



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2017-00090

DATE: May 18, 2017

ADDRESS OF PROPERTY: 617 West Park Avenue

TAX PARCEL NUMBER: 11909610

HISTORIC DISTRICT: Wilmore

OWNER(S): Juan Herrera

DETAILS OF APPROVED PROJECT: The existing site is a vacant lot with parcel dimensions of approximately 74' x 55'. The applicant has received a variance for the front setback and rear yard because of the parcel size and configuration.

The project is the construction of a single family house. Design features include brick and shake siding, 6/6 pattern windows and wood trim. The front and rear yard setbacks will be approximately 12' from ROW. House height is approximately 22'-8". The HVAC unit is located in the rear yard. The driveway on the left side will continue as far as possible to the rear. Trim details are noted on the plans.

The project was approved by the Historic District Commission May 10, 2017.

- 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 twelve (12) 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 twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

Chairman

Staff

JBA
JENNIFER BENSON
ARCHITECTURE, PLLC
735 MATTHEWS TOWNSHIP PKWY
MATTHEWS, NC 28105
980-245-8447
980-225-0449 FAX
www.jbsonarch.com



PARK AVE RESIDENCE
617 W. PARK AVE
CHARLOTTE, NC 28203

0	Date:	Revision:

THE DRAWINGS AND PLANS SET FORTH ON THIS SHEET AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF JENNIFER BENSON ARCHITECTURE. USE OF THIS DRAWING IS LIMITED TO A SPECIFIED PROJECT FOR THE PERSONS NAMED HEREON AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REUSE OF SAID DRAWING IS STRICTLY PROHIBITED WITHOUT PERMISSION FROM JENNIFER BENSON ARCHITECTURE.

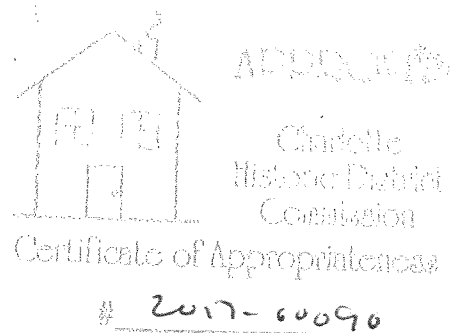
DATE: 5/17/2017	DRAWN BY: JAB
SCALE:	PROJECT NO. 16,980

CHECKED BY:
JENNIFER BENSON

SHEET TITLE:
RENDERING


SHEET NUMBER:

A-101



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DATE: 5/17/2017	DRAWN BY: JAB
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SCALE:	PROJECT NO: 16.980
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JENNIFER BENSON

SHEET TITLE:
POLARIS MAP

SHEET NUMBER:

A-103



APPROVED

Charlotte
Helen & Charles
Foundation

Certificate of Appreciation

2017-00090

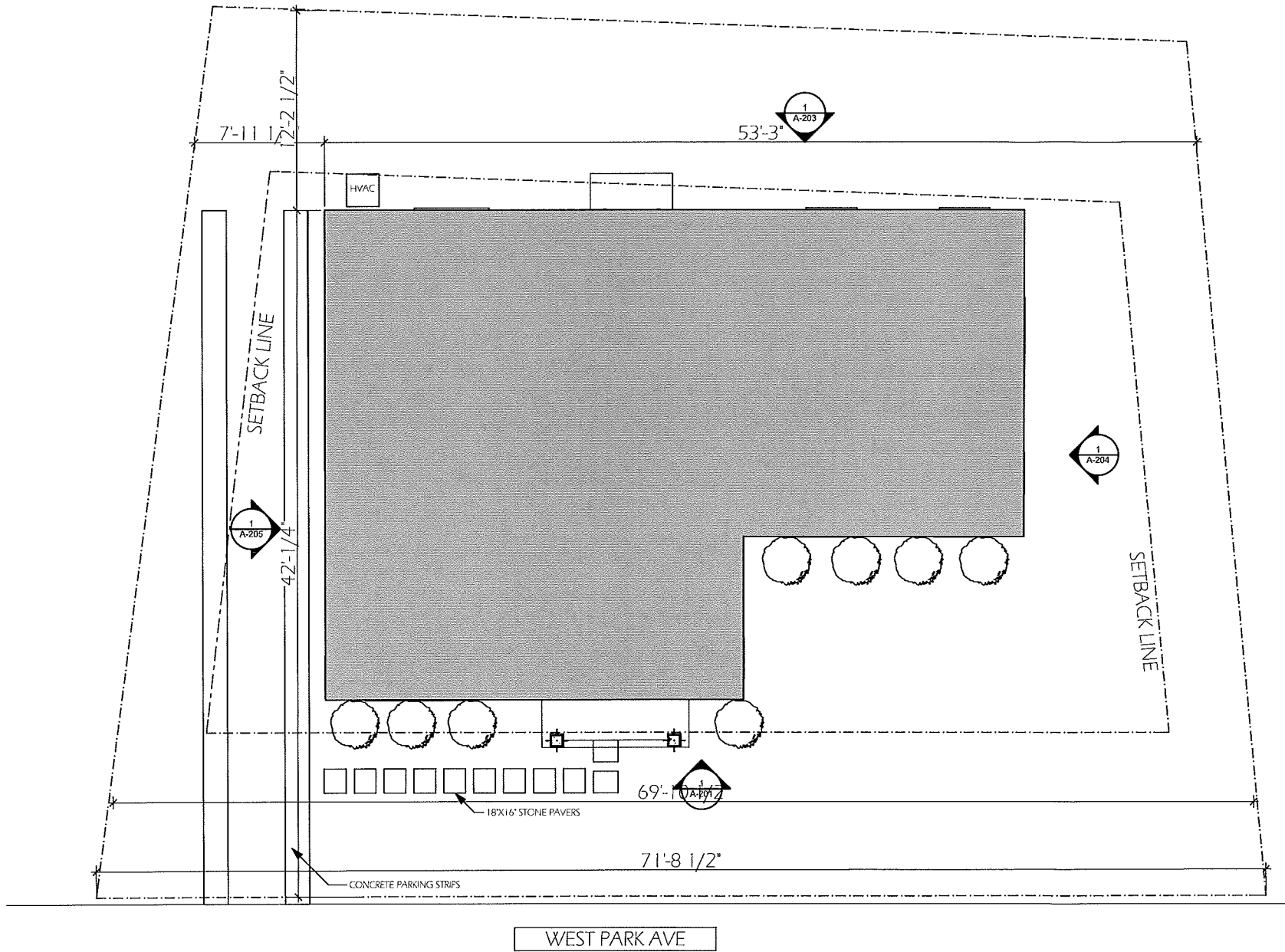
PARK AVE RESIDENCE
617 W. PARK AVE
CHARLOTTE, NC 28203

DATE	DATE	REVISION

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DATE:	DRAWN BY:
5/17/2017	JAB
SCALE:	PROJECT NO:
	16,980
CHECKED BY:	JENNIFER BENSON
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	

A-104

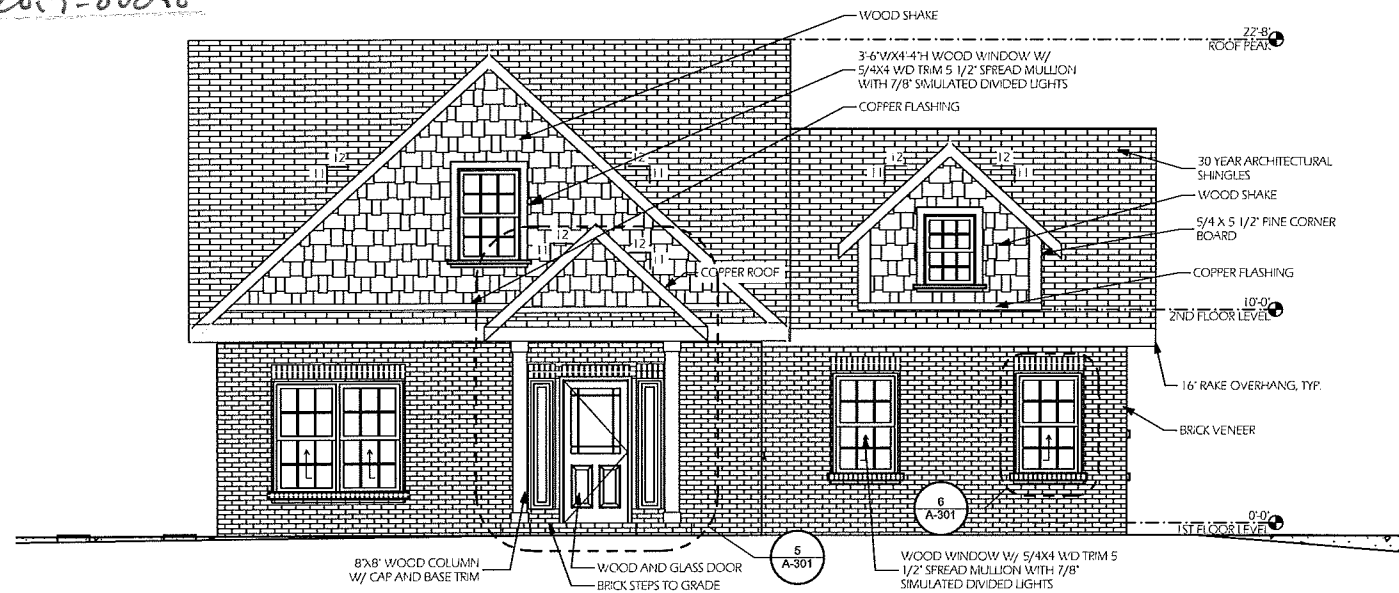


TOTAL LOT SQUARE FOOTAGE: 3221 SF
TOTAL HOUSE FOOTPRINT: 1110 SF
HOUSE IS 34% OF LOT

1 SITE PLAN
SCALE: 1/4" = 1'-0"

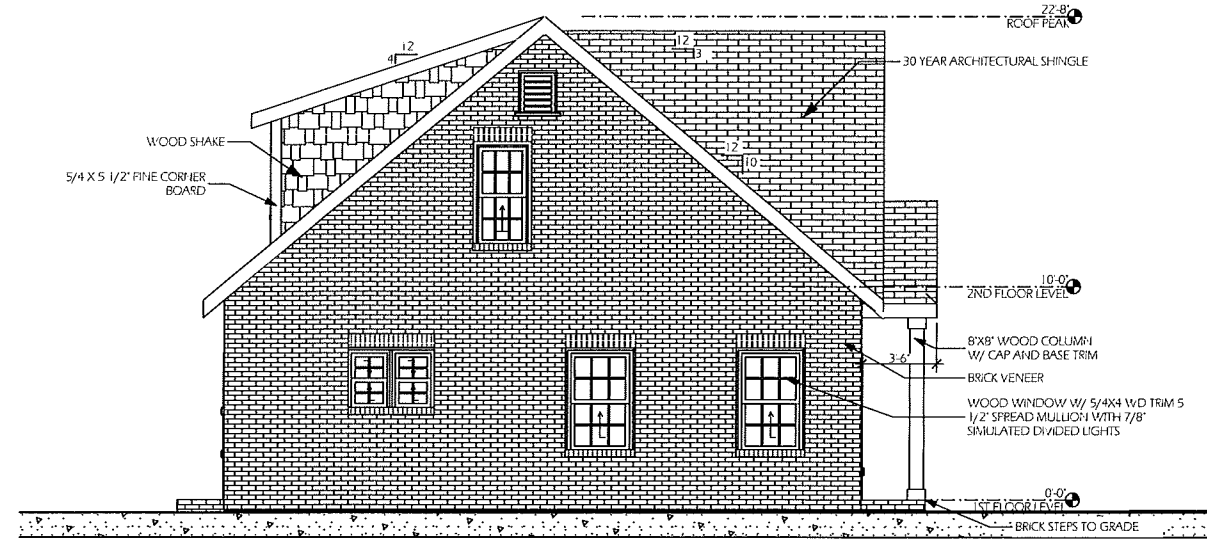
APPROVED:
Charlotte
Historic District
Commission
Certificate of Appropriateness
2017-00090

2017-00090



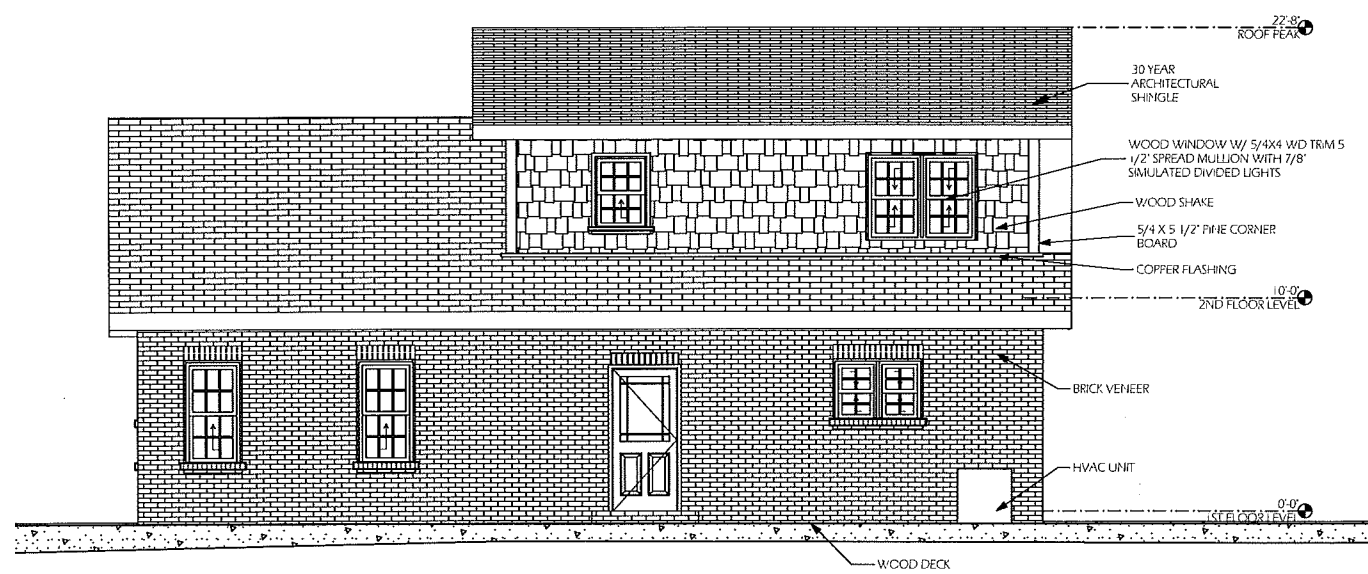
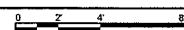
1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



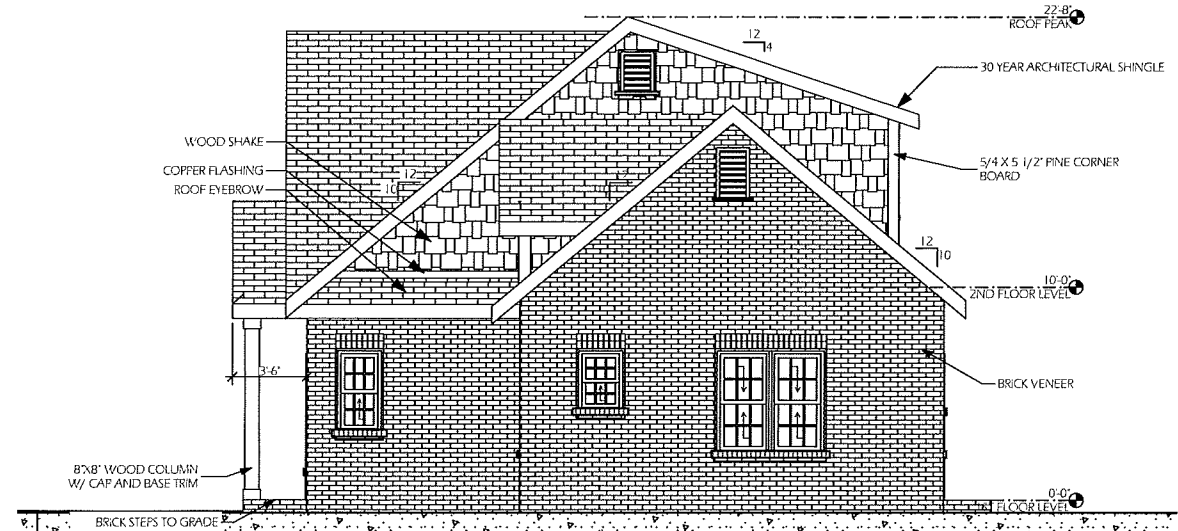
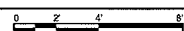
2 LEFT ELEVATION

SCALE: 1/4" = 1'-0"



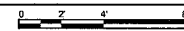
3 REAR ELEVATION

SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



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CHARLOTTE, NC 28203

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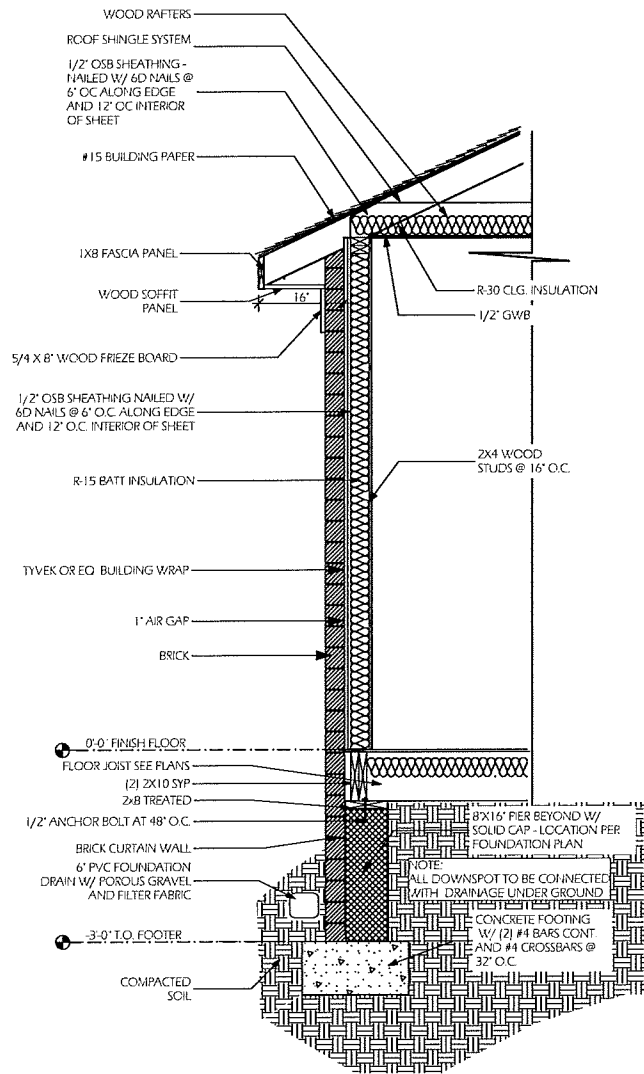
DATE: 5/17/2017	DRAWN BY: JAB
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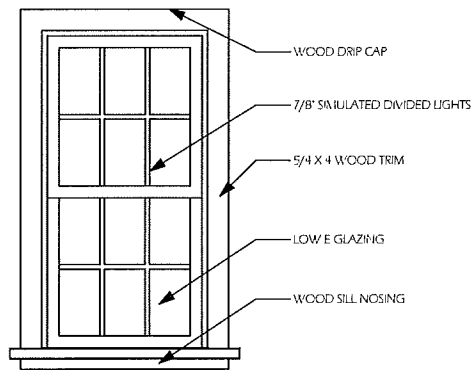
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:

A-201

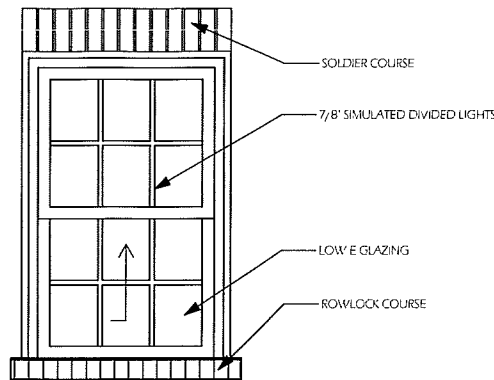


1 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

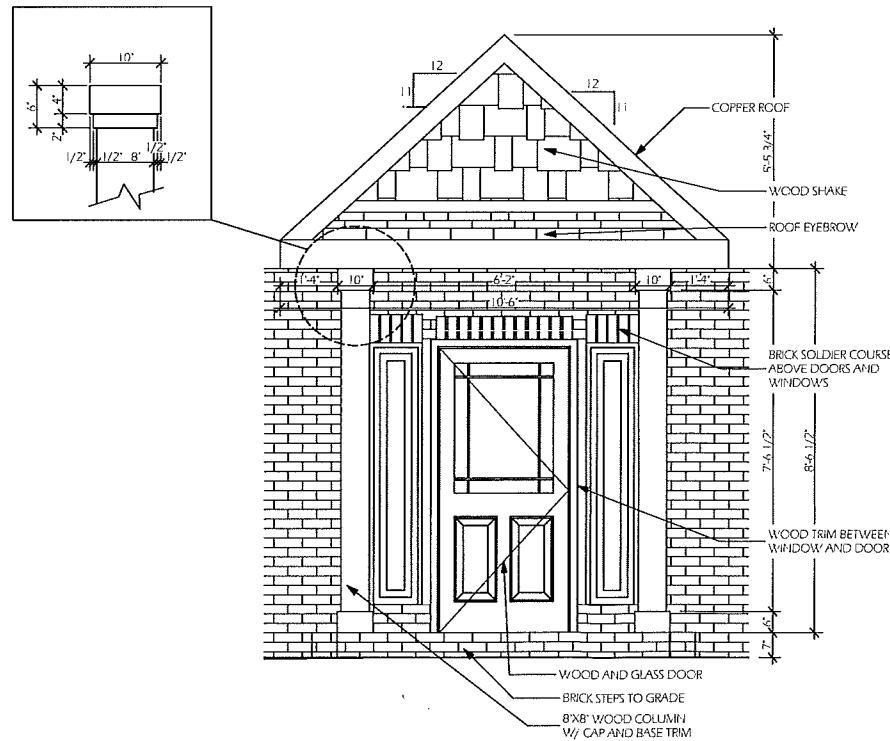


NOTE: TWIN UNITS HAVE 5 1/2" MULLION

2 WINDOW DETAIL
SCALE: 3/4" = 1'-0"



6 BRICK WINDOW DETAIL
SCALE: 3/4" = 1'-0"



5 ENTRY DETAIL
SCALE: 1/2" = 1'-0"



Lunn Enterprises, Inc
1601 Remount Road
Charlotte, NC 28208-6238

RE: VARIANCE
617 W. Park Avenue
CASE NUMBER 2016-045

Dear Mr. Robert Lunn:

At its meeting on September 27, 2016, the City of Charlotte Zoning Board of Adjustment ("Board") granted a 10 foot variance from the required 20 foot setback along West Park Avenue and a 25 foot variance from the required 35 foot rear yard to allow for the construction of a single family home.

The Board based its decision on the following findings of fact:

1. The applicant is Lunn Enterprises, Inc. (Represented by President Robert Lunn).
2. The proposed site is located at 617 West Park Avenue, further identified as tax parcel 119-096-10.
3. The property is zoned R-5 (single family residential) and is also located within the historic district overlay for Wilmore.
4. The applicant is seeking a 10 foot variance from the required 20 foot setback along West Park Avenue and a 25 foot variance from the required 35 foot rear yard to allow for the construction of a single family home.
5. Per Code Section 9.205(1) (e2), a minimum setback of 20 feet is required for lots along a right-of-way approved prior to 12-20-2010.
6. Per Code Section 9.205(1) (g), a minimum rear yard of 35 feet is required.
7. The property size prohibits any structure to be located on the lot without a variance.
8. The minimum lot area for a detached dwelling in the R-5 district is 6,000 square feet.
9. The applicant's lot area is approximately 3,768 square feet.
10. Per Virtual Charlotte the lot depth is 52.46 feet along the right side property line and 55 feet along the left side property line which is not sufficient to develop using current development standards.
11. The hardship is unique to the applicant's property and is not neighborhood-wide or community-wide.
12. Granting the variance will not alter the essential character of the area.
13. Granting the variance will not adversely affect adjacent or contiguous properties.
14. The hardship is unique to the property because of the depth and size of the existing lot.
15. The applicant's act of purchasing the property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

Based upon the above findings of fact, the Board concludes that the applicant has met

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

Decision Letter
Case # 2016-045
Page 2 of 2

600 East Fourth Street
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Ph: (704) 336-2205
Fax: (704) 336-5123

- the standards set forth in North Carolina General Statutes § 160A-388, and more specifically:
1. Unnecessary hardships would result from the strict application of the Ordinance.
 2. The hardship results from conditions that are peculiar to the property (location, size or topography).
 3. The hardship does not result from actions taken by the applicant or the property owner.
 4. The requested variance is consistent with the spirit, purpose, and intent of the Zoning Ordinance, in that the public safety is secured and substantial justice is achieved.

If any permits are required, please make sure the variance case number is referenced on the permit application and/or site plan. Section 5.111 of the Zoning Ordinance provides that unless otherwise specified by the Board, any decision of the Board granting a variance shall automatically expire if a permit or a certificate of occupancy pertaining to the need for the variance is not obtained within two (2) years from the date of the meeting of the Board at which the Board rendered its decision.

Sincerely,

Paul Arena, Chairperson

Date

DECISION FILED IN THE
PLANNING DEPARTMENT:

Shad Spencer, Zoning Administrator

Date



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DATE: 5/17/2017	DRAWN BY: JAB
SCALE: -	PROJECT NO.: 16,980
CHECKED BY: JENNIFER BENSON	
SHEET TITLE: DETAILS	
SHEET NUMBER:	

A-301