

DAVID BRILEY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**1300 Elmwood Avenue**  
**April 18, 2018**

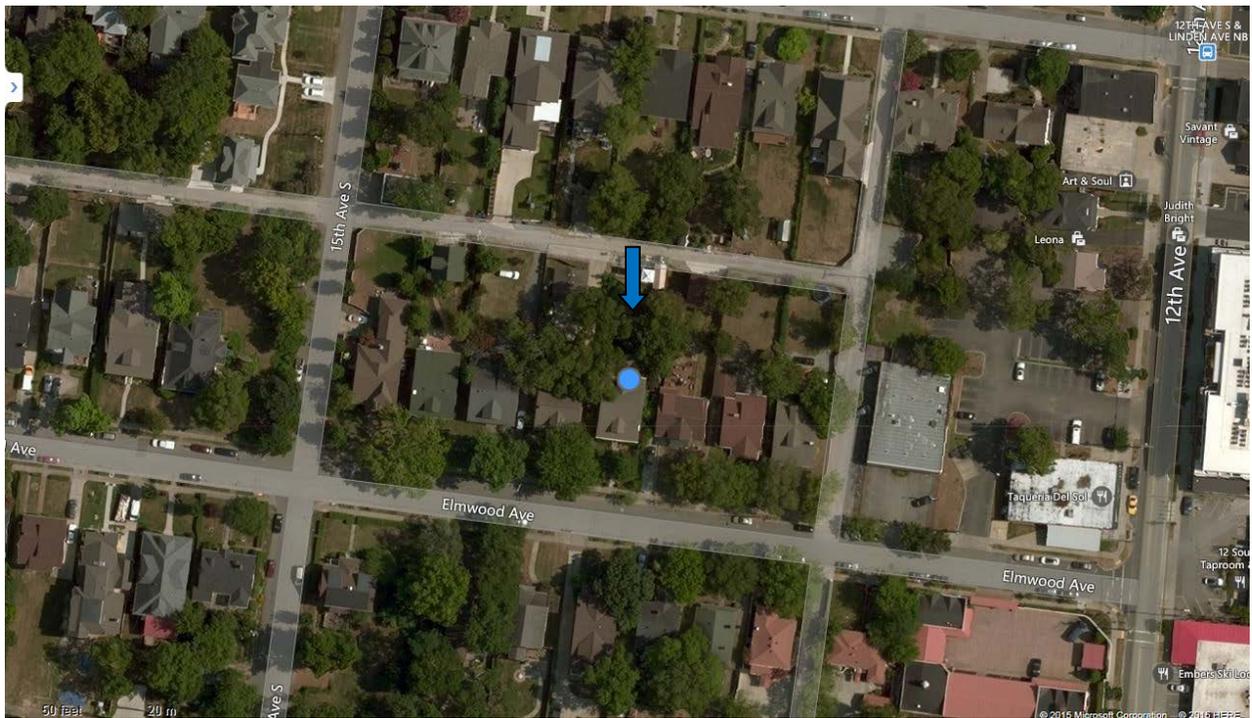
**Application:** New construction—outbuilding  
**District:** Belmont - Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10513010600  
**Applicant:** Matthew T. Schutz  
**Project Lead:** Jenny Warren, jenny.warren@nashville.gov

<p><b>Description of Project:</b> Application is to construct a new garage. The proposed outbuilding is not a detached accessory dwelling unit.</p> <p><b>Recommendation Summary:</b> Staff recommends disapproval of the proposed outbuilding, finding that it does not meet Sections II.B.i, specifically regarding eave height, of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i> in terms of eave height.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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## Vicinity Map:



## Aerial Map:



## **Applicable Design Guidelines:**

### **II. B. GUIDELINES**

#### **a. Height**

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

#### **b. Scale**

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.*

#### **c. Setback and Rhythm of Spacing**

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

*The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*Appropriate setbacks will be determined based on:*

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

*Appropriate height limitations will be based on:*

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

*In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:*

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks..*

#### **d. Materials, Texture, Details, and Material Color**

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding

are not appropriate.

*T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.*

*Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").*

*Four inch (4") nominal corner boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.*

*When different materials are used, it is most appropriate to have the change happen at floor lines.*

*Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.*

*Texture and tooling of mortar on new construction should be similar to historic examples.*

*Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.*

*Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

#### **e. Roof Shape**

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

*Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.*

*Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.*

*Generally, two-story residential buildings have hipped roofs.*

*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

#### **f. Orientation**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

##### *Porches*

*New buildings should incorporate at least one front street-related porch that is accessible from the front street.*

*Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.*

*Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.*

##### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

#### **Duplexes**

*Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.*

*In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.*

#### **Multi-unit Developments**

*For multi-unit developments, interior dwellings should be subordinate to those that front the street.*

*Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.*

*For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.*

### **g. Proportion and Rhythm of Openings**

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.*

*In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.*

*Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.*

### **h. Utilities**

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

### **i. Outbuildings**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)*

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

#### *Outbuildings: Height & Scale*

- On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.
- On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
- The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADUs or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

#### *Outbuildings: Character, Materials and Details*

- Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.
- DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

#### *Outbuildings: Roof*

- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
- The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

#### *Outbuildings: Windows and Doors*

- Publicly visible windows should be appropriate to the style of the house.
- Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.
- Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.
- For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

#### *Outbuildings: Siding and Trim*

- Brick, weatherboard, and board-and-batten are typical siding materials.
- Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
- Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
- Stud wall lumber and embossed wood grain are prohibited.
- Four inch (4" nominal) cornerboards and casings around doors, windows, and vents within clapboard walls is required. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

*Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.*

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

*Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.*

*Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.*

*Generally, attached garages are not appropriate; however, instances where they may be are:*

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

*Setbacks & Site Requirements.*

*· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*

*· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*

*· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*

*· At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

*Driveway Access.*

*· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*

*· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

*Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*



Figure 1: 1300 Elmwood Ave

**Background:** 1300 Elmwood Avenue is a c. 1930 bungalow that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figure 1). Two previous permits have been issued for outbuildings at this address, one in September of 2015 and one in January of 2016, though neither of those proposed structures was constructed. This application presents a new design.

**Analysis and Findings:**

The one-and-a-half story proposed outbuilding includes a garage and some second floor space, but is not currently proposed for use as a DADU. Staff finds that the proposed outbuilding meets the requirements of the applicable design guidelines, with the exception of the eave height.



Figure 2: Rear yard, location of proposed garage

Massing Planning:

The lot is less than 10,000 square feet, at approximately 9,400 square feet.

	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Proposed
Maximum Square Footage	741 sq. ft.	750 sq. ft. (including porches)	676 sq. ft.

	Potential maximums (heights to be measured from grade)	Existing conditions (height of historic portion of the home)	Proposed
Ridge Height	25' unless existing building is less	~24' from finished floor	~23'
Eave Height	1 story 10' unless existing building is less	~13'	~12'8"

The proposed outbuilding is six-hundred-seventy-six square feet (676sqft), which is less than the maximum allowance of seven-hundred-forty-one square feet (741sqft). The proposed outbuilding meets the guidelines for height, being approximately twenty-three feet (23') tall.

The guidelines recommend a maximum eave height of ten feet (10') for one-story outbuildings or less if the existing eave height is less than ten feet (10'). The applicant is asking for twelve foot, eight inch (12'8") eaves. The intent behind the eave height requirement is to meet design guideline II.B.i, which states an outbuilding should be compatible with historic outbuildings in terms of height and scale. Staff recommends requiring the ten foot (10') eave height to remain consistent with past decisions. Because meeting this condition will likely mean a redesign of the project, staff is recommending disapproval rather than approval with conditions.

The proposed garage is twenty-six feet, eight inches (26'8") wide, narrower than the thirty foot (30') wide primary house.

Staff finds that the project does not meet section II.B.i.1 of the design guidelines due to eave height.

Roof Form:

Proposed Element	Proposed Form	Typical of district?
Primary form	Cross gable	X
Primary roof slope	7/12	X

The proposed cross gabled roof form and slope is appropriate for the neighborhood. The proposed 7/12 slope also matches the historic house, thereby meeting section II.B.i.

Design Standards:

The accessory structure has a simple design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. The second floor windows are all twice as tall as they are wide. The first floor windows are the same on the house-facing elevation, but on the sides they are square; staff finds that these windows are appropriate as they are not publicly visible and are located on secondary

facades of a secondary structure. There is a shallow awning on the alley side above the vehicular door and hood above the pedestrian door on the side that faces the house. The proposed design of the outbuilding does not contrast greatly with the surrounding historic buildings and therefore meets Section II.B.i.1.

Materials:

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Needs final approval?</b>
Foundation	Not indicated	None	Yes
Cladding	Wood or hardiplank	5” reveal	No
Roofing	Asphalt	Not indicated	Yes
Trim	Wood	4”	No
Windows	Wood	Not indicated	Yes
Doors	Wood	Not indicated	Yes
Garage door	Wood or metal	Not indicated	Yes

The materials are appropriate for an outbuilding in Belmont-Hillsboro. Staff finds that with final review of the foundation material, roofing color, doors, garage door and windows, that the outbuilding meets Section II.B.i.1 in terms of materials.

Appurtenances & Utilities: No changes to the site’s appurtenances, including the fencing and driveway, were indicated on the drawings. Staff requests that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house to meet section II.B.1.h of the design guidelines.

General requirements for Outbuildings/DADUs:

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

	<b>YES</b>	<b>NO</b>
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	<b>YES</b>	

As such, the project meets section II.B.i.1 and II.B.i.2 of the design guidelines.

Site Planning & Setbacks:

Outbuilding description:	Minimum Rear/Alley Setback	Minimum Side Setback for interior lot lines	Distance Between Principal Building and Outbuilding
Footprint less than 700 sq. ft., Garage doors face alley	10'	3'	20'

The proposed structure will sit fifty-six feet (56') from the primary dwelling, ten feet (10') from the rear property line, sixteen feet (16') from the west side property line and seven feet four inches (7'4") from the east property line. This location at the rear of the lot, close to the alley is the appropriate location for a garage in Belmont-Hillsboro.

The project meets section II.B.i.1 and II.B.i.2 of the design guidelines.

**Recommendation Summary:** Staff recommends disapproval of the proposed outbuilding, finding that it does not meet Sections II.B.i, specifically eave height, of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines* in terms of eave height.



# PRESERVATION PERMIT APPLICATION

## METROPOLITAN HISTORIC ZONING COMMISSION

3000 Granny White Pike, Nashville, TN 37204

615-862-7970, 615-862-7974 fax, [HistoricalCommission@nashville.gov](mailto:HistoricalCommission@nashville.gov)

**DEADLINE:** Complete applications must be received a minimum of 16 days prior to the next MHZC hearing which takes place on the third Wednesday of the month. Please visit [www.nashville.gov](http://www.nashville.gov) for the schedule. Incomplete applications will not be scheduled until all information has been received.

**PROPERTY ADDRESS:** 1300 ELMWOOD AVENUE

**APPLICANT** (All communication by phone, fax, email or mail will be with the applicant.)

Name MATTHEW SCHUTZ

Mailing Address 605 S 10TH ST

City NASHVILLE Zip Code 37206

Contact Phone 615.957.5882 EMAIL: SCHUTZMOBILE@YAHOO.COM

Owner  Contractor  Architect/Designer  Other \_\_\_\_\_

**PROPERTY OWNER** (If different from applicant.)

Name MARY AND TOM SOLINSKY (INFORMATION AVAILABLE FROM METRO PROPERTY ASSESSOR)

Mailing Address PLEASE USE APPLICANT AS FIRST POINT OF CONTACT

City \_\_\_\_\_ Zip code \_\_\_\_\_

Contact Phone \_\_\_\_\_ Fax Number \_\_\_\_\_ Email \_\_\_\_\_

**TYPE OF WORK**  New Construction (Addition)  Demolition  Renovation  Other \_\_\_\_\_

(Only exterior projects are reviewed.)

**DESCRIPTION OF WORK** (Please use a separate sheet of paper for longer descriptions.)

ACCESSORY STRUCTURE (NO CHANGE TO FACADE OF EXISTING HOUSE)

ADDITION HAS BEEN PREVIOUSLY APPROVED

Any substitution or deviation from the approved work items listed on the Preservation Permit requires further review and approval by the Historic Zoning Commission prior to being undertaken. Accurate scale elevations, drawings, and site plans are needed for project review. The MHZC retains copies of all materials submitted.

**Does the project require an alteration to base zoning?**

**Yes** If yes, please see "Setback Determinations" at the bottom of page 2 for notification information. **If notice is not met, project review will be delayed until the following public hearing.**

**NO** If no, notification by the applicant is not required.

**Estimated Cost of Work** UNKNOWN AT THIS TIME

**Code Administration's Temporary Bldg Permit #** \_\_\_\_\_

(This number starts with a "T" followed by the year. It may also be obtained later.)

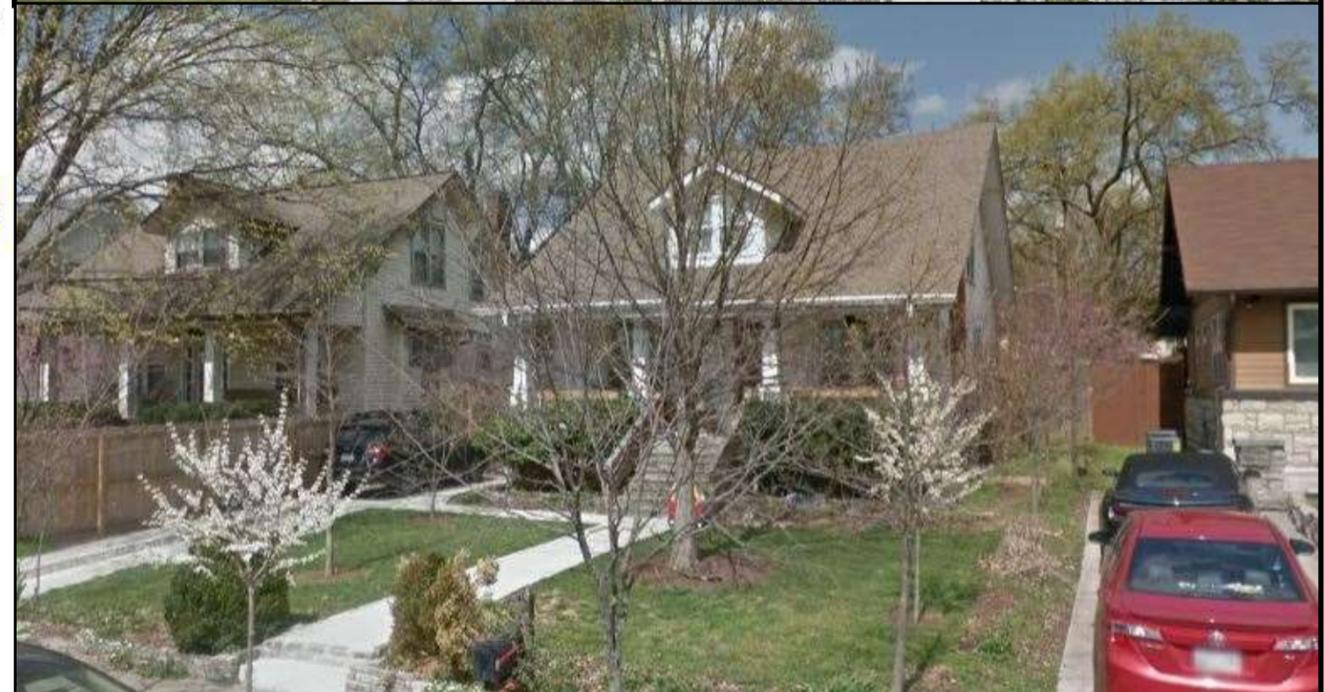
**Covenant Instrument #** \_\_\_\_\_

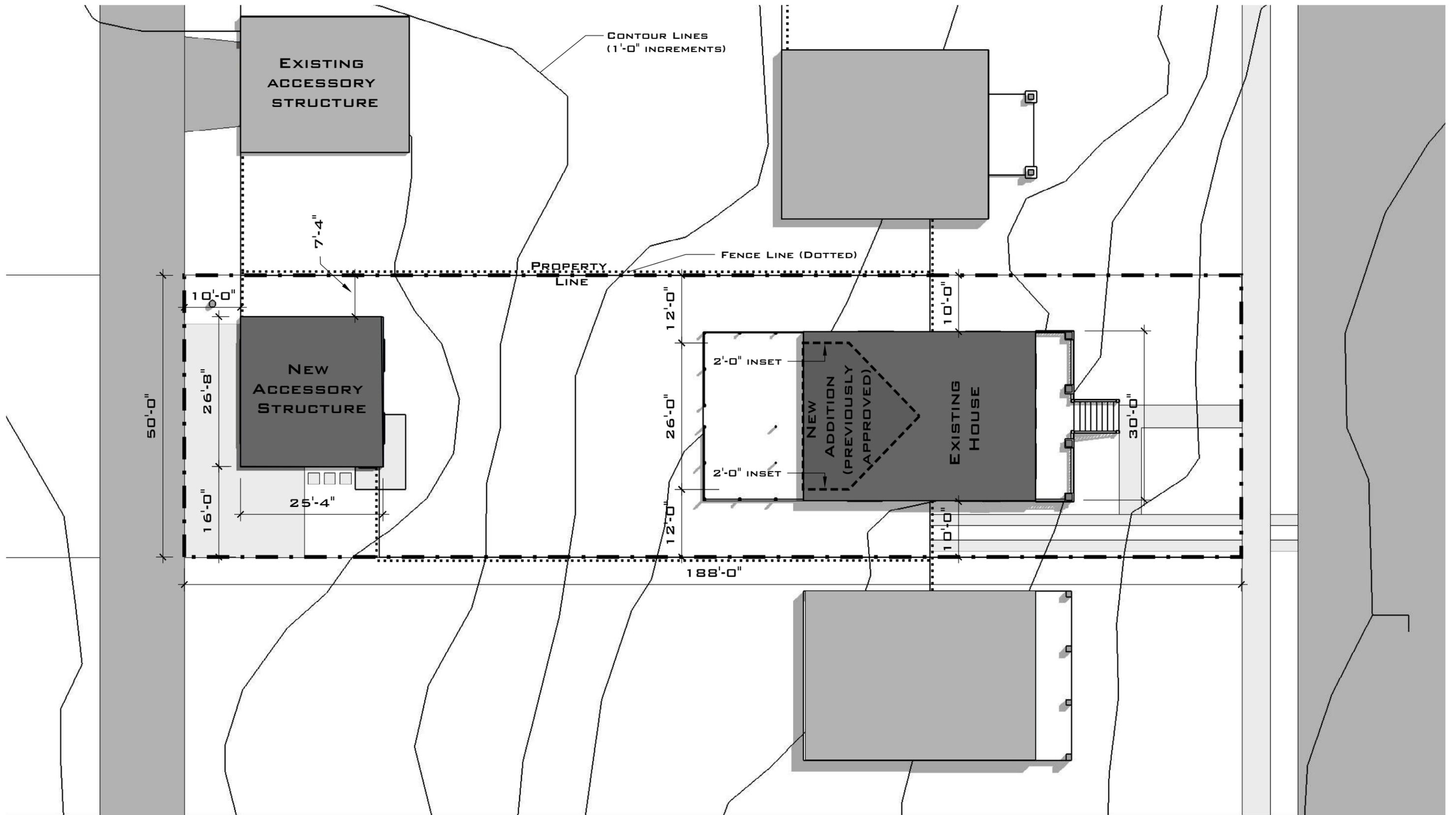
(Required for Detached Accessory Dwelling Units)

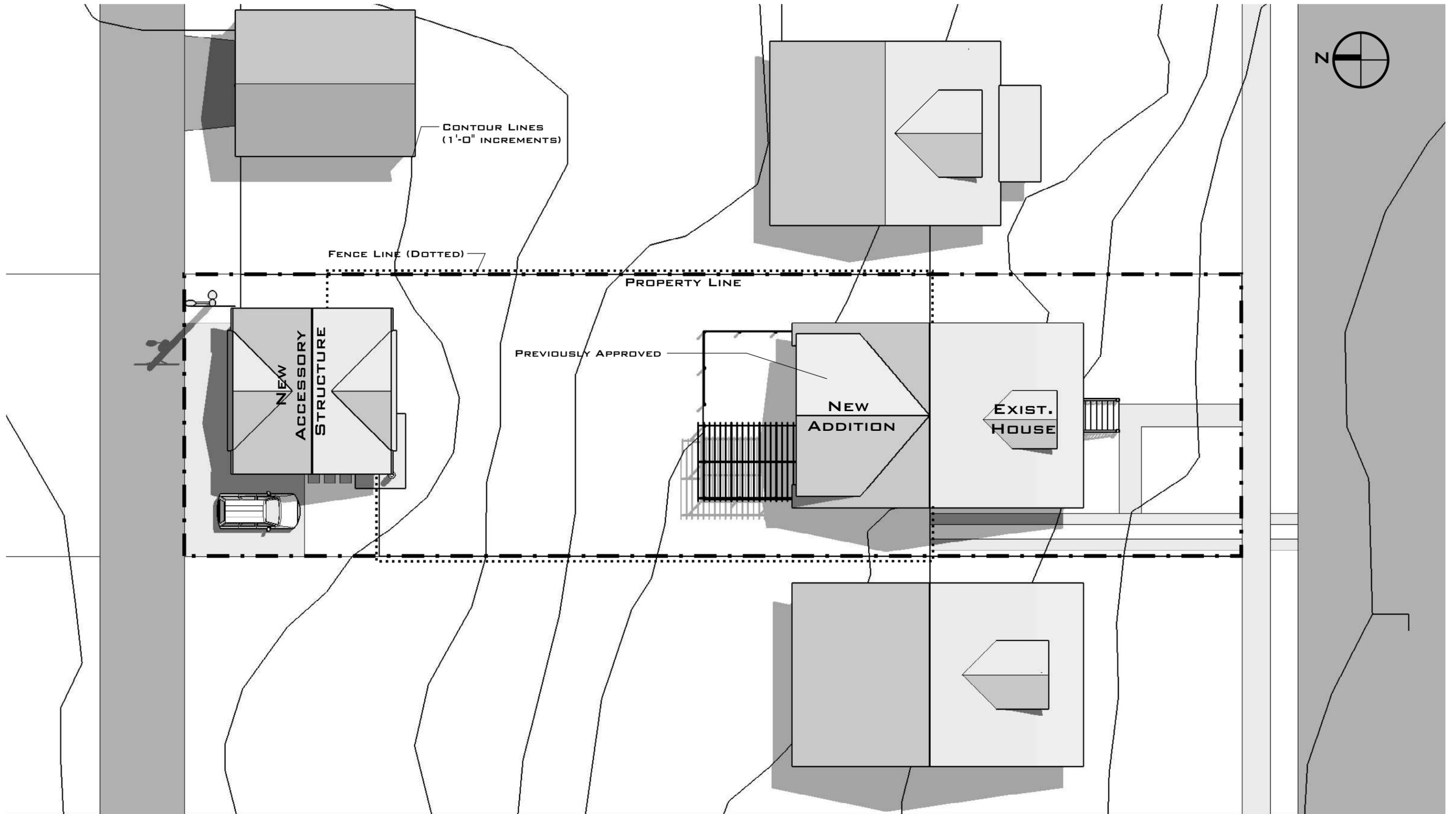
**SIGNATURE** ELECTRONICALLY SUBMITTED **DATE** 2018-4-2

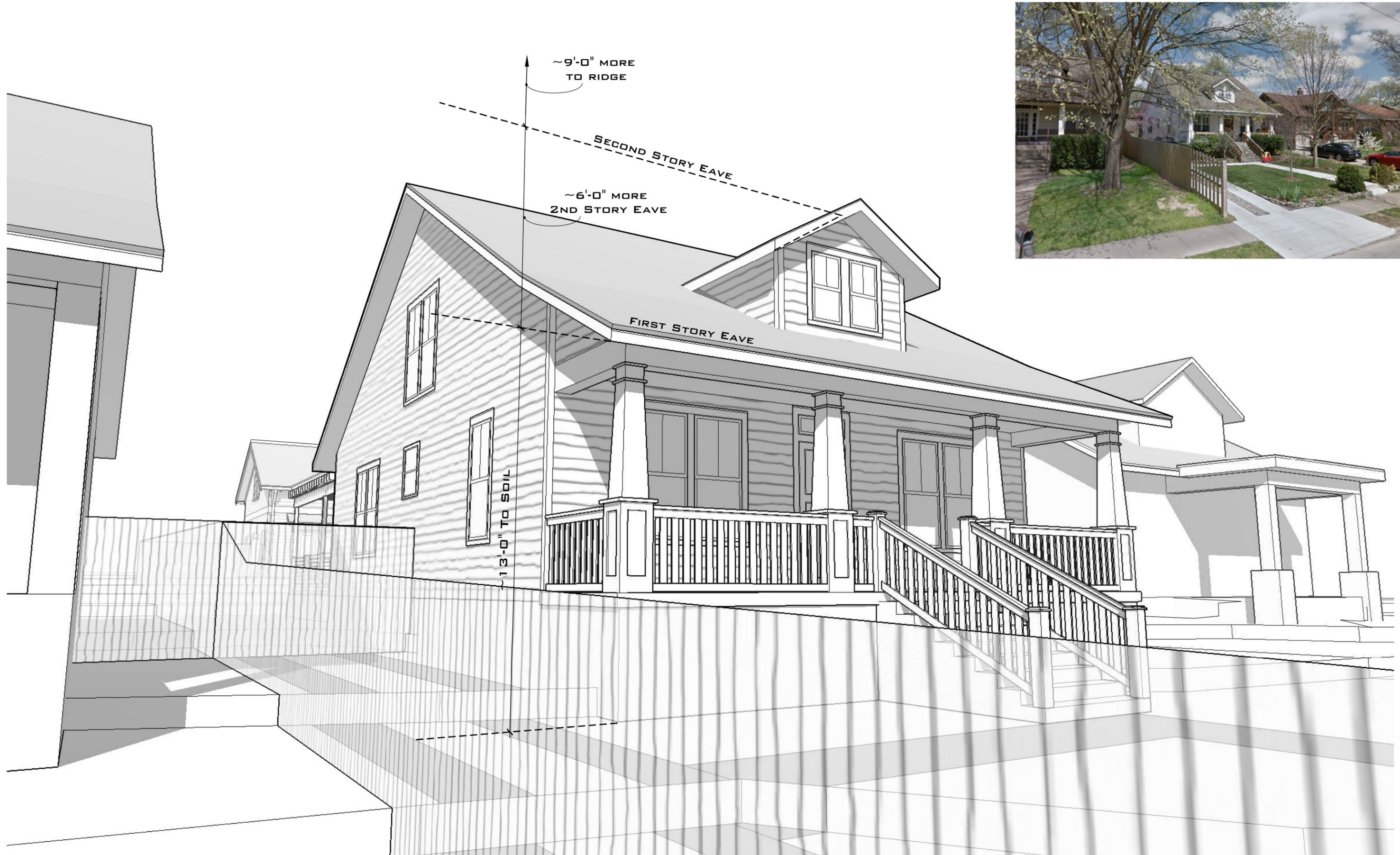
I/We the above signed do hereby make application for a Preservation Permit following plans and proposals to be undertaken within the boundaries of an historic preservation overlay pursuant to Article IX of the Metropolitan Code.

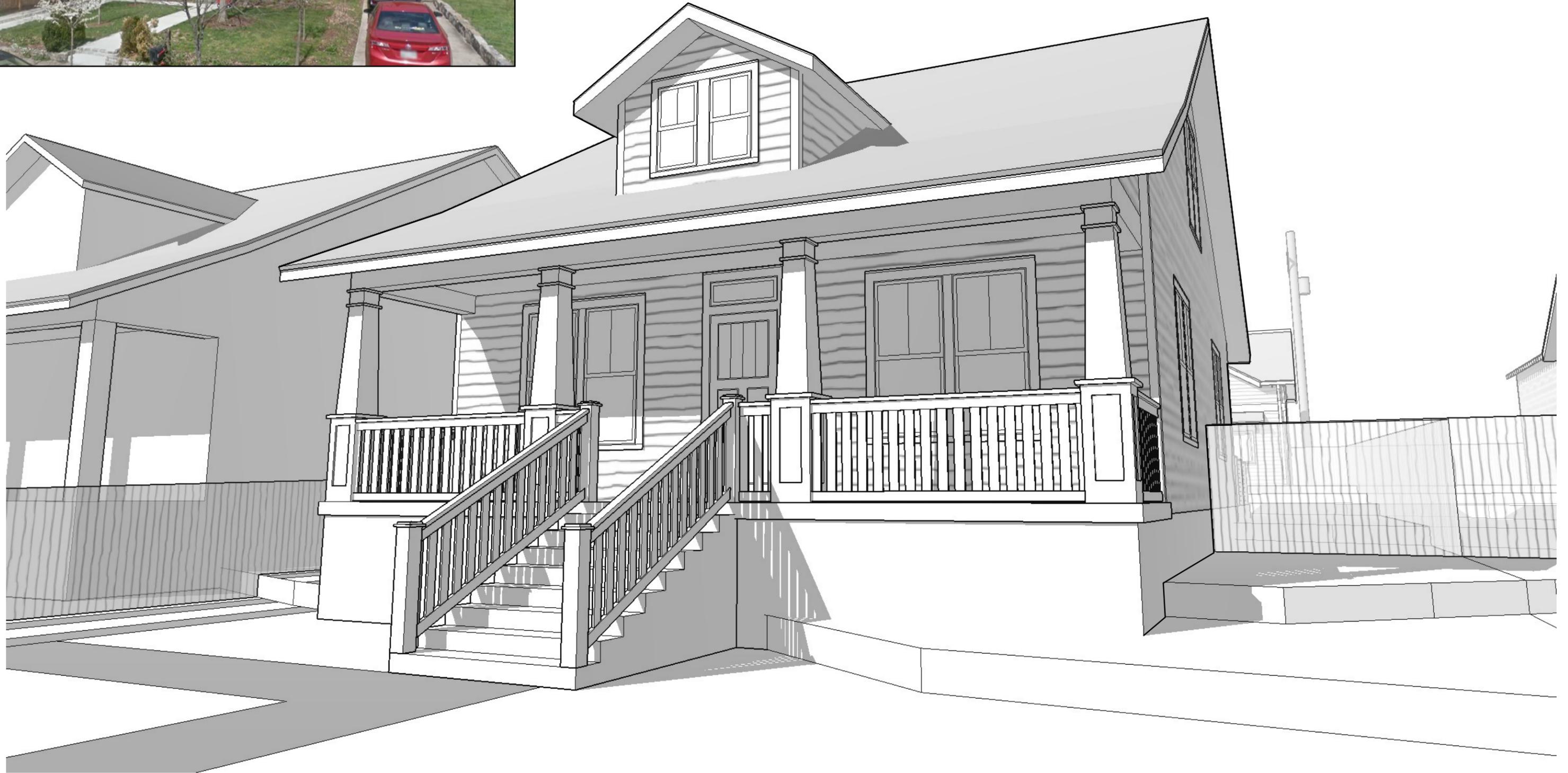
**SUBMIT FORM VIA EMAIL** \*Please include complete set of drawings in your email submission











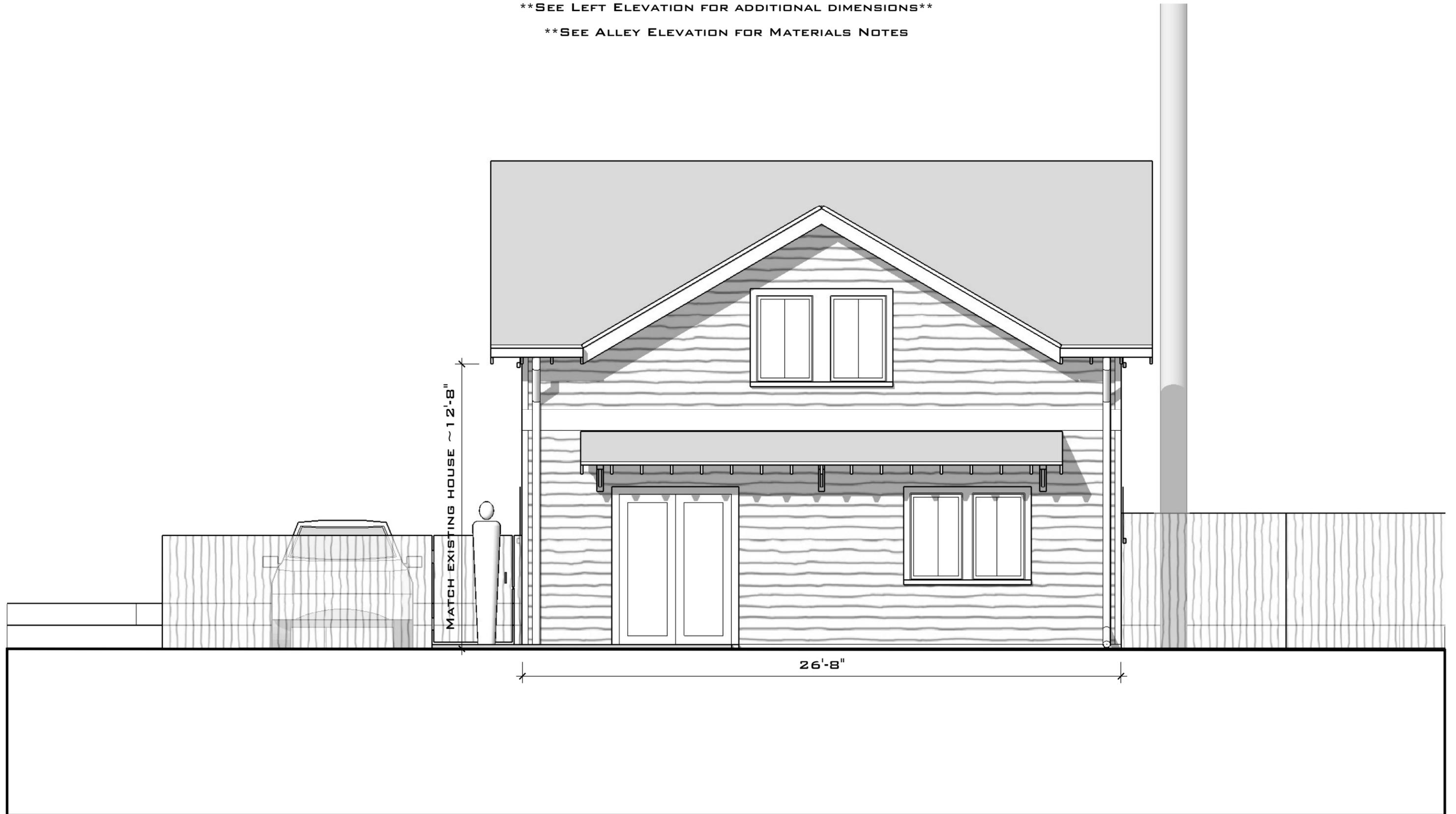
1300 ELMWOOD AVENUE

SIDEWALK PERSPECTIVE [NO SCALE]

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**\*\*SEE LEFT ELEVATION FOR ADDITIONAL DIMENSIONS\*\***

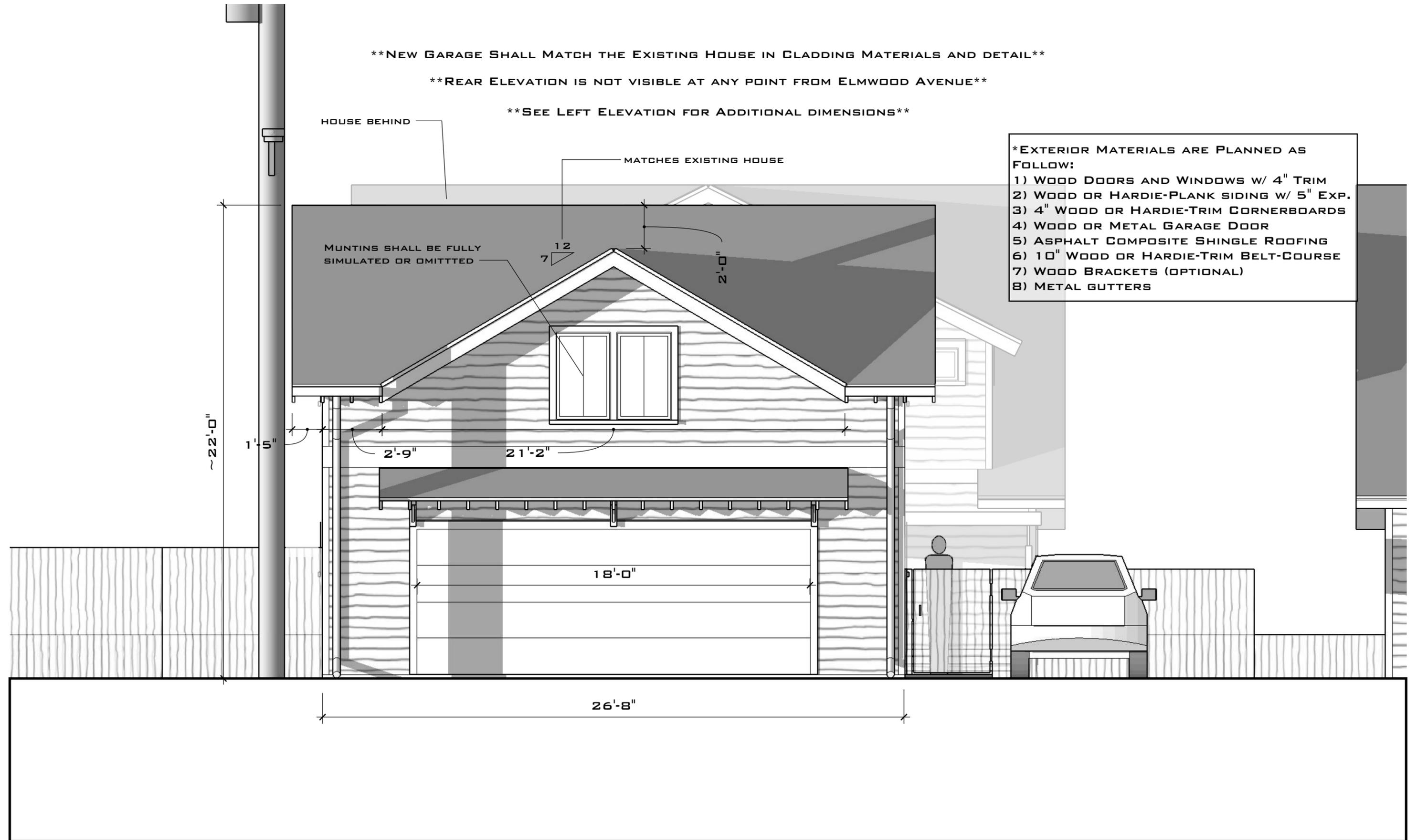
**\*\*SEE ALLEY ELEVATION FOR MATERIALS NOTES**



**\*\*NEW GARAGE SHALL MATCH THE EXISTING HOUSE IN CLADDING MATERIALS AND DETAIL\*\***

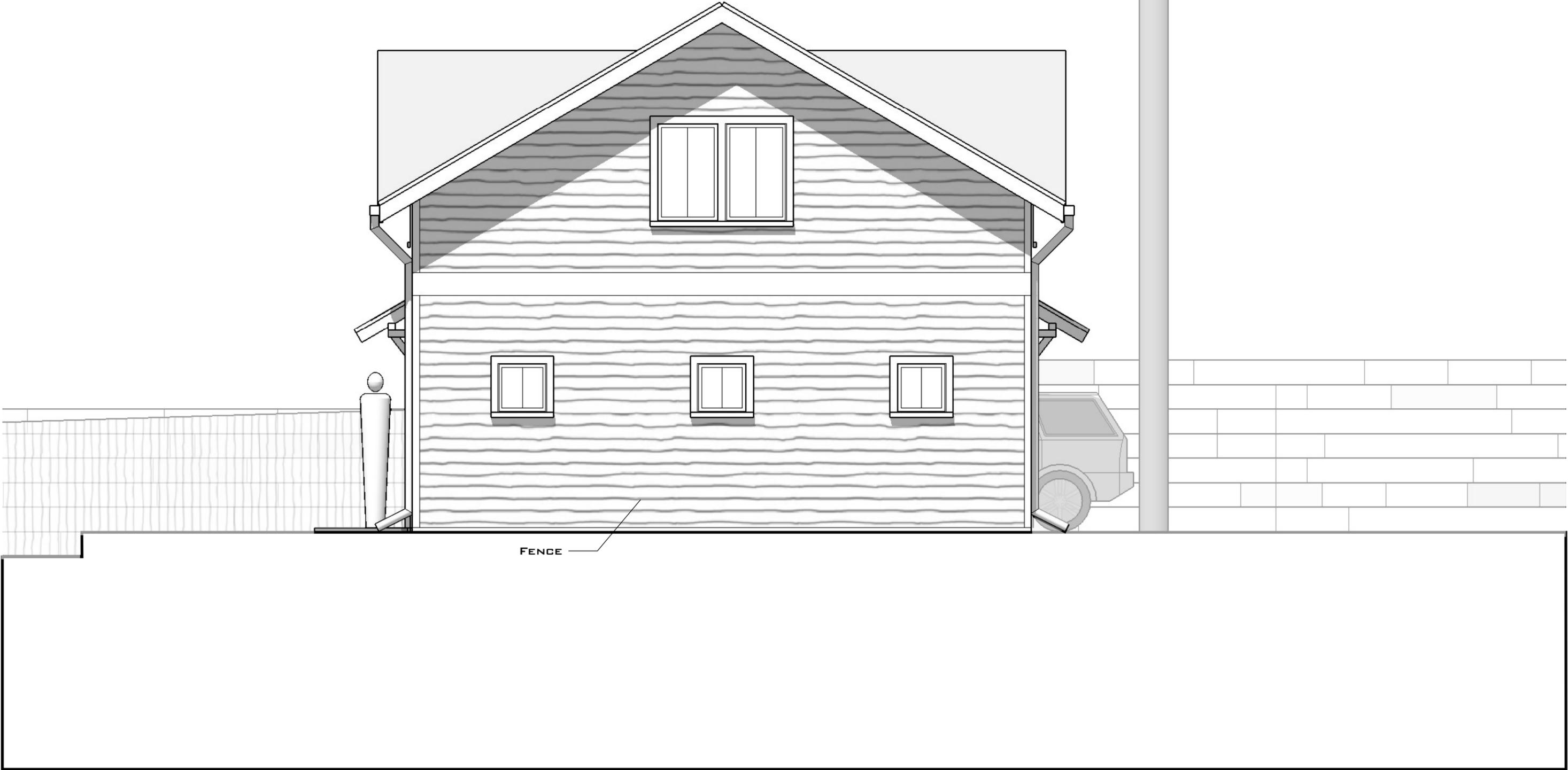
**\*\*REAR ELEVATION IS NOT VISIBLE AT ANY POINT FROM ELMWOOD AVENUE\*\***

**\*\*SEE LEFT ELEVATION FOR ADDITIONAL DIMENSIONS\*\***

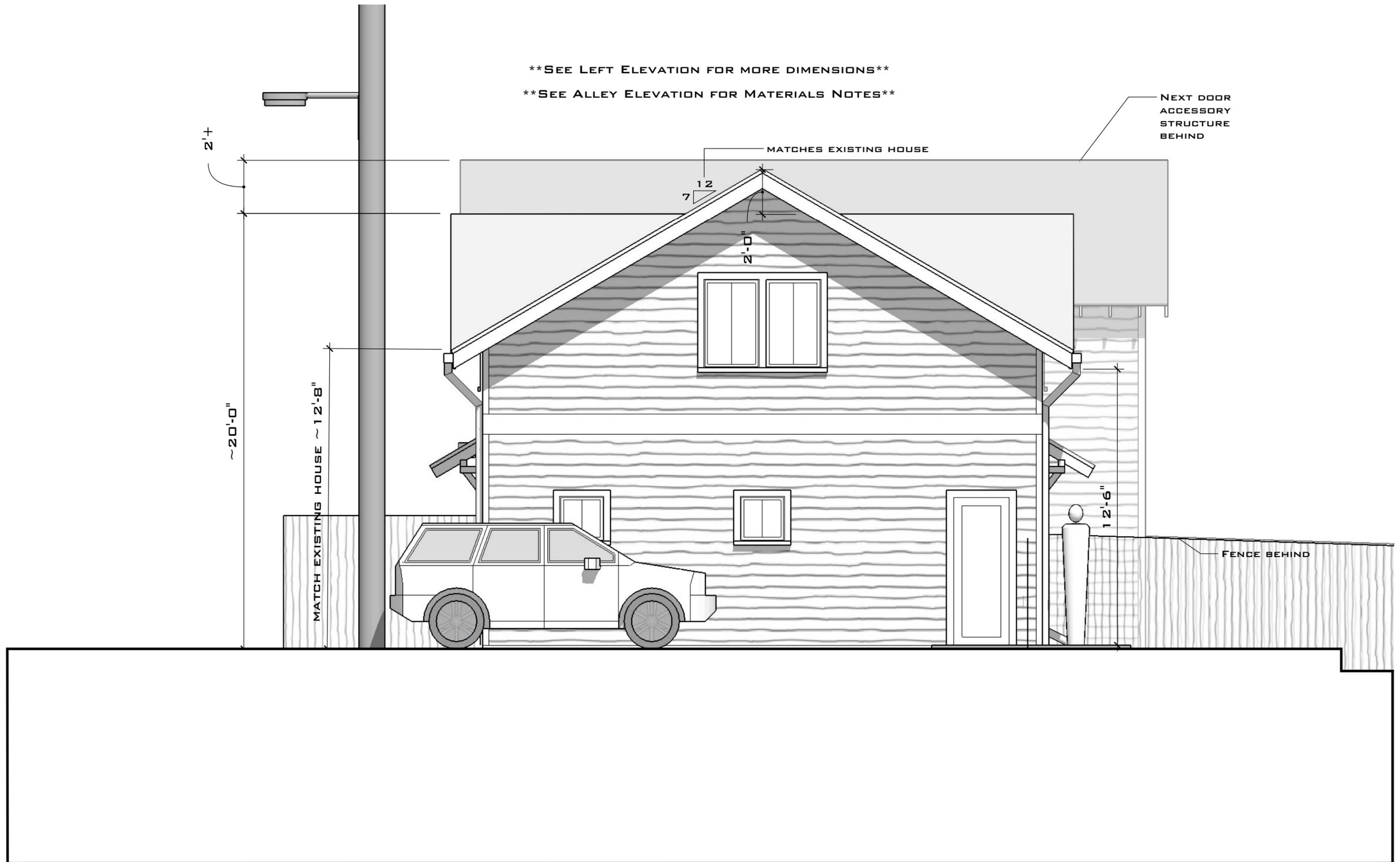


**\*\*SEE LEFT ELEVATION FOR MORE DIMENSIONS\*\***

**\*\*SEE ALLEY ELEVATION FOR MATERIALS NOTES\*\***



FENCE



**\*\*NOT A PERSPECTIVE VISIBLE FROM ELMWOOD AVENUE. THIS PERSPECTIVE PROVIDED FOR ILLUSTRATIVE PURPOSES.\*\***

**EXISTING TALL ACCESSORY  
STRUCTURE NEXT DOOR**



\* NOTICE THE VISIBILITY OF THE LARGE ADDITION ACROSS THE ALLEY



\* NOTICE THE VISIBILITY OF THE LARGE ADDITION ACROSS THE ALLEY



\* LARGE ACCESSORY STRUCTURE NEXT DOOR TO 1300 ELMWOOD AVENUE



\* HISTORIC HOUSE AND LARGE ACCESSORY STRUCTURE NEXT DOOR TO 1300 ELMWOOD AVENUE AS SEEN FROM THE STREET



\* NOTICE THE IMPACT AND VISIBILITY OF THE LARGE TWO-STORY ADDITION ACROSS THE ALLEY FROM 1300 ELMWOOD AVENUE



**\* A RECENTLY APPROVED 1-1/2 STORY ACCESSORY STRUCTURE BEHIND A 1-1/2 STORY HOUSE AT 2402 BELMONT BOULEVARD (VISIBLE FROM ELMWOOD AVE). THE STAFF RECOMMENDATION FOR THIS STRUCTURE WAS "APPROVAL."**

