



DATE: February 10, 2025

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 190 Mahoney Mill Road - Design Clearance for an accessory structure within the Historic District  
(APN: 018-112-012)  
Zoning: R-1 One Family Dwelling  
Design Standard District: Historic District  
Applicant: David & Kathy Ghormley

**RECOMMENDATION:**

Approve Design Clearance for an accessory structure located within the Historic District.

**BACKGROUND:**

The applicants, David & Kathy Ghormley, are proposing to construct a 16' by 29' (464 sf) metal carport type structure located within the R-1 zoning district.

	<b><u>Requirements for Design Clearance:</u></b>	<b><u>Proposed:</u></b>	<b><u>Design Criteria met:</u></b>	<b><u>Recommendations, if any to meet Design Clearance:</u></b>
<b>Zoning</b>	R-1	R-1	Yes	
<b>District:</b>	Historic District			
<b>Lot Size:</b>	--	3.740 acres	N/A	
<b>Set Back requirements:</b>				
<b>Front</b>	25'	18'	No	The applicant has requested a Variance.
<b>Side</b>	5'	9'	Yes	
<b>Rear</b>	15'	--	Yes	
<b>Lot coverage</b>	--	--	Yes	
<b>Are there existing historic features?</b>	No			
<b>Structure Type</b>	Accessory Structure	Accessory Structure	Yes	
<b>Max Building height</b>	35ft	12'	Yes	

**DISCUSSION:**

The applicant is proposing the construction of a 464 square foot metal carport. The carport will be grey in color. In the future, the applicant plans to re-side their existing house and paint it white with grey

trim, which will match the proposed carport. The applicant has already planted a hedge to soften the appearance of the structure from the road.

Due to the existing conditions of the lot and the topography the applicant is requesting a Variance. The Variance will be reviewed by the Planning Commission at a later date.

The Design Standards do not specifically address prefabricated metal structures in residential zones, only in industrial zones. However, the proposed carport will feature non-reflective materials and will align with the aesthetic of the existing house and detached garage, both of which have metal roofs.

#### Design Standards

The City's Design Standards provide additional direction regarding consideration for adjacent development, building and parking locations, landscaping, accessory facilities, and building design. This project is located within the Historic District, so in addition to Chapter 2.0, Design Standards that Apply to all Project, Chapter 3.0, Historic District Design Standards, also apply.

#### 2.3 Design Standards That Apply to All Historic District Project

##### 2.3.1 Architectural Style

- a. 4. Non-reflective corrugated metal roofs....

#### 3.5 Additional Design Standards for Residential Structures in the Historic Districts

##### 3.5.6 Roofs

- b. Roof materials shall be selected so as to match or simulate historic materials that are consistent with the building's style.

While the use of a prefabricated structure may not be the City's preferred aesthetic, similar structures have been approved throughout the City and have not been found to be visually intrusive.

Staff recommends that the Design Review Committee approve the project as presented.