

Town of Davidson, NC
Design Review Board: Staff Analysis
Project Manager: Chad Hall
October 18, 2017

Project: Accessory Structure (over 650 square feet)
Location: 105 College Drive
Applicant: Lloyd Hartsell for George and Barbara Guise
Designer: Lloyd Hartsell Custom Homes
Planning Area: Village Infill (Yellow Overlay)

The applicant is making repairs and expanding a detached garage in the rear yard at 105 College Drive, accessed from Lorimer Road. There is an existing detached garage at this location that suffered damage when a tree limb fell upon the structure. In addition to the repairs, the scope includes adding a living area above the garage, which was previously one story.

The footprint of the existing structure is in excess of 650 square feet (743); the upstairs addition also requires a set of stairs to be added on the back side of the detached garage (interior to the lot in the rear yard), expanding the footprint further. The proposed detached garage footprint after the stairwell addition is proposed to be 871 square feet, still below 30% of the footprint of the principal structure and not in excess of 900 square feet.

The proposed additions to the detached garage features a front facing shed dormer centered on the roof facing Lorimer Road. On the rear, the stairwell addition is centered on the rear elevation.

The design is similar to the original detached garage. Materials match the principal dwelling with white hardiboard siding, natural stone and asphalt shingles. Colors are to remain the same and match the home.

DAVIDSON PLANNING ORDINANCE:

Section 4.5.8 Accessory Structures

B. Size of Accessory Structure

- 2. Any accessory structure over 650 square feet of first floor area and all accessory structure ancillary to non-residential building types shall be reviewed by the Design Review Board, in accordance with the procedures in Section 14.*

Section 4.4.1 General Building Design Standards

E. Materials

- 1. Materials shall be selected for suitability to the type of building and design for which they are used.*
- 4. Building materials and colors shall be:*
 - a. Complementary to the materials already being used in the neighborhood.*

F. Architectural Details

- 1. Windows and door openings shall be arranged and proportioned so that vertical dimensions dominate horizontal dimensions. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.*
 - 4. Fenestration shall be architecturally related to the style, materials, colors, and details of the building.*
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