
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1125 Belgrave Place

SUMMARY OF REQUEST: Fence

OWNER: Dan & Magdalene Singletary

APPLICANT: Dan & Magdalene Singletary

This application was continued for insufficient information: 1) Exterior elevation of the fence.

Details of Proposed Request

Existing Conditions

The site is a single family home on the edge of the District. The abutting property to the rear is zoned O-2 (Office) and is currently being developed as a 5-story, 184 unit multi-family building. An 8' tall privacy fence, approved by the HDC in 1993, exists along the rear of an adjacent single family property.

Proposal

The proposal is the construction of an 8' tall section of privacy fence in the rear yard to help screen the multi-family building.

Revised Proposal – December 10, 2014

The revised application clarifies the requested exception for the privacy fence as follows:

1. Request for an exception to construct an 8' tall privacy along the rear property line.
2. An exception to allow a continuous panel fence design along the exterior to match the adjacent fence, both facing the 5-story multi-family development which is not in the District.
3. The fence panels would step down every few feet, similar to the adjacent fence.

Policy & Design Guidelines

Fencing (page 56)

1. Front yard or front setback fencing is restricted to low picket style fencing. On such fences, the height of the support posts should not exceed thirty-six inches above grade, and the height of the pickets should not exceed thirty inches. All pickets must be separated by a visible spacing pattern. All front yard fencing on residential uses must enclose three sides of the front yard. Front yard privacy fences are not allowed.
2. Fencing should not obscure the front elevation of the primary structure on a property. Also, fencing should not substantially obscure side elevations of the primary structure.
3. Fencing visible from any public street must be judged appropriate to the district. It must have texture resulting from an interplay of light and dark materials or solids and voids. Solid privacy fences that would be substantially visible from the street are not allowed.
4. The structural members of any fence must face inward to the property being fenced. The HDC will consider approving fences where the structural members are an integral part of an overall design, and where both sides of the proposed fence are identical.
5. Wooden fences must be painted or stained in an appropriate fashion.
6. No fencing may be over six feet in height, as measured from the outside at grade.

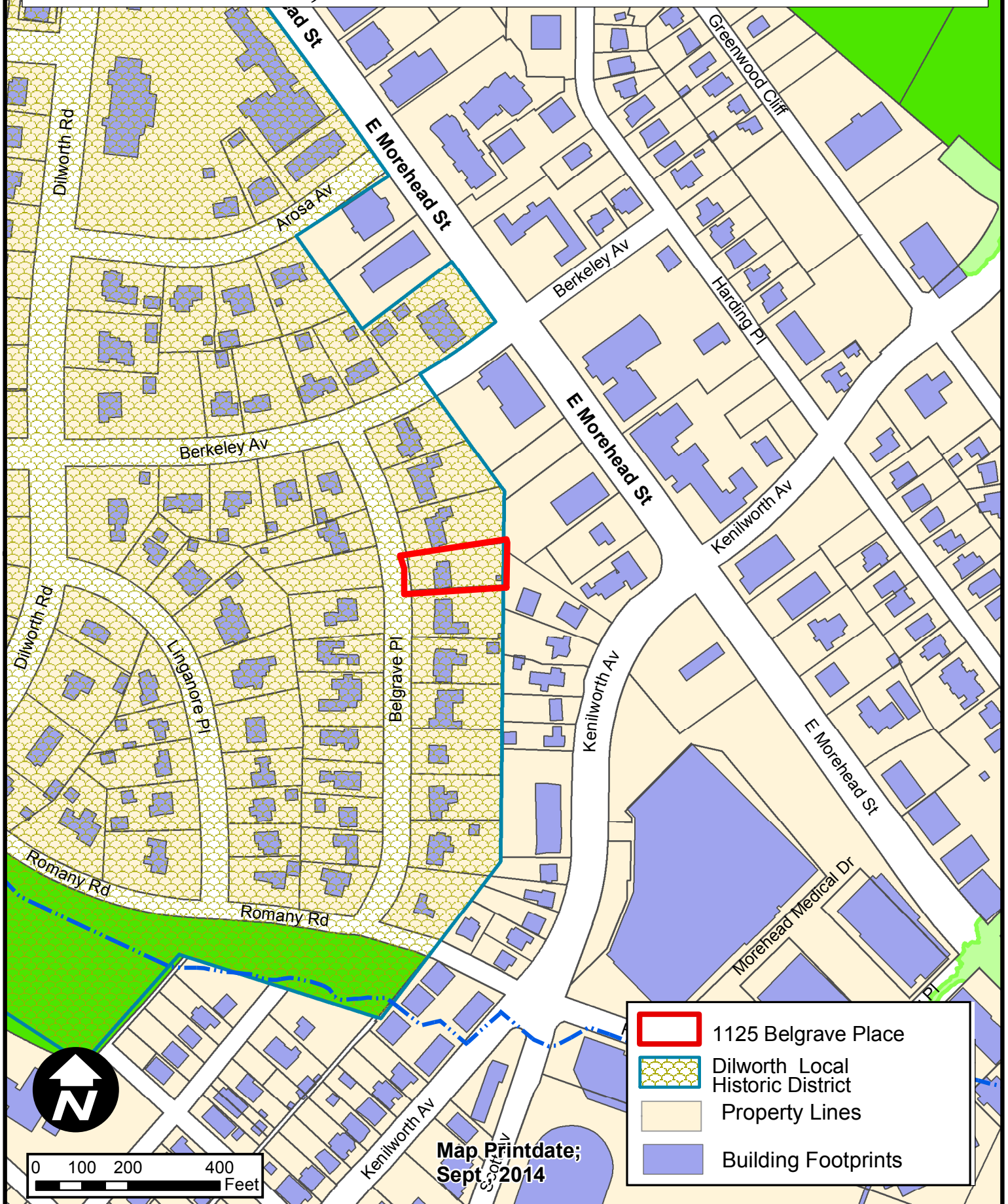
7. Fencing materials and details must be appropriate to the architectural style of the building they enclose.
8. Fencing must avoid any style that presents a long unbroken expanse to adjacent properties or to public thoroughways.
9. All sides must be appropriately finished.
10. On corner lots on residential streets, privacy fences in rear yards must be screened with appropriate landscaping materials.

Staff Analysis

The Commission shall determine if an exception will be granted for an 8' tall privacy fence along the rear yard given the existing conditions.

Charlotte Historic District Commission - Case 2014-233

Historic District; Dilworth



CERTIFICATE OF APPROPRIATENESS

CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE NUMBER: 93 78 D 62

DATE: September 14, 1993

ADDRESS OF PROPERTY: 1119 Belgrave Place

HISTORIC DISTRICT: DILWORTH

TAX PARCEL NUMBER: _____

OWNER: Mr. Bryan Downey

APPLICANT: _____

ADDRESS: _____

DETAILS OF APPROVED PROJECT: Replacement windows as submitted. 8' tall

privacy fence along rear lot to serve as sound barrier. will be

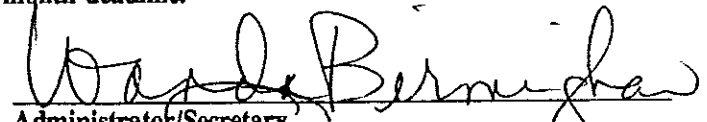
installed between vegetation and existing chain link.

This Certificate of Appropriateness indicates that the project proposal submitted to the Historic District Commission has been determined to comply with the standards and policies of the Charlotte Historic District Commission. No other approvals are to be inferred. All work must be completed in accordance with all other applicable state and local codes.

Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six month deadline.

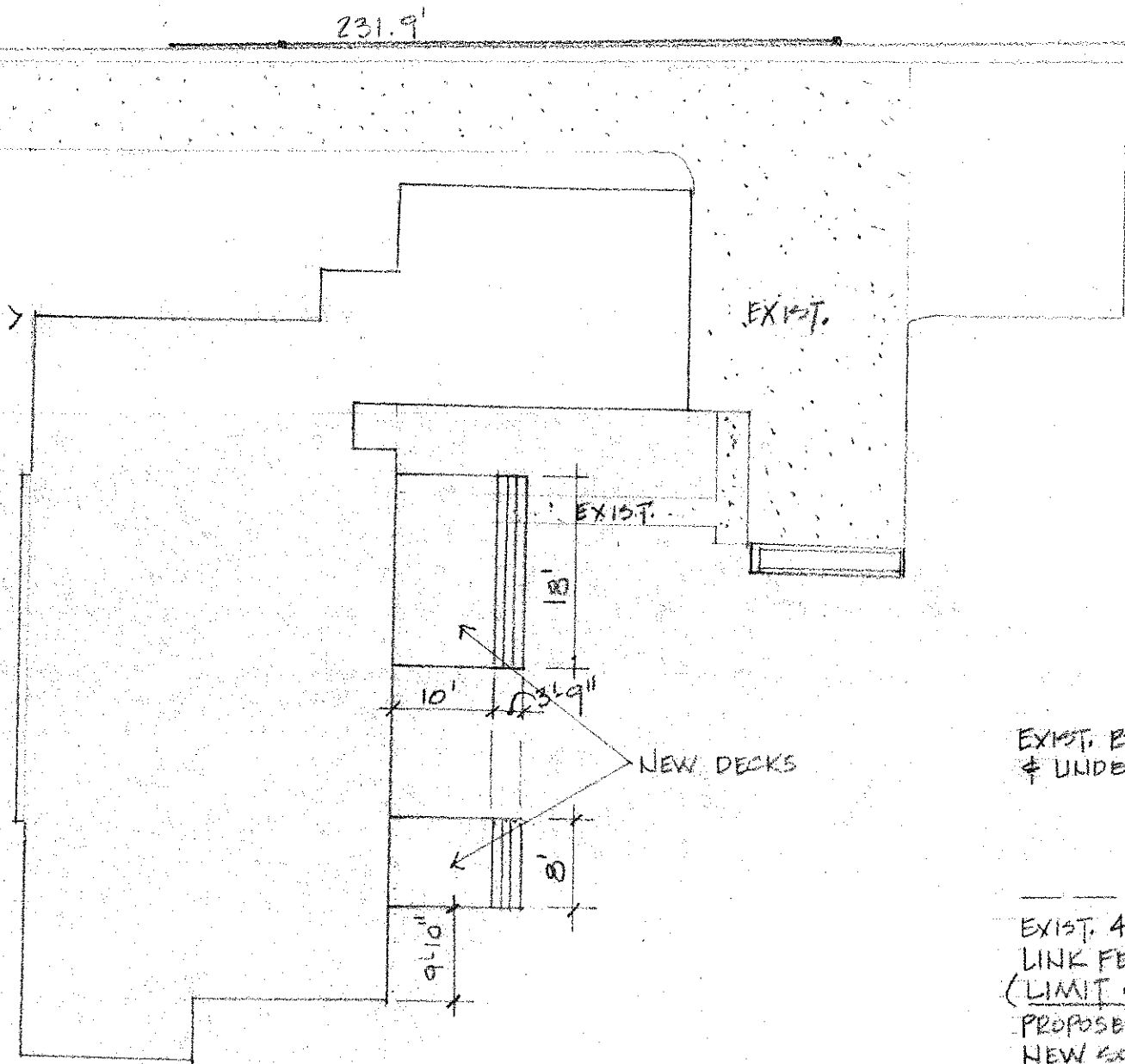

Chairman


Administrator/Secretary

1117 BELGRAVE PL.

R-4

R-4



EXISTING 8' H.
DIAGONAL SLAT
FENCE

O-2
ZONING
(PAVED
PARKING)

±20'
EXIST.

208 FT. TO
MOREHEAD ST.

EXIST. BUFFER PLANTING
& UNDERGROWTH

EXIST. 4' HIGH CHAIN
LINK FENCE & PROP. LINE
(LIMIT OF HISTORIC DIST.)
PROPOSED LOCATION OF
NEW SOLID WD. FENCE -
ALONG REAR PROP. LINE
ONLY.

O-2
ZONING
(PAVED PARKING LOT)

±6'
EXIST.

EXISTING TREE
TO REMAIN (TYP.)

(6) PINM

(24) ILLP

(2) URA

SAVE AREA:
SF/ .127 AC)

(8) ILNS

(9) CRYJ

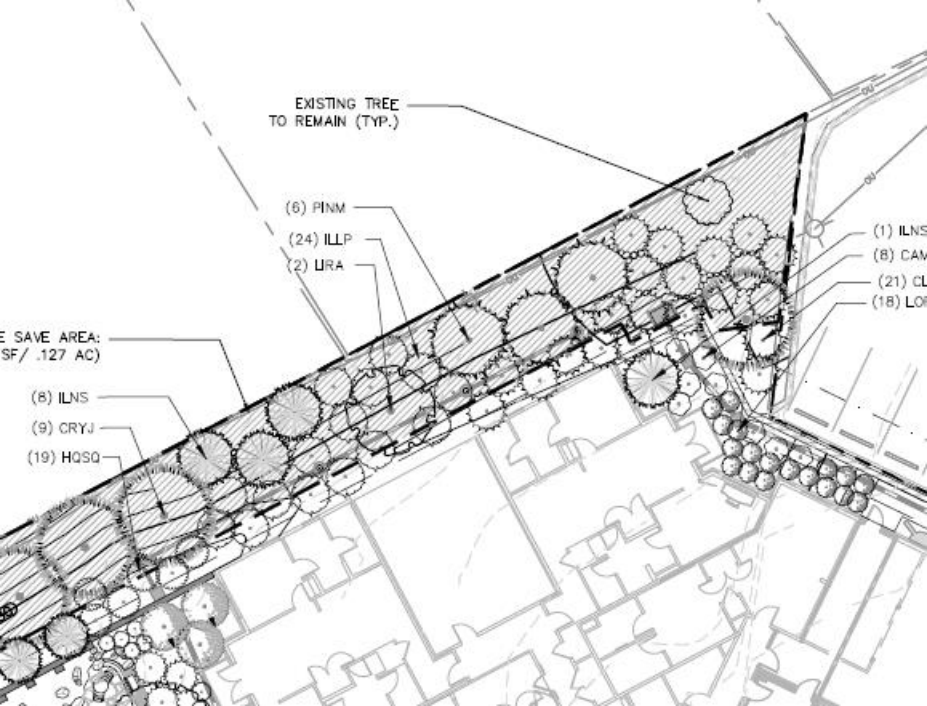
(19) HQSQ

(1) ILNS

(8) CAM

(21) CL

(18) LO



Project Details

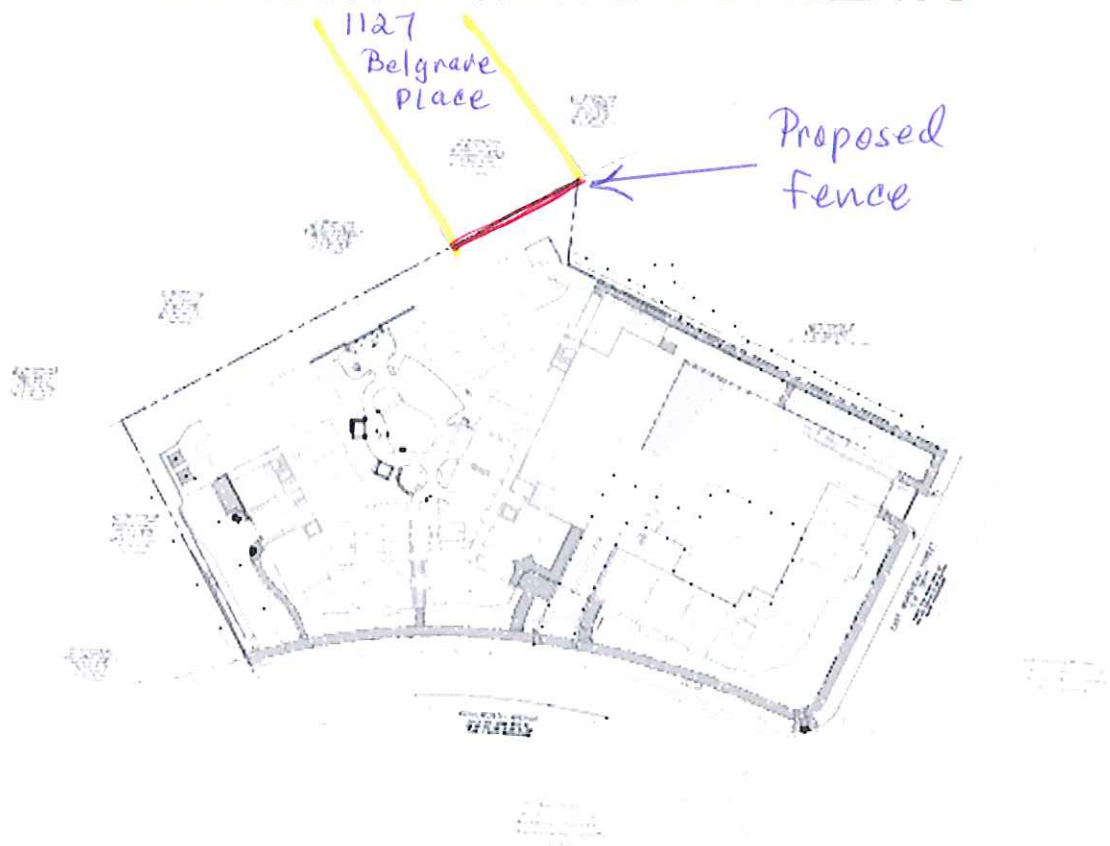
We would like to build a wooden picket privacy fence along the back line of our property. The new apartment building being constructed at the corner of Morehead and Kenilworth backs up to us. It is very large and very close to our house and not in the Historic District. To ensure that we have some privacy in our back yard we would like to build a fence that is 8 feet tall instead of the standard 6 feet tall. We will follow all of the other Historic District guidelines for fencing. The fence contractor will be Bjorn Green at Concept Building and Restoration. The 8 foot fence will only partially shield us from the apartment building so we will also need to add several large evergreen trees in our yard.

This is the drawing of the new apartment building with our property highlighted.

SOLIS DILWORTH

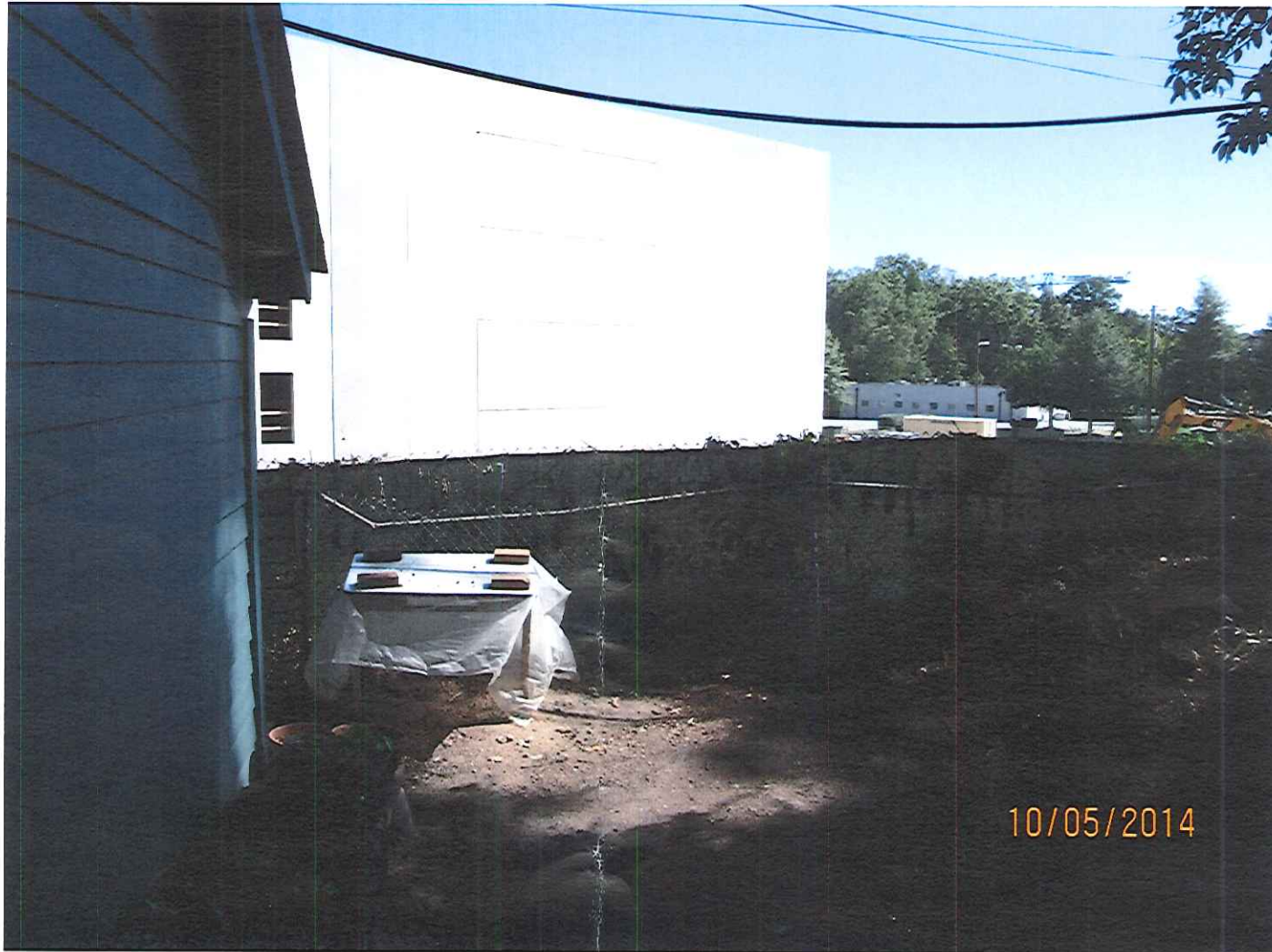
CHARLOTTE, NORTH CAROLINA

CONSTRUCTION DOCUMENTS









View from our backyard of parking deck for apartment building being constructed. Apartment building will be much closer to our property line.

Our Property Line



View of our property from apartment construction site

Our Property Line



View of our property from apartment construction site



View of our neighbor's (1119 Belgrave Place) 8 foot fence that we would like to duplicate

Our Property Line



This is another picture of our neighbor's 8 foot fence. Our property is on the left side of this picture. We would like to build a similar wooden privacy fence along a similar line in our backyard.