

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: 211 East Laurel House Design
DATE: May 17, 2023

The Town has received an application for construction of a new single-family residence on a vacant lot at 211 East Laurel Avenue. The property is zoned MDR-1 which requires a minimum lot size of 15,000 square feet with a minimum lot width dimension of 100 feet and a minimum lot width dimension of 120 feet. The survey shows the parcel as approximately 100 feet by 150 feet including a total lot area of 14,958 square feet. The lot is a buildable lot of record and may be used for a single-family house. The survey shows the house as meeting or exceeding the minimum setbacks. (Note that Section 4.06.02 A 2 allows the front porch to project up to five feet into the required front yard.)

The MDR-1 zoning requires the minimum floor area of the unit to exceed 1,700 square feet and have a minimum two-car garage including at least 400 square feet. The plans show the house has 2,367 square feet of conditioned space and 714 square feet of garage with a total building area under roof of 4,360 square feet. The proposed project includes an accessory dwelling unit which is permitted by Section 5.01.04. The maximum allowable lot coverage is 50% under the MDR-1, and the current plan has an impervious coverage of 33.4% (4,992 s.f./14,958 s.f.).

With regard to the architectural requirements, the project does have a varied roof line and uses roofing material (metal roof) and wall material (board and batten Hardie board) listed as acceptable materials by the code. The applicant has proposed a paint color for the main body of the unit (SW 9173 shitake) and a complementary color for the trim (SW 7008 alabaster) as required by the code. The exterior detail requires a minimum of four design elements on the front façade and two design elements on the remaining three facades. The plans as submitted meet the minimum requirements for design elements.

Summary

The proposed plans meet the minimum dimensional requirements and the minimum architectural requirements. The plan does include two elements, a projecting front porch

and an accessory dwelling that are seldom used but are allowed under the land development code.