
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 804 East Worthington Avenue

SUMMARY OF REQUEST: Landscape Plan

OWNER: RAM Construction

APPLICANT: RAM Construction

Details of Proposed Request

Existing Conditions

The existing structure is a two story Bungalow constructed in 1925. The applicant has removed several trees and shrubs from the site without submitting an application or verifying the health of mature trees.

Proposal

The applicant is requesting approval for the tree removal and proposed landscaping plan.

Policy & Design Guidelines

Tree Removal, page 59

1. A Certified Arborist should be consulted in all applications regarding the removal of trees, and regarding the planting of trees when necessary. For full HDC review cases, a written recommendation from a Certified Arborist may be required.
2. The removal of dead or diseased trees will not require a Certificate of Appropriateness, provided a written assessment by a Certified Arborist is submitted to HDC Staff in advance, and that the HDC Staff judges that removal is justified. Otherwise, the removal request will be reviewed by the full Historic District Commission.
3. Trees in rear yards that are less than six inches in diameter may be removed with administrative approval.
4. Large healthy trees in rear and side yards that make a major contribution to the neighborhood tree canopy cannot be removed without the approval of the full Historic District Commission.
5. Front yard trees less than six inches in diameter may be removed with administrative approval. The removal of larger trees will require the approval of the full Commission, unless a written assessment by a Certified Arborist is submitted to HDC Staff in advance, and that the HDC Staff judges that removal is justified.
6. Where necessary, applicants are responsible for obtaining a tree protection plan approval from the Charlotte Engineering Department for new construction and additions, as required by the Charlotte Tree Ordinance.

Landscaping Plans, page 60

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.

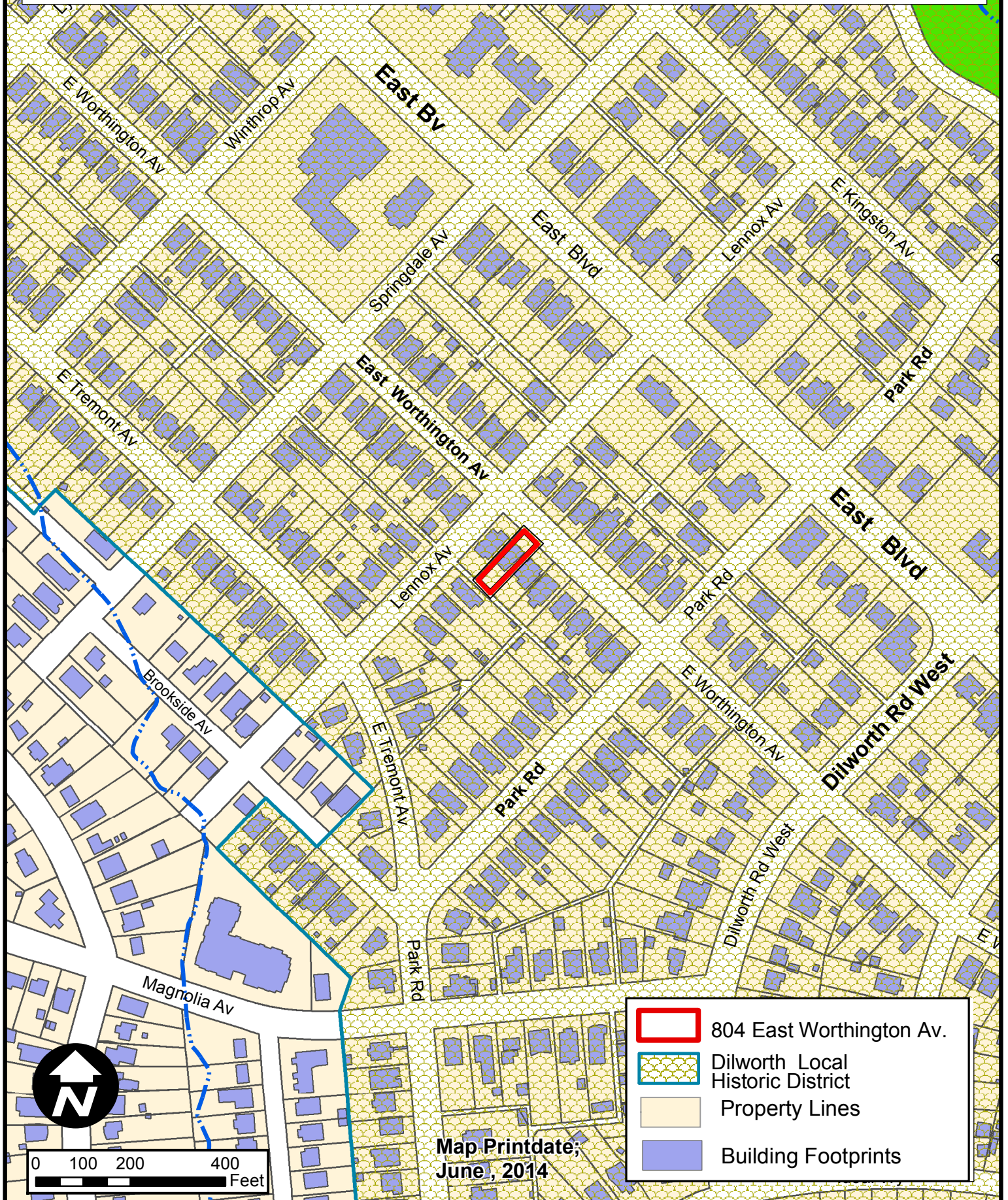
3. All landscaping required by other public agencies (such as required screening of parking lots) and changes to plantings previously required by the HDC for screening or mitigation will be reviewed by the full Historic District Commission.

Staff Analysis

Staff recommends a site plan to be submitted including replacement trees.

Charlotte Historic District Commission - Case 2014-146

Historic District; Dilworth





CAROLINA MLS 2016

