
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 617 West Park Avenue

SUMMARY OF REQUEST: New Construction

APPLICANT: Juan Herrera

The project was continued from April for the following: 1 Further design study on the front porch design. Use a precedent from an American Small House design and provide a porch section detail. Consider revising front dormer from a shed to a gable, 2) Revise the right elevation to address the transition in materials, 3) Provide a window trim detail for the brick façade, 4) Provide a section and detail of the front entrance canopy with dimensions. Update all plan notes and define all trim materials.

Details of Proposed Request

Existing Conditions

The existing site is a vacant lot with parcel dimensions of approximately 74' x 55'. The applicant has received a variance for the front setback and rear yard because of the parcel size and configuration. The adjacent parcel is similar in size and configuration. An alley easement exists between the properties and is unimproved and encroached upon by the adjacent owner. Adjacent structures are 1 to 2 stories in height.

Proposal

The proposal is the construction of a single family house. Design features include brick and shake siding, 6/6 pattern full size windows and wood trim. The front setback will be approximately 12' from ROW and align with the adjacent property. House height is approximately 22'-8". The HVAC unit is located in the rear yard. The driveway on the left side will continue as far as possible to the rear. If the alley issue can be resolved the owner will utilize the alley for access.

Revised Proposal – April 12

1. The left side elevation has been revised.
2. Stone veneer has been replaced with brick.
3. Front dormer window pattern has been revised.
4. Overhang detail has been provided.
5. New driveway location is shown on site plan.

Revised Proposal –May 10

1. The primary dormer has been changed to a gable.
2. Material transition has been changed on the second floor side and rear elevations.
3. The front entrance has been changed to a more traditional design to complement the house.
4. Material notes have been updated.
5. Architectural details for windows and front porch have been updated.

Policy & Design Guidelines for New Construction, page 34

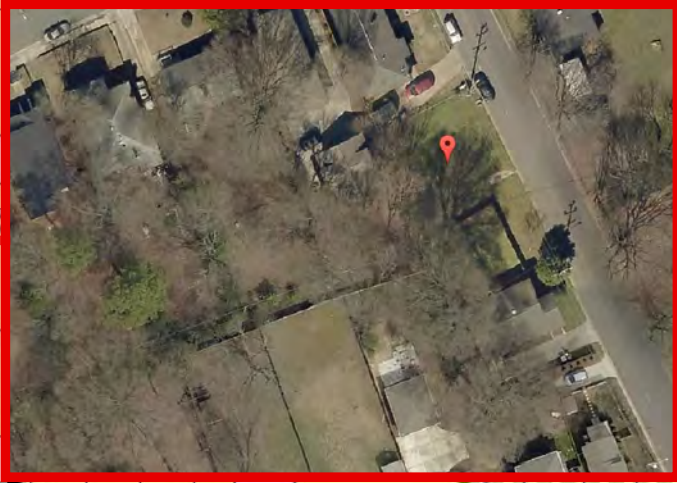
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Staff Analysis - The Commission will determine if the proposal meets the guidelines for new construction.

Charlotte Historic District Commission Case 2017-090
HISTORIC DISTRICT: Wilmore
NEW CONSTRUCTION



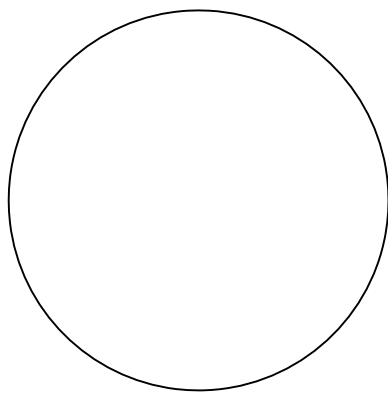
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- Further design study on the front porch design. Use a precedent from an American Small House design and provide a porch section detail**
- Revise the right elevation to address the transition in materials**
- The placement, style and materials of windows and doors. Provide a window trim detail for the brick facade**
- Provide a section and detail of the front entrance canopy with dimensions.**
- Update all plan notes and define all trim materials**

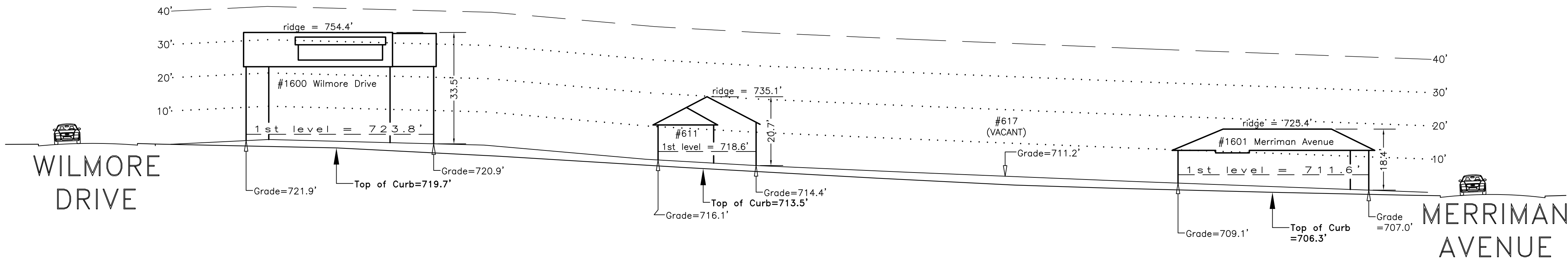


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This ____ day of _____, 2017.



NON-CERTIFIED
REFER TO SIGNED & SEALED COPY
DATED February 23, 2017
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

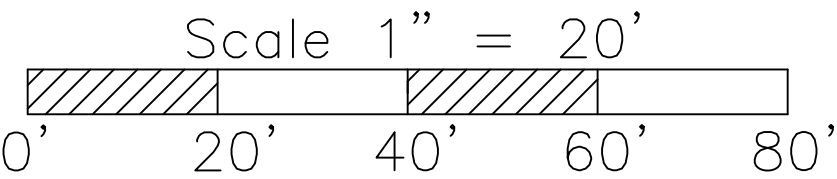


W E S T P A R K A V E N U E

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

Copyright 2017
Building Heights Sketch of
600 BLOCK of WEST PARK AVENUE
FACING SOUTHWEST - ODD SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
February 23, 2017

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.





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PARK AVE RESIDENCE
617 W. PARK AVE
CHARLOTTE, NC 28203

<div>0</div>	Date:	Revision:

THE DRAWINGS AND PLANS SET FORTH ON THIS SHEET AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF JENNIFER BENSON ARCHITECTURE. USE OF THIS DRAWING IS LIMITED TO A SPECIFIED PROJECT FOR THE PERSONS NAMED HEREON AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REUSE OF SAID DRAWING IS STRICTLY PROHIBITED WITHOUT PERMISSION FROM JENNIFER BENSON ARCHITECTURE.

DATE: 4/26/2017	DRAWN BY: JAB
SCALE:	PROJECT NO: 16.980

CHECKED BY:
JENNIFER BENSON

SHEET TITLE:
RENDERING

SHEET NUMBER:

A-101



G Map – Carolina

55.90 ft(0.01 miles)

Date Printed: 1/22/2017 7:32:32 AM



0 0.0033.006 0.012 Miles

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



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CHARLOTTE, NC 28203

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DATE: 4/26/2017	DRAWN BY: JAB
SCALE:	PROJECT NO: 16.980

CHECKED BY:
JENNIFER BENSON

SHEET TITLE:
STREET PICTURES

SHEET NUMBER:

A-102



1 POLARIS MAP
SCALE: 1/32" = 1'-0"

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CHARLOTTE, NC 28203

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SCALE:	PROJECT NO: 16.980

CHECKED BY:
JENNIFER BENSON

SHEET TITLE:
POLARIS MAP

SHEET NUMBER:

A-103



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CHARLOTTE, NC 28203

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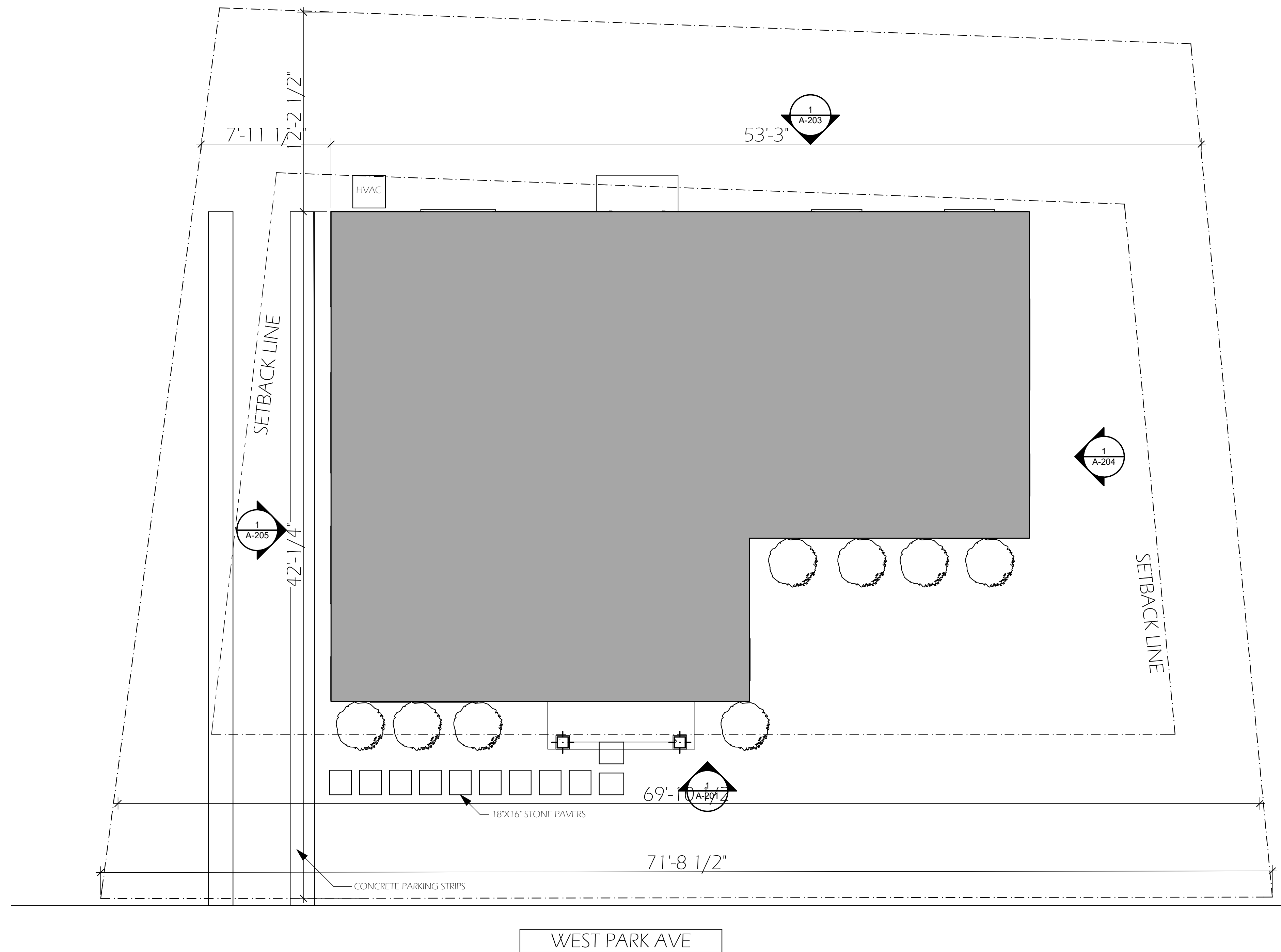
DATE: 4/26/2017	DRAWN BY: JAB
SCALE:	PROJECT NO: 16.980

HECKED BY: JENNIFER BENSON

SHEET TITLE:
SITE PLAN

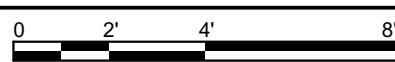
SHEET NUMBER:

A-104



TOTAL LOT SQUARE FOOTAGE: 3221 SF
TOTAL HOUSE FOOTPRINT: 1110 SF
HOUSE IS 34% OF LOT

1 SITE PLAN
SCALE: 1/4" = 1'-0"

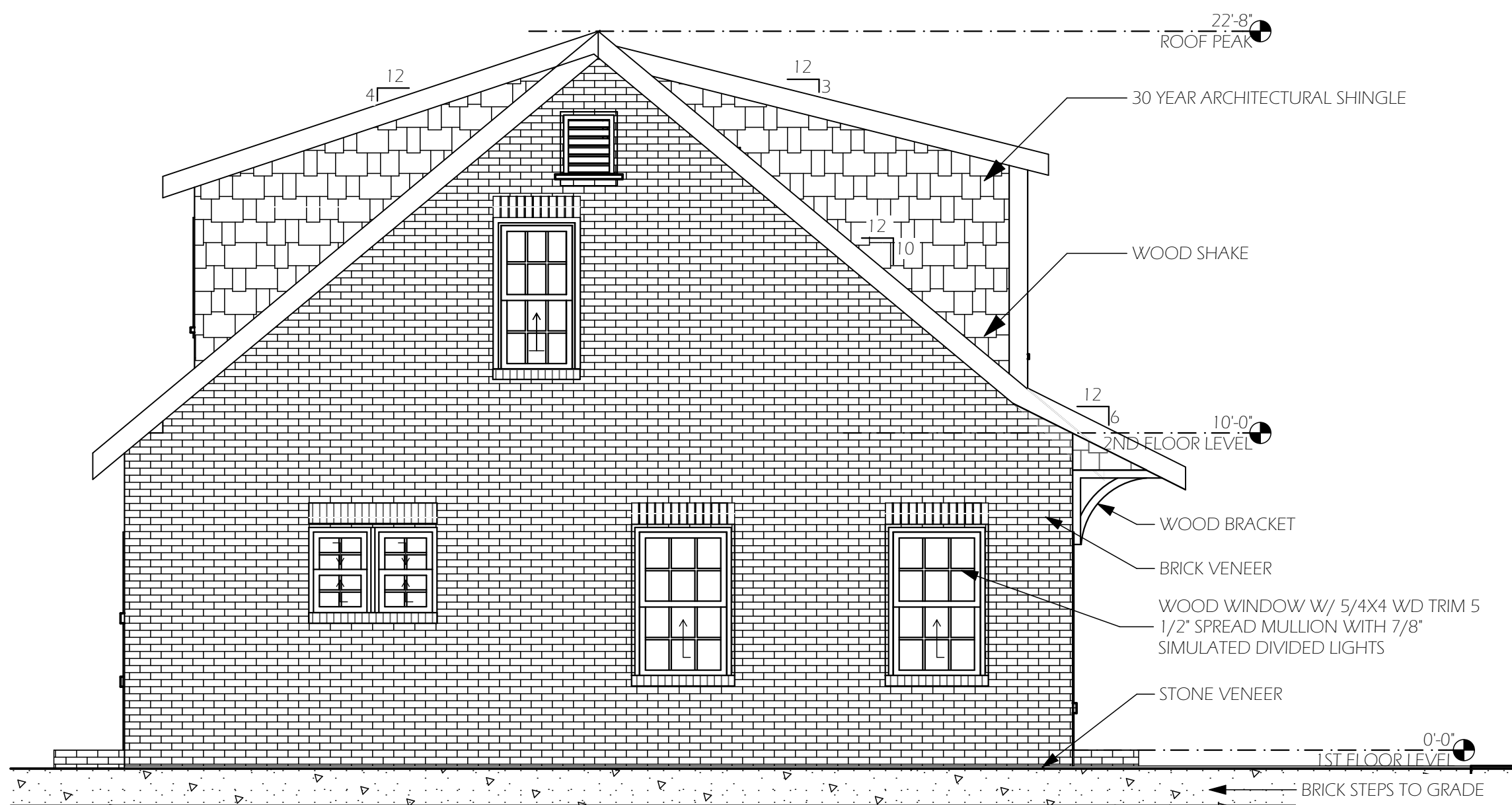


Note: Awning Dimensions are
90" wide X 48" Deep
Material is Copper roof on the front
elevation

APRIL



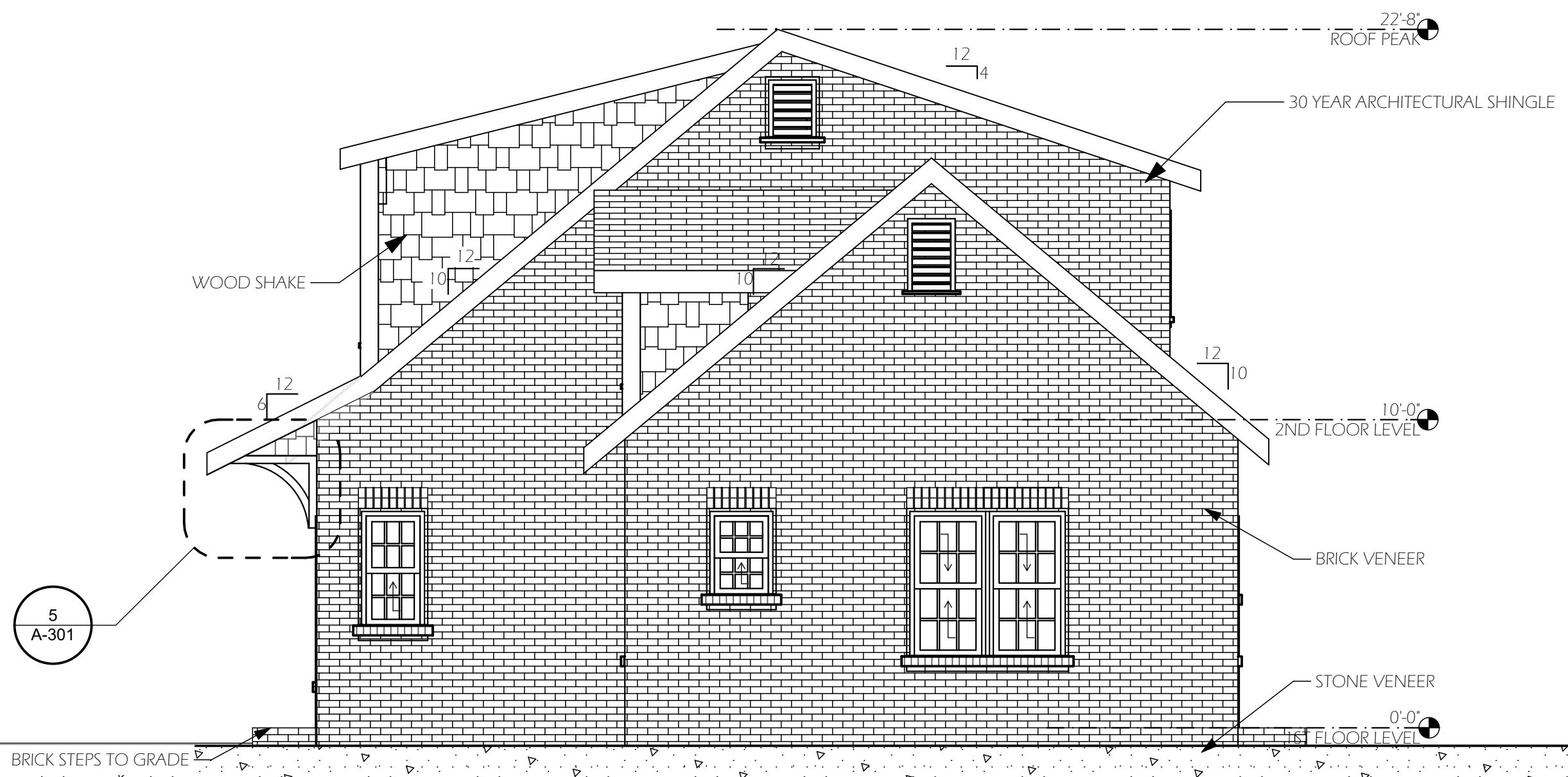
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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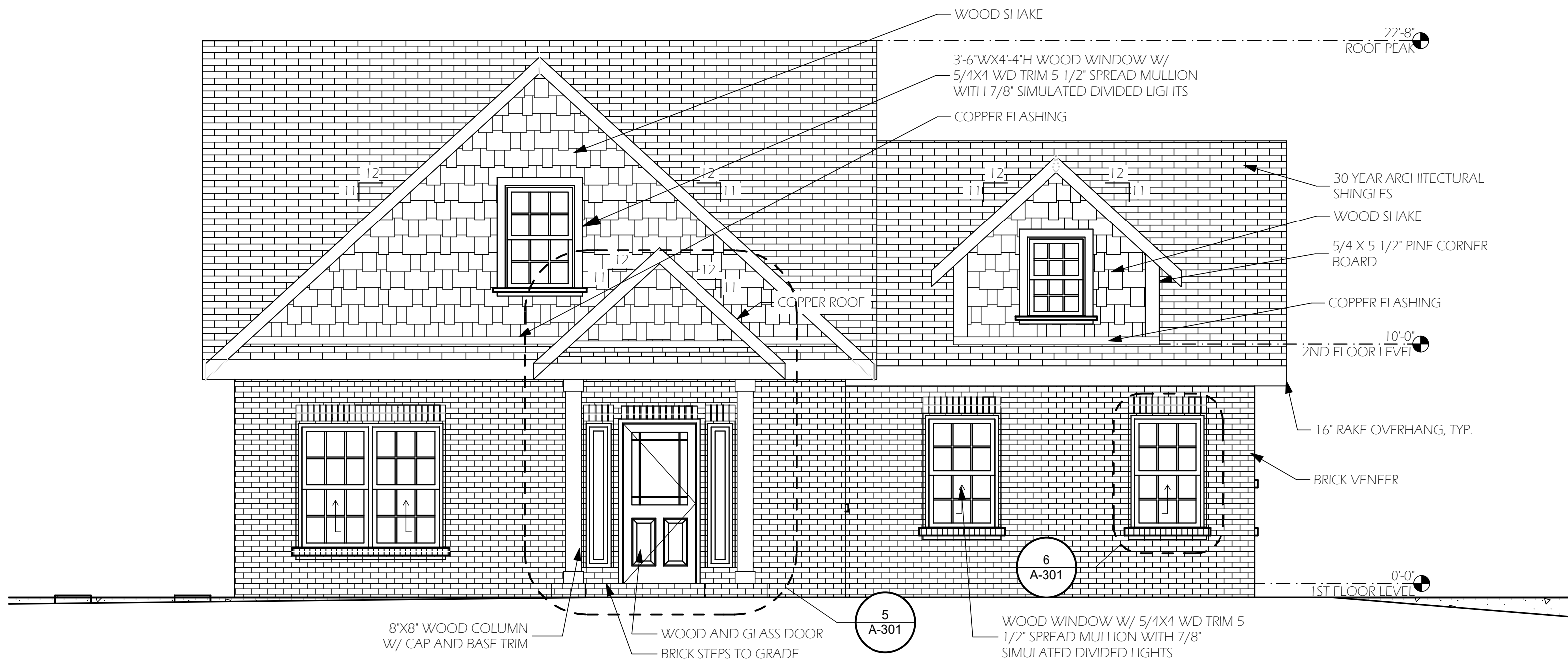
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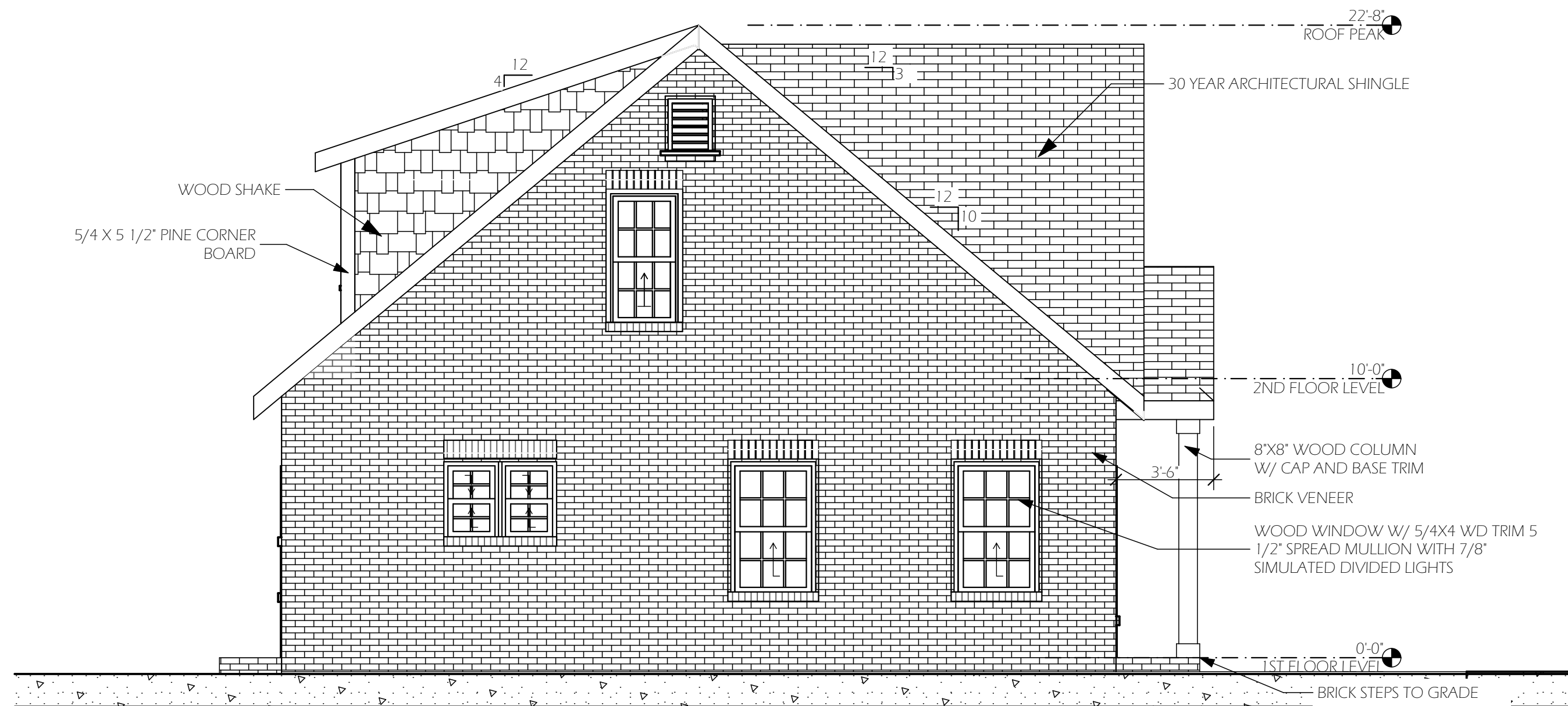
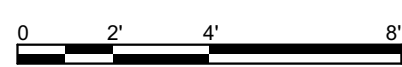
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JENNIFER BENSON
SHEET TITLE:
ELEVATIONS
SHEET NUMBER:

A-201

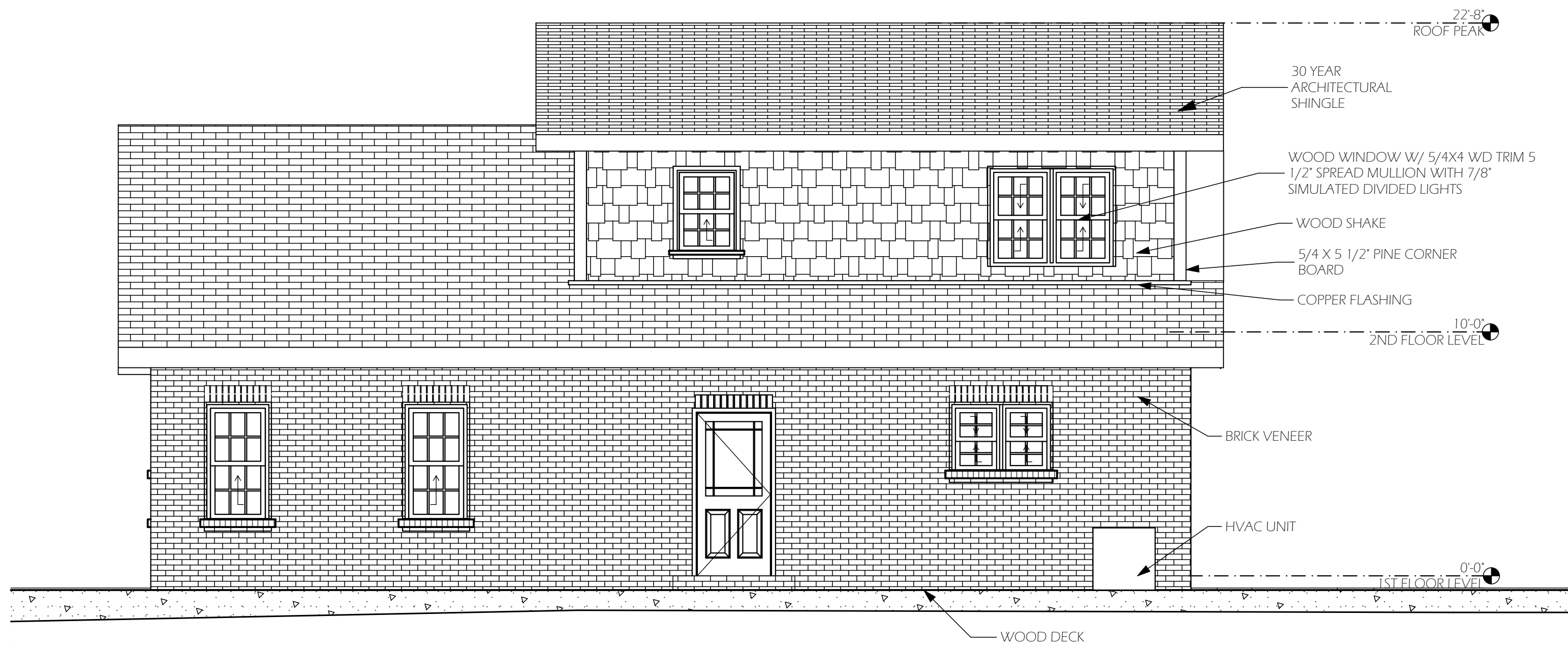
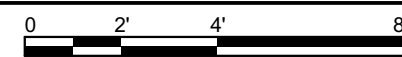
May



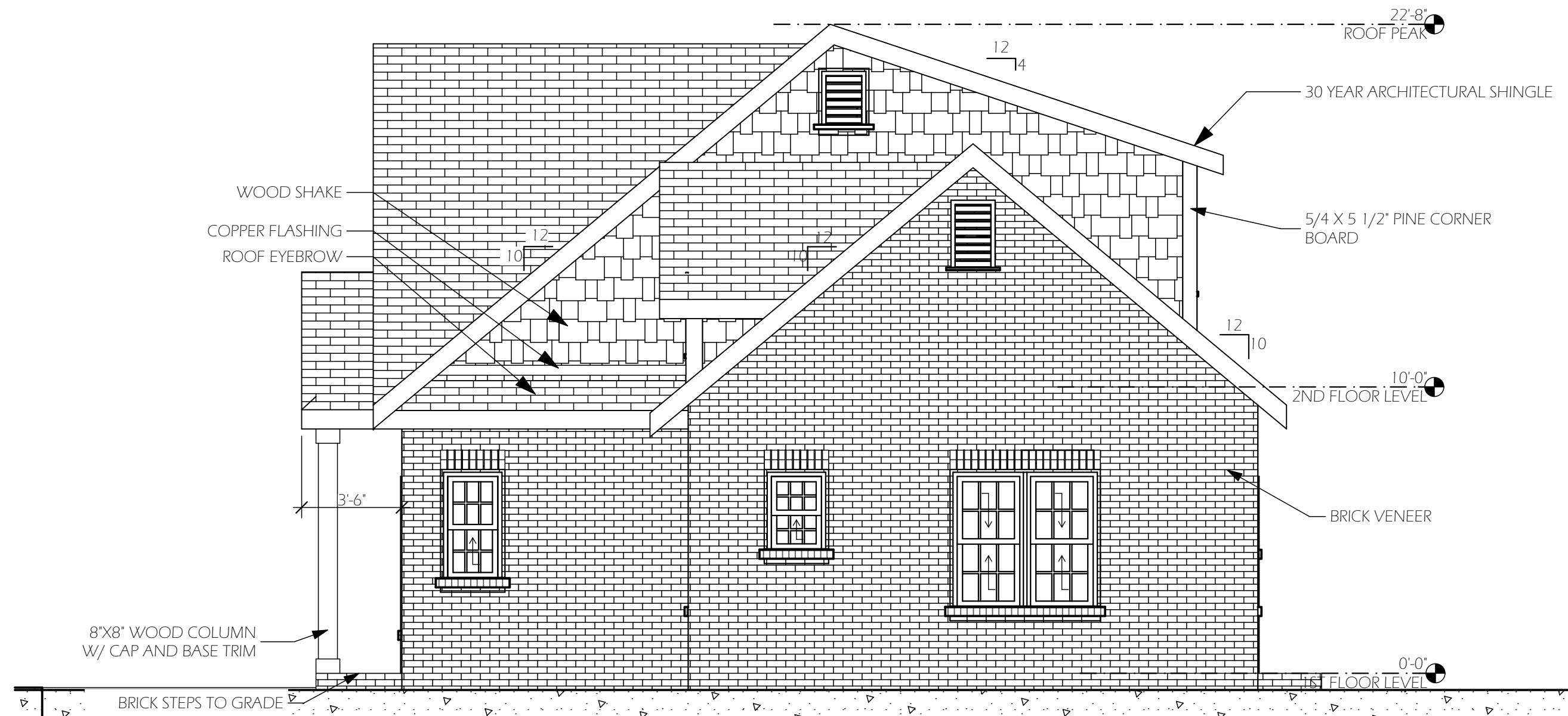
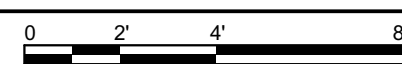
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



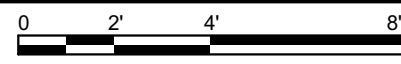
2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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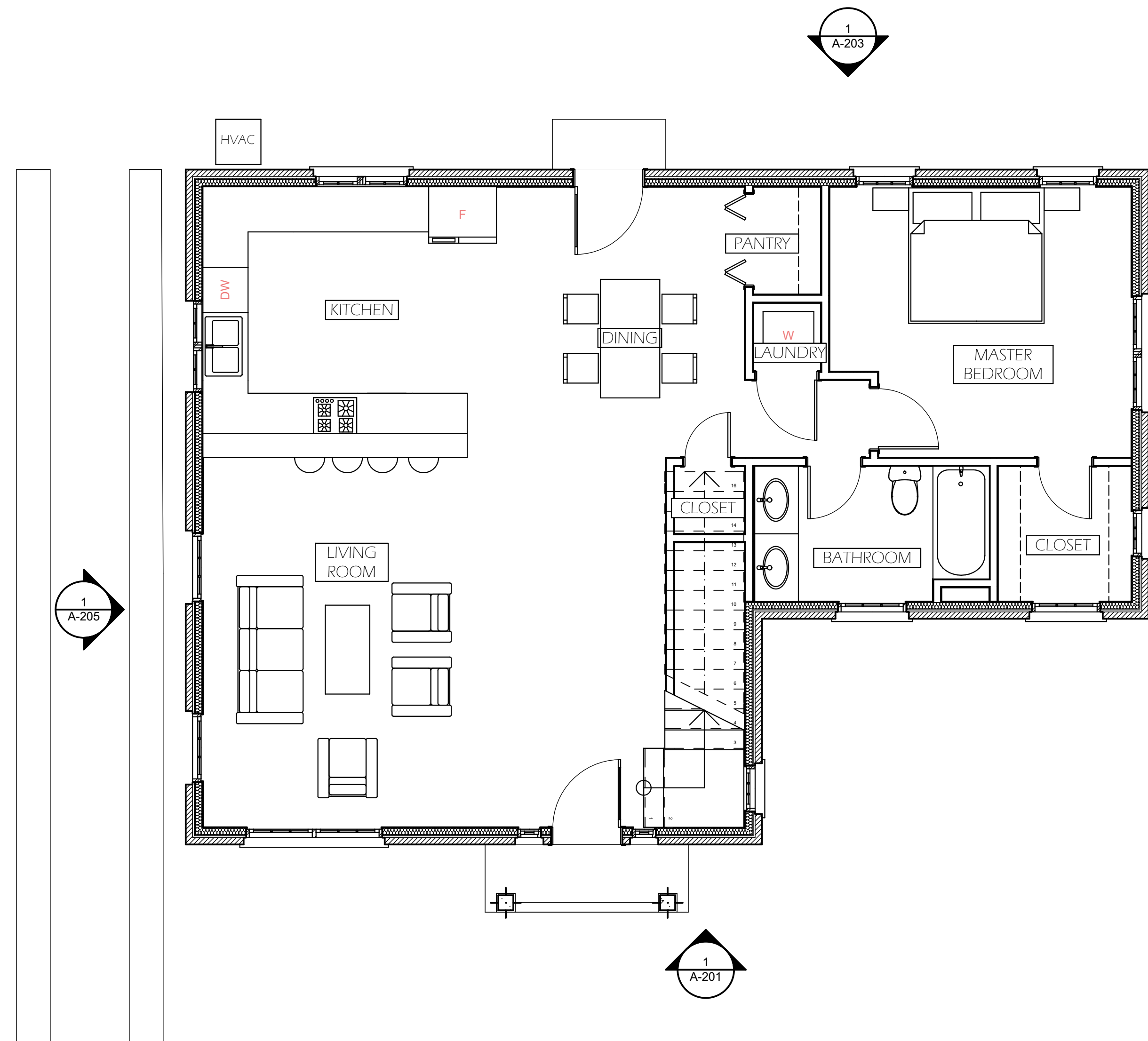
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SCALE:	PROJECT NO: 16.980

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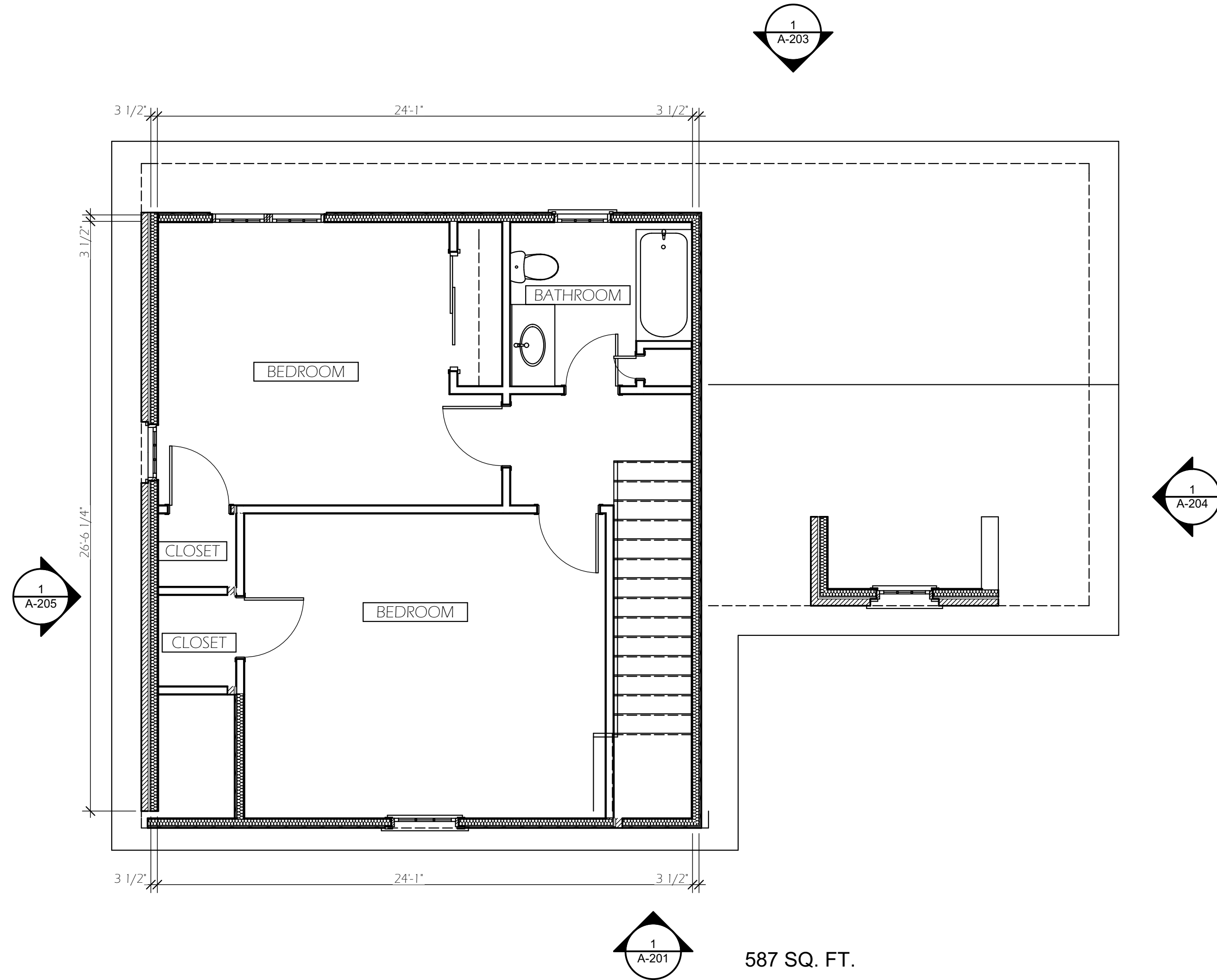
SHEET TITLE:
FLOOR PLANS

SHEET NUMBER:

A-105



1 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"
1104 SQ. FT.



2 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"
587 SQ. FT.

APRIL



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Lunn Enterprises, Inc
1601 Remount Road
Charlotte, NC 28208-6238

RE: VARIANCE
617 W. Park Avenue
CASE NUMBER 2016-045

Dear Mr. Robert Lunn:

At its meeting on September 27, 2016, the City of Charlotte Zoning Board of Adjustment ("Board") granted a 10 foot variance from the required 20 foot setback along West Park Avenue and a 25 foot variance from the required 35 foot rear yard to allow for the construction of a single family home.

- The Board based its decision on the following findings of fact:**
1. The applicant is Lunn Enterprises, Inc. (Represented by President Robert Lunn).
 2. The proposed site is located at 617 West Park Avenue, further identified as tax parcel 119-096-10.
 3. The property is zoned R-5 (single family residential) and is also located within the historic district overlay for Wilmore.
 4. The applicant is seeking a 10 foot variance from the required 20 foot setback along West Park Avenue and a 25 foot variance from the required 35 foot rear yard to allow for the construction of a single family home.
 5. Per Code Section 9.205(1) (e2), a minimum setback of 20 feet is required for lots along a right-of-way approved prior to 12-20-2010.
 6. Per Code Section 9.205(1) (g), a minimum rear yard of 35 feet is required.
 7. The property size prohibits any structure to be located on the lot without a variance.
 8. The minimum lot area for a detached dwelling in the R-5 district is 6,000 square feet.
 9. The applicant's lot area is approximately 3,768 square feet.
 10. Per Virtual Charlotte the lot depth is 52.46 feet along the right side property line and 55 feet along the left side property line which is not sufficient to develop using current development standards.
 11. The hardship is unique to the applicant's property and is not neighborhood-wide or community-wide.
 12. Granting the variance will not alter the essential character of the area.
 13. Granting the variance will not adversely affect adjacent or contiguous properties.
 14. The hardship is unique to the property because of the depth and size of the existing lot.
 15. The applicant's act of purchasing the property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

Based upon the above findings of fact, the Board concludes that the applicant has met

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT	www.charlotteplanning.org
	600 East Fourth Street
	Charlotte, NC 28202-2853
	PH: (704)-336-2205
	FAX: (704)-336-5123

Decision Letter
Case # 2016-045
Page 2 of 2

- the standards set forth in North Carolina General Statutes § 160A-388, and more specifically:**
1. Unnecessary hardships would result from the strict application of the Ordinance.
 2. The hardship results from conditions that are peculiar to the property (location, size or topography).
 3. The hardship does not result from actions taken by the applicant or the property owner.
 4. The requested variance is consistent with the spirit, purpose, and intent of the Zoning Ordinance, in that the public safety is secured and substantial justice is achieved.

If any permits are required, please make sure the variance case number is referenced on the permit application and/or site plan. Section 5.111 of the Zoning Ordinance provides that unless otherwise specified by the Board, any decision of the Board granting a variance shall automatically expire if a permit or a certificate of occupancy pertaining to the need for the variance is not obtained within two (2) years from the date of the meeting of the Board at which the Board rendered its decision.

Sincerely,

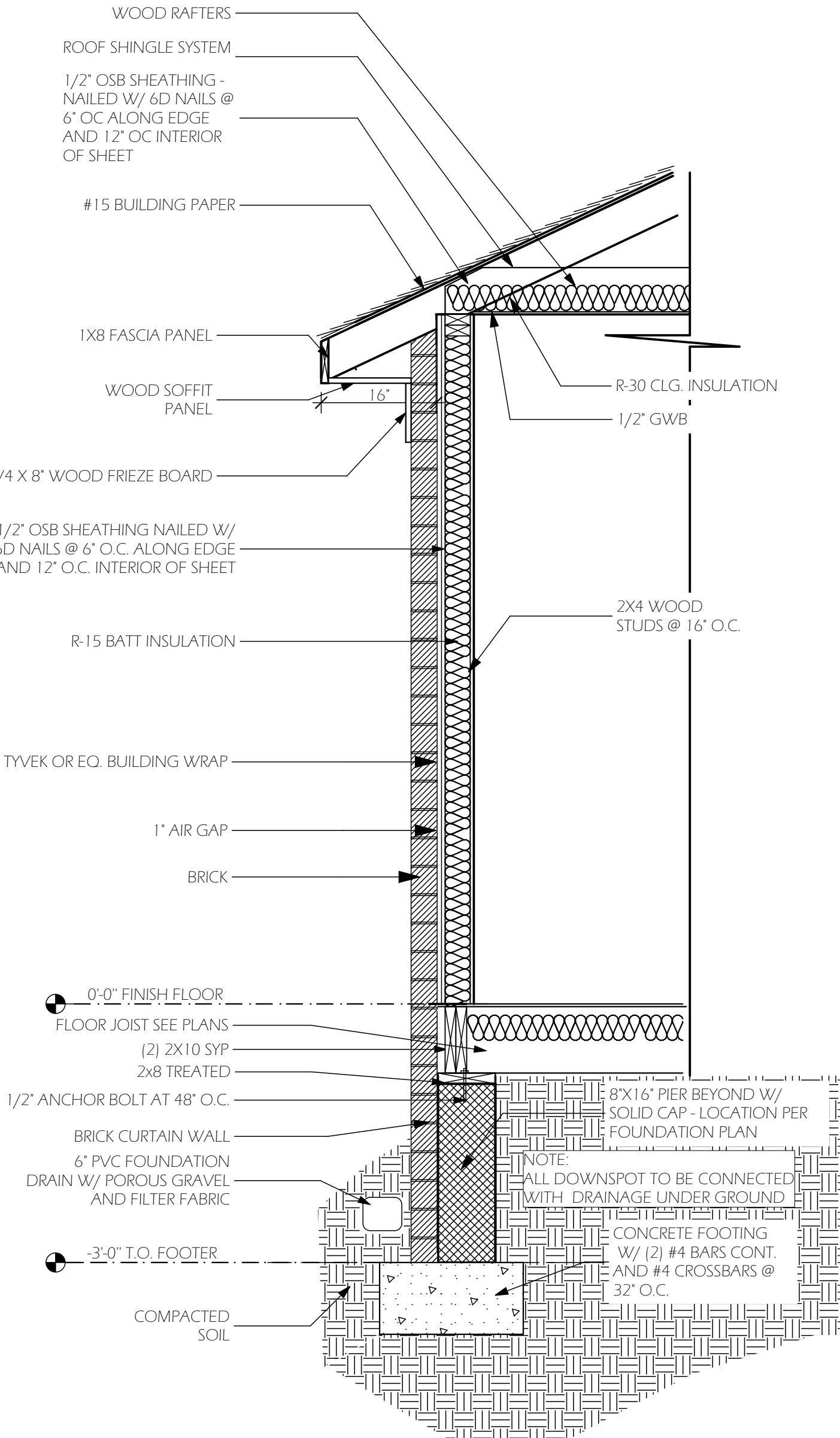
Paul Arena, Chairperson

Date

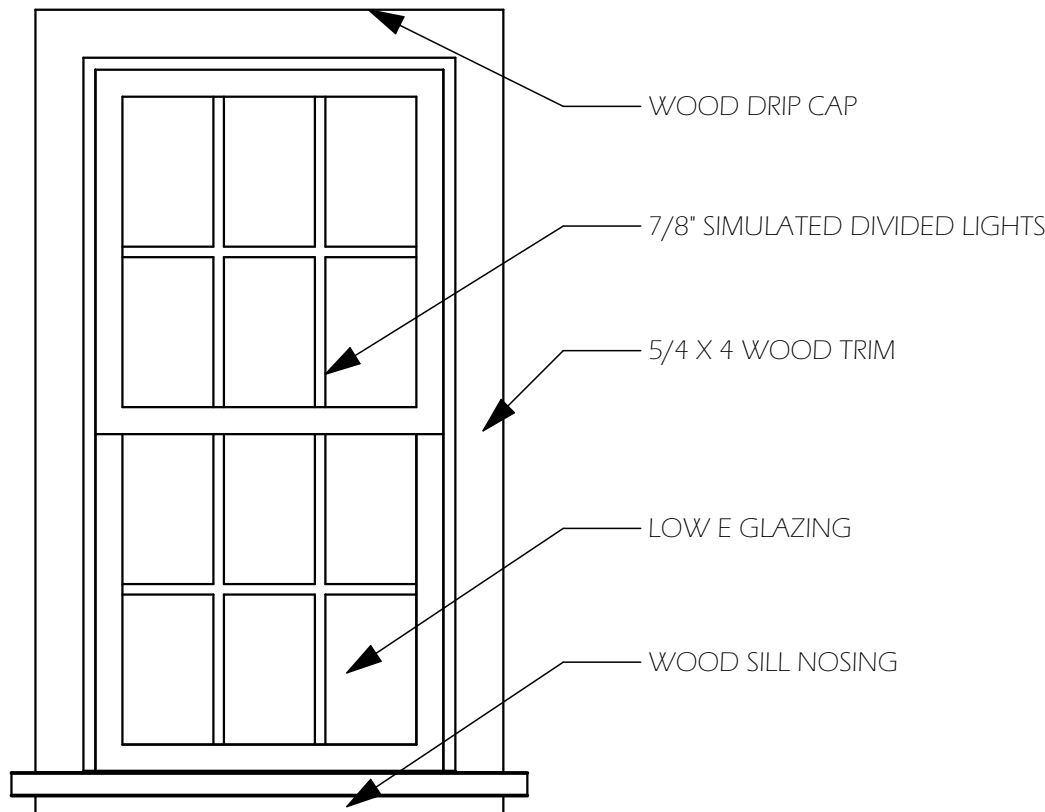
DECISION FILED IN THE
PLANNING DEPARTMENT:

Shad Spencer, Zoning Administrator

Date

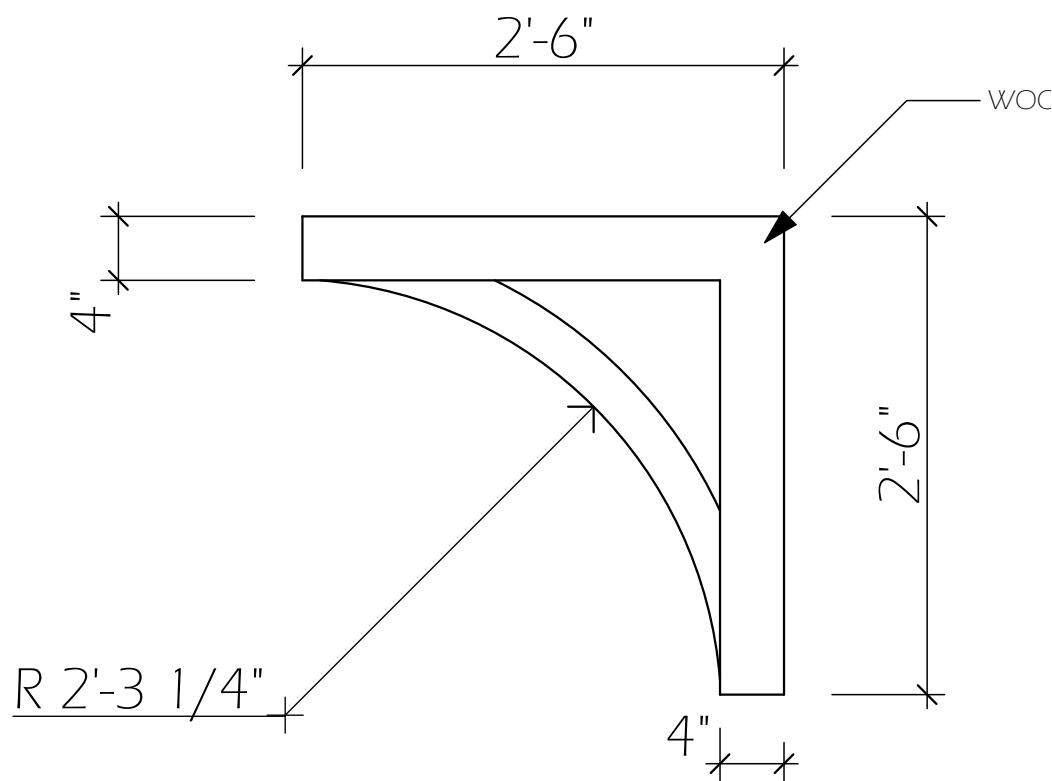


1 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



NOTE: TWIN UNITS HAVE 5 1/2" MULLION

2 WINDOW DETAIL
SCALE: 3/4" = 1'-0"



5 BRACKET DETAIL
SCALE: 1" = 1'-0"

PARK AVE RESIDENCE
617 W. PARK AVE
CHARLOTTE, NC 28203

0	Date:	Revision:

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ARCHITECTURE. USE OF THIS DRAWING
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DRAWING IS STRICTLY PROHIBITED
WITHOUT PERMISSION FROM JENNIFER
BENSON ARCHITECTURE.

DATE: 3/14/2017	DRAWN BY: JAB
SCALE:	PROJECT NO: 16.980

CHECKED BY:
JENNIFER BENSON

SHEET TITLE:
DETAILS

SHEET NUMBER:

A-301

May



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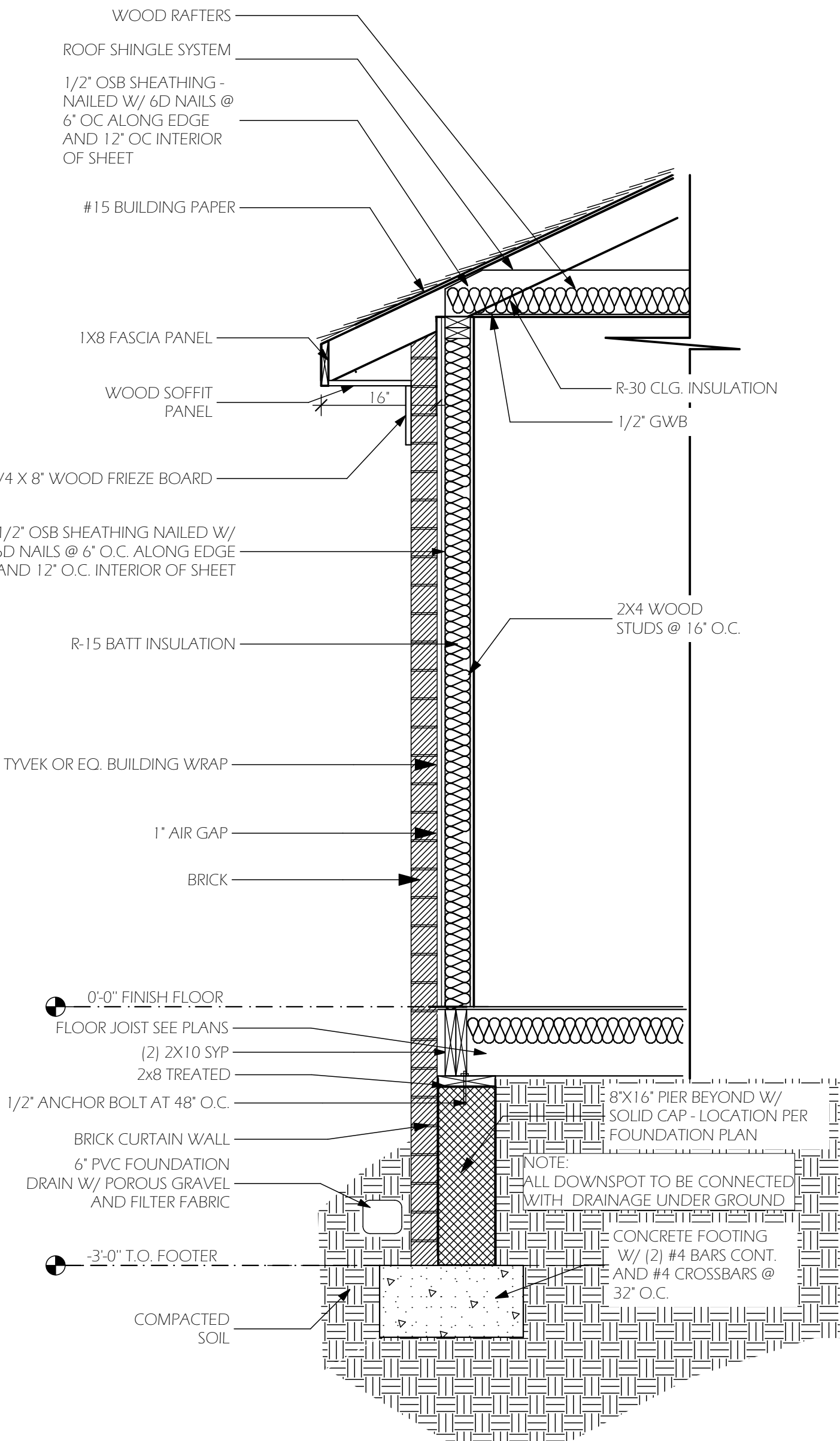
Paul Arena, Chairperson

Date

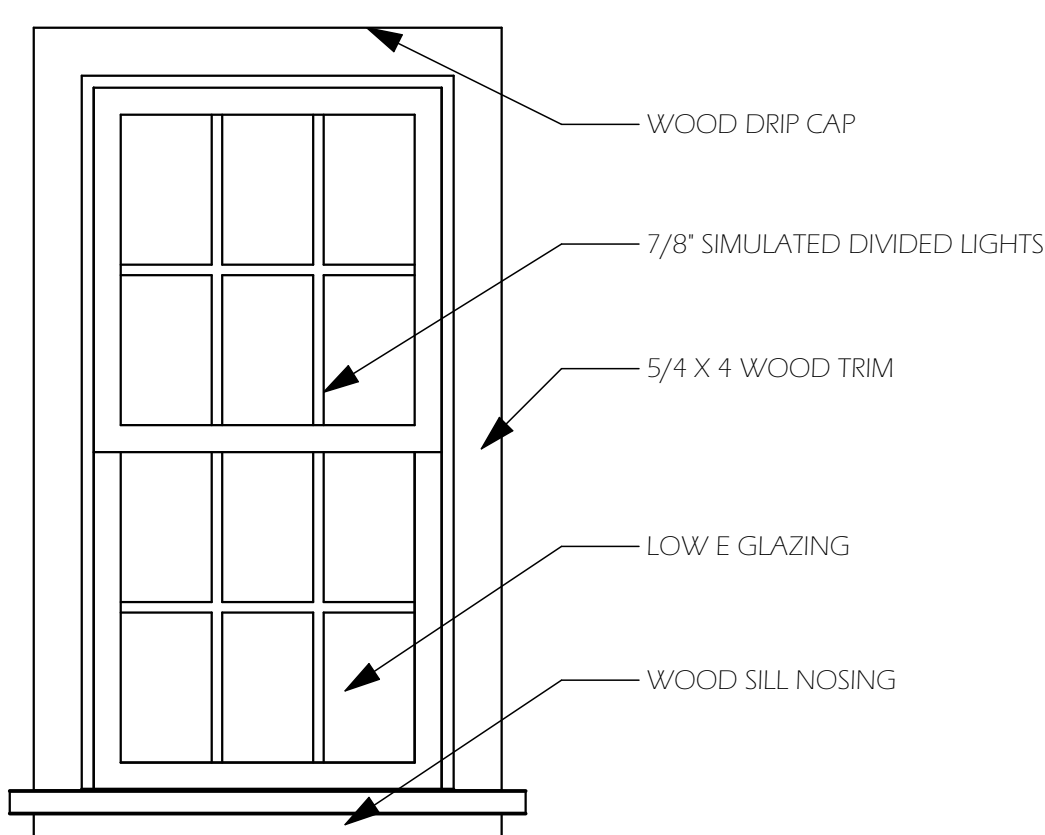
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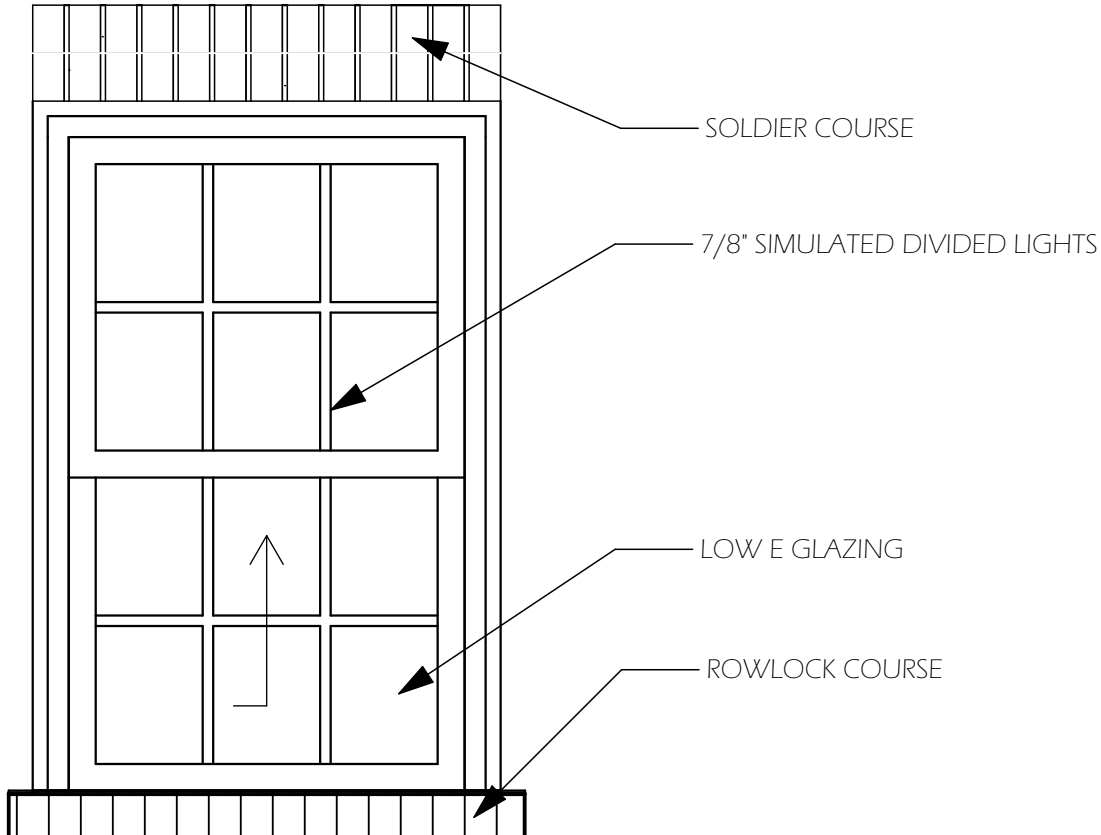


1 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

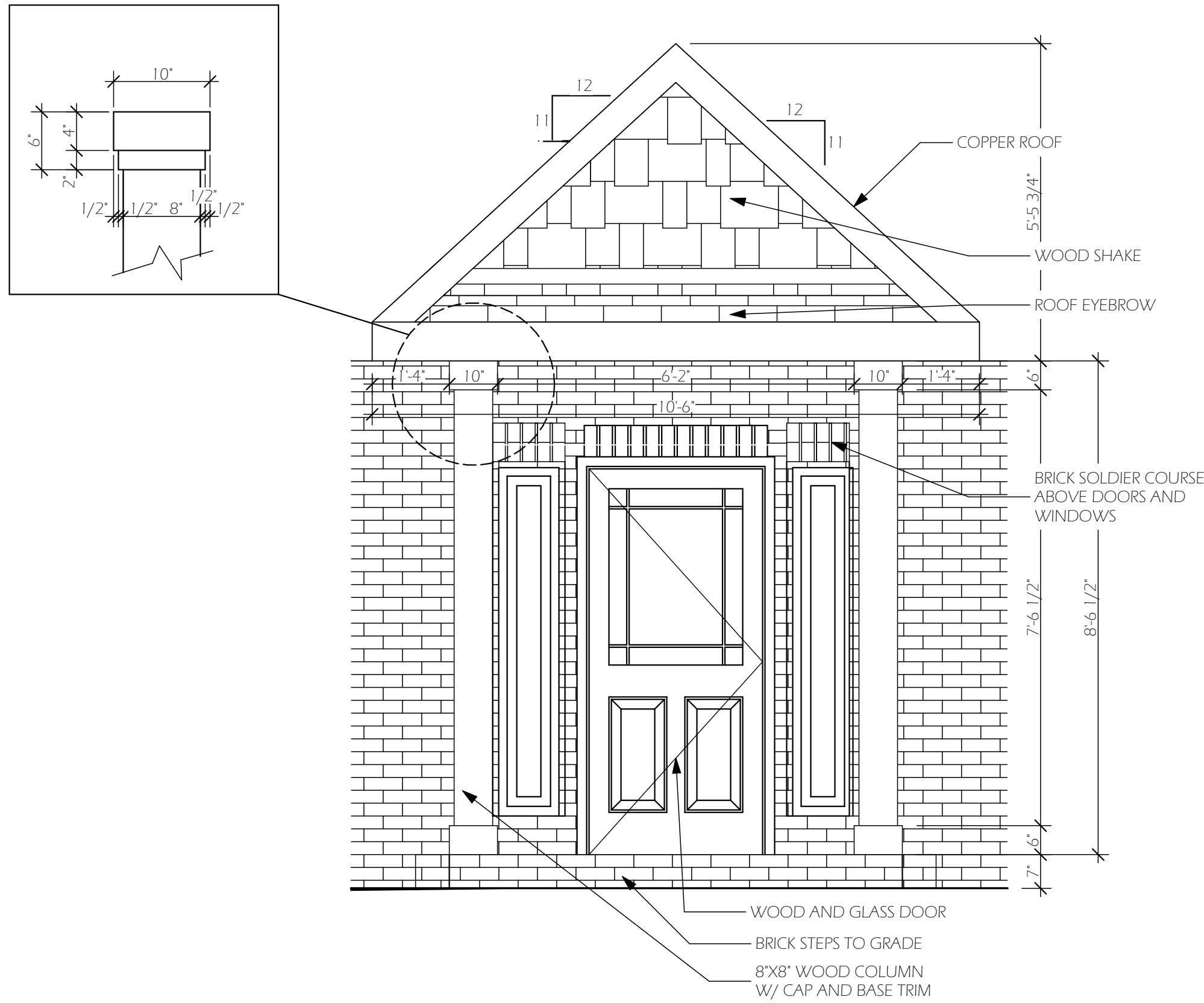


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2 WINDOW DETAIL
SCALE: 3/4" = 1'-0"



6 BRICK WINDOW DETAIL
SCALE: 3/4" = 1'-0"



5 ENTRY DETAIL
SCALE: 1/2" = 1'-0"

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CHARLOTTE, NC 28203

0	Date:	Revision:

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DATE: 4/26/2017	DRAWN BY: JAB
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CHECKED BY:
JENNIFER BENSON

SHEET TITLE:
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SHEET NUMBER:

A-301