

---

**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1830 Ewing Avenue

**SUMMARY OF REQUEST:** Painted Brick

**OWNER:** William and Nancy Foster

---

**Details of Proposed Request**

*Existing Conditions*

The existing home is a 2 story Colonial Revival brick home listed as a contributing structure in the Dilworth National Register. The home was unpainted.

*Proposal*

The owner painted the home in April and was issued Notice of Violation April 23. The applicant has submitted photographs of the home prior to painting.

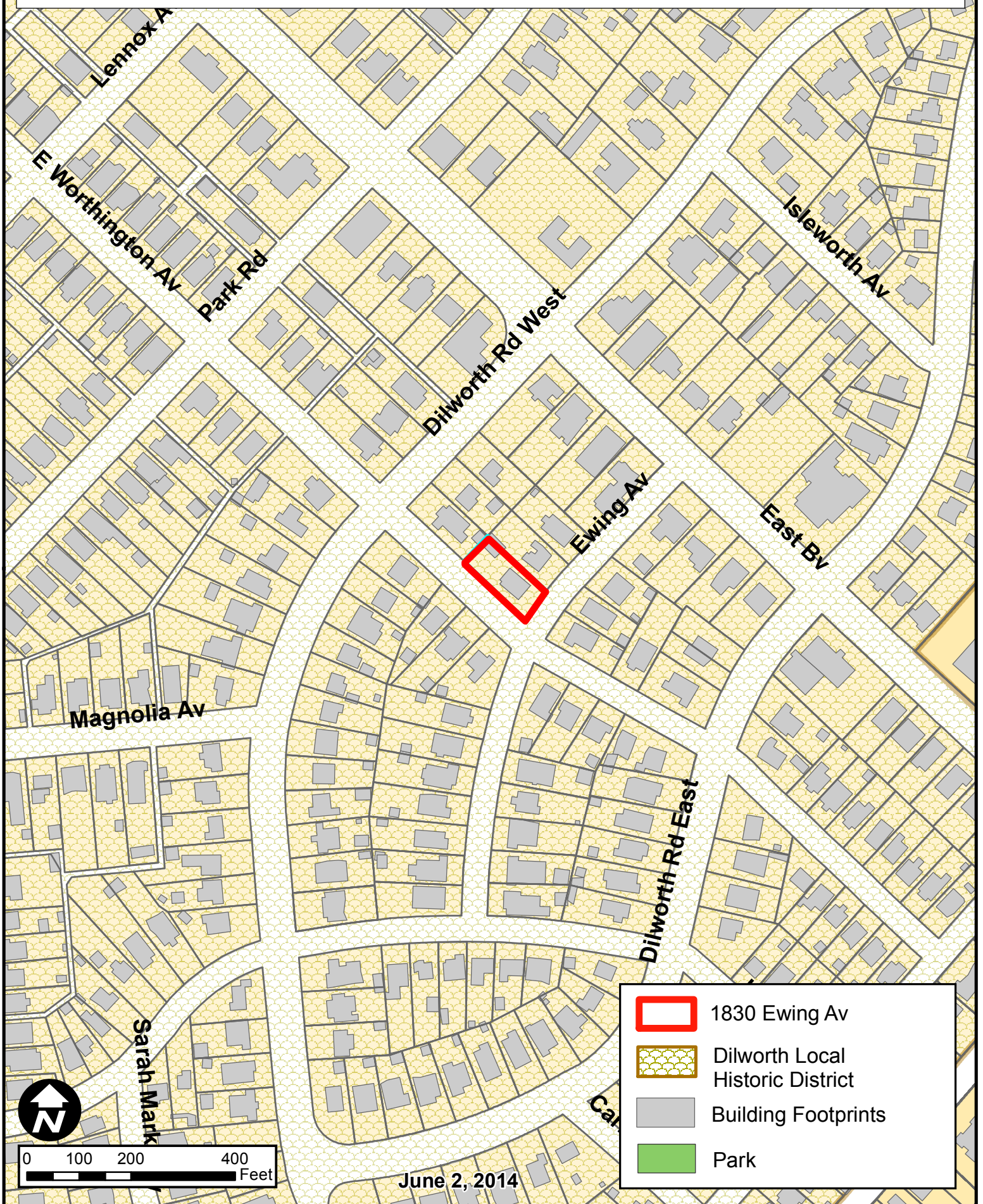
**Policy & Design Guidelines**

4. The painting of unpainted brick or masonry will require a Certificate of Appropriateness. Painting brick or masonry is not considered a change of color, but a fundamental change in the character of a building. The painting of brick or other masonry will not be permitted except in such special circumstances as:
  - a. The repainting of buildings first painted prior to the establishment of the appropriate Local Historic District.
  - b. Cases where a brick building has poorly matched additions or repair work, and where the painting is designed to unify the disparate parts of the building.

**Staff Analysis**

The Commission shall discuss appropriate solutions to mitigate the act without further damaging the structure and/or pursue other remedies, including those outlined in the Notice of Violation.

# Charlotte Historic District Commission - Case 2014-096



Code Enforcement Division  
Southeast Service Area  
700 Parkwood Avenue  
Charlotte NC 28205



4/23/2014

Nancy Foster  
1830 Ewing Av  
Charlotte NC 28203

## ZONING NOTICE OF VIOLATION

Case Number: Z20140012018 Document # 17260

Property Address: 1830 EWING AV CHARLOTTE NC 28203

Zoning Classification:

Tax Parcel No.: 12111502

### Violation Summary:

**\*\* OBTAIN NECESSARY APPROVAL FROM HDC FOR EXTERIOR CHANGES \*\***

Submit application to HDC for approval to paint previously unpainted brick within (30) thirty days to avoid \$50 monetary citation.

Please immediately correct the violation(s). If the violation(s) are not corrected within 30 days from the date of this Notice of Violation, and there is no appeal to the Zoning Board of Adjustment, the City reserves the right to exercise any one or all of the following remedies outlined in Chapter 8 of the City of Charlotte Zoning Ordinance:

- \* Issuance of criminal summons for failure to comply with the City of Charlotte Zoning Ordinance.
  - \* Escalating monetary citations
  - \* Civil judicial remedies to include: court order to vacate occupancy and/or use of premises;
- Injunction to correct violation abatement order
- \* Revocation of certificate of occupancy

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 an application is properly filed in the Zoning Administrator's office within 30 days of the date of this Notice of Violation. Once the deadline has passed, your right of appeal is forfeited.

Forms are available at the office address below and online at

<http://charmeck.org/city/charlotte/planning/AboutUs/Pages/FeesApplications.aspx>.

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

---

Mandy Edwards  
Zoning Code Inspector  
(704)432-2663  
[aedwards@charlottenc.gov](mailto:aedwards@charlottenc.gov)



