



DATE: April 14, 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 REVISED
(APN: 018-112-012)
Zoning: R-1 One Family Dwelling
Design Standard District: Historic District
Applicant: David & Kathy Ghormley

RECOMMENDATION:

Approve Design Clearance for the construction of a new accessory structure within the Historic District.

BACKGROUND:

The applicants, David & Kathy Ghormley, are proposing the following:

- construct a 16' by 29' (464 sf) metal carport type structure

	<u>Requirements for Design Clearance:</u>	<u>Proposed:</u>	<u>Design Criteria met:</u>	<u>Recommendations, if any to meet Design Clearance:</u>
Zoning	R-1	R-1	Yes	
District:	Historic District			
Lot Size:	--	3.740 acres	N/A	
Set Back requirements:				
Front	25'	18'	No	Variance granted
Side	5'	9'	Yes	
Rear	15'	--	Yes	
Lot coverage	--	--	Yes	
Are there existing historic features?	Yes	Metal	Yes	
Structure Type	Accessory Structure	Accessory Structure	Yes	
Max Building height	35ft	10'	Yes	

DISCUSSION:

This application was reviewed by the Design Review Committee (DRC) on February 10, 2025, specifically for the accessory structure. During that meeting, the Committee requested the applicants revise their plans to better align with the design standards. In response, the applicants modified the

design, and it was reviewed by the Committee at their March meeting. The application was approved with many conditions.

The applicant has revised their design as what was approved was not desirable to them for many reasons.

The new design does incorporate some of the conditions from the previous approval.

A Variance for setbacks was approved at the March Planning Commission meeting.

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.

Staff believes there should be greater consistency in the aesthetics between the existing and proposed structure, especially since the proposed accessory structure is a prefabricated structure. The details on the proposed structure help to make it appear more custom.