



Charlotte Historic District Commission Application for a Certificate of Appropriateness

April 13, 2011

ADDRESS OF PROPERTY	1542 Thomas Avenue, Plaza Midwood Local Historic District HDC 2011-042
SUMMARY OF REQUEST	Installation of Front Yard Parking Area
OWNER	Michael Luick
APPLICANT	Michael Luick

Details of Proposed Request

This application seeks retroactive approval for the installation of a front yard parking area.

Current Status and Context of Property

This house is a one story side gable structure built in 1942, according to Mecklenburg County Tax Records. It is on a tight lot that does not have a driveway, and does not have adequate side yards to accommodate a driveway that meets current HDC policy.

The house is similar in scale and character to the others in this area of the Plaza Midwood Local Historic District.

Relevant HDC Design Guidelines

- *Parking Areas, Paving and Driveways*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Outstanding Issues

This application was filed in response to a Notice of Zoning Violation issued by the Zoning Enforcement Staff of the City of Charlotte. The curb cut and parking tire strips are partially installed.

Current HDC policy on *Parking, Paving and Driveways* says in part:

Parking Areas:

1. Developed parking areas are not allowed in the front yard of residential uses.
2. Parking should be located to the side or rear of the property if at all possible.
5. Parking must be screened in some manner so that the parking is not the dominant feature of the property.

The Commission will have to determine if an exception to policy is warranted, given the street network in the immediate vicinity of this property and the restrictions of the lot.



08118716

110

43

17'

curb cut

THOMAS AV

56

House

08118717

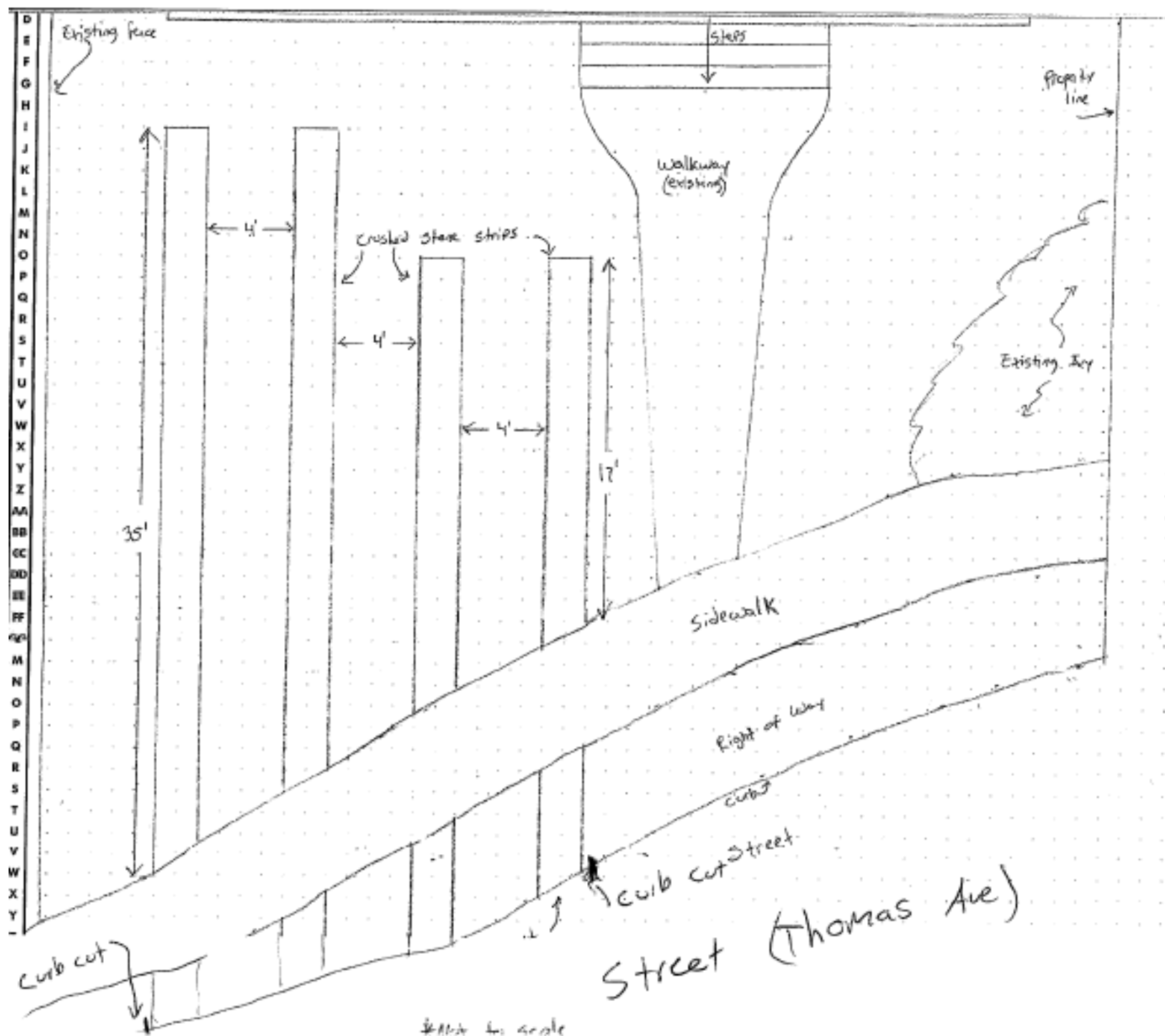
49

08118

08118718

52.9







Code Enforcement Division
Belmont Center
700 Parkwood Avenue
Charlotte, NC 28205

2/16/2011

Michael D. Luick
Michael D. Luick
1542 Thomas Ave.
Charlotte, NC 28205

Zoning Violations Letter
2011100288

RE: Address 1542 Thomas Ave.
Parcel Number: 08118717
Inspection Date: 2/15/2011

Zoning: R-5
Compliance Date: 3/18/2011

The provision(s) of the City of Charlotte Zoning Ordinance indicated on the next page(s) have been violated:

Violation Summary:

Driveway/parking area in front of residence was installed without approval of the Historic District Commission. You must obtain a Certificate Of Appropriateness from the Historic District Commission and adhere to all requirements.

IMMEDIATELY CORRECT THE VIOLATION. If the violation is not corrected and there is no appeal to the Zoning Board of Adjustment, the Division reserves the right to exercise any one of the following REMEDIES: REVOCATION OF A CERTIFICATION OF OCCUPANCY making continued occupancy unlawful, issuing a CITATION, if unpaid and a judgement could become a LIEN on the property, seeking of an INJUNCTION, or the issuance of a CRIMINAL SUMMONS.

The Zoning Board of Adjustment is empowered to rule on the interpretation of the Zoning Ordinance and to grant variances when a difficulty or hardship exists. Appeals will not be heard by the Board unless application is properly filed in the Zoning Administrator's office within thirty (30) days of the date of this Notice of Violation. Once the deadline has passed, your right of appeal is forfeited. Forms are available in this office and online at http://www.charmeck.org/Planning/Fees_Applications/ZoningAdministrationApplicationPacket.doc.

If you have any questions as to what is required by this Notice, please contact me at the number below.


MARK GRIFFIN
Code Inspector
704-353-0499

ext 30499

JRogers @ charlotte.nc.gov

Charles Hedges

Historic District

Wanda - 704-336-2302
* John Rogers - 704-336-5994

Charlotte Historic District Commission - Case 2011-042

