

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 01/03/2023	Budgeted Amount: N/A
Department: Administration	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on a recommendation to City Council on demolition of the existing house and approval of a proposed new home and garage at 704 Caroline Street in the Historic Preservation District.

Recommendation

While only needing one motion, include **both** a recommendation to City Council on the demolition and action on the proposed home and garage.

Discussion

The applicant's supporting information is attached. The request involves two parts:

- Demolition of the existing home. P&Z makes a recommendation to City Council on this.
- New home and garage. P&Z approves or denies the exterior of the new structures.

The city currently requires a 10-foot side yard setback and the proposed home and garage would encroach into these by 5 feet, effectively leaving a 5-foot side yard. In reviewing the request, P&Z should provide guidance on whether you would recommend to City Council approval of the 5-foot encroachment. In other words, if you prefer to see the 10-foot side yard then do not approve the proposed plans as presented (and direct the applicant to revise the plans). If you are agreeable to the proposed encroachment, the exterior modifications can be approved by P&Z and the next agenda item is a recommendation to City Council on the encroachment.

Approved By

Interim City Administrator	Dave McCorquodale	Date: 12/30/2022