



MARCH 25/2019

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

COA 19-13

Owner

Eleazar Amador

Applicant

Eleazar Amador
Abacoa Construction, LLC

Location

712 S 10th Street

Parcel

2410-710-0020-000-1

Historic Status

The subject side is a contributing site located in the Oakland Park Historic District

Requested Action

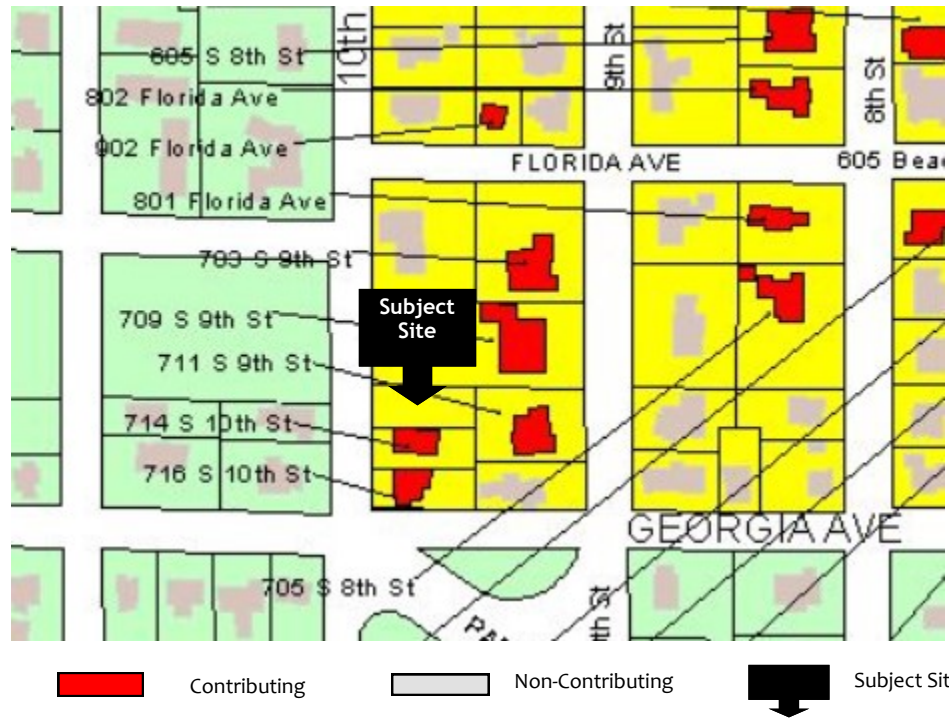
Consideration of an approval for the construction of a new residence combined with a variance to deviate from City Code Section 22-24(b)(3) Lot Coverage.

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner



HISTORY

The Oakland Park Historic District is significant for its architecture. It contains contributing historic resources from its platting and subdivision in 1913 through the late 1950s and includes examples of Mediterranean Revival, Mission, Bungalow, Classical Revival, Colonial Revival, Minimal Traditional, Ranch, Dutch Colonial, Frame Vernacular and Masonry Vernacular styles.

EXISTING CONDITIONS

The subject site is located in the Oakland Park Historic District on the east side of 10th Street and the west edge of the district.

On March 25, 2019, Historic Preservation Board tabled the review of the COA request for approval of a new residence combined with a variance to deviate from City Code Section 22-24(b)(3) Lot Coverage.



Aerial View of the Site



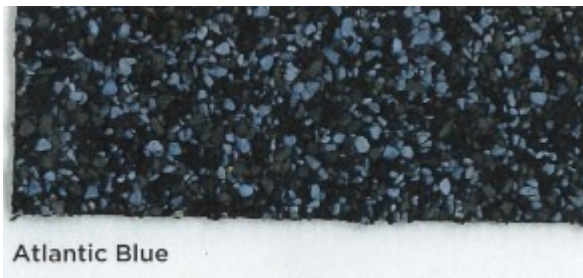
Street View of the Site



Paint Colors

APPLICANT REQUEST

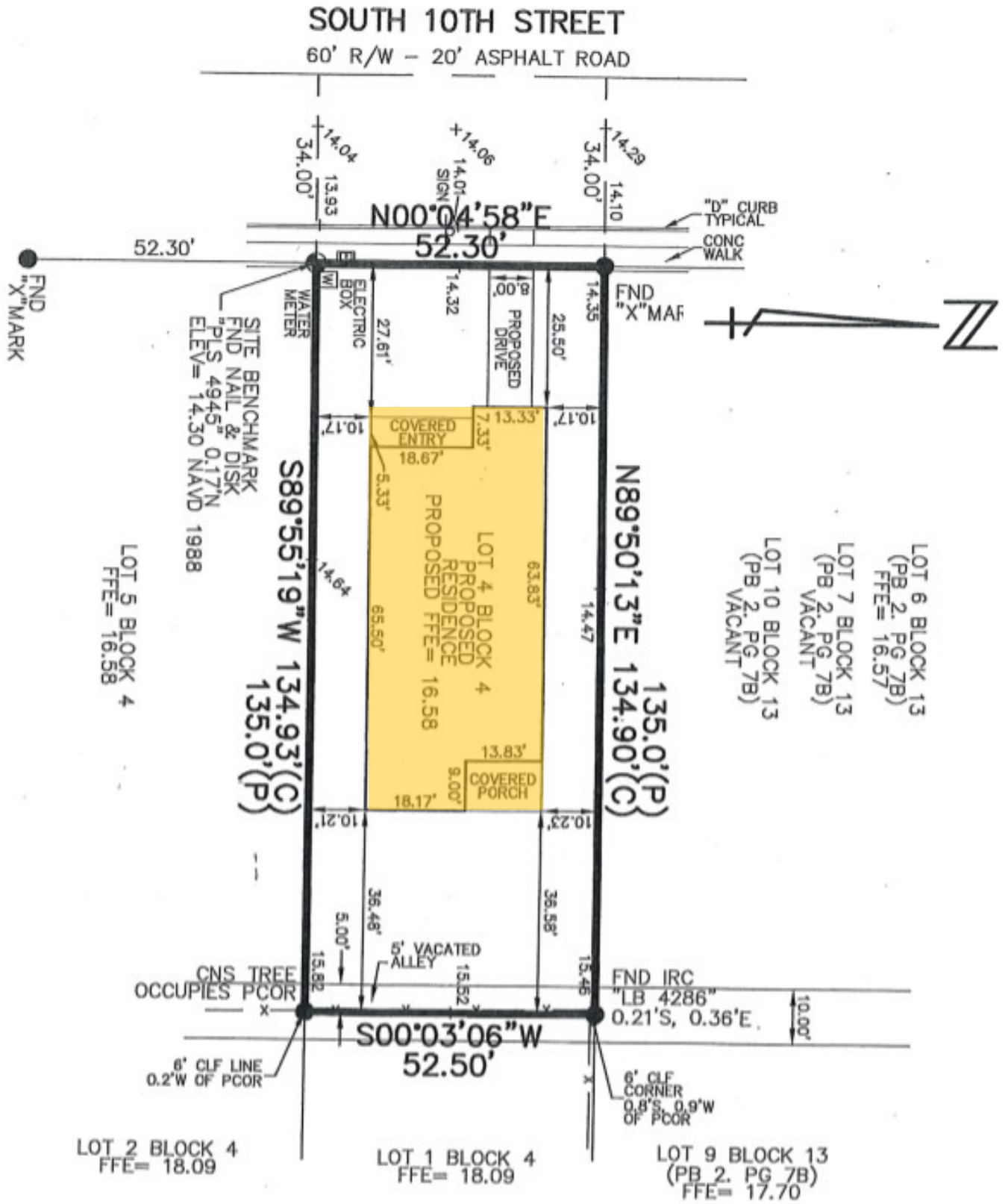
The applicant is requesting consideration of an approval for the construction of a 2,307 square foot residence. The requested construction requires a variance approval to deviate from City Code Section 22-24(b)(3) Lot Coverage, which allows maximum building coverage of twenty-five (25) percent of the lot, whereas the proposed building lot coverage is thirty three (33) percent.



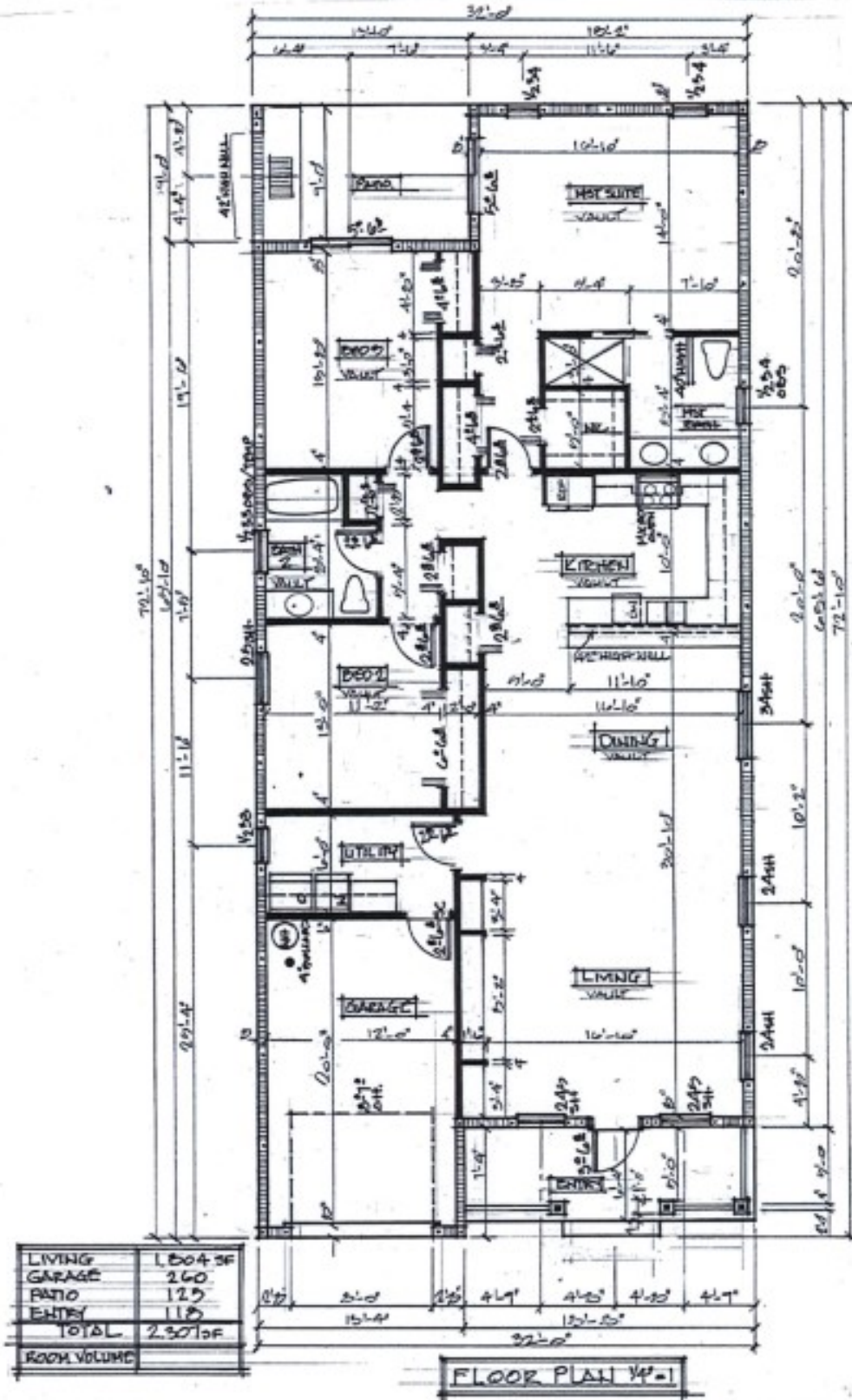
Roof Material/Fiber Glass Shingles



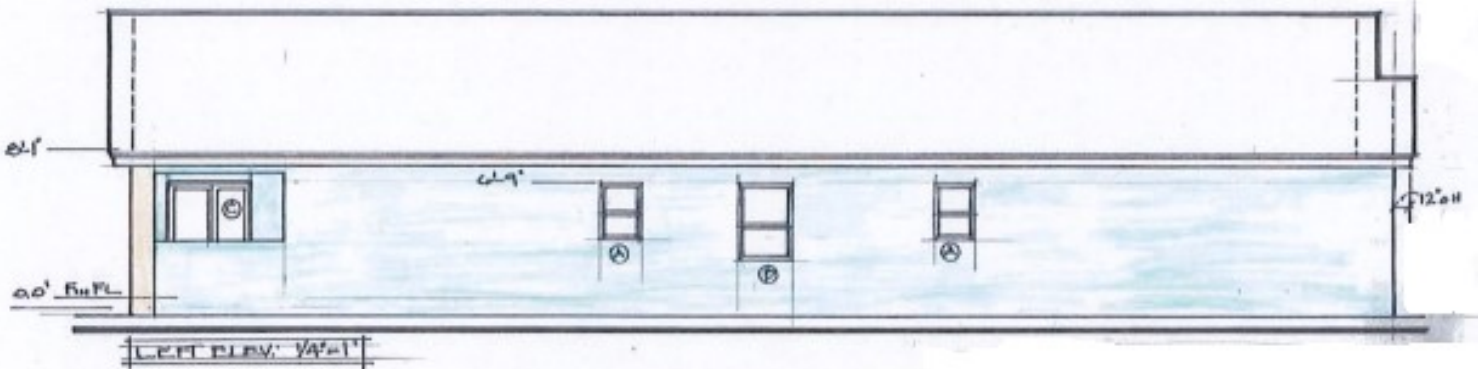
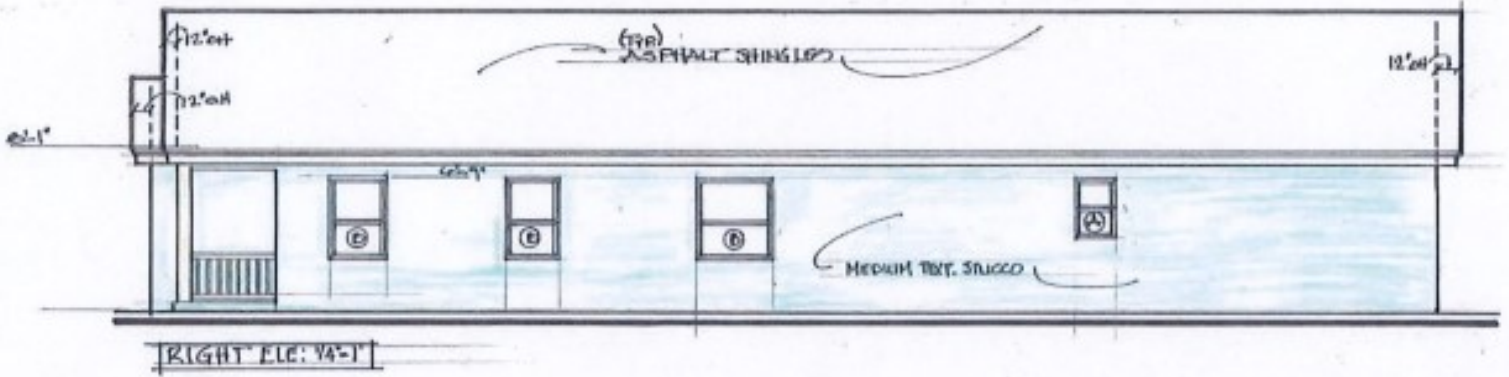
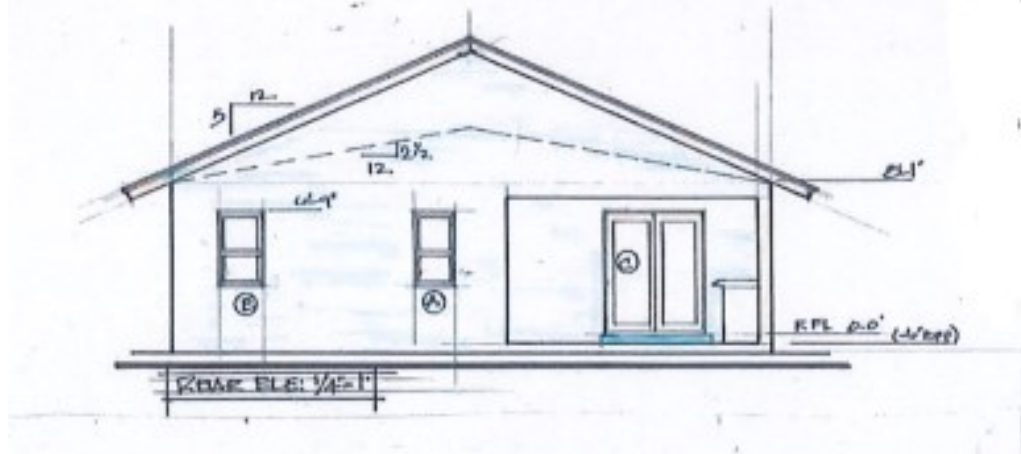
Proposed Front Façade



Proposed Site Plan



Proposed Floor Plan



Proposed Elevations

Variance Criteria/Applicant Response/Staff Comments

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.

Applicant: *There isn't nothing peculiar about this property just that the lot is limited, from my understanding if there is something strange to this specific property as it being a odd shape where it gets narrow, nothing at all only that it is limited. From the survey I got property is basically a rectangle shape. No water bodies and the land feels well impacted.*

Staff: *All of the other surrounding properties located in the Oakland Park Historic District have the same zoning and, therefore, the same lot coverage requirements.*

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

Applicant: *There is only one which is that the house we want to build is about approx. 300 sq bigger than we are allow to build. One the other hand there isn't any action that we have to do to the property itself that will do harm to the structure. So only that the physical feature to the lot limits construction location and options.*

Staff: *The applicant's lot is smaller than then the minimum lot size currently required by the code. Current minimum lot size in R-1 zoning district for a single family dwelling is 12,000 square feet which allows (with 25% coverage) for a 3,000 square feet residence to be built. The applicant lot has only 7,060 square feet which allows for only a 1,765 square feet residence.*

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.

Applicant: *That I am not allow to build a house that is a bit bigger than its standard setback, when around the area we are everyone surpasses those setbacks and that's up most of the property and that being that the property has nothing peculiar about it.*

Staff: *There is no undue hardship or deprivation of commonly enjoyed property rights created by the interpretation of the code for the zoning district.*

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

Applicant: *The minimum variance that we are requesting is to be able to build a house that is a bit more bigger that what is originally allowed build.*

Staff: *The variance requested is the minimum necessary in order to construct the residence desired by the applicant. Maximum building coverage allowed is twenty-five (25) percent of the lot, whereas the proposed building coverage is thirty three (33) percent of the lot.*

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

Applicant: *The variance will not cause any traffic to the neighborhood. The variance will not have a bad impact/effect with other property owner around the area or neighbors. The variance will not change the character of the neighborhood. The variance will not put the public safety, health or welfare at risk.*

Staff: *Included in the purpose of the Zoning Ordinance is the promotion of good order and appearance. The proposed residence does not appear intrusive and will not create interference with existing architectural and spatial order of the area.*



Properties to the south/
east side of the street



Property cross the street



Property to the north/
east side of the street

Secretary of Interior Standards for Consideration

- 9) New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work will be differentiated from the old and will 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.

City Code Sections for Consideration

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

(b)(3) *Lot Coverage*. Buildings will not cover more than twenty-five (25) per cent of the lot.

Staff Analysis and Recommendation

One of the goals of historic preservation is to create new buildings designed in harmony with both surrounding contributing structures as well as the overall neighborhood development patterns.

The proposed residence is located in the Oakland Park Historic District. which includes examples of different architectural styles and various lot and building sizes.

The design of the proposed residence is compatible with the architectural style of the adjacent older buildings and the relatively new residence located to the south, in massing, size, scale, and color scheme. Although the proposed structure covers more lot than is allowed ,the appearance of the structure does not seem to be intrusive or dramatically interfering with the existing settings .

It is the opinion of the Planning and Development Department that, although not all the required findings of **Section 22-108 *Criteria for granting variances*** have been fully satisfied, granting the variance will be in harmony with the intent and purpose of the Code. Therefore, staff recommends that the variance application be approved.

Since the overall proposal and design are also consistent with the **Secretary of Interior Standard 9 and 10**, staff recommends that the Historic Preservation Board approve the request as submitted.

As directed by the HPB, staff research the subject property and found that:

- There is no active pending code enforcement cases against the property or the current owner. The last case against the property was closed in 2005.
- There is a pending building permit for a single family home failed in December 6, 2018.
- Parks & Grounds Manager, Paul Bertram inspected the property and found no remaining tree stumps, possibly due new soil placed on the property.

The applicant provided pictures of the property showing the vegetation existing before the lot clearance. According to the applicant, the removed vegetation were Brazilian Pepper trees and palms only.

