACRE) BUT THE PLANNING COMMISSION MAY CONSIDER BY SPECIAL EXCEPTION ^{COUNTIES} SANSBOTA WORK FORCE HOUSING ORDINANCE THAT COUNTS UNITS LESS THAN 700 SF as 1/2 units.