
LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1511 The Plaza

SUMMARY OF REQUEST: Accessory Structure

OWNER: Larry Nabatov

APPLICANT: Kent Lineberger

Details of Proposed Request

Existing Conditions: This large house on The Plaza is undergoing a major, recently approved, renovation and addition to the rear and side. A carriage house to be located in the left rear corner has been put on a back burner while the main renovation is accomplished.

Now proposed is a small garden shed, highly detailed of natural materials, to the left of the house and behind the existing porte cochere. But the location is technically the side yard which brings it to the full Commission.

Policy & Design Guidelines

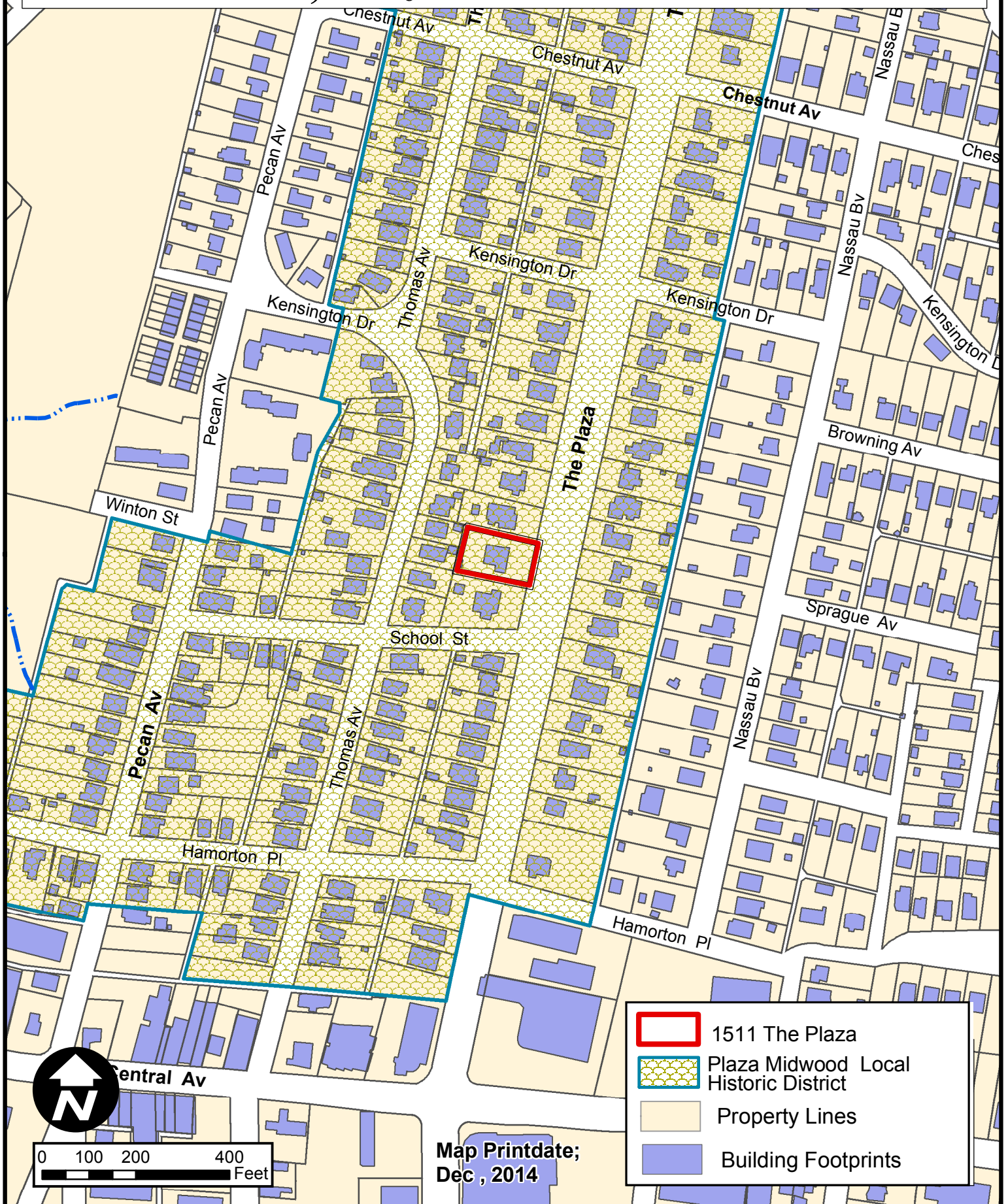
1. *Accessory buildings cannot be located in front or side yards.*
2. *Accessory buildings that are visible from the street must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.*
3. *Designs for accessory buildings must be inspired by the main building they serve. Building details must be derived from the main structure.*
4. *Accessory buildings and their placement must be of a proper scale in relation to the main structure on a lot, and to structures on surrounding properties.*
5. *Prefabricated accessory buildings can be used only in locations where they will not be substantially visible from any street or when they are judged to be appropriate to the site.*
6. *The HDC will give special consideration to the installation of accessory buildings in non-residential uses.*
7. *Doors of accessory buildings that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.*

Staff Analysis

The Commission shall determine if the proposed accessory structure's location is an exception to ***Policy & Design Guidelines*** warranted by the large side yard and highly landscaped lot.

Charlotte Historic District Commission - Case 2014-271

Historic District; Plaza Midwood



NABATOFF - KATTERHAGEN
RESIDENCE
Addition / Renovation

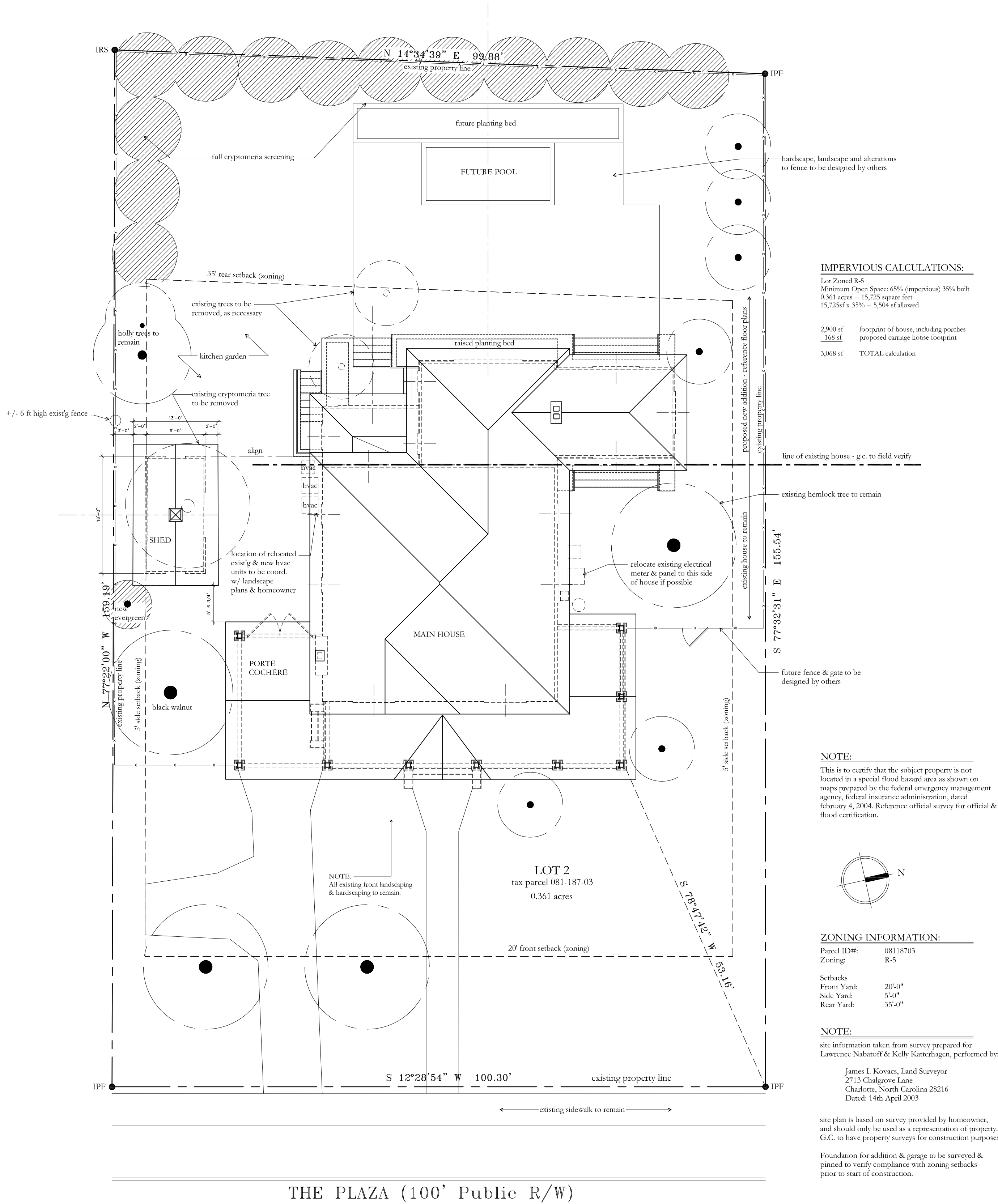
1511 The Plaza
Charlotte, NC 28205

PERMIT SET

EXISTING / DEMOLITION
& PROPOSED SITE PLANS
DECEMBER 4, 2014

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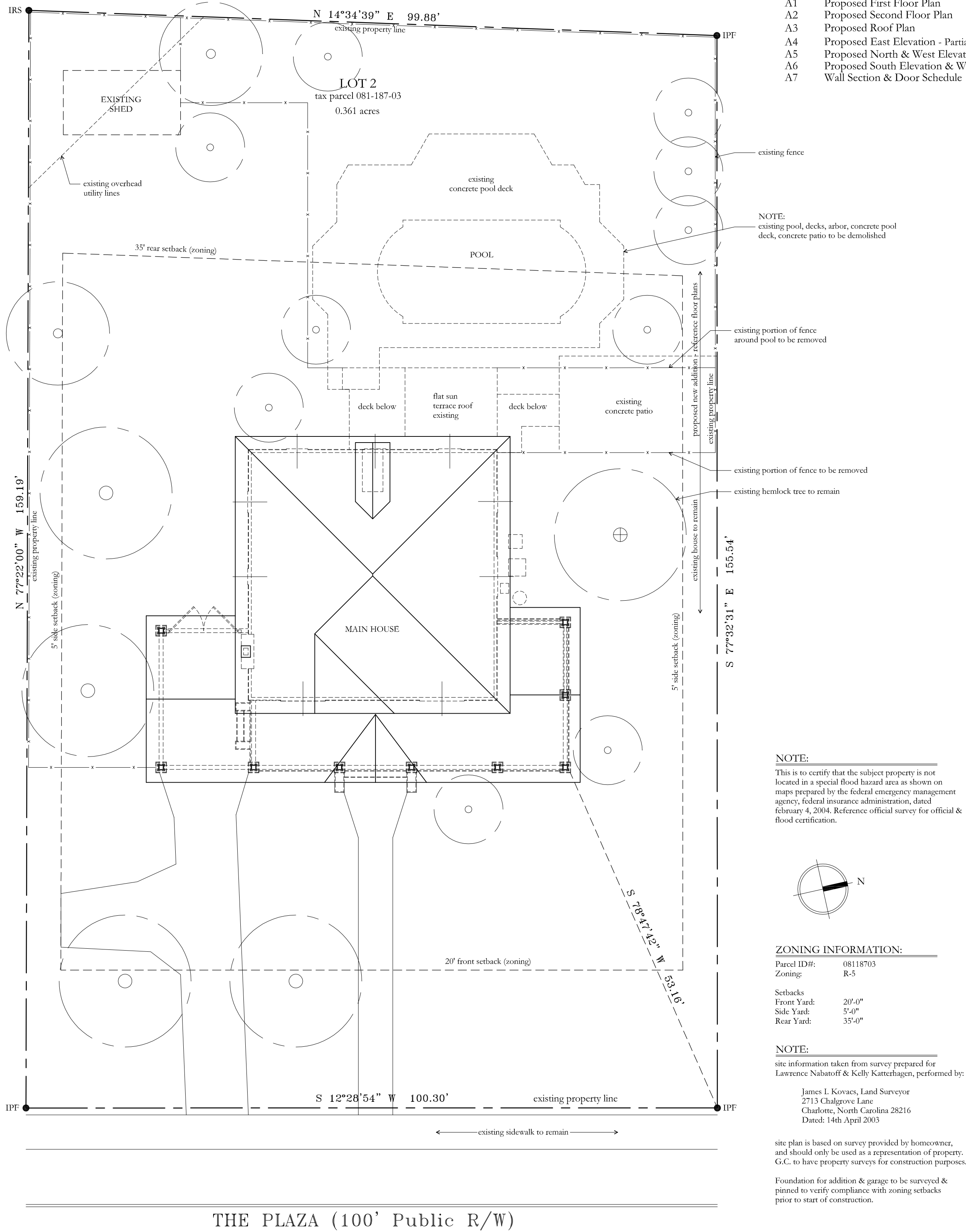
SP1	Existing / Demolition & Proposed Site Plans
EXD0	Existing & Demolition Basement Floor Plan
EXD1	Existing & Demolition First Floor Plan
EXD2	Existing & Demolition Second Floor Plan
EXD3	Existing & Demolition Roof Plan
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A5	Proposed North & West Elevations
A6	Proposed South Elevation & Window Schedule
A7	Wall Section & Door Schedule



2 PROPOSED SITE PLAN

SP-1

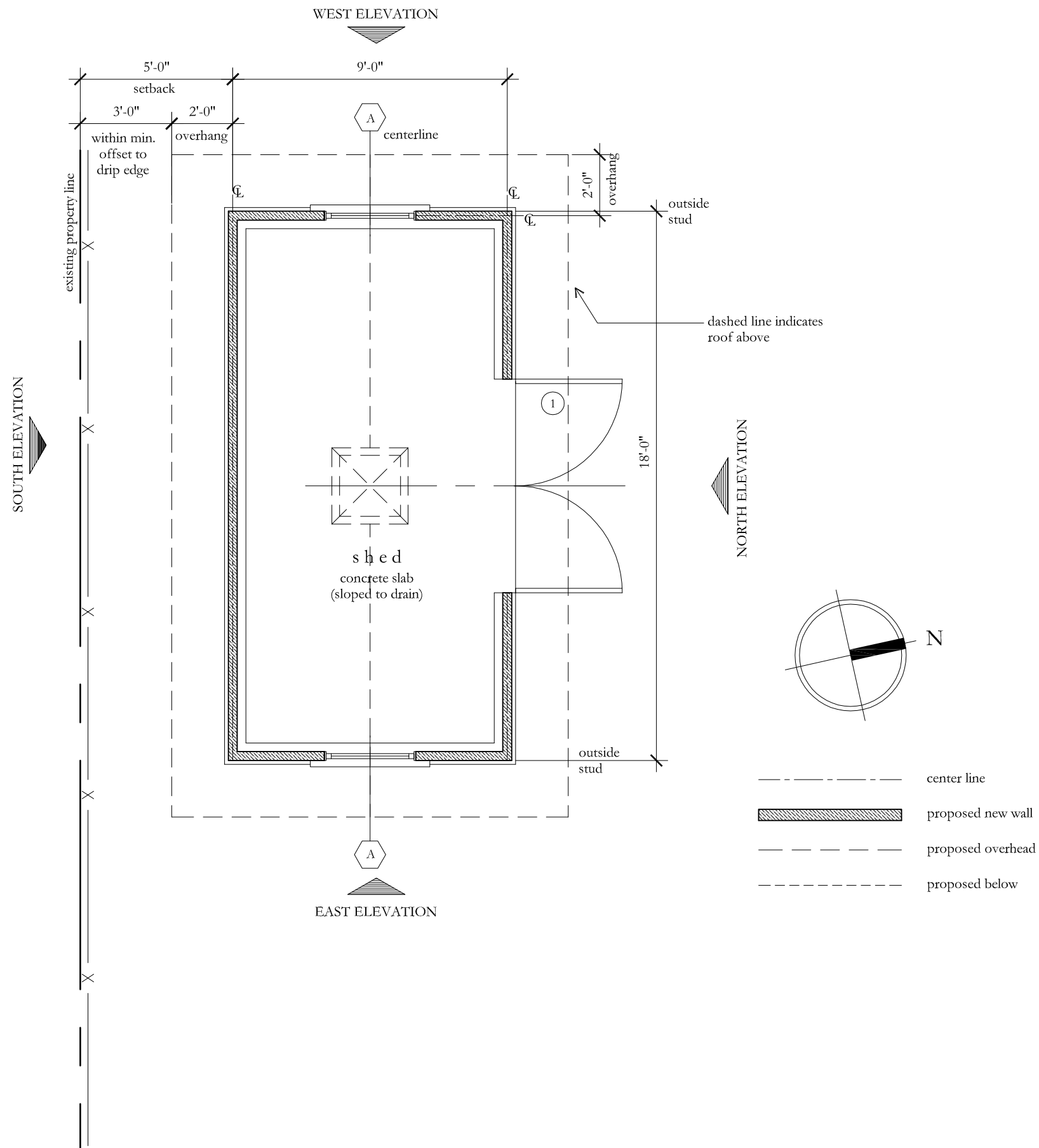
three thirty-seconds of an inch equals a foot



1 EXISTING / DEMOLITION SITE PLAN

SP-1

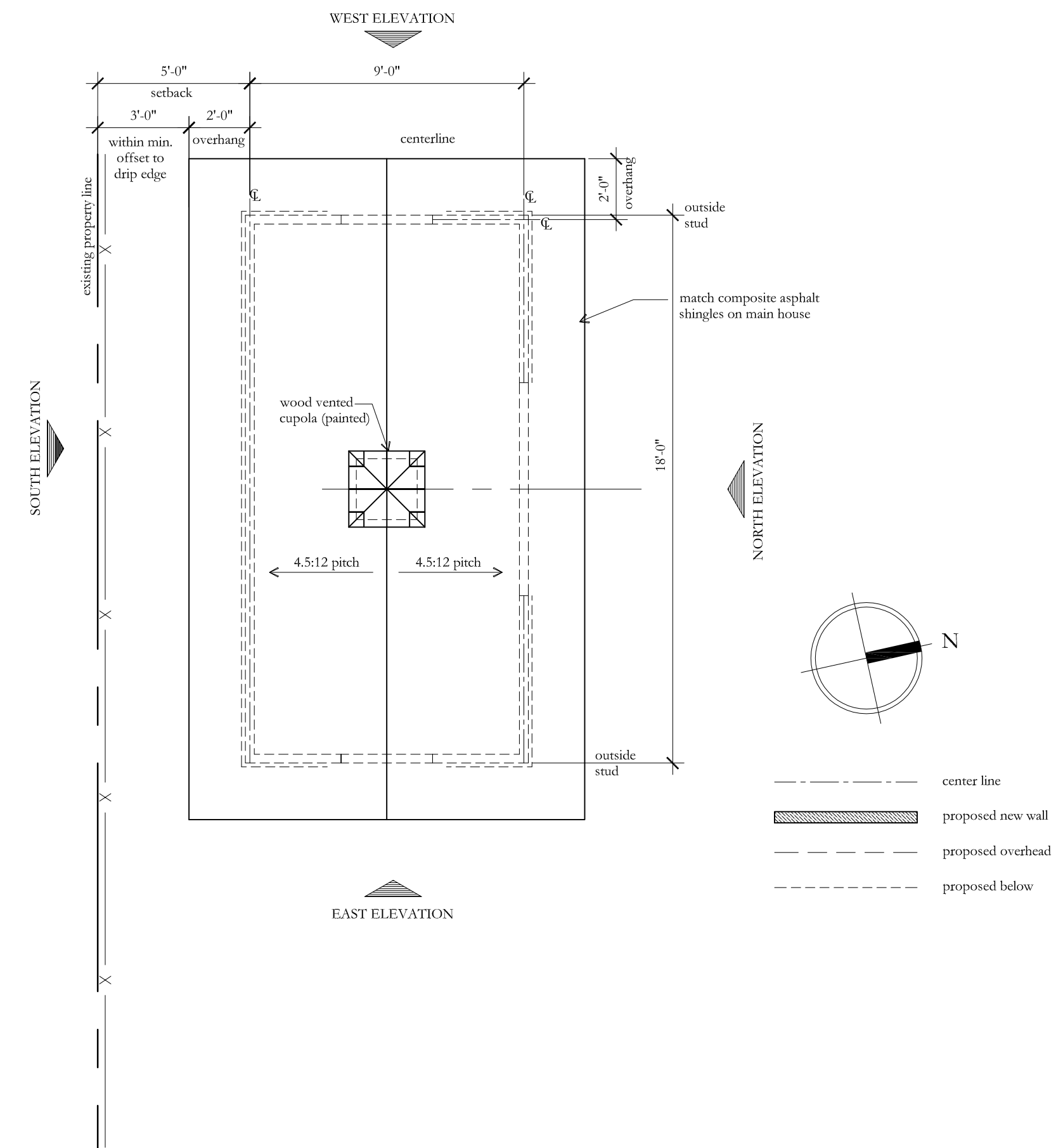
three thirty-seconds of an inch equals a foot



1 PROPOSED SHED FLOOR PLAN

A-1

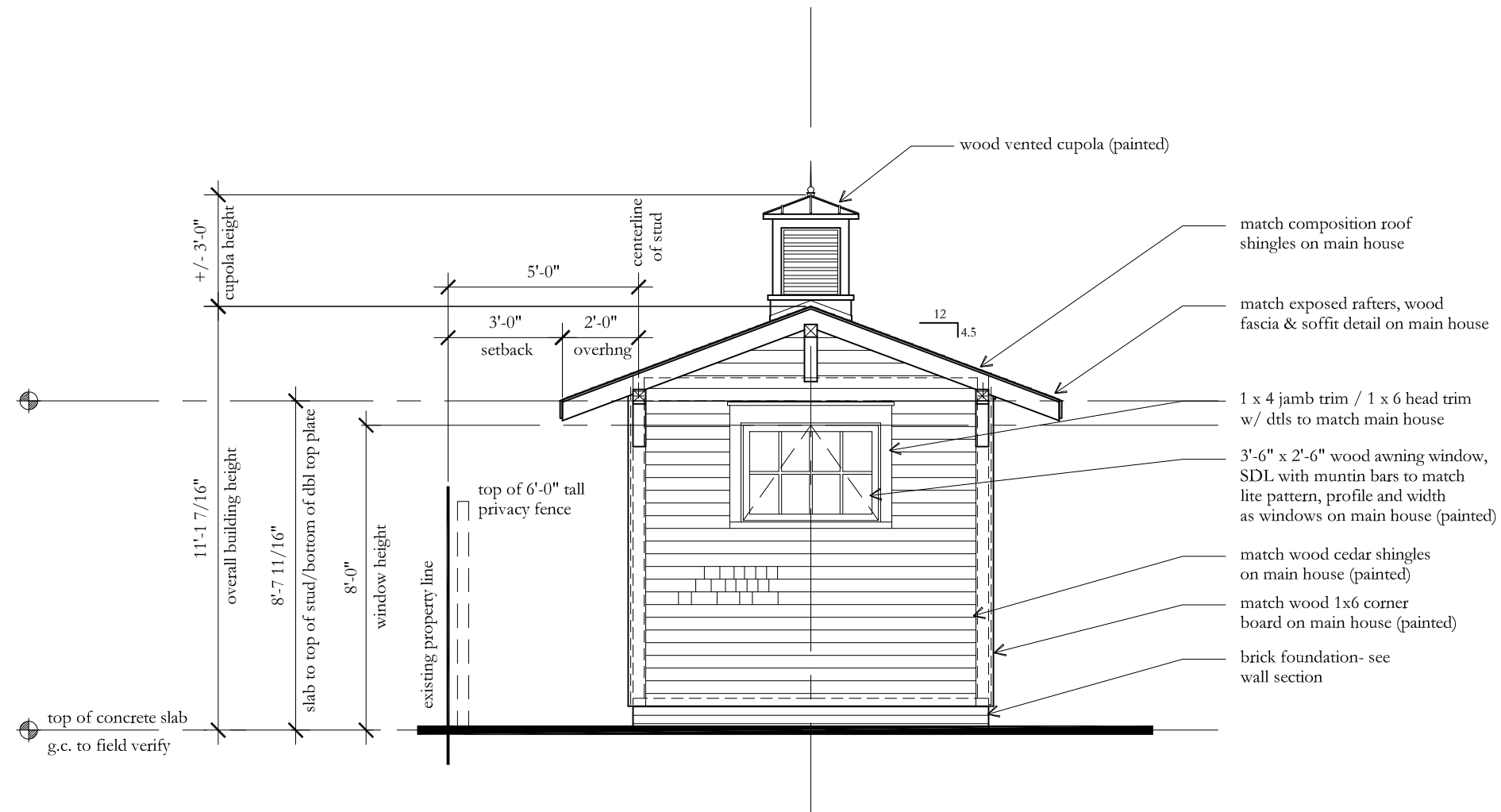
one quarter of an inch equals a foot



2 PROPOSED SHED ROOF PLAN

A-1

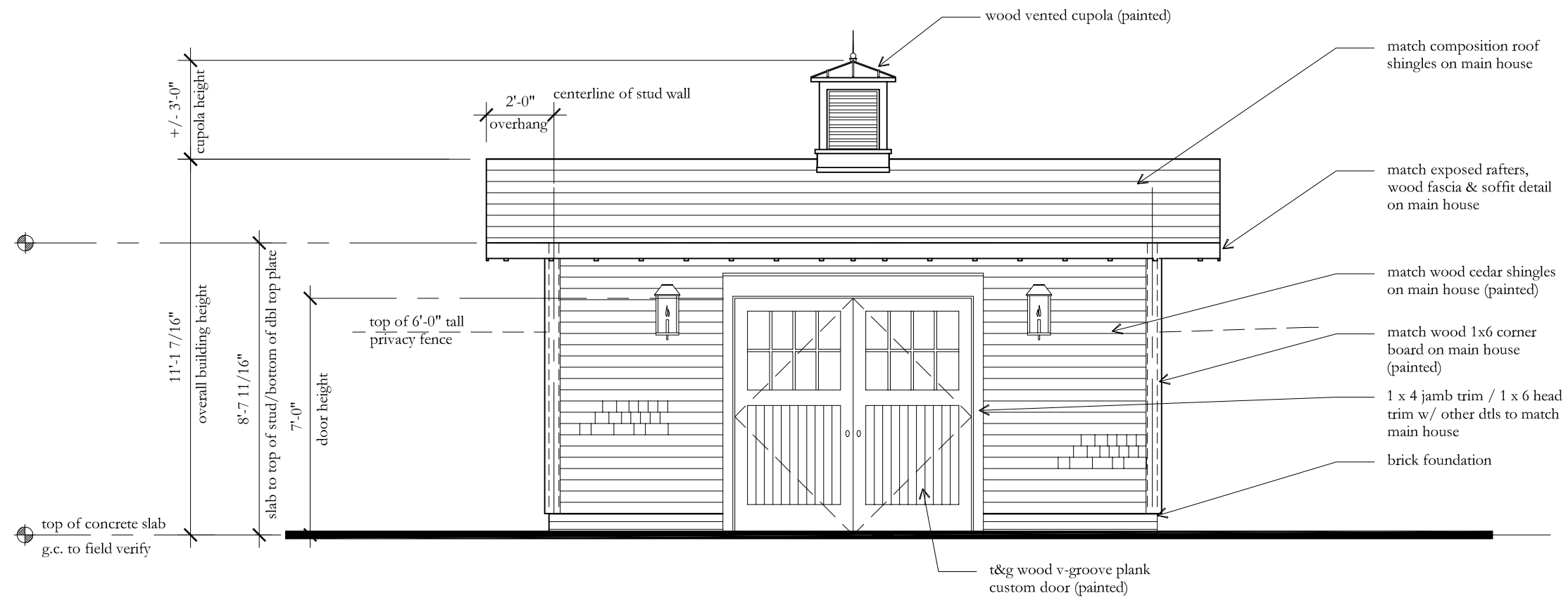
one quarter of an inch equals a foot



1 PROPOSED EAST ELEVATION

A-2

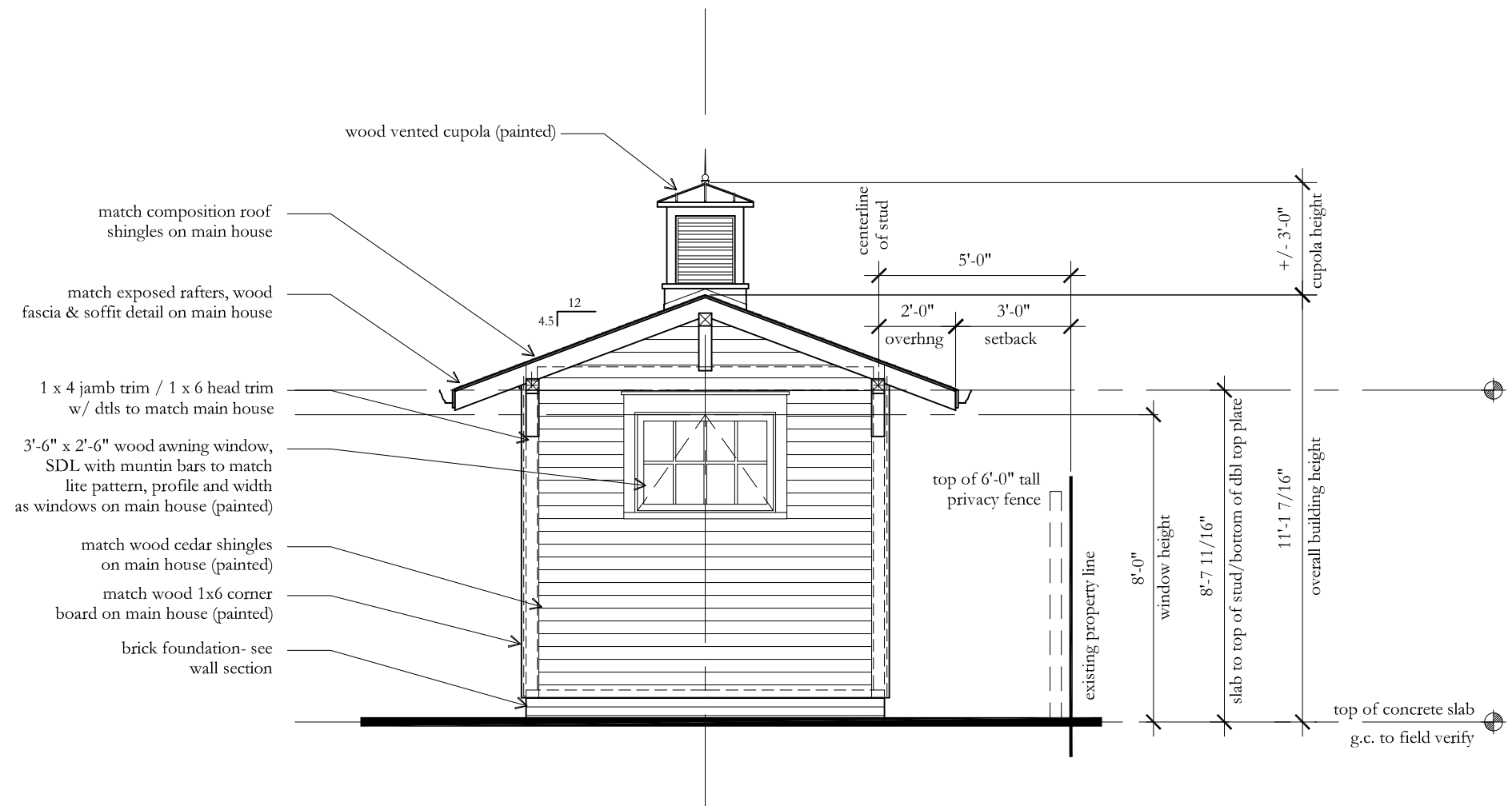
one quarter of an inch equals a foot



2 PROPOSED NORTH ELEVATION

A-2

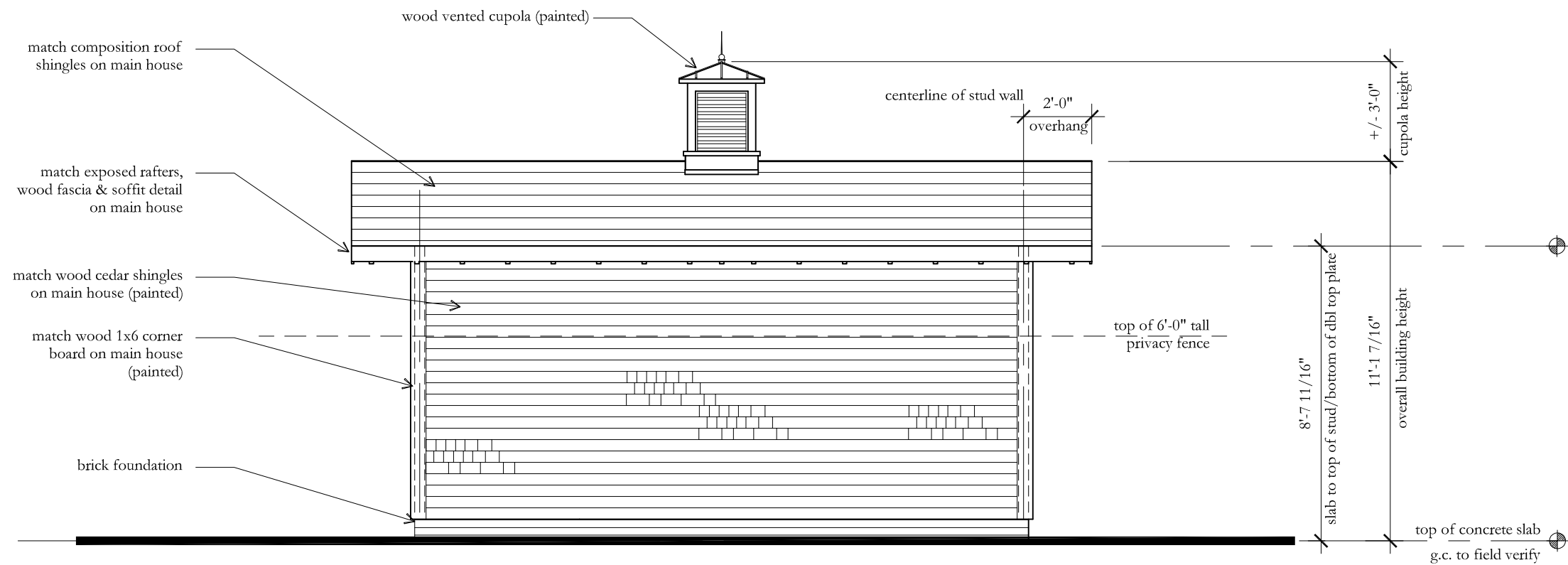
one quarter of an inch equals a foot



3 PROPOSED WEST ELEVATION

A-2

one quarter of an inch equals a foot



4 PROPOSED SOUTH ELEVATION

A-2

one quarter of an inch equals a foot