



APRIL 23, 2018

COA 18-25

Owner

Robert Shoemaker

Representative

Michael Menard of Architectonic Inc.

Location

532 N 2nd Street

Parcel

2410-502-0001-000-3

Historic Status

Contributing structure located in the Edgar Town Historic District.

Requested Action

Consideration of an approval for the construction of a new Vacation Rental building coupled with a variance request to deviate from City Code Section 22-28.1(d)(2)a5 *Parking* and 22-28.1(e)5vii 4) *Building Height* and 5) *Massing*.

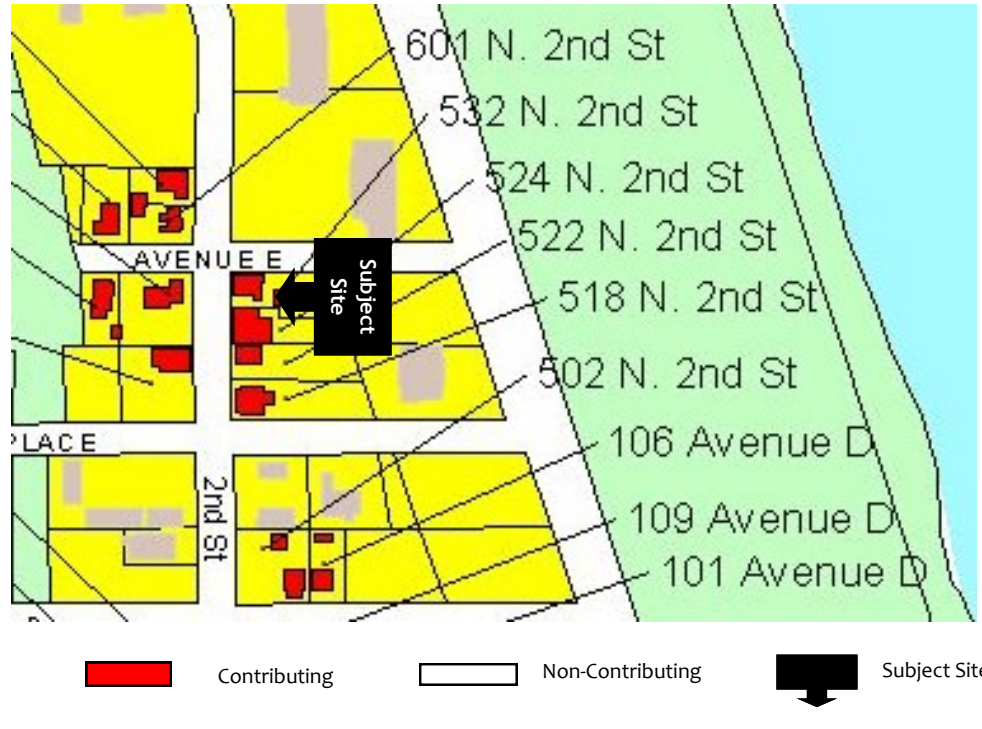
Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



EXISTING CONDITIONS :

This one-story frame vernacular residential structure is listed as contributing in the Edgartown Historic District. The frame vernacular style is expressed by a hip roof, end porch, drop siding exterior wall fabric, and metal sash windows. The Florida Master Site File indicates this structure was built in 1915 and is associated with the Settlement and Early Development period (1837-1918) of Fort Pierce history.

REQUEST

The applicant is requesting consideration of an approval for the construction of a new 2 story, 3 unit vacation rental building with guest parking.

Variance request to deviate from City Code Section 22-28.1(d)(2)a5 *Parking* and 22-28.1(e)5vii 4) *Building Height* and 5) *Massing*.



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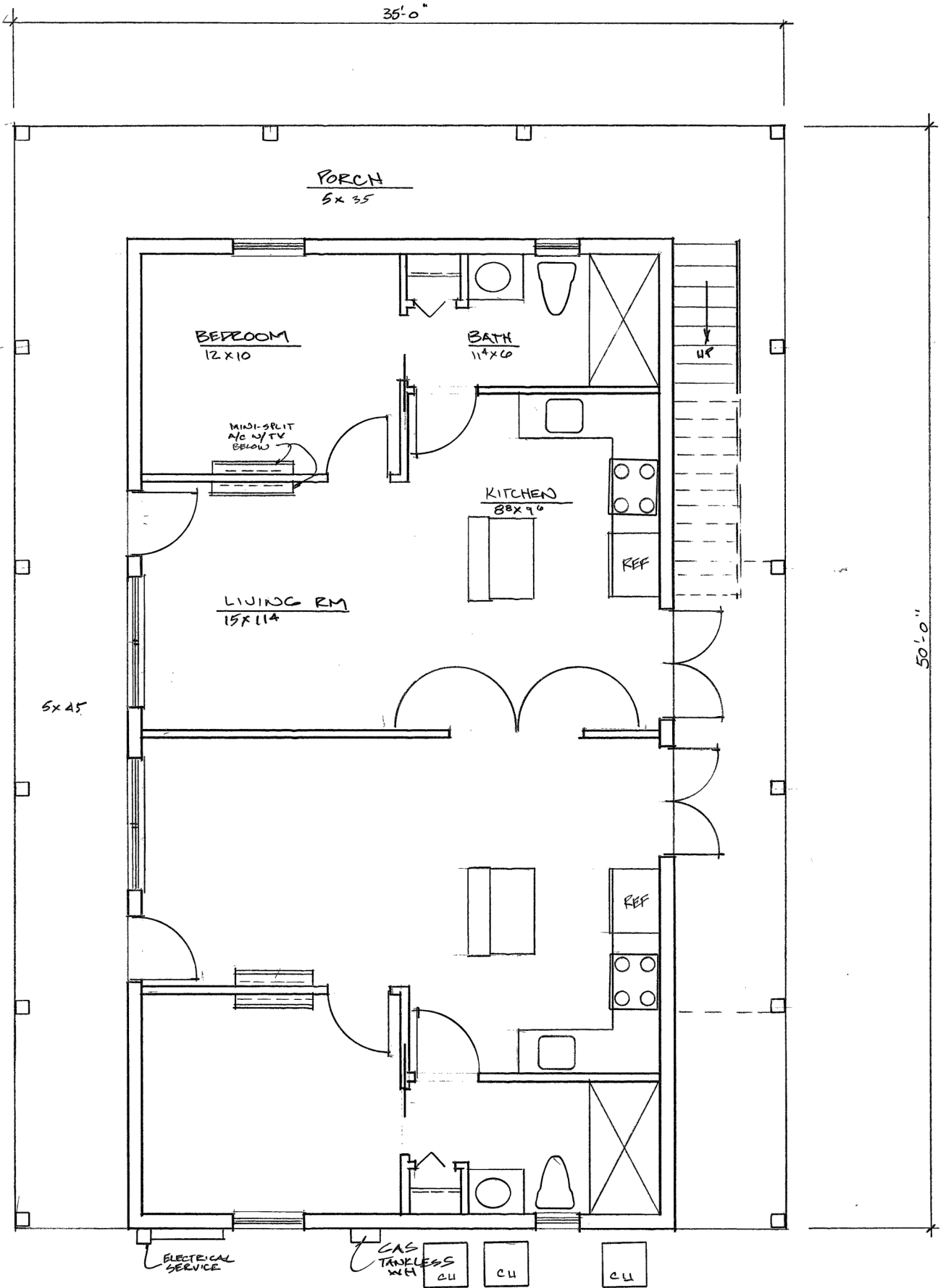
Aerial Views of the Subject Site



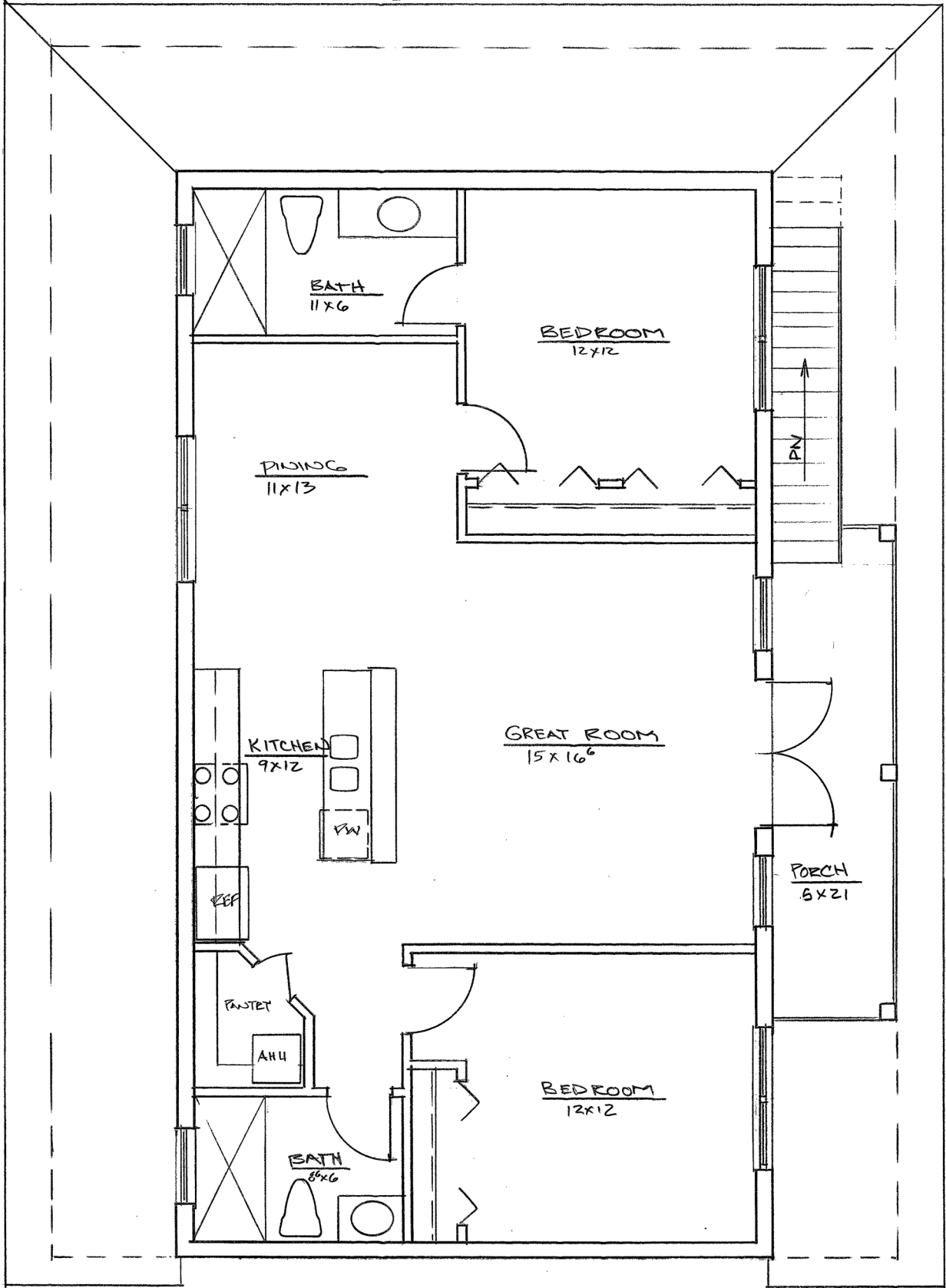
Front Façade of the Existing Residence



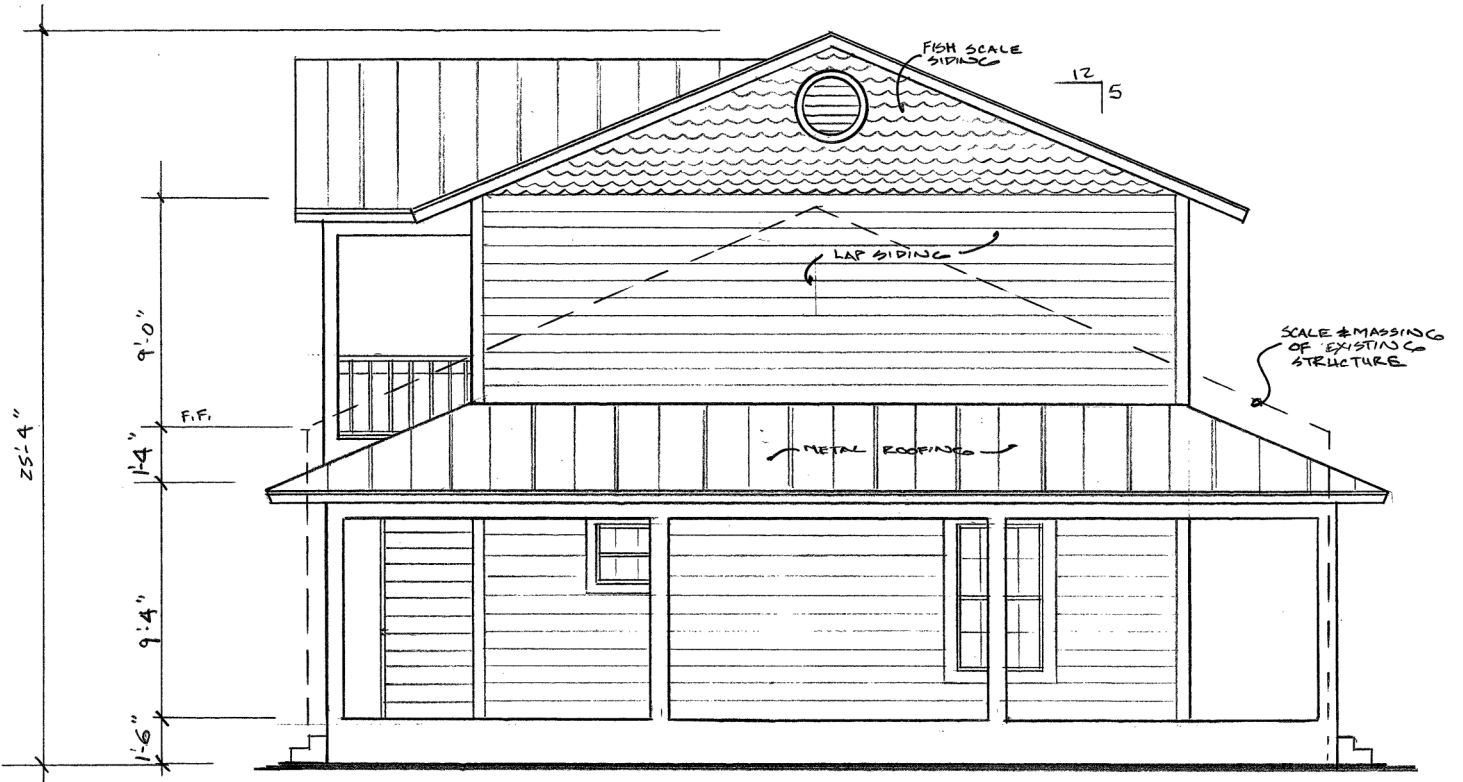
Side/Avenue E Façade of the Existing Residence



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed North Elevation



Proposed East Elevation



**Neighboring
Residential
Structures**





-  body | estructura:
Fresh Tone S430-2^U
-  trim | molduras:
Maui Mist BL-W10^U
-  accent | acento:
Blue Square S460-5^D

Proposed Paint Colors

STAFF ANALYSIS

Secretary of Interior Standards for Consideration

- 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.
- 10) New additions and adjacent or related new constructions will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The construction of the proposed structure is accompanied by a following variance requests:

The proposed structure requires approval of a variance to deviate from City Code Section 22-28.1(e)5vii 4) Building Height and 5) Massing which requires accessory dwelling units height and mass to be no greater than height or mass of principal structure whereas the height and mass of the proposed vacation rental building exceeds the height and mass of the primary residential structure.

The proposed parking requires approval of a variance to deviate from City Code Section 22-28.1(d)(2)a5 Parking which requires that "Any proposed off-street parking shall be located to the rear of the property behind the primary structure, and served by an alley" whereas the proposed off-street parking is located on the middle of the property between primary and proposed structures and is served from Avenue E.

In order to determine whether the requested variances should be granted the Historic Preservation Board should decide if they meet all the criteria in Section 22-108 of the City Code.

A variance may be granted only in the event that all of the following criteria are satisfied:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
- (2) The special conditions and circumstances do not result from the actions of the applicant;
- (3) The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;
- (4) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
- (5) The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Applicant addressed all the above criteria answering the following questions:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

Response: *The lot is larger than the standard lots within the ES District and has a curb cut to access property from Avenue E.*

2. Do special conditions or circumstances result from actions other than that of yours? Please explain

Response: *No special conditions or circumstances.*

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

Response: *The undue hardship or deprivation that would result is the inability to utilize the property to its full potential allowed in the ES Zoning District.*

4. What is the minimum variance that would give the reasonable use of the land, building, or structure?

Response: *The minimum variance needed for reasonable use of the land is building height or massing along with off street parking accessed from the existing curb cut on Ave. E.*

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

Response: *This variance request would not impair the intent of the zoning ordinance since there are several 2 story structures within the District and the parking will enhance the property and free up on street parking.*

STAFF RECOMMENDATIONS

One of the goals of historic preservation is to create new buildings designed in harmony with both adjacent contributing structures as well as the close surroundings and the overall Edgar Town development patterns.

The design scheme of the proposed building is compatible with the architectural style of the adjacent structures in massing, size, scale and continuation of some architectural elements.

Staff recommends approval of the proposed new vacation rental building as it meets Secretary's Standards 9 and 10, and the proposed variance as it is in harmony with the spatial relationships established within the Edgar Town Historic District and meets the criteria in Section 22-108 of the City Code.



Property to the North of the Proposed Structure