



## Legislation Text

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**File #:** 20-0252, **Version:** 1

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### Summary

To: Town Commission  
From: Cathy DeKarz, Management Analyst  
Date: 10/20/2020

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#### **Subject:**

Special Certificate of Appropriateness for 305 Overbrook Drive

#### **Summary:**

In order to complete any renovations over \$25,000 to the exterior of a locally-recognized historic property, a Special Certificate of Appropriateness (SCOA) must first be granted by the Historic Preservation Board and the Commission to the property owner in question. The property under discussion for this proposed certificate is 305 Overbrook Drive, which is currently owned by Mr. Jason Stanton and Mrs. Amy Stanton.

The Commission will now review the application, plans, and other specifications presented by the Town, by the Town's planning agency (Calvin, Giordano & Associates), and by Mr. and Mrs. Stanton, and will vote to approve or deny the certificate.

It is important to note that approval of this SCOA is being submitted to the Town alongside a variance request due to the front-yard setback of the property. The approval of this SCOA will hence be conditional upon the Commission's decision on the variance. Denial of the variance will nullify this SCOA application.

**Previous Commission Action:** The Historic Preservation Board reviewed and recommended approval of this item on Tuesday, October 13.

**Background/Problem Discussion:** 305 Overbrook Drive is designated as a locally-historic property and sits on the southern corner of Indian Rocks Road and Overbrook Drive in Belleair. The two-story home was built in 1932, is a Tudor style structure, and is part of the Overbrook Park subdivision. Notable features of 305 Overbrook Drive include its unique brick accents on the lower part of the home and stucco on the upper segment, its half-timbered exterior accents, and its steep roof and dormers.

Through the attached Special Certificate of Appropriateness, the applicants (Mr. and Mrs. Stanton) are applying to expand their existing garage to a four-car structure. This proposed 676 square-foot addition would keep the garage in-line with the current front elevation of the home.

Although the existing garage may not be original nor historically significant, its physical connection to the historically significant principal structure warrants an SCOA review.

After reviewing the plans and write-ups submitted by the applicants, our planning consultant from Calvin, Giordano & Associates (Mr. Christ Brimo) has provided a memo of opinion recommending approval of the SCOA as submitted (see attached).

Note: Historic Tax Abatement

*It is also important to note that the Historic Preservation Board, acting as the Town's Local Historic Preservation Office (LHPO), also voted for preliminary approval for a historic tax abatement for the property. This abatement will be brought before the LHPO and the Commission again post-construction. At that time, the Commission will vote on a resolution and covenant that could waive up to 100% of 10 years on the difference in appraised taxable value for the property.*

**Expenditure Challenges** The applicants, Mr. Jason Stanton and Mrs. Amy Stanton, estimate an expense upwards of \$50,000 for this project.

**Financial Implications:** N/A

**Recommendation:** Staff recommends approval of the submitted Special Certificate of Appropriateness for 305 Overbrook Drive for a garage expansion.

**Proposed Motion** I move approval of the submitted Special Certificate of Appropriateness for 305 Overbrook Drive for a garage expansion.