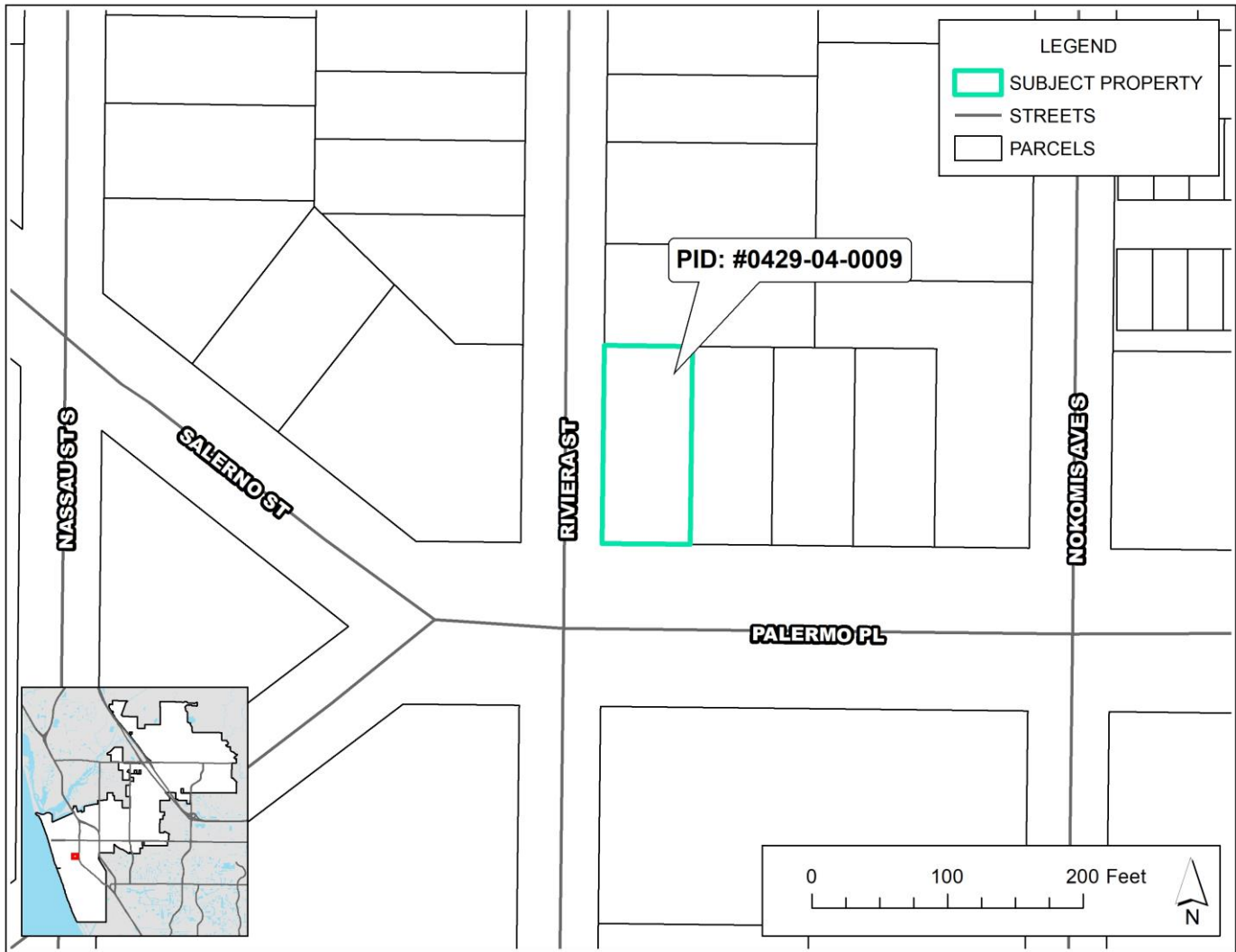


PLAR22-00254 – 216 Palermo Place

Staff Report



General Information

Address:	216 Palermo Place
Request:	Variance for the installation of a storage shed in the Historic Venice Architectural Control District (HV)
Owner/Applicant:	Mary Erickson Trust
Parcel ID:	0429040009
Parcel Size:	0.22 ± acres
Future Land Use:	Mixed Use Corridor
Zoning:	South Trail, Subarea 2
Architectural Control District:	Historic Venice
Application Date:	November 19, 2022

I. AERIAL MAP



II. PROJECT DESCRIPTION

The proposed variance is to allow a shed in the rear of the property located on the corner of Palermo Place and Riviera Street. The variance is needed as the proposed shed would be out of compliance with the Historic Venice Architecture Control District if not designed consistent with the Venice Historic Precedent (VHP). The proposed shed would be five (5) feet from the rear of the property and twenty (20) feet from the most eastern property line. Per the applicant's narrative, the proposed shed would be a vinyl sided 10' X 18' structure with landscaping and painted to match the house (Silverplate SW7649 for house, Classic French Gray SW0077 for trim) which are both compliant colors. The roof of the proposed shed would also match the house with dark gray shingles.

This application was forwarded to the Historical Resources Manager for review. The Historical Resources Manager as well as Planning and Zoning do not have outstanding comments on this project as it pertains to HAPB.

Excerpts of the proposed elevations and renderings are included in this report, and the full application package is available in the agenda. The applicant may provide more details regarding materials during the public hearing.

III. ARCHITECTURAL REVIEW BOARD FINDINGS

Based on the criteria in Ch. 87, Section 7.10.13, the Architectural Review Board should consider five factors in reviewing a variance, and the responsibility for demonstrating the need for the variance falls to the applicant. These items should be considered by the Historic Architectural Preservation Board (HAPB) in making any decision on the subject petition:

- A. The HAPB shall have the authority to grant a variance from the VHP. The burden of proof shall be on the applicant to show that, due to special conditions, a literal enforcement of the regulations will cause an unnecessary and undue hardship on the applicant.
- 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.
- C. In granting any variance, the board may prescribe appropriate conditions and safeguards, including, but not limited to, time limits for the work to commence or be completed. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this section.
- D. A variance granted for one structure shall not be a precedent or grounds for a variance for another structure.

The applicant's responses to each of the five criteria are reproduced verbatim below:

- 1. Whether special conditions and circumstances exist that are peculiar to the structure or building involved;
Applicant Response: Matching color of the house and roofing material
- 2. The degree to which the structure in question is constructed in the VHP Style;
Applicant Response: Matching color of the house and roofing material
- 3. The degree to which structures in the immediate area are constructed in the VHP Style;
Applicant Response: Matching color of the house and roofing material
- 4. The visibility of the proposed improvement from the street and adjoining properties;
Applicant Response: Matching color of the house and roofing material
- 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.
Applicant Response: The proposed material is more economical and accessible, which will minimize construction time.

Staff believes there is sufficient information on the record for the HAPB to make a determination on the subject petition.