
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 420 E. Park Avenue

SUMMARY OF REQUEST: Landscape Plan

OWNER: Morgan Brady & Lauren Torie Niosi

APPLICANT: RAM Construction

Details of Proposed Request

Existing Conditions

The existing structure is a new single family home approved by the Commission in October 2013. The approved site plan did not specify the location of HVAC units.

Proposal

The proposal is to locate the HVAC units in the side yard and screened with evergreen shrubs. The area on either side of the front porch is defined as part of the side yard in the zoning ordinance.

Policy & Design Guidelines

Mechanical Units, page 55

1. Rear yards are the preferred location for mechanical units. Such locations are eligible for administrative approval.
2. Mechanical units are not allowed in the front yards of residential structures, unless the full HDC finds that there is no other technically feasible alternative. In such cases, a screening plan must be approved by the HDC prior to installation.
3. Mechanical units are allowed in side yards, but only if they are adequately screened from the street and adjoining properties in an appropriate manner.

Landscaping Plans

1. All new construction projects will be required to submit a complete landscaping plan to the Historic District Commission for approval.
2. Landscaping must not obscure the main structure on a property from the street.
3. All landscaping required by other public agencies (such as required screening of parking lots) and changes to plantings previously required by the HDC for screening or mitigation will be reviewed by the full Historic District Commission.

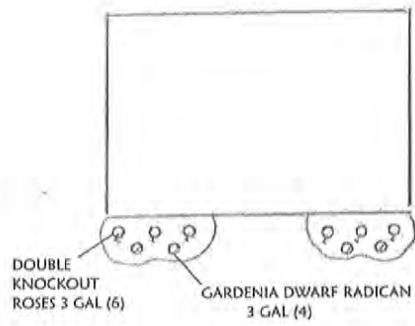
Staff Analysis

The proposed landscaping plan meets the guidelines for screening mechanical units in side yards.

Charlotte Historic District Commission - Case 2014-125

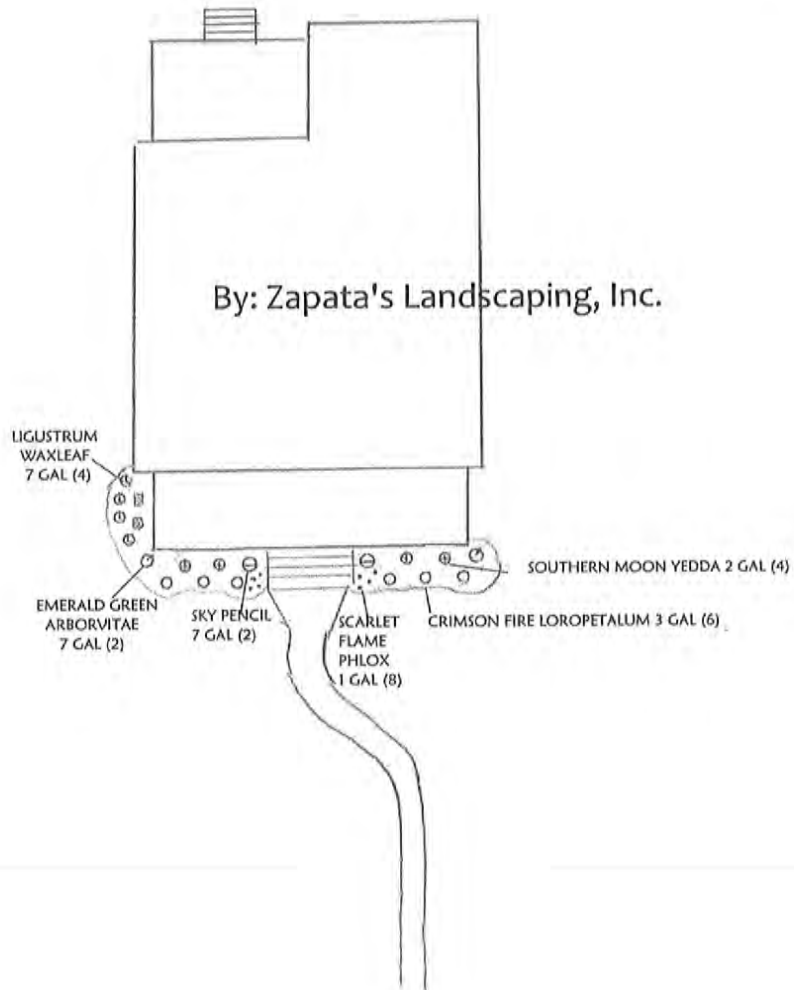
Historic Distric; Dilworth





420 East Park Ave.
Charlotte, NC

By: Zapata's Landscaping, Inc.









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BRADY











