

**LOCAL HISTORIC DISTRICT:** Wesley Heights

**PROPERTY ADDRESS:** 324 Grandin Road

**SUMMARY OF REQUEST:** Detached garage

**APPLICANT:** Joe Lassiter

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**Details of Proposed Request**

*Existing Context*

The site is a corner lot at Grandin Road and West 2<sup>nd</sup> Street with alley access along the side street. The house is a one story Bungalow approximately 20'-6" in height. The adjacent house height is also 20'-6".

*Proposal*

The proposal is a new detached garage. The garage height is approximately 19' and the footprint is approximately 28' x 28'. Siding material is 8" wood lap to match the house. Windows and other trim details will match the house.

**Policy & Design Guidelines – Accessory Buildings: Garages, page 50**

Although the main building on a lot makes the strongest statement about a property's contribution to the character of a Local Historic District, the accessory buildings that share the lot can also have a significant impact on the streetscape. The Historic District Commission recognizes that many of the older support buildings throughout Charlotte's older neighborhoods are inadequate to meet the needs of today's families and businesses.

1. New garages cannot be located in front or side yards.
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

**Staff Analysis**

The Commission will determine if the proposal meets the guidelines for accessory buildings.



*Charlotte Historic District Commission Case 2017-172*  
**HISTORIC DISTRICT: Wesley Heights**  
**ACCESSORY STRUCTURE**









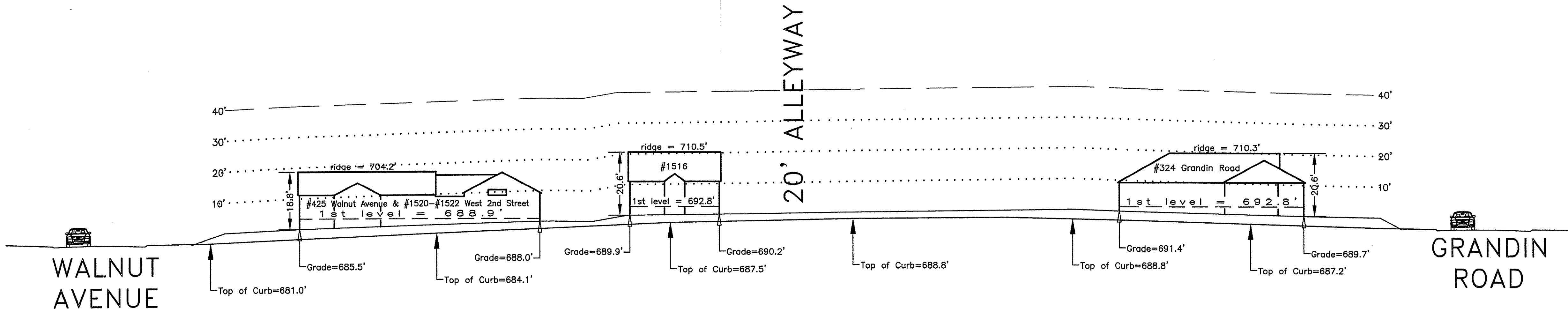


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 3rd day of April, 2017.



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

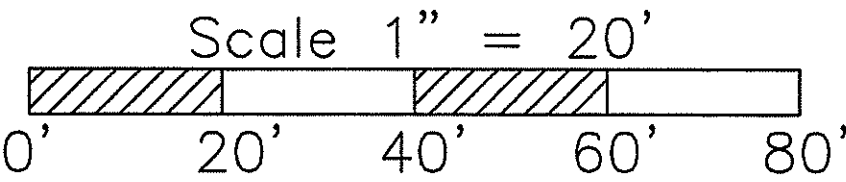


WEST SECOND STREET

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

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Building Heights Sketch of  
1500 BLOCK of WEST SECOND STREET  
FACING NORTHEAST – EVEN SIDE  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte–Mecklenburg Planning Department  
March 29, 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 rear yard or side yard 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.





## Existing Site Photos



**Front - SouthEast - Grandin Road**



**Detail - rafter bracket**



**Site of proposed garage - W 2nd Street**



**Left of existing house - SouthWest - W 2nd Street**

324 Grandin Road, garage addition - Joel Lassiter, owner - 704-545-2424



## Surrounding Properties



**1516 W 2nd Street**



**324 Grandin Road**



**320 Grandin Road**



**1517 W 2nd Street**



**325 Grandin Road**



**400 Grandin Road**



**401 Grandin Road**

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## Similar Designs



**512 Grandin Road**



**324 Grandin Road**



**304 S Summit Ave**



**705 Walnut Ave**



**521 Grandin Road**

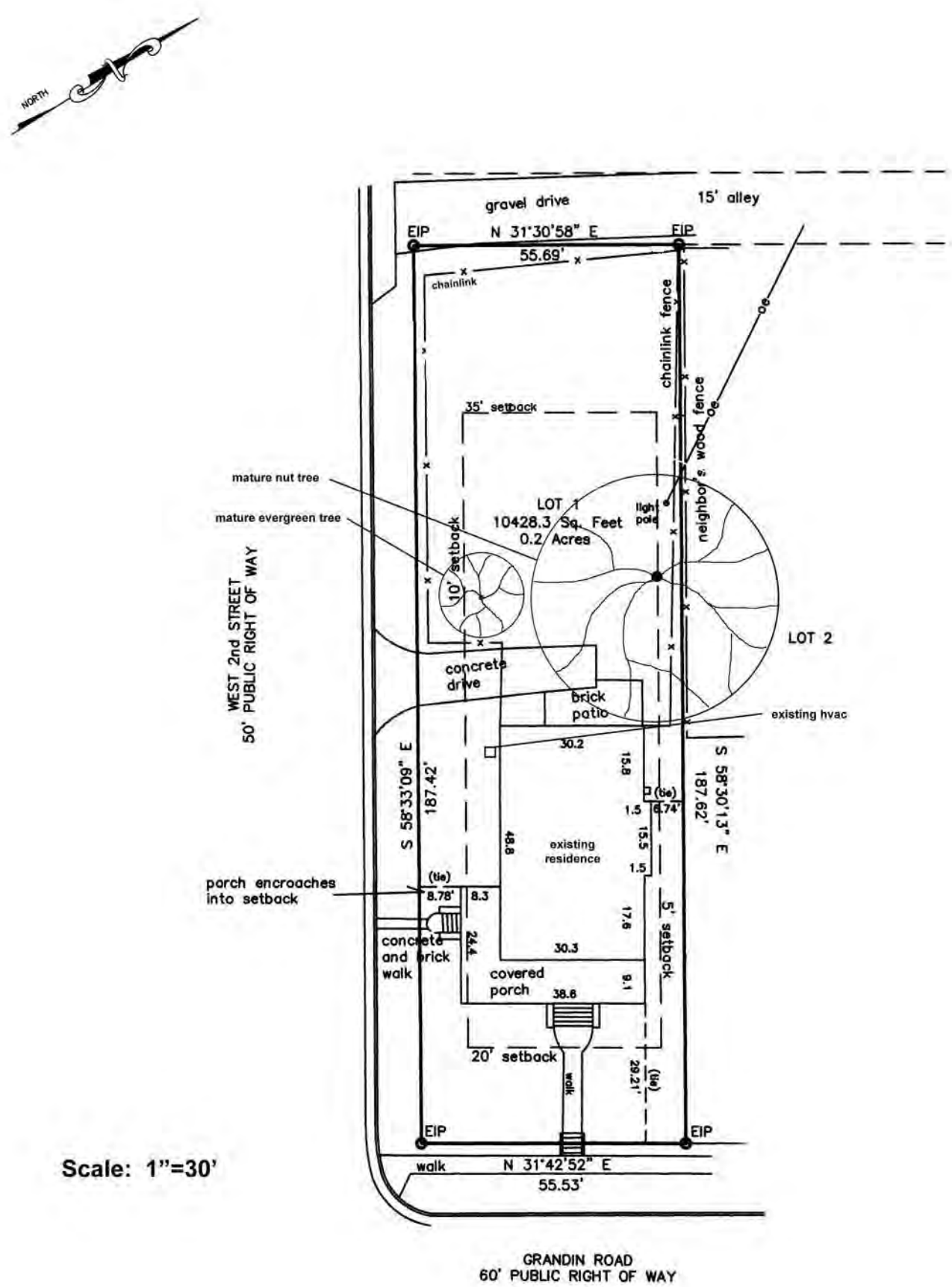


**316 S Summit Ave**

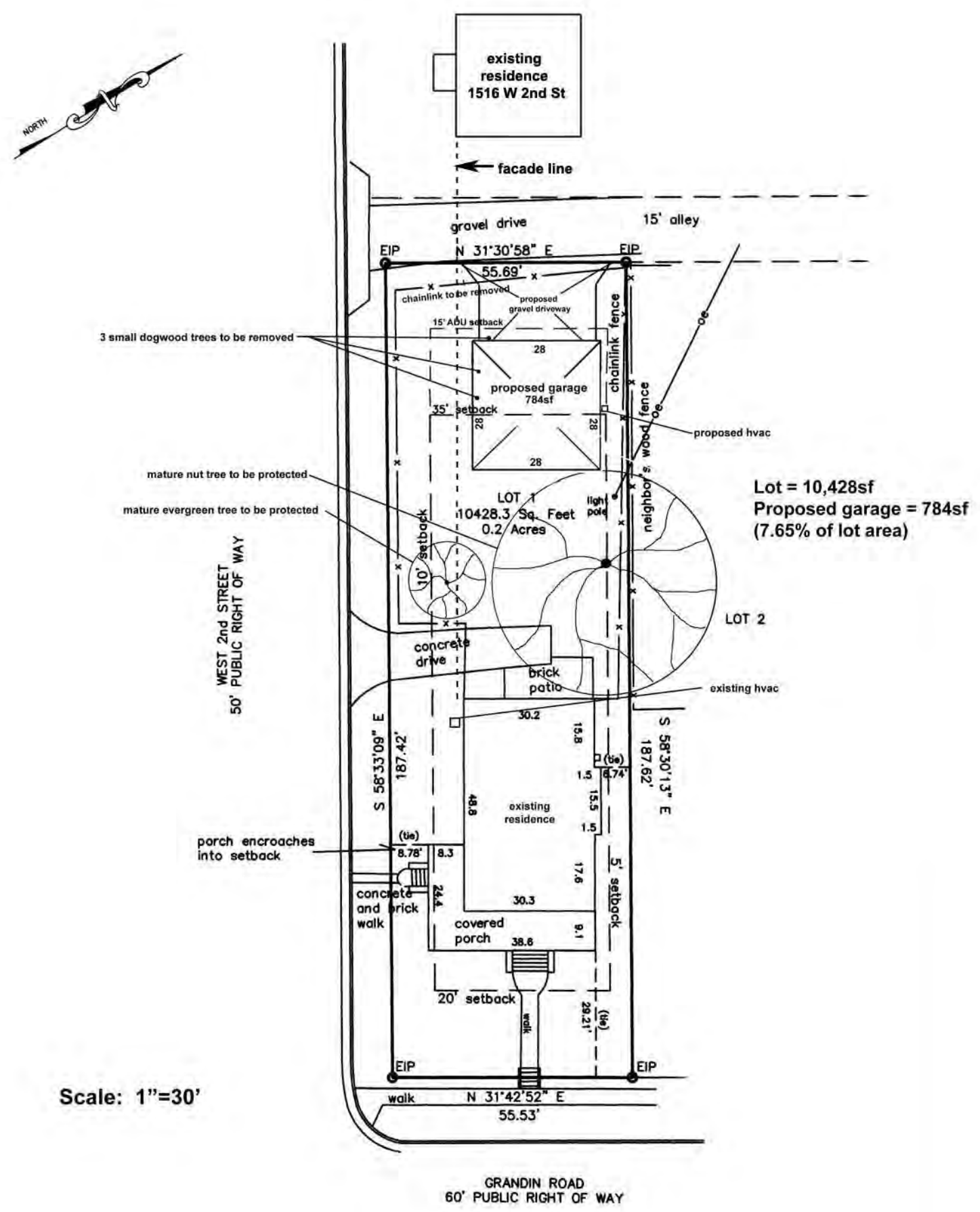
324 Grandin Road, garage addition - Joel Lassiter, owner - 704-545-2424



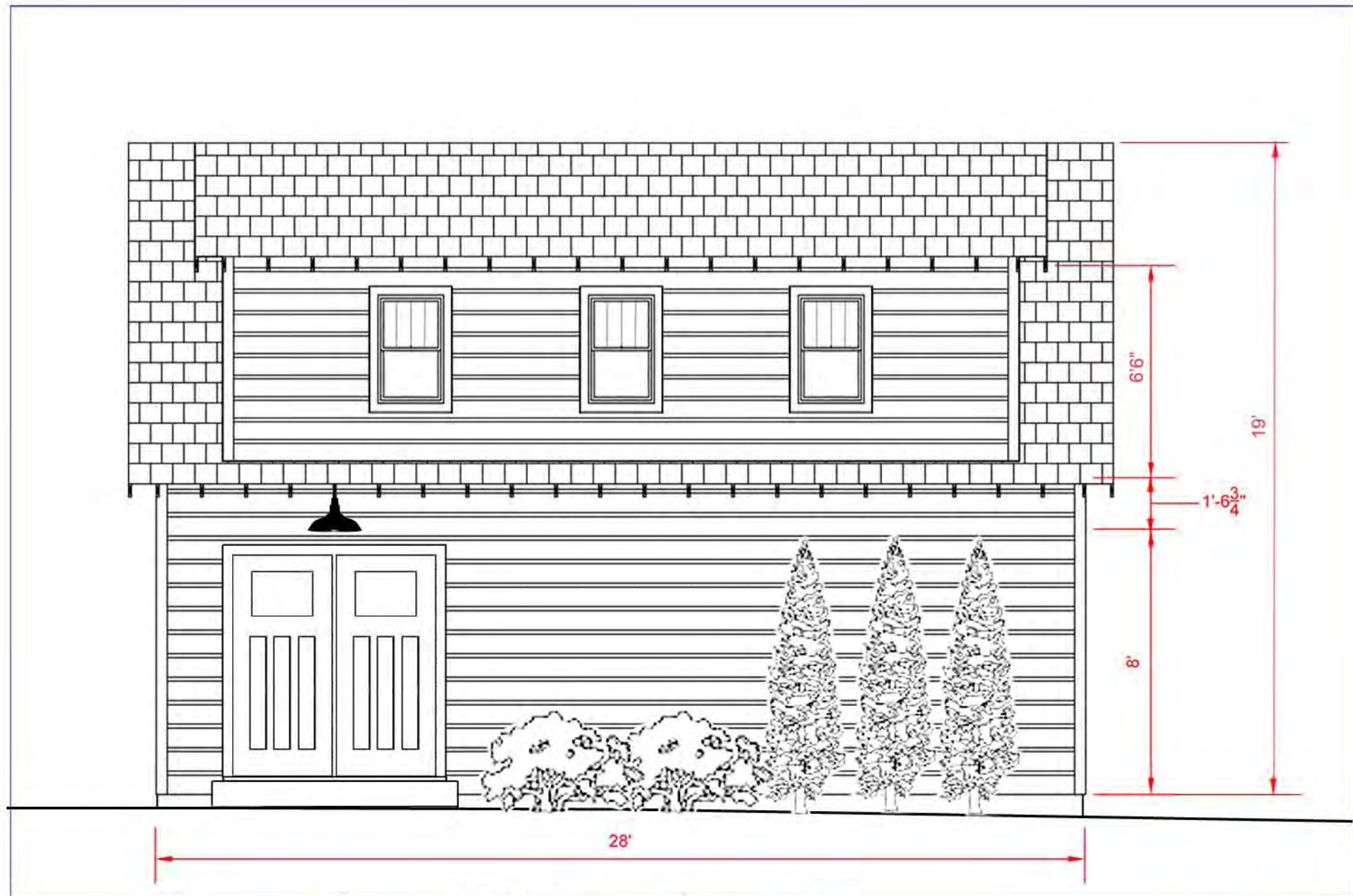
# Existing Site Plan



# Proposed Site Plan



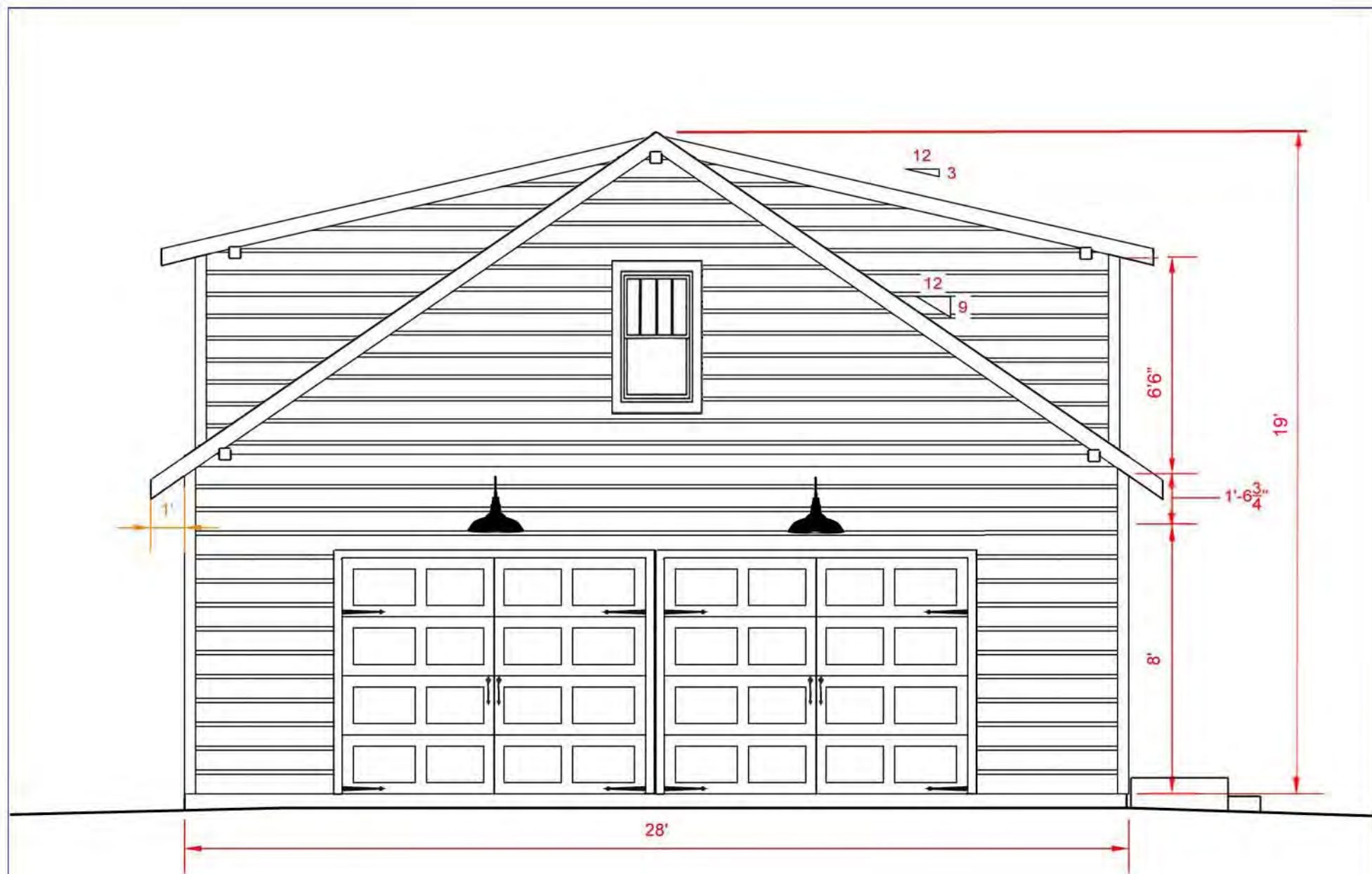




DESIGN	CONTRACTOR	CUSTOMER	Front Elevation - SouthWest
Corral Creations 3310 Highway 72-221 Greenwood, SC 29649	Horizon Structures LLC 5075 Lower Valley Road Atglen, PA 19310	Joel Lassiter 324 Grandin Road Charlotte, NC 28208	PLAN-DESCRIPTION
			28' x 28' x 8' Garage Prefab 9 Pitch
			Scale: 1/4" = 1'

324 Grandin Road, garage addition - Joel Lassiter, owner - 704-545-2424

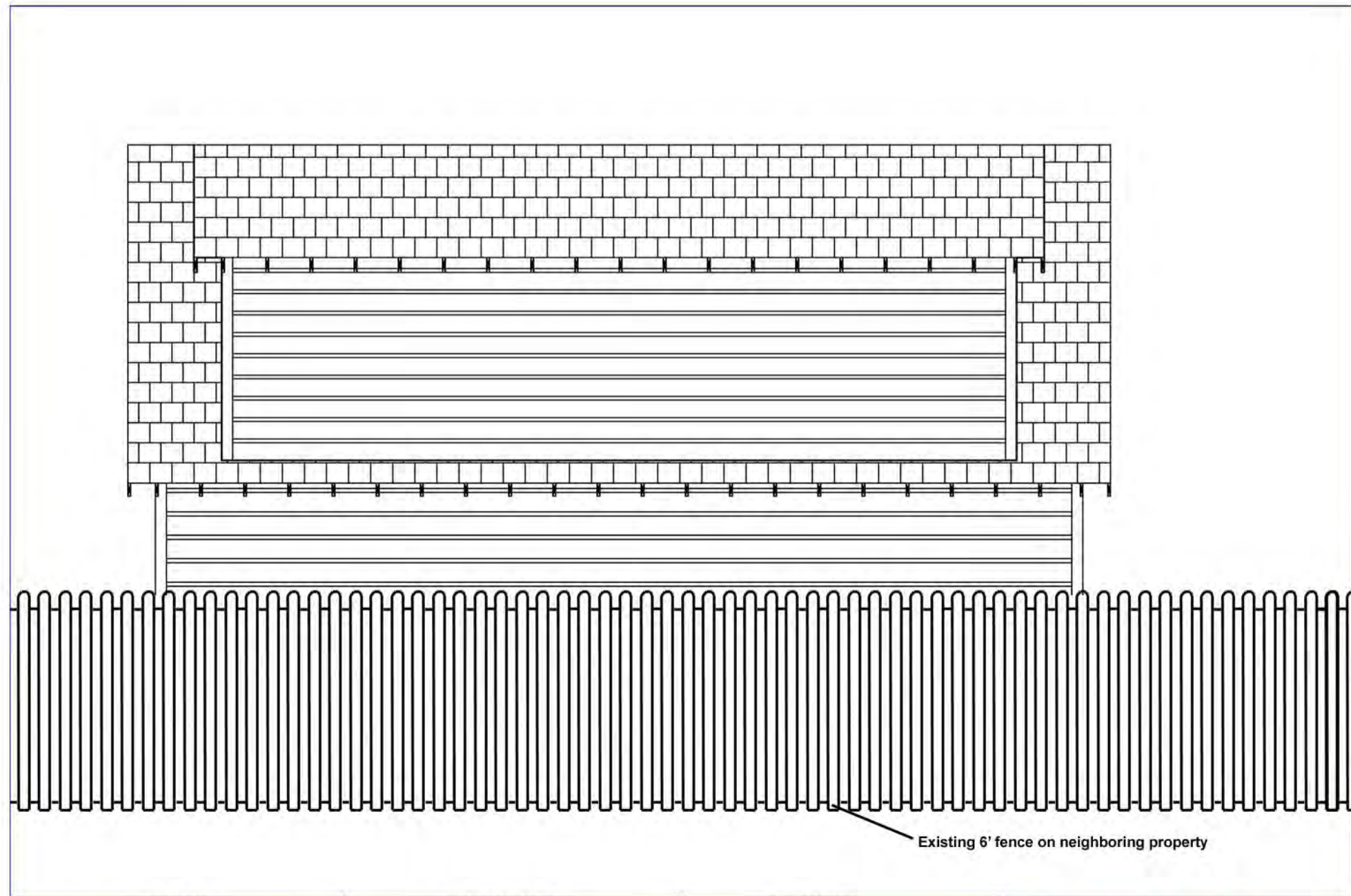




DESIGN	CONTRACTOR	CUSTOMER	Left Elevation - NorthWest
Corral Creations 3310 Highway 72-221 Greenwood, SC 29649	Horizon Structures LLC 5075 Lower Valley Road Atglen, PA 19310	Joel Lassiter 324 Grandin Road Charlotte, NC 28208	PLAN-DESCRIPTION
			28' x 28' x 8' Garage Prefab 9 Pitch  Scale: $\frac{1}{4}" = 1'$

324 Grandin Road, garage addition - Joel Lassiter, owner - 704-545-2424

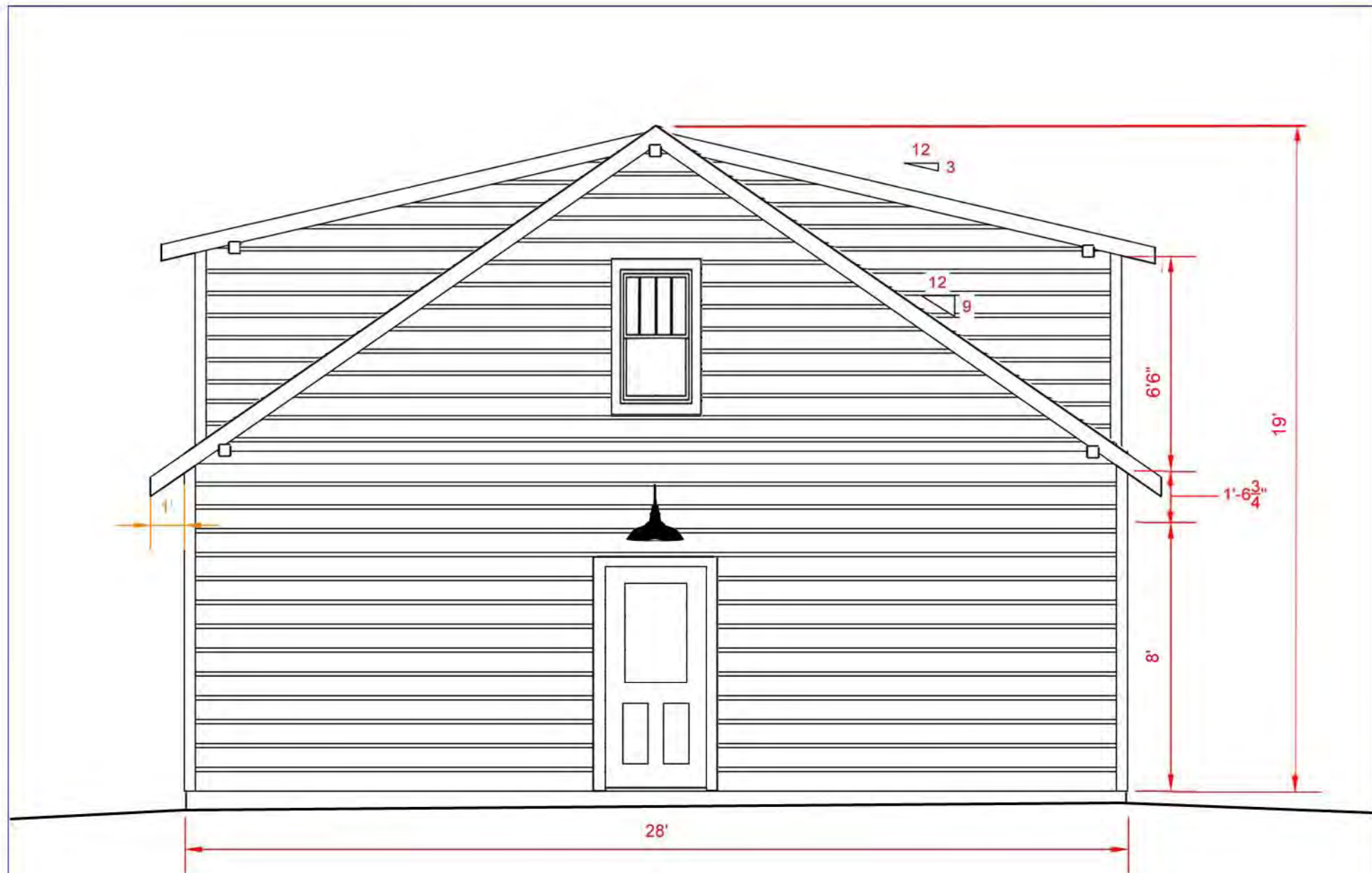




DESIGN	CONTRACTOR	CUSTOMER	Rear Elevation - NorthEast
Corral Creations 3310 Highway 72-221 Greenwood, SC 29649	Horizon Structures LLC 5075 Lower Valley Road Atglen, PA 19310	Joel Lassiter 324 Grandin Road Charlotte, NC 28208	PLAN-DESCRIPTION
			28' x 28' x 8' Garage Prefab 9 Pitch
			Scale: 1/4" = 1'

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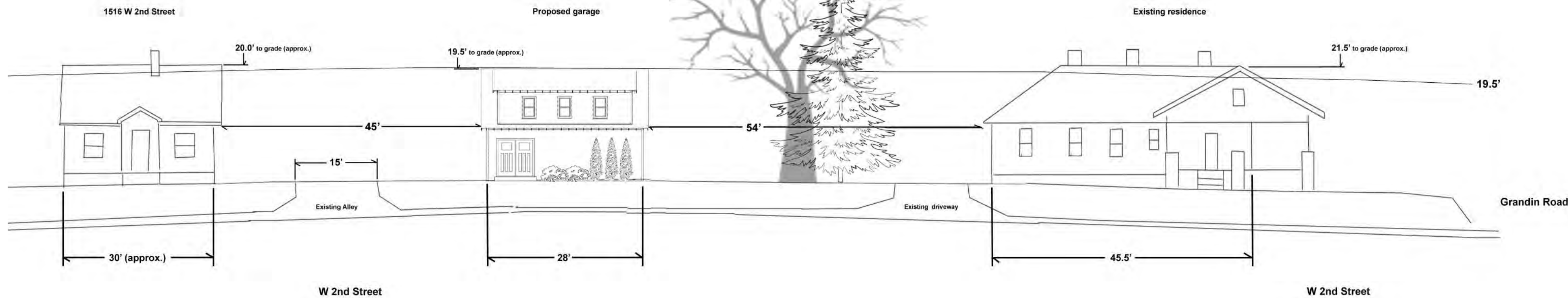
DESIGN	CONTRACTOR	CUSTOMER	Right Elevation - NorthEast
Corral Creations 3310 Highway 72-221 Greenwood, SC 29649	Horizon Structures LLC 5075 Lower Valley Road Atglen, PA 19310	Joel Lassiter 324 Grandin Road Charlotte, NC 28208	PLAN-DESCRIPTION
			28' x 28' x 8' Garage Prefab 9 Pitch
			Scale: 1/4" = 1'

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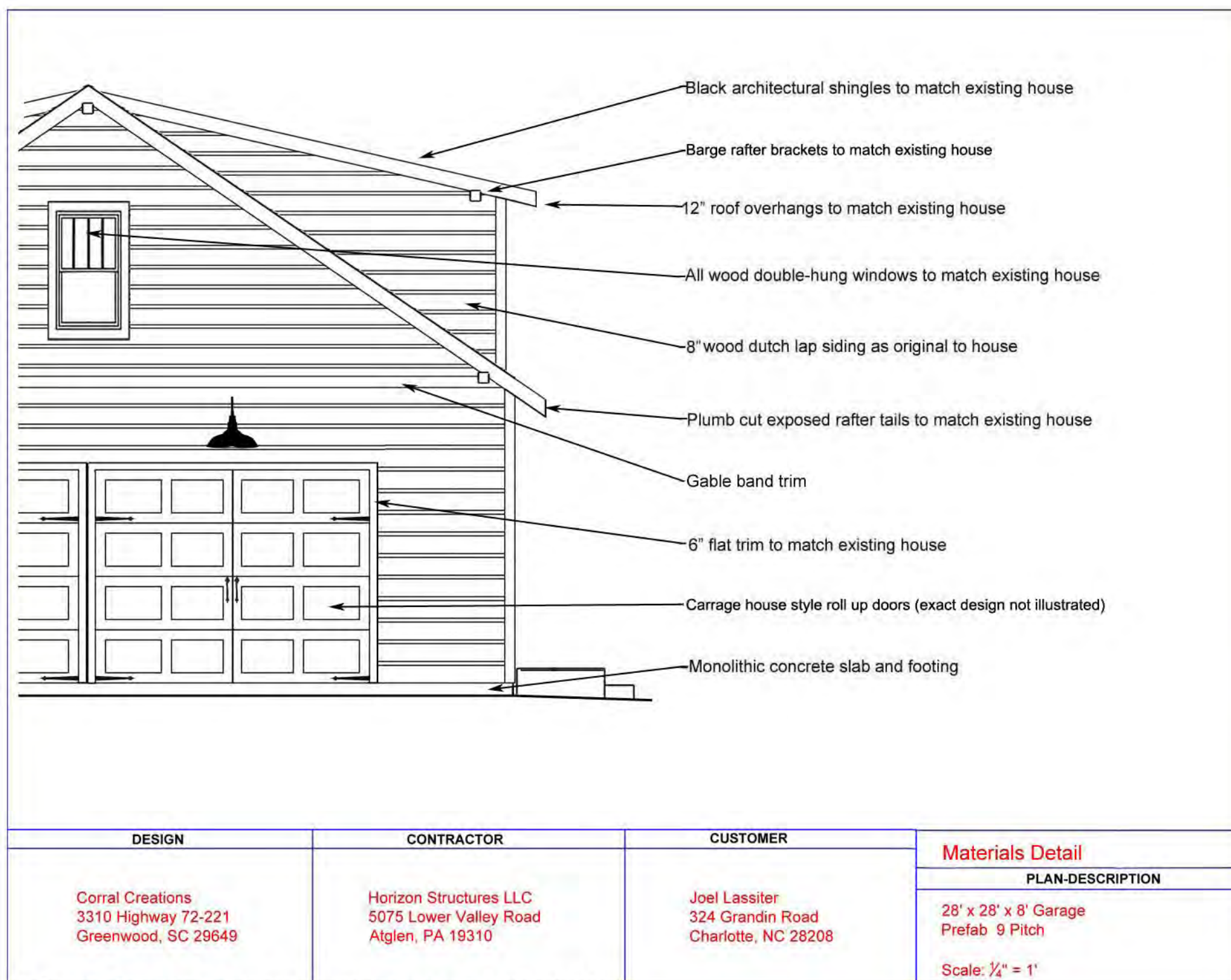
Streetscape of W 2nd Street

(not to scale)



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