

LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1545 Thomas Avenue

SUMMARY OF REQUEST: New Construction

APPLICANT/OWNER: Bryan Alenky/Angie Lauer

The application was continued from January for the following items:

1. A front elevation that accurately shows the slope of the land with the front steps.
2. Landscaping/tree re-planting plan shown on site plan
3. Site plan that includes the subject property and the setbacks of the three houses to the left.
4. Survey including at least five houses to the left of the subject property on Thomas Avenue.

Details of Proposed Request

Existing Conditions

The site is a vacant lot located at the edge of the Plaza Midwood local historic district. The lot is zoned for multi-family, R-22 MF.

Proposal

The proposal is the construction of a new duplex structure. Per covenants on the property the front setback is required to be a minimum of 20'. Height as measured from grade to ridge is +/- 32'-8". Materials include brick siding and columns, Hardie Artisan lap siding, Hardie boxing and soffit, and wood windows. Post construction the rear yard will have 51% permeable open space. The removal of a tree along the right property line is requested.

Revised Proposal – February 13

1. Front elevation with topography changes shown
2. Site plan that includes landscaping/tree re-planting plans and setback of the 3 houses to the left of the subject property.
3. Zoutewelle Survey of 1541-1529 Thomas Avenue

Policy & Design Guidelines for New Construction, page 6.1

Charlotte's historic districts' distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

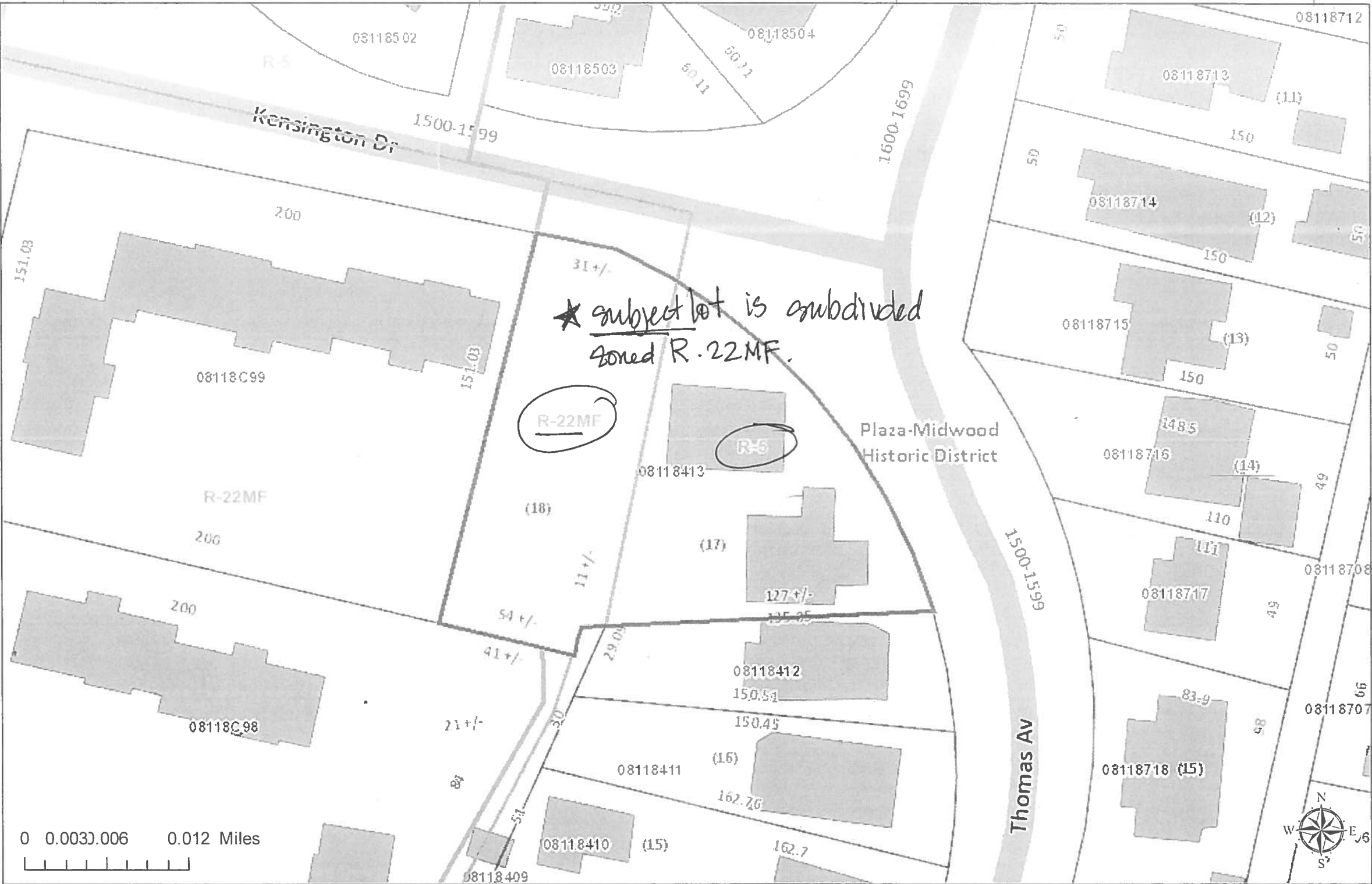
Staff Recommendation

1. The proposal for the new construction is not incongruous with the District and meets all guidelines for New Construction, Chapter 6.
2. Minor revisions may be reviewed by staff.



Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 12/18/2018 9:57:02 AM

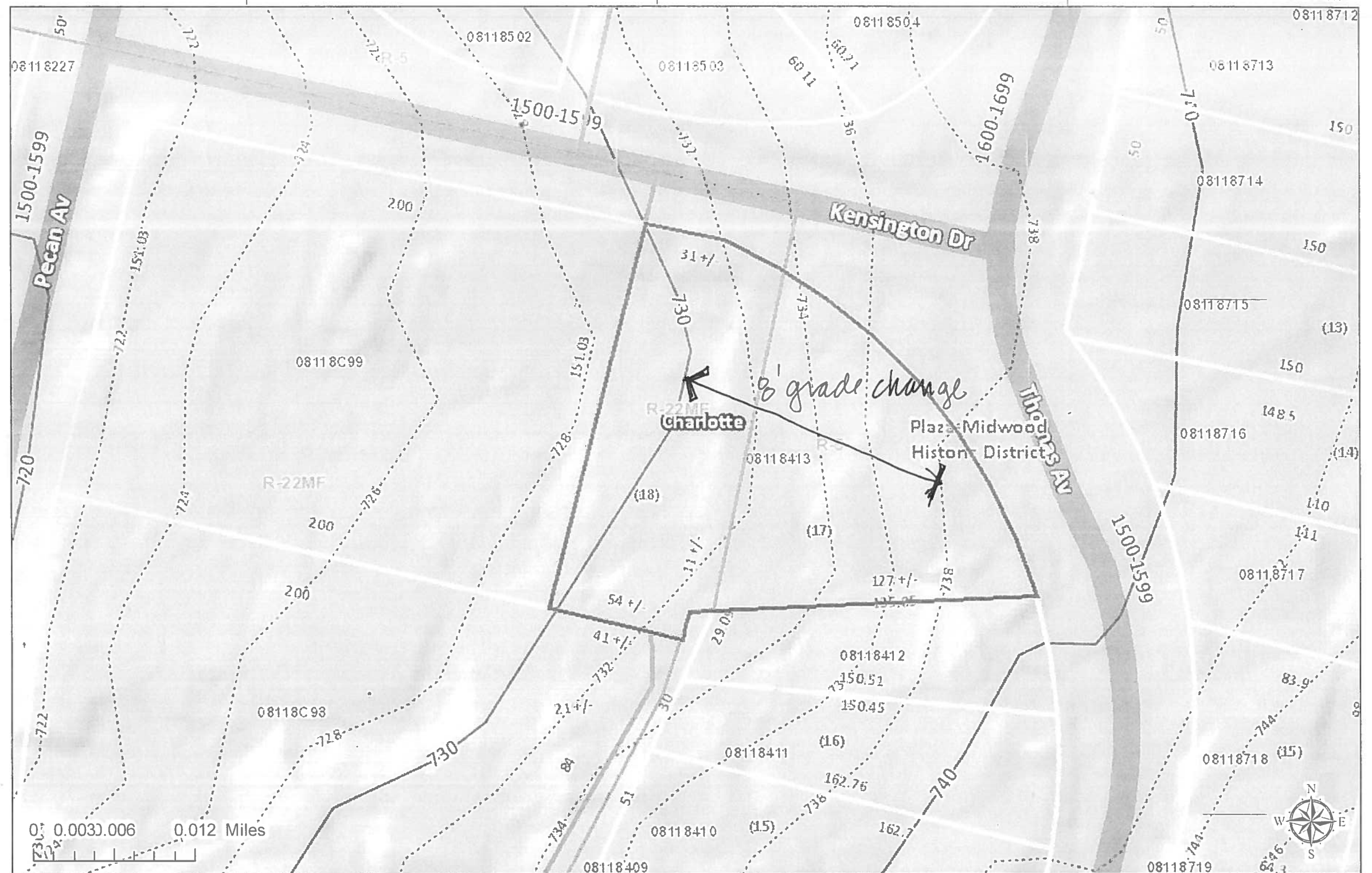


This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

GIS INFORMATION
NTS

Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 12/18/2018 9:58:46 AM



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GIS INFORMATION

HDC MEETING DATE:
FEB 13, 2019

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be returned upon request.

Designed Exclusively For the:
ALENKY RESIDENCE
1545 Thomas Avenue, Charlotte, NC 28205

PROJECT #: 18097
ISSUED: 04 February 2019
REVISIONS:

PROPOSED SITE PLAN

A-1.0
OF:

REAR YARD PERMEABILITY CALCULATIONS (MIN 50% PER HDC)

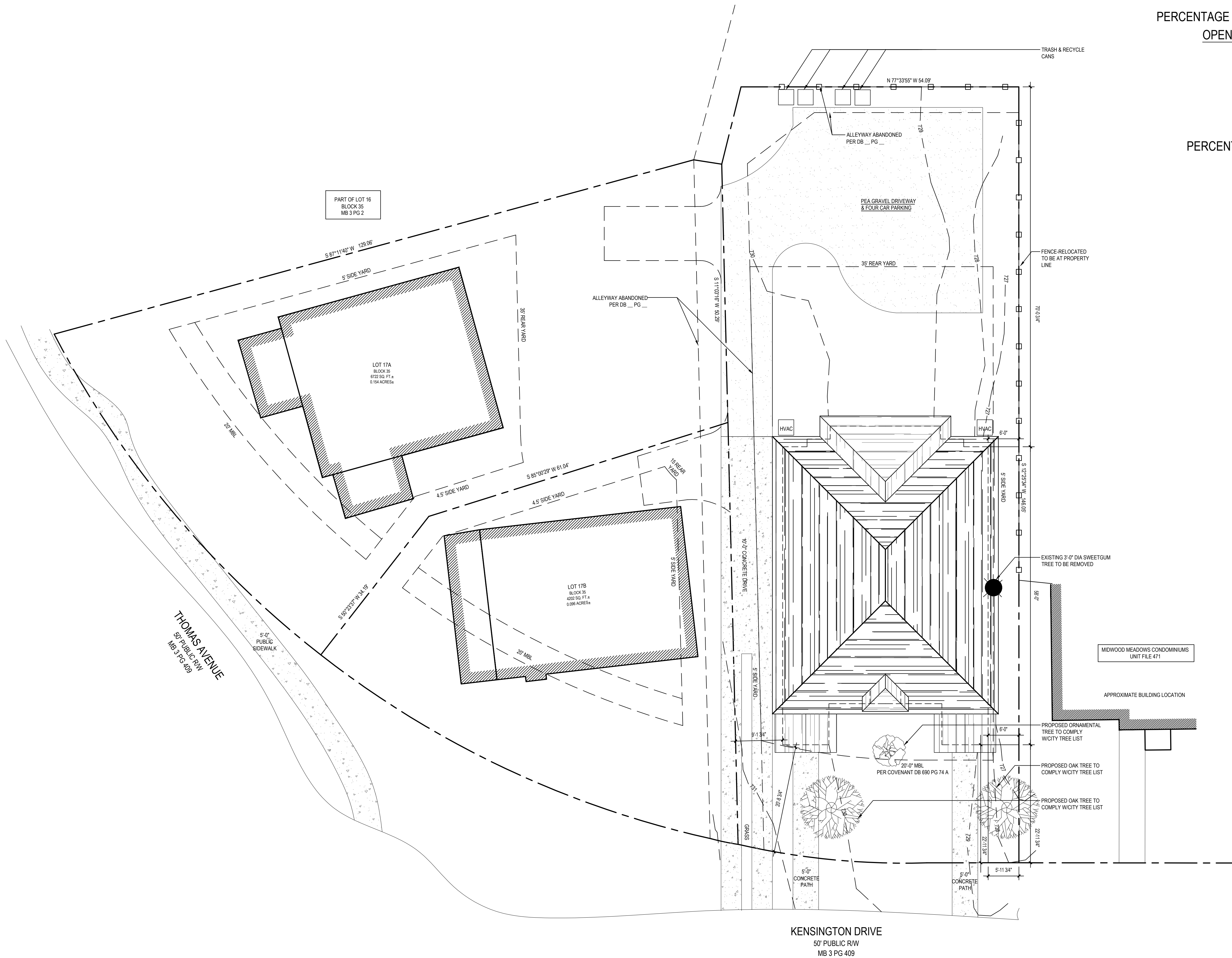
REAR YARD AREA 3763
GRAVEL DRIVE 1875
TOTAL 1875

PERCENTAGE OF PERMEABLE AREA (%) 50

OPEN SPACE CALCULATIONS (40% MIN. REQUIRED)

TOTAL AREA OF SITE 8434
FOOTPRINT OF HOUSE 2274

0
0
TOTAL AREA 2274
PERCENTAGE OF OPENSACE (%) 61

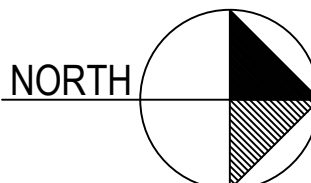


1 PROPOSED SITE PLAN
1" = 10'-0"

NOTE:
CONCRETE
GRAVEL
RETAINING WALL
PAVER SYSTEM

KEY:
WALL TO BE REMOVED
ITEM TO BE REMOVED

LEGEND:
BOUNDARY LINE:
OVERHEAD UTILITIES:
FENCE (TYPE NOTED):
UTILITY POLE:
R/W: RIGHT OF WAY
E/P: EDGE OF PAVEMENT
C/L: CENTERLINE



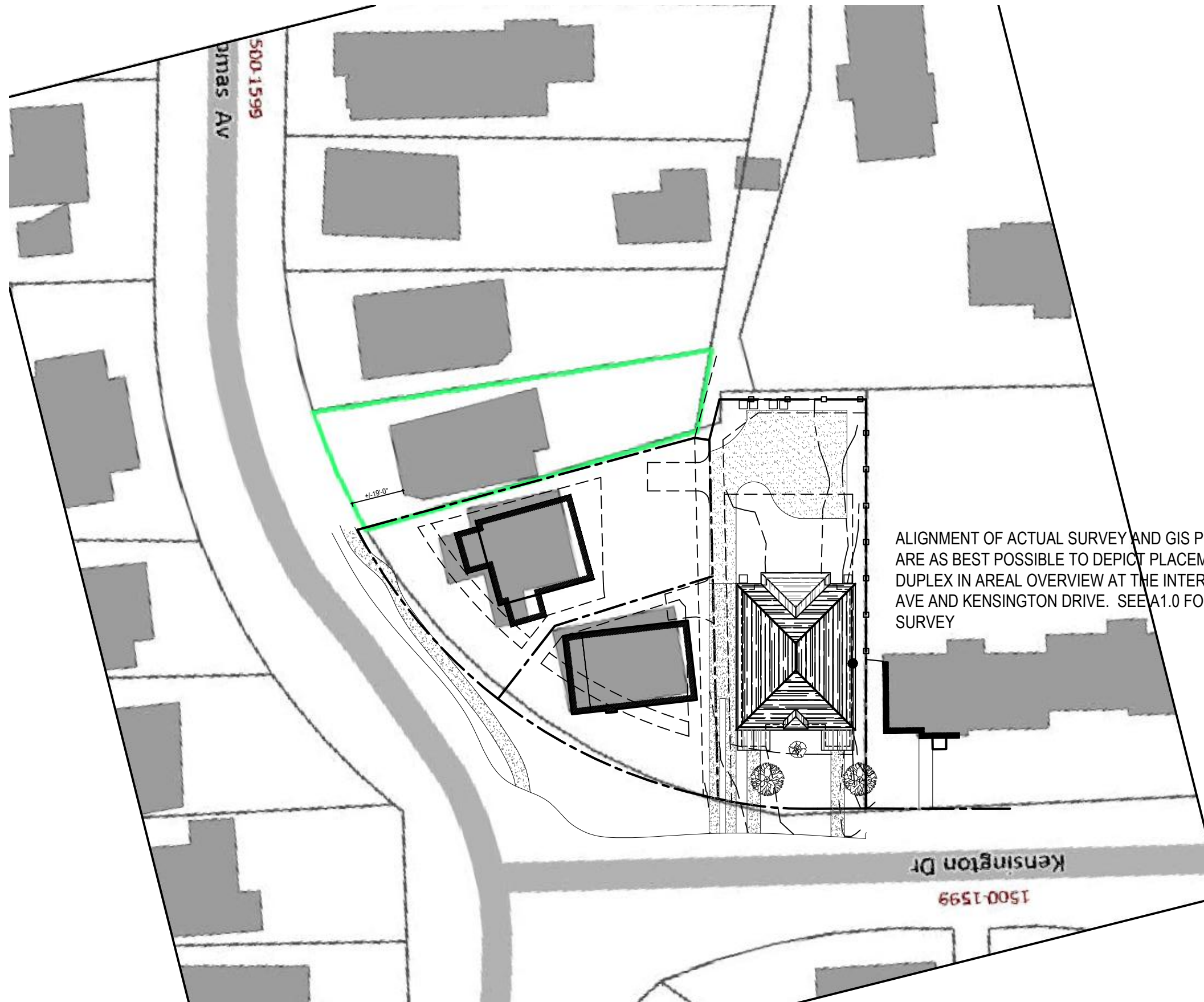
HDC MEETING DATE:
FEB 13, 2019

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Designed Exclusively For the:
ALENKY RESIDENCE
1545 Thomas Avenue, Charlotte, NC 28205

PROJECT #: 18097
ISSUED: 04 February 2019
REVISIONS:

PROPOSED SITE PLAN
W/ADJACENT PLOTS
A-1.1
OF:



1 PROPOSED SITE PLAN
N.T.S.

NOTE:

CONCRETE	
GRAVEL	
RETAINING WALL	
PAVER SYSTEM	

KEY:

WALL TO BE REMOVED	
ITEM TO BE REMOVED	

LEGEND:

BOUNDARY LINE	
OVERHEAD UTILITIES	
FENCE (TYPE NOTED)	
UTILITY POLE	
R/W: RIGHT OF WAY	
E/P: EDGE OF PAVEMENT	
CL: CENTERLINE	

NORTH

Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 12/18/2018 9:57:44 AM



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GIS INFORMATION

NTS

PHYSICAL SURVEY

LOT 18, BLOCK 35, REVISION OF LOTS 17 & 18, BLOCK 35 "OAKHURST"
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
MAP BOOK 3, PAGE 409

PREPARED FOR

BRYAN ALENKY

THIS PROPERTY IS NOT GRAPHICALLY LOCATED WITHIN ANY FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON COMMUNITY PANEL #370159-3710455400K, DATED 2-19-14.

ALL EIRS & SIRS ARE FLUSH WITH EXISTING GROUND LEVEL UNLESS OTHERWISE NOTED.

AREA DETERMINED BY COORDINATE COMPUTATION

PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 660 PG 419 AND DEED BOOK 690 PG 94

THIS SURVEY NOT INTENDED TO MEET GS 47-30 REQUIREMENTS. THIS SURVEY WAS PERFORMED PER THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA WITH AN ERROR OF CLOSURE THAT MEETS MINIMUM STANDARD OF 1:10,000

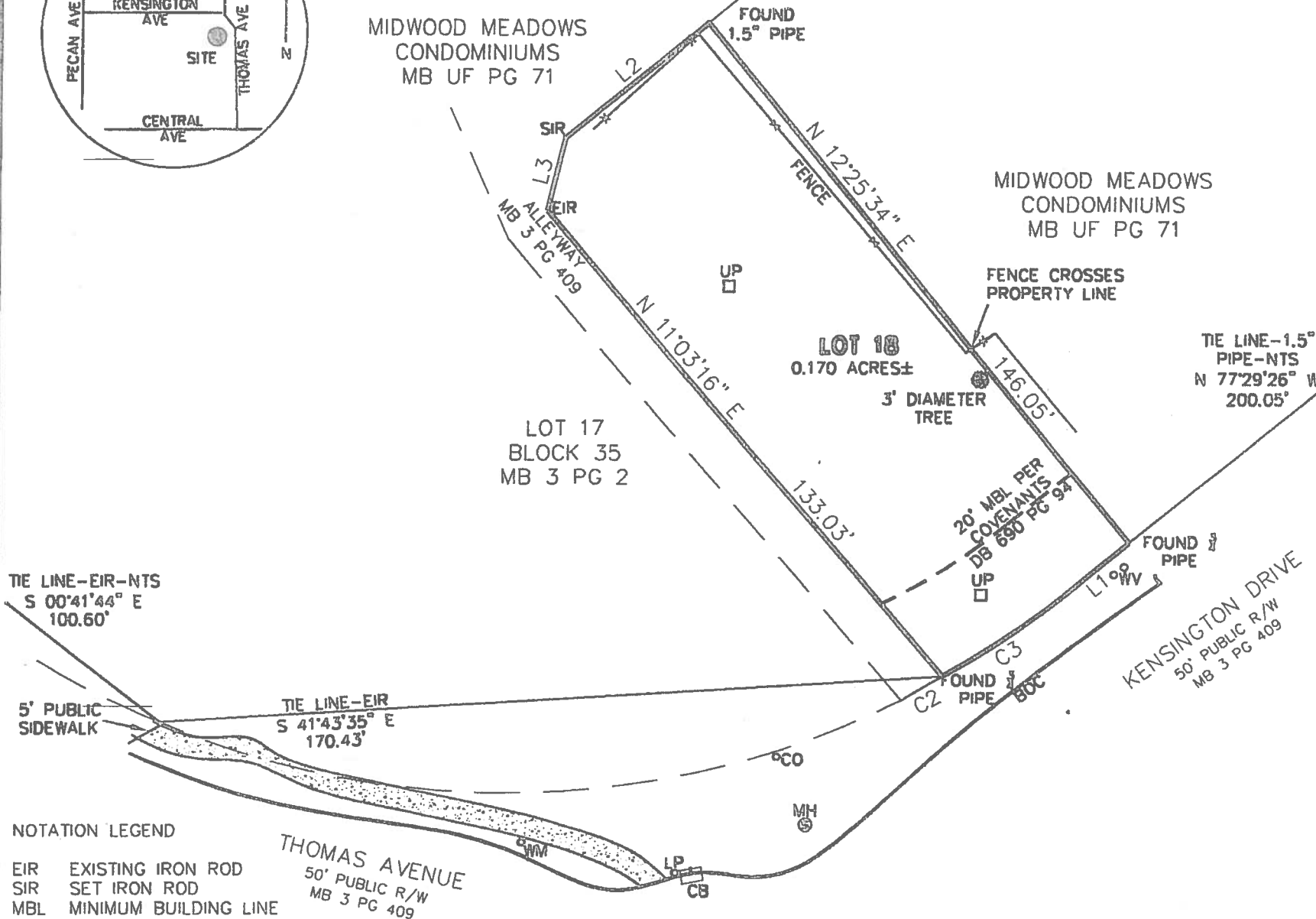
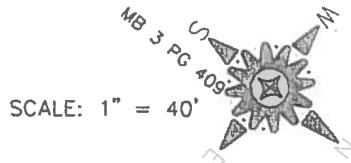
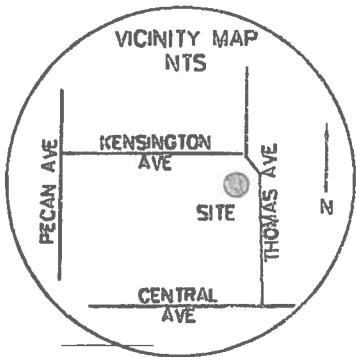
LOT 17 IS ZONED R-5
LOT 18 IS ZONED R-22MF

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL AND LEGAL TITLE SEARCH

DATE OF FIELD SURVEY: 12-11-18.

OWNER AT TIME OF SURVEY: CHARLES S. SEVCIK, DB 8492 PG 955.

THIS PLAT IS SUBJECT TO ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO DATE OF THIS PLAT, WHICH WAS NOT VISIBLE AT THE TIME OF OUR INSPECTION



NOTATION LEGEND

- EIR EXISTING IRON ROD
- SIR SET IRON ROD
- MBL MINIMUM BUILDING LINE
- R/W RIGHT-OF-WAY
- MB MAP BOOK
- PG PAGE
- DB DEED BOOK
- NTS NOT TO SCALE
- CONC CONCRETE
- AC AIR CONDITIONER
- EB ELECTRICAL BOX
- UP UTILITY PEDESTAL
- WM WATER METER
- LP LIGHT POLE
- CB CATCH BASIN
- CO CLEAN OUT
- MH MANHOLE
- WV WATER VALVE
- BOC BACK OF CURB

LINE TABLE		
LINE	BEARING	LENGTH
L1	N77°30'00"W	18.00'
L2	N77°33'55"W	39.81'
L3	S65°07'44"W	16.40'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C2	45.87'	10.35'	10.33'	N68°57'04"W	12°55'37"
C3	144.04'	31.95'	31.88'	N71°55'40"W	12°42'27"

PREPARED BY:
DELTA LAND SERVICES, INC.
Firm License # C-735
608-G Matthews Mint Hill Road
Matthews, North Carolina 28105
(704) 847-4700

LINETYPE LEGEND

- SET BACK LINE
- PROPERTY LINE
- ADJOINING LINE (NOT SURVEYED)
- FENCE LINE
- TIE LINE

NOT CERTIFIED AS TO THE ORIGINAL DOCUMENT, ONLY AS TO THE REVISIONS STATED BELOW.



PHYSICAL SURVEY

LOT 17, BLOCK 35, REVISION OF LOTS 17 & 18, BLOCK 35 "OAKHURST"
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
MAP BOOK 3, PAGE 409

PREPARED FOR _____ BRYAN ALENKY _____

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AREA DETERMINED BY COORDINATE COMPUTATION

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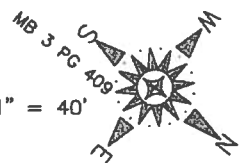
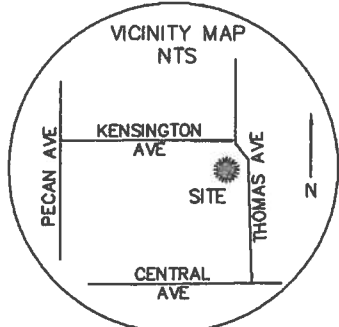
LOT 17 IS ZONED R-5
LOT 18 IS ZONED R-22MF

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL AND LEGAL TITLE SEARCH

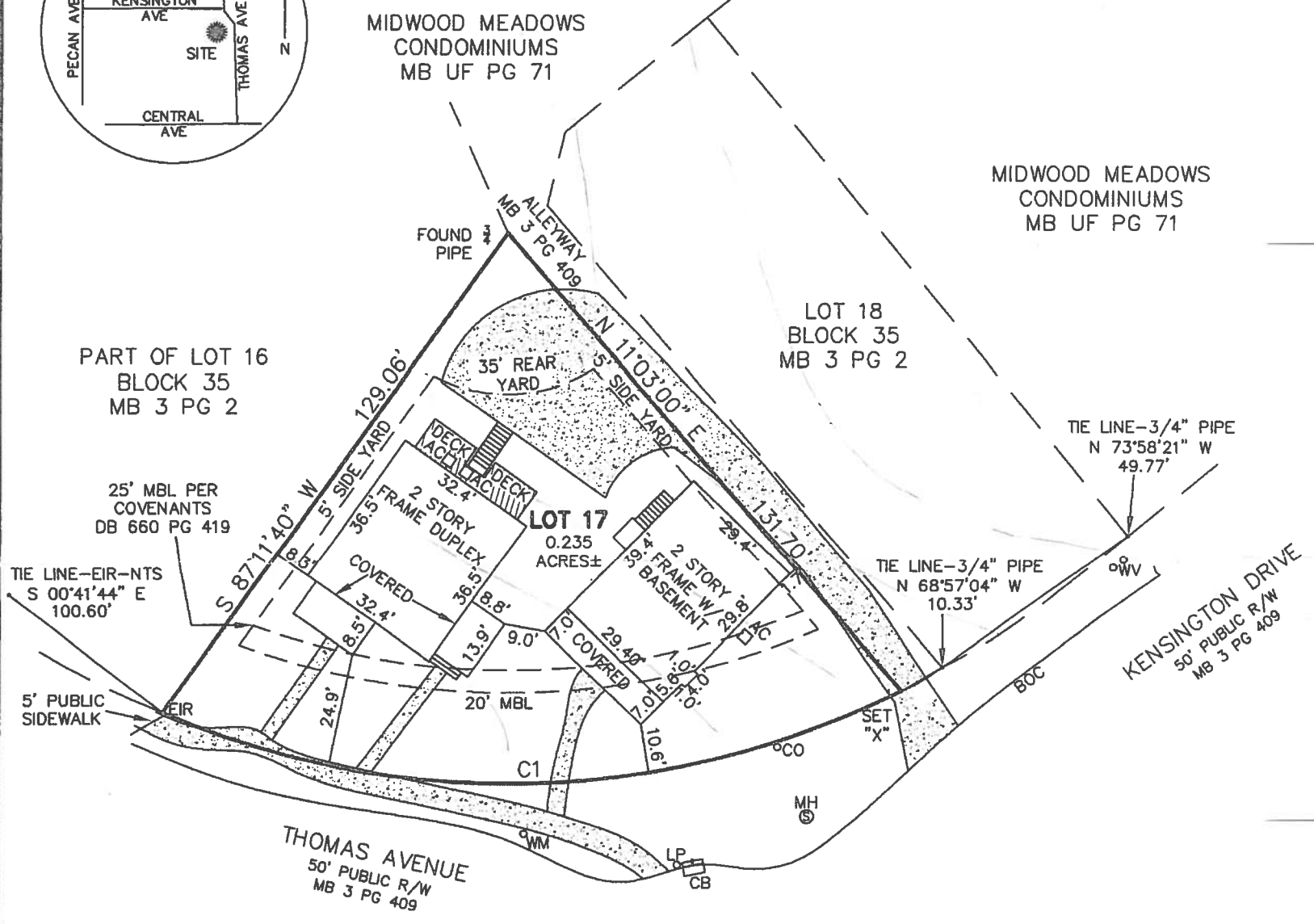
DATE OF FIELD SURVEY: 09-20-18.

OWNER AT TIME OF SURVEY: CHARLES S. SEVCIK. DB 8492 PG 955.

THIS PLAT IS SUBJECT TO ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO DATE OF THIS PLAT, WHICH WAS NOT VISIBLE AT THE TIME OF OUR INSPECTION



SCALE: 1" = 40'



NOTATION LEGEND

- EIR EXISTING IRON ROD
- SIR SET IRON ROD
- MBL MINIMUM BUILDING LINE
- R/W RIGHT-OF-WAY
- MB MAP BOOK
- PG PAGE
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- BOC BACK OF CURB

NOT A CERTIFIED DOCUMENT AS TO THE ORIGINAL DOCUMENT BUT ONLY AS TO THE REVISIONS STATED BELOW. THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY EDWARD H DALRYMPLE L-4673 ON 09-20-18. THIS DOCUMENT IS ONLY CERTIFIED AS TO THE REVISIONS.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	190.43'	166.58'	161.32'	N40°02'54"W	50°07'10"

ORIGINAL SURVEY WILL CONTAIN A CRIMP SEAL IF THIS CRIMP SEAL DOES NOT APPEAR ON THE SURVEY, THE SURVEY COULD CONTAIN CHANGES NOT CERTIFIED TO BY THE SIGNING SURVEYOR.

PREPARED BY:

DELTA LAND SERVICES, INC.
Firm License # C-735
608-G Matthews Mint Hill Road
Matthews, North Carolina 28105
(704) 847-4700

LINETYPE LEGEND

- SET BACK LINE
- PROPERTY LINE
- ADJOINING LINE (NOT SURVEYED)
- *- FENCE LINE
- TIE LINE

REVISED: SEPERATED LOTS 17 & 18 INTO 2 DRAWNGS - JDA - 10-10-18 DWN: JDA CKD: DATE: 09/ 21/ 18

1721 Thomas Ave
Charlotte, North Carolina

Google, Inc.

Street View · Feb 2016

EXISTING QUADRAPLEX 2

Google





1415 Pecan Ave
Charlotte, North Carolina

Google, Inc.

Street View - Feb 2016

EXISTIGN QUADRAPLEX 4



Google

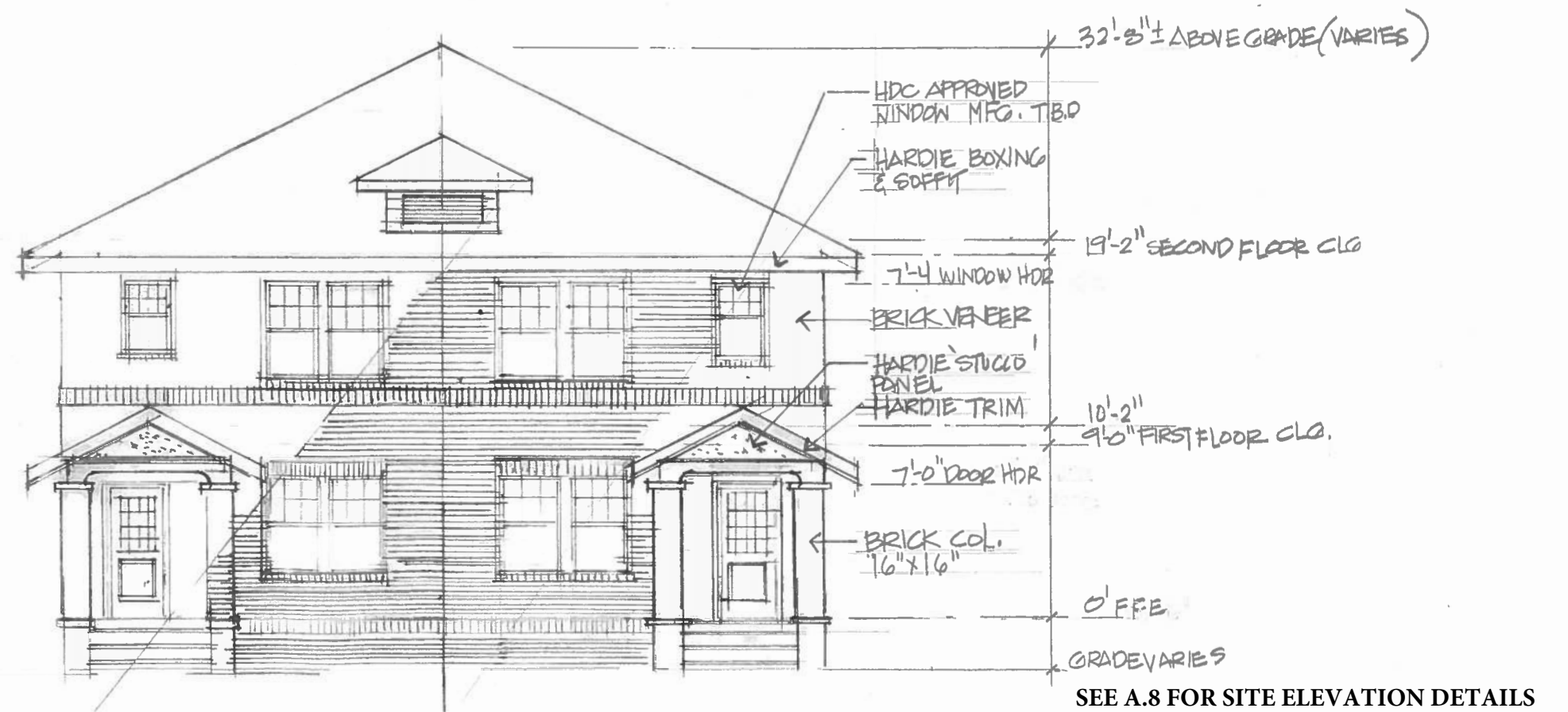


EXISTING DUPLEX 1



SITE CONTEXT 1-7

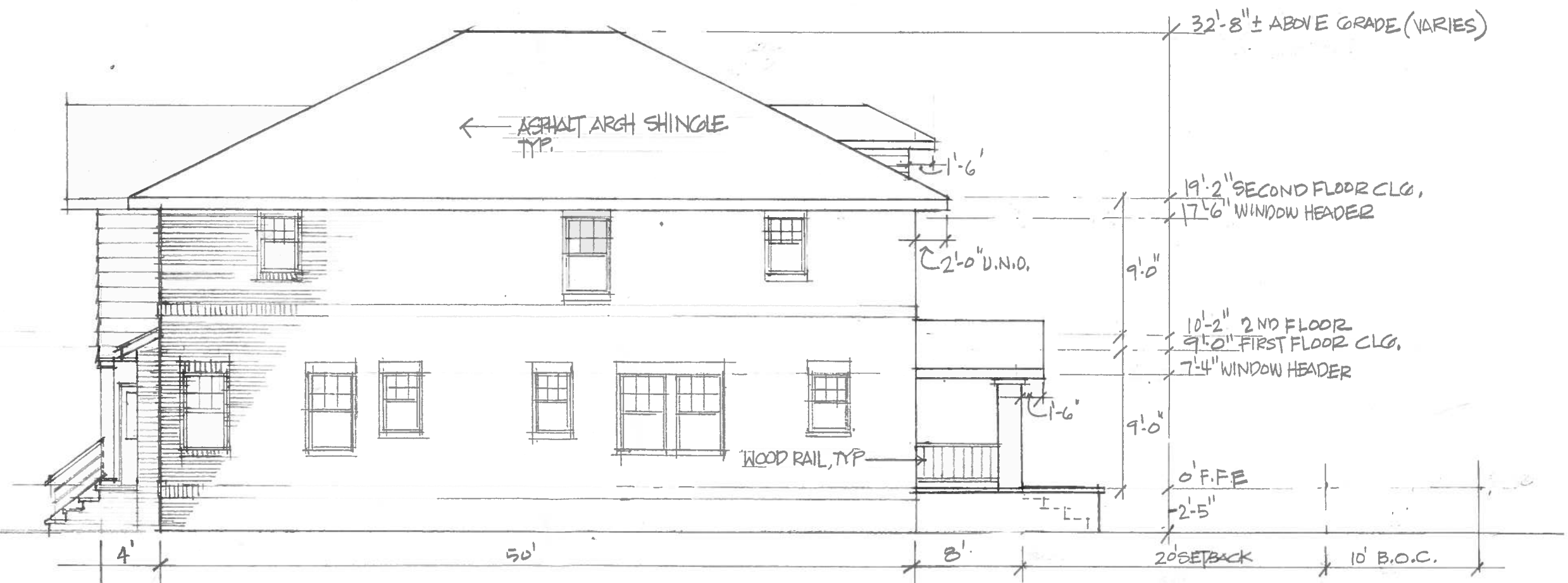
Google



PROPOSED FRONT ELEVATION

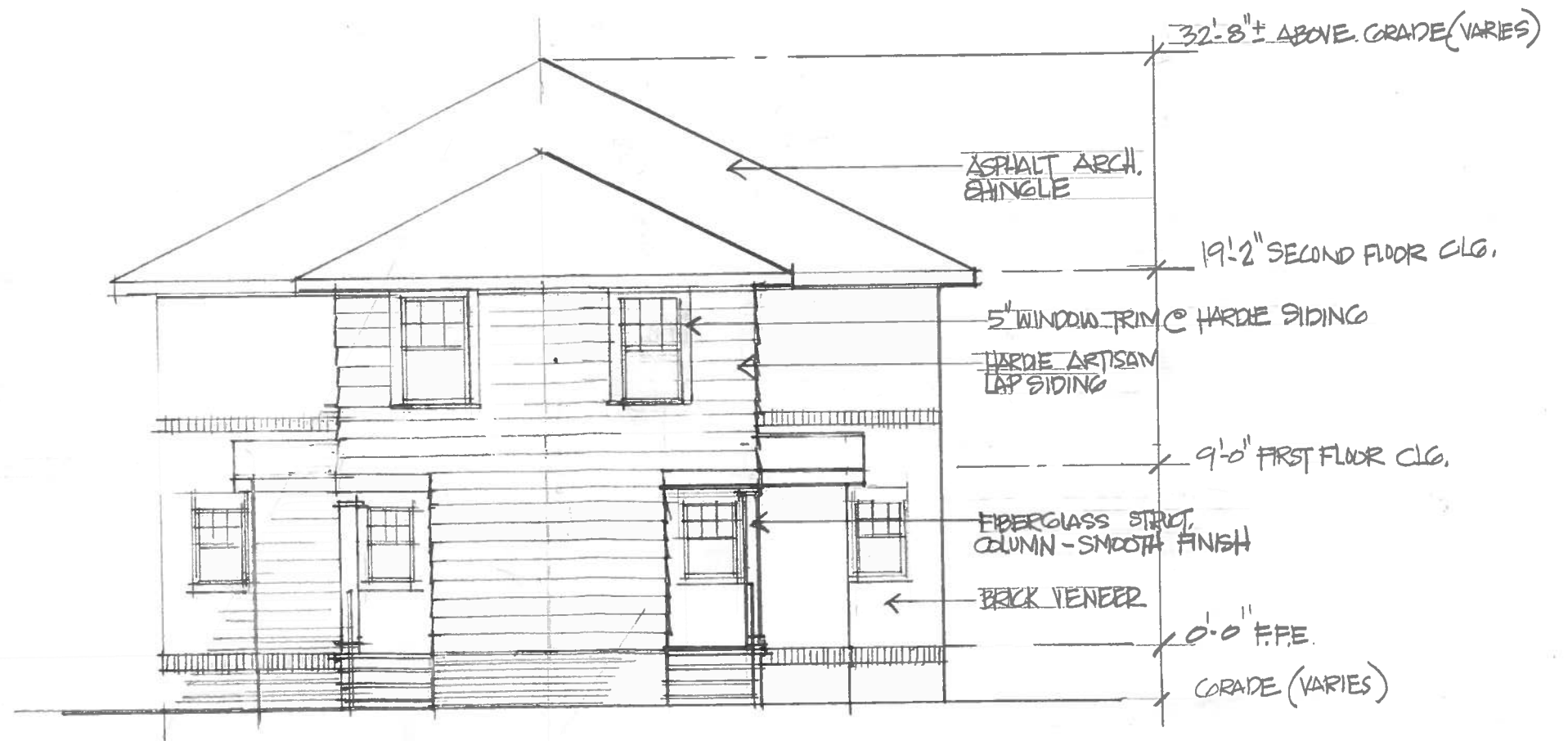
1/8"=1'-0"

JANUARY AND FEBRUARY SUBMISSION



PROPOSED LEFT ELEVATION

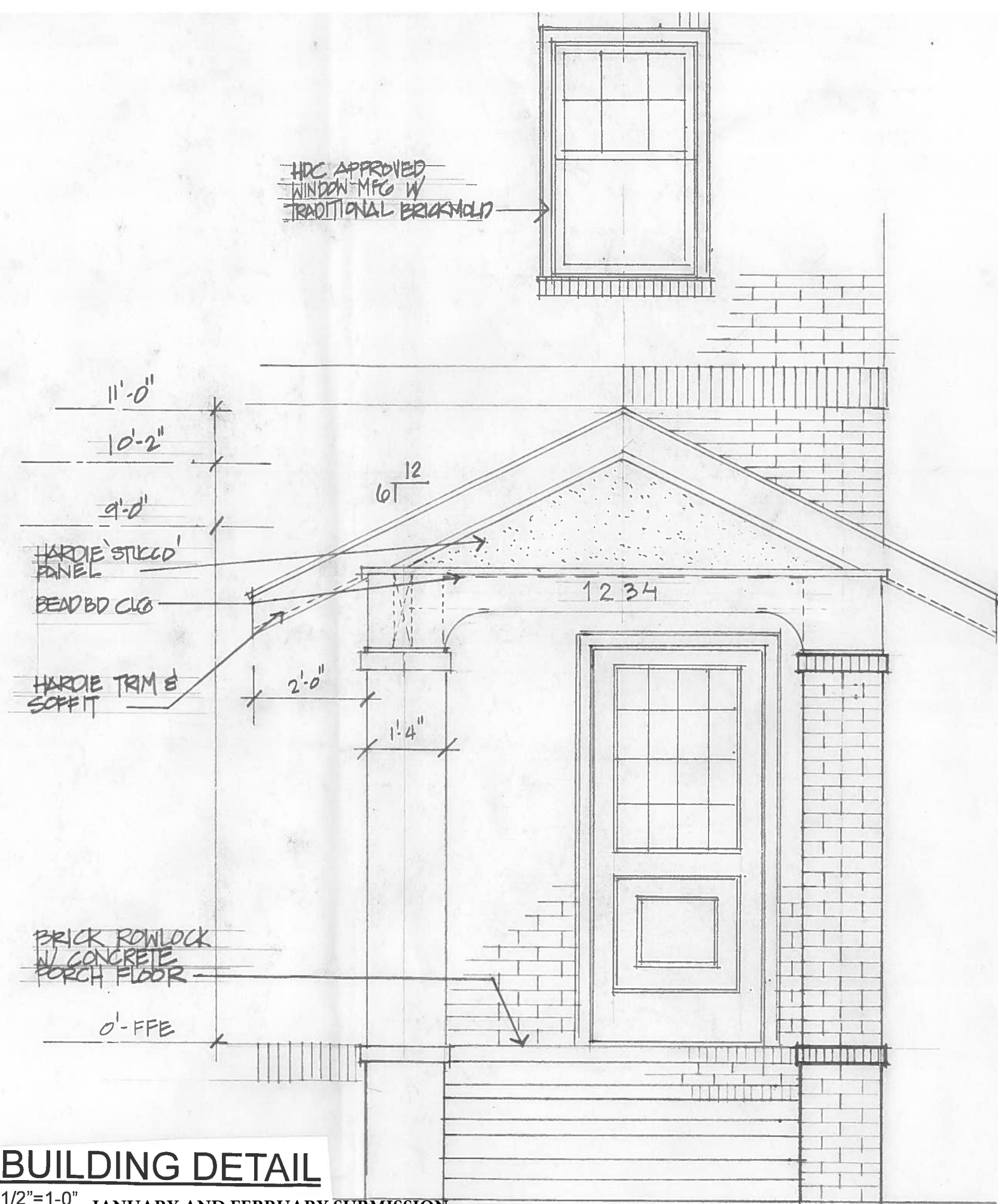
1/8"=1'-0" JANUARY AND FEBRUARY SUBMISSION



PROPOSED REAR ELEVATION

1/8"=1'-0"

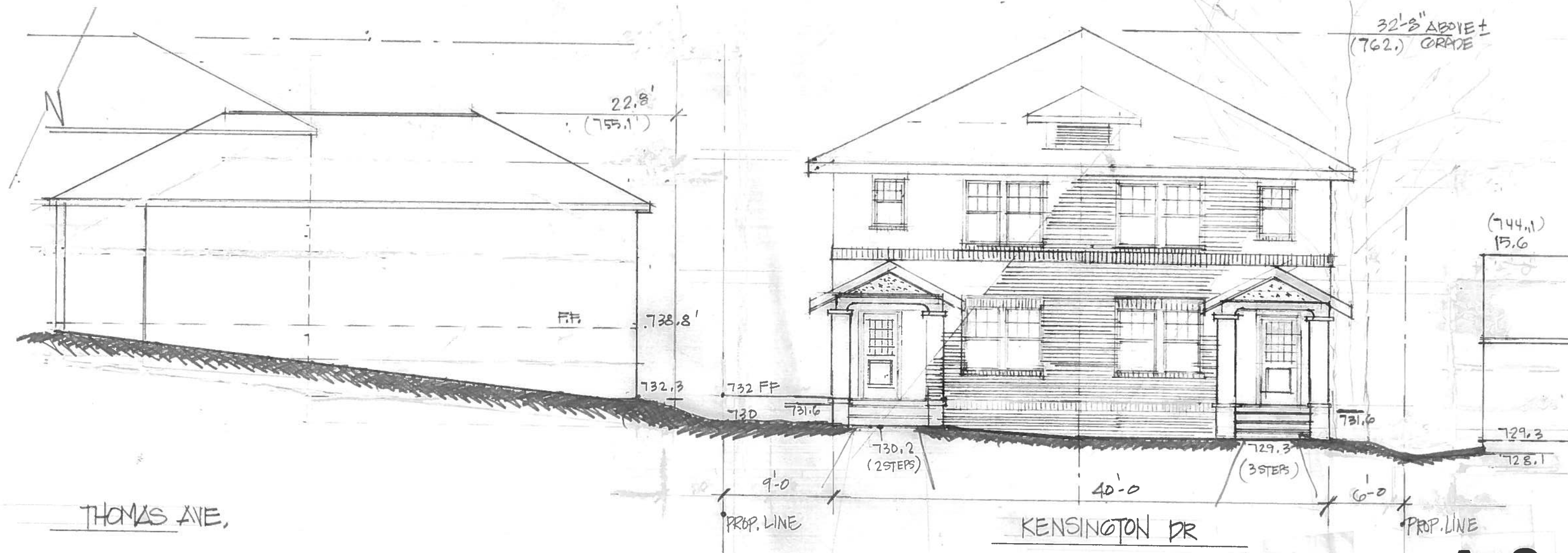
JANUARY AND FEBRUARY SUBMISSION



BUILDING DETAIL

1/2"=1'-0" JANUARY AND FEBRUARY SUBMISSION

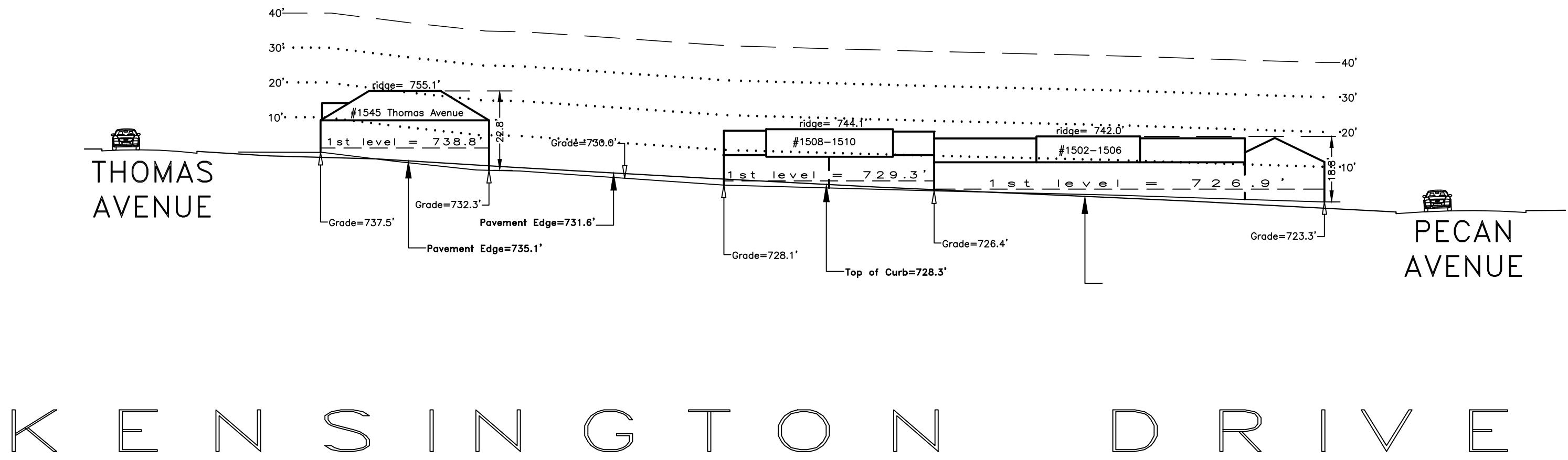
A.7



STREET SCAPE

110'-11.0" REVERED FEB MTS FEBRUARY SUBMISSION

A.8

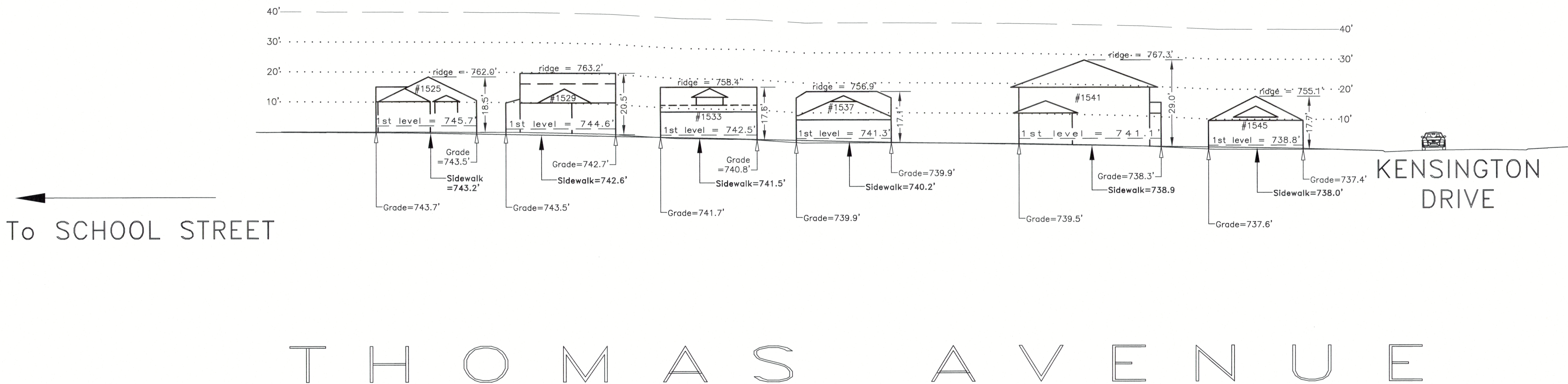


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 6th day of February, 2019.



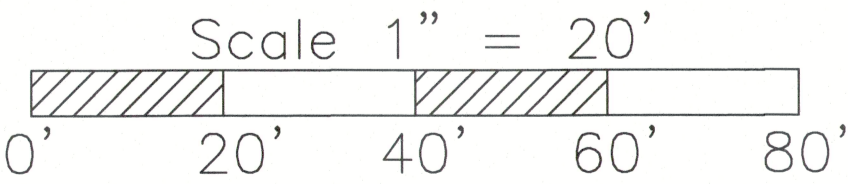
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

Building Heights Sketch of
THOMAS AVENUE at KENSINGTON DRIVE
FACING EAST & SOUTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
February 1, 2019

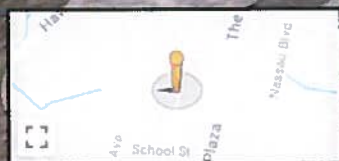
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements 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.



1537 Thomas Ave
Charlotte, North Carolina

Google, Inc.

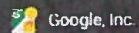
Street View - Feb 2016



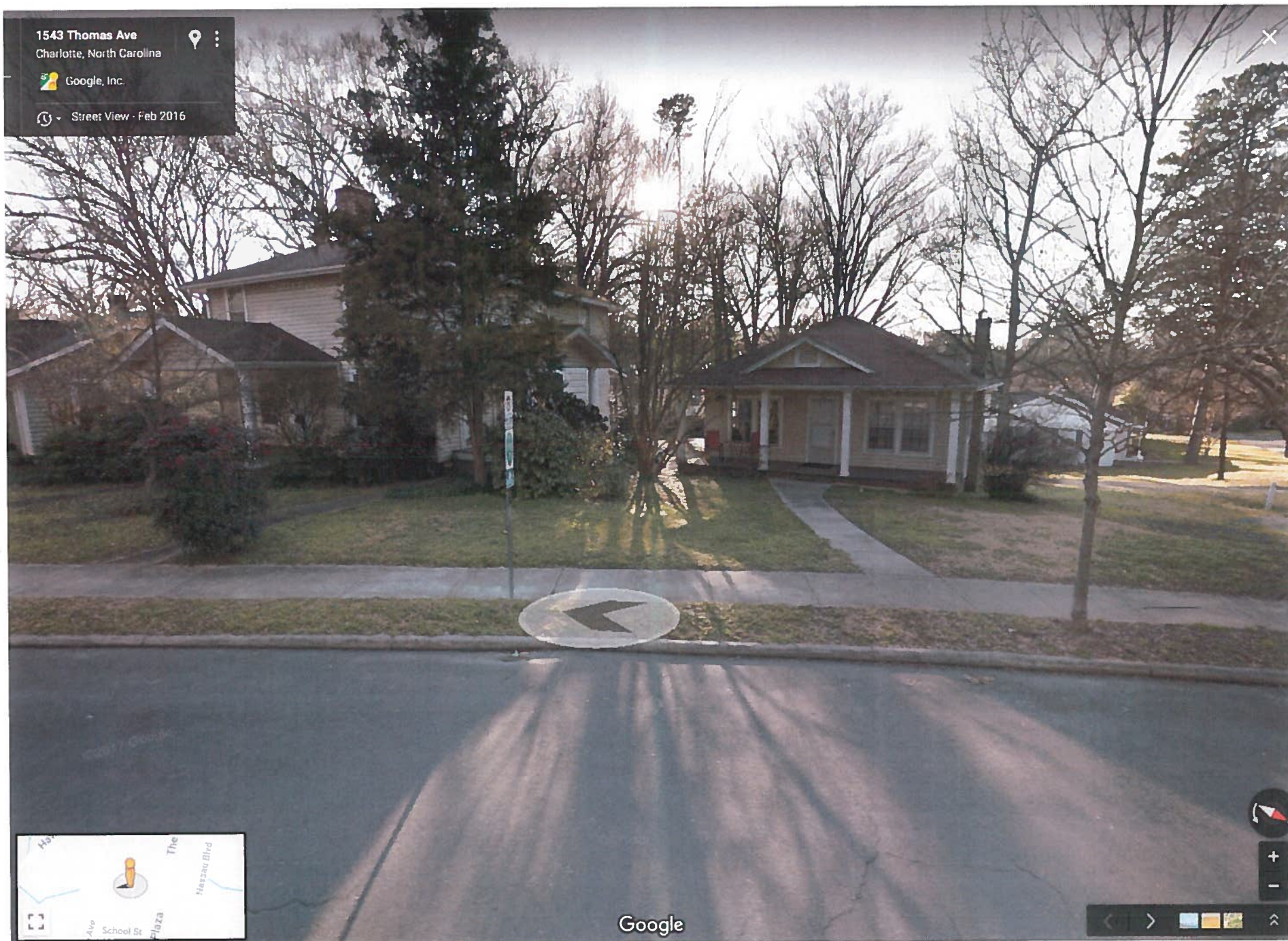
Google



1543 Thomas Ave
Charlotte, North Carolina



Street View · Feb 2016



1600 Thomas Ave
Charlotte, North Carolina

Google, Inc

Street View - Feb 2016

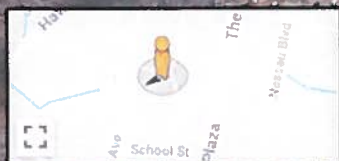


Google

1507 Kensington Dr
Charlotte, North Carolina

Google, Inc.

Street View - Feb 2016



Google



1507 Kensington Dr
Charlotte, North Carolina

Google, Inc.

Street View · Feb 2016



Google



Images captured Feb 2016 © 2018 Google, Inc. United States - Terrain - Report a problem

1501 Kensington Dr
Charlotte, North Carolina

Google, Inc.

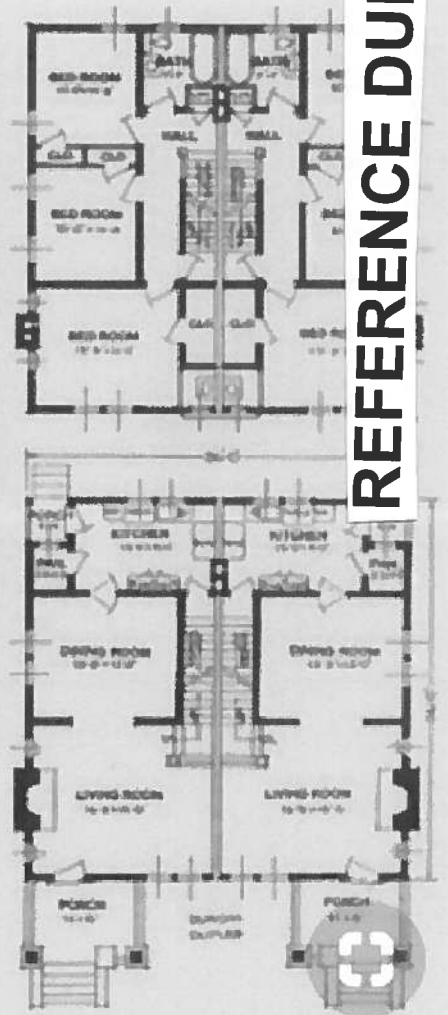
Street View - Feb 2016





The DUMONT DUPLEX (Site 31x35')

The Dumont is hard to surpass as a double house, and will make homes of exceptional advantages for those whose experience and education have taught them the value of good fellowship and neighborly kindness. Learning to co-operate with our fellow creatures is the secret of overcoming selfishness and all of its poisoning effects upon our better selves.





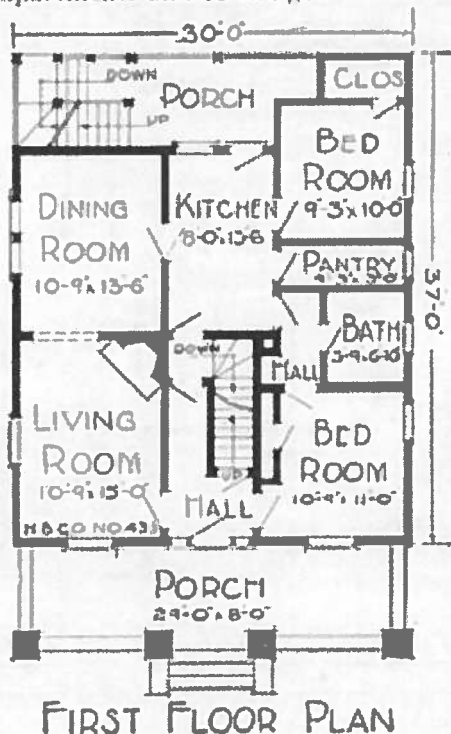
Two-Apartment Home No. M-2010

The Size
30 ft. x 37 ft.

5 Rooms each
and Bath

HERE is a two-family building which has been evolved from ideas and suggestions we have been collecting for some time. A building of this kind is a much better investment than two separate houses. All of the unpleasant features of the ordinary two-flat building have been carefully avoided. A building of this kind will rent quickly and stay rented. The owner can live in one of the apartments and collect good rental from the other.

The combination of bevel siding and wood shingles, with the slate coated shingles specified for the roof, produces substantial and artistic effects.



The porch is unusually handsome and impressive, and it is just as practical as it is impressive. The arrangement of rooms is novel and original, too. On the first floor direct access to all rooms and the basement is facilitated by the well planned central hall. The spacious living room and dining room are connected by a wide cased opening. The back porch has been well planned, leading directly downward to the basement.

The interior has beautiful doors and trim. Complete plans for this building are offered as fully explained in the first page of this book.

\$3,340⁰⁰ Builds Complete Ready for Occupancy

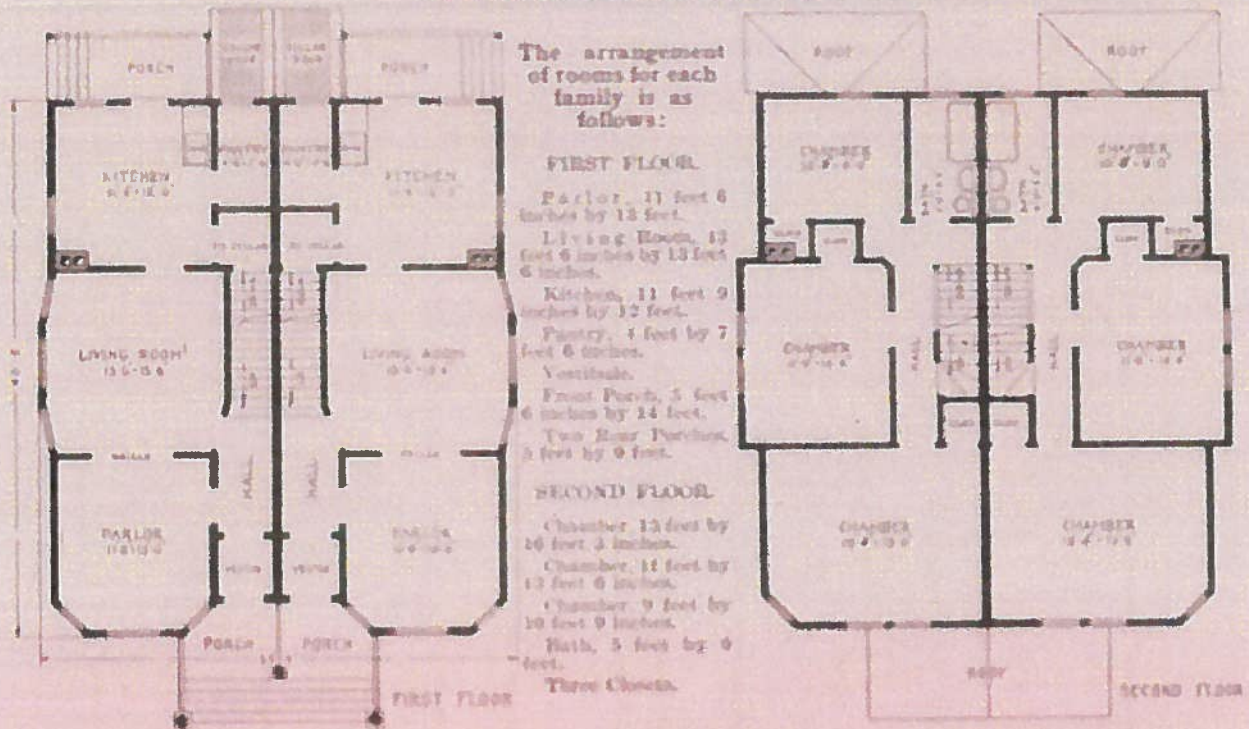
This Large Twelve-Room Double House in Frame Construction.

WITHOUT THE USE OF OUR BUILDING PLANS AND MATERIAL AT OUR LOW PRICES YOU COULD NOT COMPLETE THIS BUILDING FOR LESS THAN \$5,500.00. WE OFFER THESE PLANS WITHOUT COST TO YOU. SEE PAGE 2.



REFERENCE DUPLEX 3

MODERN HOME No. 129



The Entire Measurement of This House is 35 feet 9 inches by 40 feet 6 inches, not including porches, and divided for two families, giving each family six rooms, three rooms on the first floor and three rooms on the second floor. This large modern double house is built over a 7-foot thick basement and a concrete block foundation. The rooms on the first floor are 9 feet from floor to ceiling and the rooms on the second floor are 8 feet 6 inches from floor to ceiling. As an investment it will pay you ten times over, bringing big returns on a small outlay of money.

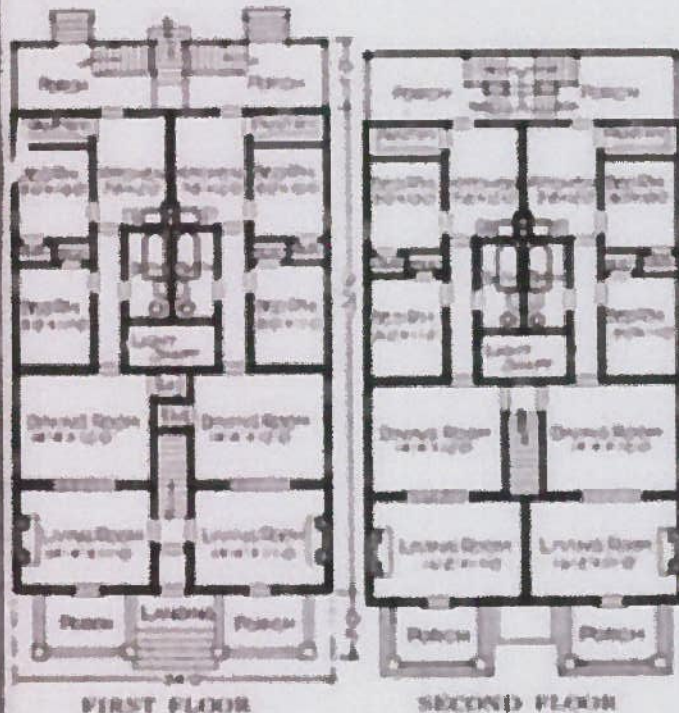
Complete Hot Air Heating Plant, for soft coal, extra.
 Complete Hot Air Heating Plant, for hard coal, extra.

\$164.00
 100.00

Scars, Roebuck & Co., Chicago, Ill.

-10-

BOOK OF MODERN HOMES



The ATLANTA Honor Bill \$4,447⁰⁰

No. 267 Not Cut or Fitted.

At the above price we will furnish all the material to build this twenty-room, four-apartment building. Price does not include cement, brick or plaster.

First and Second Floors A good quality door with glass leads to a vestibule, opposite which stairs lead to the second floor. Doors lead to the first floor living rooms, and on second floor to dining rooms. Each living room has a mantle, also two windows and glassed door leading to private porch. Rooms are 9 feet from floor to ceiling.

Basement Elevated basement with concrete floor under the entire house, 1 foot 4 inches from floor to joists, separated in two parts, each hall being for two of the families in the building.

OPTIONS

Sheet Plaster and Plaster Finish to take the place of wood lath, \$441.00 extra. See page 114.

Oak Doors, Trim and Floors for living rooms and dining rooms, \$472.00 extra.

Clear Maple Flooring furnished for kitchen, pantry and bathroom, instead of yellow pine, no extra charge.

See Description of "Honor Bill" Houses on Page 7.

Interior doors are five-cross panel, with trim and flooring to match, all yellow pine, in beautiful grain and color. Windows are made of clear California white pine, with good quality glass set in with best grade of putty. Rear porches have fir edge grain flooring. Front porches on first floor have cement floor; the second story porches have best of all porch covering.

Paint for three coats outside, owner choice of color. Varnish and wood filler for interior finish. Chicago Design hardware, see page 120.

Built on a concrete block foundation. No. 1 yellow pine framing lumber; sided with narrow clear cypress siding over good wood sheathing. Prepared roofing, guaranteed for ten years.

Storm Doors and Windows, \$160.00 extra.

Screen Doors and Windows, black wire, \$117.00 extra;

galvanized wire, \$119.00 extra.

If Mantels are not wanted, \$220.00 less.

This house can be built on a lot 40 feet wide.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see page 115.

Our Guarantee Protects You—Order Your House From This Book—Prices Include Plans and Specifications.

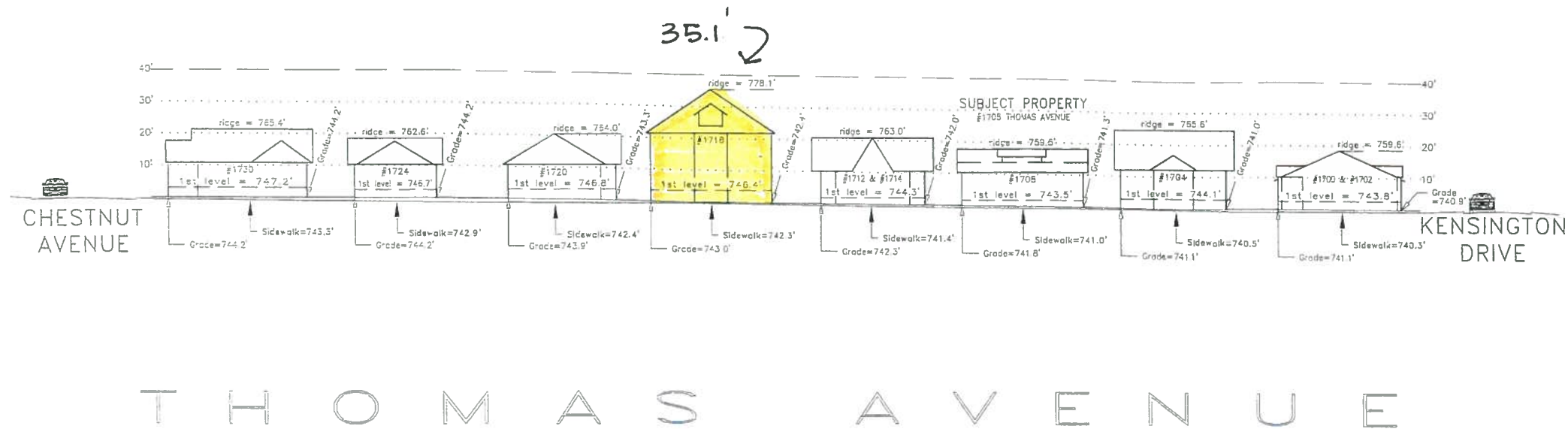
SEARS, ROEBUCK AND CO.

REFERENCE DUPLEX 4

This 1st day of July, 2015.

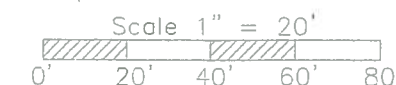


AGZ
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

July 01, 2015



1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted herein. No reyard of sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.

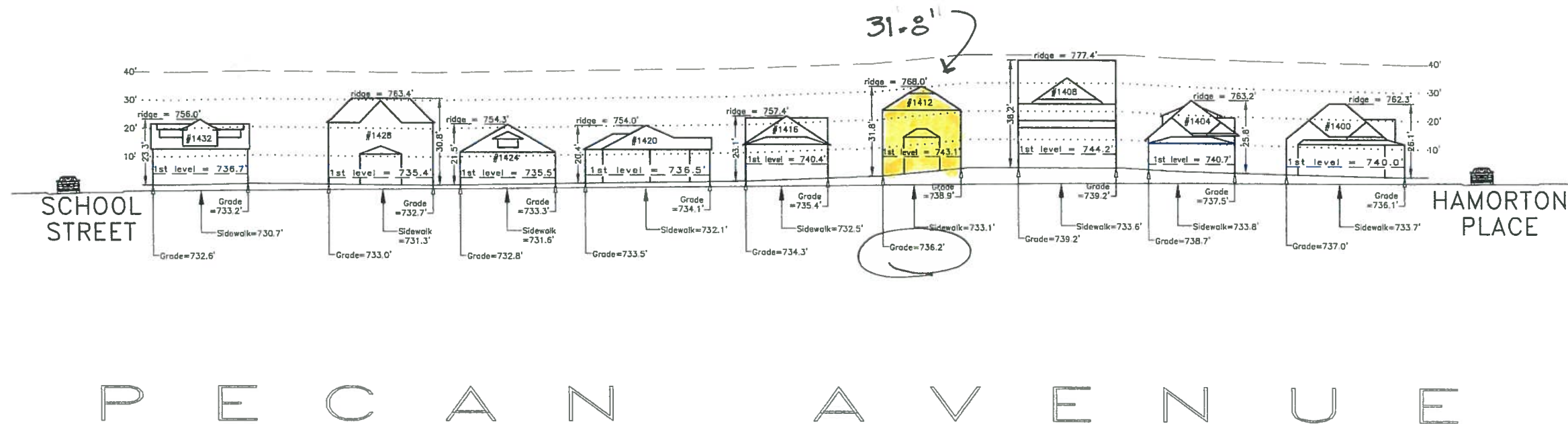
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 28th day of August, 2017.



Andrew G. Zoutewelle
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Building Heights Sketch of
1400 BLOCK of PECAN AVENUE
FACING EAST - EVEN SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
August 17, 2017

General Notes:

1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearward or sideyard measurements were made. The heights shown hereon were derived from indirect measurements 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.

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