



Staff Report

Case #256

COA25-0022

Ocala Historic Preservation Advisory Board: September 4, 2025

Petitioner/Property Owner: Robert & Nadia Briggs
Agent: John C. Morton Jr.
Project Planner: Breah Miller, Planner II
Applicant Request: Addition of a 1,344 square foot garage to the home with an associated recommendation for a variance request to reduce the rear setback from 25-feet to 3-feet and the street side setback from 25-feet to 18.5-feet.

Parcel Information

Acres: ±0.37 acres
Parcel(s) #: 2836-005-001
Location: 1244 SE 7th Street
Future Land Use: Neighborhood
Zoning District: R-1, Single-Family District
Existing Use: Single-Family Residence

Background:

The home was constructed in 1954 using a Contemporary Vernacular building style. The home is not a contributing structure to the Ocala Historic District. The home is on the corner of SE 7th Street and SE 13th Avenue with driveway access from both roadways. The property received approval to enclose the existing garage and to construct the proposed garage without the proposed breezeway in November 2021. The approval letter outlined that work must start within one year of approval, and completion of the work within two years (November 4, 2023). The alteration received an extension from OHPAB in May 2023 for the work to be completed by May 5, 2024. This extension has since lapsed.

When reviewing the resubmittal of the Certificate of Appropriateness, staff discovered that the structure previously approved by OHPAB did not comply with the City of Ocala's Code of Ordinances for either street side yard setbacks nor the location of an accessory structure in the front yard.. As a result, the applicant submitted new plans for an attached garage which requires variance approval from the Board of Adjustment for both the street side yard and rear yard setbacks.

Applicant Request:

The applicant is requesting to add a 1,344 square foot garage addition towards the rear of the home, with an associated recommendation for a variance request to reduce the rear setback from 25-feet to 3-feet and the street side setback from 25-feet to 18.5-feet.

Staff Analysis

Certificate of Appropriateness Criteria for Decisions (Section 94-82(g)):

The Code states that the Board may issue a certificate of appropriateness for the reconstruction, alteration, new construction, non-permanent structures, demolition, partial demolition, or removal of any building or structure within a locally designated historic district or any designated local landmark, or any other activity for which a CA is required, if such action is not deemed contrary to the purposes of historic preservation and to the special character of districts, sites and resources as designated specifically. The board's decisions will be based on the Secretary of the Interior's Standards, the city's Historic Preservation Design Guidelines, this chapter, and the following criteria:

1. Exterior alterations shall not diminish the architectural quality or historical character of the building or the building site.

The garage will be attached to the rear of the home by a covered breezeway. The proposed garage incorporates architectural components of the primary residence such as composite shingles, brick veneer, and windows to match the existing home. The alterations will not diminish the architectural quality or historical character of the building or building site.

2. Sandblasting of any materials except for iron is prohibited.

Not applicable; proposed alteration does not require sandblasting of any materials.

3. Only through very controlled conditions can most historic building material be abrasively cleaned of soil or paint without measurable damage to the surface or profile of the substrate. Decisions regarding the proper cleaning process for historic structures can be made only after careful analysis of the building fabric, and testing. Generally, wet abrasive cleaning of a historic structure should be conducted within the range of 20 to 100 psi at a range of three to 12 inches.

Not applicable; the request does not identify any abrasive cleaning.

4. Landscaping, signs, parking and site development should be sensitive to the individual building and should be visually compatible with the buildings and environment with which they are visually related.

The garage is a large addition to the home. The structure will be positioned in the street side and rear yards. Pursuant to the Code of Ordinances, the proposed garage has required rear and street side setbacks of 25-feet. Due to the proposed location, size of the garage, and the location of the existing pool entrance, the garage cannot meet the setback requirements of 25-feet. An application for a variance to reduce the rear setback from 25-feet to 3-feet and the street side yard from 25-feet to 18.5-feet must be granted by the Board of Adjustment.

5. New construction shall be visually compatible with the buildings and environment with which the new construction is visually related. When an application involves new construction, the applicant may present conceptual plans to the board for review and comment before the application for a certificate of appropriateness is submitted and before construction drawings of the project are prepared. Aspects to be considered include:

- a. The height, volume, proportion between width and height of the facades, the proportions and relationship between doors and windows, the rhythm of solids and voids created by openings in the facades, the materials used in the facades, the texture inherent in the facades, the colors, pattern and trim used in the facades, and the design of the roof.

The proposed garage is approximately 22-feet in height and 1,344 square feet in size. The front elevation is approximately 32-feet-wide with two garage doors and gabled windows on the second floor. The rear elevation is approximately 42-feet-wide with 8 windows. There are no windows or doors on the left elevation. Lastly, the right elevation has a covered breezeway that will connect to the rear elevation of the home and has 3 windows and a door. The garage has matching stucco and brick veneers with a matching composite shingled hip roof to the existing home.

- b. The existing rhythm created by existing building masses and spaces between them should be preserved.

The garage embodies the existing rhythm created by the existing building masses and spacing and scaled to match the surrounding area and existing home on site.

- c. Landscape plans should be visually compatible with the buildings and environment with which the landscaping is visually related.

Not applicable; the request does not include any alteration to or additional landscaping.

- d. Proportions of existing facades which are visually related shall be maintained when neighboring buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

The addition will match and maintain the existing expressions of the neighborhood and building on site. The design of the garage was created to mimic the existing home on site by matching roof lines, material pattern and size.

- e. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

The garage will incorporate architectural characteristics of the area. The garage will have matching materials and windows to the existing residence.

- f. Accessory structures shall be compatible with the scale, shape, roof form, materials, and detailing of the main structure to protect the historic integrity of the neighborhood. The accessory structure shall not exceed the maximum height allowed by the applicable zoning or the height of the existing primary structure.

The initial plan for a detached garage was altered due to its proposed location along the street side yard. To comply with regulations, the garage was connected to the home via a breezeway, changing it from a detached accessory structure to an attached addition.

Sec. 122-93. - Variances for historic property.

An applicant for a variance within a designated historic district or property need not demonstrate a practical difficulty but shall show only that the project is not detrimental to the public interest.

Sec. 122-94. - Procedure for approval.

A variance from the terms of this chapter shall not be granted unless and until:

- (1) A written application for a variance is submitted demonstrating that:
 - a. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.
 - b. Literal enforcement of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter.
 - c. The special conditions and circumstances mentioned in subsection (1)a of this section do not result from the action of the applicant.
 - d. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures or buildings in the same district.
 - e. No nonconforming use of neighboring lands, structures or buildings in the same district, and no permitted use of lands, structures or buildings in other districts, shall be considered grounds for the issuance of a variance.
- (2) Notice of public hearing on the variance shall be given in the manner prescribed in Section 122-113(2).
- (3) The public hearing shall be held. Any party may appear in person or by agent or attorney.
- (4) The board of adjustment shall make findings that the requirements of subsection (1) of this section have been met by the applicant.
- (5) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
- (6) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general intent and purpose of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Staff Recommendation:

Appropriate with Condition

- 1. A recommendation to apply for a Variance is required by separate action from the Ocala Historic Preservation Advisory Board**