Variance Findings Front Setback- LDR Section 2.4.11(A)(6)

Findings of the Historic Preservation Board. The following findings must be made by the Historic Preservation Board prior to the approval of a variance:

(a.) That a variance is necessary to maintain the historic character of property and demonstrating that the granting of the variance would not be contrary to the public interest, safety or welfare.

ANSWER: The requested variance is necessary to maintain the historic character and integrity of the existing historic structure. The existing historic structure will remain in its current location but elevated to meet FEMA requirements, preserving the historic development pattern and streetscape character of the property and surrounding area. The proposed work consists primarily of elevating the existing structure to comply with current FEMA flood elevation requirements and applicable life-safety standards. Raising the structure is necessary to protect the historic building from future flood risks while ensuring compliance with modern resiliency regulations. Maintaining the existing setback while elevating the structure allows the property to retain its historic context and architectural relationship to neighboring properties. Granting the variance will not be contrary to the public interest, safety, or welfare. To the contrary, the project improves public safety and resiliency by bringing the structure into compliance with current FEMA standards while preserving a recognized historic home.

(b.) That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

ANSWER: The existing structure will remain in its current location and with its existing setback configuration in order to preserve the historic character and integrity of the property and surrounding neighborhood context but be elevated to meet FEMA requirements. The primary scope of work consists of elevating the existing historic structure to comply with current FEMA flood elevation requirements and applicable building safety standards. Because the structure is historic, preserving its original placement and orientation is a critical consideration that does not apply to non-historic properties within the same zoning district. Newer or non-historic structures do not face the same preservation constraints associated with maintaining historic character while simultaneously meeting modern flood-resiliency requirements. These circumstances are unique to the subject historic property and create conditions not generally applicable to other non-historic lands or structures in the same zoning district.

(c.) That literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site.

ANSWER: The intent of the proposed project is to preserve the existing historic structure in its current location. The proposed work consists of elevating the existing structure to comply with current FEMA flood elevation requirements and applicable building safety standards. By maintaining the structure in its existing location while raising it to meet modern resiliency requirements, the project preserves the historic development pattern and architectural context of the property. Strict application of the ordinance without the requested variance would make it difficult to preserve the historic character of the site while also achieving compliance with FEMA regulations. The requested relief therefore allows the historic structure to remain intact and preserved while improving the safety and resiliency of the property.

(d.) That the variance requested will not significantly diminish the historic character of a historic site or of a historic district.

ANSWER: The requested variance will not significantly diminish the historic character of the historic site or surrounding historic district. The proposed project is designed to preserve the existing historic structure in its current location. The primary scope of work consists of elevating the existing historic structure to comply with current FEMA flood elevation requirements and applicable building safety standards. Raising the structure is necessary to improve the resiliency and long-term preservation of the historic resource while allowing it to remain in its original location. The requested variance therefore supports the continued preservation and protection of the historic structure.

(e.) That the requested variance is necessary to accommodate an appropriate adap.ve reuse of a historic building, structure, or site.

ANSWER: The requested variance is necessary to accommodate the continued use and preservation of the existing historic structure while allowing the property to comply with current FEMA flood elevation requirements and applicable building safety standards. The proposed project seeks to preserve and maintain the historic structure in its existing location to ensure long-term viability of this historic structure.

Variance Findings Pool Setback- LDR Section 2.4.11(A)(6)

Findings of the Historic Preservation Board. The following findings must be made by the Historic Preservation Board prior to the approval of a variance:

(a.) That a variance is necessary to maintain the historic character of property and demonstrating that the granting of the variance would not be contrary to the public interest, safety or welfare.

ANSWER: The requested variance is necessary to maintain the historic character of the property while allowing for the improvement of a ground-level pool that is compatible with the existing historic site. The proposed pool improvement is designed to be subordinate to and respectful of the existing historic structure and surrounding historic context. The proposed work will not alter or relocate the existing historic structure and has been designed to minimize visual impacts to the historic streetscape and surrounding neighborhood character. The pool improvements will enhance the usability and continued enjoyment of the property while remaining compatible with the scale and character of the historic site. Granting the variance will not be contrary to the public interest, safety, or welfare, as the proposed improvements comply with applicable life-safety and building requirements and will not adversely impact neighboring properties or the character of the historic district.

(b.) That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

ANSWER: The placement of the existing historic structure, together with the limited lot dimensions and historic development pattern, creates constraints that are not generally applicable to non-historic properties within the same zoning district. The proposed ground-level pool improvement has been designed to work within these existing historic site constraints while preserving the established historic character and layout of the property. Because the property is historically designated, the design must remain sensitive to the existing historic structure and surrounding context, unlike non-historic properties that do not have similar preservation considerations. These unique historic and site-related constraints create circumstances that are not generally applicable to other non-historic properties in the zoning district.

(c.) That literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site.

ANSWER: The proposed ground-level pool improvement has been carefully designed to remain compatible with the existing historic structure and surrounding historic district. The requested variance allows the improvements to be sensitively integrated into the property while preserving the overall historic character of the site. The proposed improvements therefore support the continued preservation and appropriate use of the historic property without adversely impacting the historic district or site.

(d.) That the variance requested will not significantly diminish the historic character of a historic site or of a historic district.

ANSWER: The requested variance will not significantly diminish the historic character of the historic site or surrounding historic district. The proposed ground-level pool improvement is designed to remain compatible with the scale, character, and historic context of the property while preserving the existing historic structure and site layout. The proposed improvements are subordinate to the primary historic structure and will not alter the defining historic characteristics of the property or surrounding neighborhood. The design minimizes visual impacts from the public right-of-way and maintains the established historic development pattern of the site. As proposed, the variance will allow for reasonable site improvements while preserving the historic integrity and character of the property and surrounding district.

(e.) That the requested variance is necessary to accommodate an appropriate adap.ve reuse of a historic building, structure, or site.

ANSWER: The requested variance is necessary to accommodate appropriate site improvements that support the continued use and enjoyment of the historic property while maintaining its historic character and integrity. The proposed ground-level pool improvement is designed to complement the existing historic structure and provide modern site amenities in a manner that remains sensitive to the historic setting. The proposed improvements allow the property to continue functioning as a viable and usable residential site without requiring substantial alteration to the historic structure or established site configuration. The variance supports the long-term preservation and continued use of the historic property while balancing modern functionality with historic preservation objectives.

Variance Findings South Side Setback- LDR Section 2.4.11(A)(6)

Findings of the Historic Preservation Board. The following findings must be made by the Historic Preservation Board prior to the approval of a variance:

(a.) That a variance is necessary to maintain the historic character of property and demonstrating that the granting of the variance would not be contrary to the public interest, safety or welfare.

ANSWER: The requested variance is necessary to maintain the historic character and integrity of the existing historic structure. The existing historic structure will remain in its current location elevated to meet FEMA requirements, preserving the historic development pattern and streetscape character of the property and surrounding area. The proposed work consists primarily of elevating the existing structure to comply with current FEMA flood elevation requirements and applicable life-safety standards. Raising the structure is necessary to protect the historic building from future flood risks while ensuring compliance with modern resiliency regulations. Maintaining the existing setback while elevating the structure allows the property to retain its historic context and architectural relationship to neighboring properties. Granting the variance will not be contrary to the public interest, safety, or welfare. To the contrary, the project improves public safety and resiliency by bringing the structure into compliance with current FEMA standards while preserving a recognized historic home.

(b.) That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

ANSWER: The existing structure will remain in its current location and with its existing setback configuration in order to preserve the historic character and integrity of the property and surrounding neighborhood context but be elevated to meet FEMA requirements. The primary scope of work consists of elevating the existing historic structure to comply with current FEMA flood elevation requirements and applicable building safety standards. Because the structure is historic, preserving its original placement and orientation is a critical consideration that does not apply to non-historic properties within the same zoning district. Newer or non-historic structures do not face the same preservation constraints associated with maintaining historic character while simultaneously meeting modern flood-resiliency requirements. These circumstances are unique to the subject historic property and create conditions not generally applicable to other non-historic lands or structures in the same zoning district.

(c.) That literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site.

ANSWER: The intent of the proposed project is to preserve the existing historic structure in its current location. The proposed work primarily consists of elevating the existing structure to comply with current FEMA flood elevation requirements and applicable building safety standards. By maintaining the structure in its existing location while raising it to meet modern resiliency requirements, the project preserves the historic development pattern and architectural context of the property. Strict application of the ordinance without the requested variance would make it difficult to preserve the historic character of the site while also achieving compliance with FEMA regulations. The requested relief therefore allows the historic structure to remain intact and preserved while improving the safety and resiliency of the property.

(d.) That the variance requested will not significantly diminish the historic character of a historic site or of a historic district.

ANSWER: The requested variance will not significantly diminish the historic character of the historic site or surrounding historic district. The proposed project is designed to preserve the existing historic structure in its current location. The primary scope of work consists of elevating the existing historic structure to comply with current FEMA flood elevation requirements and applicable building safety standards. Raising the structure is necessary to improve the resiliency and long-term preservation of the historic resource while allowing it to remain in its original location. The requested variance therefore supports the continued preservation and protection of the historic structure.

(e.) That the requested variance is necessary to accommodate an appropriate adap.ve reuse of a historic building, structure, or site.

ANSWER: The requested variance is necessary to accommodate the continued use and preservation of the existing historic structure while allowing the property to comply with current FEMA flood elevation requirements and applicable building safety standards. The proposed project seeks to preserve and maintain the historic structure in its existing location to ensure long-term viability of this historic structure.