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General Contractors License Number 53593
Federal Tax ID 56-2308593

6/12/2022

Stewart Gray

Mr. Gray-

JCB Urban has been building in Mecklenburg County since 2005 and affordable housing is at the core of the company's mission. The company has long partnered with local governments and non-profits to deliver over 100 deed-restricted, for-sale affordable homes in Mecklenburg County. JCB Urban has built homes in Grier Heights, Druid Hills and Villa Heights and understands the importance of attractive and sustainable infill development in legacy communities.

We recently purchased the vacant parcel on Hoskins Avenue Drive adjacent to the historic Ashford House. We plan to subdivide the lot into three parcels in order to build two single-family homes and one duplex, a total of four units. The single-family homes will be 1644 sqft with 3 bedrooms and 2.5 bathrooms. The duplex units will be 1500 sqft with 3 bedrooms and 2.5 bathrooms.

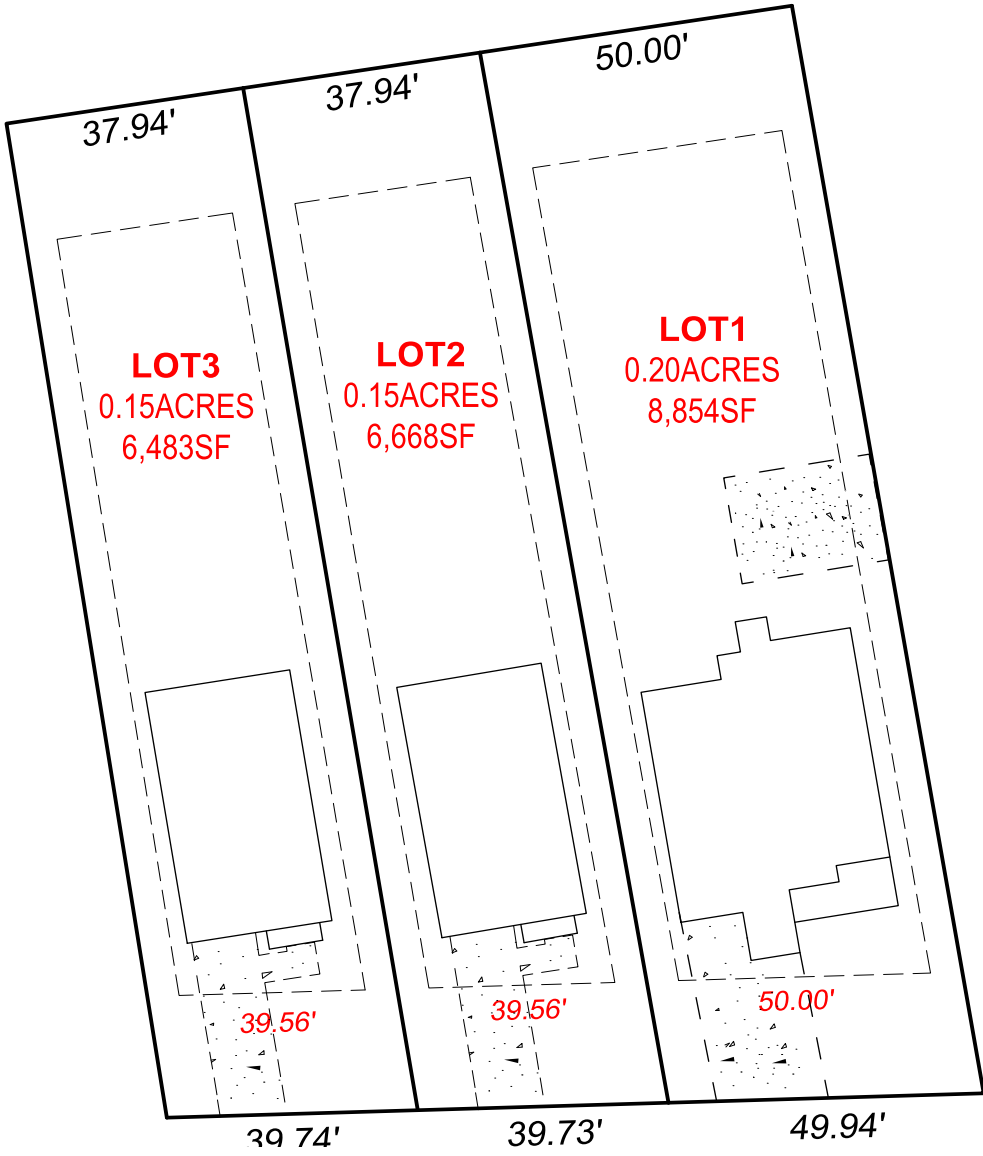
The units will be offered to buyers eligible for the House Charlotte program. House Charlotte provides 5, 10, or 15-year, deferred, forgivable loans to qualified applicants with income at or below 80% AMI (area median income) up to 110% AMI.

We are excited to share our proposal to create more affordable housing in the City of Charlotte.

Thank you for your time and consideration.

Jim Burbank

Site Plan





Current view from historic property is the back of the auto garage



Proposed side duplex view. (optional fence)

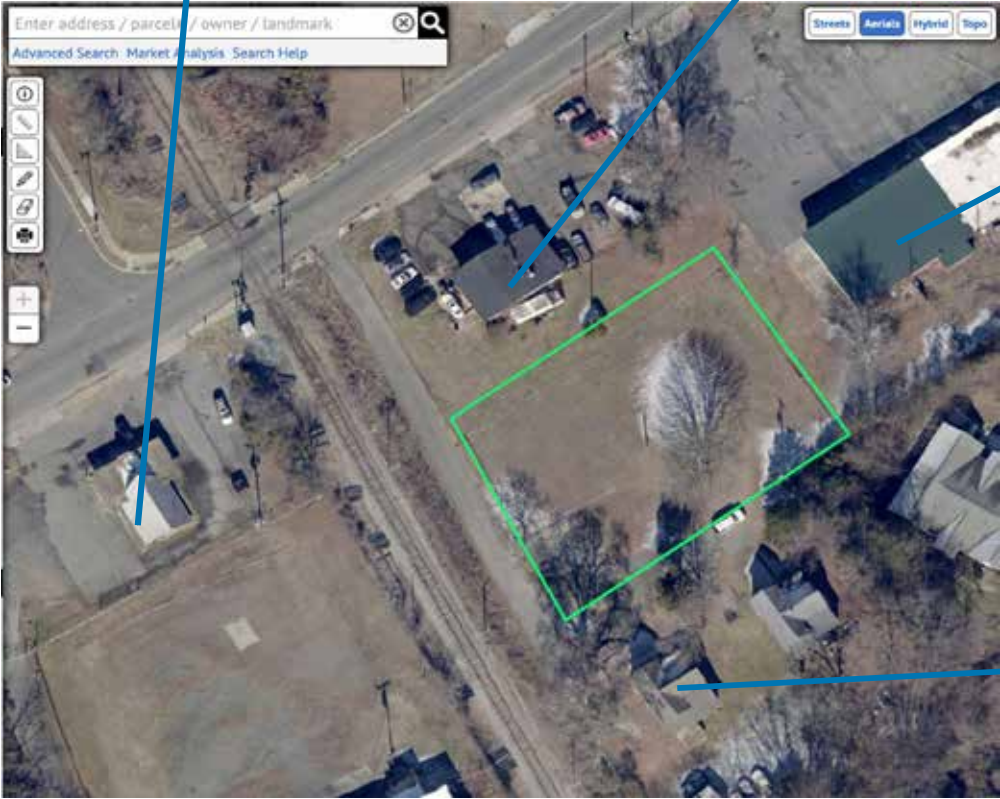
Neighborhood Context



Convenience Store



Auto Repair Shop



Closed Strip Mall

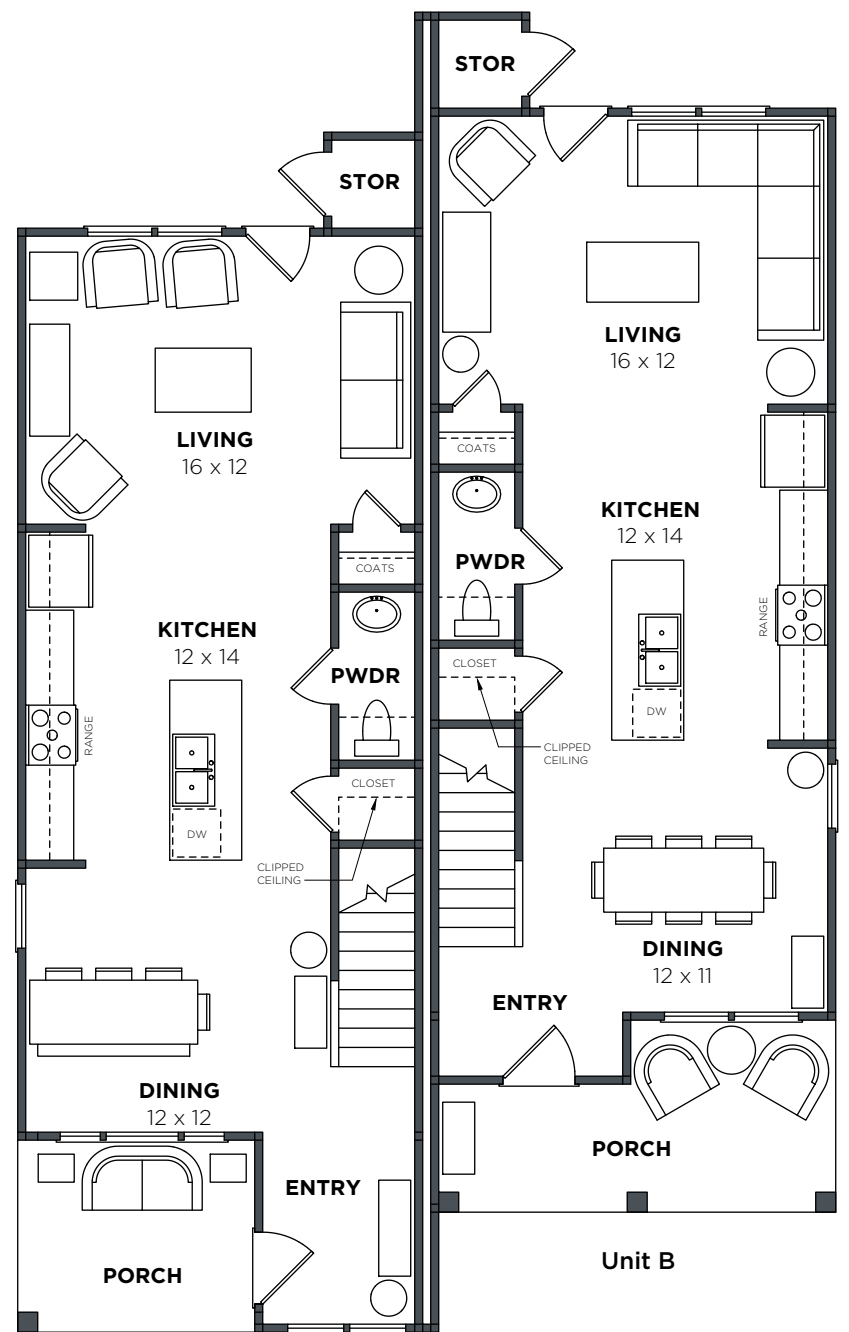


Closed Hair Salon



The McArthur 101
Cape Cod Cottage - Twin Town

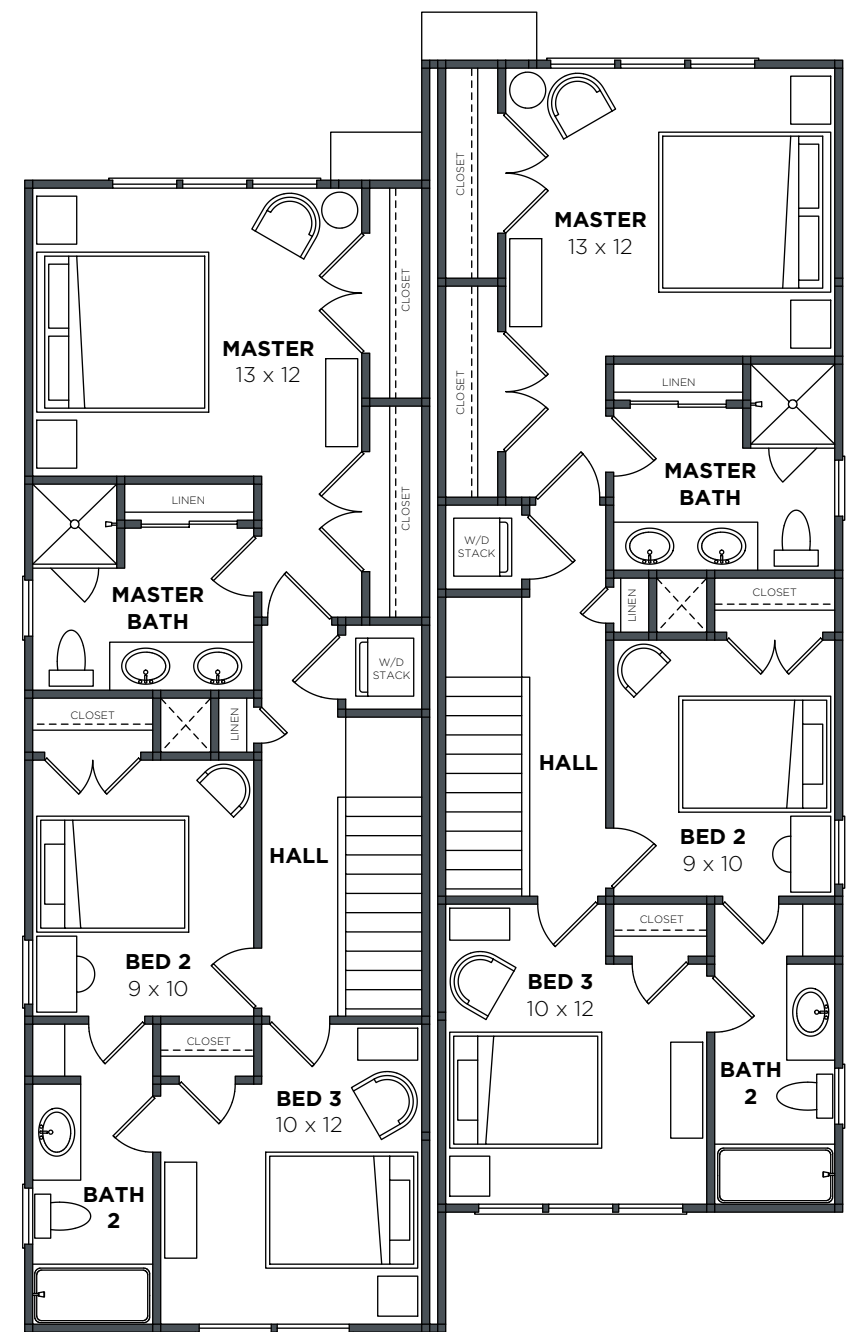
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Unit A

FIRST FLOOR

Approx. SF	Unit A	UnitB
First Heated:	705 SF	669 SF
Second Heated:	818 SF	818 SF
Total Heated:	1,523 SF	1,487 SF
Front Porch:	79 SF	111 SF
Storage:	17 SF	17 SF
Total Under Roof:	1619 SF	1615 SF



SECOND FLOOR

The McArthur - 101

REVISED 5-4-20



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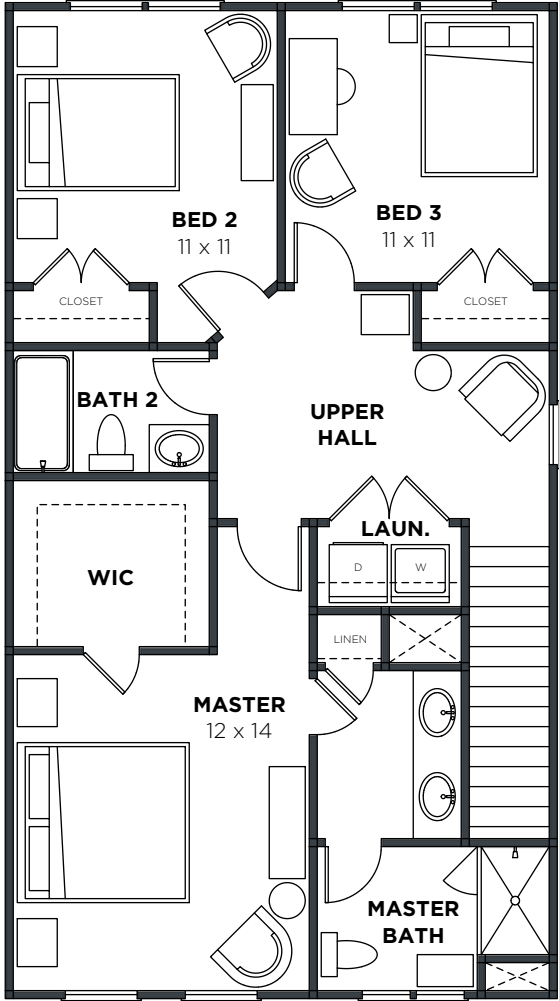
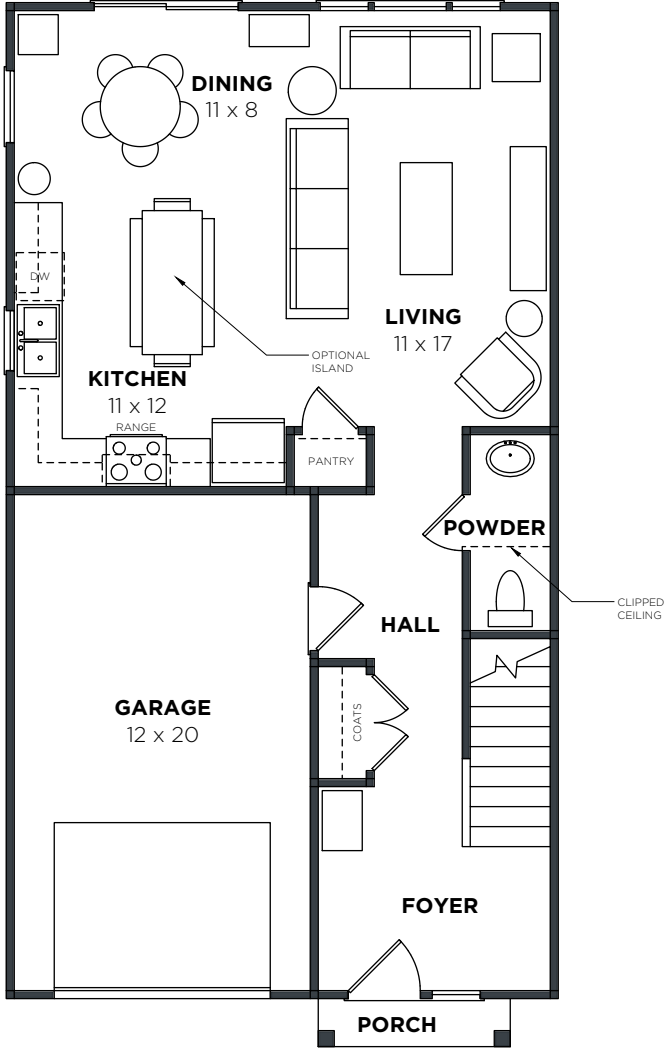
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3/16"=1'-0"

Walden Ponds
"The Murphy" - Craftsman 101

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Approx. SF
First: 689 SF
Second: 955 SF
Total Heated: 1,644 SF
Garage: 265 SF
Porch: 16 SF
Total Under Roof: 1,925 SF

FIRST FLOOR

SECOND FLOOR

Walden Ponds - 101

REVISED 2-11-20



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