

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: September 15, 2020 **FILE:** 20-CV-30

TO: Historic Preservation Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Fitz Murphy, Planning Administrator

SUBJECT: Eric and Claire Gleit request a Certificate of Appropriateness for Design and Variance for an addition and covered entry to a single family home located at 1128 N Northlake Drive, within the Lakes Area Historic Multiple Resource Listing District (Gleit Residence).

APPLICANT'S REQUEST

Variance: Reduce the sum of the required side setback from a minimum of 32.625 feet (25 percent cumulative) to a minimum of 17 feet (13 percent cumulative), and to reduce minimum required setback from 7.5 feet to 5.2 feet on the east side, to continue an existing building line.

Certificate of Appropriateness for Design for an addition and covered entry to a single-family home located within the Lakes Area Historic Multiple Resource Listing District.

STAFF'S RECOMMENDATION

Variance: Approval

Certificate of Appropriateness for Design: Approval, with the condition that as part of the Master Permit, the applicant shall restore the existing driveway dimensions to the original conditions approved by the Historic Preservation Board and permit number B10-102987. A copy of the approved driveway permit will be submitted as part of the permit documents. Any modifications to the approved driveway shall comply with the Code of Ordinances.

BACKGROUND

The existing two-story home was constructed in 1952 and underwent a major renovation in 2013 on an approximately quarter acre lot located at 1128 N Northlake Drive. The proposed renovations will allow for continuation of a Mid-Century Modern design. It is the intent of the Applicant to give this property a unified design and preserve its historical significance.

REQUEST

In effort to make renovations to the home to fit the needs of the Applicant, the Applicant requests a Variance and Certificate of Appropriateness for an addition and covered entry. The Applicant seeks to construct a new master bedroom on the second floor and convert the existing master bedroom on the first floor to a family living area and office. The Applicant also proposes a new covered entry to the front of the home.

The proposed addition will occur on the northeastern end of the second floor adding approximately 1389 square feet to the 5,831 square feet home. It is through the requested addition on the second floor where the variance is triggered. The original home was constructed at an approximate 5.2 foot setback for an attached garage along the west property line. On the west side the home was constructed and an approximate 11.8 foot setback, resulting in a sum of side yard setback less than 25 percent of the lot width. The Applicant requests a Variance to the sum of the required side yard and the minimum required side setback on the east side. The existing non-conforming setback, as demonstrated in the survey, is original to the home and not a circumstance that was created by the Applicant. Due to the location of the home within the Historic District, the Variance to the side setback of the structure with non-conforming setbacks along the east side of the property is coupled with the request for a Certificate of Appropriateness for Design.

Overall, the covered entry and addition do not detract from its existing architectural unity and offers compatible architectural and site elements that enhance the facade and function of the home. Furthermore, the proposed complies with all zoning regulations (excluding the request for continuing along a non-conforming setback), including the pervious area requirement (approximately 40 percent).

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing and location for all properties within the district. The proposed home is consistent with the character of the Lakes Area Historic Multiple Resource Listing District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	Eric and Claire Gleit
Address/Location:	1128 N Northlake Drive
Size of Property:	25,869 sq.ft. (0.594 acres)
Present Zoning:	Single-Family Residential (RS-9) Lakes Area Multiple Resource Listing District (HMPRLD-1)
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family
Year Built:	Originally built in 1952 ; Major Renovation in 2013

ADJACENT ZONING

North:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
South:	Government Use (GU)

East: Single-Family Residential District (RS-9)
Lakes Area Multiple Resource Listing District (HMPRLD-1)
West: Single-Family Residential District (RS-9)
Lakes Area Multiple Resource Listing District (HMPRLD-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property.*

The proposed design is consistent with the scale and massing of the adjacent neighborhood; while allowing the Applicant to maximize the living area of their property. By allowing the Applicant to construct the addition and make other improvements, the City is accomplishing the desired reinvestment in the Lakes Area Historic Multiple Resource Listing District.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed additions and improvements are sensitive to the character of the Historic Lakes Section through its design which is similar to existing structures in the surrounding neighborhood.

Policy 2.46: *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

The CWMP also states *the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements.* The project has minimal impact on the current streetscape while enhancing the landscaping.

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.

The proposed additions to the two-story home are consistent with the architectural features previously approved by the Historic Preservation Board. Therefore, the proposal for an addition will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Analysis of criteria and finding for Variances as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

- VARIANCE:** Reduce the sum of the required side setback from a minimum of 32.625 feet (25 percent cumulative) to a minimum of 17 feet (13 percent cumulative), and to reduce minimum required setback from 7.5 feet to 5.2 feet on the east side, to continue an existing building line.
- CRITERIA 1:** That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.
- FINDING:** The home was originally constructed with a non-conforming side setbacks on both sides of the property. The addition is located on the second floor above the garage and personal gym on the east side of the property. The addition will not affect the stability and appearance of the neighborhood.
- CRITERIA 2:** That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.
- FINDING:** The variance would not introduce a condition that does not already existing on the property. It is very common that several homes throughout the City, including the Lakes neighborhood, were constructed at a setback that does not conform to today's regulations. Regardless of the variance to extend along the existing nonconforming setback, the use of land will remain the same and due to the location of the requested variance the impact will be minimal to the community.
- CRITERIA 3:** That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.
- FINDING:** The requested variance would allow the Applicant to enhance the property and structure. This would promote the Master plan policy and other plans by encouraging rehabilitation initiatives that will revitalize and promote stability of neighborhoods.
- CRITERIA 4:** That the need for the requested Variance is not economically based or self-imposed;
- FINDING:** The existing east and west side setbacks, as demonstrated in the survey, are original to the structure built in 1952 and not a circumstance that was created by the Applicant. Therefore, the requested variance is not self-imposed as this is the existing condition of the home.
- CRITERIA 5:** That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.
- FINDING:** Not Applicable.

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings*. The intent of the Applicant is to extend the livable space of the home by creating an addition, while complying with regulations including pervious requirement and height. The proposed addition as well as other improvements enhance the architectural style of the home and does not adversely affect the character of the neighborhood.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages additions to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape and environment. Per the Applicant, the existing massing or structure will be maintained. The addition shall be limited to the area above the existing one story garage. The entrance has been emphasized and the new owner also wished to have a more substantial entrance that will serve as coverage for water and extend to the vehicular drive." The proposed addition and covered entry help to enhance the existing design of the home to create a cohesive and better defined architectural style. To maintain conformance with the Design approved by the Historic Preservation Board, Staff conditions **that as part of the Master Permit, the applicant shall restore the existing driveway dimensions to the original conditions approved by the Historic Preservation Board and permit number B10-102987. A copy of the approved driveway permit will be submitted as part of the permit documents. Any modifications to the approved driveway shall comply with the Code of Ordinances.**

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: As stated in the Design Guidelines, *"...setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood."* The addition as proposed demonstrates the compatibility between the existing home and neighborhood and does not disrupt the relationship. The proposed addition and covered entry further the compatibility of the home within the Lakes Historic District and surrounding homes.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. The materials as proposed are similar to what has been established with the existing home.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. Materials of the addition are consistent with the existing structure and are sensitive in design and nature to the home and adjacent properties. The design of the proposed addition and covered entry for the single-family home is consistent with current workmanship styles and methods.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings... Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district*. Meeting all applicable code requirements (excluding the side yard setback), the proposed design is consistent with the scale and massing of the adjacent neighborhood. This project maintains the streetscape elements of the existing residence and the neighbors. Although the Applicant is requesting a Variance to the sum of the side setbacks, and the minimum required setback on the east side, the request does not increase the non-conformity of the garage and personal gym below.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Permit History
ATTACHMENT C: Aerial Photograph