



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2018-0545

DATE: 16 November 2018

ADDRESS OF PROPERTY: 214 Grandin Road

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07101203

OWNER/APPLICANT: William Panzarella

DETAILS OF APPROVED PROJECT: Accessory building, fence, and swimming pool. A new accessory building will be located in the rear yard. The new building will meet all required setbacks. The building footprint is 24' x 28' and the height, as measured from grade to ridge, is 22'-2". The new garage will have a brick foundation with wood lap siding or Hardie Artisan lap siding in dimensions to match the house. All trim details, including corner boards, will be wood to match the primary structure. All windows will be double-hung wood with Simulated True Divided Lights (STD L) molded muntins in a 6/1 pattern to match the primary structure. The garage doors will be wood with STD L windows in a pattern that coordinates with the house. The design and details of the garage doors will give the appearance of two separate doors. A small apron concrete driveway will connect the garage to the alley. See attached plans.

A new swimming pool measuring approximately 13' x 26' will be installed in the rear yard. The pool decking will be brick. A new brick walkway approximately 4'-5' wide will connect the pool to the new garage. See attached exhibit labeled, 'Pool Plan – November 2018.' Post construction of the garage, pool/decking, and walkway, the rear yard open space will be approximately 67%.


A new wood fence will also be installed around the rear yard. The fence will be panels of vertical pickets butt-joined to substantial uprights and framed off on the top and bottom. The fence will be six feet around the rear yard until the rear corners of the house. At the rear corner of the house the fence will step down to five feet in height along the left and right sides and then step down again to four feet in height and tie in at the front corners of the house, see attached exhibit labeled 'Site Plan – November 2018.' The uprights will not exceed the height of the fence with the exception of any decorative elements atop the uprights which may extend a reasonable proportional amount. See attached exhibit labeled 'Fence Design – November 2018.'

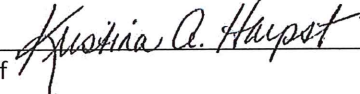
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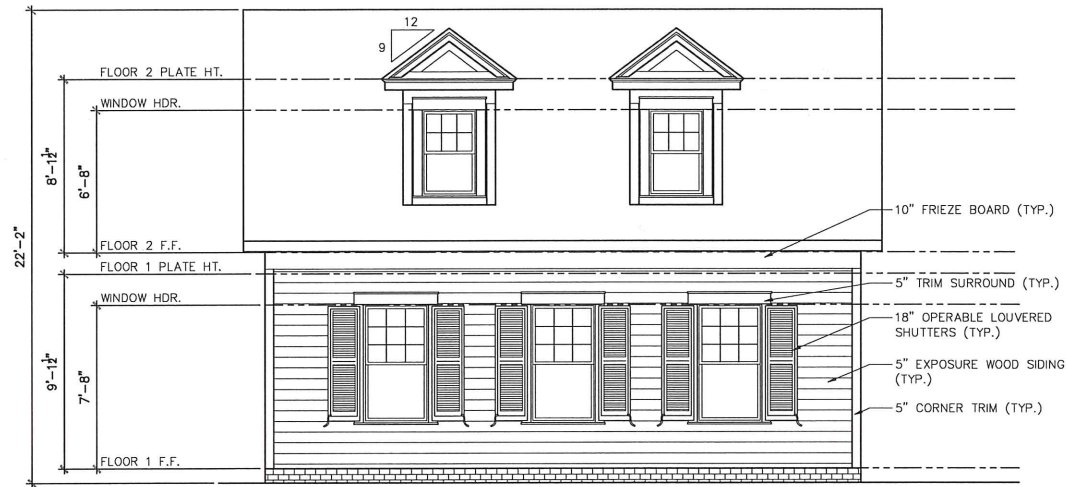
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Materials (page 6.15) and Accessory Buildings (page 8.9) have been met.

- 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.


James Haden, Chairman

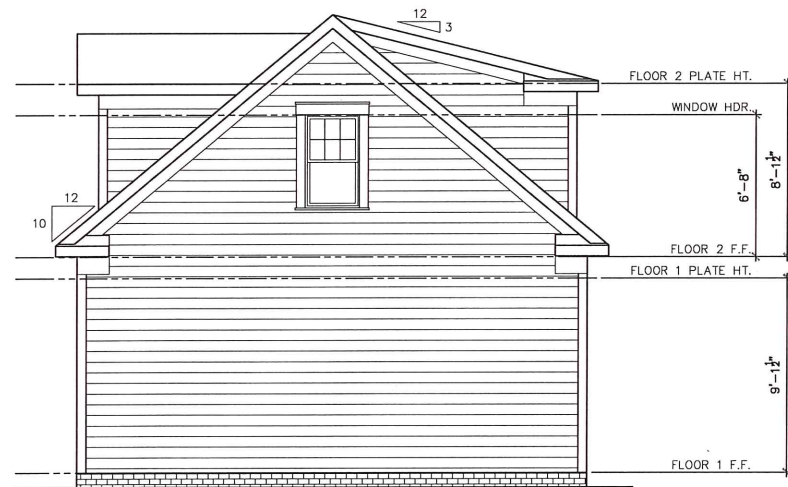

Staff



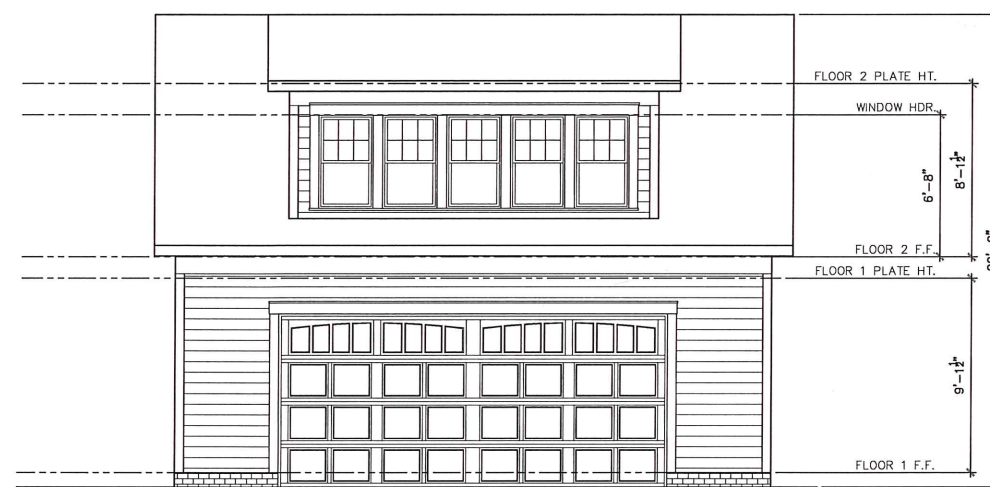
FRONT / HOUSE ELEVATION



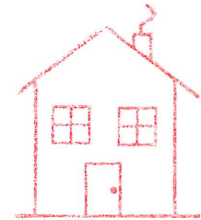
LEFT ELEVATION



RIGHT ELEVATION



REAR / ALLEY ELEVATION



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Commission

Certificate of Appropriateness

#HDCADM-2018-00545

Shea Chambers
2921 Idlewood Circle
Charlotte, NC 28209

Shea Chambers Design
Phone: 704.287.8020
Fax: 704.376.8848

Panzarella
214 Grandin Road
Charlotte, NC 28208
NEW CONSTRUCTION

GARAGE ELEVATIONS
FRONT, LEFT, RIGHT & REAR

elevation: drc #:
PAN1801

DO NOT SCALE DRAWINGS
For Dimensions and Notes contact
plan coordinator for clarification

revisions:
date: drawn by:
date: drawn by:
date: drawn by:
date: drawn by:
designed by: SC
drawn by: SC
checked by: SC
date: 9/18/18

sheet:

A3

11x17 SCALE: 1/8" = 1'-0", 22x34 SCALE: 1/4" = 1'-0"

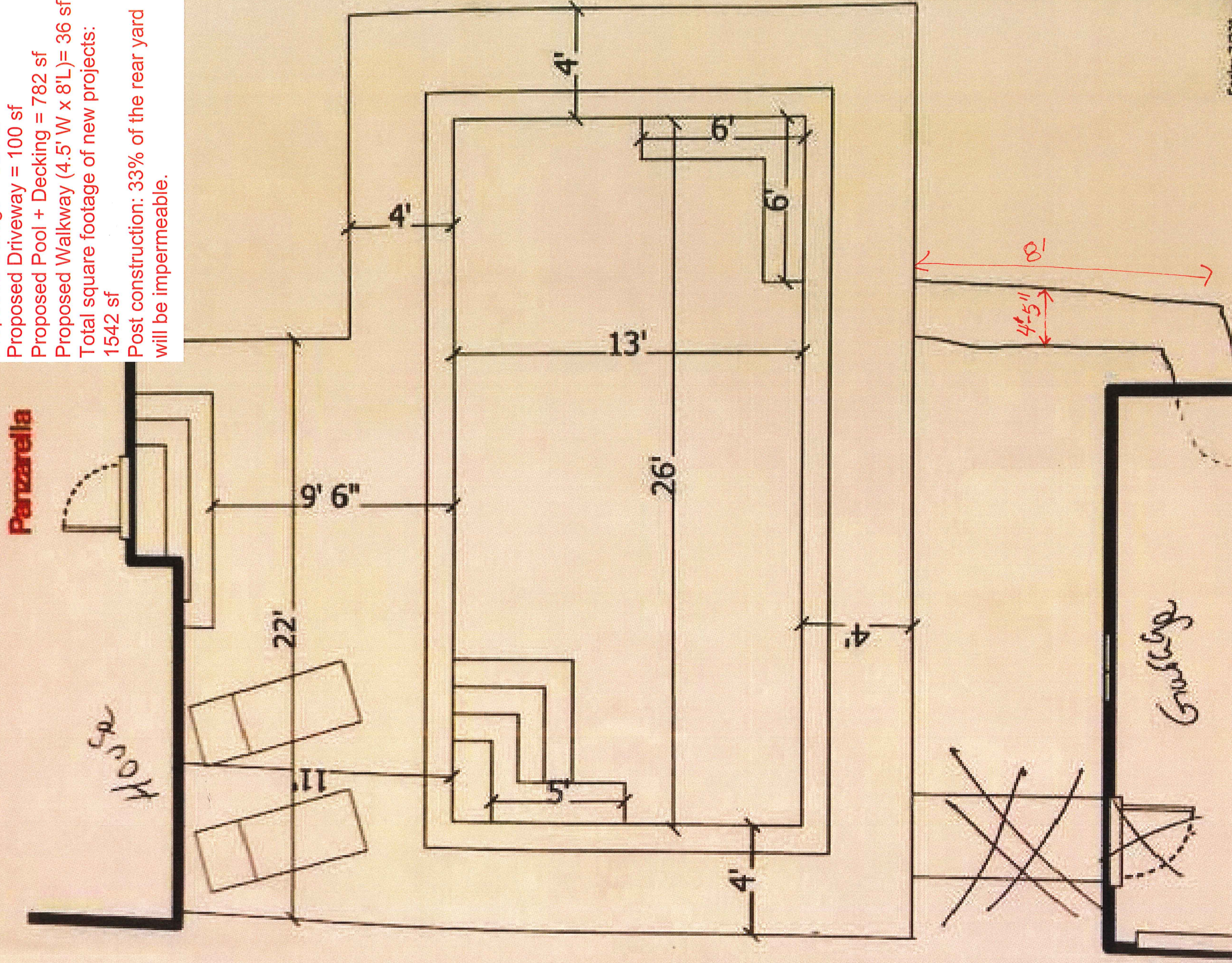


Certificate of Appropriateness

Pool Plan- November 2018

40 40
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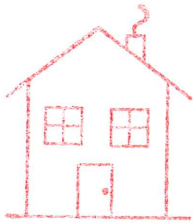
will be impermeable.



Site Plan- November 2018

Rear Yard Total Square footage as measured from the rear of the original house: 4614
Proposed Garage = 624 sf
Proposed Driveway = 100 sf
Proposed Pool + Decking = 782
Proposed Walkway (4.5' W x 8'L)= 36 sf

Total square footage of new projects: 1542 sf
Post construction: 33% of the rear yard will be impermeable.

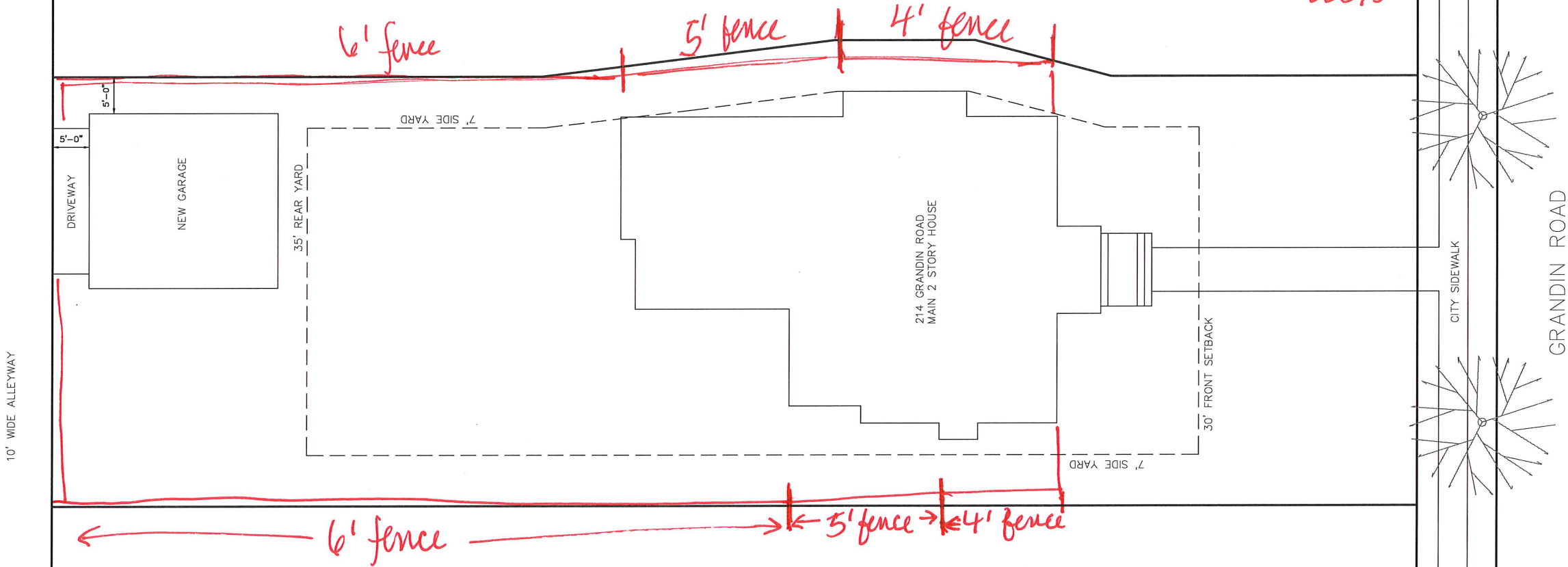


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Commission

Certificate of Appropriateness

HDCADMIN-2018-
00545



Panzarella
214 Grandin Road
Charlotte, NC 28208
NEW CONSTRUCTION

SITE PLAN
FOR REFERENCE ONLY

elevation: drc #:
PAN1801

DO NOT SCALE DIMENSIONS
For Dimensions and other details
plan coordinator for clarification

revisions:	
date:	drawn by:
designed by:	SC
drawn by:	SC
checked by:	SC
date:	9/18/18

sheet:
SITE

Shea Chambers Design
Phone: 704.287.8020
Fax: 704.376.8848

Shea Chambers
2921 Idlewood Circle
Charlotte, NC 28209

NOT TO SCALE



Fence Design - November 2018



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