

324 Aylesford Place
Aylesford Historic District

Shelby Marletta, Owner/Applicant

Scope of Work
Construct parking.

Background

The applicant is requesting a Certificate of Appropriateness to repave the shared driveway and to construct a new parking area towards the rear property line of the property. There are 3 new proposed asphalt parking spaces.

Guidelines

III. Guidelines for site and setting

DESIGN PRINCIPLE: Significant driveway materials such as brick, concrete and asphalt should be preserved and maintained. New driveway or parking lot surfaces should be of a material appropriate to the site and the historic district. Paving and parking should not be visually dominant. Parking areas should not be sited in front yards but at side or rear locations, as appropriate.

5. Driveways and Parking Lots
 - A. should be maintained.
 - B. that are new, should be located at the side or rear of the building and not be visually dominant.
 - C. should be of concrete, asphalt, pavers or grassy pavers.
 - D. should have their parking areas located in rear yards and be screened with hedges, shrubs, or fences as appropriate. Driveways should include concrete tracks where characteristic of the property and historic districts.
 - E. should not be sited in front yards. Circular are not permitted.
 - F. requiring new curb cuts for access should be kept to a minimum.
 - G. On vacant lots between buildings should align edge screening with front elevations/facades of adjacent buildings and on corner lots should have edge screening on both the primary and secondary street.
 - H. of refreshed gravel should have appropriate retention element to contain the gravel and retard expansion.

Findings

Staff finds that proposed driveway and parking construction requires some modifications to meet the Guidelines. Staff visited the property on two different afternoons; on one day 3 cars were parked off of pavement on the lawn in the backyard and on the other day there were 6 cars. A solution to reducing the possibility of cars parking in the lawn and to comply with the Guidelines should be considered. Installing a concrete curb along the driveway and parking or a low fence in the same location would help the proposal to meet Guideline II.5.D., which states driveways and parking lots “should have their parking areas located in rear yards and be screened with hedges, shrubs or fences as appropriate. Driveways should include concrete tracks where characteristic of the property and historic districts.” The adjacent properties on Transylvania Park are at a lower elevation than Aylesford Place. Staff finds that the parking area should have a cobble lined swale along the east property line to mitigate the flow of storm water off of the new parking spaces and to provide required onsite retention. Design Principle which states in part “New driveway or parking lot surfaces should be of a material appropriate to the site and the historic district.” The proposal meets Guideline III.5.B.C. The driveway and parking is “located at the side or rear of the building and not be visually dominant.” The proposed driveway is constructed of “concrete, asphalt, pavers or grassy pavers.”

Staff recommends approval of the proposal with the following conditions:

1. Install a minimum six-inch high concrete curb along the lawn side of the driveway and parking area or alternatively a low fence.
Construct a three-foot wide swale lined with river cobbles along the east property line behind the new parking spaces.
2. If any changes are made that alter the information submitted, resubmit the changes to staff for review and approval prior to the start of the work.
3. Once reviewed by other LFUCG Divisions, any changes shall be returned to staff or Board for review and approval prior to the start of work.

Deadline for BOAR Action

December 22, 2023