



STAFF REPORT

Report To: Historic Resources Commission **Meeting Date:** July 1, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **HRC-2026-0096** For Possible Action: Discussion and possible action regarding a request from Darrin Berger ("Applicant") to relocate a carriage house and utilize the setbacks from the original location consistent with Carson City Municipal Code ("CCMC") 18.06.064, on a parcel zoned Residential Office ("RO") located at 312 W Third Street, Assessor's Parcel Number ("APN") 003-123-04. (Heather Ferris, hferris@carsoncity.gov)

Agenda Action: Formal Action / Motion **Time Requested:** N/A

Proposed Motion

"I move to approve HRC-2026-0096, based on the findings and conditions of approval included in the staff report, the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and consistent with Historic Resources Commission Policies."

Board's Strategic Goal

Quality of Life

Previous Action

See attached staff report for additional information.

Background/Issues & Analysis

See attached staff report for additional information.

Applicable Statute, Code, Policy, Rule or Regulation

Carson City Municipal Code ("CCMC") 18.06.064 (Relocation of certain structures within the Historic District) and Carson City Development Standards ("CCDS") Division 5 (Historic District).

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

Attachment(s):

HRC-2026-0096 (312 W Third)-07.01.26.doc.pdf

Third St_W_312-1988.pdf

Third St_W_312-1980.pdf

Application packet_HRC-2026-0096.pdf

Clopay doors.pdf

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)