

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: September 5, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action regarding a raised outdoor deck built without Commission approval at 504 Caroline Street in the Historic Preservation District.

Recommendation

Staff recommends approval of the deck despite being constructed without proper approval.

Discussion

As you are aware, the new owners of 504 Caroline have been renovating the historic structure on the property for several months after receiving approval for modifications from P&Z last year. Recently, a subcontractor was hired for site work, including a wood deck built on the back of the structure. According to the subcontractor, he was not informed by the owner or primary contractor that exterior modifications required P&Z approval.

The form and size of the deck is consistent with the structure and site. The subcontractor has submitted the attached supporting information for review by the Commission. Staff has no material objections to the deck itself, rather that it was built without first obtaining approval from P&Z and a building permit. In addition to this deck, a 7-ft tall wood privacy fence was built without approval and an irrigation system was installed without permits. Taken together, a pattern of not following city regulations is emerging.

Approved By

Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 08/30/2023