This application was continued from March for 1) Landscaping/parking area screening, 2) Scale of deck and columns, and 3) Roof massing.

Details of Proposed Request

Existing Conditions
The existing site is located in the center of a block between East Blvd., Cleveland Ave., East Kingston Ave., and Euclid Ave. with alleyways on three sides. The site is zoned B-1(PED). Primary access to the site will be provided through a driveway from East Boulevard with secondary access from adjoining alleys. There are several mature trees adjacent to the site and one mature tree on the subject property. Adjacent structures are single family and multi-family with commercial uses along East Boulevard.

Proposal
The proposal is the construction of a two story quadraplex on the vacant parcel. Plan details include the following:

1. Parking will be provided along the alleyways.
2. Trees to remain are reflected on the site plan.
3. Mechanical systems are located at the rear.
4. Maximum height is approximately 33’-4.75”.
5. Exterior materials are cedar shake and wood lap.
6. Windows are wood.

Revised Proposal – January 14, 2015
1. Building and open space area provided.
2. Building height recalculated.
3. Wall section and fenestration details provided.
4. Shutters removed.
5. Tree replacement/protection plan revised.

Revised Proposal – February 14, 2015
1. Building height revised to be similar to adjacent buildings on East Boulevard.
2. Roof pitch lowered from 12/12 to 10/12.
Revised Proposal – March 11, 2015
1. Roof massing has been modified.
2. Fenestration on southeast elevation has been redesigned.
3. An additional 5’ has been added to the rear yard (facing single family)/building width reduced 5’.

Revised Proposal – April 8, 2015
1. The parking areas have additional landscaping at the curbs.
2. Roof massing has been modified.
3. Ridge height is approximately 30’-6”.
4. Balcony columns have been redesigned.

Policy & Design Guidelines

All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria

1. **Size**
   the relationship of the project to its site
2. **Scale**
   the relationship of the building to those around it
3. **Massing**
   the relationship of the building’s various parts to each other
4. **Fenestration**
   the placement, style and materials of windows and doors
5. **Rhythm**
   the relationship of fenestration, recesses and projections
6. **Setback**
   in relation to setback of immediate surroundings
7. **Materials**
   proper historic materials or approved substitutes
8. **Context**
   the overall relationship of the project to its surroundings
9. **Landscaping**
   as a tool to soften and blend the project with the district

Staff Analysis
The Commission shall determine if the proposal meets the guidelines for new construction.
1717 Cleveland Avenue
SITE DATA:
LOT AREA: 6,005.544 (2.0137 Acres)
SETBACKS per 10.803 [R]: Street Setback-Not Applicable
Drag Yards-
24' Required (2' if provided), 2 Street Yards required
20' Rear Yard & required where the lot abuts an existing Residential Structure or Residential Zoning District. 20' Rear Yard-Provided.
MAXIMUM HEIGHT ALLOWED by ZONING: 40' + 7'/2 up to 100'
MAXIMUM HEIGHT PROPOSED in HCC Certificate of Appropriateness: 34'8" (33'-4" above skyl)
OPEN SPACE REQUIRED by ZONING: 0/1
PERMEABLE AREA: 1,870.61 sq ft HCC Certificate of Appropriateness (33.3% of Site)
PARKING REQUIRED: 2.5 Spots per Unit x 4 Units = 5 Parking Spots
No Parking Screening Required for less than 10 Spots.

MARCH 2015

EAST BOULEVARD CARRIAGE HOUSE APARTMENTS
HCC 2014-268
1722 ECLECTIC AVENUE
INNER BLOCK bounded by
EAST BOULEVARD, ECLECTIC AVENUE,
EAST KINGTON AVENUE & CLEVELAND AVENUE in
CHARLOTTE, NC 28203

MILLS PROPERTIES LLC

PROPOSED SITE PLAN

PROPOSED SITE PLAN

Scale 1/3"=1'-0"
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facades heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st floor level, and rooftops of the houses depicted herein. No recorded or survey measurements were made at this time and all dimensions, slopes, etc. are for approximations and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

Aerial View with Proposed Building Roof Scale

Topographic Contours from Virtual Charlotte Match Subject Site Survey Elevations above Sea Level. Topo Notes in Red Coordinate with Vertical Positioning of Subject new building at 7500 Above Sea Level.

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Building Heights Sketch of
301-331 EAST BOULEVARD
FACING NORTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte–Mecklenburg Planning Department
NOVEMBER 06, 2014
EAST BOULEVARD ELEVATION ELEVATION of CARRIAGE HOUSE overlaid on ZOUTEWELLE EAST BOULEVARD ELEVATION SURVEY

CARRIAGE HOUSE SCALE on SITE with FOOTPRINT OVERLAID over EXISTING NEIGHBORING BUILDINGS for REFERENCE

HISTORIC CARRIAGE HOUSE TYPOLOGY
SOUTHWEST ELEVATION Toward EAST BOULEVARD & COPPER PARKING

SOUTHEAST ELEVATION Toward EUCLID AVENUE