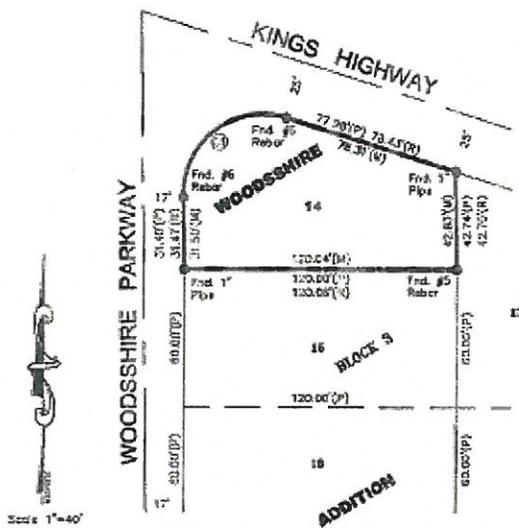


PROPOSAL:

Barbara Phalen, homeowner at 1801 Kings Highway in Woodsshire, has requested a special permit to install a carport on the east side of her home. Prior to review by Planning Commission of this request, the Preservation Commission is asked to give advice on the request.

DISCUSSION:

1801 Kings Highway in the Woodsshire Historic District is a ranch-style house located at the intersection of Kings Highway and Woodsshire Parkway. The parcel has a somewhat irregular shape as those two streets meet at an acute angle.



The built-in garage for the house is located on the east side, with a driveway from Kings Highway. The owner states that she has not used to garage for her vehicle since purchasing the house as the turning maneuver from the driveway is too sharp.

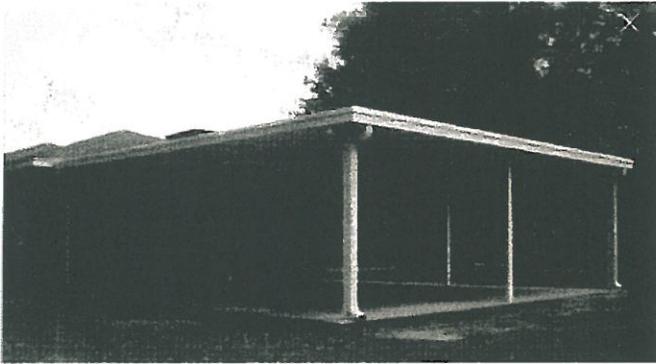
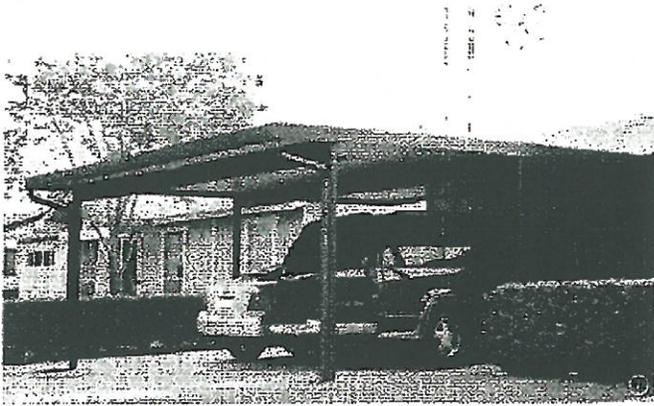
She is requesting a special permit to add an aluminum carport cover, attached to the house, to shelter her vehicle on a portion of the paved driveway. Because the carport would be attached to the house, it would be regarded as part of the main structure and would extend that footprint closer to the east lot line than ordinarily allowed. She can request this special permit as an “expansion of a non-conforming use” because the house as built intrudes into the standard required yards for this R-2 residential zoning district.



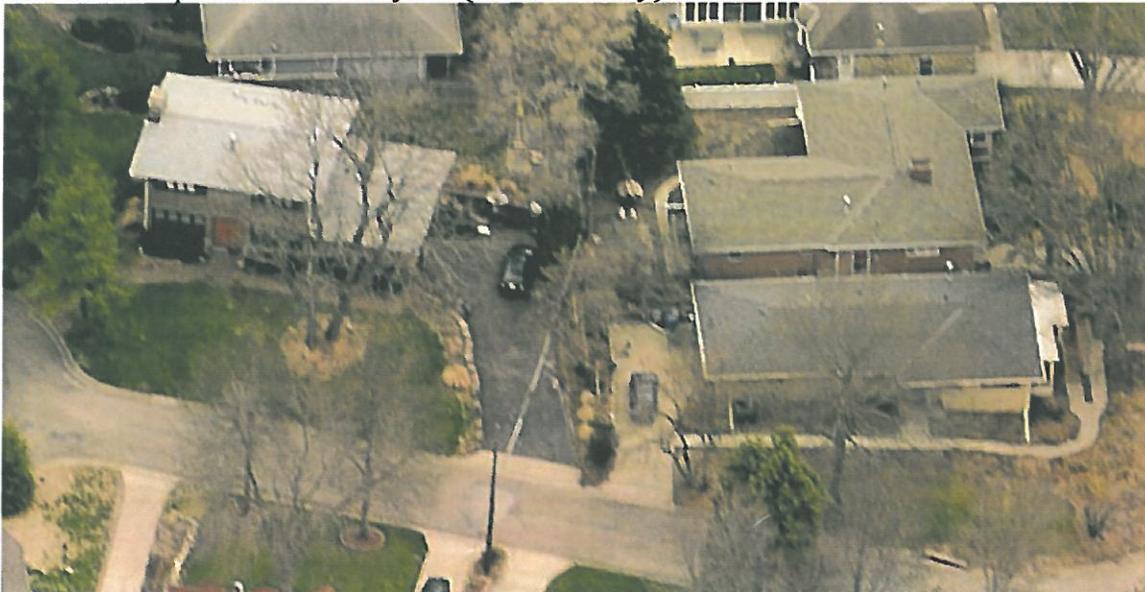
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The house is a limestone-veneered ranch-style house, built in 1954 by Peterson Construction Co. for widow Lois Hillyer, towards the end of Woodsshire’s historic development. The 29% of the houses in the district built between 1945 and 1957, like 1801 Kings Highway, are regarded as “contributing” properties to the character of that district. The nomination of the district emphasizes the importance of the landscape design of the subdivision and the integration of the landscape and residential properties. This house at an irregularly shaped lot on the corner of Woodsshire Park is arguable more significant for the combination of site and building, than for the architecture of the house itself.

The proposed carport would be an aluminum structure with a slender-profile flat roof and metal support posts. The following illustrations were provided by the installation contractor, depicting the type of carport intended to be used.



The carport would extend east within seven feet of the east property line. That east area is the rear yard in zoning terms, and approval of this special permit would reduce the open area of that yard (the driveway) from 20 feet to 7 feet.



1835 Kings Hwy at left, 1801 Kings Hwy (subject property) at right

The adjacent property to the east has an adjacent driveway but the house is set deeper to the south, aligning with 3310 Woodsshire Parkway, the house south of 1801 Kings Highway.

The carport as proposed does not appear to have a significant impact on either the architecture of the ranch-style house nor on the significant landscape design of the Woodsshire District. The impact on the neighboring property to the east of adding a cover over a portion of the adjacent driveways also appears to be minimal.

Recommended finding:

The requested special permit does not appear to diminish the significant features of the Woodsshire Historic District.