



**CITY OF HENDERSONVILLE  
AMENDED AGENDA ITEM  
SUMMARY  
PLANNING DIVISION**



**SUBMITTER:** Alexandra Hunt, Planner I      **MEETING DATE:** July 19, 2023

**AGENDA SECTION:** New Business      **DEPARTMENT:** Community Development

**TITLE OF ITEM:** 1420 Ridgecrest Dr – Addition of Circular Driveway & Entrance to Basement Garage (H23-056-COA) – *Alexandra Hunt / Planner I*

**SUGGESTED MOTION(S):**

**1. For Recommending Approval:**

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H23-056-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

1. The subject property is contributing.
2. The proposed driveway contributes to the overall historic character of the subject property and historic district. [Sec. 2.4.1]
3. The proposed driveway design is compatible with the location, configuration, dimension, scale and materials with the historic building site. [Sec. 2.4.4]
4. The proposed driveway does not significantly alter the proportion of built area to green area of the subject property. [Sec. 2.4.7]

**Staff Suggested Conditions:**

1. The Applicant will protect any large trees and any other significant site features from immediate damage during construction.
2. The Applicant will follow the lighting standards in Section 2.6 of the Residential Design Standards for any driveway and/or off-street parking areas.
3. The Applicant shall receive, prior to commencement of the work, all other required

**1. For Recommending Denial:**

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H23-056-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

2. The subject property is contributing.
3. The proposed driveway **does not** contribute to the overall historic character of the subject property and historic district. [Sec. 2.4.1]
4. The proposed driveway design **is not** compatible with the location, configuration, dimension, scale and materials with the historic building site. [Sec. 2.4.4]
5. The proposed driveway significantly alters the proportion of built area to green area of the subject property. [Sec. 2.4.7]

**[DISCUSS & VOTE]**

permits or permissions from governmental agencies 4. Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a minor work, prior to commencement of the project.  <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>	
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## SUMMARY:

The City is in receipt of a Certificate of Appropriateness (COA) application from Patsy Stewart for the addition of a circular driveway and entrance to basement garage at the subject property located at 1420 Ridgecrest Dr.

The subject property is a contributing Vernacular Bungalow style one-story plus basement house, located within the Hyman Heights Historic District.

The Applicant submitted a COA application for the addition of a circular driveway and entrance to the garage basement and made the following statement related to their request:

“I am requesting approval for a circular driveway and to restore the previous side-driveway at 1420 Ridgecrest.” (See Exhibit B) The Applicant also stated that “a circular driveway is needed as my husband is disabled and requires assistance to getting to and from the car.” (Id.)

This COA application is considered a Major Work according to the standards of the Residential Historic District Design Standards.

<b>PROJECT/PETITIONER NUMBER:</b>	H23-056-COA
<b>PETITIONER NAME:</b>	Patsy Stewart (Applicant)
<b>EXHIBITS:</b>	A. Staff Report B. COA Application C. Henderson County Property Records