
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 804 East Kingston Avenue

SUMMARY OF REQUEST: Tree removal

APPLICANT/OWNER: Keith Wesolowski

Details of Proposed Request

Existing Conditions

The property is the site of a single family house with a large, mature tree in the right side yard and partially on the adjacent property. There is second large maturing tree located in the rear yard.

Proposal

The project is the request to remove the large, mature tree in the side yard for a future garage in the rear yard.

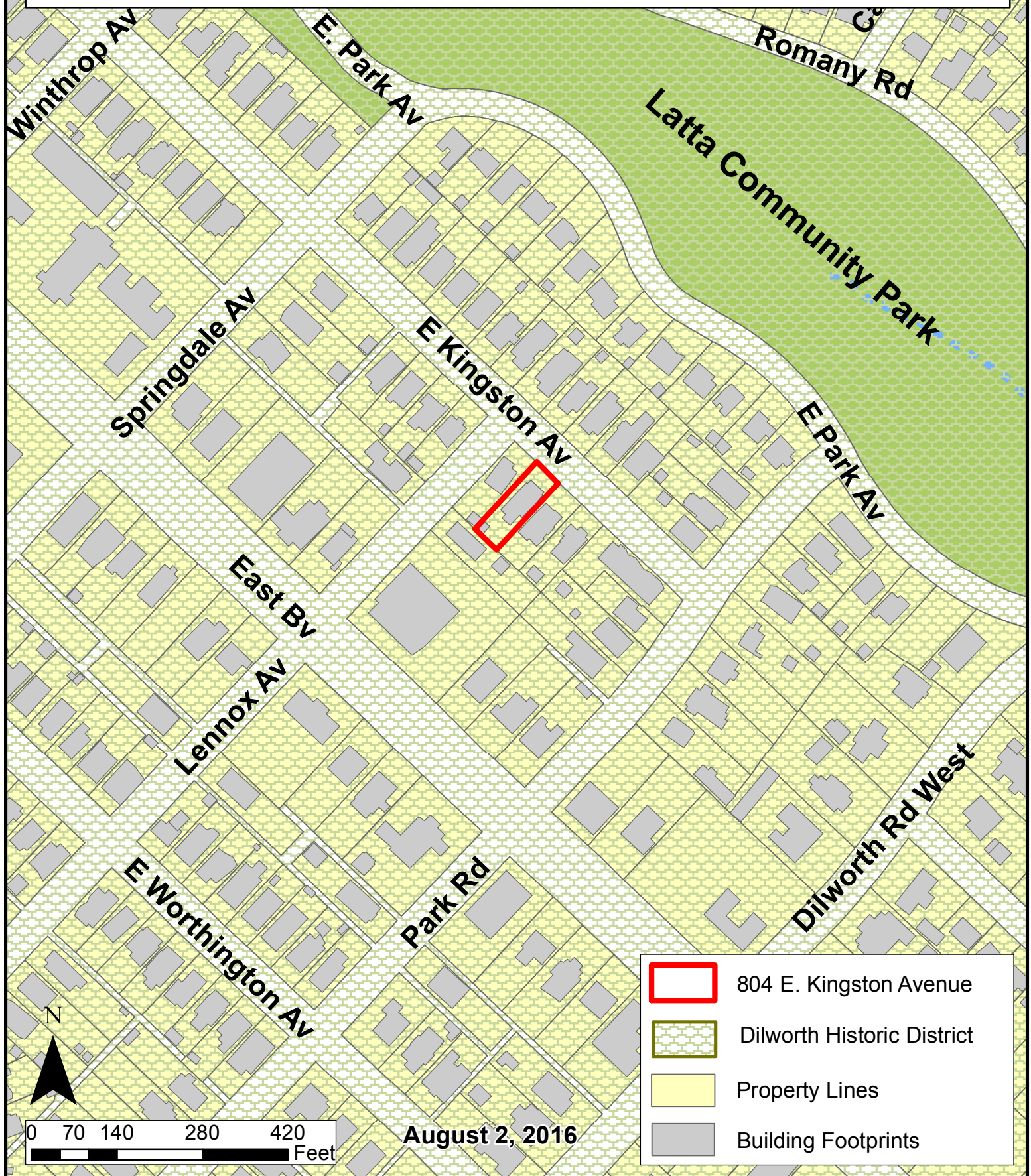
Policy & Design Guidelines, page 59

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.

Staff Analysis

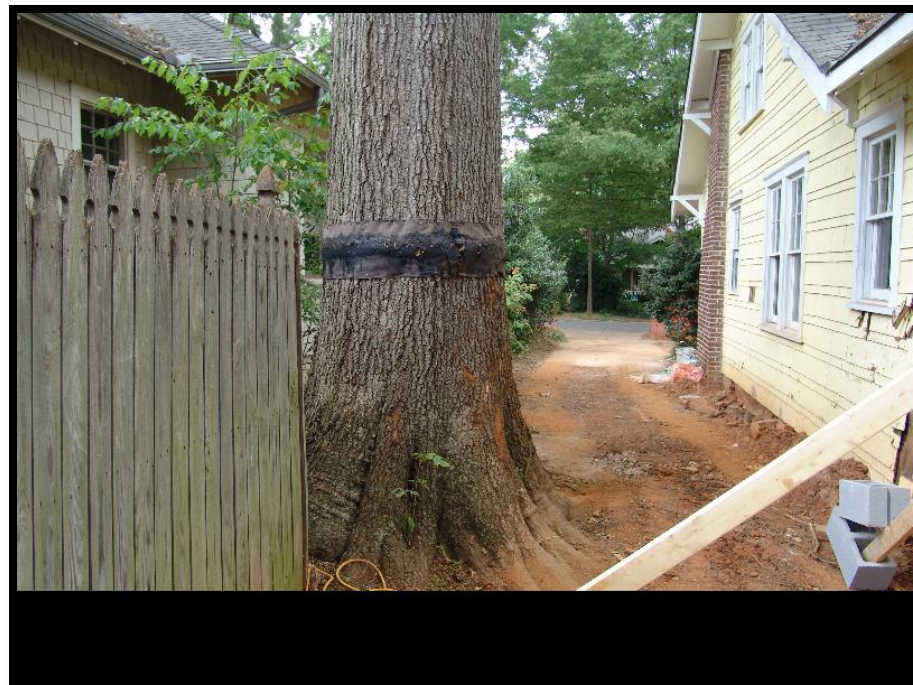
The Commission shall determine if the tree should be removed and replacement tree, if necessary.

Charlotte Historic District Commission - Case 2016-156
HISTORIC DISTRICT: DILWORTH
TREE REMOVAL







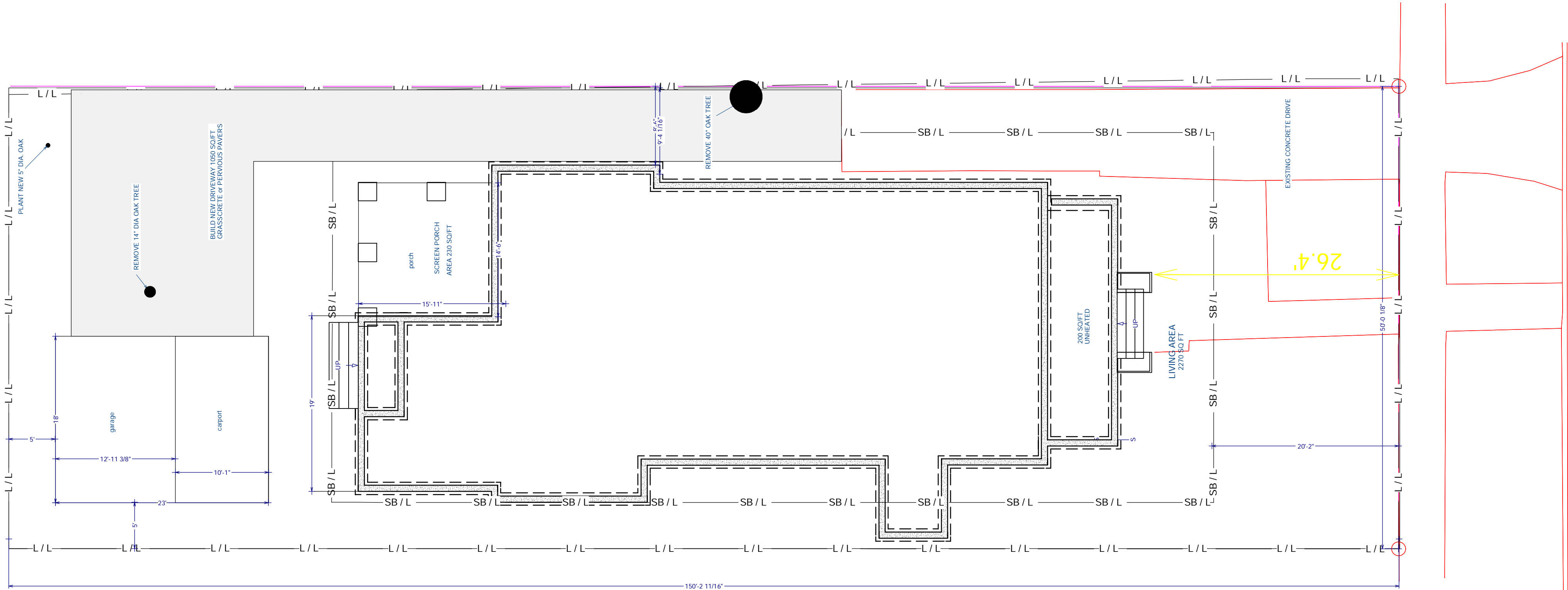




AREA EXISTING REAR YARD (FROM THERMAL WALL) 2541 SQ/FT
NEW IMPERVIOUS SURFACE ENCROACHING INTO REAR YARD 536 SQ/FT

AREA FOUNDATION AND UNHEATED PORCH'S 2699 SQ/FT
EXISTING BRICK WALK 110 SQ FT
NEW BRICK PAVER PARKING AREA FRONT 300 SQ/FT

TOTAL IMPERVIOUS = 3109 SQ/FT
LOT AREA 50x150' 7500SQ/FT



REVISION TABLE	
NUMBER	DATE

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NUMBER	DATE

Garage on lot.

19'x23" GARAGE
804 KINGSTON AVE.
CHARLOTTE, NC 28203

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD INC.
401 RENSSELAER AVE.
CHARLOTTE, NC 28203

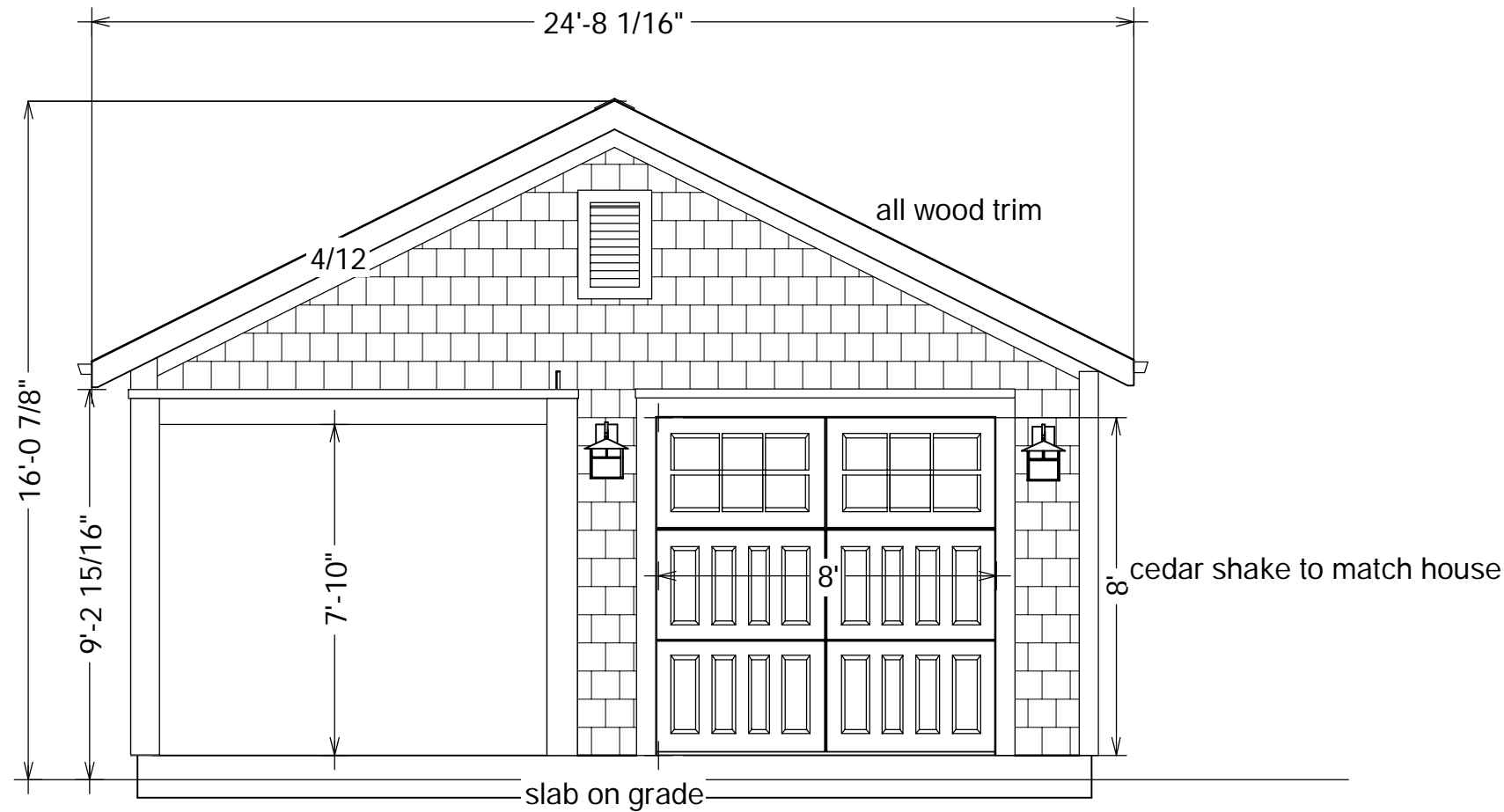
DATE:

8/1/2016

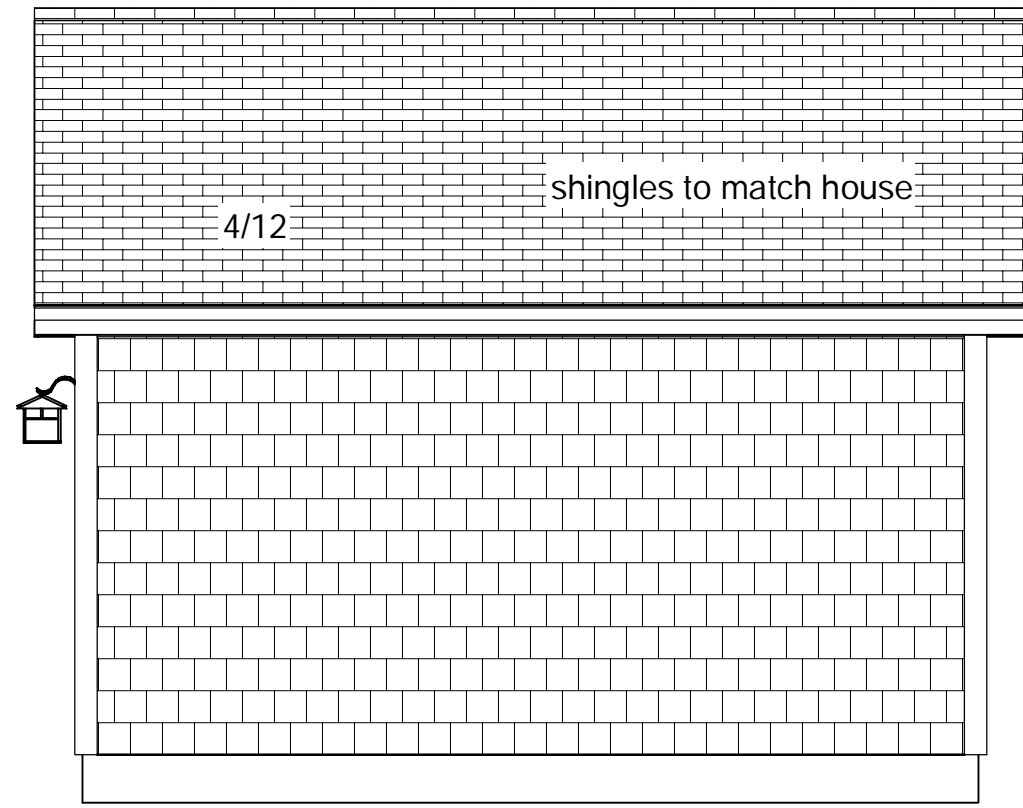
SCALE:

1/8"=1'

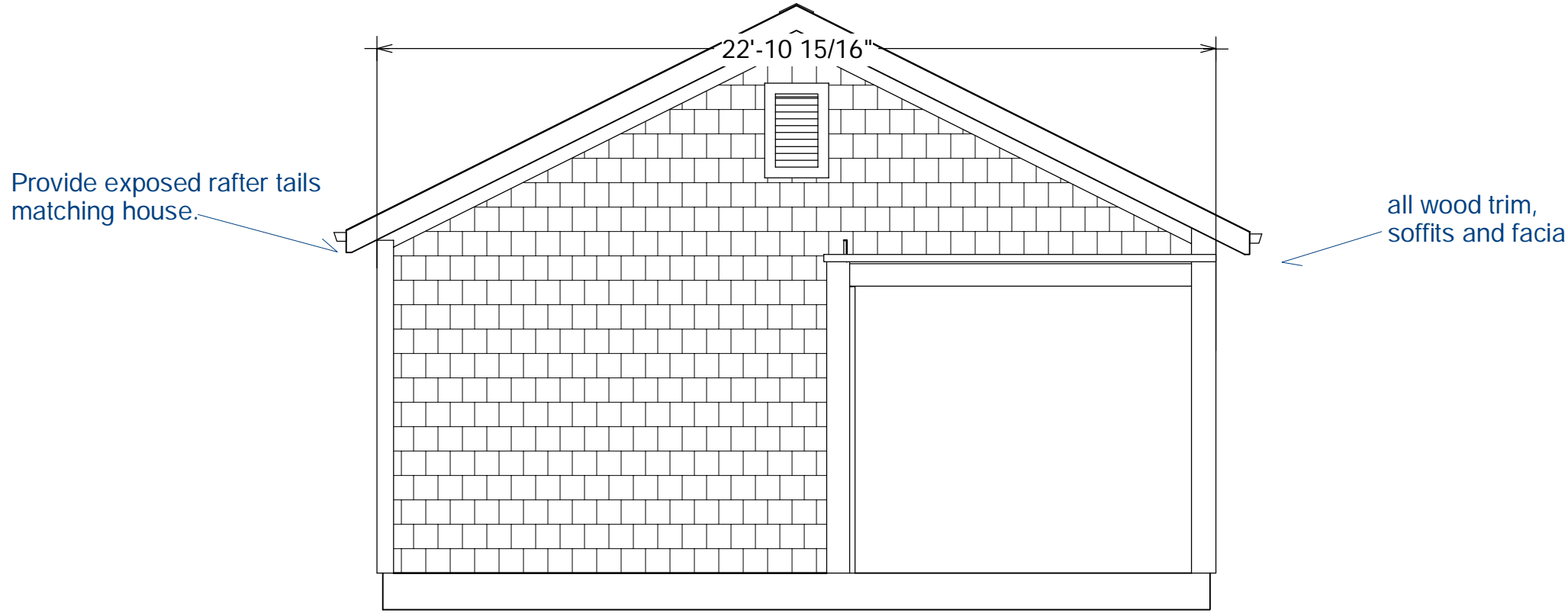
SHEET:



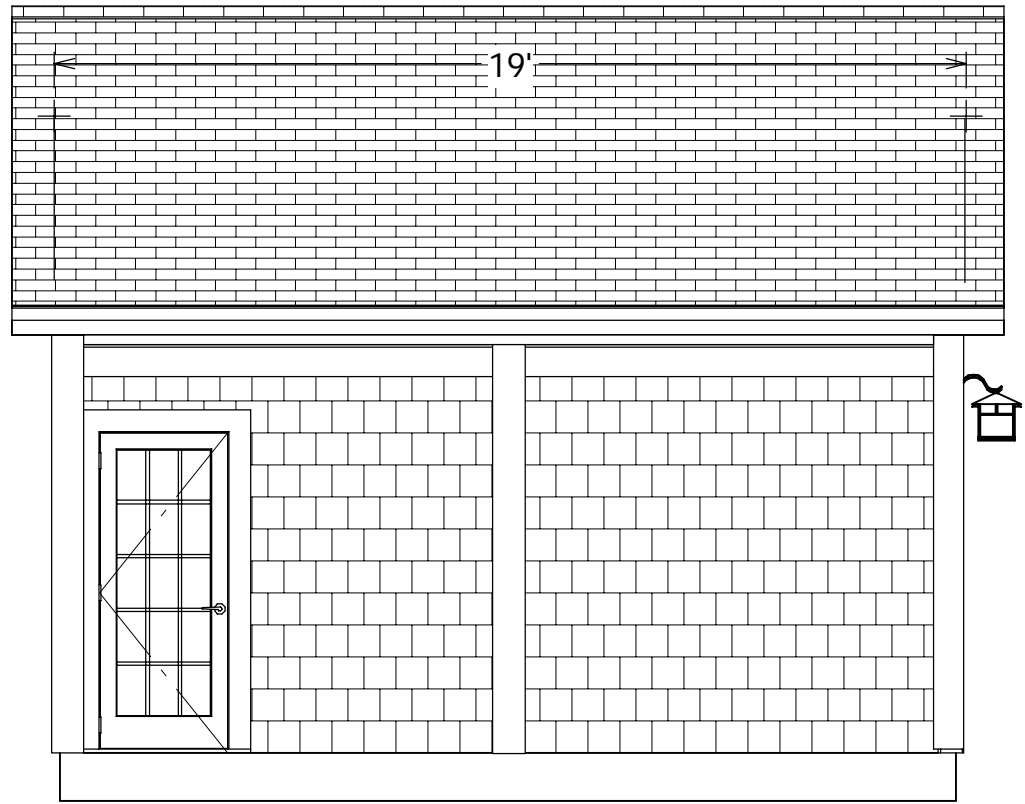
Exterior Elevation Front



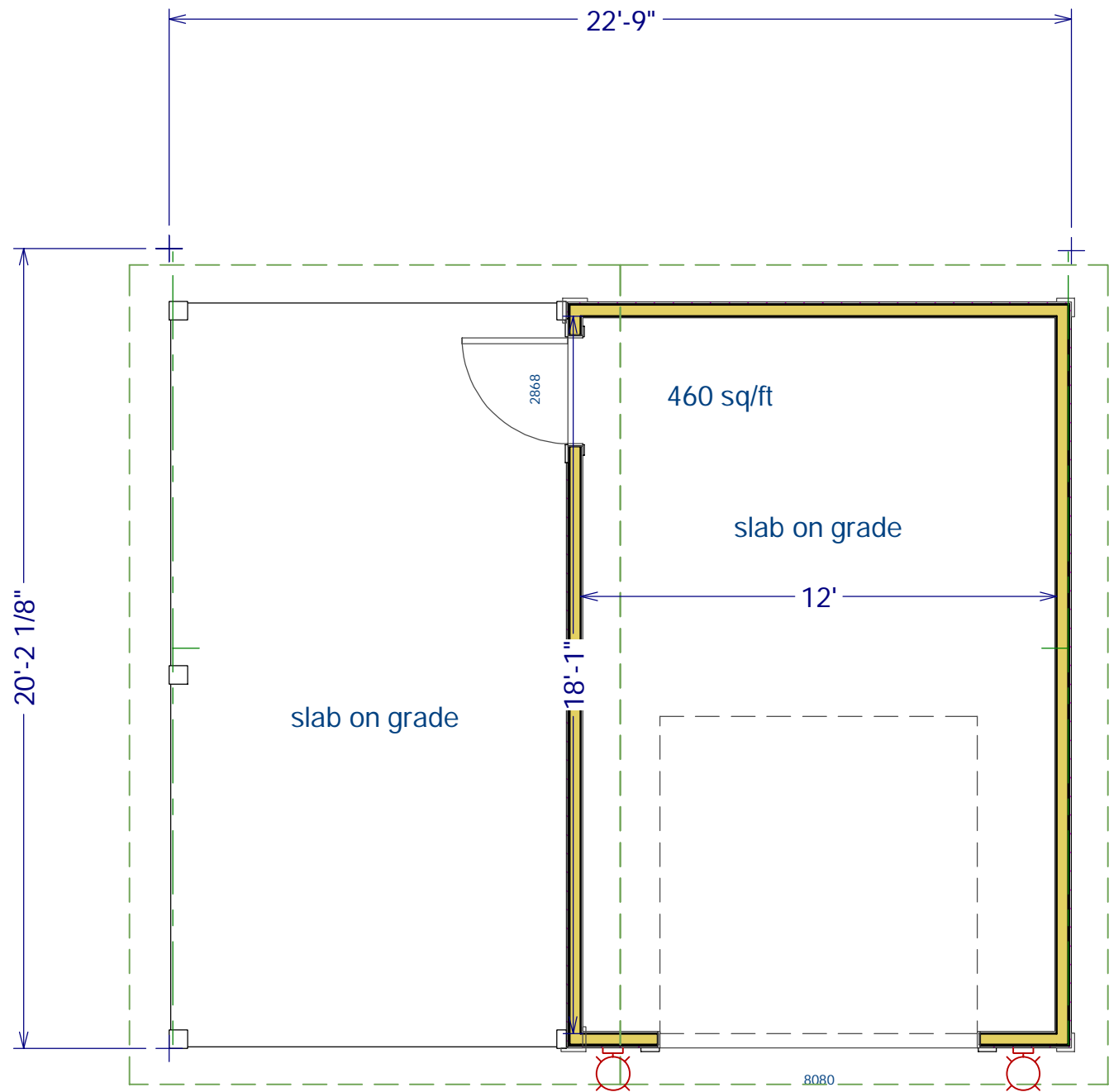
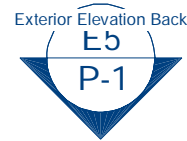
Exterior Elevation Right



Exterior Elevation Back



Exterior Elevation Left



LIVING AREA
423 SQ FT



Garage Floor Plan

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

19'x23" GARAGE
804 KINGSTON AVE.
CHARLOTTE, NC 28203

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD INC.
401 RENSSELAER AVE.
CHARLOTTE, NC 28203

DATE:

8/1/2016

SCALE:

1/4"=1'

SHEET: