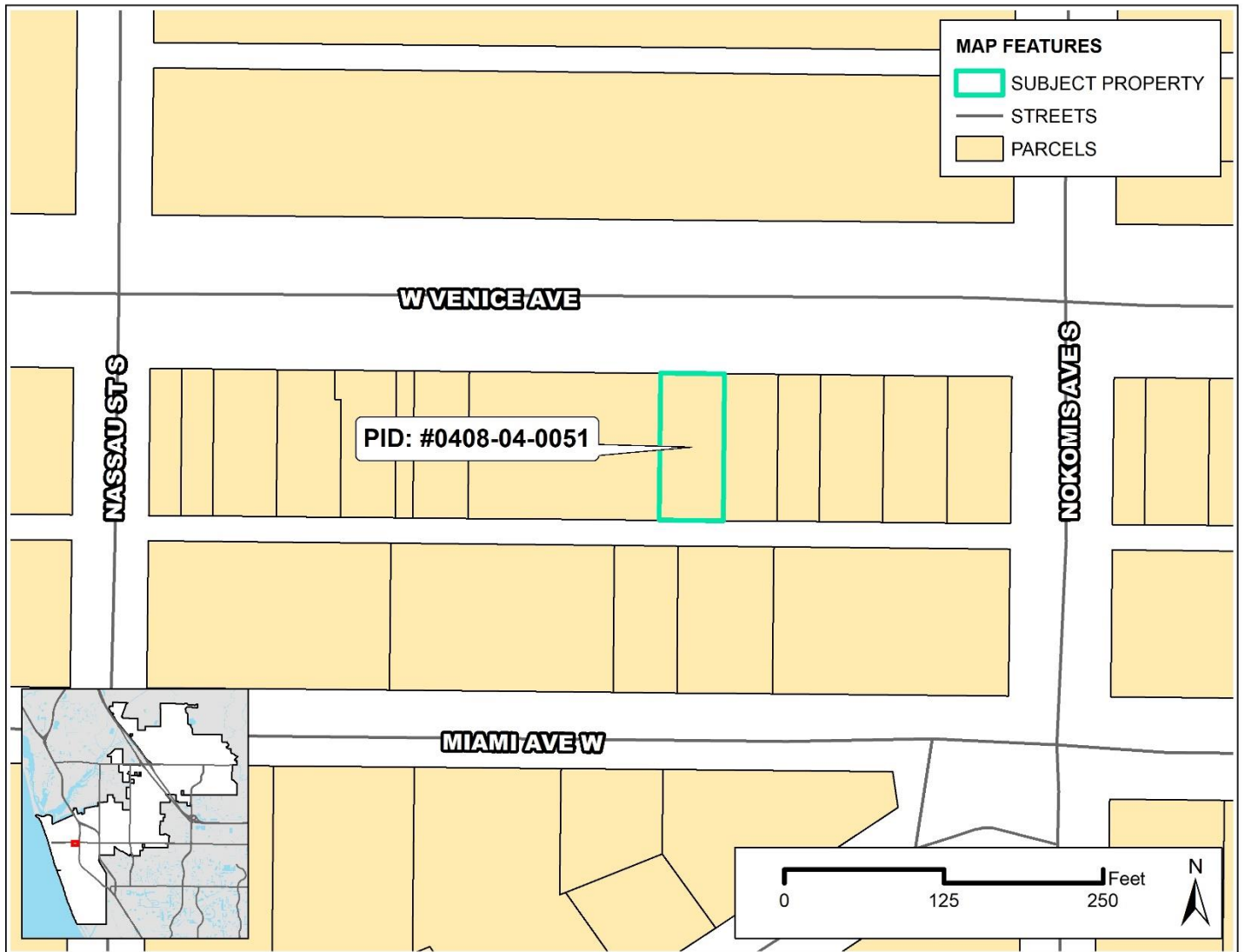


PLAR22-00246 – 219 W. Venice Ave

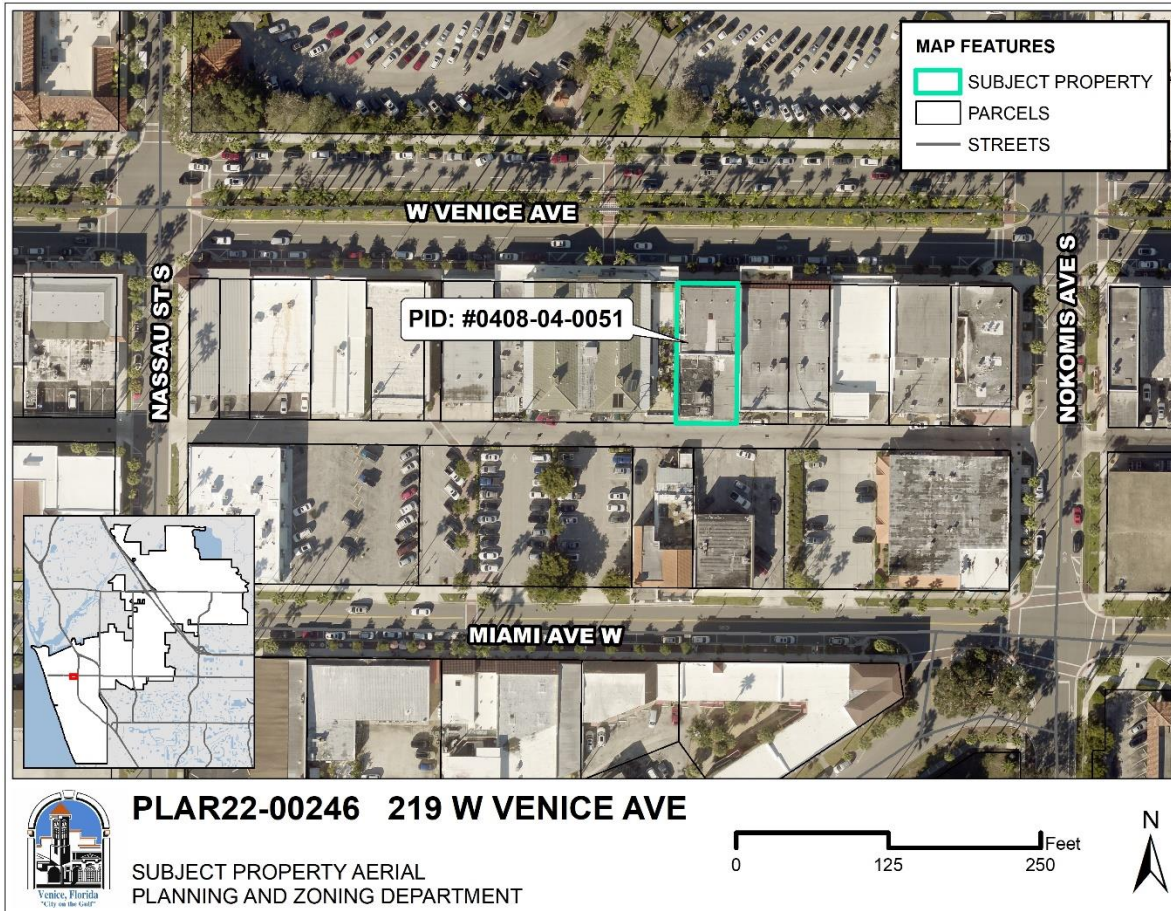
Staff Report



General Information

Address:	219 W. Venice Ave
Request:	Level III renovation and addition of rooftop use area to a building in the Historic Venice Architectural Control District (ACD)
Owner/Applicant:	Hanneman Family Trust
Agent:	John Bodziak, AIA, PA
Parcel ID:	0408040051
Parcel Size:	5,570 ± square feet
Future Land Use:	Mixed Use Downtown
Zoning:	Venice Avenue
Architectural Control District:	Historic Venice
Application Date:	September 9, 2022

I. AERIAL MAP

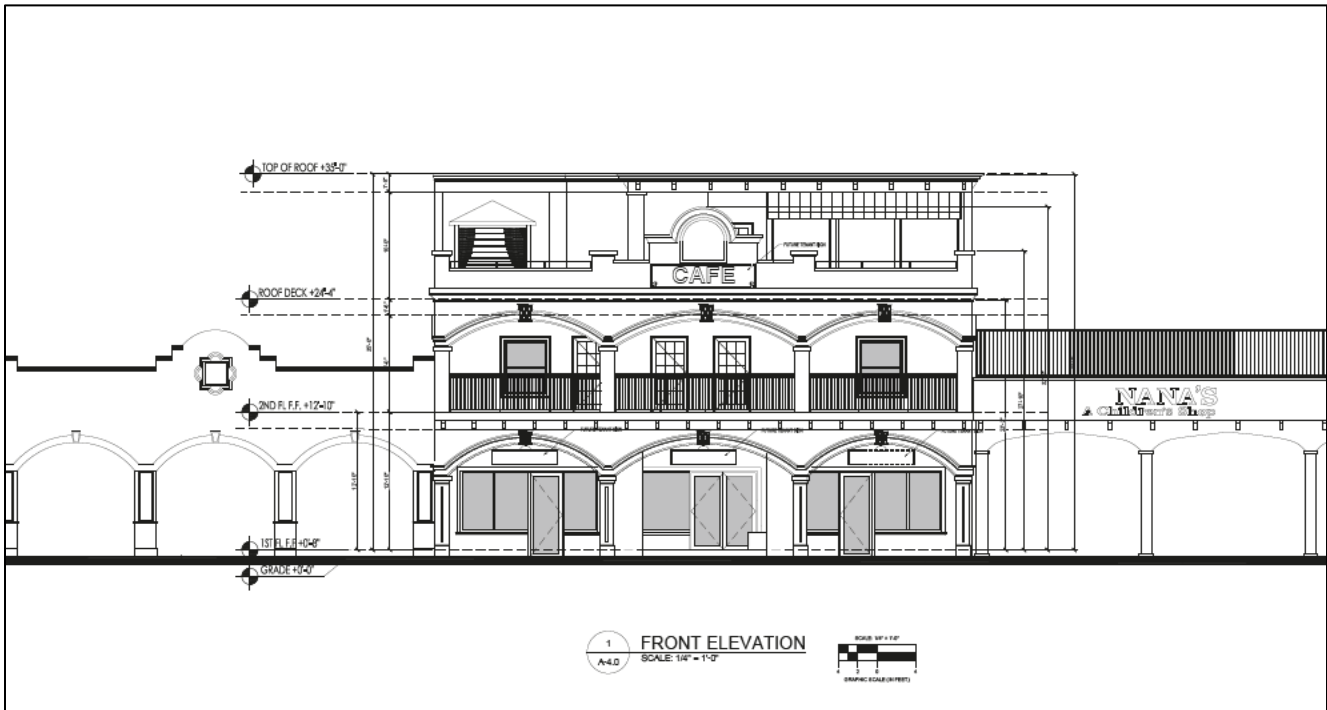


II. PROJECT DESCRIPTION

The subject property has been vacant for some time, and was approved for demolition by the previous Architectural Review Board (ARB) on August 10, 2017, after one previous hearing with each the ARB and the previous Historic Preservation Board (HPB). The demolition approval does not have an expiration date and is therefore still valid; however, the owner has chosen to undertake a significant renovation and build a rooftop addition, rather than demolish the building. The existing façade will be entirely redesigned. Per the applicant's narrative, the proposal includes a two-level balcony, providing a covered gallery, and a rooftop restaurant with open air seating behind a decorative parapet.

This application was forwarded to the Historical Resources Manager for review. The Historical Resources Manager provided a memo, which is included in the application package. At the time of this report, no response has been received from the applicant. Planning and Zoning does not have outstanding comments on this project as it pertains to HAPB, though the project is also undergoing site and development plan review through the department.

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

Several sections of the Land Development Code apply to this proposal, including Secs. 87-7.10.3 regarding façades and exterior walls, 7.10.4 regarding façade colors, 7.10.5 regarding roofs, 7.10.6 regarding openings, and 7.10.7 regarding entrances, railings, awnings and canopies, and recesses and projections.

Based on the criteria in Sec. 87-7.8.1, these and any other relevant design standards should be considered in determining whether to issue a certificate of architectural compliance (CAC). These items should be considered by the Historic and Architectural Review Board (HAPB) in making any decision on the subject petition:

A. Applicability.

1. *A CAC is required for the following within the HV and VT districts:*

c. Any exterior alteration to a street or alley facing elevation which requires a building permit, unless exempted by this section.

d. When there is an alteration to a facade or elevation that requires a CAC (excluding a minor alteration where a minor alteration is \$7,500 or less to construct, not including design and permit fees), then the entire elevation or facade shall be brought into compliance with the regulations. Other elevations or facades are not required to be brought into compliance at that time.

e. Any color change to a nonresidential or multifamily residential structure. For properties within the HV District, color changes for single family and single family attached structures must comply with the colors of the VHP but are not required to obtain a CAC. For properties within the VT District, color regulations do not apply to single family and attached single family structures.

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.*

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