

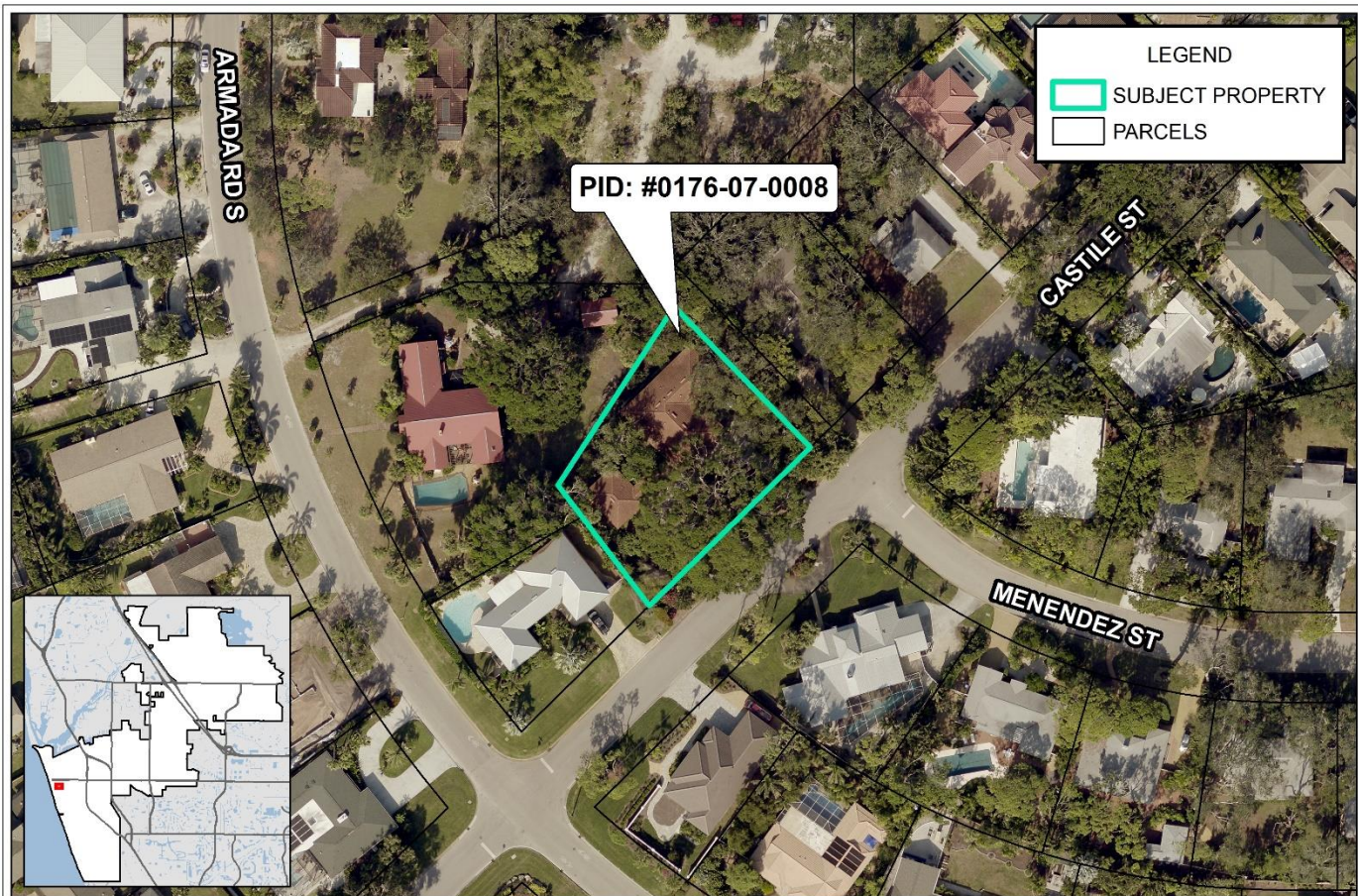
# PLAR23-00254 – 128 Castile St

## Staff Report

### General Information

Address:	128 Castile St
Request:	Certificate of Architectural compliance for new carport and Architectural Variance for standing seam metal roof
Owner/Applicant:	Joseph & Susan Reed
Parcel ID:	0176070008
Parcel Size:	±0.4 acres
Future Land Use:	Low Density Residential
Zoning:	Residential, Single-Family 2
Architectural Control District:	Historic Venice

## I. AERIAL MAP



**PLAR23-00254 128 CASTILE ST**



SUBJECT PROPERTY AERIAL  
PLANNING AND ZONING DEPARTMENT

0 125 250 Feet





## II. PROJECT DESCRIPTION

The applicant requests a certificate of architectural compliance (CAC) for a carport in the Historic Venice district, as well as a variance for a standing seam metal roof. The property is not on the Local Register and is not a Nolen-era structure. It was built in 1998. The home exhibits some features of the Venice Historic Precedent (VHP), including the existing barrel tile, stucco exterior, and arched windows.

Regarding the variance request, the applicant has provided a justification for the standing seam metal roof, which is included in the agenda attachments.

Window and door replacements of size-for-size openings are exempt from review per Sec. 87-7.8.1.B.2(g), although a photo of the proposed garage door is included with the applicant materials.

Site photos are below.

*Views from street*









Views from Nolen Green



### **III. ARCHITECTURAL REVIEW BOARD FINDINGS**

The Historic and Architectural Preservation Board should consider the VHP code contained in Sec. 87-7.10 when weighing the carport request at this property. There are no code standards specific to carports in the VHP, but the Board is guided by 7.8.1.B, criteria for a CAC:

C. Criteria. New structures and changes to structures in the HV and VT Districts that require a CAC shall incorporate the design characteristics of the VHP Style.

Evaluation of the variance request for a metal roof should be based on section 7.10.13.B of the Land Development Code:

B. The board shall consider the following factors:

1. Whether special conditions and circumstances exist that are peculiar to the structure or building involved;
2. The degree to which the structure in question is constructed in the VHP Style;
3. The degree to which structures in the immediate area are constructed in the VHP Style;
4. The visibility of the proposed improvement from the street and adjoining properties; and
5. The cost of compliance with the regulations compared to the cost of the improvement with the variance and the value of the existing structure.

With consideration of these items and the materials provided by the applicant, staff believes there is sufficient information on the record for the HAPB to make a determination on these two requests.