

209 N. Brainard St.- Responses to the Factors for Consideration of a Certificate of Appropriateness Application

5.1. Compatibility With District Character: The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the character of the historic district in terms of scale, style, exterior features, building placement and site access, as related to the primary facade(s), in rendering a decision to grant or deny a certificate of appropriateness.

5.1 Improvement compatible with district character due to its one story open entry porch, similar style to principal structure and placement at front door.

5.2. Compatibility With Architectural Style: The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the historic architectural style of the building or structure to be modified by the certificate of appropriateness request.

5.2 Improvement compatible with existing architectural style in a northern climate as a simple shelter from the elements for guests arriving at the front door not blocking sunlight from entering adjacent first floor living spaces.

5.5. Application Of Regulations: The Commission and Zoning Administrator shall not impose specific regulations, limitations, or restrictions as to the height and bulk of buildings, or the area of yards or setbacks, or other open spaces, density of population, land use, or location of buildings designed for conditional uses except as applicable for compliance with the underlying zoning district.

5.5.1. The Commission however, may consider the height and bulk of buildings and area of yards or setbacks within the context of existing neighborhoods in making its determinations. The Commission shall be permitted to deny a certificate of appropriateness on the basis of height and bulk of buildings and the area of yards or setbacks only upon finding that the approval of such a request would be detrimental to the existing or historical character of its surrounding neighborhood. The Commission may adopt procedural rules concerning the type of information that it considers necessary to make such a finding.

5.5.2. The Commission's consideration of height and bulk of buildings and area of yards or setbacks shall not exempt the applicant from compliance with the provisions of this [Title 6](#) (Zoning Regulations).

5.5 The improvement at the front will replace an existing pedimented canopy over the front door with a historically appropriate shelter capable of protecting arriving guests from the elements. The improvement at the side will remove a non-historic covered porch, columns and walled railing.

