

Agenda Supplement

October 11, 2023
HDC Meeting

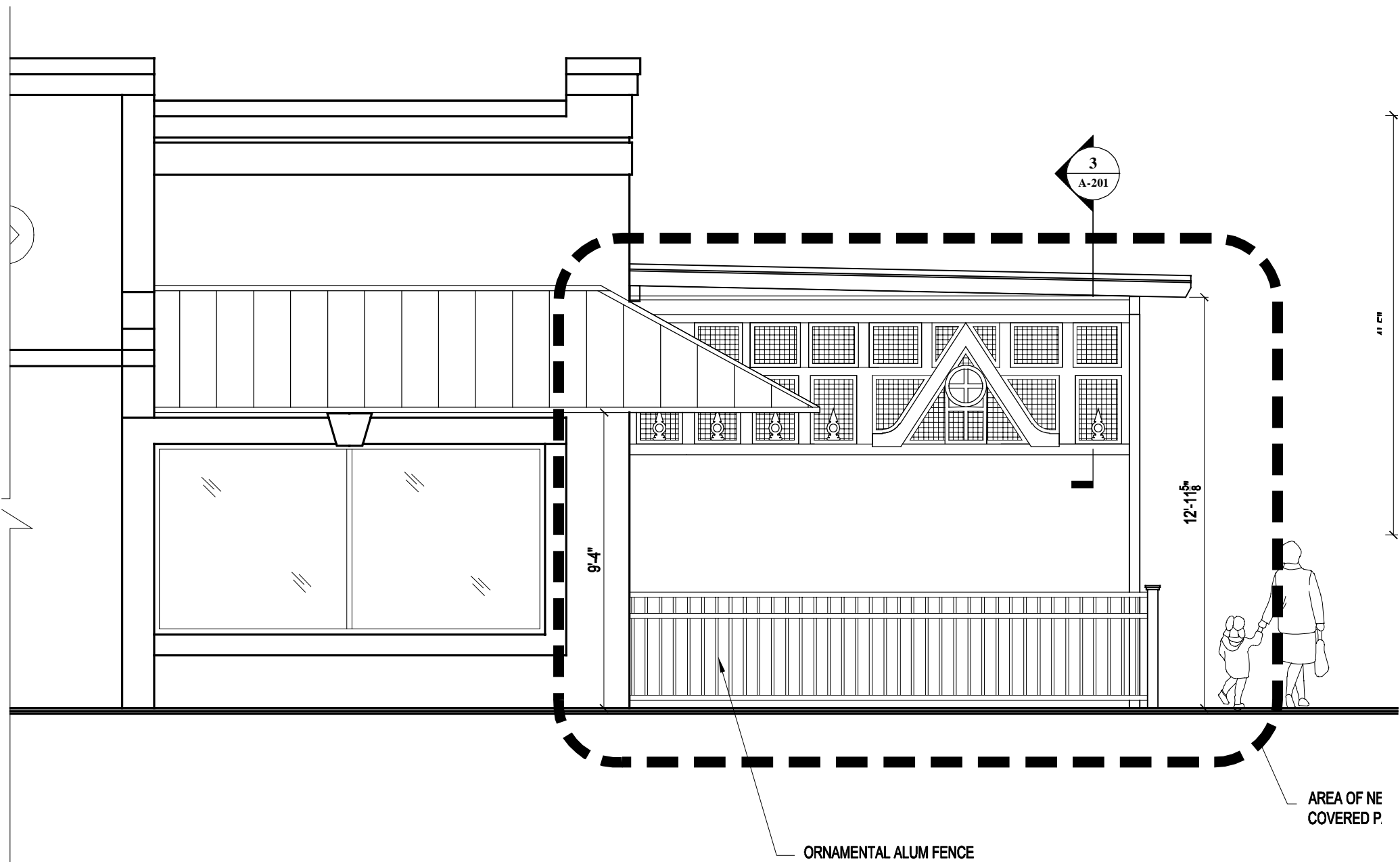
Applicant Submitted Information

- | | |
|---|--|
| <p>3. 324 East Bv (PID 12105311)
HDCCMI-2023-00832
Dilworth
Chuck Brummond, Applicant</p> <p>9. 1623 Madison Av (PID 07839707)
HDCRMA-2023-00382
McCrorey Heights
Kenneth Kornegay & Viola Alexander Lyles, Applicants</p> <p>10. 1823 Cleveland Av (PID 12105301)
HDCCMA-2023-00663
Dilworth
Don Peadon, Applicant</p> <p>12. 604 S Summit Av (PID 07102333)
HDCRMI-2023-00583
Wesley Heights
Jason Clark, Applicant</p> | <p>14. 1314 Lafayette Av (PID 12309413)
HDCRMI-2023-00612
Dilworth
Claire Hassard, Applicant</p> |
|---|--|

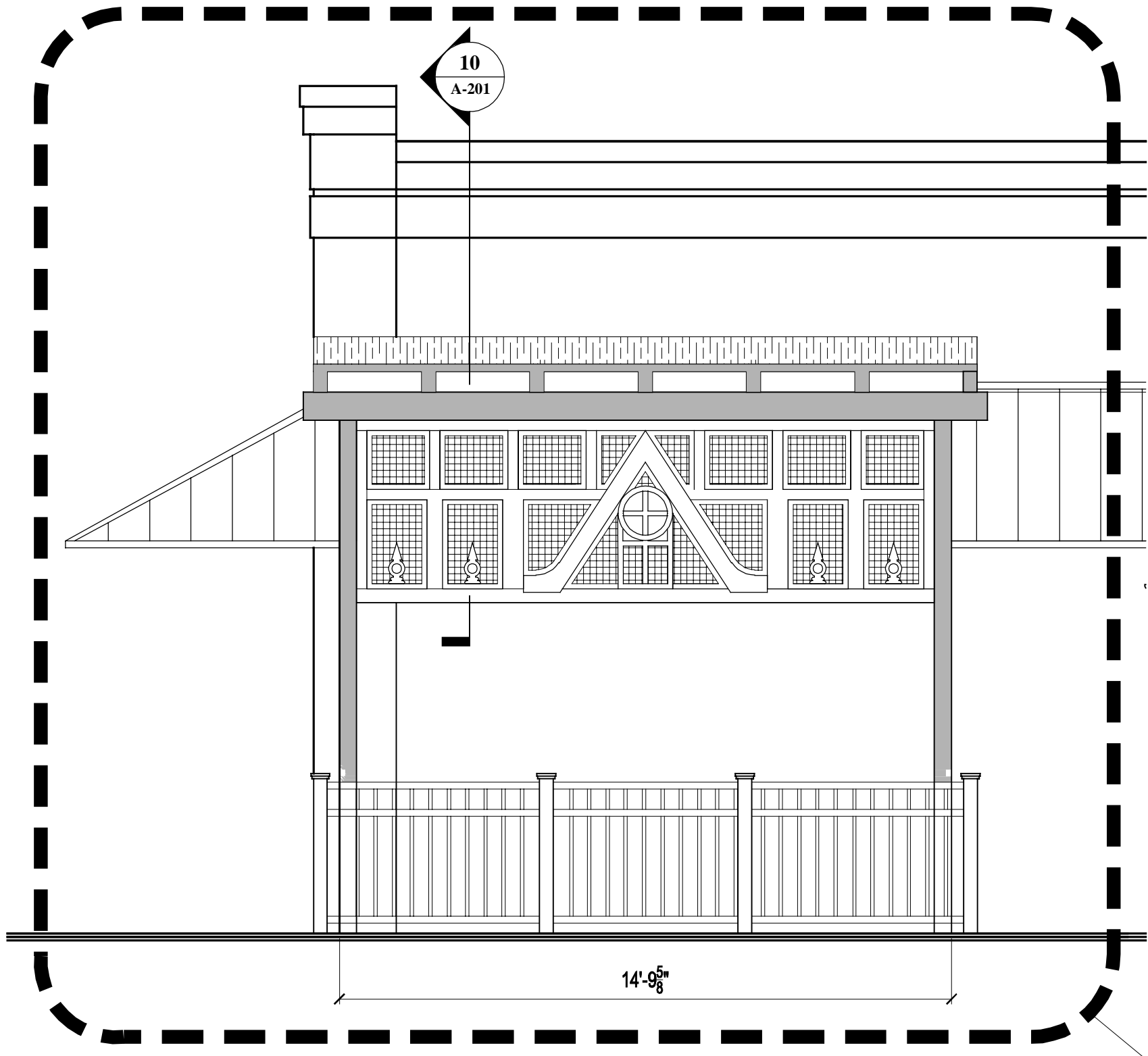
Information Submitted by the Public

5. 1509 Belvedere Av (PID 08119103)
HDCRMAA-[2023-00446](#)
Plaza Midwood
Iuri Kazaryan, Applicant
8. 424-428 West Bv (PID: 11907801)
HDCCMA-[2023-00283](#)
Wilmore
Brittany Lins & Collin Brown, Applicants
10. 1823 Cleveland Av (PID 12105301)
HDCCMA-[2023-00663](#)
Dilworth
Don Peadon, Applicant

3. 324 East Bv (PID 12105311)
HDCCMI-[2023-00832](#)
Dilworth
Chuck Brummond, Applicant



ALTERNATE 2
A-201 **NEW ELEVATION**
 SCALE: 1/4" = 1'-0"



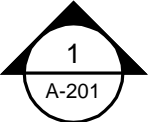
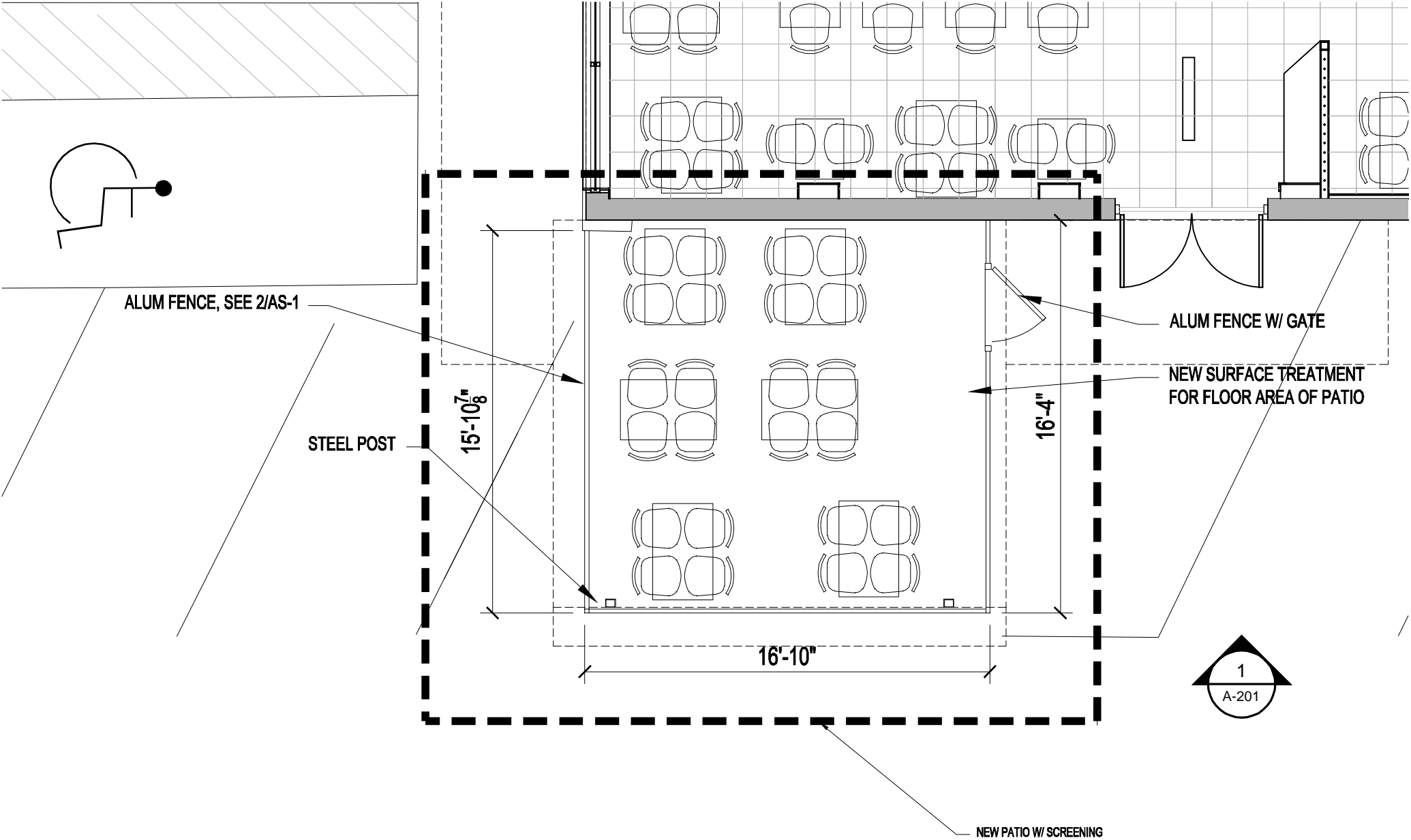


3
AS-2

ALTERNATE PLATNER BOX

SCALE: NTS

ALTERNATE



5. 1509 Belvedere Av (PID 08119103)
HDCRMAA-[2023-00446](#)
Plaza Midwood
Iuri Kazaryan, Applicant

Information Submitted by the Public

Anna Verderame

1513 Belvedere Av

From: [Anna Verderame](#)
To: [Harpst, Kristina](#)
Subject: [EXT]1509 Belvedere
Date: Friday, September 1, 2023 10:57:42 PM

EXTERNAL EMAIL: This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please click the Phish Alert button to forward the email to Bad.Mail.

I strongly oppose the plan at 1509 Belvedere. This man came in and had people tearing off asbestos siding with ZERO protection exposing them (and my son and I who live next door) to asbestos. It was not taken off properly. It was cracked etc. His submission does not even show our house as being the one next to his. Also, he has let the house sit with rotting wood, weeds overtaking the backyard, animals running around, etc. I strongly hope his plan is denied and/or that his removal of the remaining asbestos siding is painstakingly monitored.

Thanks,

--

Anna Louise Verderame, Esq.
(703)303-6386-cell

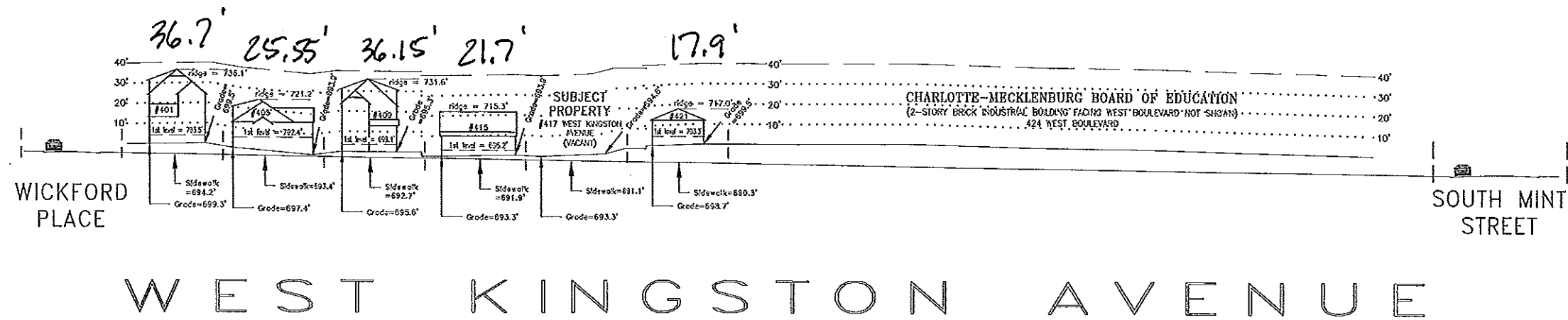
8. 424-428 West Bv (PID: 11907801)
HDCCMA-[2023-00283](#)
Wilmore
Brittany Lins & Collin Brown, Applicants

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 20th day of June, 2014.

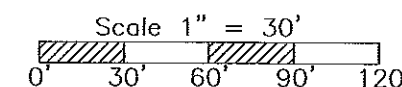


Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



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 2014
Building Heights Sketch of
400 BLOCK of WEST KINGSTON AVENUE
FACING SOUTHWEST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
June 20, 2014



General Notes:

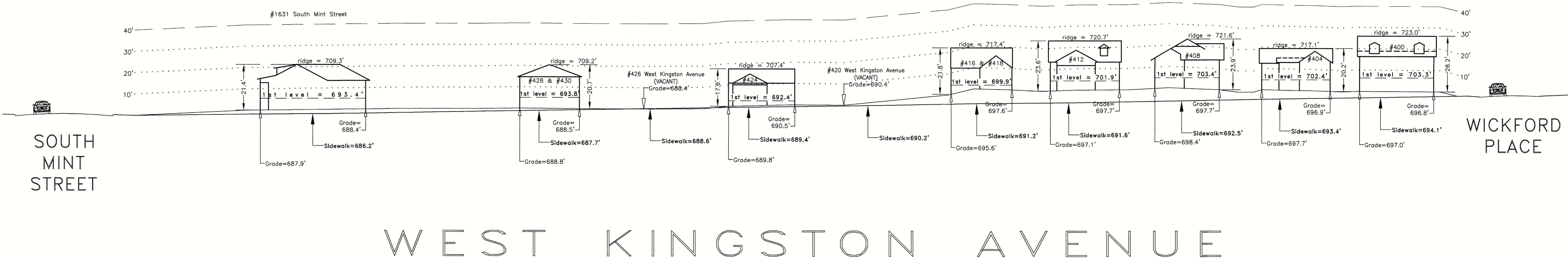
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rear yard or side yard measurements were made. The heights shown hereon 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.

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 15th day of May, 2023.



Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

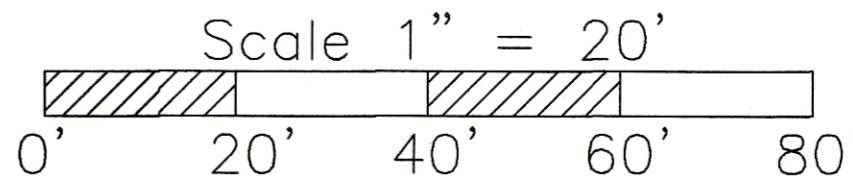


A.G. ZOUTEWELLE
SURVEYORS

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

Building Heights Sketch of
400 BLOCK of WEST KINGSTON AVENUE
EVEN SIDE - FACING NORTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
May 10, 2023

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 rear yard or side yard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
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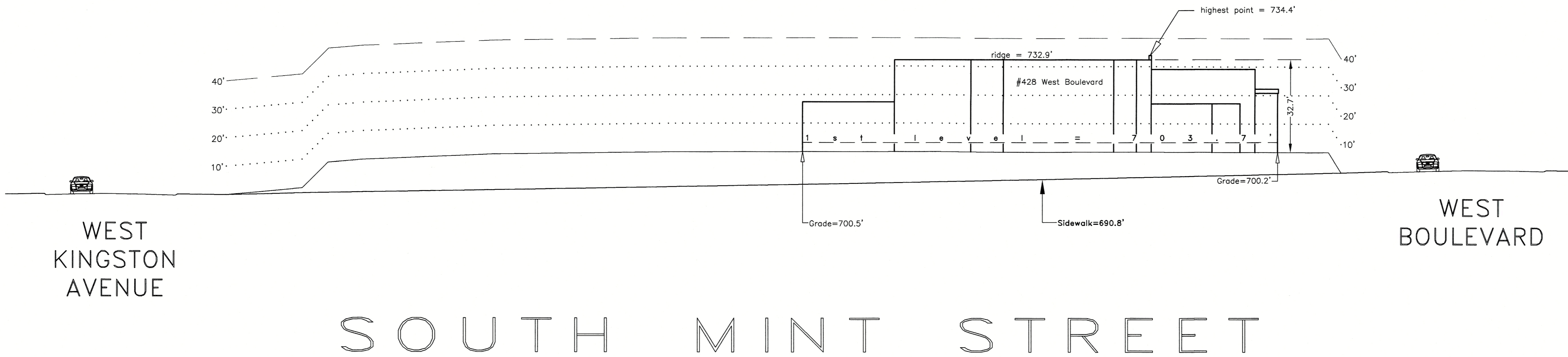


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This 15th day of May, 2023.



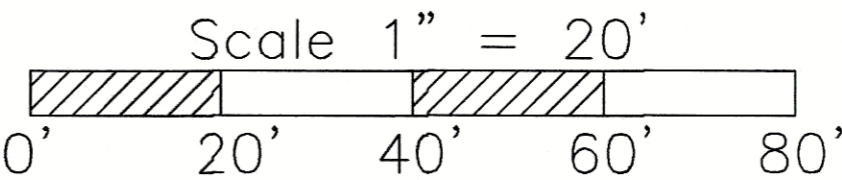
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



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

Building Heights Sketch of
1700 BLOCK of SOUTH MINT STREET
ODD SIDE - FACING SOUTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
May 10, 2023

General Notes:
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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.

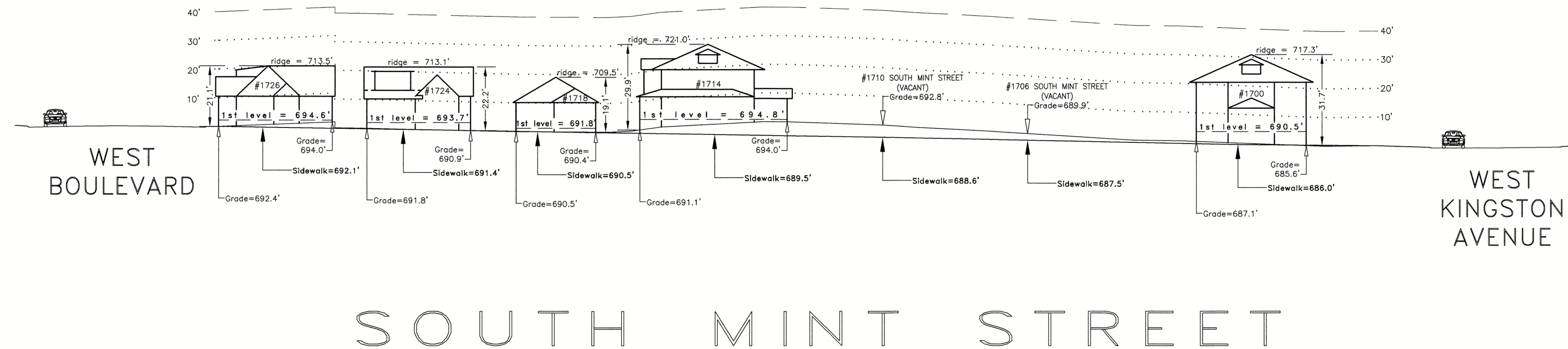


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 28th day of December, 2021.



Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



A.G. ZOUTEWELLE
SURVEYORS

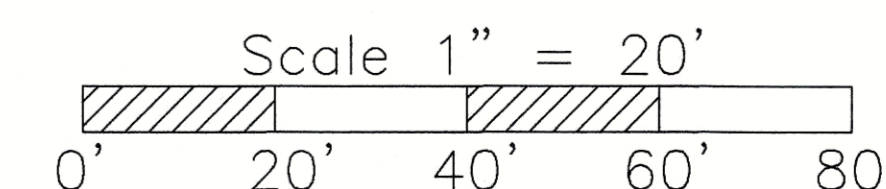
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

Building Heights Sketch of
1700 BLOCK of SOUTH MINT STREET
EVEN SIDE - FACING NORTHWEST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
December 12, 2021

General Notes:

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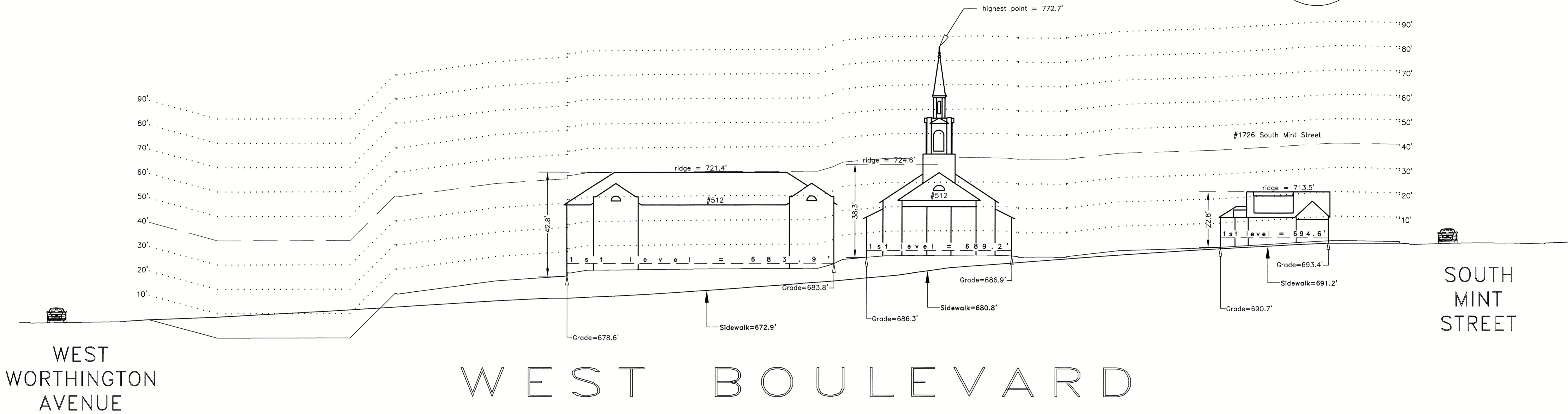


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 15th day of May, 2023.

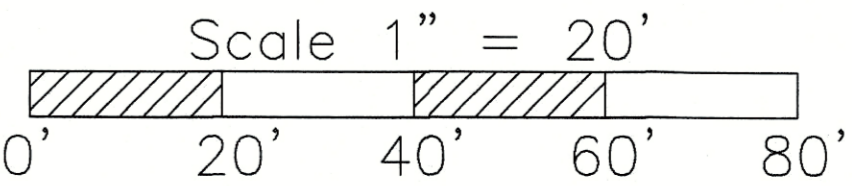


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1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

Building Heights Sketch of
500 BLOCK of WEST BOULEVARD
EVEN SIDE - FACING NORTH
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
May 11, 2023



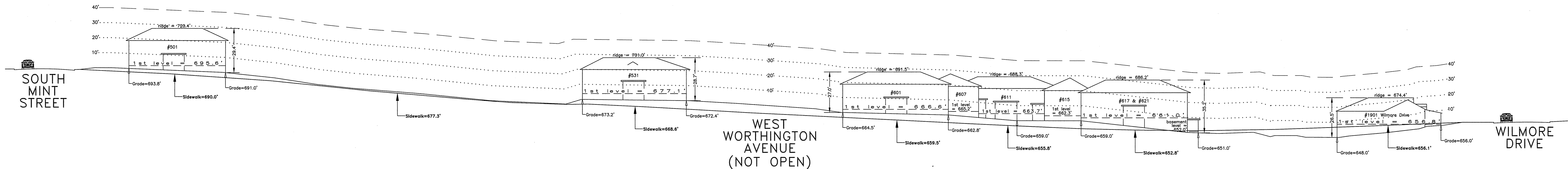
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I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 3rd day of May, 2017.



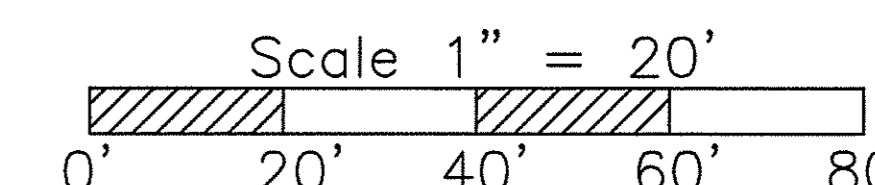
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



W E S T B O U L E V A R D

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
500-600 BLOCK of WEST BOULEVARD
FACING SOUTH - ODD SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
May 1, 2017



General Notes:
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Information Submitted by the Public

Mike Menchaca and Sam Skains-Menchaca

417 West Kingston Av

Multi-family Precedent – Kingston on West Townhomes

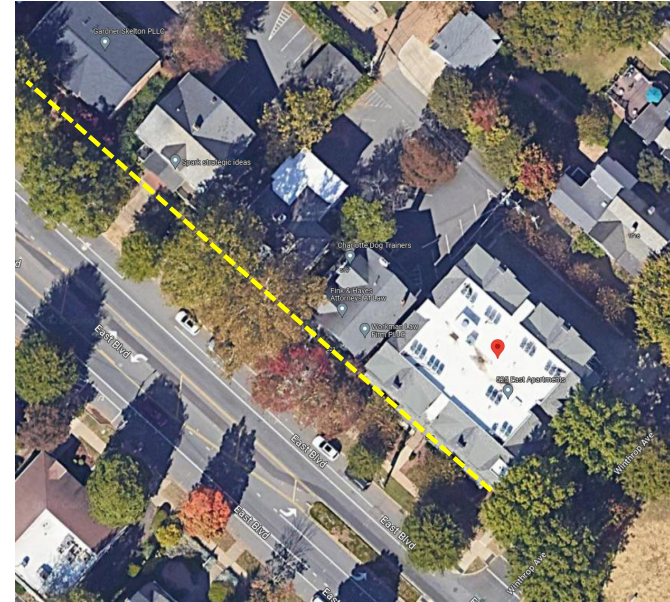
4.3 Acres, 48 Units = 11.2 Units per 1 Acre

Building Heights = 33 ft from Grade



Multi-family Reference – 525 East Blvd

Scale respects the immediate historic
context of neighboring **Height** and **Setback**



EAST BOULEVARD ELEVATION

Proposed Development – Multi-unit Towers

Proposed towers will be significantly visible from different pedestrian viewpoints.

This will undermine the Historic Wilmore School and the context of the neighborhood.



Proposed Development – Elevation on West Blvd.



Proposed Development – Elevation on West Kingston



Height of the Proposed Development on West Kingston does NOT respect immediate historic context of neighboring homes.

Proposed Development – West Kingston Setback

Setback of the Proposed Townhomes on West Kingston does NOT meet the setback of immediate historic neighboring homes.



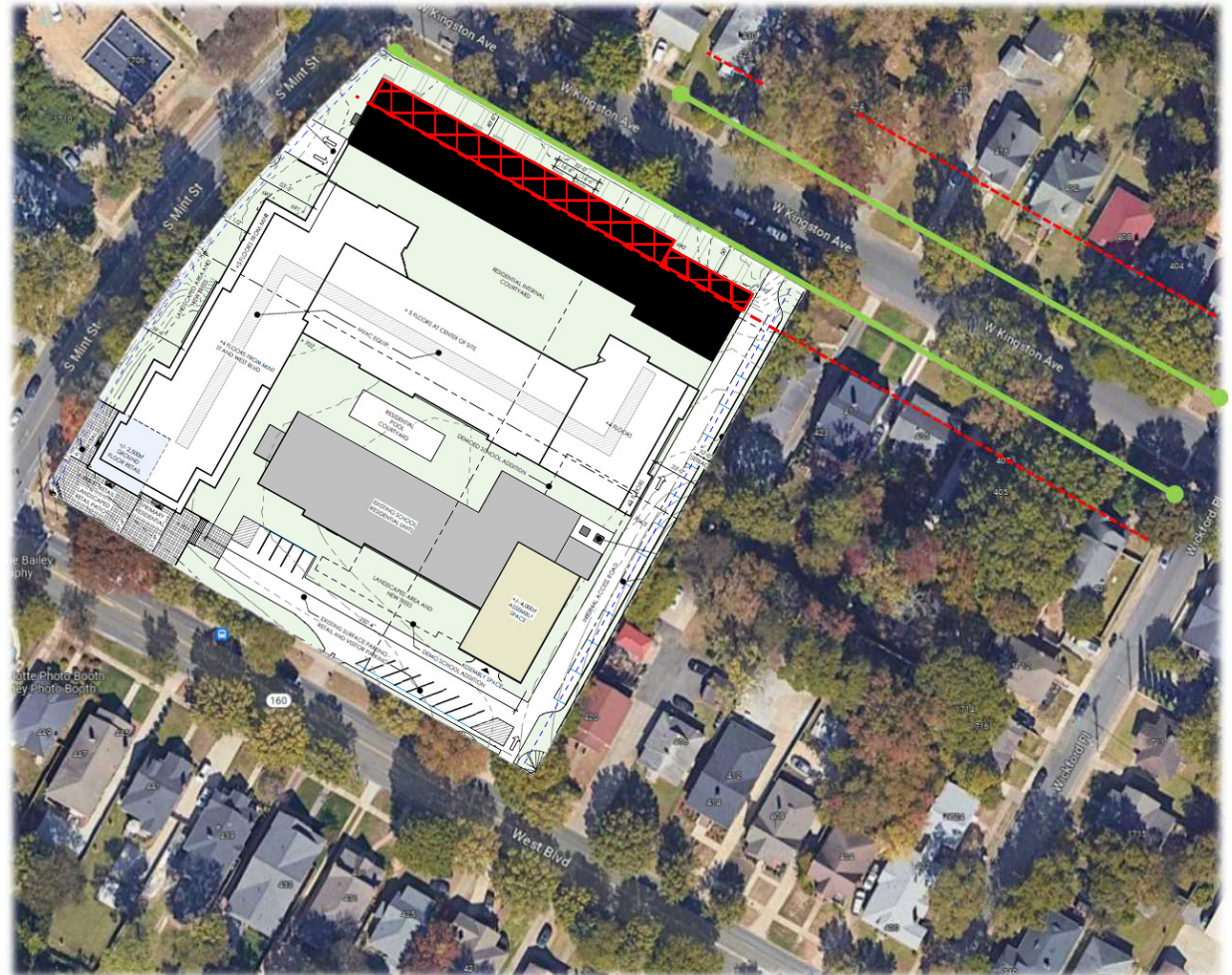
Sidewalk



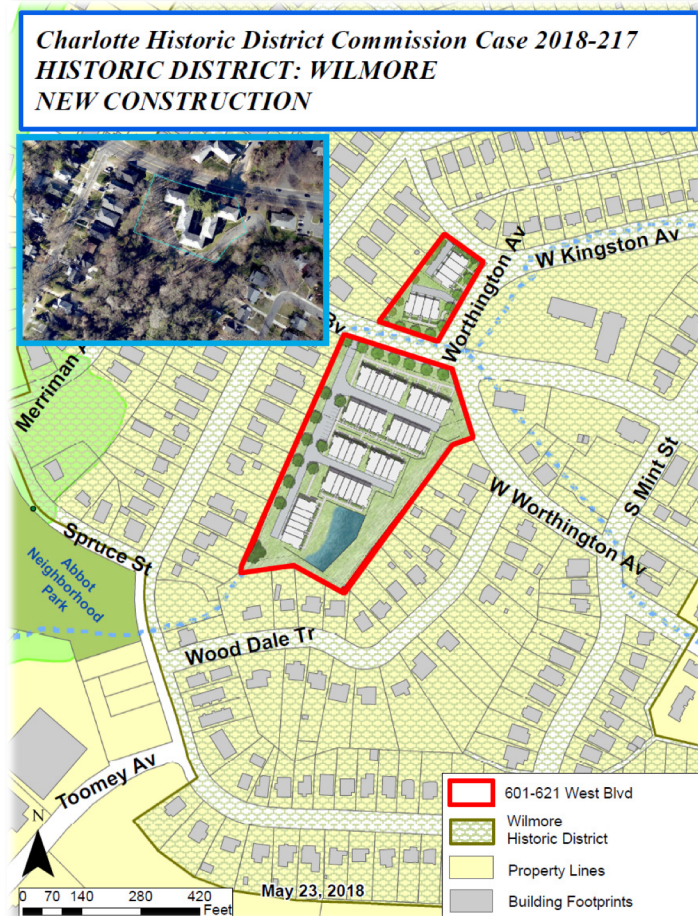
Setback of neighboring houses



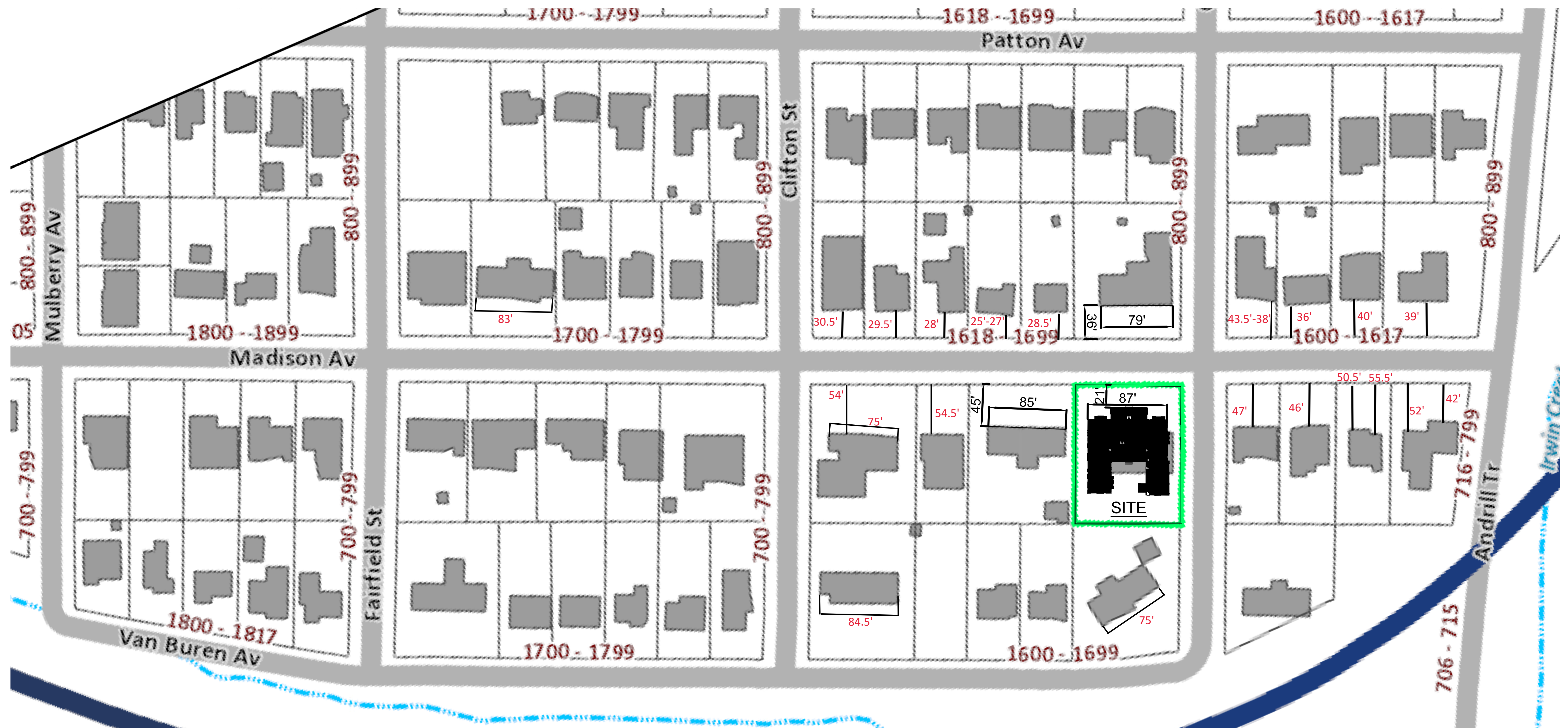
Area of Development that does not meet setback of immediate neighboring houses



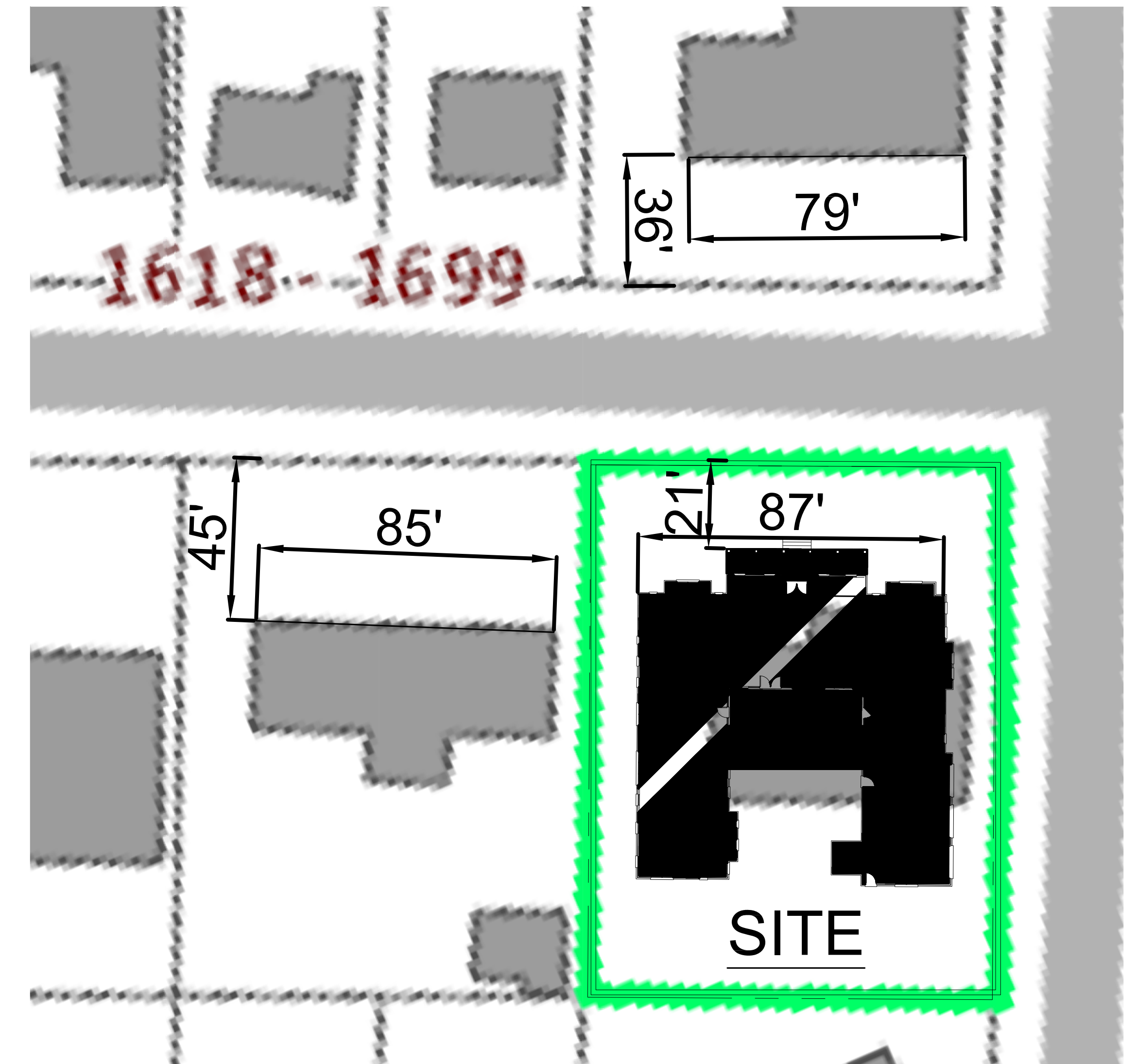
Multi-family Precedent – Kingston on West Townhomes



9. 1623 Madison Av (PID 07839707)
HDCRMA-[2023-00382](#)
McCrorey Heights
Kenneth Kornegay & Viola Alexander Lyles, Applicants

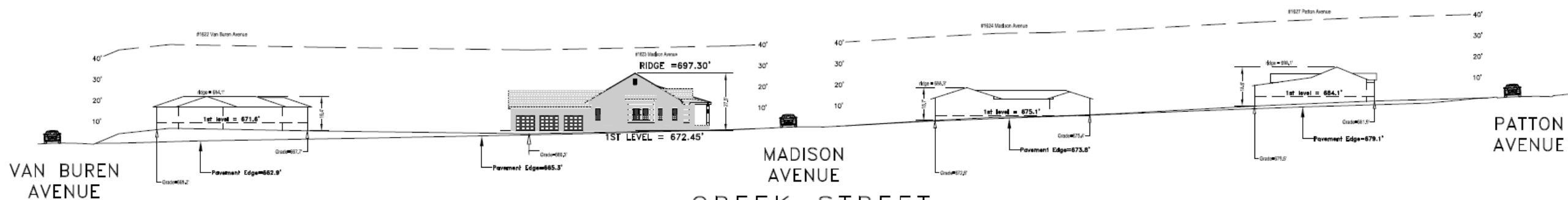


1 Locator Plan
Scale: NTS



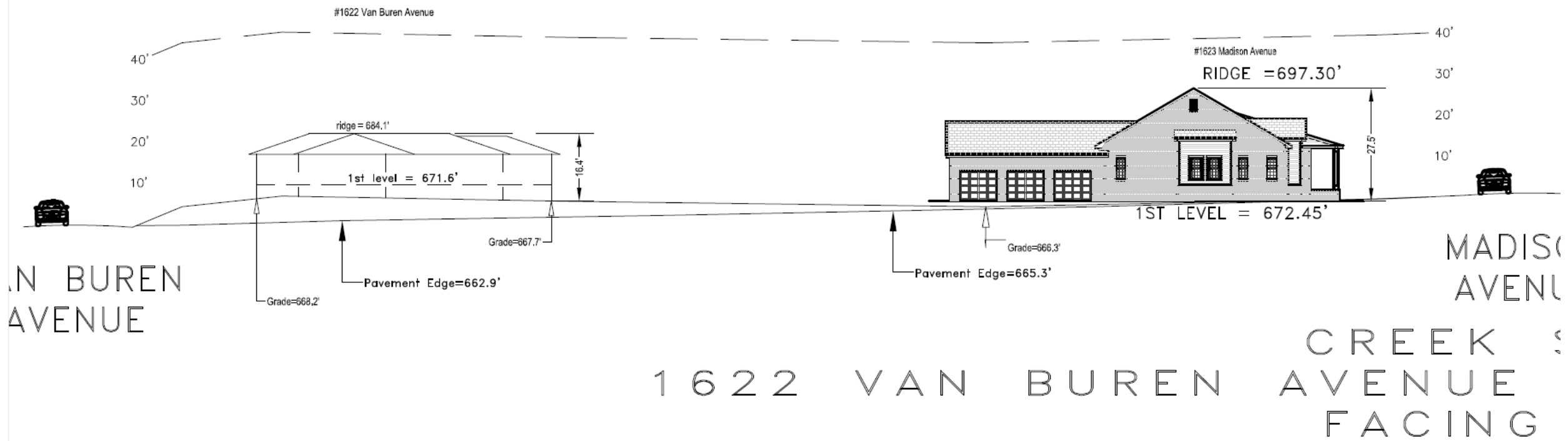
2 Enlarged Plan
Scale: NTS

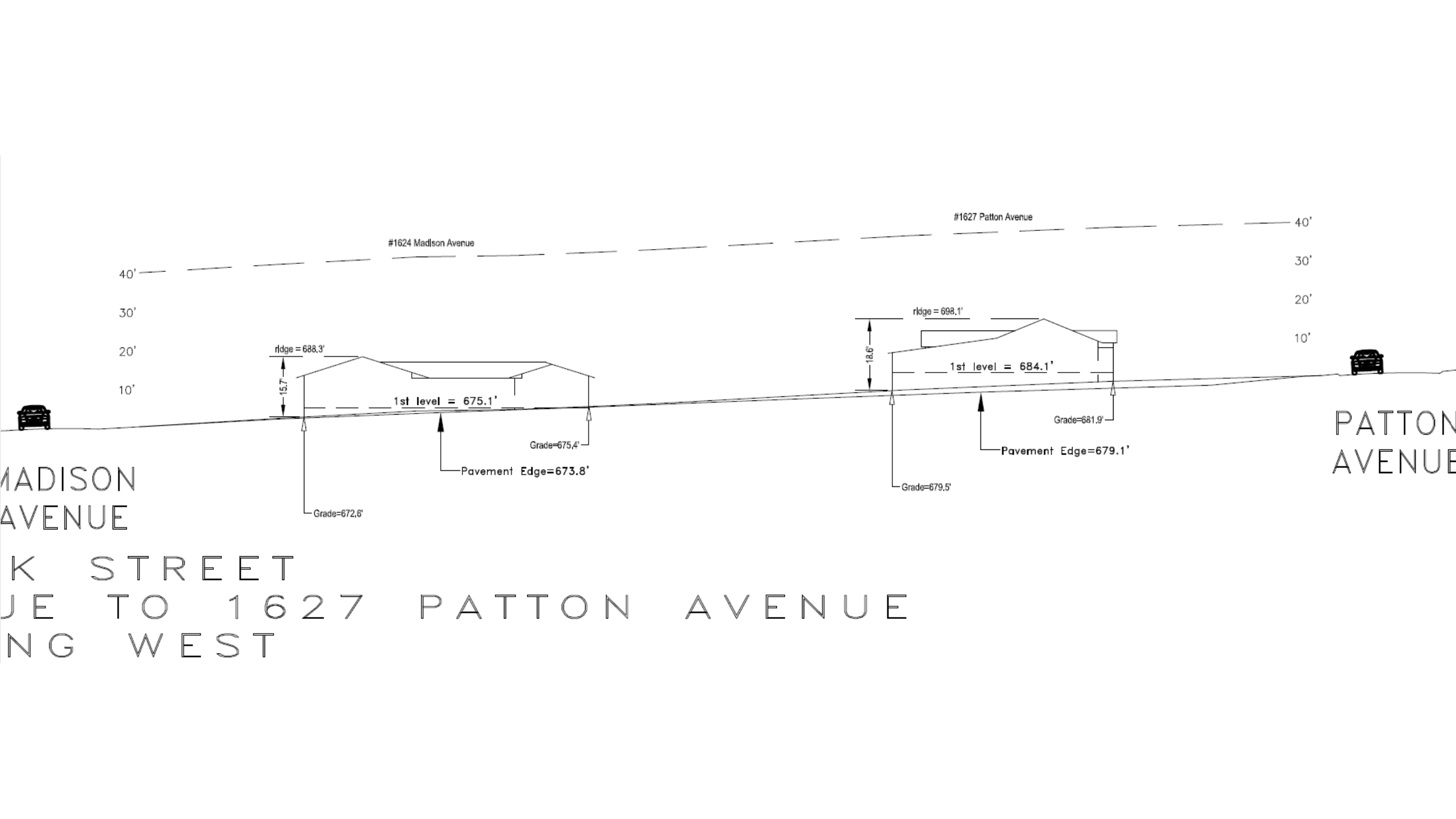
REVISIONS									
NO.	DATE	DESCRIPTION	BY	CHKD	APPD	DATE	NO.	DATE	DESCRIPTION
1	08-25-2023	AS NOTED	CSE	KAK					
Project No. 23-5023-01									
Sheet No.									



CREEK STREET
1622 VAN BUREN AVENUE TO 1627 PATTON AVENUE
FACING WEST

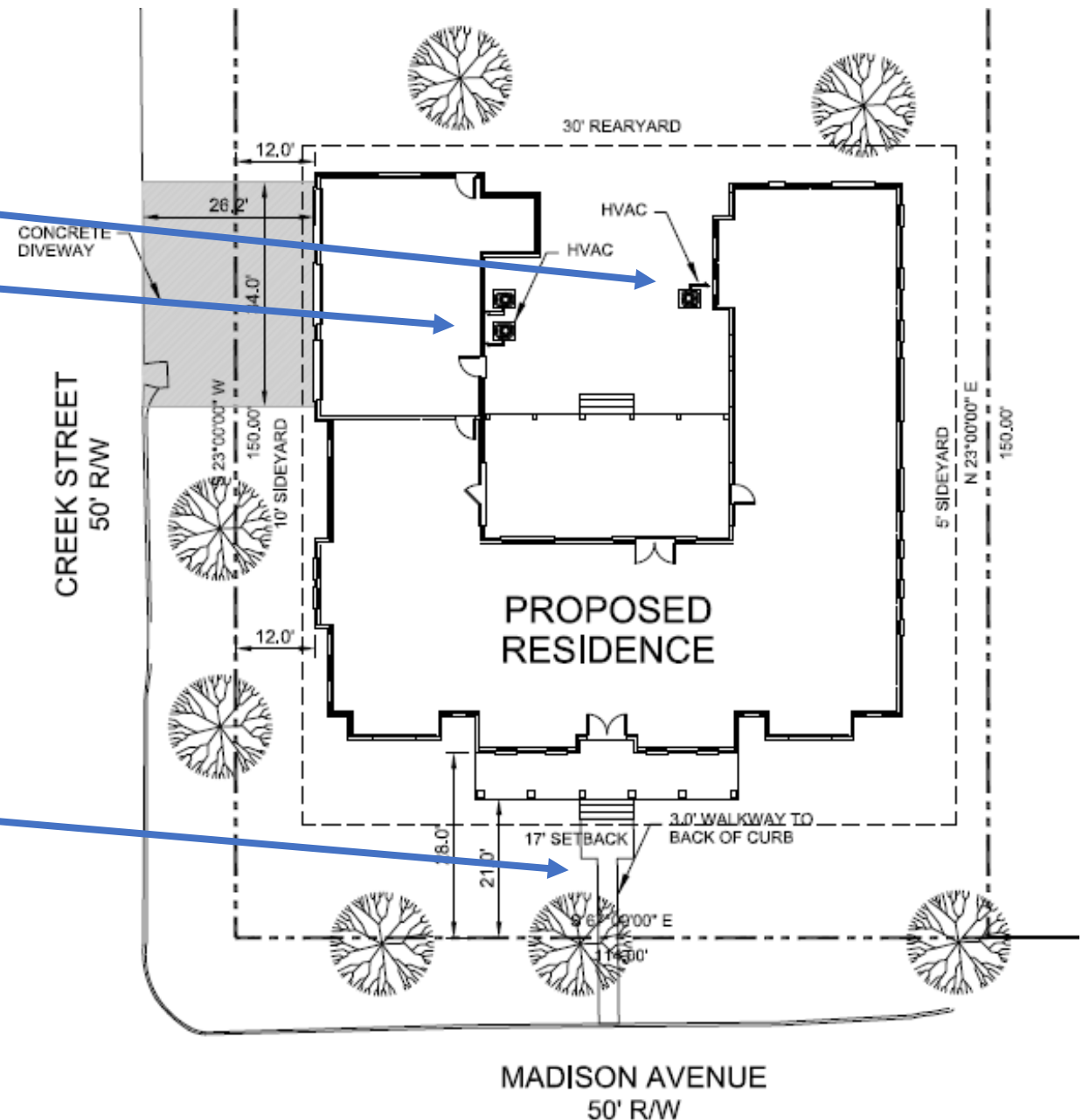
4 Street w/ Proposed Residence
Scale: NTS

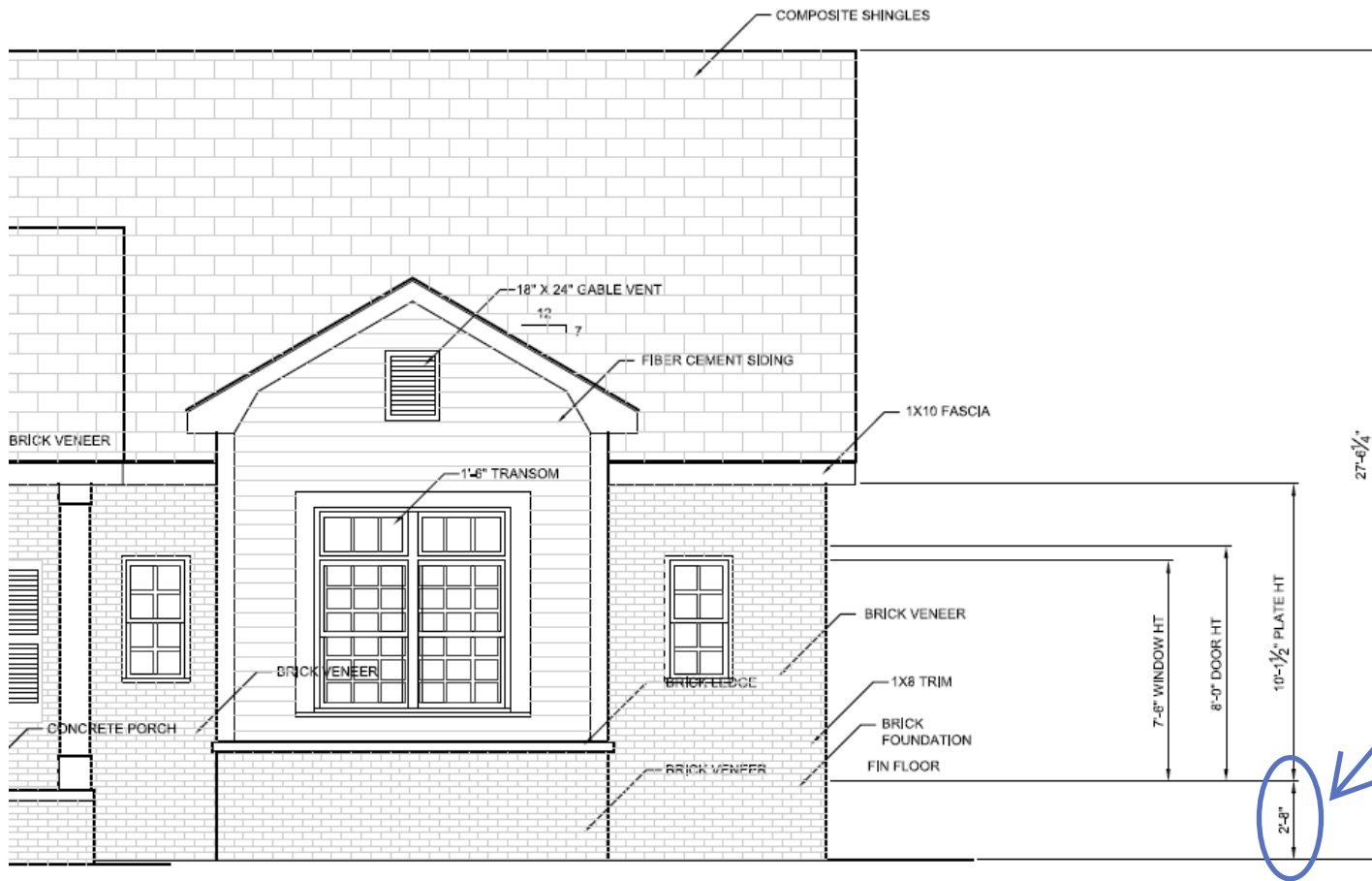




HVAC Location: Inside courtyard, not visible from any street.

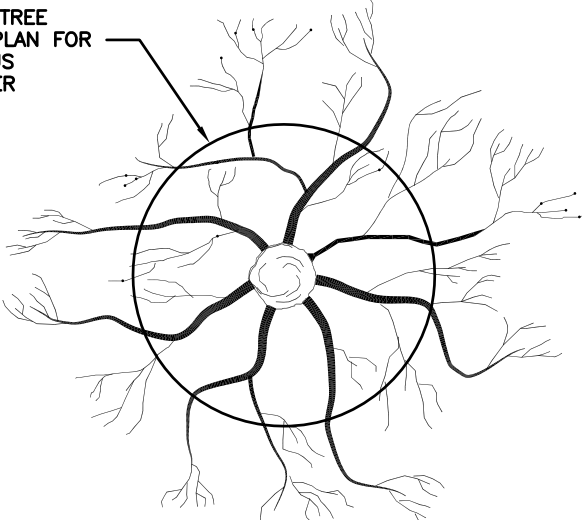
Front walkway: A 3'-0" walkway will be constructed from the front porch to Madison Avenue






Foundation Height: 2'-8"

SEE APPROVED TREE PRESERVATION PLAN FOR REQUIRED RADIUS OF TREE BARRIER



PLAN VIEW OF ROOT ZONE



CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE RTV

TREE PROTECTION DETAIL

STD. NO.

REV.

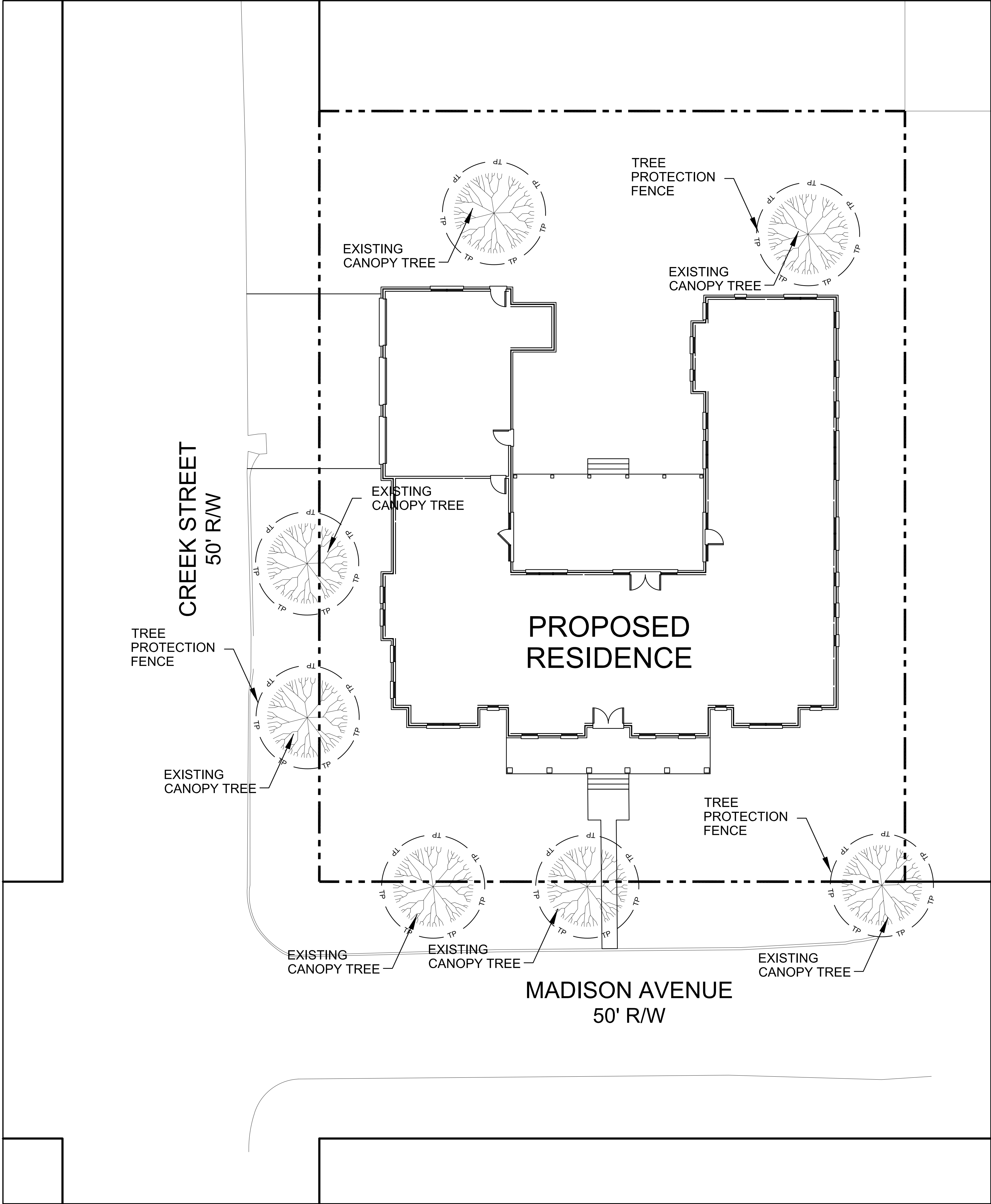
40.02

2

Tree Protection Detail

Scale: NTS

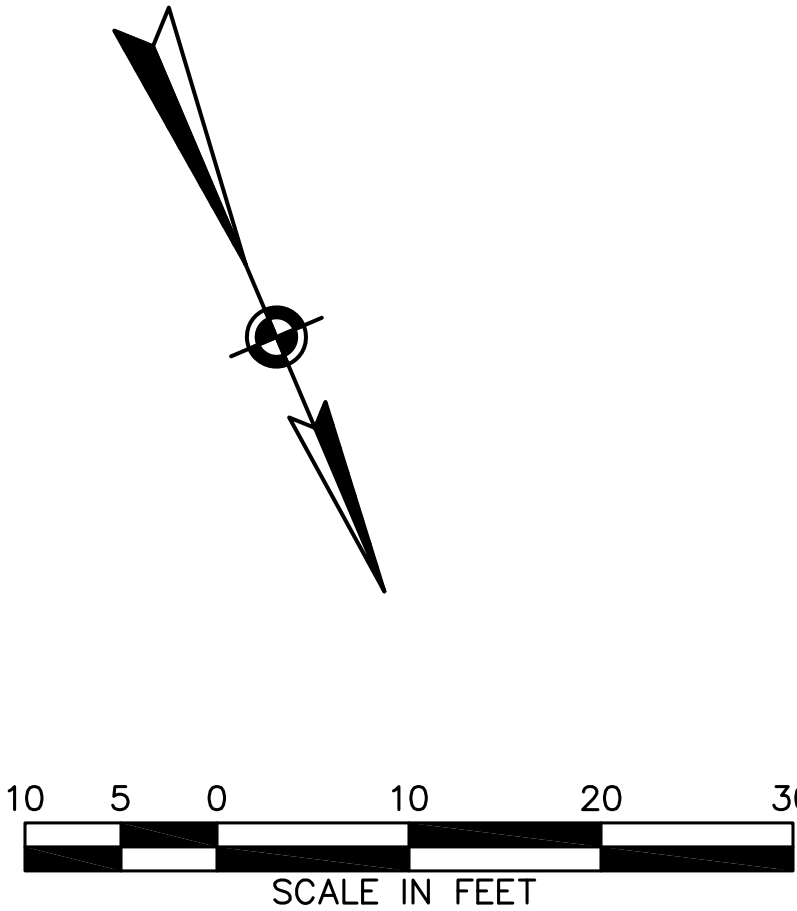
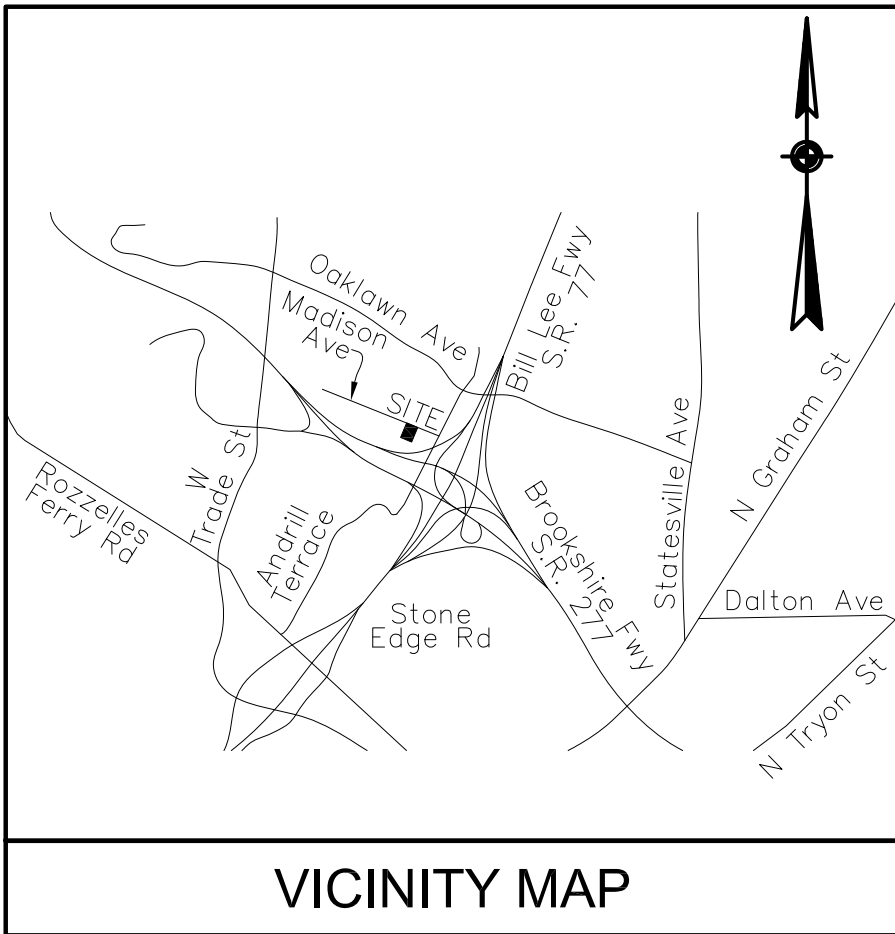
- TREE PROTECTION NOTES
1. TREE PROTECTION FENCE MUST BE INSTALLED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.
 2. TREE PROTECTION FENCE SHALL BE CHECKED AND MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
 3. TREE PROTECTION SHALL BE REMOVED UPON COMPLETION OF ALL CONSTRUCTION.



1

Tree Protection Plan

Scale: 1" = 10'



CSE

ENGINEERING CONSULTANTS

8511 Davis Lake Parkway
Suite CG-200
Charlotte, NC 28269
704-509-5428

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HDC

RECORD

#

HDCRMA-2023-00382

Tree Protection Plan

The Alexander Residence

1623 Madison Avenue
Charlotte, NC 28216

REVISIONS

Rev	Date	Description	By	Check
1	09-25-2023	AS NOTED	CSE	KAK

Project No.

23-5023-01

Sheet No.

C1.3

10. 1823 Cleveland Av (PID 12105301)
HDCCMA-[2023-00663](#)
Dilworth
Don Peadon, Applicant

Information Submitted by the Public

Stewart Gray, Director

Charlotte-Mecklenburg County Historic Landmarks Commission

A Resolution of the Charlotte-Mecklenburg Historic Landmarks Commission in support of Rezoning Petition 2023-088 to accommodate the relocation of the Leeper and Wyatt Store building, a local historic landmark so designated on September 18, 1989, by the City Council of the City of Charlotte, North Carolina. The petition, filed by On Cleveland LLC, would facilitate preservation of the historic landmark by rezoning 1823 Cleveland Avenue (Tax Parcel Number 12105301) to allow for the relocation of the building from its current site at 1923 South Boulevard (Tax Parcel Number 12105519) to 1823 Cleveland Avenue.

WHEREAS, effective September 18, 1989, the City Council of the City of Charlotte, North Carolina, designated the property known as the “Leeper and Wyatt Store” building a local historic landmark, pursuant to Chapter 160D, Article 9, as amended of the General Statutes of North Carolina, to recognize and preserve what the City Council determined to be the building’s “special significance in terms of its history, architecture, and/or cultural importance” as a circa 1903 grocery store originally owned by influential New South industrialist Daniel Augustus Tompkins (1851-1914) as an integral part of his Atherton Cotton Mills and associated mill village; and

WHEREAS, pursuant to the applicable statutory Certificate of Appropriateness process, the owner of the Leeper and Wyatt Store building (currently located at 1923 South Boulevard in Charlotte, North Carolina) has requested demolition of the historic landmark due to its location within a future Charlotte Department of Transportation right of way; and

WHEREAS, working in collaboration with the building’s owner, the Charlotte-Mecklenburg Historic Landmarks Commission has exhausted all available statutory measures to prevent demolition of this historic landmark, all to no avail; and

WHEREAS, Rezoning Petition 2023-088 – filed by On Cleveland LLC to request a rezoning of Tax Parcel Number 12105301 from NS(CD) HDO to NC(EX) HDO – offers the final and best available solution for preservation of the historic landmark by allowing the building to be moved to 1823 Cleveland Avenue for placement adjacent to a historic circa 1930 building at that location.

NOW, THEREFORE, BE IT RESOLVED by the Charlotte-Mecklenburg Historic Landmarks Commission that Rezoning Petition 2023-088 – requesting rezoning of Tax Parcel Number 12105301 from NS(CD) HDO to NC(EX) HDO – offers the best available solution for the preservation of the “Leeper and Wyatt Store” building, a local historic landmark so designated by the Charlotte City Council for more than three decades because of the building’s “special significance in terms of its history, architecture, and/or cultural importance” to the City of Charlotte.

BE IT FURTHER RESOLVED that the Charlotte-Mecklenburg Historic Landmarks Commission hereby endorses Rezoning Petition 2023-088 and recommends that Charlotte City Council approve the rezoning requested by said petition.

CERTIFICATION

I, Stewart Gray, Director of Mecklenburg County's the Historic Landmarks Department, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Resolution adopted by the Charlotte-Mecklenburg Historic Landmarks Commission in regular session convened on the 11th day of September 2023.

WITNESS my hand this 12th day of September 2023.



Stewart Gray, Director
Historic Landmarks Department
Mecklenburg County Government

Information Submitted by the Public

Micheal Wilson

Adjacent commercial property owner

From: Micheal Wilson <mwilson80@gmail.com>

Sent: Thursday, October 5, 2023 3:36 PM

To: don@pfarchitecture.com; tonidandel@mac.com; Harpst, Kristina
<Kristina.Harpst@charlottenc.gov>; City of Charlotte Historic District Commission
<charlottehdc@ci.charlotte.nc.us>; Kelly Wilson <kellybwilson@gmail.com>

Subject: [EXT]Support for Leeper building project

EXTERNAL EMAIL: This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please click the Phish Alert button to forward the email to Bad.Mail.

My wife and I are very excited about the plans for the new restaurant in the former Bontera space as well as their plans for the Leeper building. I think we should be happy this couple has taken this stressful project on their shoulders to help make our Dilworth even better.

We own commercial land beside this project on Worthington and will be working with the owners to help with evening parking. We have reviewed their complete plans and are in full support of this project. The rooftop solarium is going to be quite a hangout spot for everyone. We think the materials used for the solarium will only enhance the building. The options provided show other older buildings in the city that have added a solarium and for us we believe it to only be a positive aesthetic. We hope you will approve this move of the Leeper building so not only Dilworth can enjoy it but all those that for sure will be heading to Dilworth to enjoy this positive addition.

--

Micheal Wilson, D.D.S.

www.southviewdentistrycharlotte.com

Information Submitted by the Public

Larry Powers

Adjacent commercial property owner

From: Larry Powers <lpowers@centrumRD.com>

Sent: Thursday, October 5, 2023 12:22 PM

To: City of Charlotte Historic District Commission <charlottehdc@ci.charlotte.nc.us>; Harpst, Kristina <Kristina.Harpst@charlottenc.gov>

Cc: Jeff Tonidandel <tonidandel@mac.com>; don@pfarchitecture.com

Subject: [EXT]Leeper Wyatt Relo - HDC

EXTERNAL EMAIL: This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please click the Phish Alert button to forward the email to Bad.Mail.

Our firm owns property across the street from the former Bonterra location. We understand the Leeper Wyatt building may be relocated to the parking field of the former Bonterra building.

We have reviewed the proposed relocation plan in detail and we are enthusiastically supportive of this relocation and preservation effort. In particular, the solarium is a remarkable feature that we feel will enhance the building dramatically, while still honoring it's historic legacy. We view this effort as adding to the wonderful historic context of the site, and adding to the fabric of historic Dilworth. Thank you for working with the petitioner to advance this proposal, we hope that HDC shares our view of this project. Please let me know if I can be of any assistance.

Larry Powers
Managing Partner
708.288.8718
lpowers@centrumrd.com

Information Submitted by the Public

Andrew Rowe

300 E. Worthington Ave, property owner

CDP Holdings LLC

City of Charlotte Historic District Commission
600 E. Fourth Street (8th Floor)
Charlotte, NC 28202
Att : Kristi Harpst
Program Manager
Phone: 704.336.2205
Email : charlottehdc@charlottenc.gov
Sent Via : Email

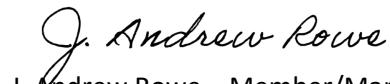
October 10th 2023

Re: HDCCMA-2023-00663 - 1823 Cleveland Avenue

Dear Kristi

As you know, I own the property located at 300 E Worthington Avenue adjacent to the Certificate of Appropriate Request HDCCMA-2023-00663 located at 1823 Cleveland Avenue in the Dilworth Neighborhood. Please let this letter serve as our support of petitioner's plan and request. I have reviewed the plan in detail and believe the height, scale, and massing to be in historical context with the immediate surroundings and the original structure located on the property. We feel strongly that the HDC shall consider that through the actions of the city of charlotte zoning commission and their ordinance that Cleveland Avenue has become the bookend and entrance into the historic district up against large scale mixed development. This development pattern has led to project's with larger height's, larger mass, and appropriate use's that transition from the larger light rail district into the district. This project is in keeping with this reality and precedents for projects approved by the commission along the Cleveland Avenue bookend into the district.

Kindly,



J. Andrew Rowe – Member/Manager

CDP Holdings LLC

CC: Jeff Tonidandel – Owner 1823 Cleveland Avenue

Don Peadon – Peadon Finen Architecture PLLC

Applicant Provided Letter from DCA



October 1, 2023

Sarah Stewart
Dogwood Engineering PLLC
1209 Oak Crest Trail
Belmont, NC 28012

Dear Sarah,

You requested a letter stating the DCA Land Use committee's position on the lease language issue that resulted in our opposition at the September public hearing of rezoning petition 2023-088. The DCA Land Use committee has reviewed the latest site plan which contains the off-site lease language we suggested on Aug. 21st. The inclusion of that enforceable lease language removes the obstacle that caused us to oppose the petition at the Sept. 11th public hearing.

Sincerely,

Ellen Citarella
DCA Land Use Committee Chair

12. 604 S Summit Av (PID 07102333)
HDCRMI-[2023-00583](#)
Wesley Heights
Jason Clark, Applicant



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: HDCRMI-2021-00036

ADDRESS OF PROPERTY: 1533 Wilmore Drive

HISTORIC DISTRICT: Plaza Midwood

OWNER/APPLICANT: Denise and Tyler Wichmann

DATE: March 2, 2021

TAX PARCEL NUMBER: 11908227


DETAILS OF APPROVED PROJECT: The project is new accessory structure that incorporates a two-car garage, office space, and storage into a single structure. The building exceeds all required zoning setbacks (required = 3', proposed = 5') and size limits for accessory structures. The building has a height of 17'- 7 ¾" which is 1'0" lower than the ridge of the primary structure. All proposed materials are traditional to match existing including wood siding, trim, double-hung wood windows and brick foundation. Post-construction rear yard impermeable coverage will be 45%. See attached plans.

The project was approved by the HDC February 10, 2021.

Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District Design Guidelines.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- 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 twelve (12) 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 twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.



Kim Parati, Chair

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT



Staff

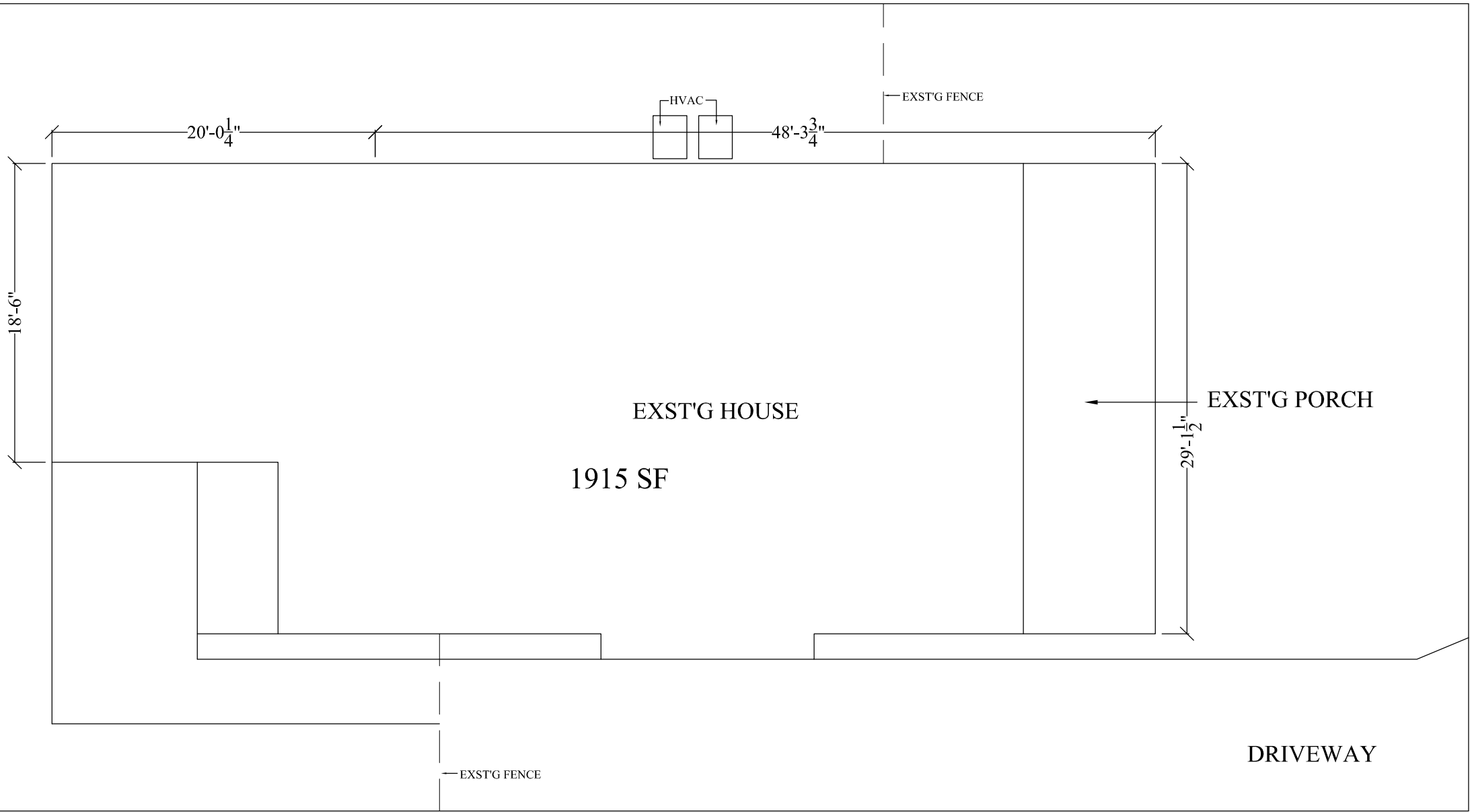
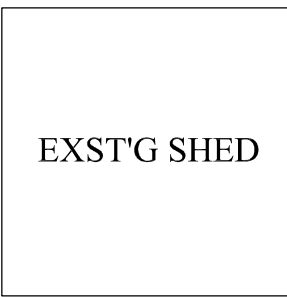
www.charlotteplanning.org

600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

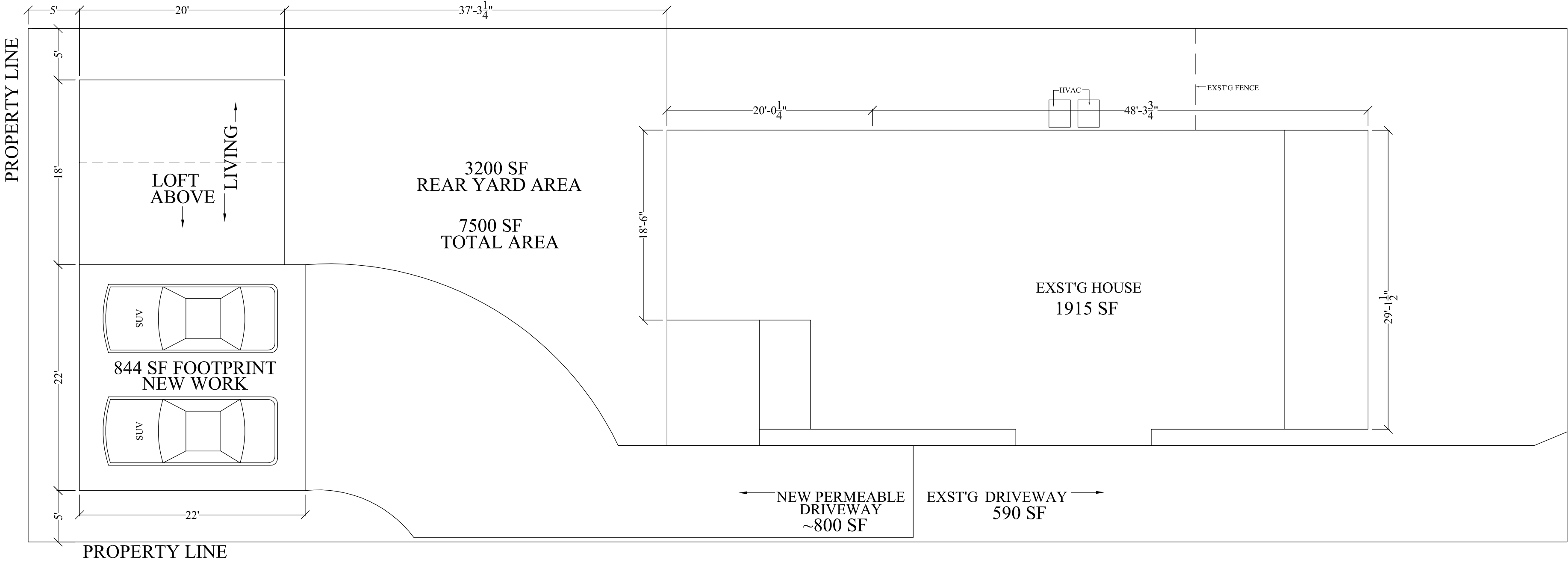
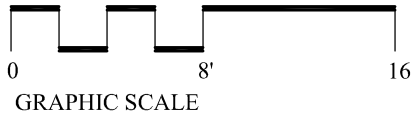


APPROVED

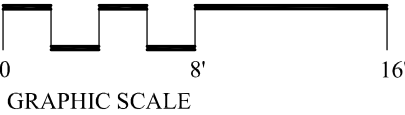
HDCRMI-2021-00036



1 EXST'G SITE PLAN
ST1 SCALE: 1/8" = 1'-0"



2 PROPOSED SITE PLAN
ST1 SCALE: 1/8" = 1'-0"



2³

DRAFTSMAN
+ DESIGN

MATT JOHNSON
222 W. PARK AVE
CHARLOTTE, NC 28203
704.609.3253

PROPOSED RENOVATIONS/ADDITIONS
WICHMANN RESIDENCE
1533 WILMORE DR
CHARLOTTE, NC 28203

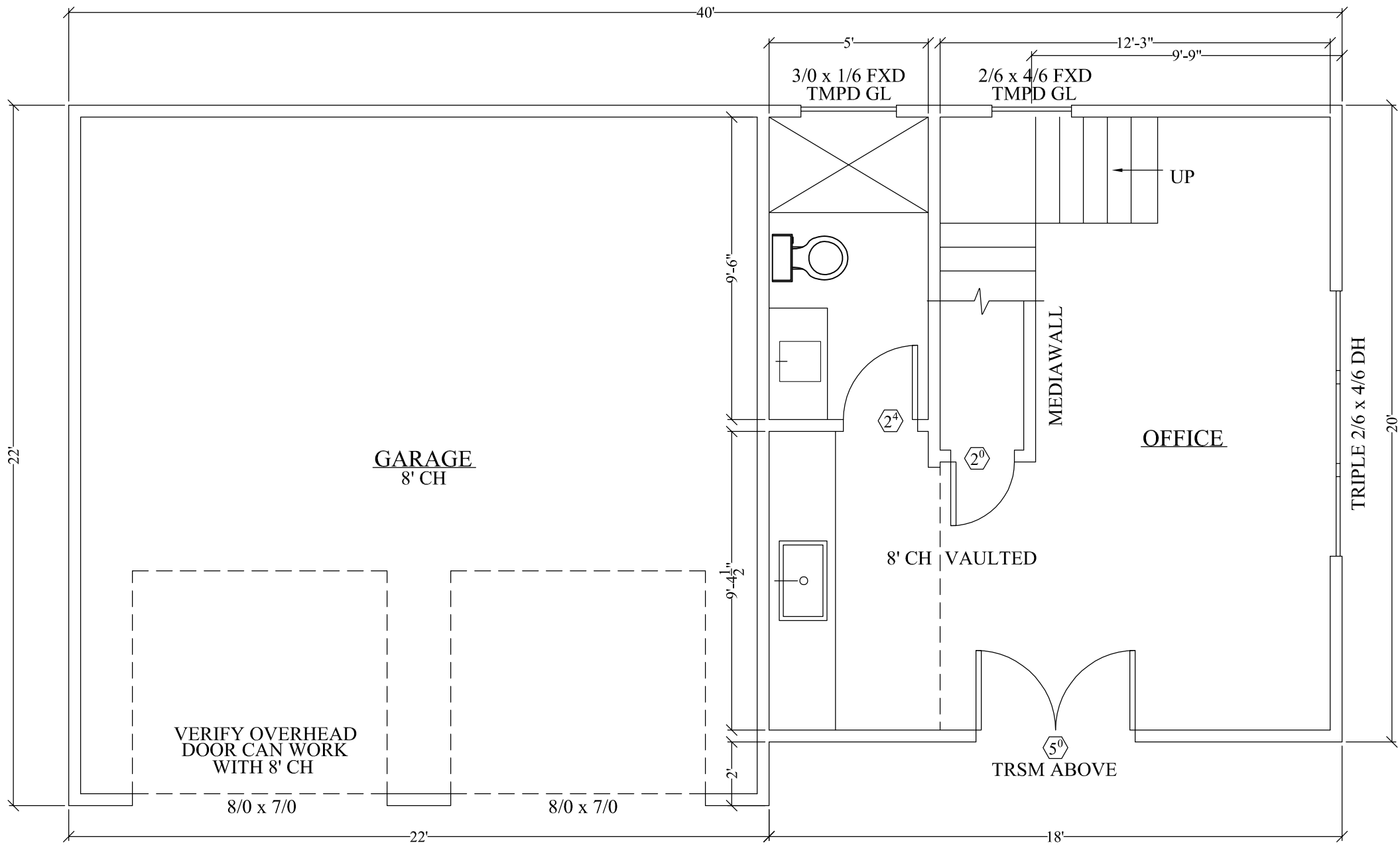
SHEET:

ST1

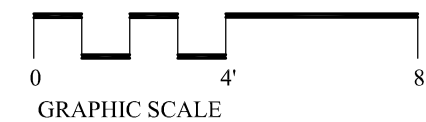
OCT. 2020

REV:

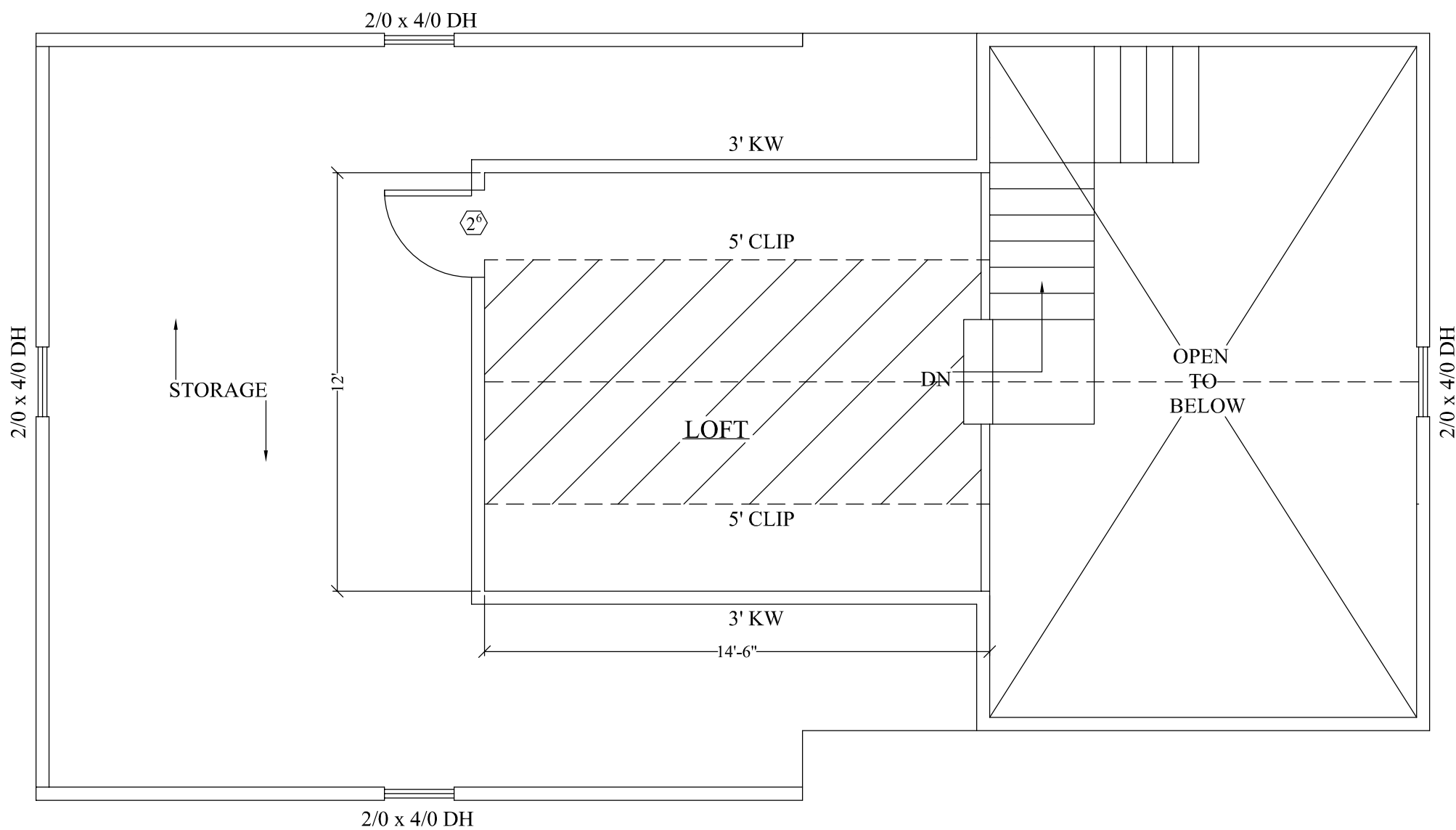
NOTE:
ALL MEASUREMENTS ARE +/- . CONTRACTOR
TO FIELD VERIFY ALL DIMENSIONS. WALLS
ARE DRAWN AS 4 1/2" THICK AND ARE
DIMENSIONED FROM THE INTERIOR FACE OF
1/2" WALLBOARD OR EXTERIOR FACE OF 1/2"
SHEATHING WITH A 3 1/2" STUD BETWEEN.
ANY ALTERNATIVE WALL TYPE/SYSTEM TO
BE FIELD ADJUSTED. WDW/DOOR RO'S NOT
PROVIDED. CONTACT SUPPLIER FOR RO'S.



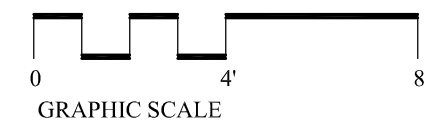
1 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



484 UNHEATED GARAGE
360 HEATED ON 1st
140 HEATED @ LOFT
CALCULATED WHERE HEIGHT IS 5' MIN.



2 LOFT PLAN
SCALE: 1/4" = 1'-0"



140 HEATED @ LOFT
CALCULATED WHERE HEIGHT IS 5' MIN.

NOTE:
SPRAY FOAM INSULATION @ ROOF
w/ COMPATIBLE SHINGLES



HDCRMI-2021-00036

2³

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MATT JOHNSON
222 W. PARK AVE
CHARLOTTE, NC
28203
704.609.3253

PROPOSED DETACHED GARAGE/STUDIO
WICHMANN RESIDENCE
1533 WILMORE DR
CHARLOTTE, NC 28203

SHEET:

A1

OCT. 2020

REV:



2³

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+ DESIGN

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PROPOSED DETACHED GARAGE/STUDIO
WICHMANN RESIDENCE
1533 WILMORE DR
CHARLOTTE, NC 28203

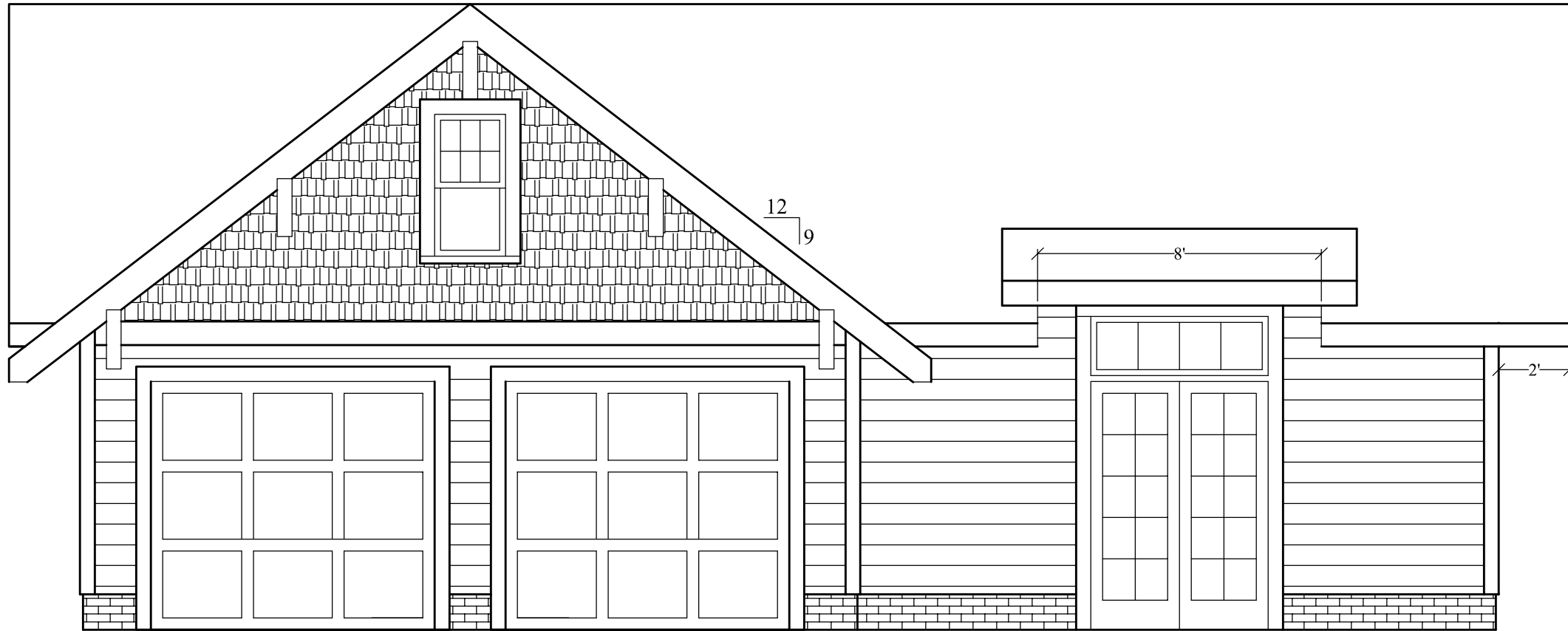
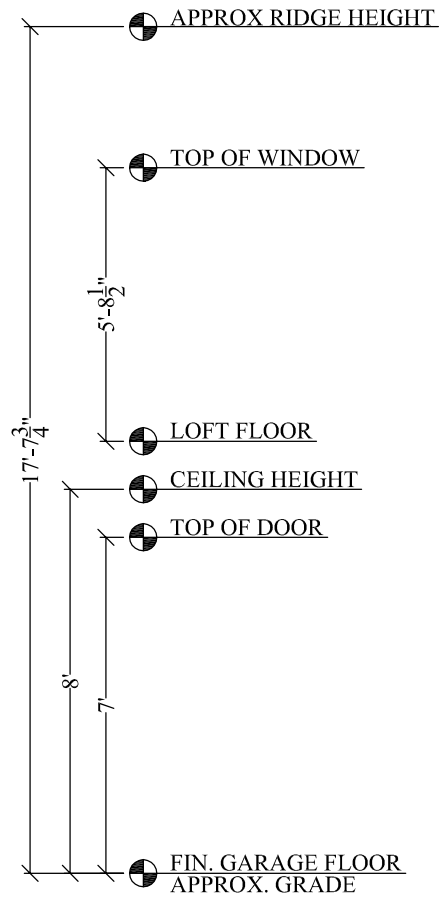
SHEET:
A2

OCT. 2020

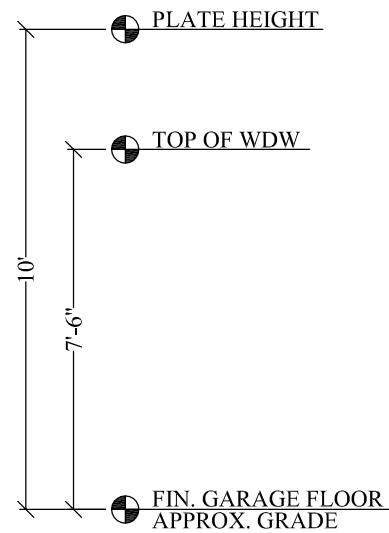
REV:

ELEVATION NOTES

1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGRAMATIC PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.
2. WINDOW GRILLS SHOWN ARE TO SCHEMATICALLY EXPRESS DESIGN INTENT. ACTUAL STD GRILLS MAY VARY PER MANUFACTURER OR CUSTOM GRILLS MAY BE REQUIRED. ANY VARIATIONS FROM THAT SHOWN MUST BE APPROVED BY OWNER.
3. DOWNSPOUTS NOT SHOWN FOR CLARITY. CONTRACTOR TO VERIFY LOCATIONS WITH OWNER.
4. PROVIDE FLASHING PER CODE AT ALL ROOF/ WALL CONNECTIONS AND ROOF/ CHIMNEY CONNECTIONS. NO ALUMINUM FLASHING TO BE USED WITH MASONRY.
5. USE PRESSURE TREATED MATERIAL WHERE IN CONTACT WITH MASONRY, CONCRETE OR STONE.



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



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

ELEVATION NOTES

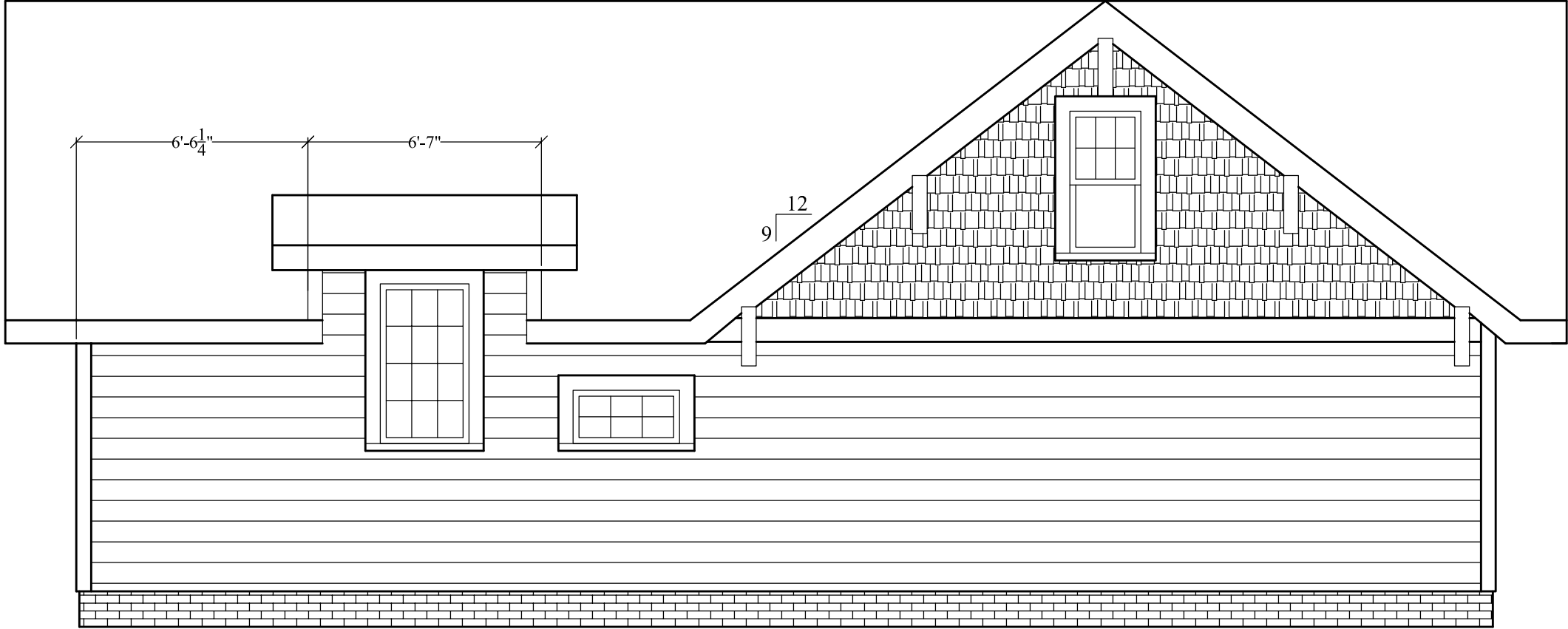
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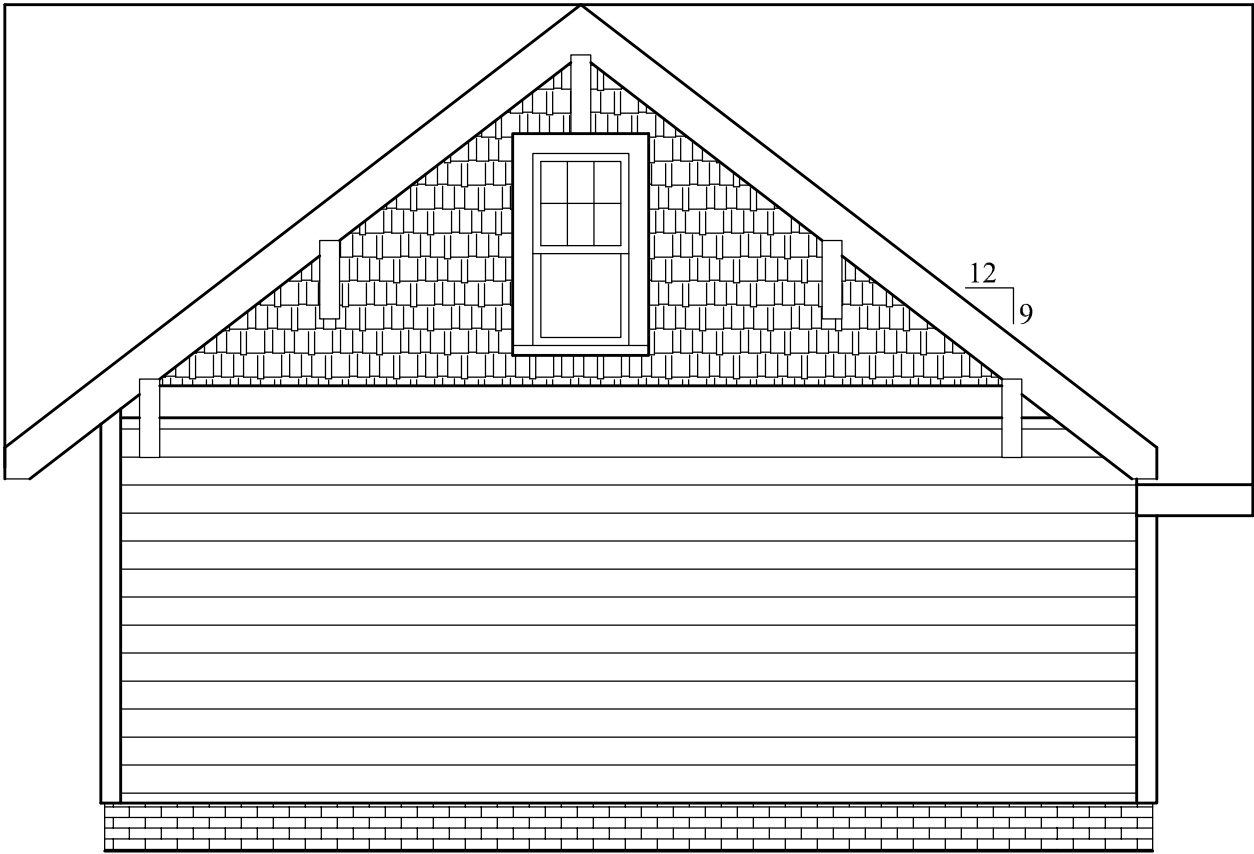


1

A3

REAR ELEVATION

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



2

A3

LEFT ELEVATION

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

CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

APPROVED

HDCRMI-2021-00036

2³

DRAFTSMAN

+DESIGN

MATT JOHNSON
222 W. PARK AVE
CHARLOTTE, NC 28203
704.609.3253

PROPOSED DETACHED GARAGE/STUDIO
WICHMANN RESIDENCE
1533 WILMORE DR
CHARLOTTE, NC 28203

SHEET:

A3

OCT. 2020

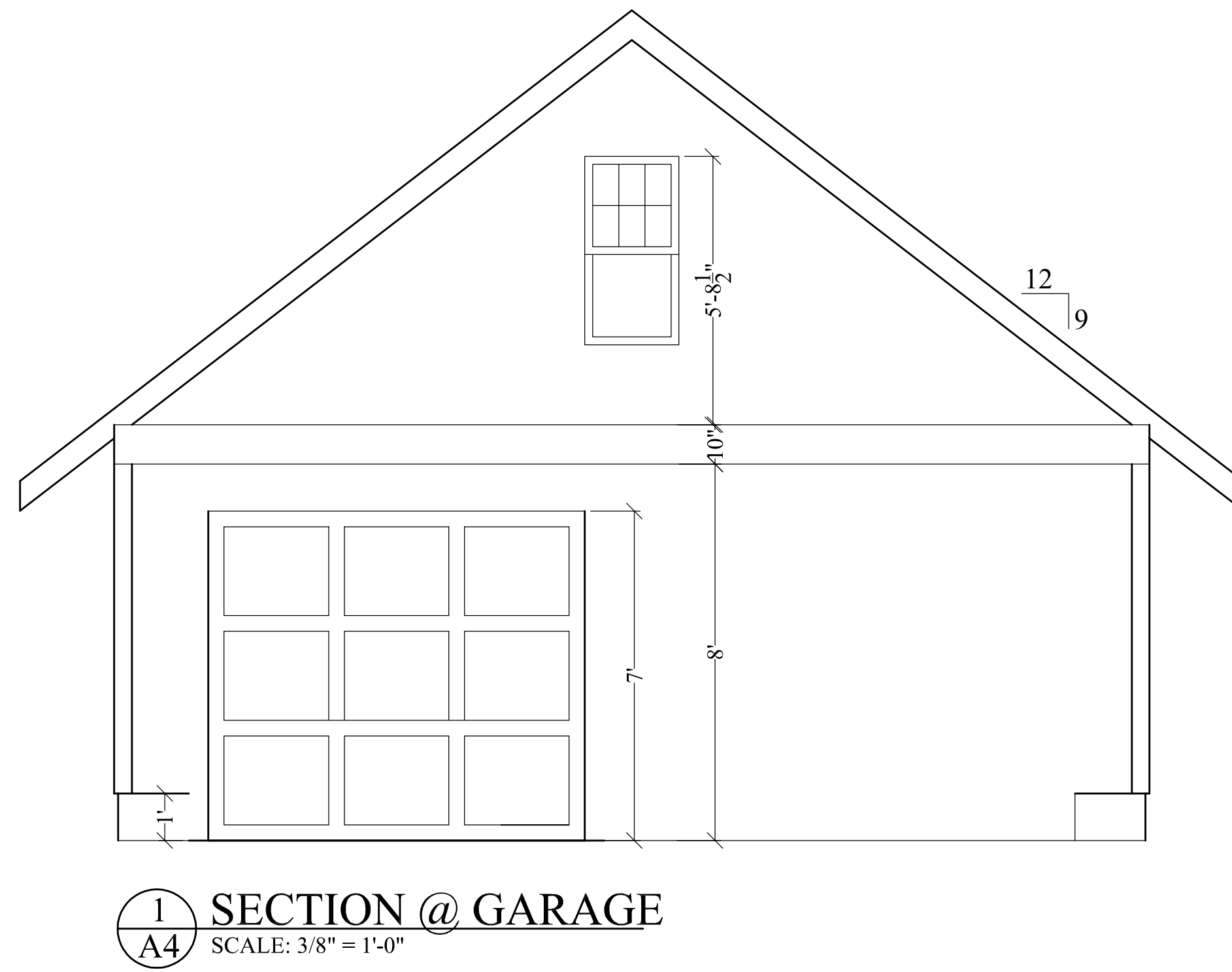
REV:



2³

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704.609.3253



PROPOSED DETACHED GARAGE/STUDIO
WICHMANN RESIDENCE
1533 WILMORE DR
CHARLOTTE, NC 28203

SHEET:
A4
OCT. 2020
REV:

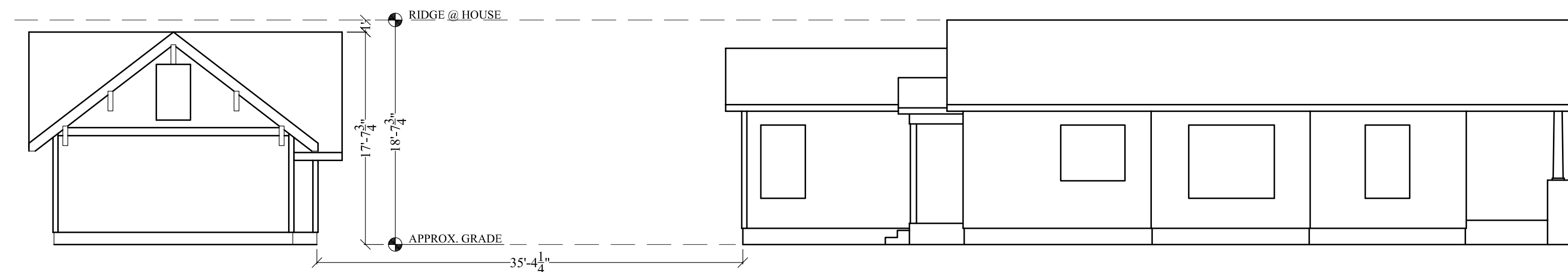


APPROVED
HDCRMI-2021-00036

2³

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+ DESIGN

MATT JOHNSON
222 W. PARK AVE
CHARLOTTE, NC 28203
704.609.3253



1
A5 **PROPERTY CROSS SECTION**
SCALE: 1/8" = 1'-0"
0 8' 16'
GRAPHIC SCALE

PROPOSED DETACHED GARAGE/STUDIO
WICHMANN RESIDENCE
1533 WILMORE DR
CHARLOTTE, NC 28203

SHEET:
A5

OCT. 2020

REV:

14. 1314 Lafayette Av (PID 12309413)
HDCRMI-[2023-00612](#)
Dilworth
Claire Hassard, Applicant

Mecklenburg County

Contractor Failure Rate Report

From July 1, 2023 to September 30, 2023

Contractor:

RENU ENERGY SOLUTIONS LL
801 PRESSLEY ROAD
SUITE 100
CHARLOTTE, NC 28217

Grand Total:

Total Inspections:	25
Total Count as Failures:	0
Contractor Failure Rate:	0 %

For contractors with fewer than 7 inspections in a quarter, neither total failed nor a percentage of total failed inspections are reported because such measures based on a small number of inspections are sensitive to errors and hence could be misleading.

For contractors with 7 or more inspections in a quarter, with a confidence level of 99%, the probability that the reported inspection failure rate is within 2% of the true failure rate is at least 99.5%.

The data system has been tested and found to be highly reliable. For contractors as a group, over 46,000 of the 108,000 inspections performed during the 3rd quarter of 2006 were tested for accuracy in reporting, and no errors were found.

NOTE: Where this report refers to failed inspections, in no case are certificates of occupancy for any project issued until all detected code defects are corrected.

From: [Claire Hassard](#)
To: [Harpst, Kristina](#)
Subject: [EXT]Re: [EXT]Re: [EXT]Re: October 11, 2023 - HDC Meeting Information
Date: Tuesday, October 10, 2023 10:06:03 AM

EXTERNAL EMAIL: This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please click the Phish Alert button to forward the email to Bad.Mail.

Hi Kristi,

Apologies for the multiple emails, but I wanted to pass along some more last minute information. It would appear that 1224 Myrtle Ave also has solar panels installed on a detached garage. Renu also installed solar on the Capizzi doctors office located at 900 East Blvd that appears to fall within the Historic District boundary.

Thanks!

On Tue, Oct 10, 2023 at 8:29 AM Claire Hassard <chassard@renuenergysolutions.com> wrote:

Good morning Kristina,

I also wanted to pass this along before the deadline at noon today. The attachment shows our Mecklenburg County inspection failure rate from the past quarter being 0%

On Mon, Oct 9, 2023 at 3:57 PM Claire Hassard <chassard@renuenergysolutions.com> wrote:

Hi Kristi,

That sounds great, I will keep an eye out for email updates throughout the meeting. Hunter Dockery (hlewis@renuenergysolutions.com) and Calli Hudgins (chudgins@renuenergysolutions.com) will also be on the call. We have reached out to the homeowners to confirm your notes on theirs. However, we believe just by looking at satellite imagery that the answer to #5 is 810 Berkeley Ave.

On Mon, Oct 9, 2023 at 1:42 PM Harpst, Kristina <Kristina.Harpst@charlottenc.gov> wrote:

Hi Claire,

I will send out email updates throughout the meeting, so you know when to join online. There is no need to sit through the entire meeting, unless you wish to.

Please provide the names and emails of everyone who will be joining you for the meeting so that we can send them a WebEx invitation.

I have a few notes/questions about the points outlined below, which are in blue text.

Any additional information you wish to provide needs to be submitted by Tuesday, October 10 at 12noon.

Thanks,

Kristi

Kristi Harpst, AICP

Program Manager – Historic Districts

Charlotte Planning, Design + Development
600 East 4th Street | 8th Floor | Charlotte, NC 28202
704-621-9714 | Kristina.Harpst@charlottenc.gov

charlottenc.gov/planning



From: Claire Hassard <chassard@renuenergysolutions.com>

Sent: Monday, October 9, 2023 12:51 PM

To: Harpst, Kristina <Kristina.Harpst@charlottenc.gov>

Cc: Calli Hudgins <chudgins@renuenergysolutions.com>; Hunter Dockery <hlewis@renuenergysolutions.com>

Subject: [EXT]Re: [EXT]Re: October 11, 2023 - HDC Meeting Information

EXTERNAL EMAIL: This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please click the Phish Alert button to forward the email to Bad.Mail.

Thanks for confirming, Kristi. I also wanted to touch base with you about the logistics of the meeting Wednesday since I will be joining remotely. I will have at least one other coworker join the call in case of a technical problem and am wondering if that will be an issue. I am also curious about the timeframe of this meeting and if it is recommended that we are on the call for the duration of the slated 6 hours. I also wanted to pass along the following notes the homeowners would like us to share with the historic district:

- 1) Part of the project is on a detached non-contributing structure that no neighbors can see
- 2) there are other houses in our neighborhood which have solar panels. [The Commission will want to know specific addresses of these properties.](#)
- 3) solar panels significantly improve the environmental sustainability of our house which reduces the carbon footprint for us and our neighborhood at no cost to our neighbors
- 4) we are in a historic district and subject to all of their rules, but a reminder that our house itself is non-historic (built in 1953). [This house is considered historic to the local historic district and the Commission, as it is older than 50 years and is mid-century modern architecture.](#)
- 5) we have identified at least one other home in the near vicinity (on Berkeley between Carlton and Lafayette) that has solar panels on the back roof - this is kind of visible from the road behind (Romany) in the summer and definitely in the winter. [What is the address of this property?](#)
- 6) Provides jobs to a local Charlotte company in a tech and sustainable business

Best, Claire

On Mon, Oct 9, 2023 at 12:30 PM Harpst, Kristina <Kristina.Harpst@charlottenc.gov> wrote:

Confirming receipt.

Thanks,

Kristi

Kristi Harpst, AICP

Program Manager – Historic Districts

Charlotte Planning, Design + Development
600 East 4th Street | 8th Floor | Charlotte, NC 28202
704-621-9714 | Kristina.Harpst@charlottenc.gov

charlottenc.gov/planning