LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1330 Pecan Avenue

SUMMARY OF REQUEST: Driveway

APPLICANT: Rob Kendrick

Details of Proposed Request

Existing Context
The existing structure is a single family house on a corner lot with a detached garage and existing carriage track driveway.

Proposal
The proposal is the addition of a second driveway along Hamorton Place in the same design as the existing driveway. The fence would be relocated to accommodate the driveway.

Policy & Design Guidelines – Sidewalks and Parking, page 8.2
A driveway frequently leads to the rear of a lot where it may terminate at a parking area, a garage or a shed.

1. Retain existing historic driveways.
2. Driveways made of twin parallel paved strips are considered important historic features and should be maintained where possible. This type of driveway design can be used in new construction where appropriate.
3. For new construction, provide driveways to the side of the new building. New driveways should be as narrow as possible.
4. Do not place paved areas for parking in the front yard. In smaller-scale residential parcels, driveways that stop at the original building façade are viewed as front yard parking pads, and thus are prohibited. All driveways for residential uses should extend to at least the rear building line.
5. Repair damaged areas with materials that match the original paving in color, size, texture, and finish. Ensure any new paving material is compatible with the character of the context of the project. Asphalt paving is not allowed for sidewalks, curb cuts, and aprons.

Staff Analysis
The Commission will determine if the proposal meets the applicable guidelines for parking areas.
Charlotte Historic District Commission Case 2017-284
HISTORIC DISTRICT: Plaza Midwood
DRIVEWAY
PROPOSED

EXISTING

NEW CARRIAGE PATH DRIVEWAY
OFF STREET PARKING
Poured Concrete (see picture)
W/Black Pavers Between
The 2 Sets of Patios

50' Public ROW

50' Public ROW

30' 0" W 132.60' L

23' 0" W 132.79'

30' 0" E 132.60'

E 10' 44' 53" W

49.98' (Existing Fence)

Community Fence

GARAGE

Pavers (not to scale)

NEW 6' FENCE LINE TO
ACCOMMODATE NEW OFF-STREET PARKING
SAME DESIGN
SAME MATERIAL
SAME STAIN

REPLACE BROKEN CONCRETE W/Pavers - SEE PICTURES

Tax Parcel: 08-117403
Legal: P11 E24 M195-20
Deed: 22018-203
Owner: JOSHUA GUTHMANN

Tax Parcel: 08-117401
Legal: P11 E24 M195-20
Deed: 03-795-369
Owner: LUCILLE G TARKTON

Pecan Avenue
BROKEN SIDEWALK
DRIVEWAY SAMPLE
PAVER SAMPLE
TYPICAL WEEKEND