

## Charlotte Historic District Commission

### Application for a Certificate of Appropriateness

January 11, 2012

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ADDRESS OF PROPERTY	400 West Kingston Avenue, Wilmore Local Historic District	HDC 2011-133
SUMMARY OF REQUEST	Rear Yard Patio	
OWNER	Mark Sroka	
APPLICANT	Mark Sroka	

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#### **Details of Proposed Request**

This application requests approval for a rear yard patio behind a corner lot house. The patio would extend between the existing house and the existing garage.

#### **Current Status and Context of Property**

This one story house was constructed in 2006. It has a detached two car garage to the rear. The house is an infill structure in an area that primarily consists of single family houses that date from the 1930's and 1940's, with other recent infill houses scattered throughout.

#### **Relevant HDC Design Guidelines**

- *Parking Areas, Paving and Driveways*
- *Additions*

#### **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.

**Analysis of Proposal**

This house and its garage take up a significant percentage of this small corner lot. The lot is 140 feet deep and 50 feet wide, for a total of 7000 square feet. The house has a footprint of roughly 1800 square feet, and the garage is roughly 22 by 20 feet, or 440 square feet. Together, the house and the garage equal 2240 square feet. Adding an approximate measure of the driveway at 20 by 20 feet, or 400 square feet, roughly 2640 square feet of the lot is covered by impervious surface. This equals almost 38% of the entire lot.

The rear yard of the house, from the back thermal wall to the lot line, is roughly 2250 square feet. The garage and driveway together cover 840 square feet, leaving 1410 square feet, or slightly over 62.5%, pervious.

The proposed patio would be of concrete, and would cover the area between the rear of the house and the garage, and would be 35 by 14 feet, or 490 square feet. This additional hardscape would raise the impervious area of the rear yard, including the garage and driveway, to 1330 square feet, or 59%.

Current HDC policy, under both *Parking Areas, Paving and Driveways* and *Additions*, states in part:

*In a single-family use, no more than 50% of the rear yard should be of impermeable material, including the roofs of additions to original buildings, paving, decks, patios, and accessory buildings.*

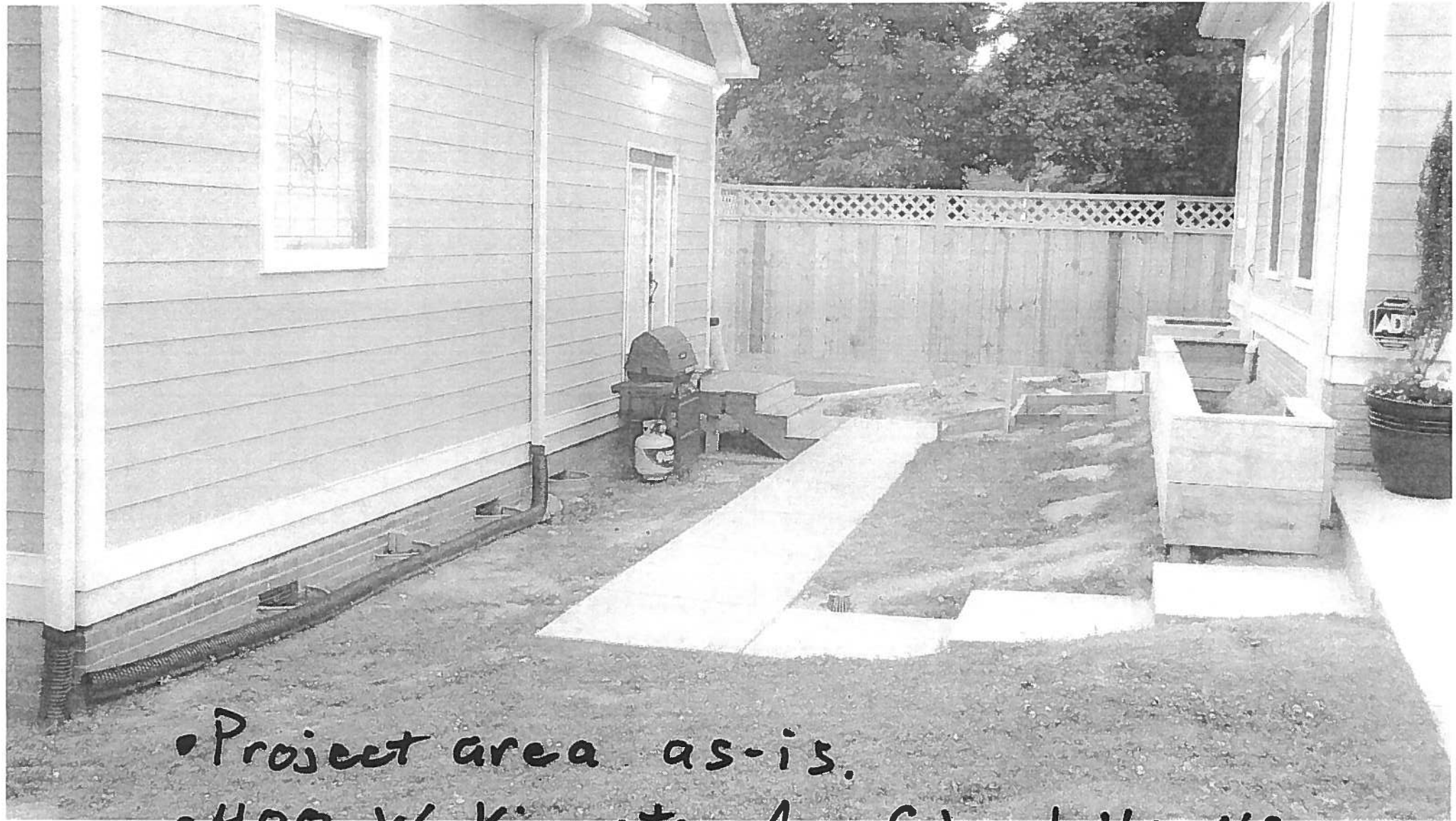
This lot is smaller than the overwhelming majority of lots in its vicinity, and the existing house and garage were designed, permitted and built prior to the designation of the Wilmore Local Historic District. The placement of the house and the garage on the lot leave a very small rear yard, which is not truly a functional outdoor space.

The HDC must determine if the circumstances and context of this property warrant granting an exception to its policy as stated above.

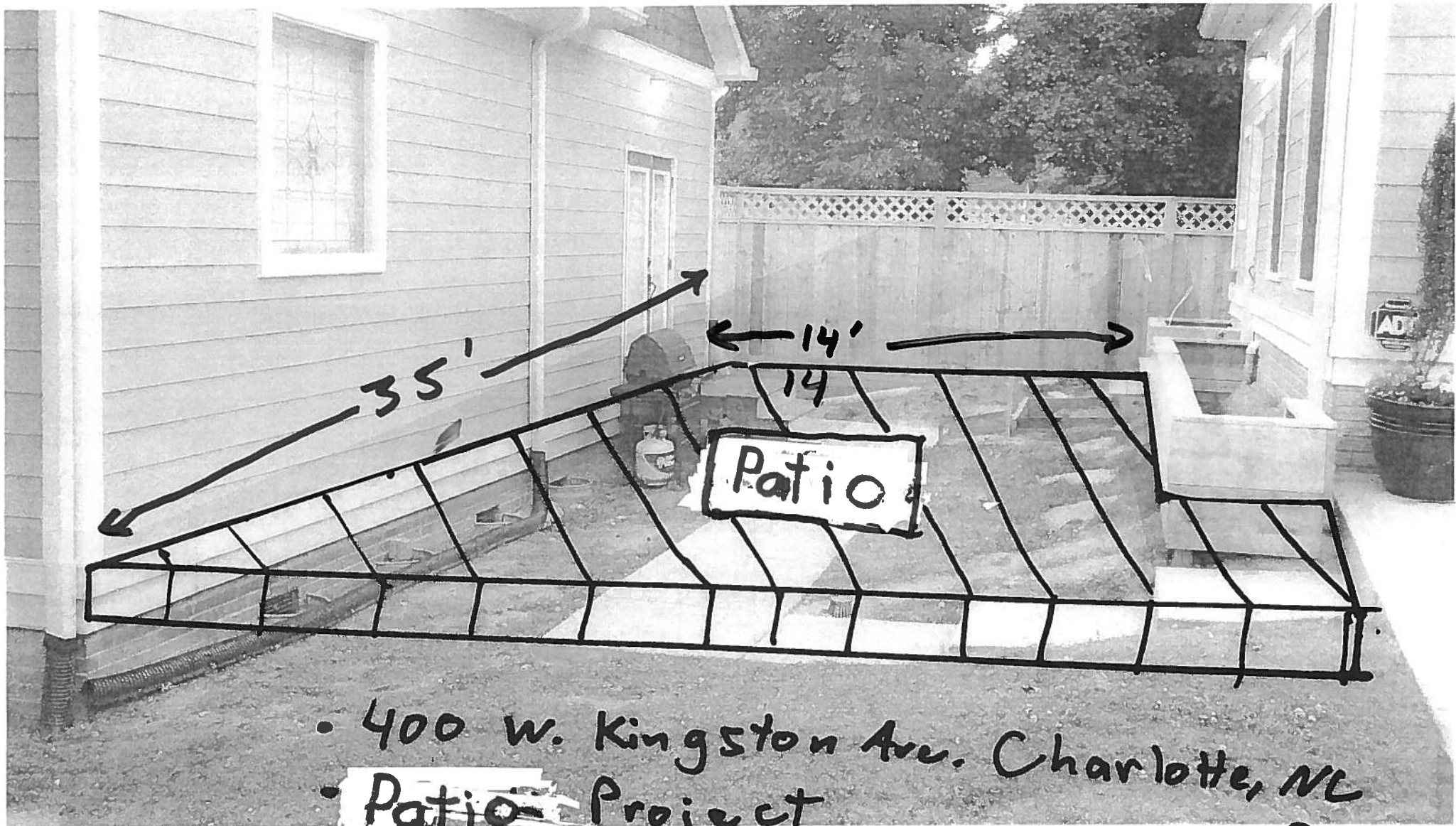








- Project area as-is.
- 400 W. Kingston Ave. Charlotte, NC 28203
- 12/9/11



- 400 W. Kingston Ave. Charlotte, NC
- ~~Patio~~ Project
- 12/9/11

28203

**GARY R. VOLMER**  
**PROFESSIONAL LAND SURVEYOR**

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Belmont, NC 28012-2831  
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NORTH REFERENCE  
MAP BK. 332 PG. 96



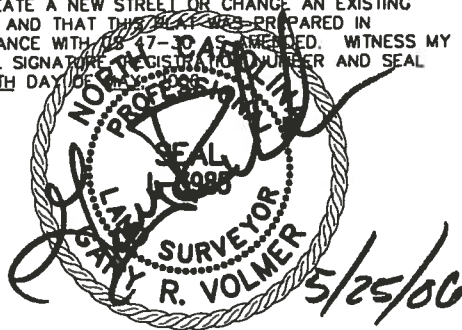
SCALE: 1" = 30'

FIELD BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

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## PHYSICAL SURVEY

I, GARY R. VOLMER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS A MINIMUM OF 1:10,000, THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NORTH CAROLINA BOARD OF SURVEYING AND MAPPING. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 25TH DAY OF MAY 2006.



### NOTES:

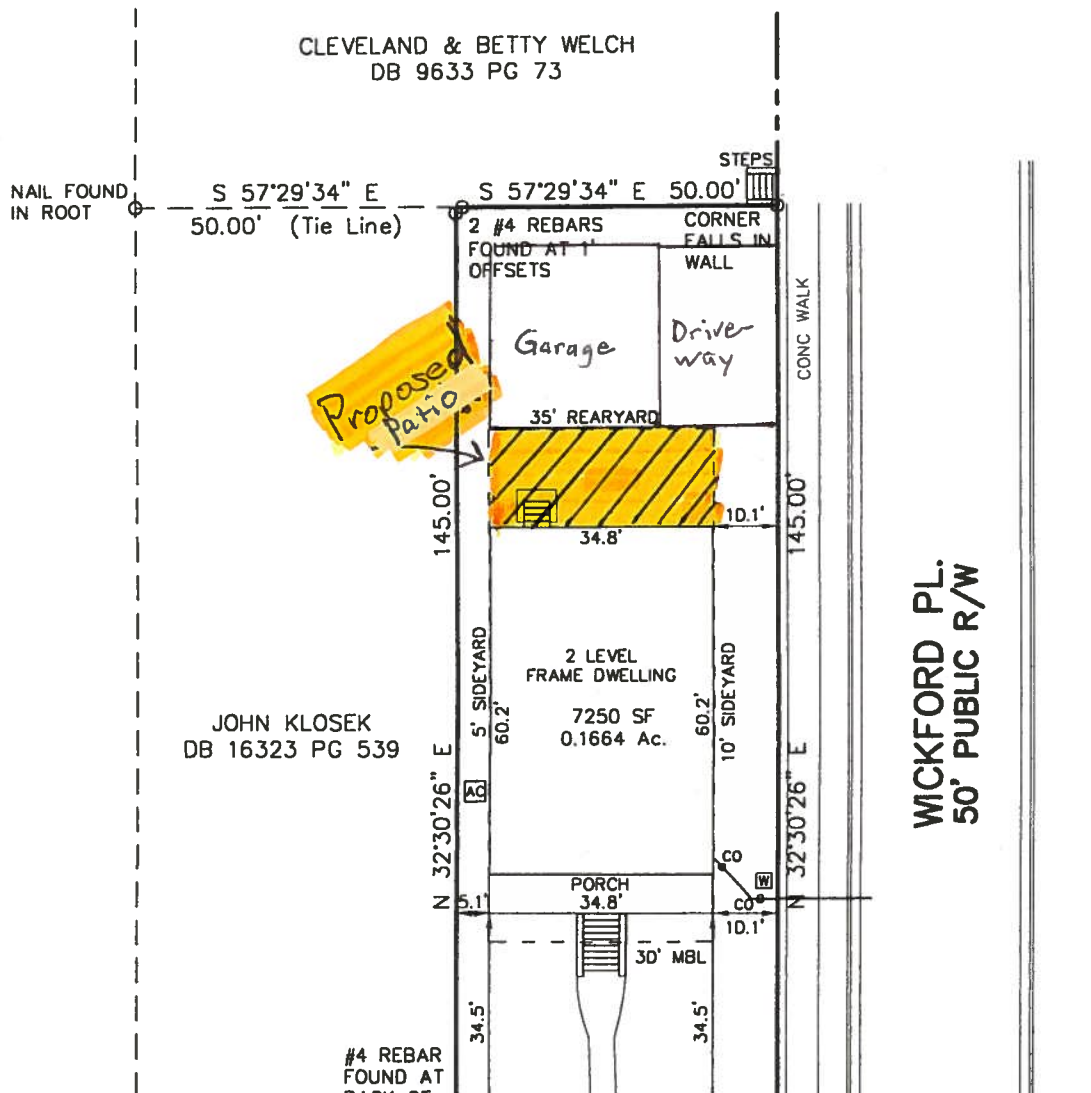
AREA DETERMINED BY COORDINATE COMPUTATION.

THIS SURVEY MAY BE SUBJECT TO ADDITIONAL RIGHTS-OF-WAY, EASEMENTS, COVENANTS OR RESTRICTIONS THAT MAY BE OF RECORD AND MAY BE FOUND BY A COMPLETE TITLE SEARCH.

THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

### LEGEND

ECM	EXISTING CONCRETE MONUMENT
MBL	MINIMUM BUILDING LINE
R/W	RIGHT-OF-WAY
MB/PG	MAP BOOK/PAGE
DB/PG	DEED BOOK/PAGE
U	UTILITY POLE
F	FENCE LINE
T	TELEPHONE PEDESTAL
E	ELECTRIC TRANSFORMER
C	CABLE TV PEDESTAL
G	GAS METER
W	WATER METER
AC	AIR CONDITIONER





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