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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 922 E. Park Avenue

**SUMMARY OF REQUEST:** HVAC Screening

**OWNER:** Will Phipps

**APPLICANT:** Will Phipps

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**Details of Proposed Request**

*Existing Conditions*

The existing structure is a new single family home approved by the Commission in May 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 2014-126

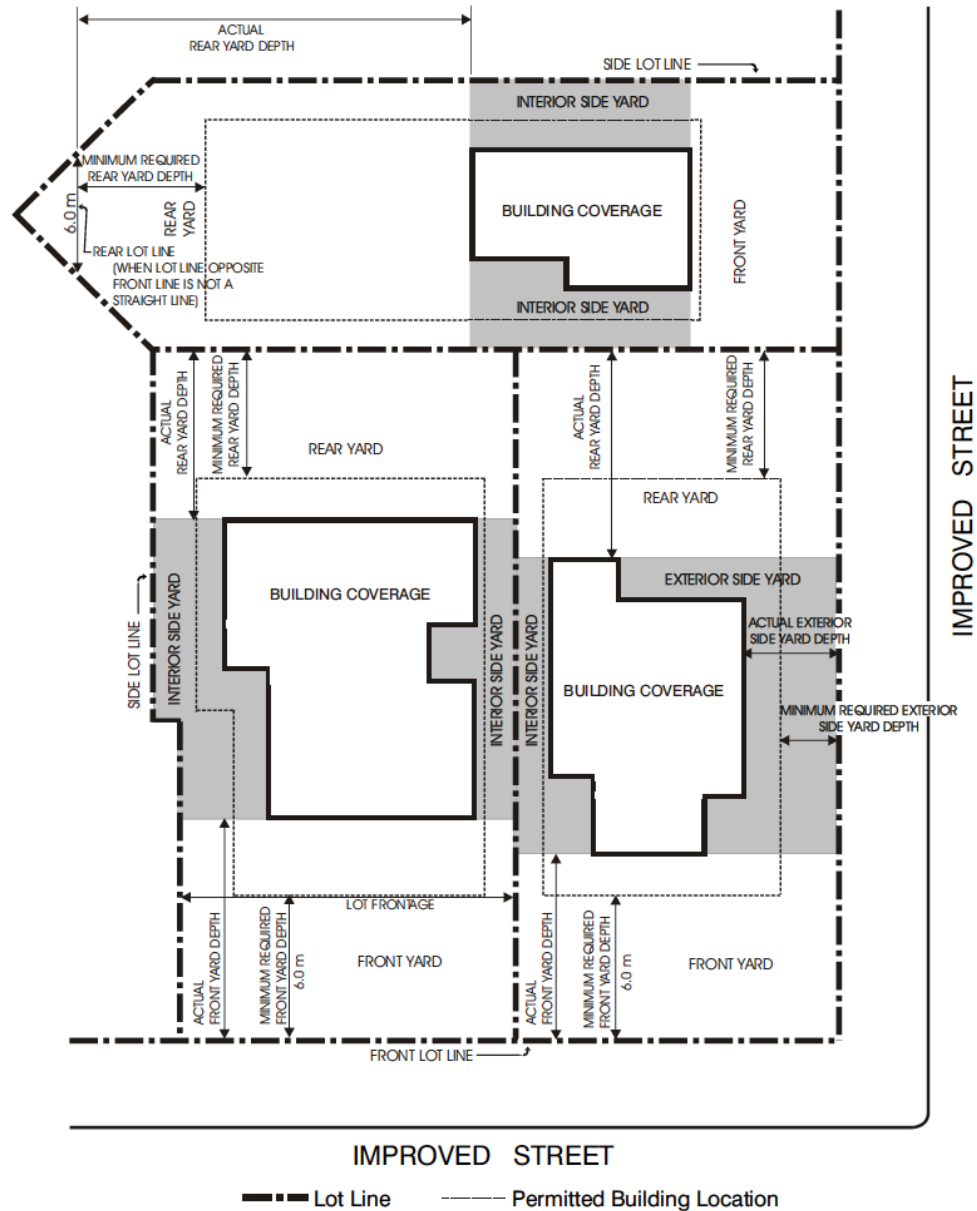
## Historic Distric; Dilworth







# Illustration of Yard Definitions



Note: The above illustrations are for clarification and convenience only and do not form part of this By-Law.









Tall Fescue Sod

Ivy

Brick Sample for Steps and Walkway(Will Not Be Painted)



\*5' wide steps and walkway will match width of the walkway on Sound's Property to right

\*Approx. 18" wide side walls on steps

\*Walkway will be herringbone bordered by soldier course

\*Walkway will fan out slightly at the base of the front steps on the house

\*We are working very carefully to make sure we have a very aged look with everything we are doing

\*We are mixing 2 colors of brick to give the walkway a more aged looking brick pattern

## Mechanical Units:

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.*
4. *The placement of above-ground backflow preventers in locations that are substantially visible from a street will require the issuance of a Certificate of Appropriateness.*