
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2227 Sarah Marks Avenue

SUMMARY OF REQUEST: Detached garage addition

APPLICANT/OWNER: Allen Brooks, applicant

The application was continued for the following: Restudy of the massing in hopes of minimizing and simplifying the second story mass.

Details of Proposed Request

Existing Context

The site is a corner lot at Sarah Marks Avenue and Edgewood Lane. The lot dimensions are 50' x 125'. The principal structure is a two story house and the garage is one story in the rear yard. The garage is non-conforming because it does not meet the required rear yard setback. Improvements can be made to non-conforming structures.

Project

The project is an addition to the garage that would retain rear yard open space and provide additional heated square footage without tearing down the garage. The addition would make the structure 18' in height, lower than adjacent single family houses. Existing siding would be replaced with wood lap siding and new siding is cedar shake. The existing garage door would be replaced. All other trim details will match the house.

Policy & Design Guidelines for Accessory Buildings, page 8.9

1. Retain and repair historic outbuildings. Do not demolish existing historic outbuildings.
2. Place new outbuildings, such as garages or sheds, to the rear of lots that are large enough to accommodate them, following the applicable zoning requirements. New outbuildings cannot be located in front or side yards.
3. Design new outbuildings to be compatible with the style and character of the primary historic building on the site, especially in scale, elements and roof form. Any new outbuilding must be clearly secondary to the main structure on the site.
4. Stamped metal and vinyl doors are considered to be inappropriate materials for outbuildings, and are discouraged. For more information on appropriate new construction see Chapter 6.
5. Prefabricated outbuildings that are not in keeping with the historic character of the district are not allowed where visible from the public street.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis - The Commission will determine if the proposal meets the guidelines for accessory buildings.

The application was continued for the following: Restudy of the massing in hopes of minimizing and simplifying the second story mass.

Charlotte Historic District Commission Case 2017-650
HISTORIC DISTRICT: DILWORTH
ACCESSORY STRUCTURE



Polaris 3G Map – Mecklenburg County, North Carolina

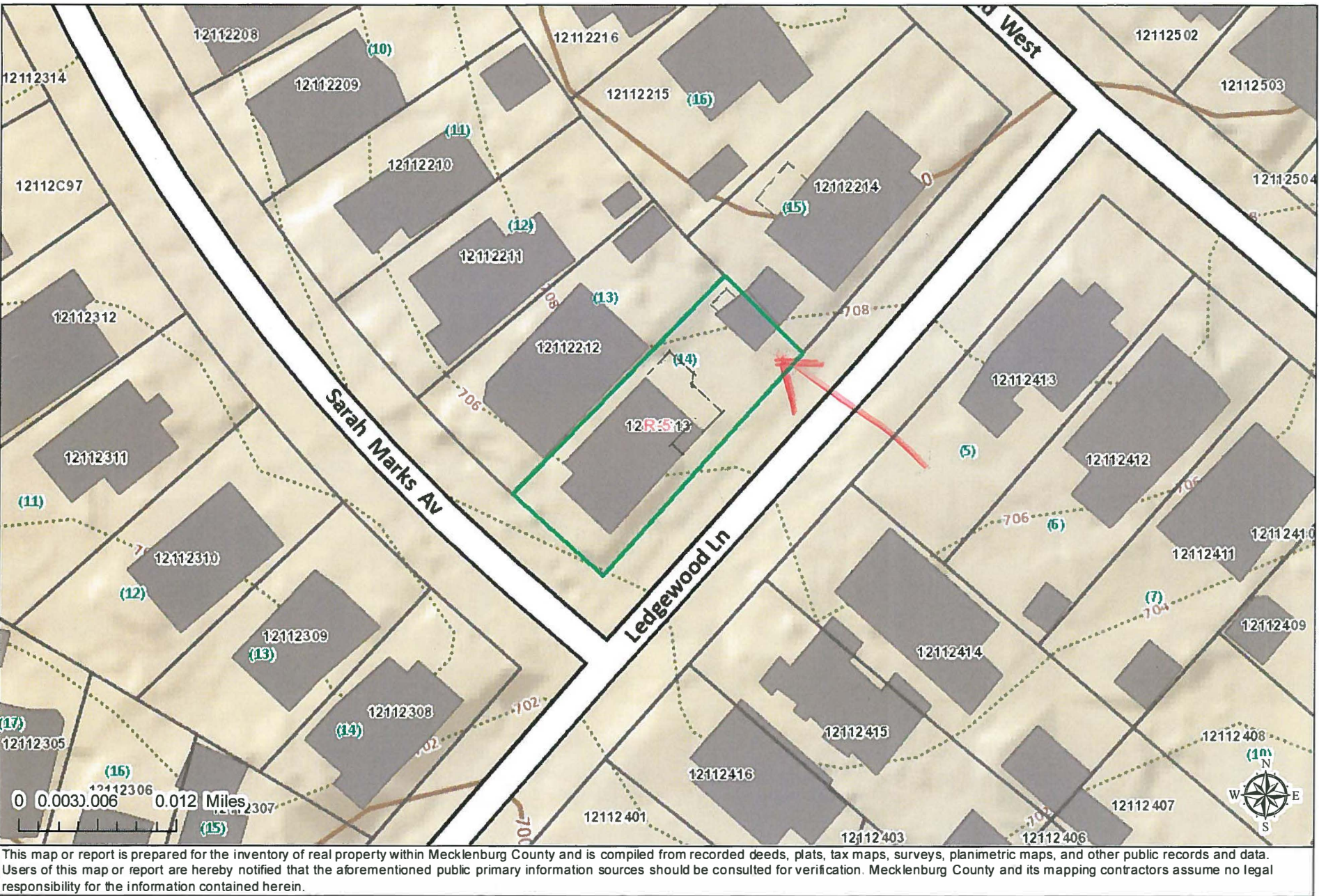
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Date Printed: 2/28/2017 8:12:05 AM



Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 2/28/2017 8:17:22 AM





14 June, 2017

Allen L Brooks
RA, NC 5683

Dear Zoning Administrator:

I want to confirm a situation that could become a proposed project within the city of Charlotte concerning a nonconforming accessory one bay-one story (garage) structure with electrical and a concrete floor. Section 7.104 (2) states that: "A nonconforming use or accessory structure may be expanded only if the nonconforming features of that use or structure are not expanded so as to increase the degree of nonconformity."

The proposal is to add to the structure in that allowable manner with a small side rear addition with a loft as habitable "bonus" space. It would not be an accessory dwelling unit and would not be higher than 24 feet and would be subordinate to the principal dwelling and would not have a kitchen. The net square footage of the entire structure of both floors would be only 500 SF.

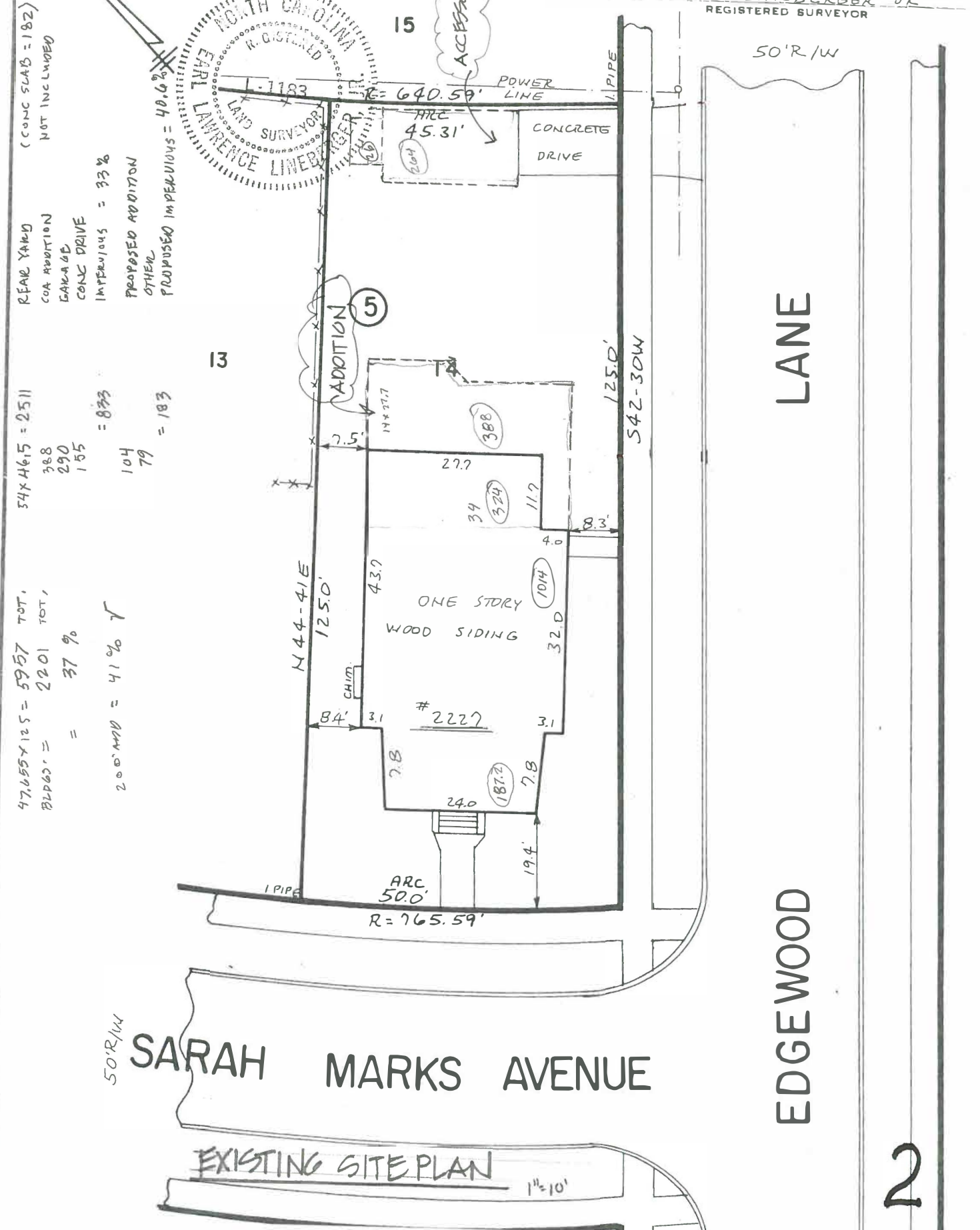
If you have any questions please let me know. And please confirm my proposal as to meet the zoning requirement.

ALB Architecture

Sincerely,

ALB Architecture, PA
Allen L. Brooks, AIA

THIS IS TO CERTIFY THAT ON THE 27th DAY OF OCT 19 70 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS IF ANY ARE SHOWN HEREON





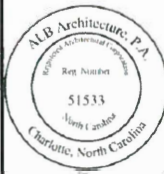
MORANO HOUSE- FRONT OF HOUSE



MORANO HOUSE- BIRDS EYE VIEW OF BACK & SIDE



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● Lauer

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2227 Sarah Marks Avenue, Charlotte, NC 28203

PROJECT # 17024
ISSUED 25 OCTOBER 2017
REVISIONS

9
SUBJECT HOUSE

A-1.6
OF: FOURTEEN

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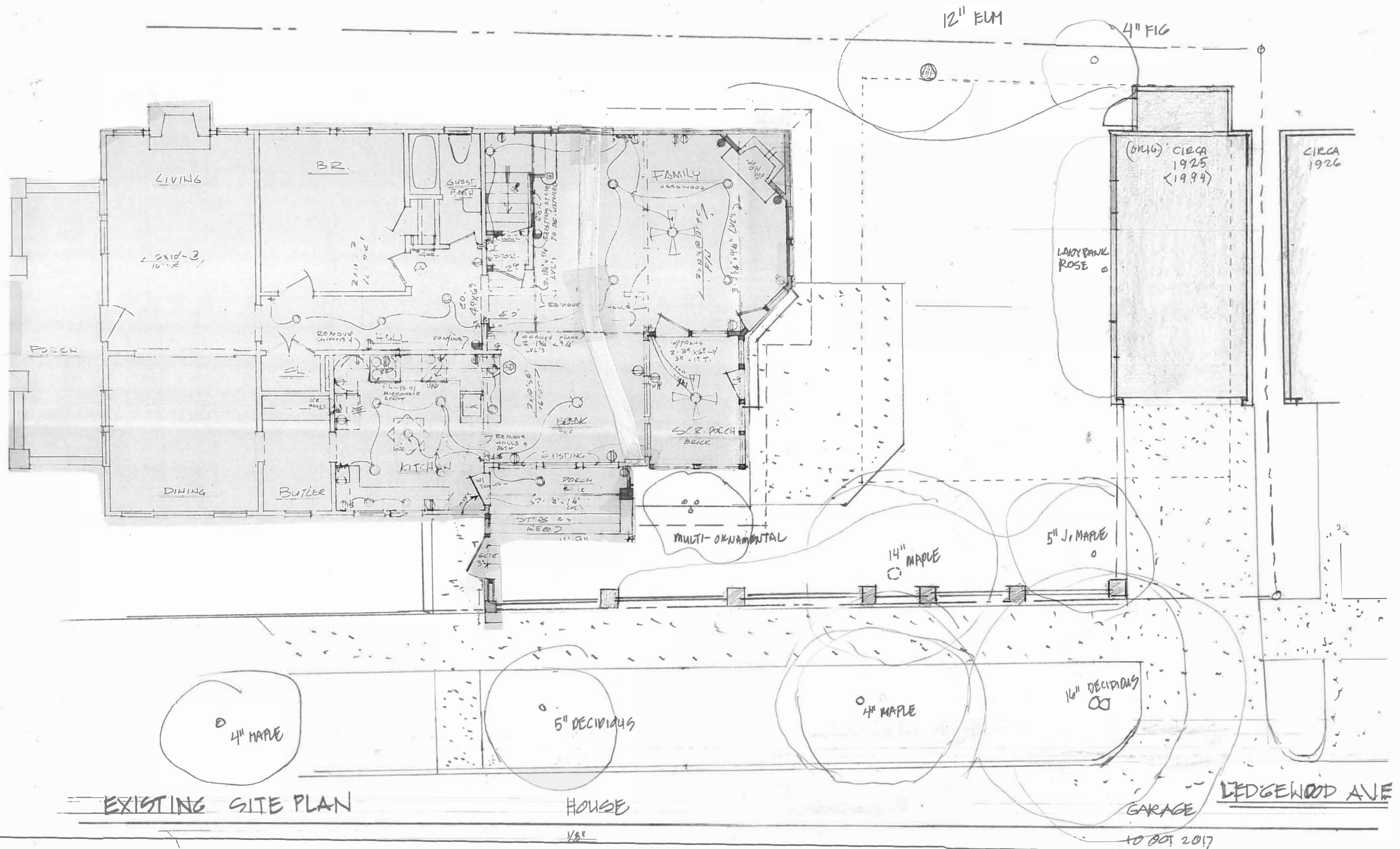
MORANO RESIDENCE

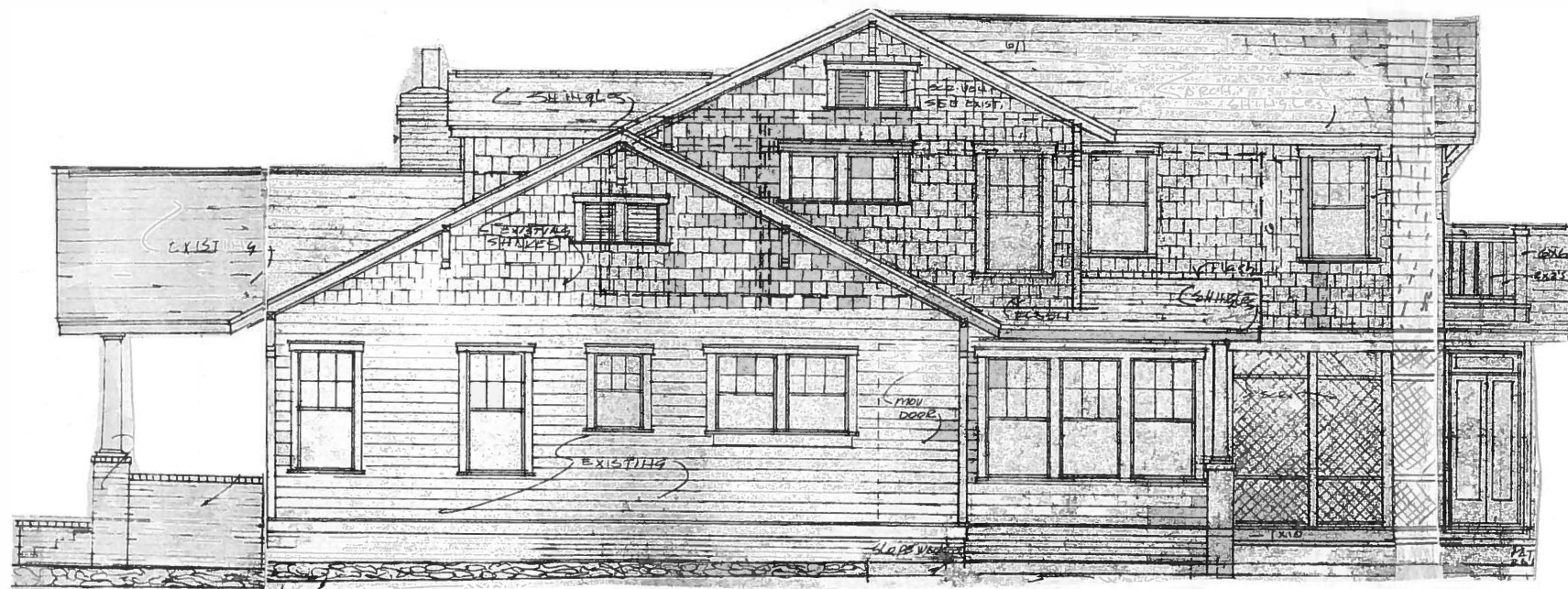
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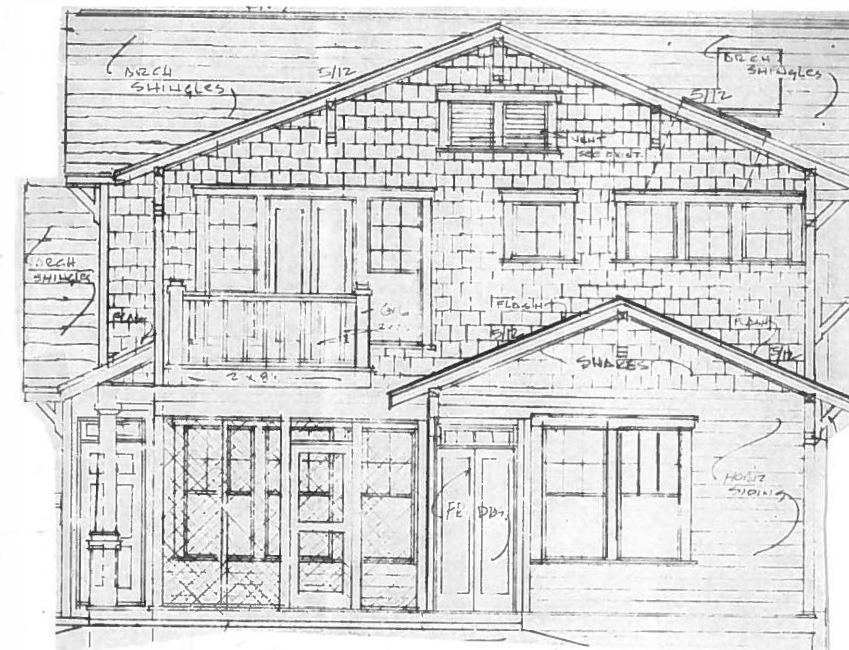
3

OF FOURTEEN

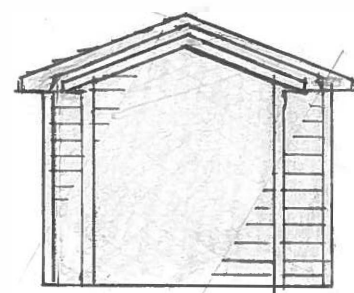




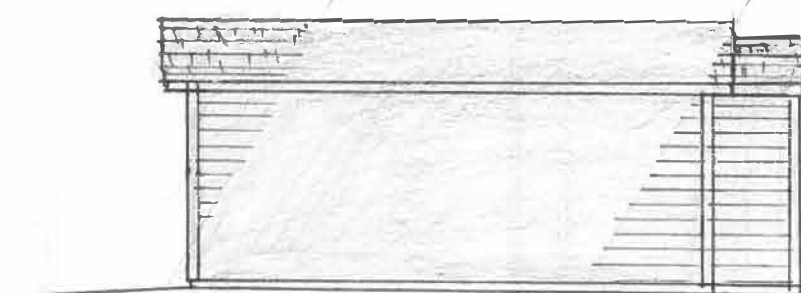
EXISTING LEDGEWOOD ELEVATION -HOUSE



EXISTING REAR ELEVATION ~ HOUSE



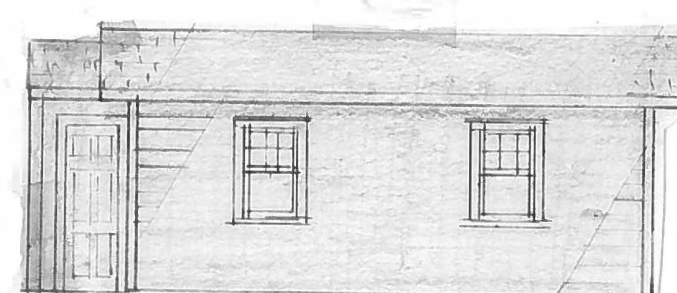
REAR FACING SIDE PROPERTY



RIGHT SIDE FACING REAR PROPERTY



FRONT TO STREET



LEFT SIDE FACING HOUSE

EXISTING ELEVATIONS



LEDGE WOOD STREETSCAPE

PROPOSED ACCESSORY ADDITION

04 DEC 2017

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HOUSE FACING DILWORTH
ROAD EAST



REAR YARD FACING
SUBJECT GARAGE



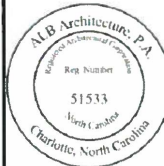
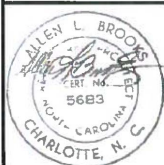
HOUSE ACROSS REAR OF
SUBJECT HOUSE



HOUSE ACROSS MIDDLE OF
SUBJECT HOUSE



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LEDGEWOOD EAST SIDE

A-1.2B
OF: FOURTEEN



LOOKING SOUTH OF WEST
SIDE OF LEDGEWOOD



LOOKING SOUTH OF WEST
SIDE OF LEDGEWOOD



LOOKING NORTH OF EAST
SIDE OF LEDGEWOOD



LOOKING NORTH OF WEST
SIDE OF LEDGEWOOD



LOOKING NORTH OF WEST
SIDE OF LEDGEWOOD

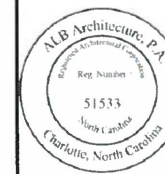
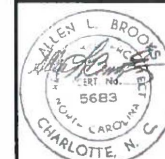


LOOKING NORTH OF WEST
SIDE OF LEDGEWOOD



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SIDE STREET VIEWS

A 1.2A

OF: FOURTEEN



SUBJECT HOUSE



SUBJECT BACKYARD



SUBJECT GARAGE



GARAGES



REAR OF HOUSE BEHIND
SUBJECT PROPERTY

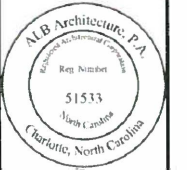


HOUSE BEHIND SUBJECT FACING
DILWORTH ROAD WEST



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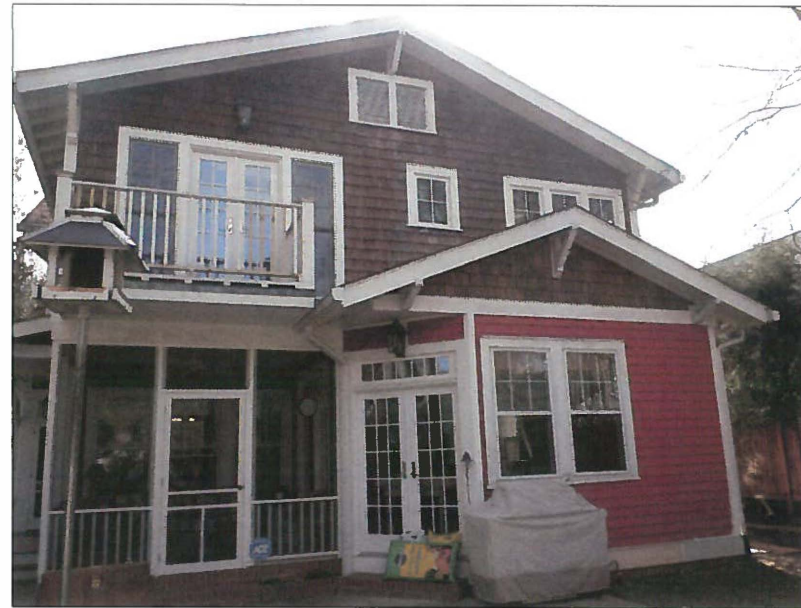
LEDGEWOOD WEST SIDE

A-1.2G

OF: FOURTEEN



HOUSE SIDE PORCH FACING STREET



REAR OF HOUSE



REAR YARD LOOKING INTO NEIGHBOR



SIDE OF GARAGE FACING REAR OF HOUSE



REAR YARD LOOKING TO SIDE STREET



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8
HOUSE REAR YARD

A1.4
OF: FOURTEEN

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10
NEIGHBORHOOD REAR
YARD VIEWS
A-1.3
OF: FOURTEEN



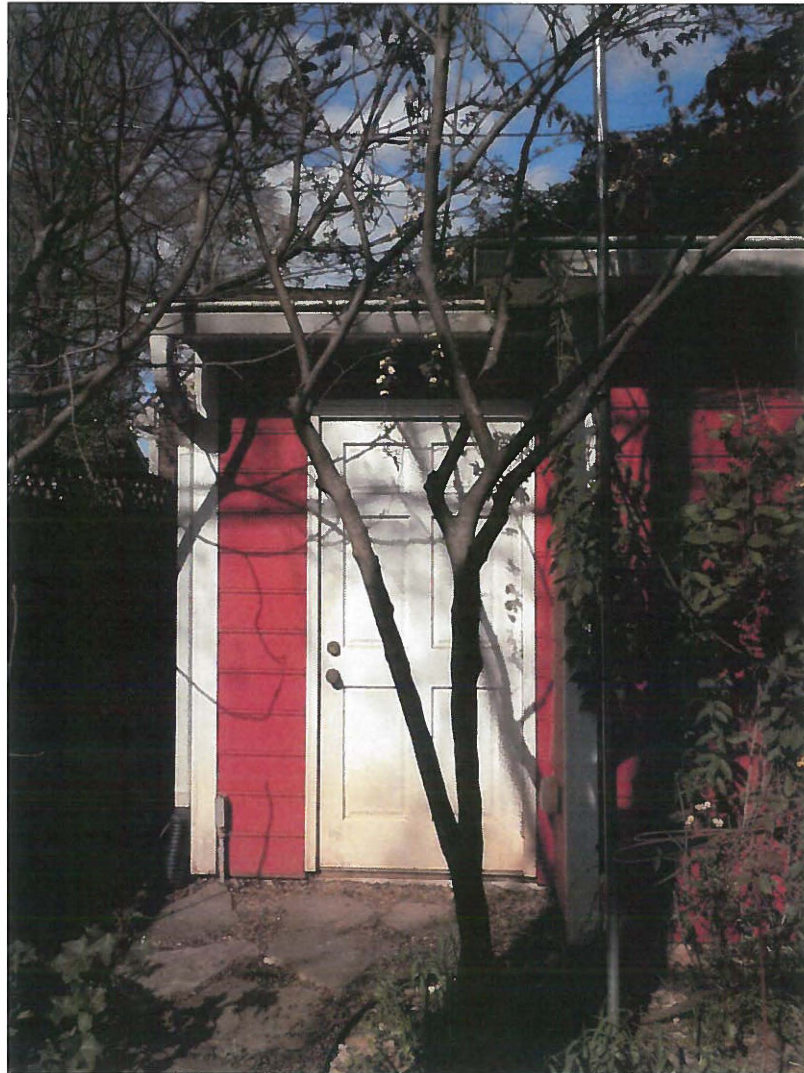
VIEW TO NEIGHBORS DOWN
SARAH MARKS



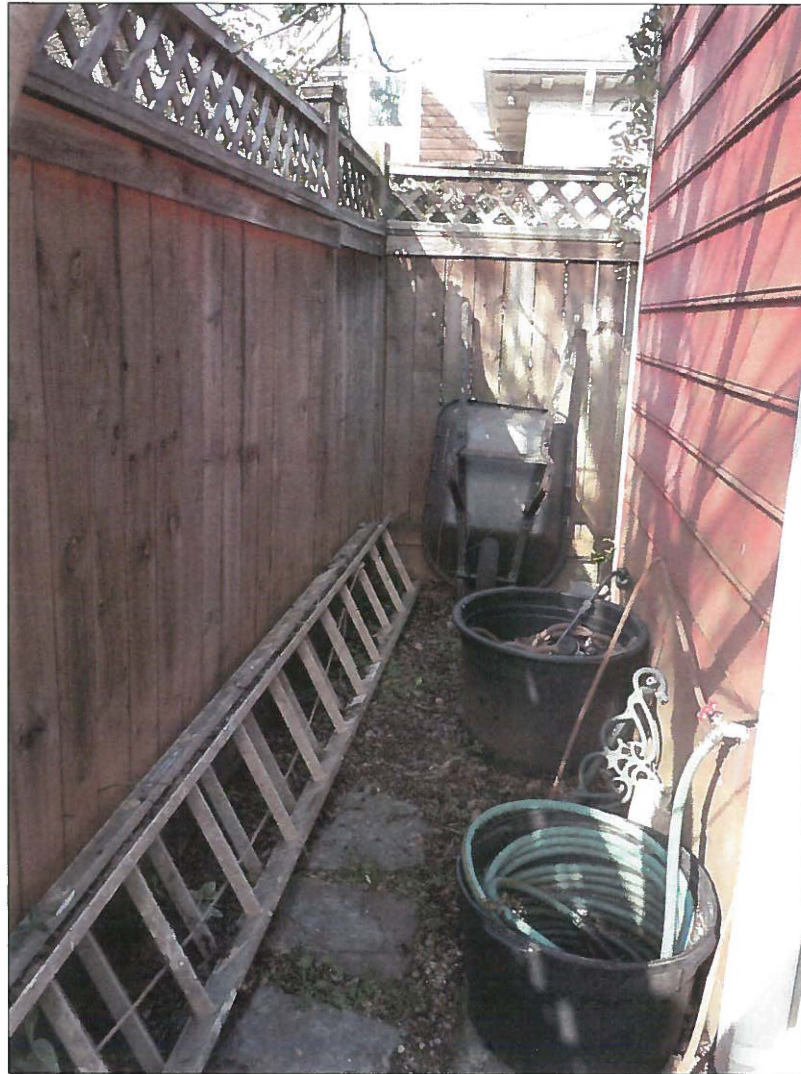
VIEW TO NEIGHBORS DOWN
DILWORTH ROAD WEST



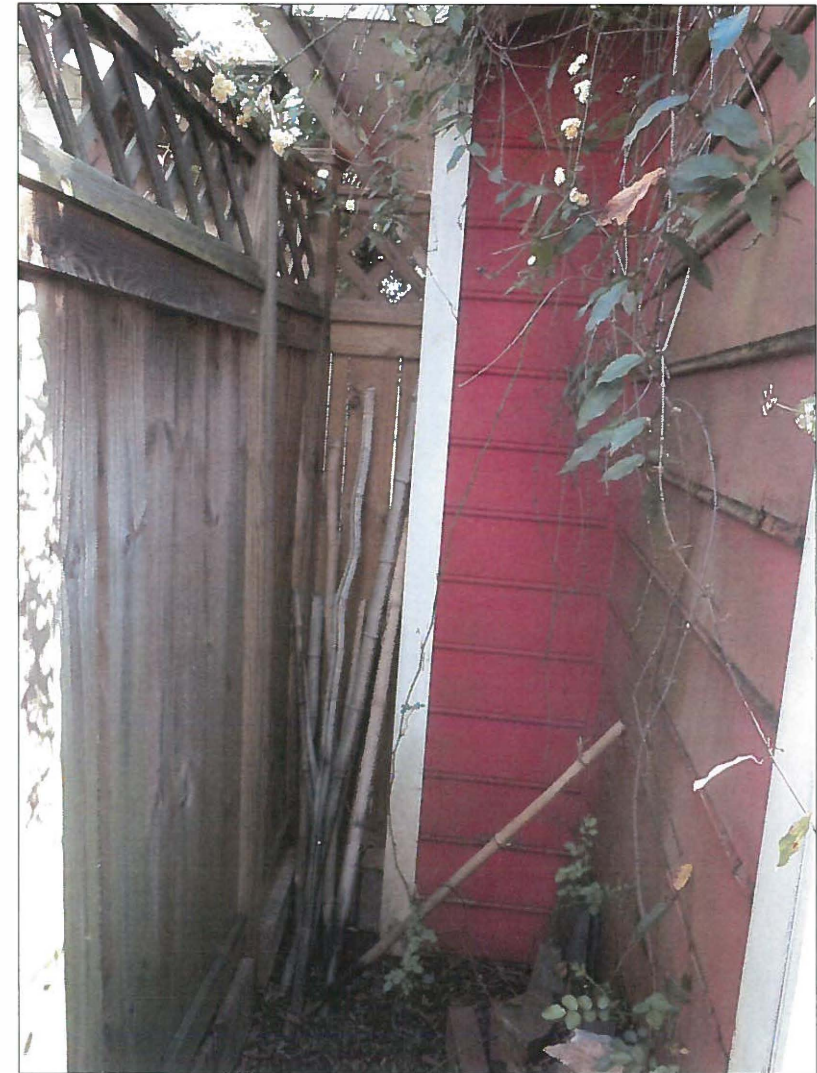
VIEW TO NEIGHBOR AT REAR



REAR SHED ADDITION



CONFORMANCE TO SIDE
SETBACK



SHOWING NONCONFORMANCE TO GARAGE
AT REAR SETBACK



NO OVERHANG TO SHED





GRADE
-2' CHUTE

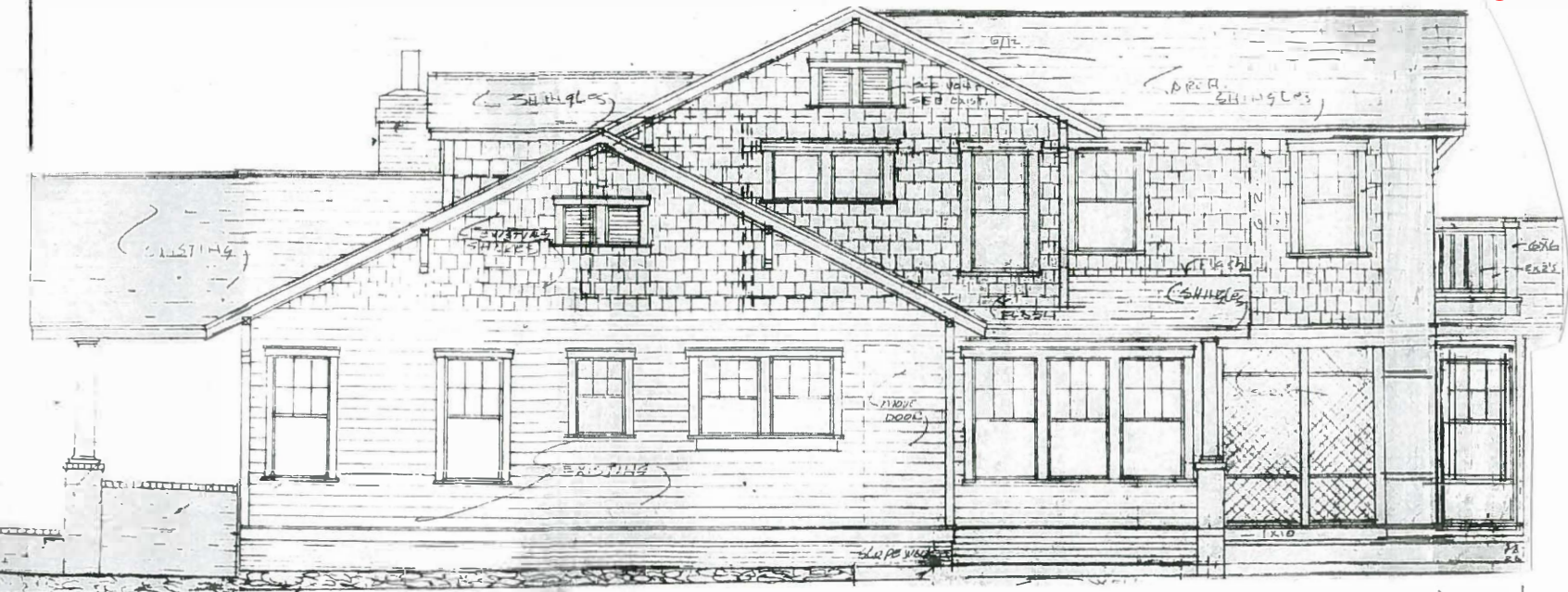
8'
36 BRICKS
12 x 8 =
96" =

17 BRICKS
45.3" 3'-9 1/2"

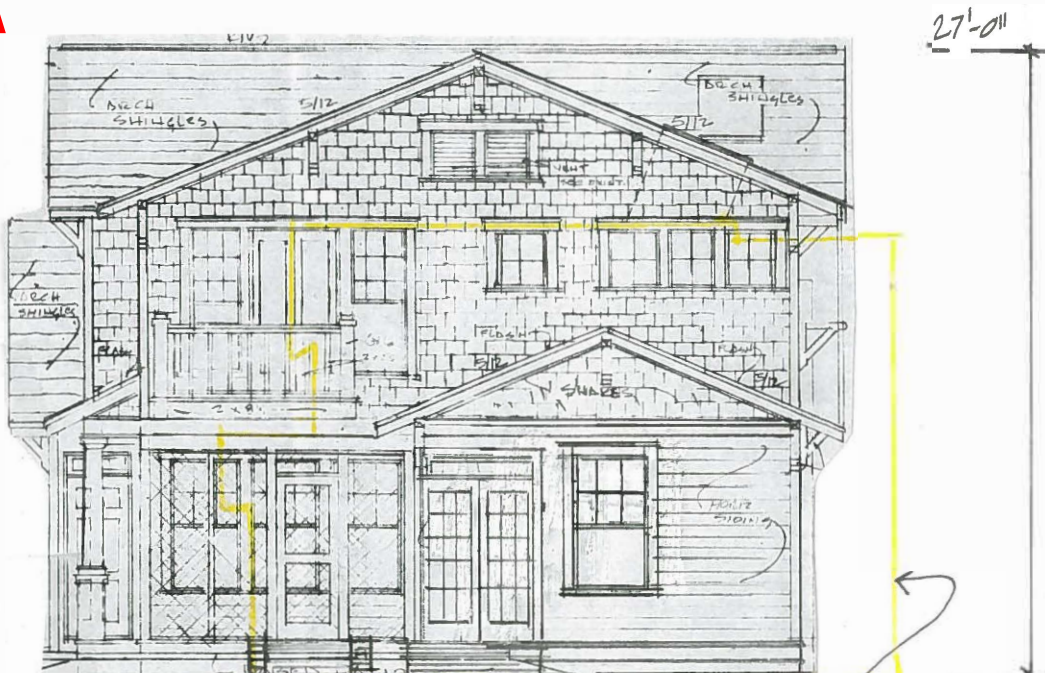
6.5/12



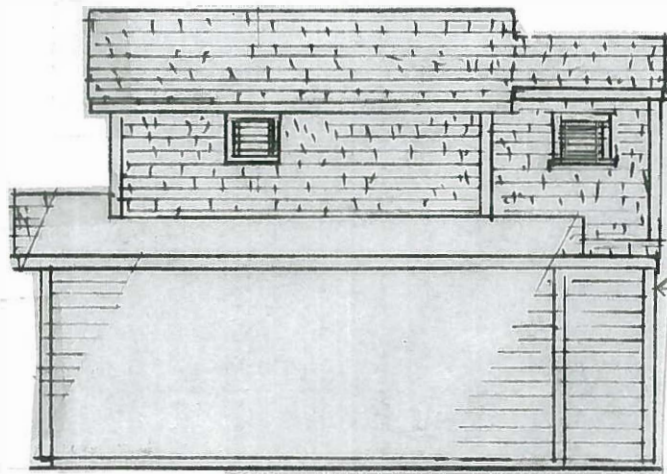
NOVEMBER



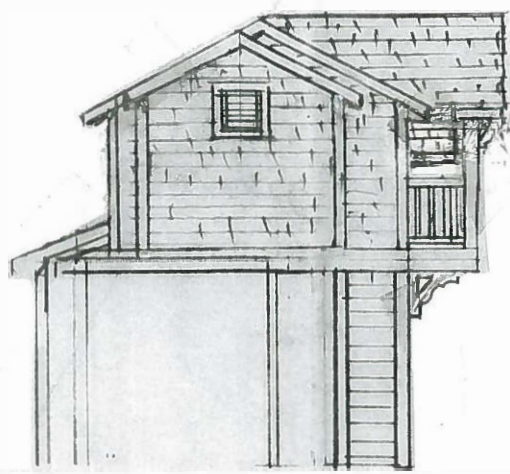
RIGHT HOUSE ELEVATION @ LEDGEWOOD



REAR HOUSE ELEVATION (W/ REVISION)



PROPOSED RIGHT FACING REAR PROPERTY



PROP. REAR FACING SIDE PROPERTY



PROP. LEFT SIDE FACING HOUSE

PROPOSED ELEVATIONS

DECEMBER

27'-0"

GRADE

ACCESSORY
OUTLINE

REWORK PORTION
UNDER ROOF

REAR HOUSE ELEVATION (w/ REVISION)

18'-0" 1/2"

6'-0"

UP. FL.

8'-0"

F.F.

GRADE

PROP. LEFT SIDE FACING HOUSE

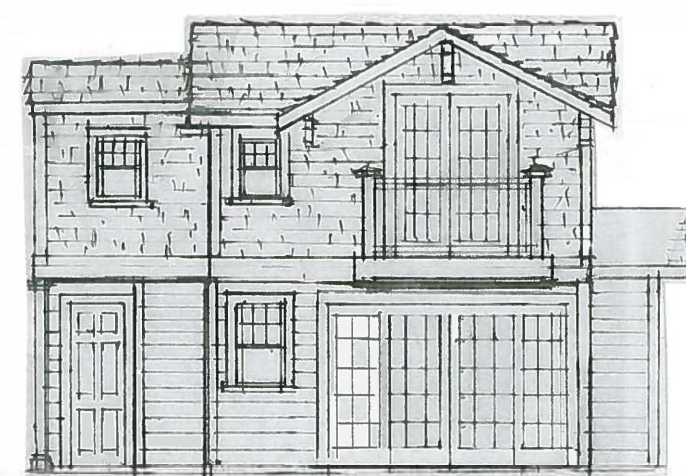
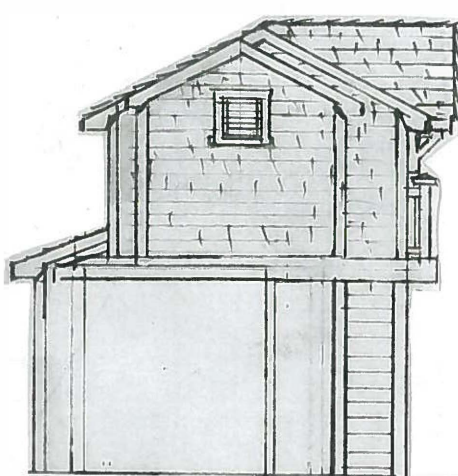
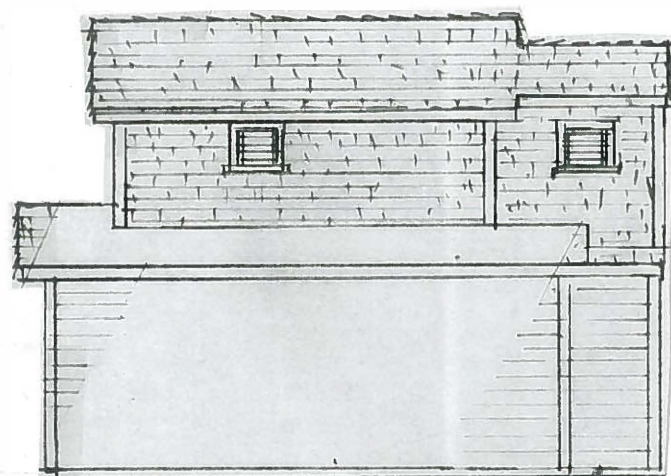
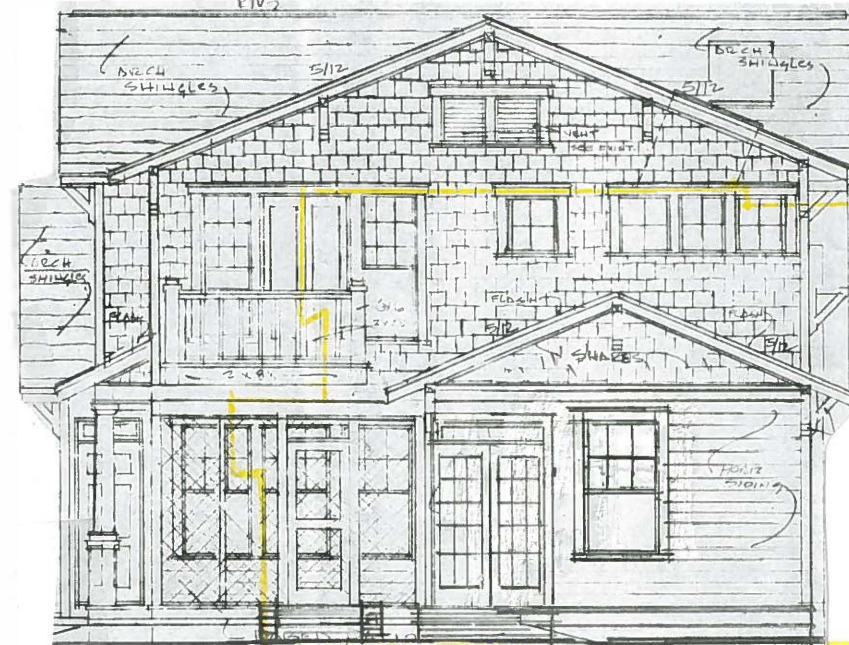
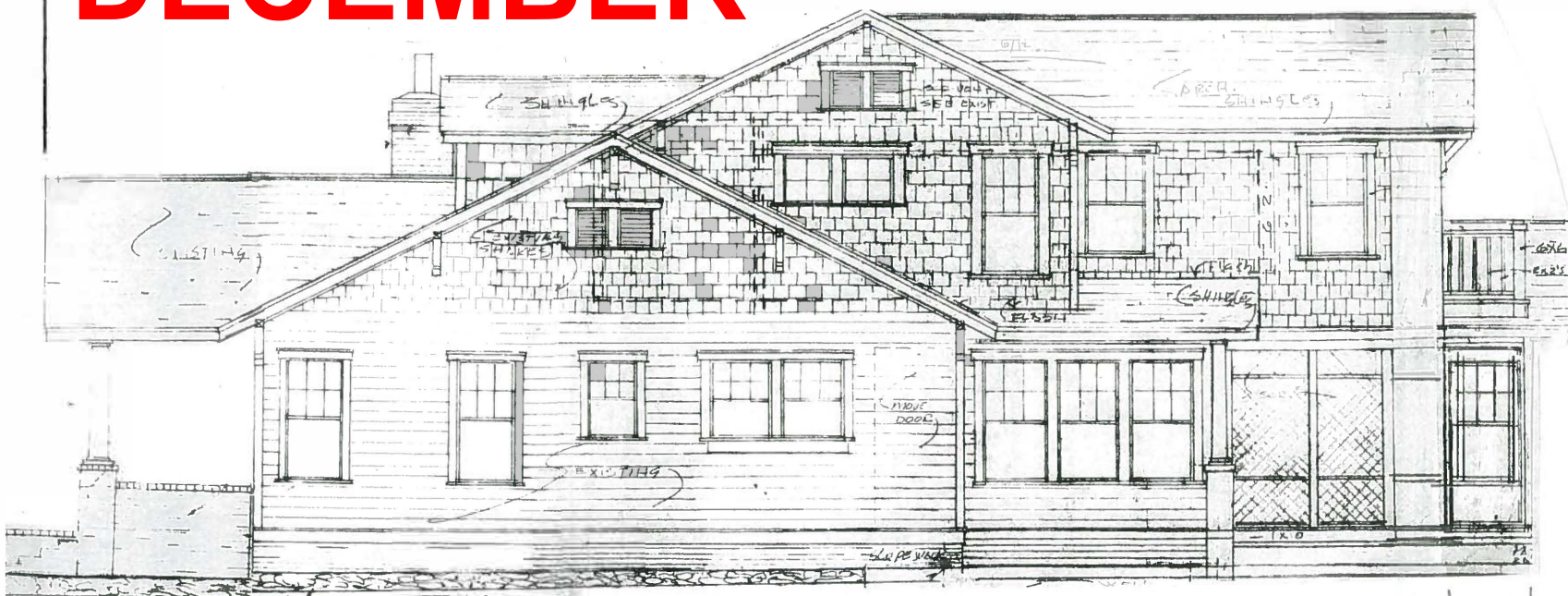
PROP. REAR FACING SIDE PROPERTY

PROPOSED RIGHT FACING REAR PROPERTY

PROPOSED ELEVATIONS

← REPLACE COMPRESSED
FIBER SIDING w/
LAP WOOD SIDING
OF EXISTING

REWORK
CORNER



NOVEMBER



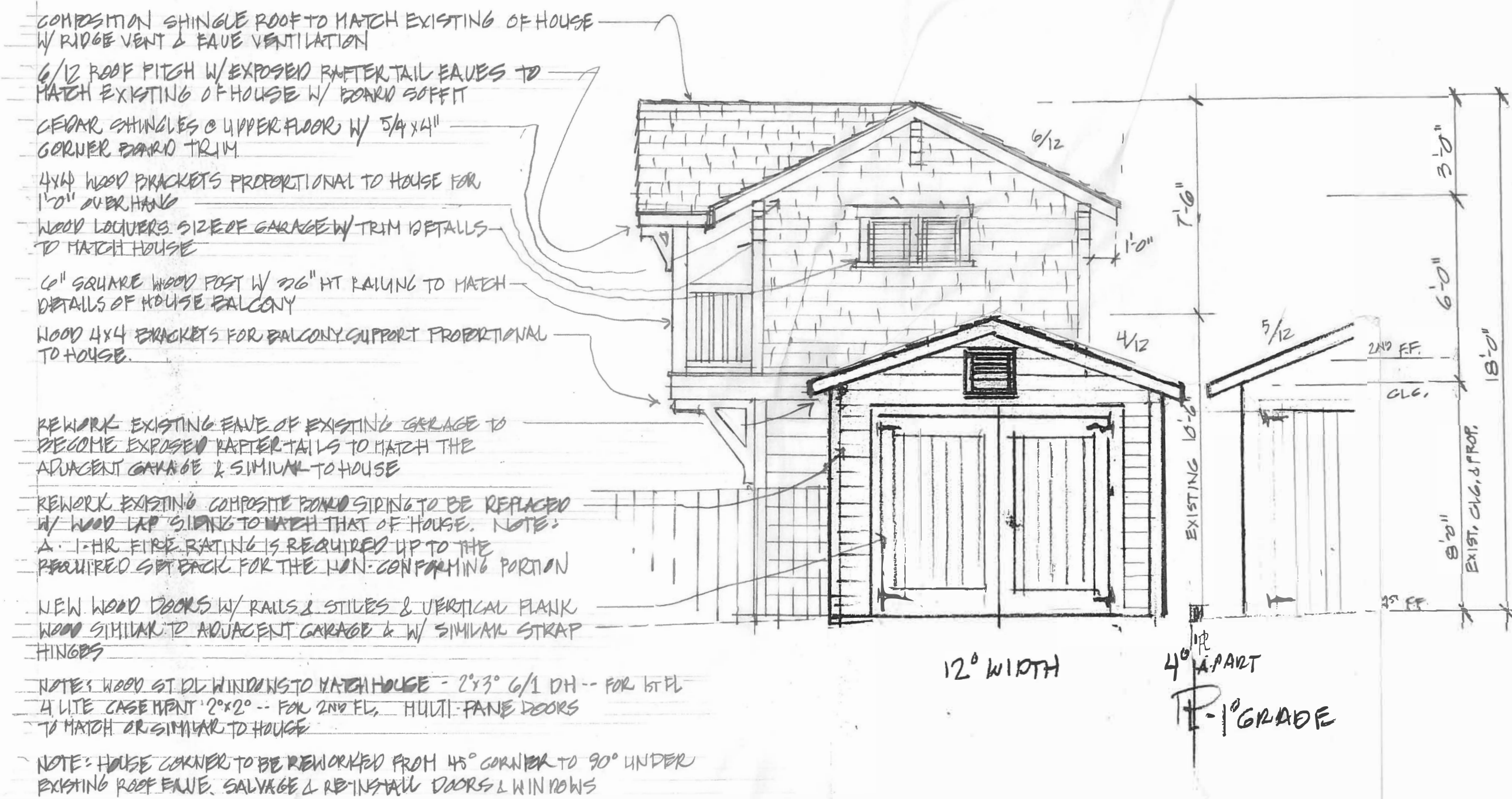
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DECEMBER

3'-0" SETBACK

PROPERTY LINE

COMPOSITION SHINGLE ROOF TO MATCH EXISTING OF HOUSE
W/ RIDGE VENT & FADE VENTILATION

6/12 ROOF PITCH W/ EXPOSED RAFTER TAIL EAVES TO
MATCH EXISTING OF HOUSE W/ BOARD SOFFIT

CEDAR SHINGLES @ UPPER FLOOR W/ 5/4"x4"
CORNER BOARD TRIM

4"x4" WOOD BRACKETS PROPORTIONAL TO HOUSE FOR
2'-0" OVERHANG

WOOD LOUVERS SIZE OF GARAGE W/ TRIM DETAILS
TO MATCH HOUSE

6" SQUARE WOOD POST W/ 2'-6" HT RAILING TO MATCH
DETAILS OF HOUSE BALCONY RAILING ATTACHED TO WALL

REWORK EXISTING EAVE OF EXISTING GARAGE TO
BECOME EXPOSED RAFTER TAILS TO MATCH THE
ADJACENT GARAGE & SIMILAR TO HOUSE

REWORK EXISTING COMPOSITE BOARD SIDING TO BE REPLACED
W/ WOOD LAP SIDING TO MATCH THAT OF HOUSE. NOTE:

A. 1-HR FIRE RATING IS REQUIRED UP TO THE
REQUIRED SETBACK FOR THE NON-CONFORMING PORTION

NEW WOOD DOORS W/ RAILS & STILES & VERTICAL FLANK
WOOD SIMILAR TO ADJACENT GARAGE & W/ SIMILAR STRAP
HINGES

NOTE: WOOD ST DL WINDOWS TO MATCH HOUSE - 2'x3' 6/1 DH -- FOR 1ST FL

4 LITE CASEMENT 2'x2' -- FOR 2ND FL, MULTI-PANE DOORS
TO MATCH OR SIMILAR TO HOUSE

NOTE: HOUSE CORNER TO BE REWORKED FROM 45° CORNER TO 90° UNDER
EXISTING ROOF EAVE. SALVAGE & RE-INSTALL DOORS & WINDOWS

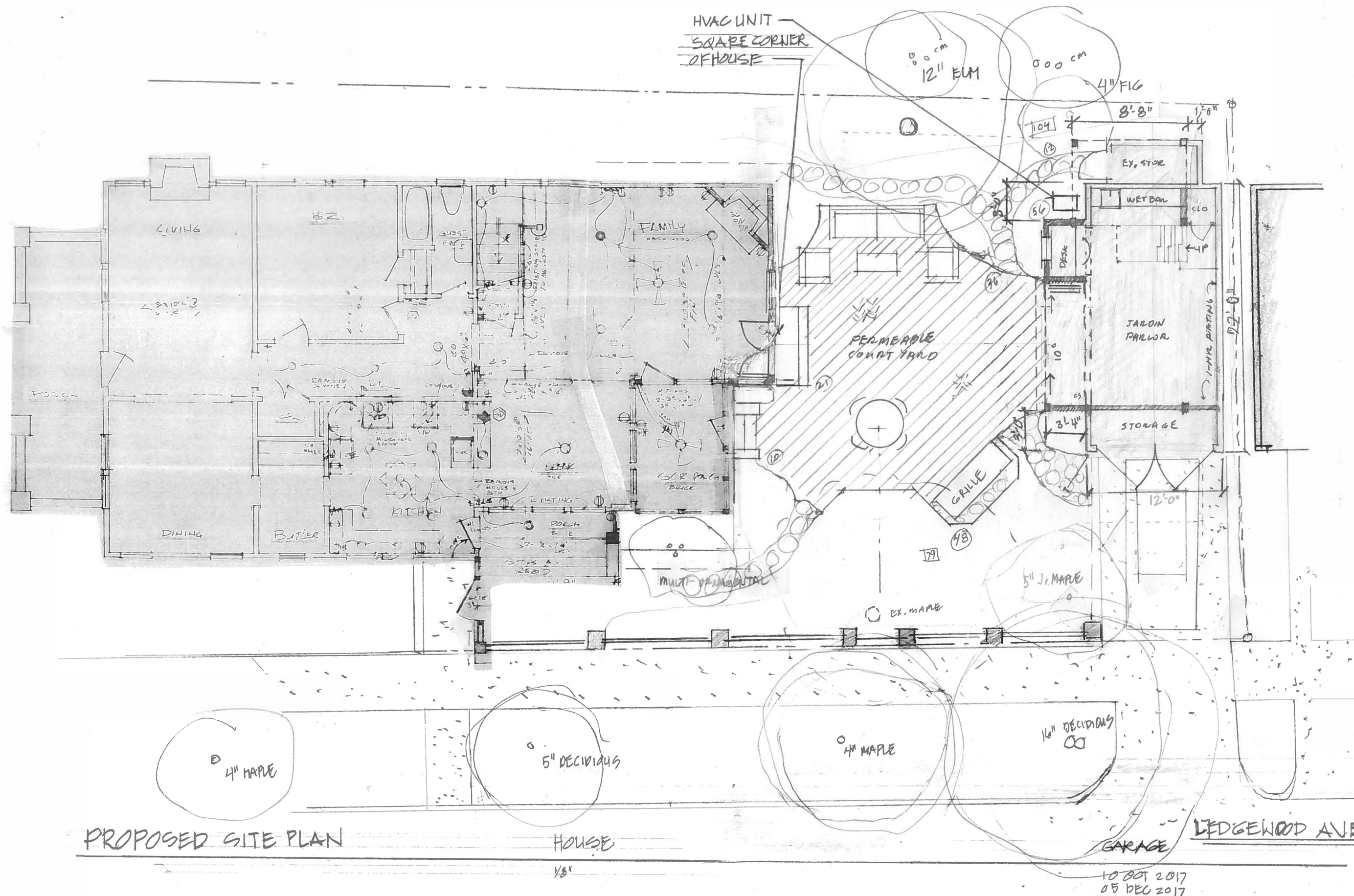


12'0" WIDTH

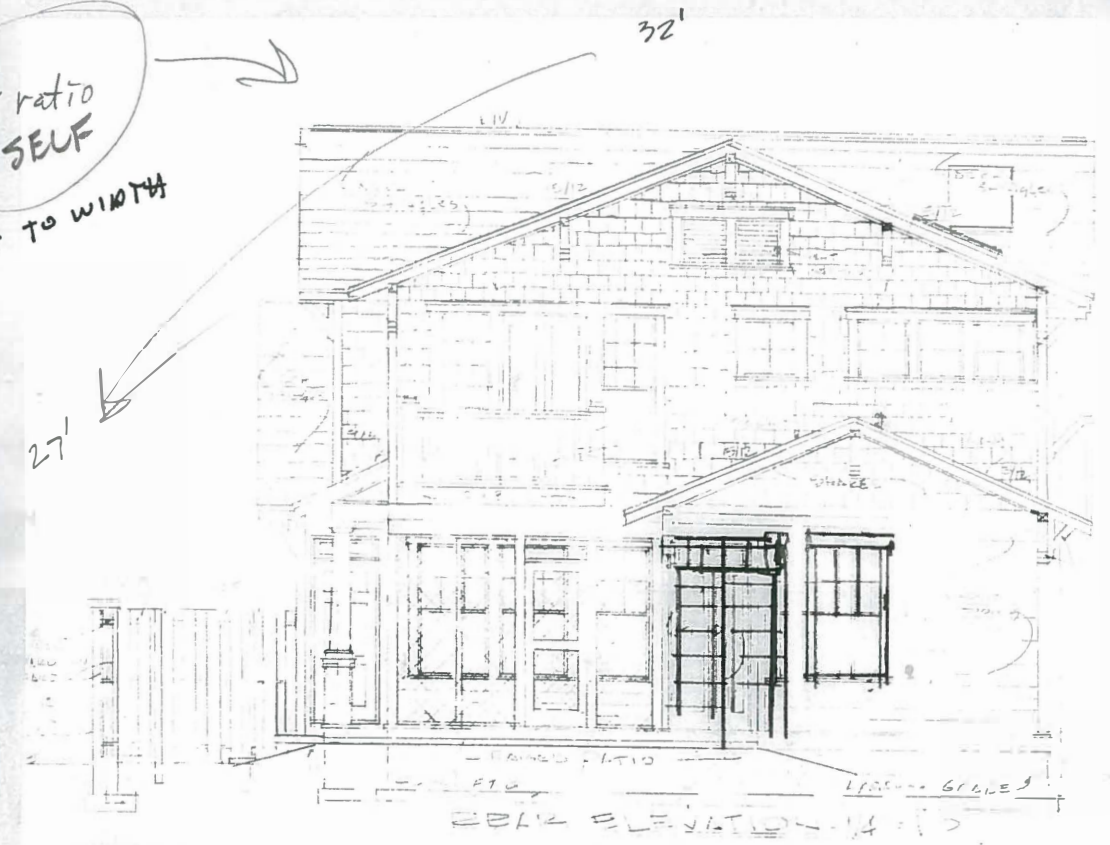
4'0" PART

1'-1" GRADE

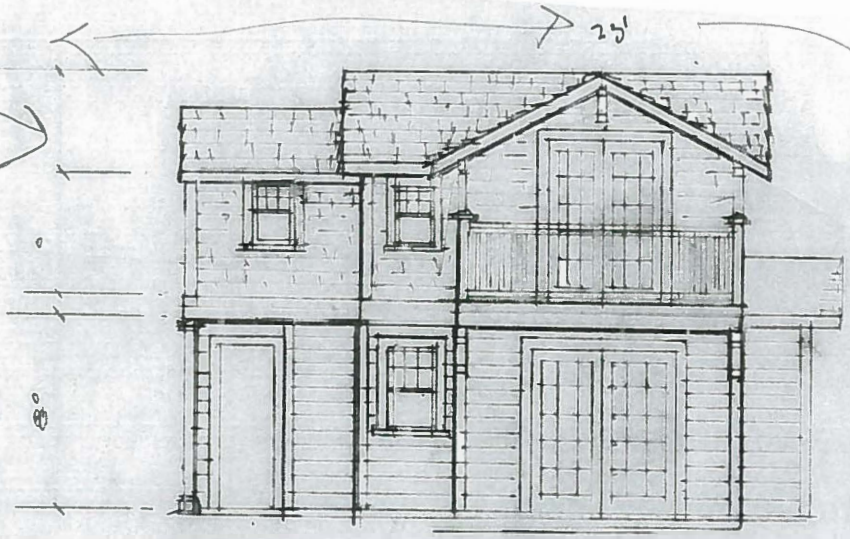
04 DEC 2017



84 ratio
TO SELF
HT TO WIDTH



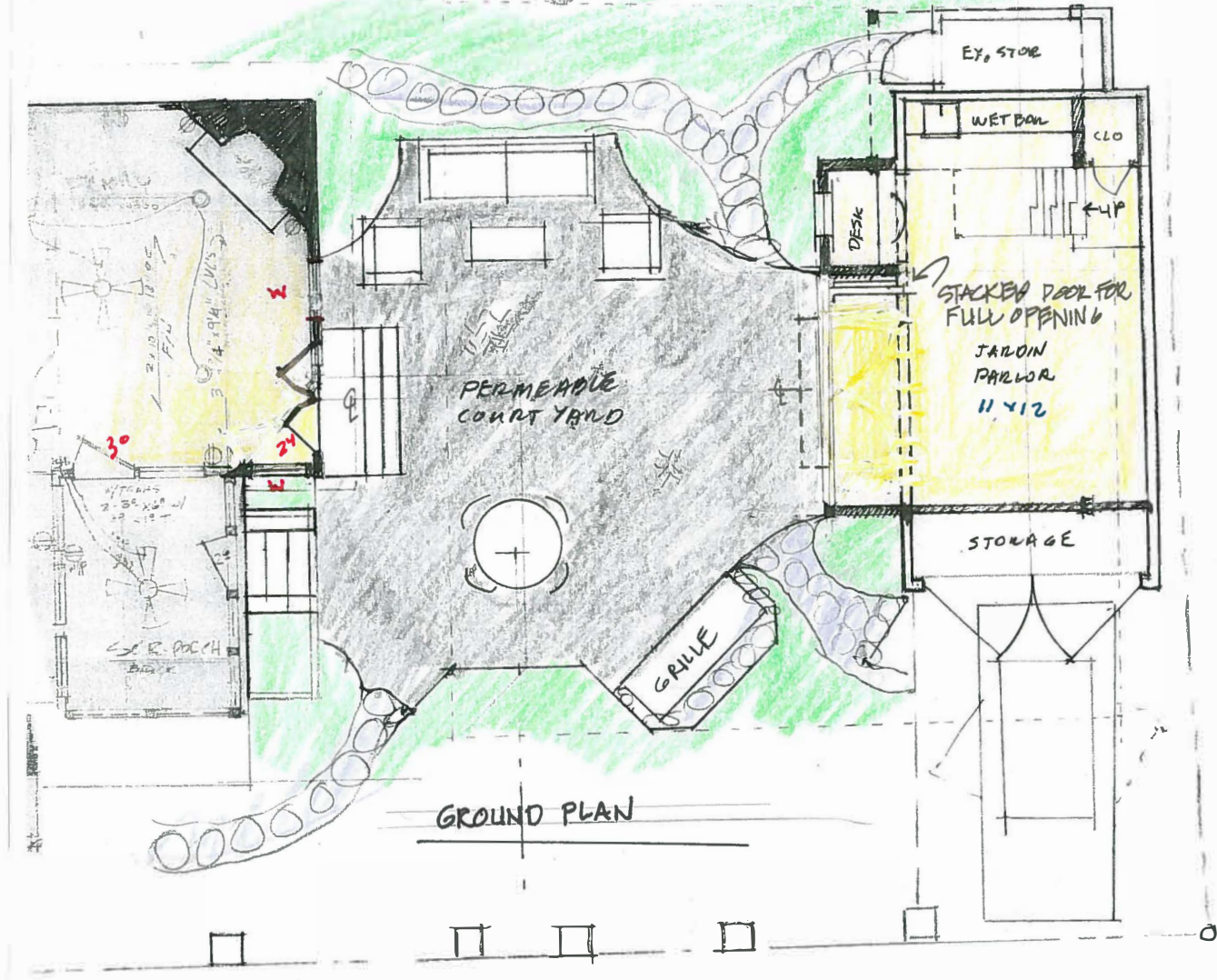
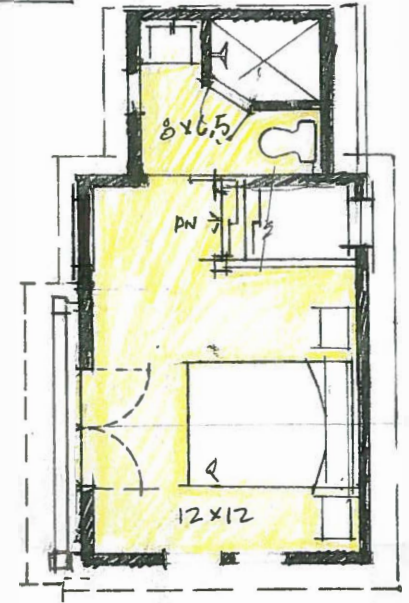
78% ratio
SELF
HT TO WIDTH



REDUCED
1 FT
LESS
FOR MINIMUM
71% WIDTH
66.6% HT
COMPARISON
OF HOUSE

PROPORTION STUDY

UPPER PLAN



GROUND PLAN

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