
ADDRESS OF PROPERTY:	<i>1003 Romany Road, Dilworth Local Historic District</i>	<i>HDC 2012-107</i>
SUMMARY OF REQUEST:	<i>Construction – Single Family</i>	
OWNER:	<i>Michael Glaser</i>	
APPLICANT:	<i>David Reule</i>	

Details of Proposed Request

A new one and one-half story single family home is proposed for a vacant corner lot overlooking Latta Park at the corner of Romany Road and Lexington Avenue.

Relevant HDC Design Guidelines

- *New Construction*
- *Setback*
- *Materials*
- *Tree Removal*

Staff Analysis

This project was deferred at the December 2012 Historic District Commission meeting for further design study, and referred to the Design Review Committee.

On January 3rd, 2013, the Design Review Committee met to discuss this project with the development team. At that meeting, a discussion was held that involved some of the neighborhood residents that have expressed opposition to this project, and the points of contention were discussed individually.

Prior to the meeting, the development team submitted the attached exhibits to the HDC Staff, and they served as the basis for much of the discussion at the committee meeting. In response to the discussion, some additional exhibits are being put together by the applicants.

The Design Review Committee members present at the meeting – Lili Corbus and Dominick Ristaino – will report the discussions and any recommendations they may have at the full HDC meeting.

There is some question as to the timing of the next HDC hearing on this project. It is the intention of the applicants to have the additional materials ready for presentation at the January 9th HDC meeting. However, the realities of developing additional data and any design solutions that they may be placed before the Commission may force this hearing to the February 13th HDC meeting.

Should any additional materials be received from the applicants by HDC Staff prior to the January 9th hearing, they will be forwarded to the Commission and to the other interested parties known to Staff.



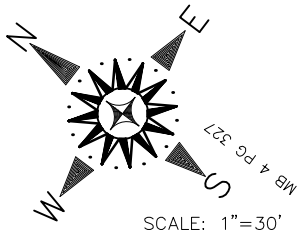






LOT AND TOPOGRAPHIC SURVEY

LOT 8A, SECTION OF DILWORTH—REVISED
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
MAP BOOK 4 PAGE 327



LEGEND

EIR EXISTING IRON ROD
SIR SET IRON ROD
MBL MINIMUM BUILDING LINE
DB DEED BOOK
MB MAP BOOK
PG PAGE
NTS NOT TO SCALE
PP POWER POLE
PLP POWER/LIGHT POLE
CP CALCULATED POINT
OR ORNAMENTAL
EIP EXIST. IRON PIPE

CURRENT ZONING: R-4
SETBACKS: FRONT-30'
SIDES-5'
REAR-40'

LEXINGTON AVENUE
50' PUBLIC R/W
MB 4 PG 327

MB 4 PG 327 PROVIDES INSUFFICIENT INFORMATION TO MATHEMATICALLY CREATE THIS LOT. THE METES & BOUNDS REFLECTED HEREON ARE BASED ON EXISTING FIELD LOCATED MONUMENTS. THE NORTH ROTATION WAS OBTAINED FROM MB 27 PG 319.

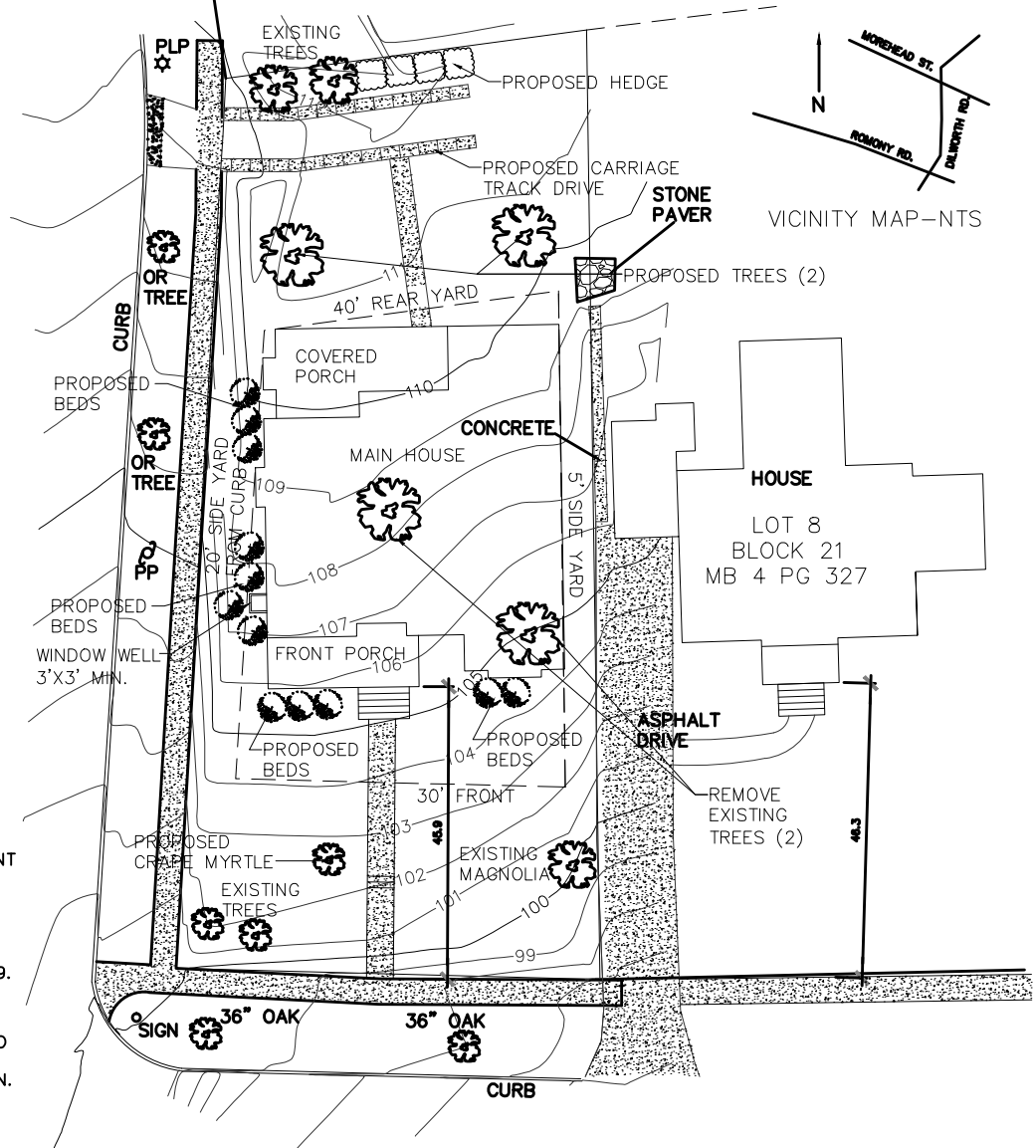
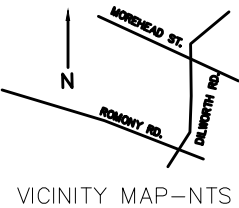
THIS LOT IS LOCATED WITHIN THE DILWORTH HISTORICAL DISTRICT AND MAY HAVE ADDITIONAL ZONING REQUIREMENTS NOT SHOWN HEREON.

LINETYPE LEGEND

— — — — — SET BACK LINE
— — — — — PROPERTY LINE
— — — — — LINE NOT SURVEYED
— — — — — TIE LINE
— — — — — CENTERLINE
— CENTERLINE

TIE LINE
NAIL IN IRON
PIPE
FOUND
N56°22'10"E
59.83'

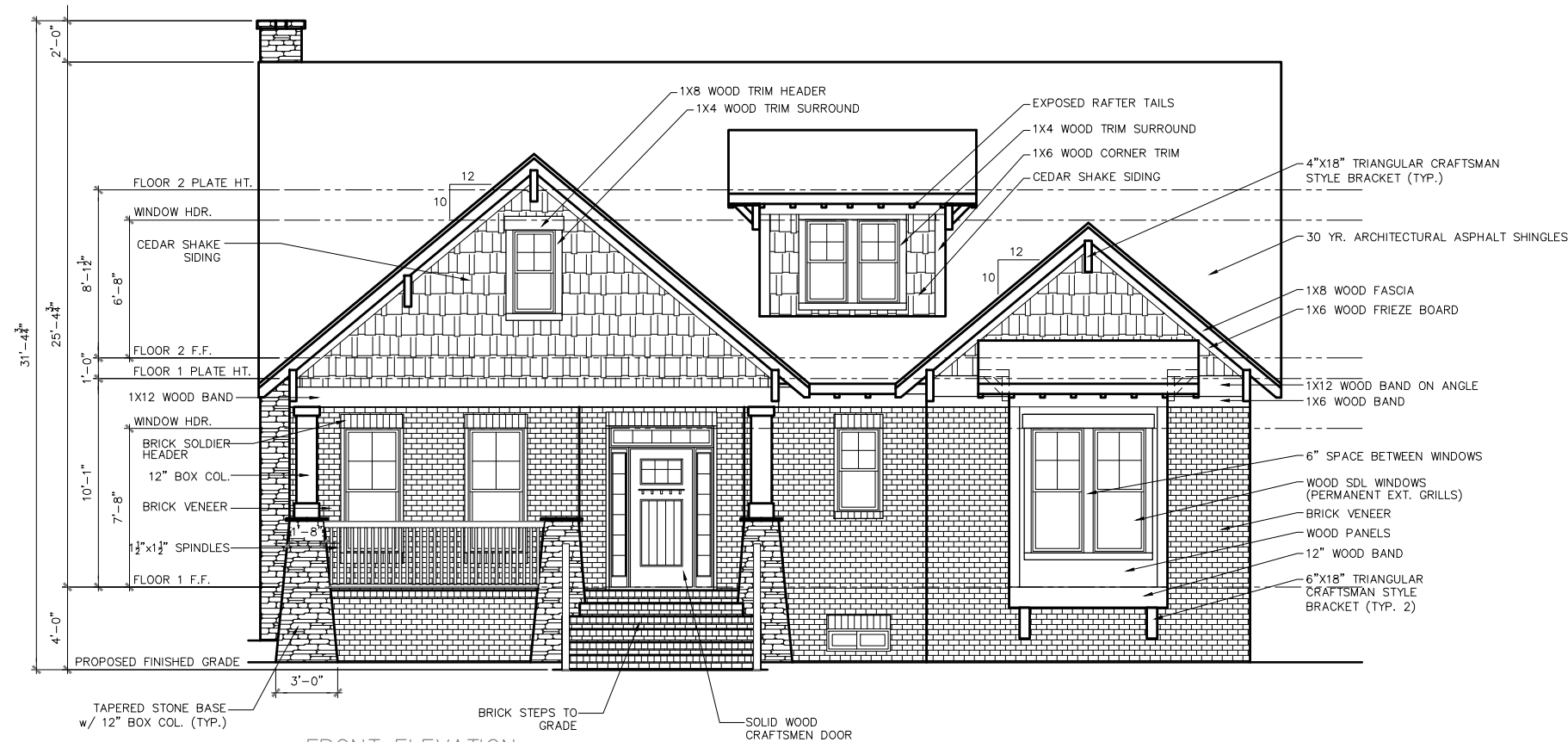
LOT 9
BLOCK 21
MB 4 PG 327



ROMANY ROAD

50' PUBLIC R/W
MB 4 PG 327

LOT 8A
BLOCK 21
MB 4 PG 327
0.204 ACRES±



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

Shea Chambers
2921 Idlewood Circle
Charlotte, NC 28209

Chambers Design
Phone: 704.376.8848
Fax: 704.376.8848

Glaser
Romany / Lexington
Charlotte, NC 28203
NEW CONSTRUCTION

ELEVATIONS
FRONT AND REAR

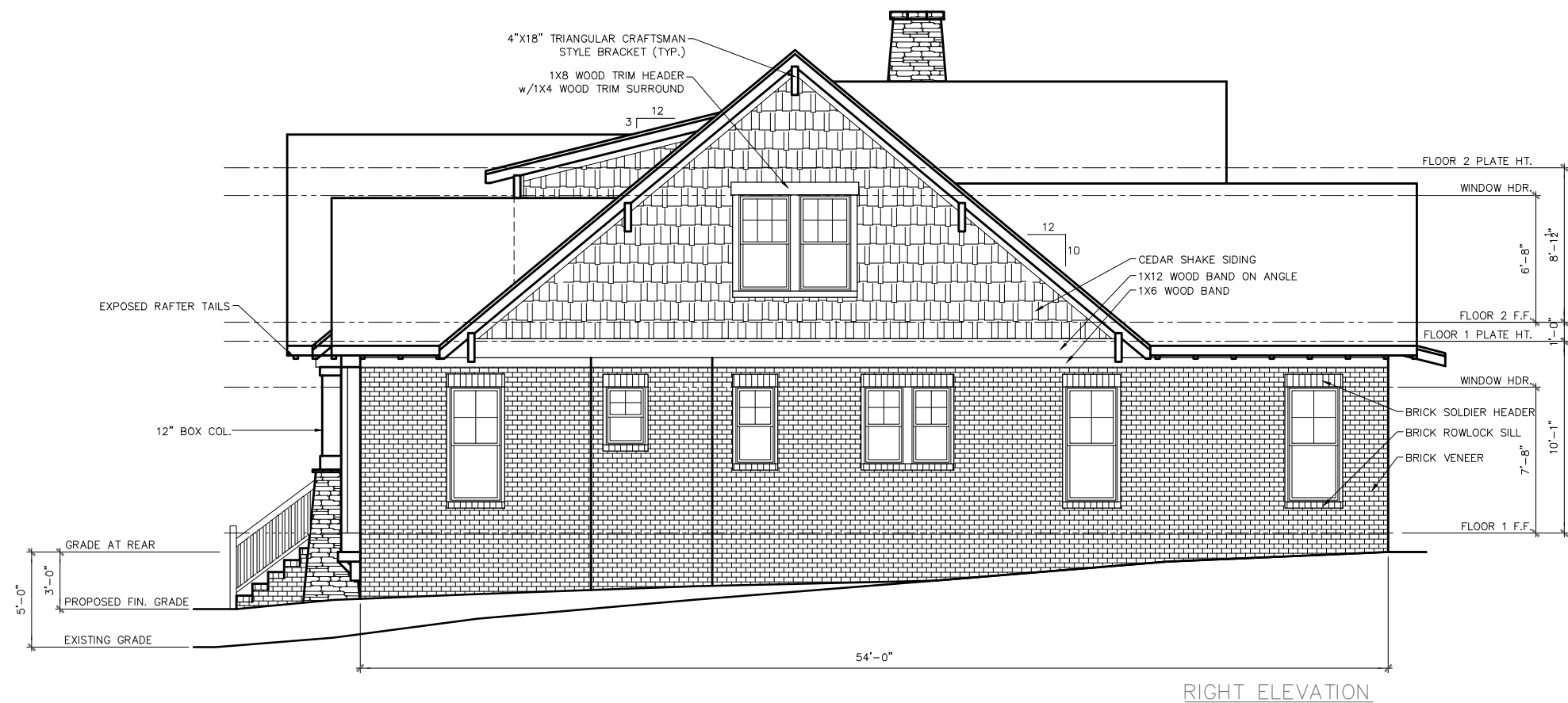
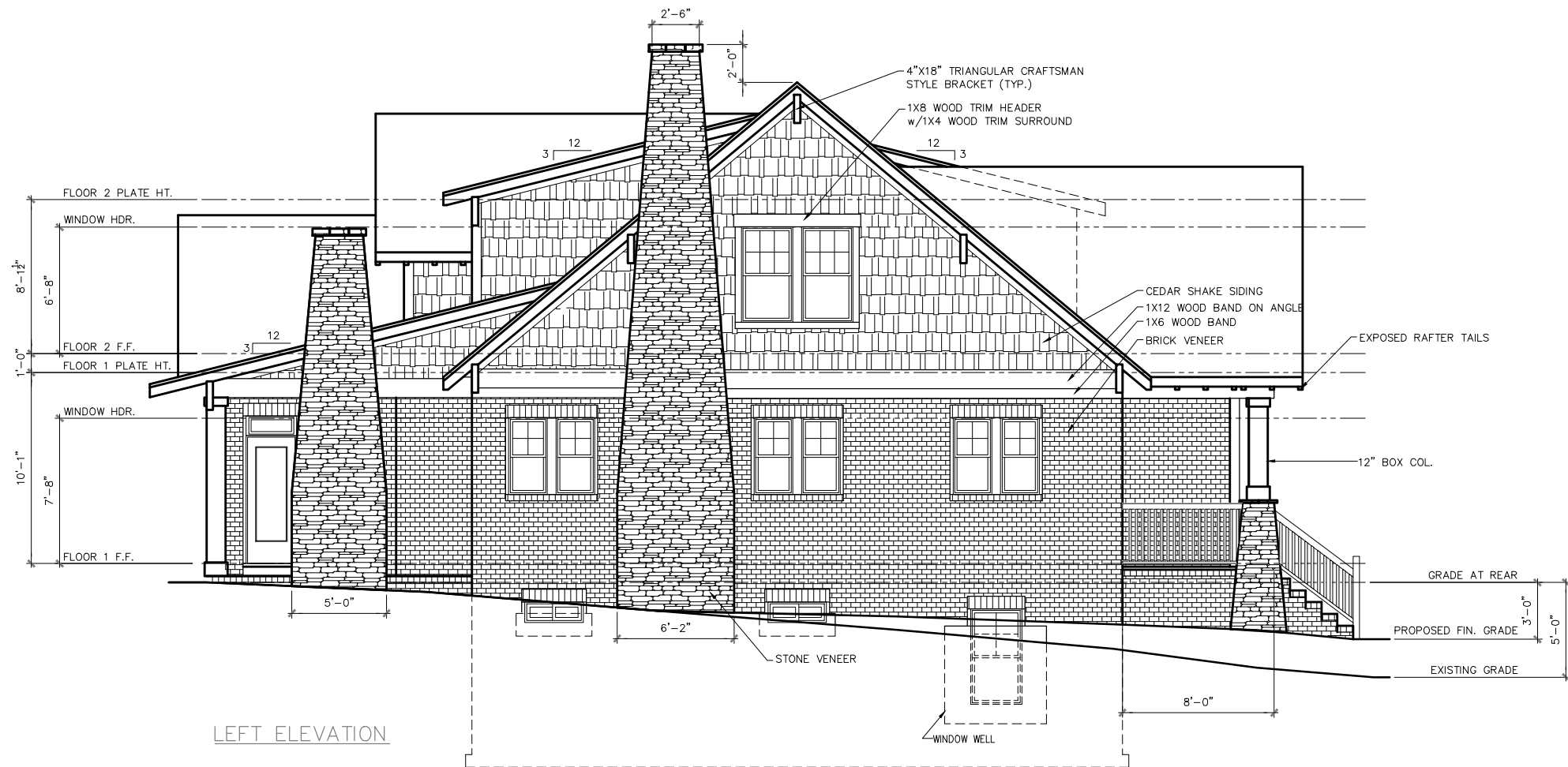
elevation: drc #:
GLA1201

DO NOT SCALE DRAWINGS
For Dimensions not shown contact
plan coordinator for clarification

revisions:
date: drawn by:
designed by: SC
drawn by: SC
checked by: SC
date: 8/20/12

sheet:

4.00



Shea Chambers
2921 Idlewood Circle
Charlotte, NC 28209

Chambers Design
Phone: 704.376.8848
Fax: 704.376.8848

Glaser
Romany / Lexington
Charlotte, NC 28203
NEW CONSTRUCTION

ELEVATIONS
LEFT AND RIGHT

elevation: drc #:
GLA1201

DO NOT SCALE DRAWINGS
For Dimensions not shown contact
plan coordinator for clarification

revisions:	
date:	drawn by:
.	.
.	.
.	.
.	.
.	.
designed by: SC	
drawn by: SC	
checked by: SC	
date: 8/20/12	

sheet:

4.10

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



Shea Chambers
2921 Idlewood Circle
Charlotte, NC 28209

Chambers Design
Phone: 704.376.8848
Fax: 704.376.8848

Glaser
Romany / Lexington
Charlotte, NC 28203
NEW CONSTRUCTION

STREETSCAPE
ROMANY RIGHT

elevation: drc #:
GLA1201

DO NOT SCALE DRAWINGS
For Dimensions not shown contact
plan coordinator for clarification

revisions:	
date:	drawn by:
designed by:	SC
drawn by:	SC
checked by:	SC
date:	8/20/12

sheet:

4.00

11x17 SCALE: 1/16" = 1'-0", 22x34 SCALE: 1/8" = 1'-0"

Charlotte Historic District Commission - Case 2012-107

