



**JANUARY 28, 2019**

COA 18-96

**Owner/Applicant**

Kara Wood, John R Morris/  
 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 an approval to build an addition to the existing residence and granting a variance to deviate from City Code Section 22-24. (b)(2) Yards.

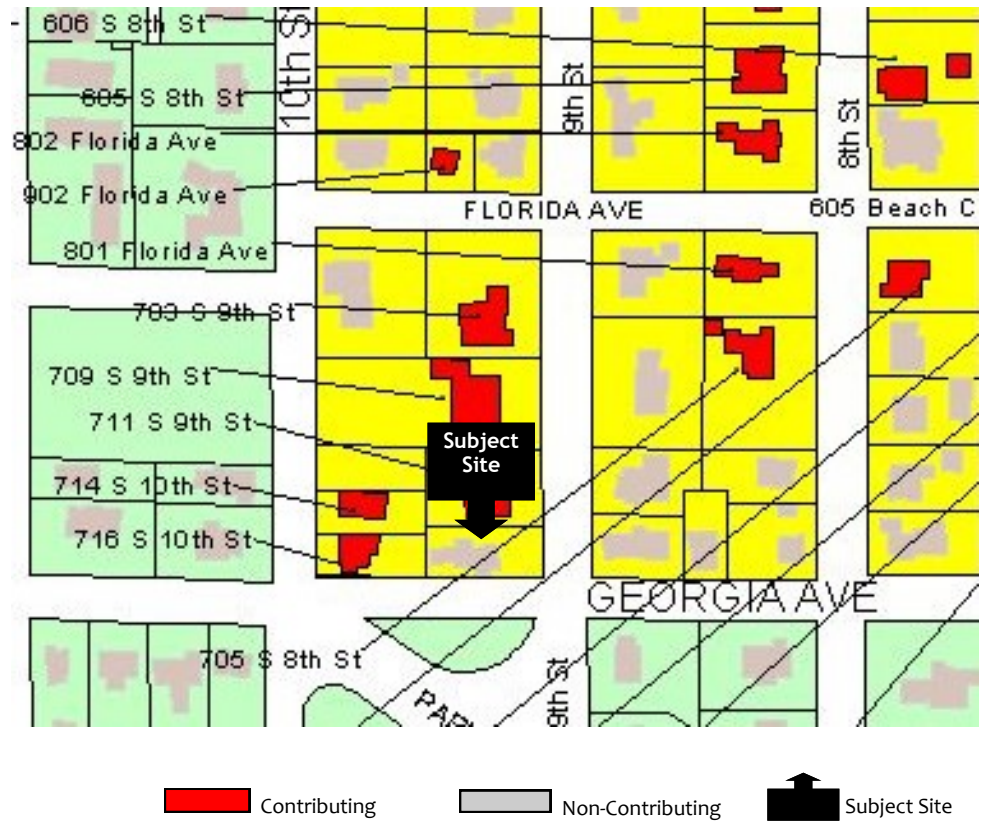
**Recommendation**

Approval

**Staff**

Maria Lewicka, AICP  
 Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**HISTORY**

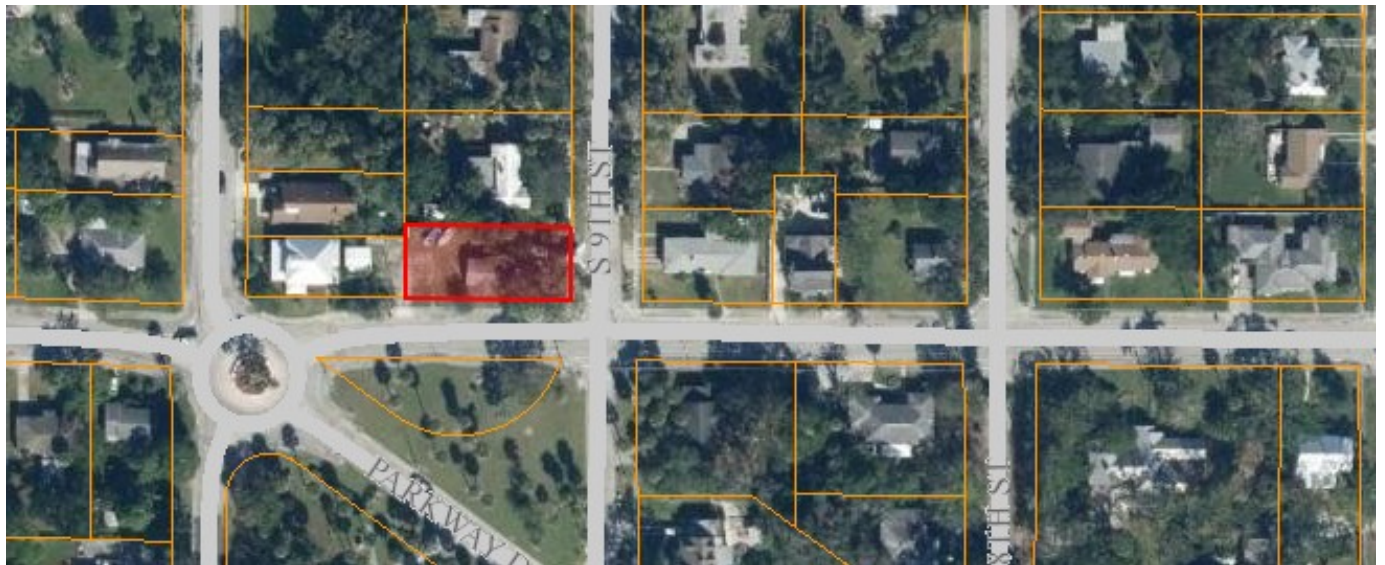
- 1930 Structure was built.
- 10/21/2002 City Commission adopts the Oakland Park Historic District via Resolution No. 02-103. Structure is listed as non-contributing.
- 2014 New roof was installed
- 2016 HPB approved COA for demolishing of 1316 square feet, a set of non-original additions and construction of 1328 square feet of new additions to the structure.
- December 2017 Partial demolition was completed

**Architectural Significance**

The building design does not represent any distinctive architectural style.



Aerial view of the property before partial demolition



Aerial view of the property after partial demolition

## Request

The applicants are seeking to construct 348 square feet of new additions on west end of existing residence. The requested addition requires a variance to deviate from City Code Section 22-24. (b)(2) Yards, which requires minimum depth of the side yard on a street side of the corner lot to be fifteen (15) feet, whereas the proposed depth of the side yard for new addition is thirteen (13) feet.

## Variance Criteria/Applicant Response

In order to determine whether request for Variance meets all the criteria in Section 22-108 of the City Code applicant provided answers to 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.

*The original residential structure was built in 1930 and when built conformed to the City of Fort Pierce code. When Georgia Avenue was improved the City requested and was granted right-of-way from the property owner, resulting in the on-conformity.*

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

*The non-conformity is a result of the mandatory granting of right-of-way to the City.*

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

*A literal interpretation of the code would fail to acknowledge that the non-conformity exist as a result of the City's mandatory dedication of additional right-of-way.*

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

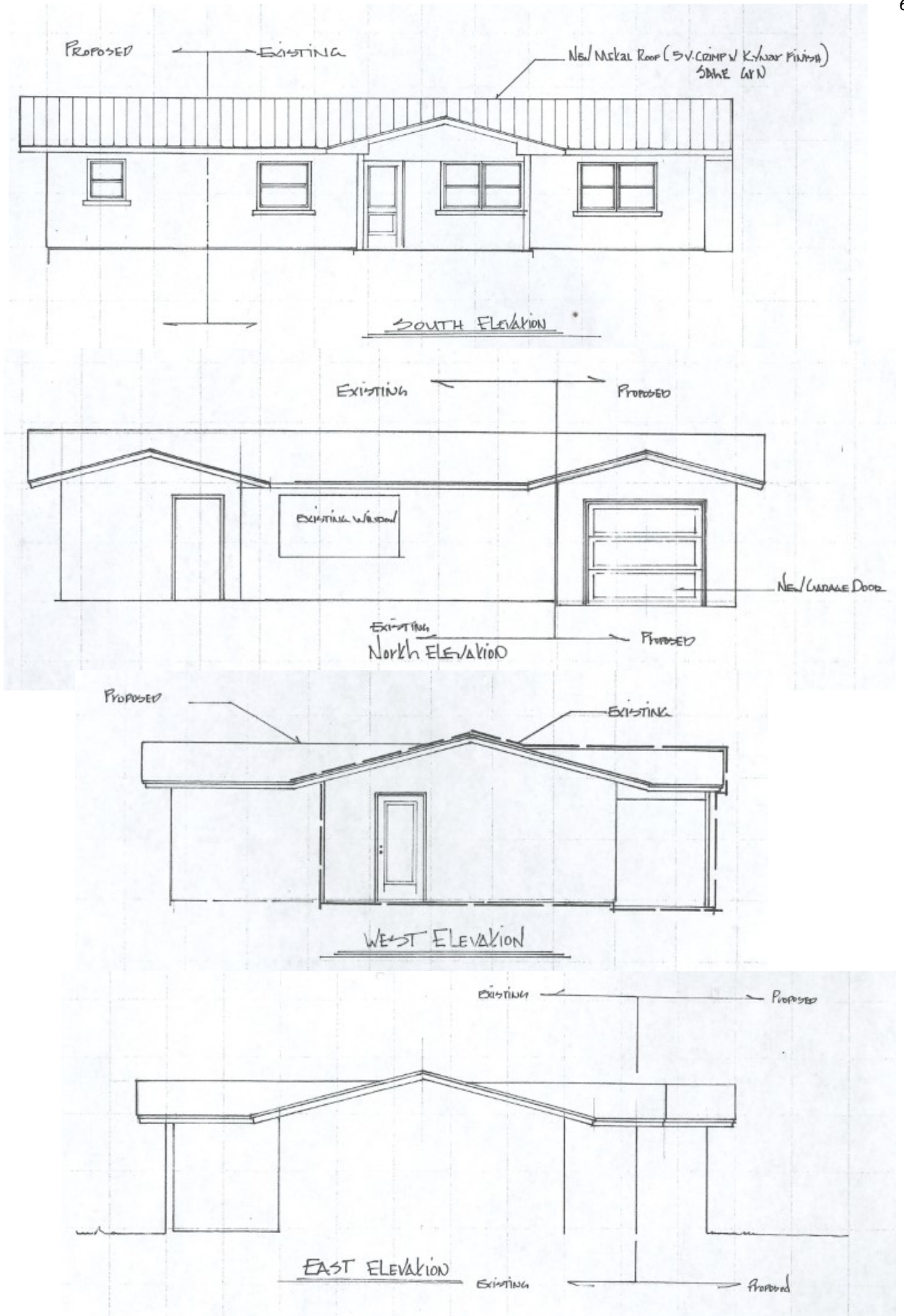
*A 2'0" variance in the side setback allows the property owner to improve the structure.*

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

*This variance has no impact on the general public welfare. This addition follows the same footprint of the previously demolished residential structure. The previous structure posed a life safety risk to the general public.*







Proposed Elevations



Aerial view of the property

## 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.

### City Code Sections for Consideration

Sec. 22-24. - Single-Family Low Density Zone (R-1)

(b)(2) Yards.

b The minimum depth of the side yards shall be seven (7) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.



### Staff Recommendation

The new design, proportions and scheme compose well with the remaining part of the existing building. It also 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 side yard setback is in harmony with the existing development pattern and therefore the requested variance is not in conflict with the Secretary of Interior Standards.

Staff recommends approval of the proposed additions as they meet Secretary's Standard 9, and granting a variance as it meets requirements of City Code Sec. 22-108.—Criteria for granting variances (1) through (5).

