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ADDRESS OF PROPERTY	<i>1025 Isleworth Avenue, Dilworth Local Historic District</i>	<i>HDC 2012-115</i>
SUMMARY OF REQUEST	<i>Additions</i>	
OWNERS	<i>Robert &amp; Mari Sapienza</i>	
APPLICANT	<i>Angie Lauer</i>	

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**Details of Proposed Request**

- *Rear Addition and Second Story Addition, as shown on the attached plans*

**Relevant HDC Design Guidelines**

- *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.



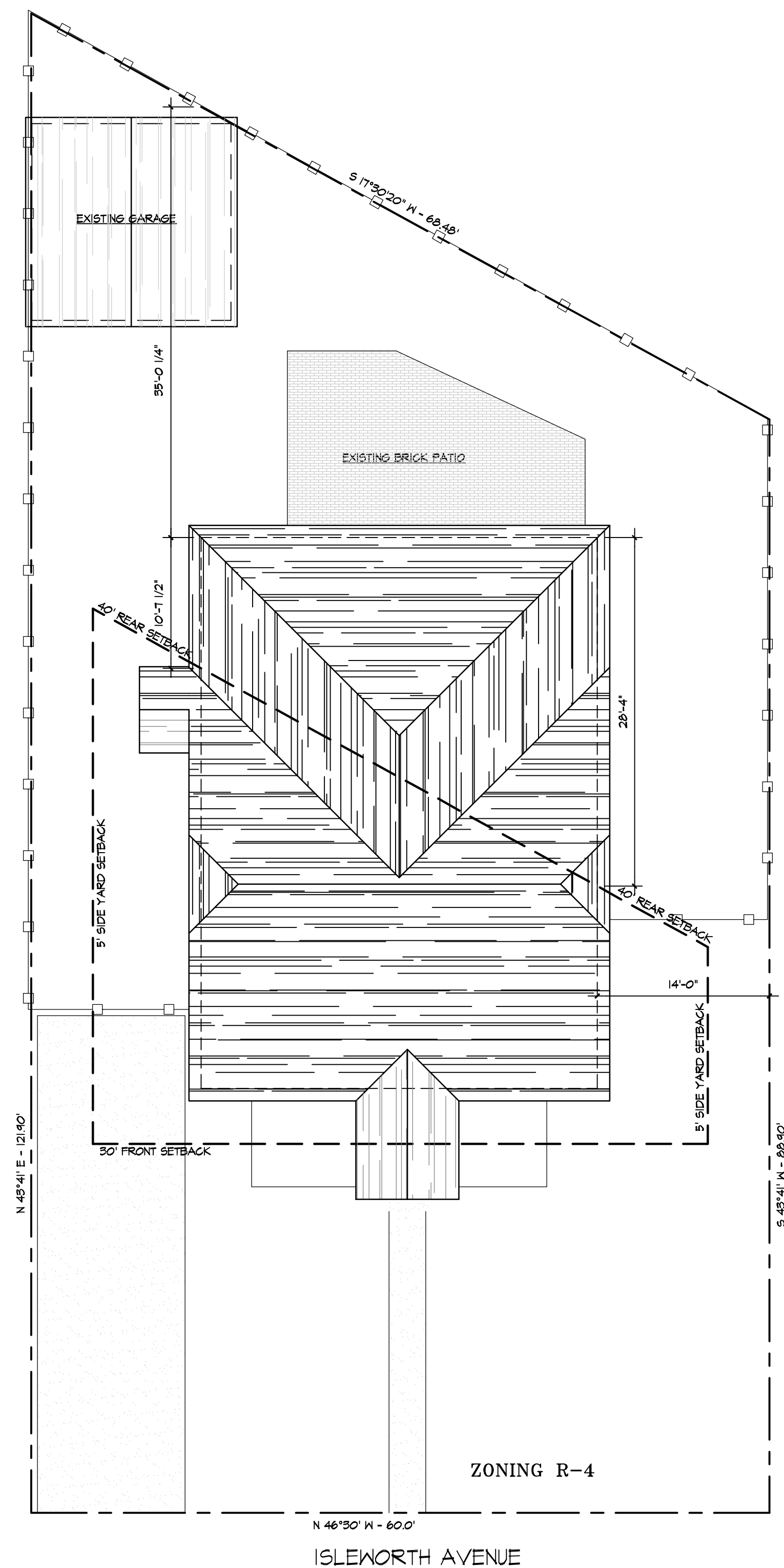
Dilworth Renovation & Addition *for*:  
**SAPIENZA RESIDENCE**  
 1025 Isleworth Avenue, Charlotte, NC 28203

PROJ. NO. - 12038  
 ISSUED - 16 AUG 2012  
 REVISIONS -

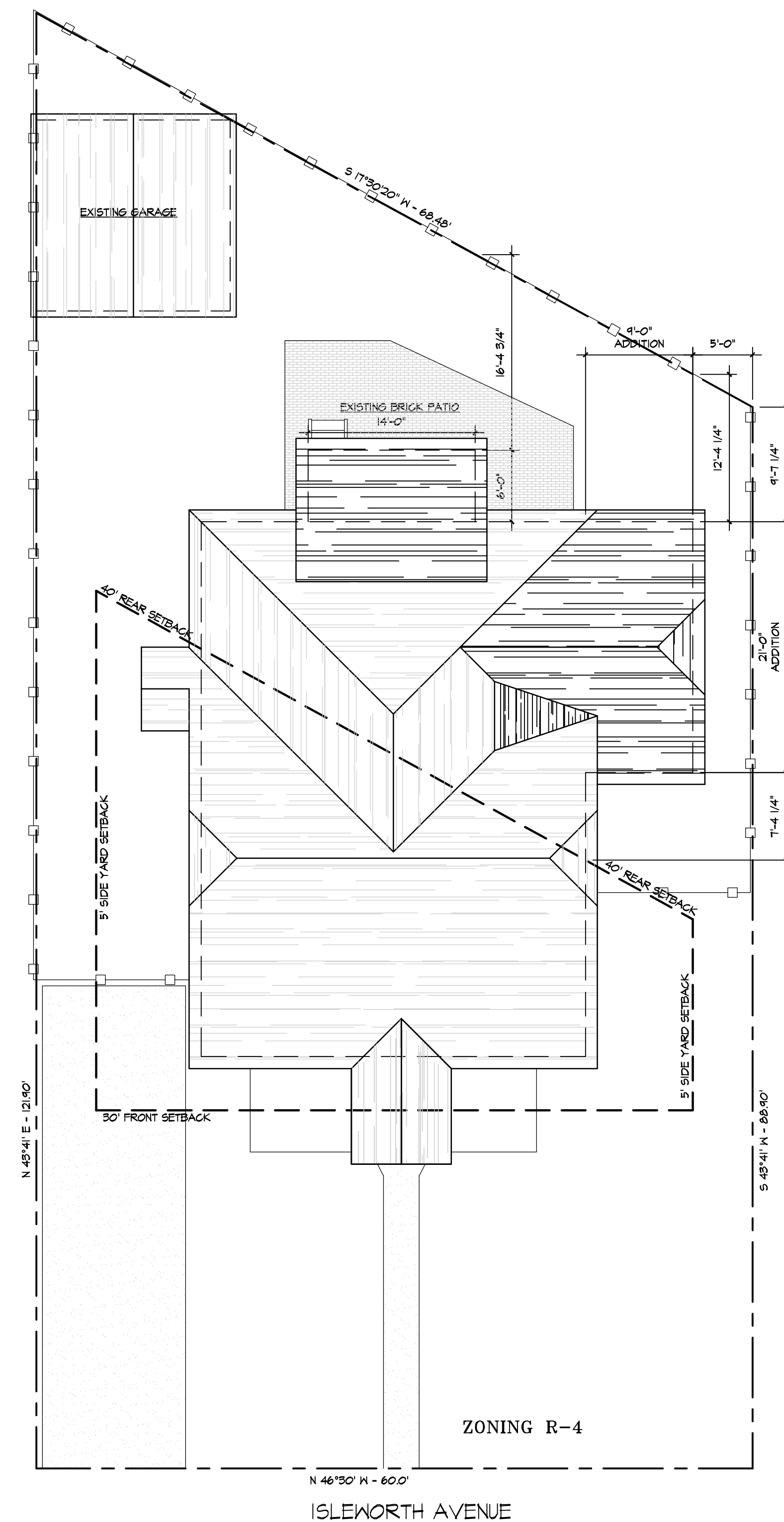
EXISTING & PROPOSED  
 SITE PLAN

**A-1**

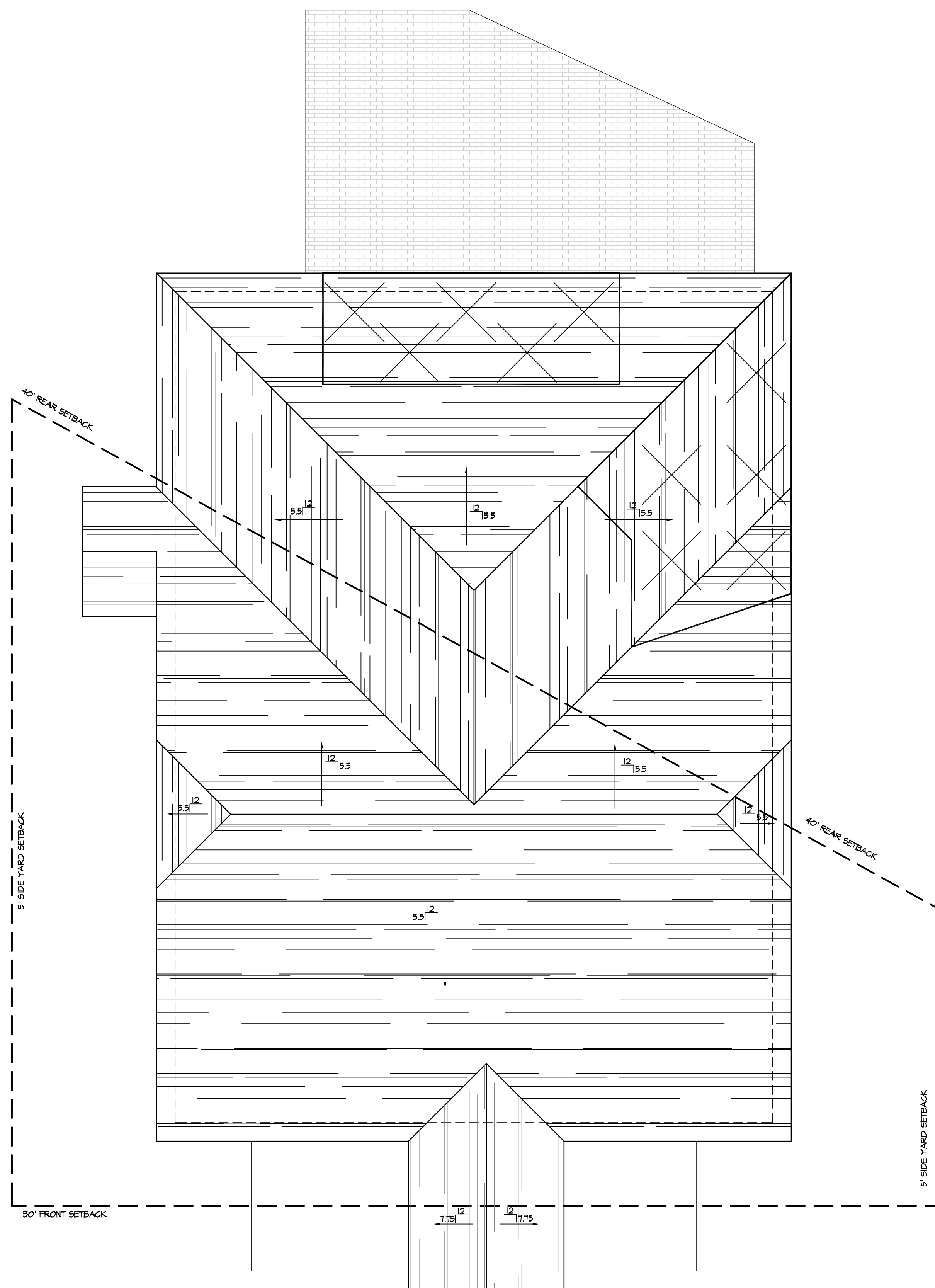
OF: FIVE



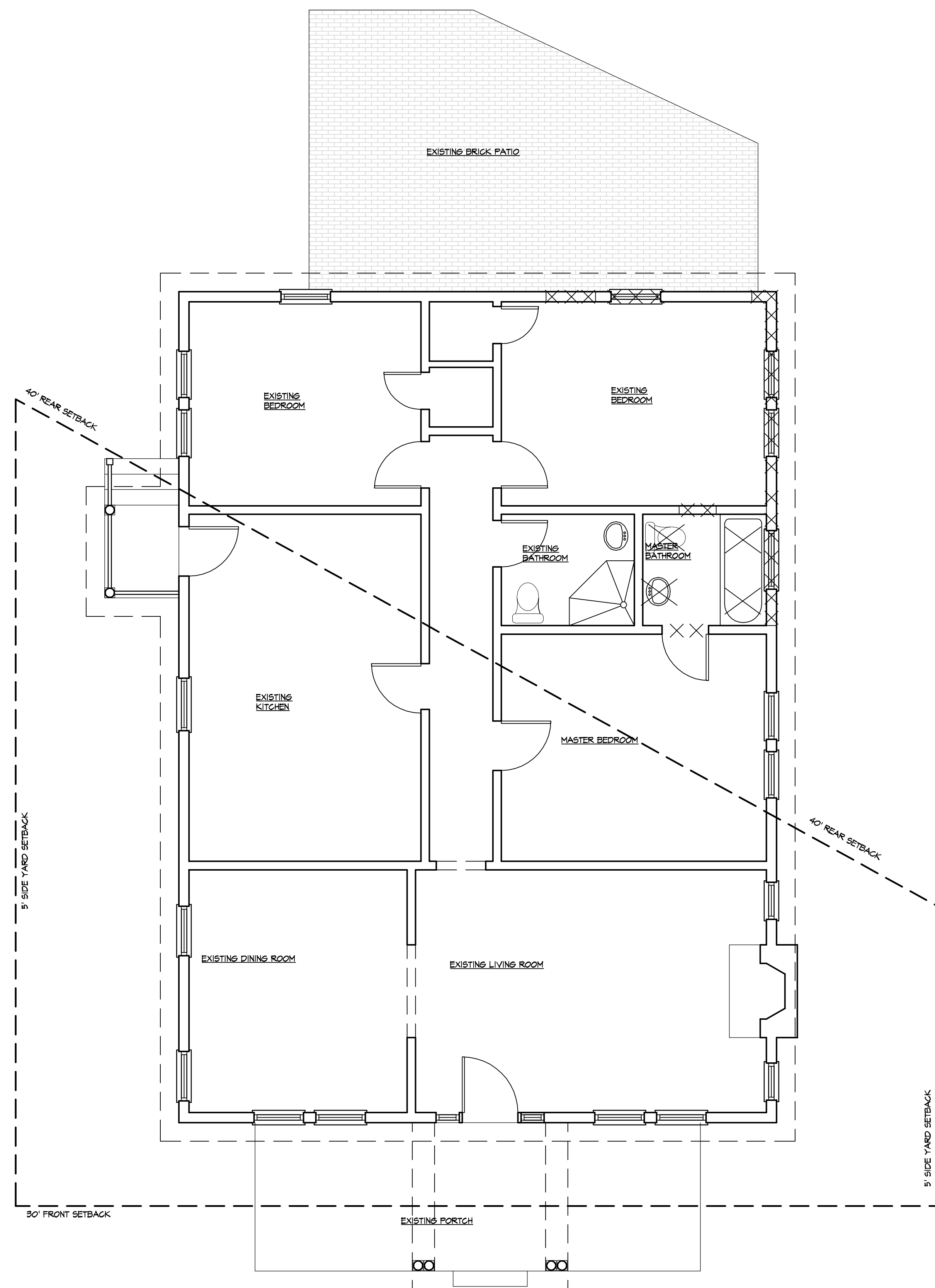
② EXISTING SITE PLAN  
 1/8" = 1'-0"



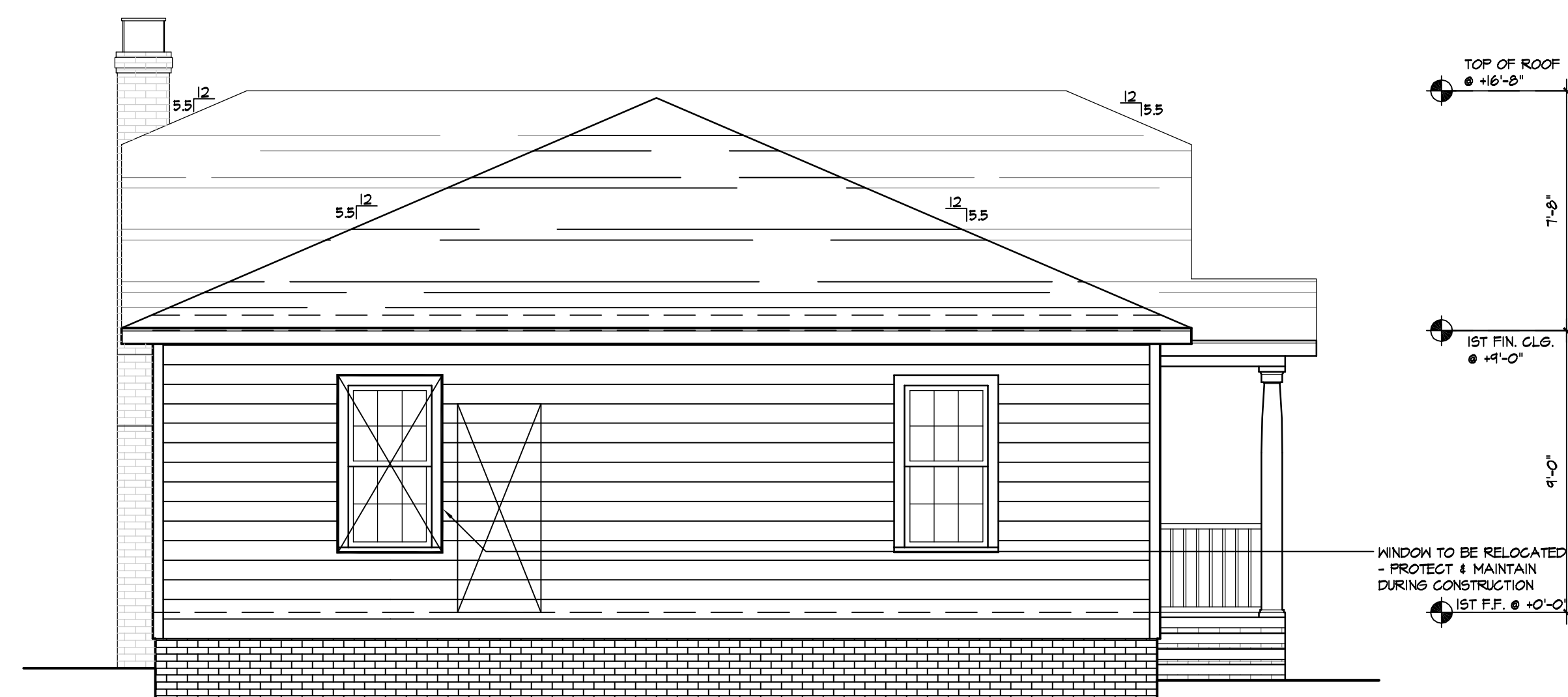
① PROPOSED SITE PLAN  
 1/8" = 1'-0"



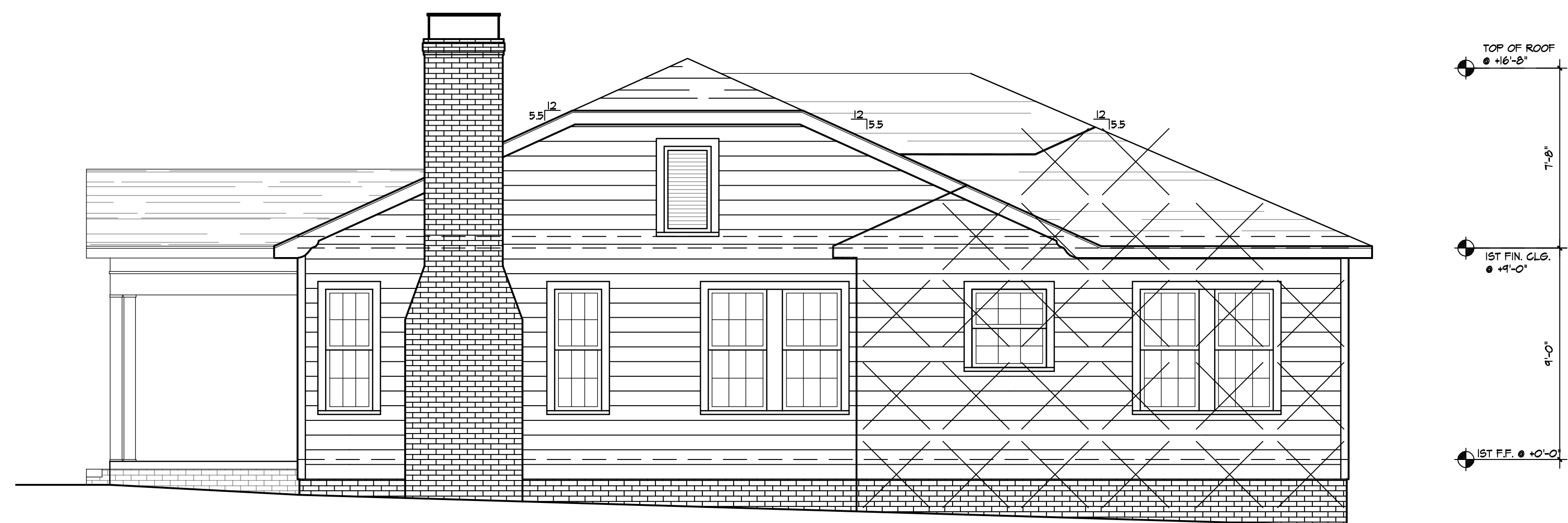
② EXISTING ROOF PLAN  
 1/4" = 1'-0"



① EXISTING FIRST FLOOR PLAN  
 1/4" = 1'-0"



④ EXISTING REAR ELEVATION  
1/4" = 1'-0"



② EXISTING RIGHT ELEVATION  
1/4" = 1'-0"



③ EXISTING LEFT ELEVATION  
1/4" = 1'-0"



① EXISTING FRONT ELEVATION  
1/4" = 1'-0"



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6 AUG 2012

Seal

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ALBArchitecture

### Dilworth Renovation & Addition for:

SAPIENZA RESIDENCE

11025 Isleworth Avenue, Charlotte, NC 28203

ROJ. NO. - 12038  
ISSUED - 16 AUG 2012  
REVISIONS -

## PROPOSED PLANS

A-4

OF: FIVE

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING - SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR GLASS OR TEMPERED GLASS.

\* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)





④ PROPOSED LEFT ELEVATION  
1/4" = 1'-0"



③ PROPOSED RIGHT ELEVATION  
1/4" = 1'-0"



② PROPOSED REAR ELEVATION  
1/4" = 1'-0"



① PROPOSED FRONT ELEVATION  
1/4" = 1'-0"

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-6" X 5'-2" (SALVAGED)	MATCH EXISTING	DOUBLE HUNG
B	2'-6" X 5'-6"	MATCH EXISTING	DOUBLE HUNG
C	2'-0" X 5'-0"	MATCH EXISTING	DOUBLE HUNG

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MANTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

\* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 4 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)



**CERTIFIED MAIL**

Robert Sapienza  
1025 Isleworth Avenue  
Charlotte, NC 28203

**RE: VARIANCE  
1025 ISLEWORTH AVENUE  
CASE NUMBER 12-029**

Dear Mr. Sapienza:

At its meeting on July 31, 2012, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** two variances: (i) a 12'4" variance; and (ii) a 16'4" variance from the required 40 foot rear yard to allow for two (2) additions to an existing structure.

**The Board based its decision on the following findings of fact:**

1. The applicant is Robert Sapienza (Represented by Angie F. Lawer/ALB Architecture, PA)
2. The proposed site is located at 1025 Isleworth Avenue, further identified as Mecklenburg County parcel number 123-112-09.
3. The parcel current zoning classification is R-4 (Single-Family Residential).
4. The lot's irregular shape prevents building upward due to setback restrictions.
5. The hardship is unique to the applicant's property and not neighborhood-wide.
6. The property is located in the Historic District.
7. Granting the variance will not alter the character of the neighborhood.

**Based upon the above findings of fact, the Board concludes that the applicant has met each of the three standards stated in § 5.108(1) of the Ordinance, and more specifically:**

1. Granting the variance is necessary for reasonable use of the property.
2. The spirit of the regulations will be observed by granting the variance.

All applicable permits must be obtained from the Planning Department, which has been notified of this decision. The Ordinance § 5.111, provides that unless otherwise specified by the Board, any decision of the Board granting a variance shall automatically expire if a permit or a certificate of occupancy pertaining to the need for the variance is not obtained within two (2) years from the date of the meeting of the Board at which the Board rendered its decision.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Fink", written over a horizontal line.

Randy Fink  
Chairperson

8/24/2012  
Date

**DECISION FILED IN THE PLANNING DEPARTMENT:**

August 28, 2012   
Date Katrina Young, Zoning Administrator

# Charlotte Historic District Commission - Case 2012-115

