

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 08/05/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

Consideration and possible action on a proposal to construct a new accessory structure (30'x45') in the rear yard of the property located at 706 Caroline Street.

Recommendation

Based on the finding, staff does not recommend approval of the proposed accessory structure in its current form. As submitted, the design elements do not fully align with the Historic District Design Guidelines and may impact the character and compatibility of the surrounding area. However, with appropriate revisions—such as adjustments to materials, the project could be brought into compliance and reconsidered for approval.

Discussion

706 Caroline Street is located in the Residential Zoning District and the Historic Preservation District.

The property owner proposes to construct a new 30'x45' accessory structure in the rear yard of the property with 10' rear and side yard setbacks. The proposed accessory structure is intended to house a significant number of items currently stored in the open in the rear yard. Enclosing these items would improve the overall appearance of the property and reduce visual clutter, contributing positively to the character of the historic district, provided that the structure is designed in accordance with the adopted design guidelines.

Note: The plans in this packet have not been reviewed by the City Building Official.

Code References:

Sec. 98-347. Approval for alteration within historic preservation districts.

Sec. 98-349. Permit application.

Sec. 98-350. Criteria for approval. (adopted design guidelines)

Findings:

Building placement –The proposed accessory structure will be located in the rear yard and the interior side yard.

Building form and treatment –The proposed accessory structure, walls and roofing will be of metal construction and the walls, trim, roof cover, and gutters and downspouts will be of similar color to the principal structure. The man-door and bay doors will be white in color.

The accessory structure will have a pitched roof.

According to the design guidelines, this pre-fabricated metal accessory structure is permitted if it is completely screened from view from any abutting street or private property. *This structure is not completely screened from view from the abutting private properties.* A possible partial fix to this finding is a 6' high wood privacy fence along the rear and side yard of the property; however, there would still be at least 7' of the structure that would still be visible to abutting private properties.

Approved By

City Administrator	Brent Walker	Date: 07/24/2025
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