



OCTOBER 24, 2016

COA 16-62

Owner/Applicant

Kara Wood/
David Cleveland

Location

920 Georgia Avenue

Parcel

2410-710-0019-000-1

Historic Status

Non-Contributing structure located in the Oakland Park Historic District.

Requested Action

The applicants are seeking to demolish a set of non-original additions, and construct new additions to the structure. The existing home is classified as non-conforming due to a deficient side yard (setback) at the Georgia Avenue property line, therefore the applicant is concurrently requesting approval of a Special Exception.

Recommendation

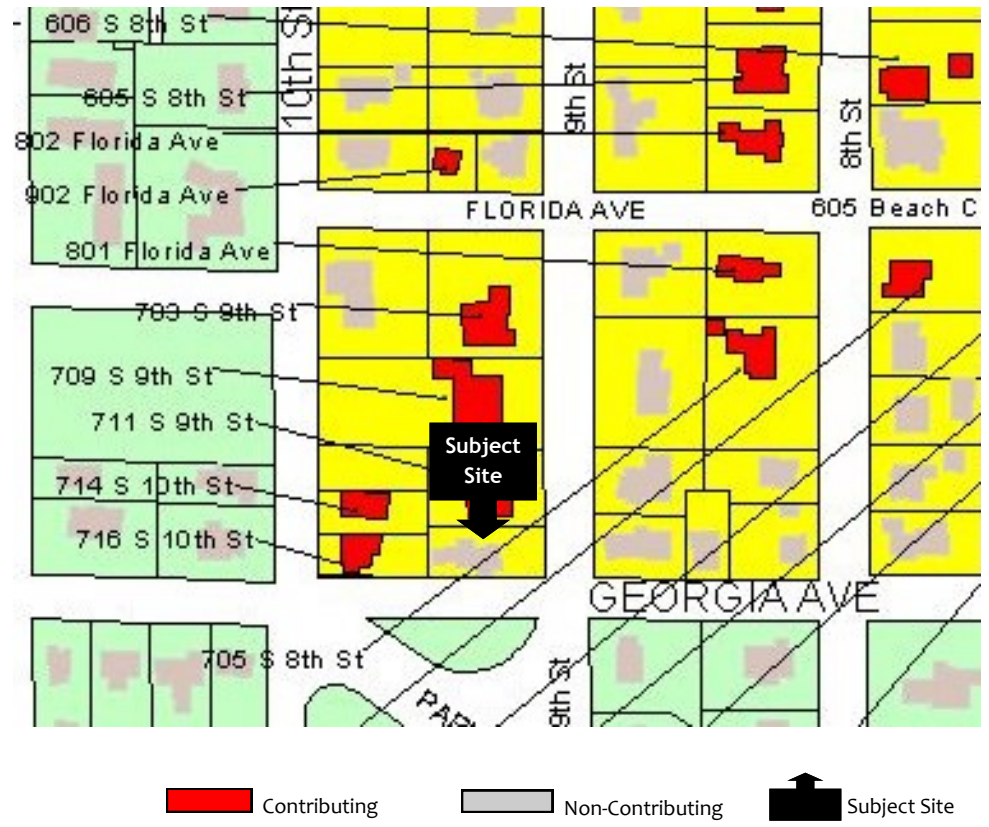
Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

Kori Benton
Senior Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



HISTORY

- 1930 Structure was built.
- 11/19/2001 City Commission adopted the Edgar Town Historic District. This structure is listed as a contributing historic structure.
- 2014 New roof was installed

Architectural Significance

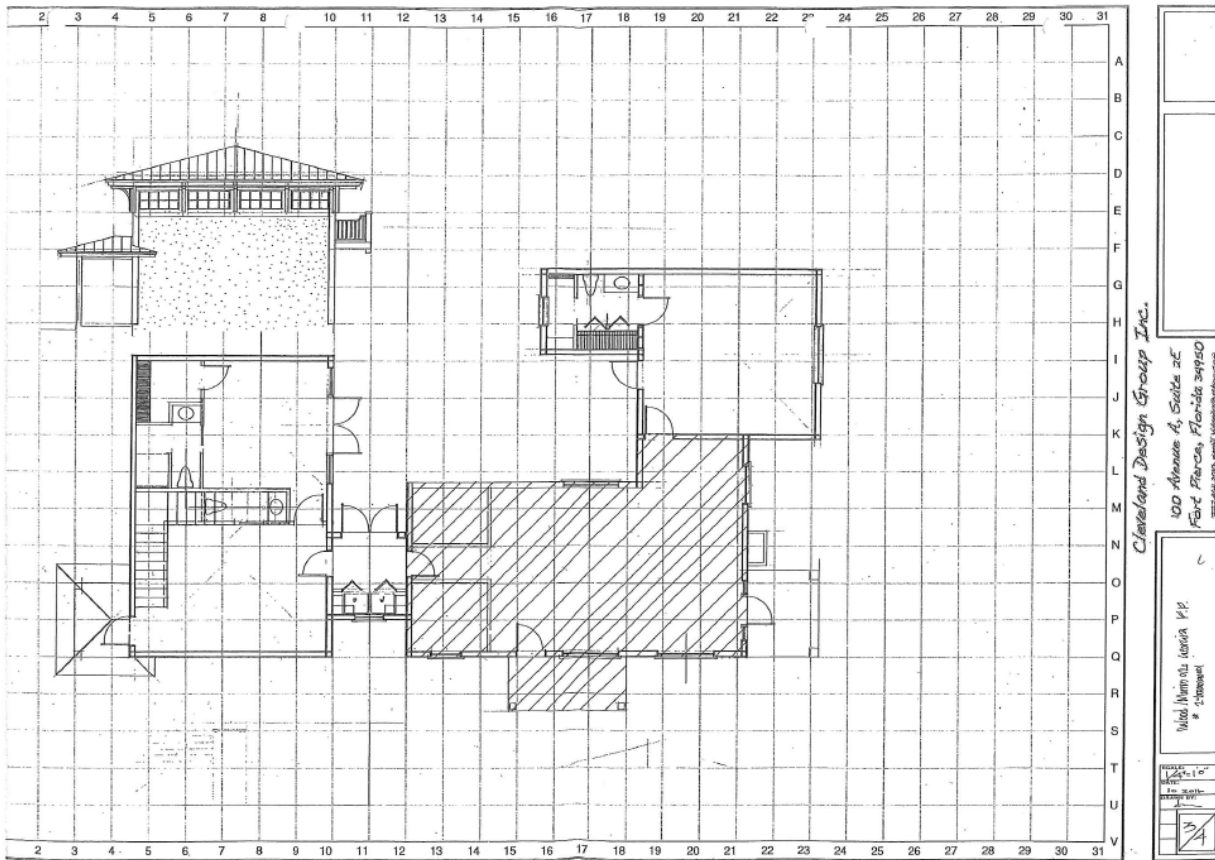
The building design does not represent any distinctive architectural style.

Request

The applicants are seeking to demolish 1316 square feet, a set of non-original additions, and construct 1328 square feet, of new additions to the structure. The existing home is classified as non-conforming due to a deficient side yard (setback) at the Georgia Avenue property line. The existing setback is 11.70 feet and the current required setback is 25 feet. Since the nonconforming part of the building will remain, and a small porch will be added, the applicant is concurrently requesting approval of a Special Exception to make the proposed alternations.



Aerial view of the subject property



Proposed floor plan and elevations

STAFF ANALYSIS

Secretary of Interior Standards for Consideration

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

City Code Sections for Consideration

Sec. 22-24. - Single-Family Low Density

Zone (R-1)

(b)(2) *Yards.*

a. The minimum depth of the front yard will be twenty-five (25) feet.

Sec. 22-102.1.—Nonconforming structure as special exception.

(a) The board of adjustment is authorized to permit the enlargement or alteration of a nonconforming structure, except any sign, as a special exception upon application, notice and hearing as provided in sections 22-141(a), 22-142(11), and 22-143, and upon finding and determining the following:

- (1) The granting of the special exception will not adversely affect the public interests;
- (2) Such enlargement or alteration is in harmony with the purpose and intent of this chapter and all amendments thereof;
- (3) The enlargement or alteration, if allowed, will not violate any height, yard, setback, area or density limitations imposed by the zoning district in which the property is located, or if the enlargement or alteration would increase such violation, such enlargement or alteration would not adversely affect traffic flow, safety and control, pedestrian safety and convenience or visibility at any street intersections, drives, rights-of-way, curbcuts or crosswalks;
- (4) Such enlargements or alteration shall be compatible with adjacent properties and other properties within that zoning district;
- (5) f in a commercial, business or industrial zone, that adequate buffers are provided between such structures and adjacent residential areas;
- (6) That adequate off-street parking shall be provided for any multifamily, commercial, industrial, or business use upon the property;
- (7) The enlargement or alteration will not increase gross floor area of the principal structure by more than fifty (50) per cent;
- (8) The use of the structure prior to, and subsequent to, the granting of the request for the special exception shall be a semi-restricted use or permitted conditional use within the district in which the property is located;
- (9) There will be adequate availability and access to, and for, public utilities as may be required.

Staff Recommendation

The new design, proportions and scheme compose well with the remaining part of the existing building. It enhances the architecture and improves the functional value of the residence.

The development pattern of the Oakland Park Historic District and neighboring properties affirms the encroachment of the residence into the required front yard setback is in harmony with the existing development pattern and therefore the requested special exception is not in conflict with the Secretary of Interior Standards.

Staff recommends approval of the proposed additions as they meet Secretary's Standards 5 and 9, and granting a special exception as it meets requirements of City Code Sec. 22-102.1.