

# PLAR23-00114– 425 Harbor Drive S

## Staff Report

### General Information

Address:	425 Harbor Drive S
Request:	Seeking a Design Alternative for Roofing Materials in the Venetian Theme District
Owner:	John and April Bona
Applicant:	John and April Bona
Parcel ID:	0429-04-0058
Parcel Size:	.272 acres
Future Land Use:	Low Density Residential
Zoning:	RSF-3
Architectural Control District:	Venetian Theme
Application Date:	April 10, 2023

### AERIAL MAP



## PROJECT DESCRIPTION

The proposal is for the removal and replacement of the existing tile roofing. Applicant is requesting approval of the new roofing material, Brava brand composite Spanish Barrel Tile. The colors used are depicted below:

Cole: Arendale which is a light grey to charcoal grey tone





## SITE PHOTOGRAPHS

Recent photo prior to proposed roof material change



## ARCHITECTURAL REVIEW BOARD FINDINGS

This design alternative decision is focused on the roof material choices for the property. The applicable code section, 7.10.5, reads as follows:

### 7.10.5 Roofs

- A. *Generally: Roof forms and roof lines are one of the most important and distinctive design elements which define a building's character. A variety of roof forms, and roof lines, within a single building, add visual interest and are used to reduce the overall massing to produce unique building forms.*
- B. *Required Roof Forms: Acceptable roof forms include hip, gable, mansard, or parapet roof forms, or a combinations of these, except that residential structures shall require at least two different roof forms. Pitched roof slopes shall range from a minimum of 4:12 to a maximum of 6:12 pitch. Mansard roof slopes shall be a maximum of 10:12 pitch for commercial uses.*
- C. *Flat Roofs: Flat roofs must include architectural features including, but not limited to, parapets, barrel tile bands, or other features with the goal of blocking the view of the flat roof from the public right-of-way.*

*D. Required Materials: Permitted visible roofing materials include:*

- 1. Clay, terracotta, concrete roof tiles.*
- 2. Design Alternatives may be proposed for composite and alternate roofing materials that are substantially similar in appearance when structural and roof pitch considerations warrant. If proposed, composite and alternative materials must appear substantially similar to clay roofing tiles.*

Based on the criteria in Sec. 87-7.10.12, the following six criteria 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:

***C. Considerations.*** *Proposed design alternatives may be approved or denied separately or have unique stipulations deemed appropriate for the request. The HAPB shall consider the following criteria in consideration of requested VHP design alternatives:*

- 1. Whether the design alternative is consistent with the stated purpose and intent of this VHP and with the Comprehensive Plan;*
- 2. Whether the request is permitted as a design alternative for the specific standard for which a design alternative is being sought;*
- 3. Whether the design alternative will have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the proposed design alternative;*
- 4. Similar situations in the general area and in past decisions by the HAPB under this section;*
- 5. Whether the design alternatives will permit improved design, efficiency, and performance;*  
*and*
- 6. If applicable, whether the design alternative is necessary to preserve or enhance historic and architectural resources.*

With consideration of these six items, staff believes there is sufficient information on the record for the HAPB to make a determination on the subject petition.