



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2014-268

DATE: April 17, 2015

ADDRESS OF PROPERTY: 315 East Boulevard (Previously 1712 Euclid Avenue)

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12307510

OWNER(S): Jason McArthur

DETAILS OF APPROVED PROJECT: The project is a new quadraplex on a vacant parcel with primary access through a parking lot by an easement granted by the owner of 311 East Boulevard. Secondary access is provided through existing alleys along Cleveland Avenue and Euclid Avenue. Site work includes the removal of existing trees on the site to be replaced with a variety of trees and landscaping. Parallel parking will be provided, not to obstruct the alleys. Yard and buffer dimensions are noted on the site plan. The building height is approximately 30'-6". Exterior materials include wood lap siding, cedar shake siding, wood STDL windows, wood trim and masonry foundation.

This project was approved by the Historic District Commission on April 8, 2015.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street

Charlotte, NC 28202-2853

PH: (704)-336-2205

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SLIDE 24

CONTACTS DRAWING INDEX
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 *Drawings Submitted Under Separate Permit & Contract

ARCHITECTURAL
 Miller Architecture
 715 North Church Street, Suite 140
 Charlotte, North Carolina 28202
 Tony F. Miller, AIA 1.800.AP.#201 704.377.6500
 tony@milleraarchitecture.com

SITE DATA:

LOT AREA: 6,005.58sf (.0137 Acres)

SETBACKS per 10.803 (3): Street Setback - Not Applicable,

Side Yards - None Required (5' if provided), 5' Side Yard and/or
 20' Rear Yard is required where the lot abuts an existing Residential
 Structure or Residential Zoning District. 20' Rear Yard Provided.

MAXIMUM HEIGHT ALLOWED by ZONING: 40' + 1/10' up to 100'

MAXIMUM HEIGHT PROPOSED in HDC CERTIFICATE of APPROPRIATENESS: 31'-4" (30'-8" above slab).

OPEN SPACE REQUIRED by ZONING: 0sf

PERMEABLE AREA: 2,224sf in HDC Certificate of Appropriateness (37% of Site)

PARKING REQUIRED 1.25 Spaces/Unit x 4 Units = 5 Parking Spaces

No Parking Screening Required for less than 10 Spaces. Shrubbery screening provided
 at both ends of Parallel Parking.



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 kmc@kmcengineers.com

APRIL 2015

**EAST BOULEVARD
 CARRIAGE HOUSE
 APARTMENTS**

HDC 2014-268
 1712 EUCLID AVENUE

INNER BLOCK bounded by
 EAST BOULEVARD, EUCLID AVENUE,
 EAST KINGSTON AVENUE &
 CLEVELAND AVENUE in
 CHARLOTTE, NC 28203

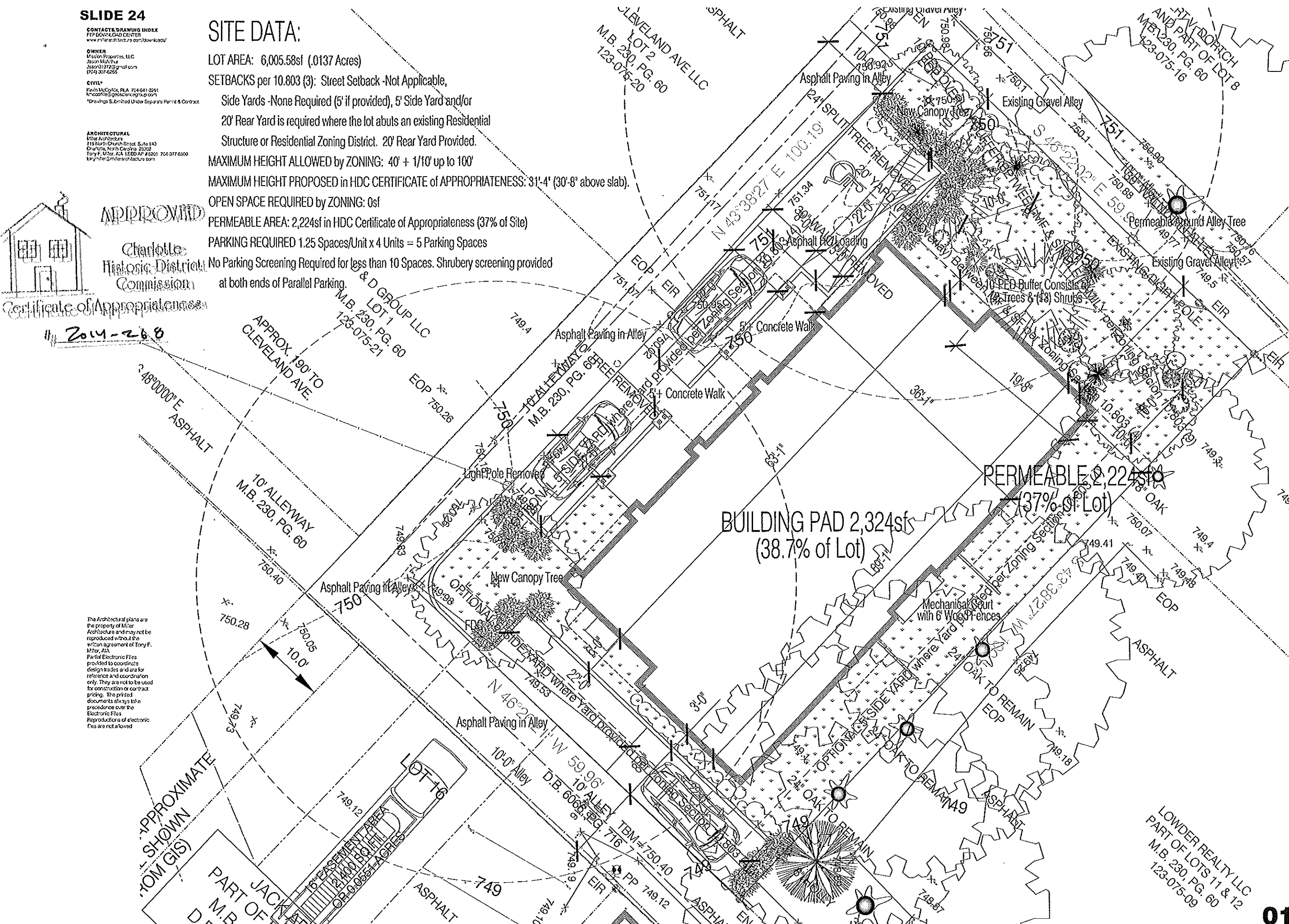
FOR
 MISSION PROPERTIES, LLC

ISSUED FOR: HDC REVIEW
 ISSUE DATE: 01/13/15
 REVISIONS:
 01/30/15 Review Comments
 02/26/15 Roof Revisions
 03/23/15 Massing & Screening

**PROPOSED
 SITE PLAN**

FILE NAME: 00-EB-H01_SitePlan.dwg
 DRAWN BY: TEM & JMT
 CHECKED BY: TEM

H002



PROPOSED SITE PLAN

01
 Scale: 3/16"=1'-0"

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 *Drawings Submitted Under Separate Permit & Contract

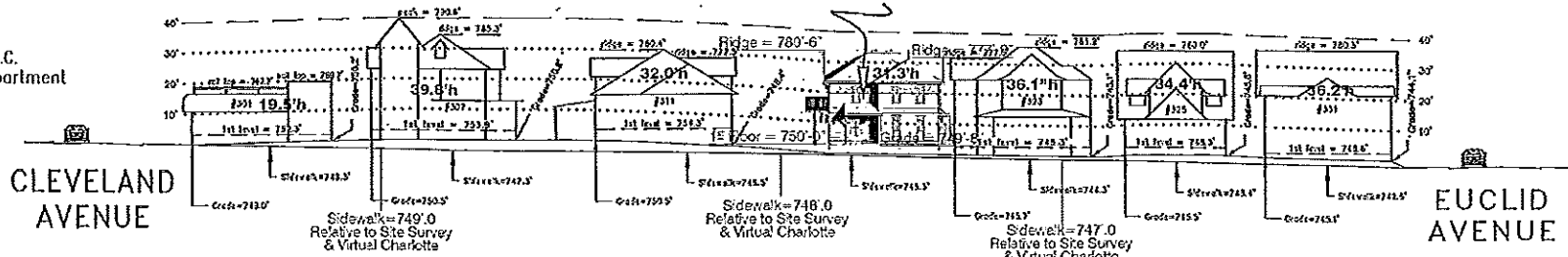
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Copyright 2014
 Building Heights Sketch of
 301-331 EAST BOULEVARD
 FACING NORTHEAST
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 NOVEMBER 06, 2014

Scale 1" = 20'
 0' 20' 40' 60' 80'

APRIL 2015

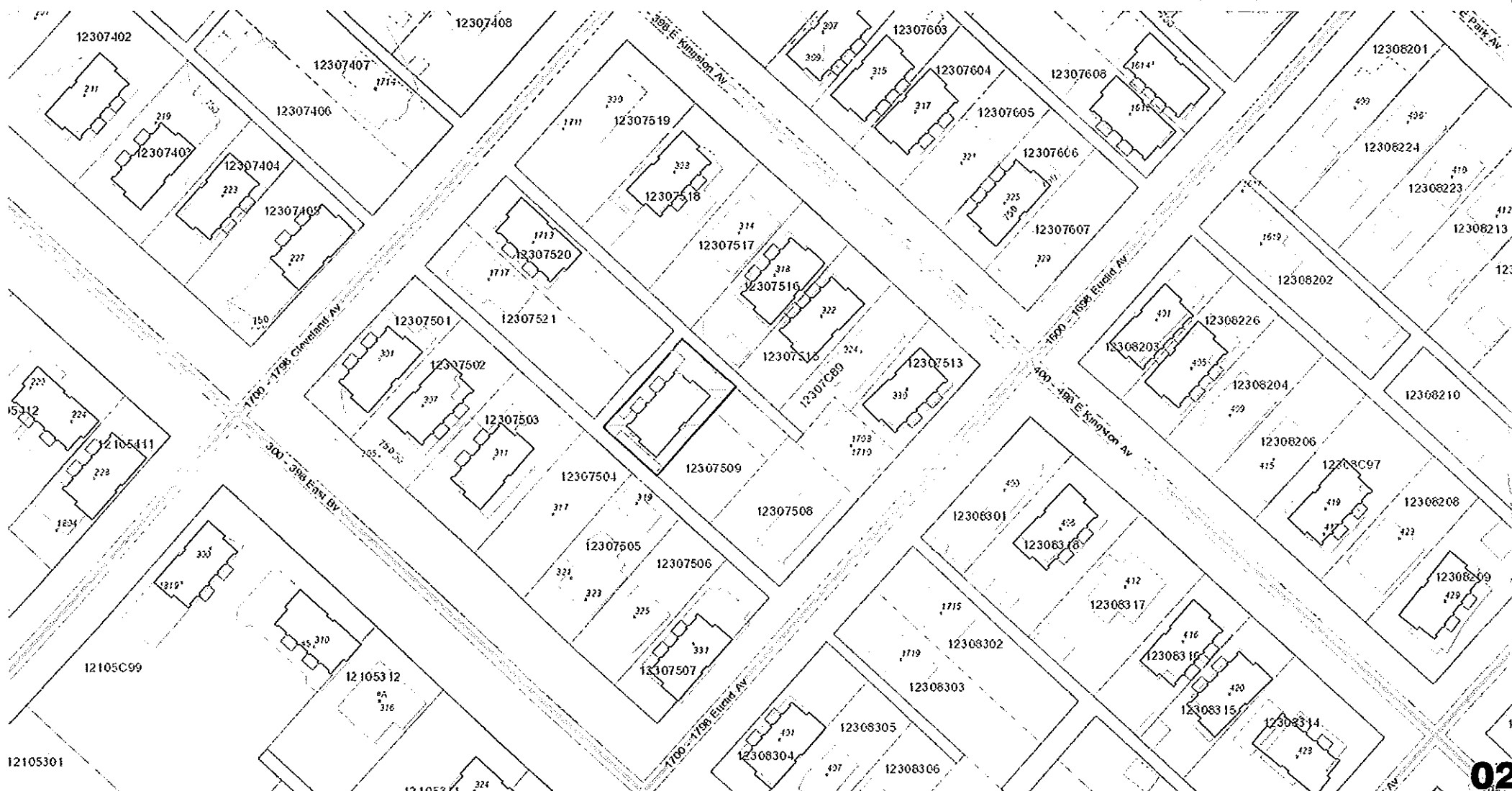
SUBJECT PROPERTY
 (1711 N. 301st St)
 12307517 (1711 N. 301st St)
 12307518 (1711 N. 301st St)
 12307519 (1711 N. 301st St)



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EAST BOULEVARD ELEVATION ELEVATION of CARRIAGE HOUSE overlaid on ZOUTEWELLE EAST BOULEVARD ELEVATION SURVEY Scale as Shown





APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2014-268

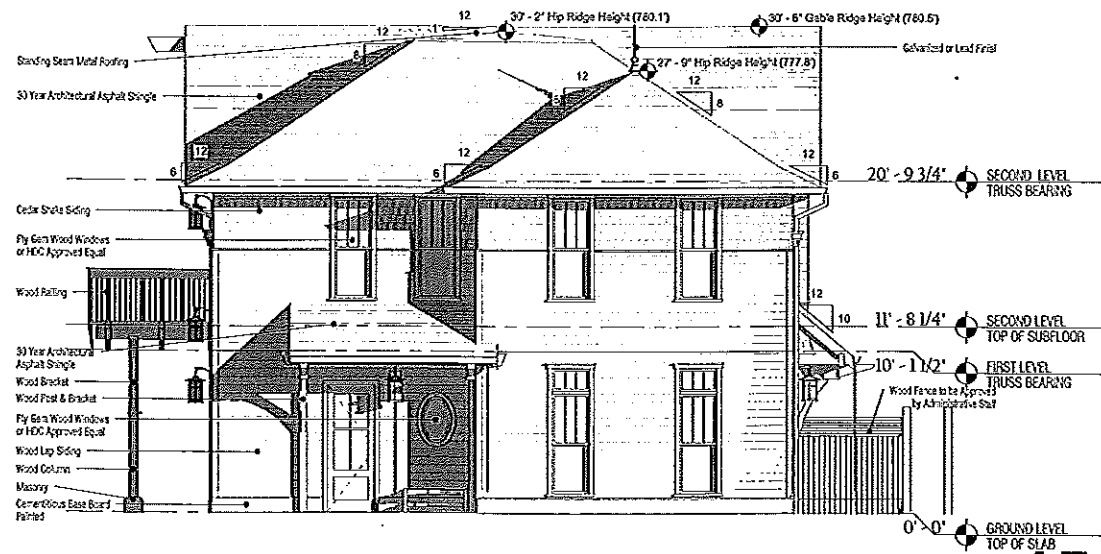


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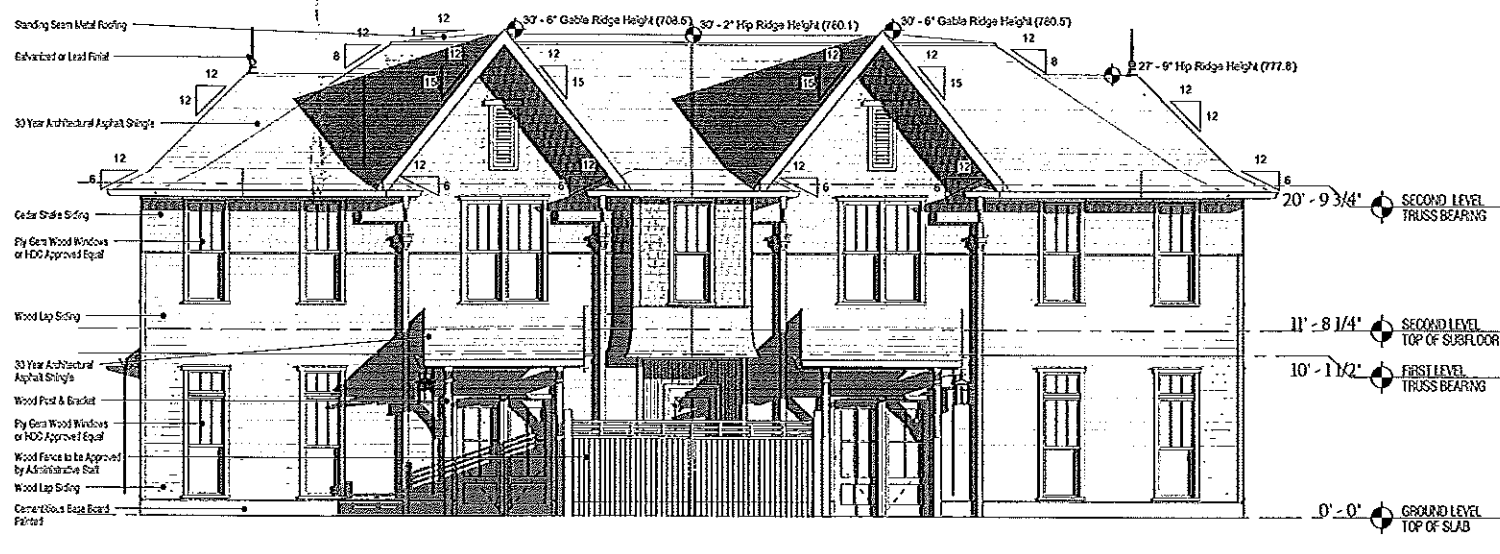
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APRIL 2015



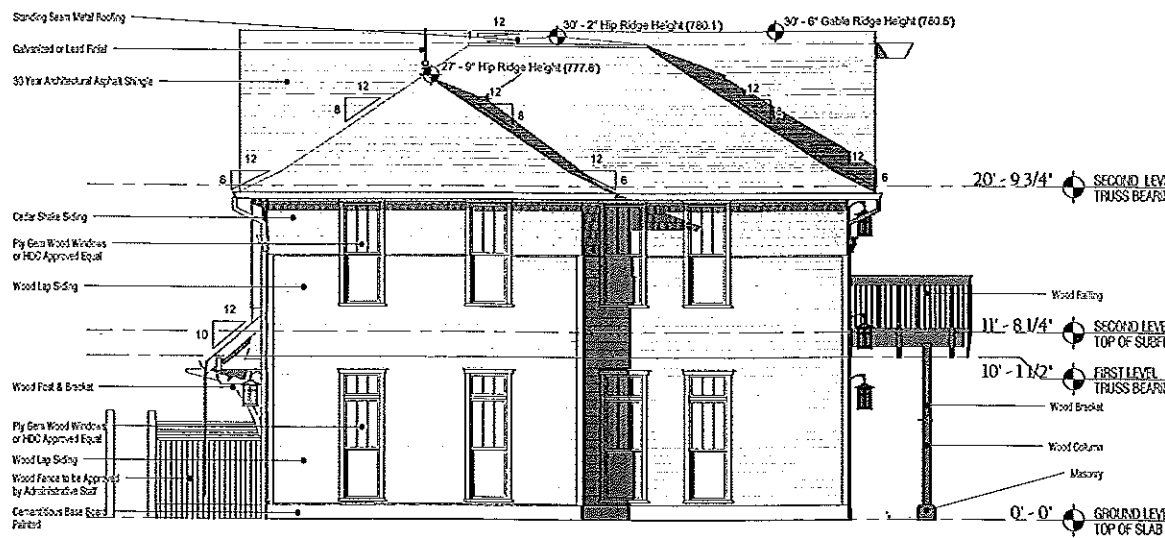
SOUTHWEST ELEVATION Toward EAST BOULEVARD & COPPER
PARKING

15
3/16" = 1'-0"



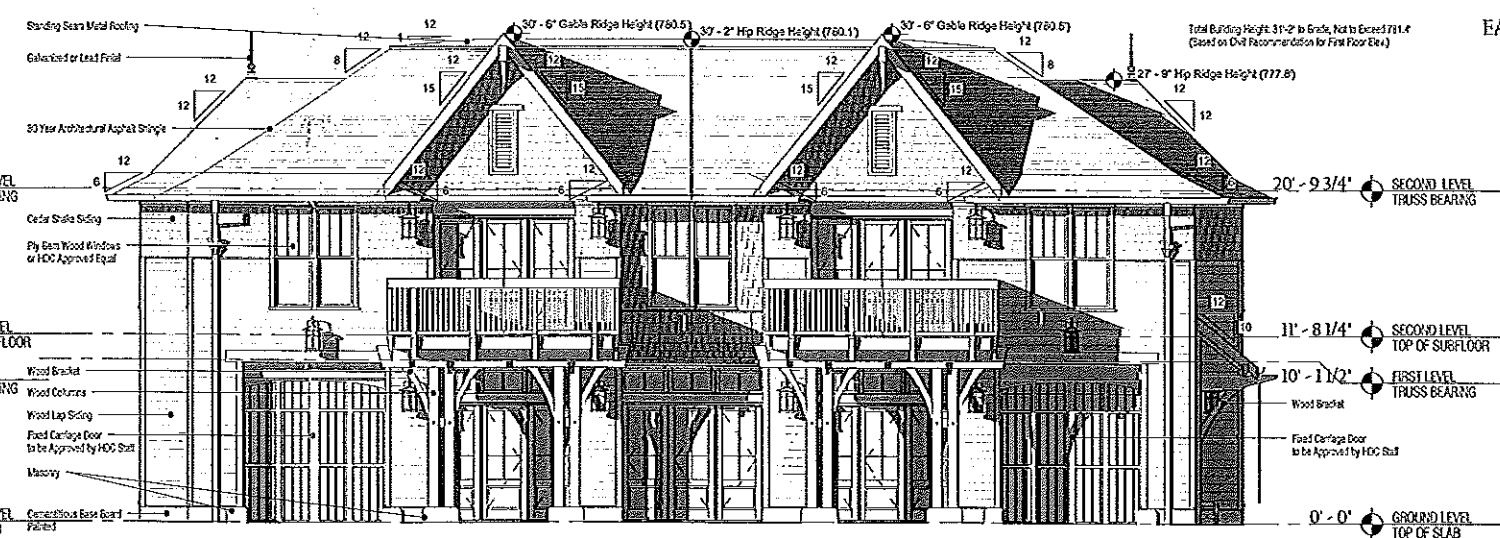
SOUTHEAST ELEVATION Toward EUCLID AVENUE

03
3/16" = 1'-0"



NORTHWEST ELEVATION Toward EAST KINGSTON AVENUE

13
3/16" = 1'-0"



NORTHWEST ELEVATION Toward CLEVELAND AVENUE

01
3/16" = 1'-0"

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ELEVATIONS

FILE NAME: TEM
DRAWN BY: KBJ
CHECKED BY: TEM

H201

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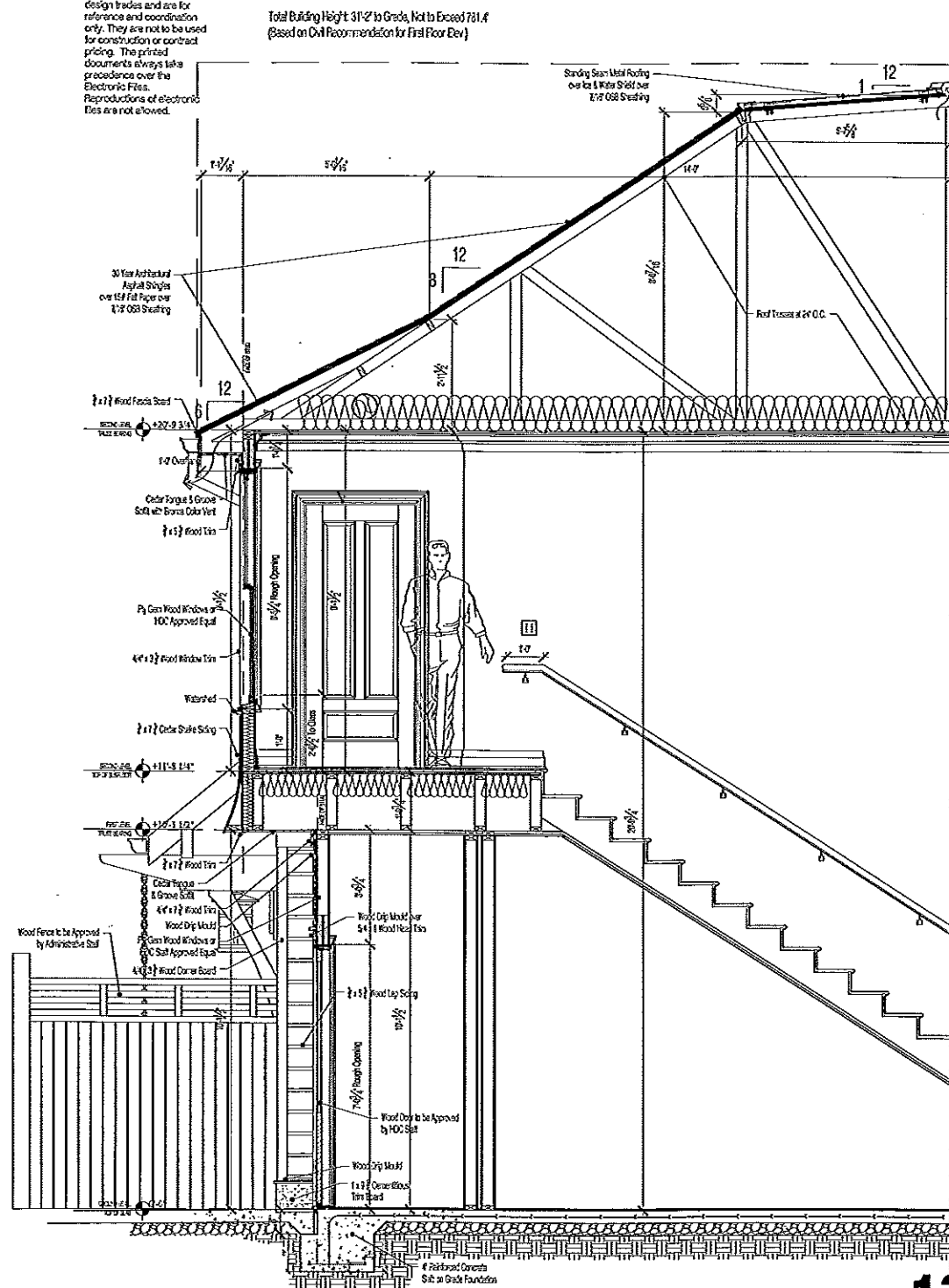
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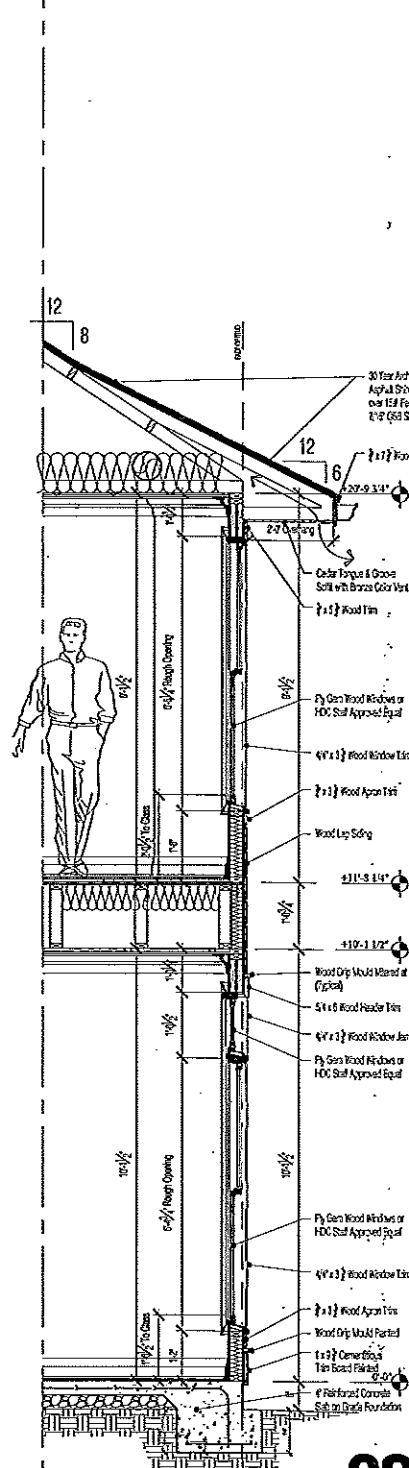
WALL SECTIONS

FILE NAME: 00-EB-H401-WallSections.dwg
 DRAWN BY: EBJ
 CHECKED BY: TEM

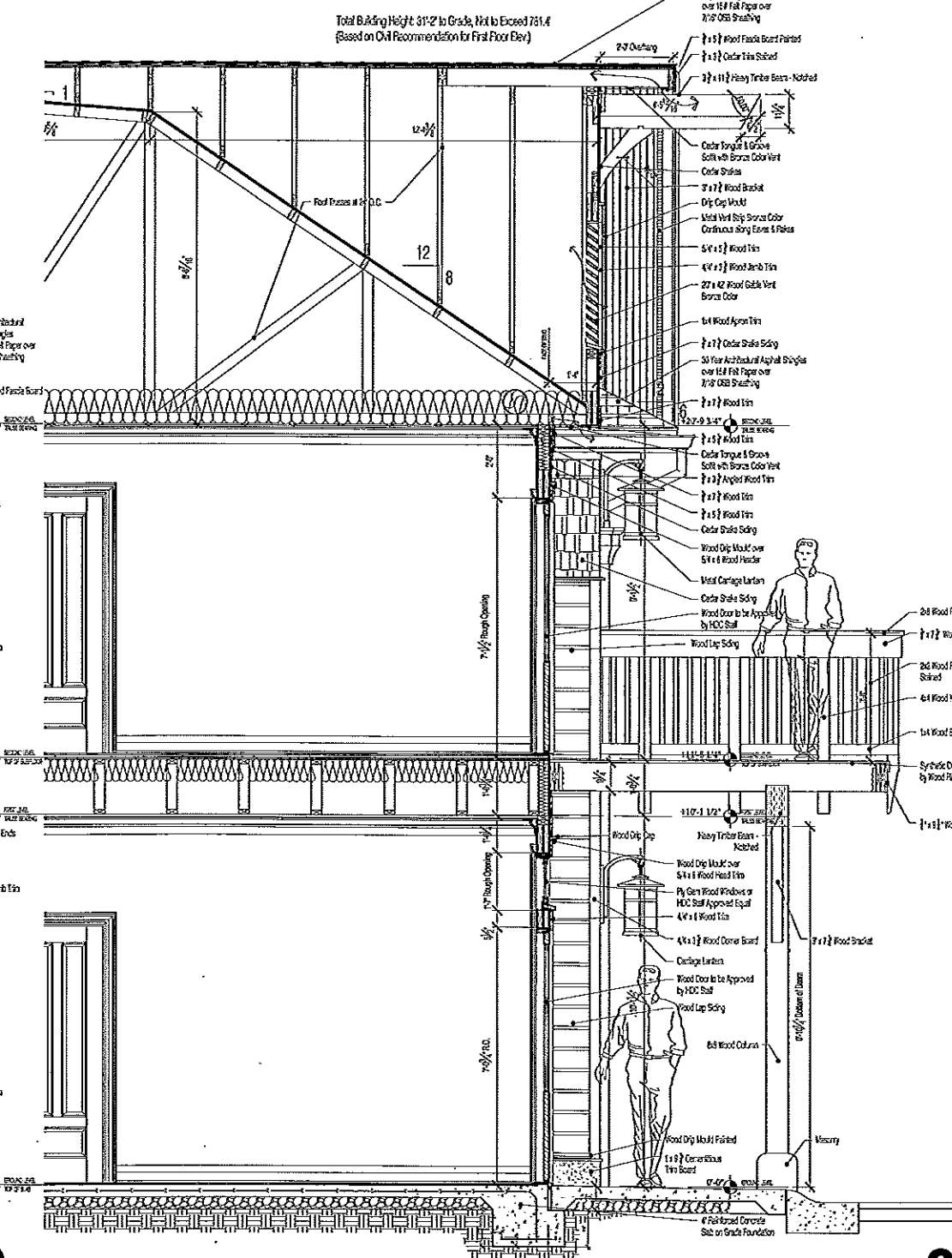
H401



WALL SECTION THROUGH REAR STAIR LANDING Scale: 1/2"=1'-0"



TYPICAL WINDOWS Scale: 1/2"=1'-0"



WALL SECTION THROUGH FRONT GABLE Scale: 1/2"=1'-0"