
LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1432 Pecan Avenue

SUMMARY OF REQUEST: Accessory Structure

OWNER Ben Lengacher

Details of Proposed Request

Existing Conditions

The existing residence is a 1.5 story bungalow constructed in 1929 at the corner of Pecan Avenue and School Street. The adjacent dwelling is a two story structure constructed in 1925. The subject property has a rear yard with a depth of approximately 19 feet, creating a legally non-conforming condition (the minimum rear yard in the R-5 zoning district is 35 feet).

Proposal

The applicant is requesting an exception to the guidelines for accessory buildings. The proposal is a detached one story accessory building in the right side yard. The building must have a minimum building separation of 4 feet. The proposed building is 10 feet in height with OSB siding, asphalt shingles to match the home and composite trim. The door would face the right side.

Policy & Design Guidelines

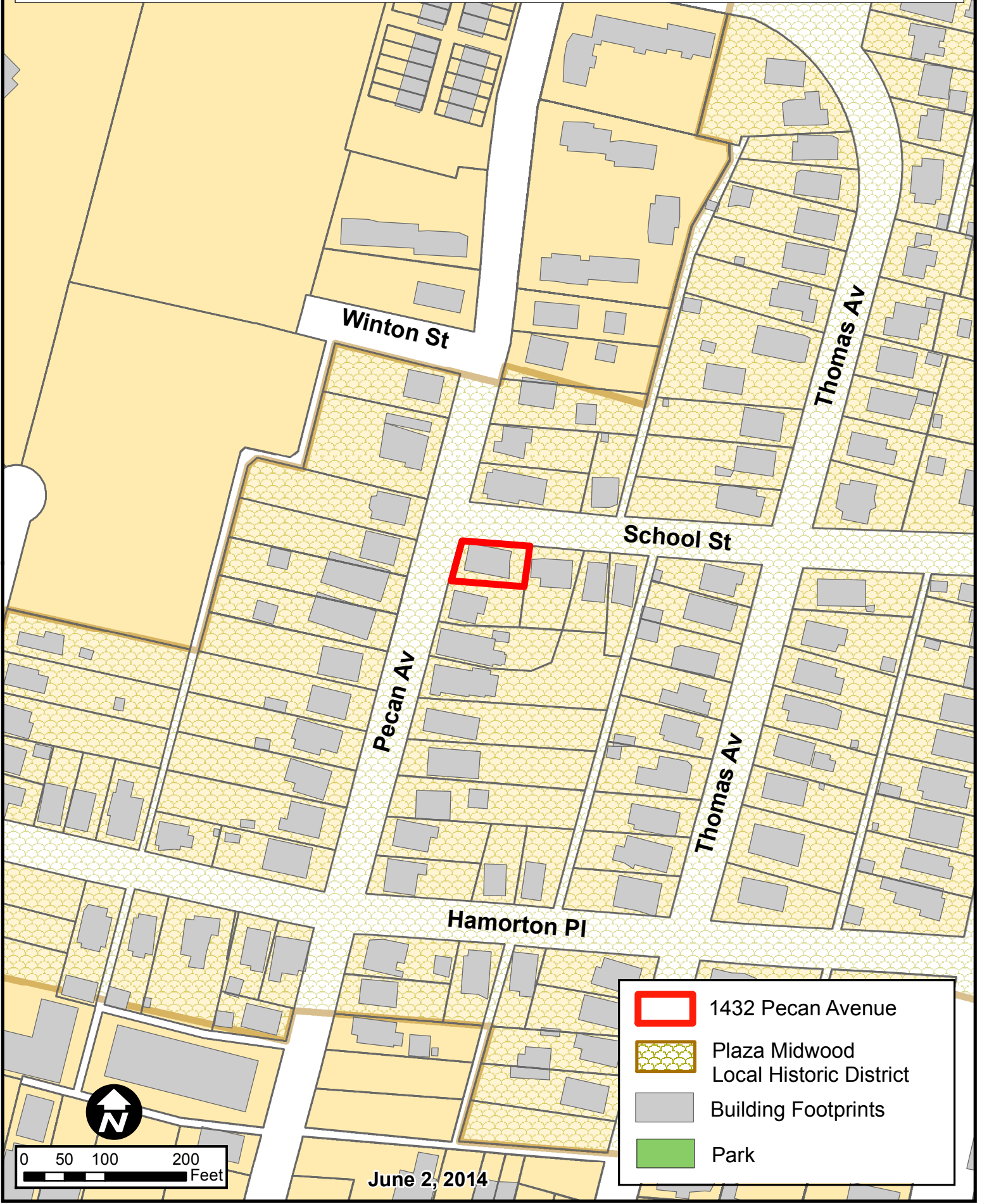
Accessory Buildings





1. Accessory buildings cannot be located in front or side yards.
2. Accessory buildings that are visible from the street must be constructed using materials and finishes that are in keeping with main building they serve, and that are appropriate to the district.
3. Designs for accessory buildings must be inspired by the main building they serve. Building details must be derived from the main structure.
4. Accessory buildings and their placement must be of a proper scale in relation to the main structure on a lot, and to structures on surrounding properties.
5. Prefabricated accessory buildings can be used only in locations where they will not be substantially visible from any street or when they are judged to be appropriate to the site.
6. The HDC will give special consideration to the installation of accessory buildings in non-residential uses.
7. Doors of accessory buildings that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

Staff Analysis

The Commission shall determine if an exception should be granted for the accessory building location.

Charlotte Historic District Commission - Case 2014-081



-  1432 Pecan Avenue
-  Plaza Midwood Local Historic District
-  Building Footprints
-  Park

June 2, 2014



SCHOOL ST.

95'

1432 PECAN AVE.

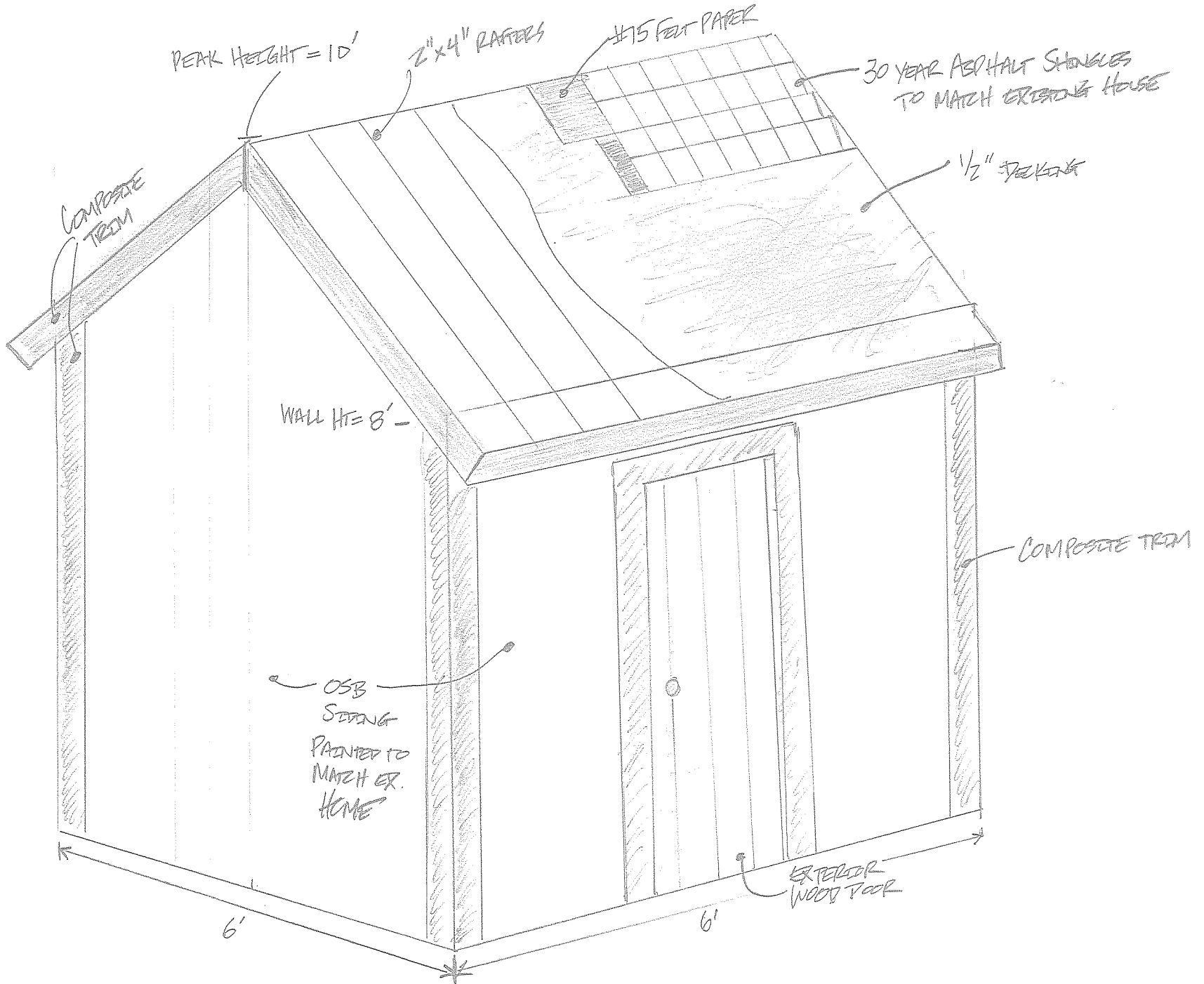
FRONT

50'

PECAN AVE.

BENJAMIN & KRISTA LANGRISH

Overall Dimensions
6' x 6' x 10'



Accessory Building
1427 D