

**Staff Report and Comments
Ashford House
241 Hoskins Avenue Drive, Charlotte
Application for COA HLC218a**

Exhibits presented to and considered by the Commission:

Exhibit A – Project description

Lot associated with the Ashford House to be subdivided into two parcels for the construction of two duplexes, a total of four units. The duplex units will be 1500 sqft with 3 bedrooms and 2.5 bathrooms.

Exhibit B – Map

Exhibit C - Previously approved project plan

Exhibit D - Current project plan

Based upon the information presented in the application, staff offers the following suggested findings of fact:

1. The designation of the Ashford House includes parcel 06306102, which is where the proposed infill development would occur.
2. Parcel 06306103, which contains the historic Ashford House would not be physically affected by the project.
3. The proposed project would change the historic setting of the Ashford House.
4. Staff reviewed several proposed commercial projects for parcel 06306102 which would have posed significant design review challenges.
5. The Commission approved COA HLC218 in July 2022 for the subdivision of parcel 06306102 into three lots to contain two single-family houses and a single duplex. See Exhibit C.
6. The applicant is seeking to revise the approved plan by replacing the two proposed single-family houses with an additional duplex.
7. The location of the previously approved duplex would not change.
8. The proposed project is in conflict with STANDARD #2 as the project would negatively impact the historical setting of the Ashford House.
9. The proposed project meets STANDARD #9 in that the new residential construction would help to preserve the historically residential nature of the area around the Ashford House.

Staff suggests that the Commission approve the application.

THE STANDARDS

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. Alterations, new additions, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Polaris 3G Map – Mecklenburg County, North Carolina

EXHIBIT B - Ashford House

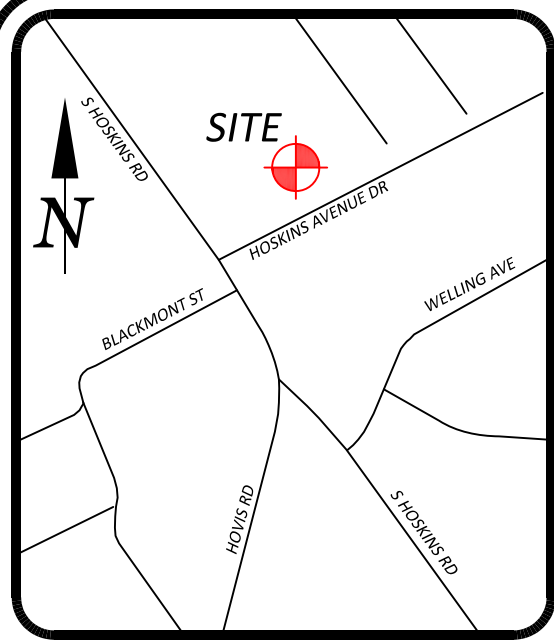
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This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified 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.

EXHIBIT C

Option A



VICINITY MAP
(Not to Scale)

LEGEND

- RF REBAR FOUND
- RS REBAR SET
- IPF IRON PIPE FOUND
- CP COMPUTED POINT
- PKF PK NAIL FOUND
- CMF CONCRETE MONUMENT FOUND
- MNF MAG NAIL FOUND
- R/W RIGHT-OF-WAY
- SF SQUARE FOOT
- MB MAP BOOK
- PB PLAT BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD SETBACK
- SY SIDE YARD SETBACK
- LINES SURVEYED
- LINES NOT SURVEYED
- BUILDING SETBACKS
- RIGHT-OF-WAY
- EASEMENT

NOTES

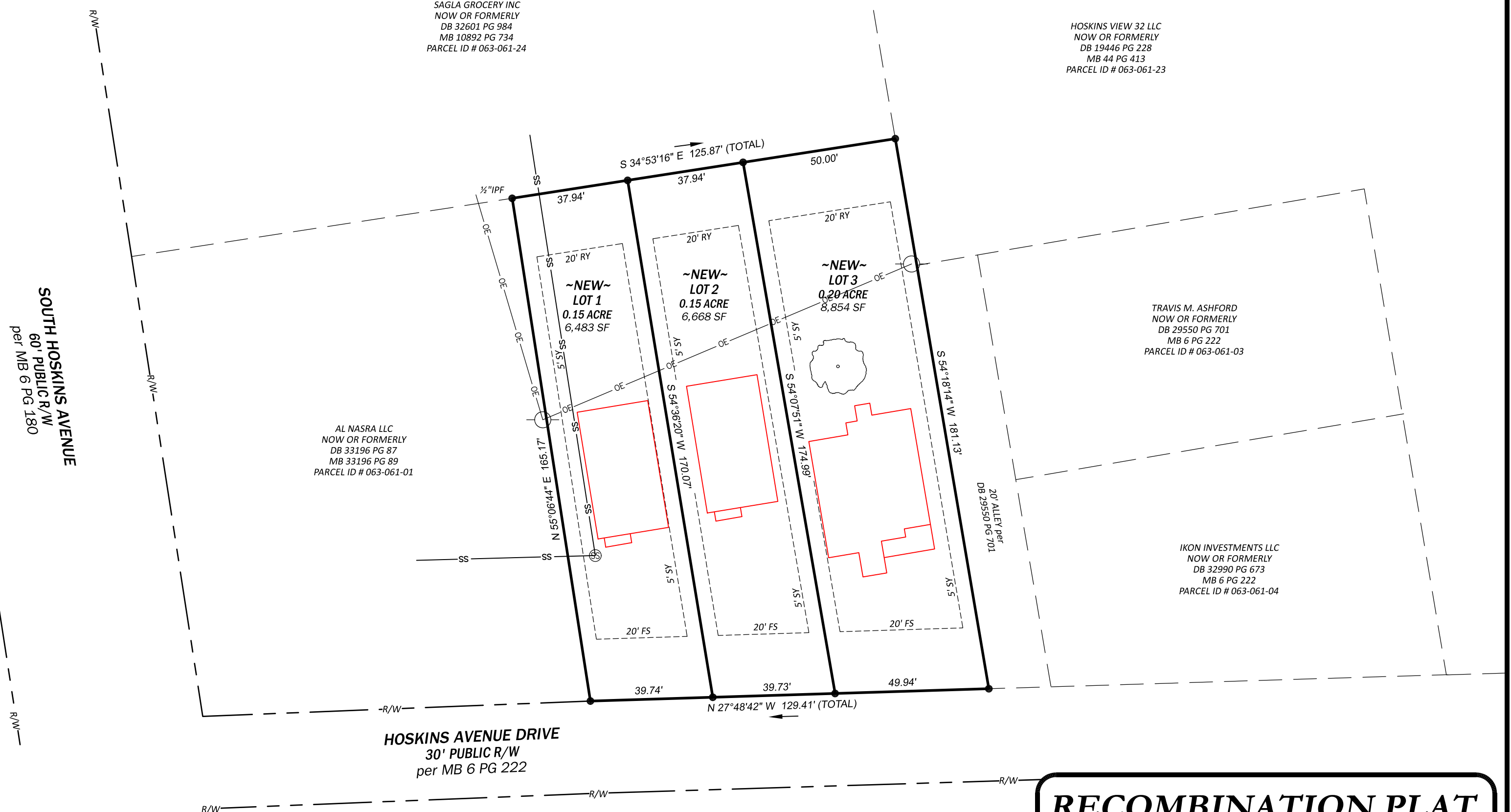
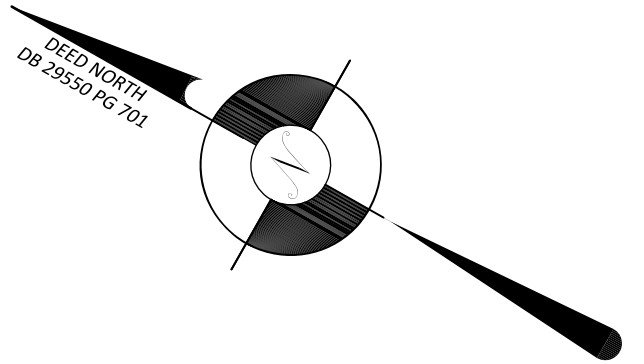
1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. PROPERTY IS ZONED B-1. SETBACKS SHOWN FOR RESIDENTIAL BUILDER/OWNER TO VERIFY OTHER ZONING OR USES.

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
PLANNING COMMISSION STAFF _____ DATE _____

STATE OF NORTH CAROLINA
MECKLENBURG COUNTY
I, _____ REVIEW OFFICER OF MECKLENBURG COUNTY, N.C.
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____



AL NASRA LLC
NOW OR FORMERLY
DB 33196 PG 87
MB 33196 PG 89
PARCEL ID # 063-061-01

SAGLA GROCERY INC
NOW OR FORMERLY
DB 32601 PG 984
MB 10892 PG 734
PARCEL ID # 063-061-24

HOSKINS VIEW 32 LLC
NOW OR FORMERLY
DB 19446 PG 228
MB 44 PG 413
PARCEL ID # 063-061-23

TRAVIS M. ASHFORD
NOW OR FORMERLY
DB 29550 PG 701
MB 6 PG 222
PARCEL ID # 063-061-03

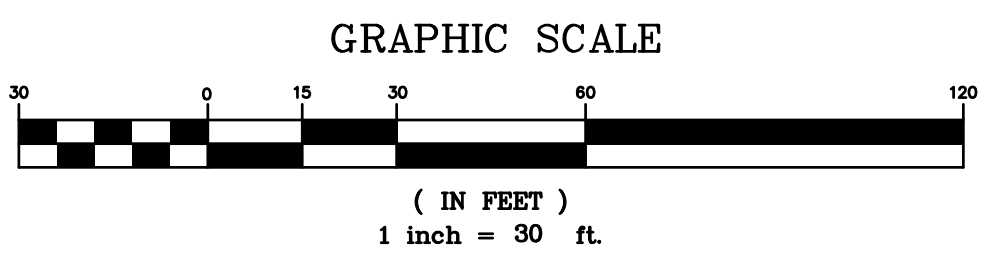
IKON INVESTMENTS LLC
NOW OR FORMERLY
DB 32990 PG 673
MB 6 PG 222
PARCEL ID # 063-061-04

RECOMBINATION PLAT

AT PROPERTY KNOWN AS
HOSKINS AVENUE DRIVE
DB 29550 PG 701
TAX # 063-061-02
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR: JCB URBAN

I, Christopher D. Faulk, Professional Land Surveyor No. L-5013, certify to one or more of the following as indicated thus, [X] or []:

D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.



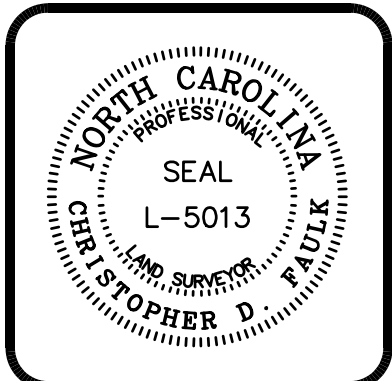
OWNER INFORMATION:
TRAVIS M. ASHFORD
241 HOSKINS AVENUE DRIVE
CHARLOTTE, NC 28208

PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAT IS SUBDIVIDE PARCEL # 063-061-02 INTO 3 LOTS AS SHOWN. NO OTHER CHANGES WERE MADE TO THIS PLAT.

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 29550, PAGE 701 ; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20TH DAY OF JUNE, A.D., 2022.

"PRELIMINARY PLAT NOT FOR RECOMBINATION. CONTACT AGENTS FOR SALES"

CHRISTOPHER D. FAULK
PROFESSIONAL LAND SURVEYOR L-5013



811

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DIAL 811 or 1-800-632-4949
2 BUSINESS DAYS BEFORE DIGGING
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SITE NOTES:
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED B-1
SETBACKS SHOWN FOR RESIDENTIAL BUILDER/OWNER TO VERIFY OTHER ZONING OR USES.

FRONT: 20' FEET
SIDE YARD: 5' FEET
REAR YARD: 20' FEET
MINIMUM LOT WIDTH: 40' FEET
MINIMUM LOT AREA: 3,500 SF

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL 3710453500K, DATED: NOVEMBER 16TH, 2018.

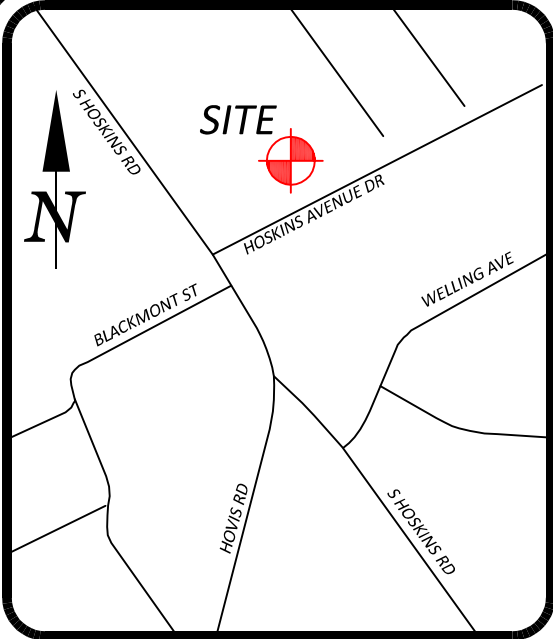
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SURVEYING • MAPPING • PLANNING

8521 CROWN CRESCENT CT.
CHARLOTTE, NC 28227

P (704) 741-1700
C (980) 721-2353
NC #C-4584 & SC #C-6106

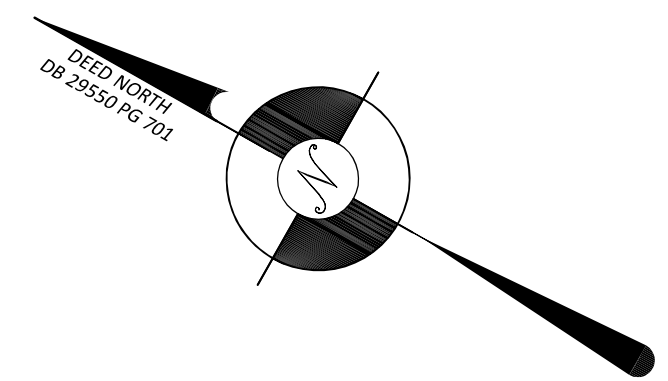
Job No.	25-22-003
Date	6/20/22
Proj. Mgr.	CDF
Drawn	TRL
Checked	CDF
Sheet	1

M:_2022\025-JCB URBAN\025-22-003_HOSKINS\Drawings\Plat_Sketch.dwg



VICINITY MAP
(Not to Scale)

Exhibit D



LEGEND

- RF REBAR FOUND
- RS REBAR SET
- IPF IRON PIPE FOUND
- CP COMPUTED POINT
- PKF PK NAIL FOUND
- CMF CONCRETE MONUMENT FOUND
- MNF MAG NAIL FOUND
- R/W RIGHT-OF-WAY
- SF SQUARE FOOT
- MB MAP BOOK
- PB PLAT BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD SETBACK
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NOTES

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7. BUILDER ASSUMES RESPONSIBILITY FOR GRADING LOT AND/OR DESIGNING STEPS, PORCHES, DECKS, ETC. AS NECESSARY TO PREVENT ENCROACHMENT INTO SETBACKS.
8. DIMENSIONS OF THE HOUSE SHOULD BE VERIFIED WITH THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.
9. THIS DRAWING IS CONCEPTUAL AND THE CONTENTS SHOWN ARE SUBJECT TO CHANGE UPON FINAL CONSTRUCTION.
10. METROLINA SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
11. THIS PLAT IS FOR EXCLUSIVE USE BY THE CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS PRIOR TO CONSTRUCTION.
13. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.

SOUTH HOSKINS AVENUE
60' PUBLIC R/W
per MB 6 PG 180

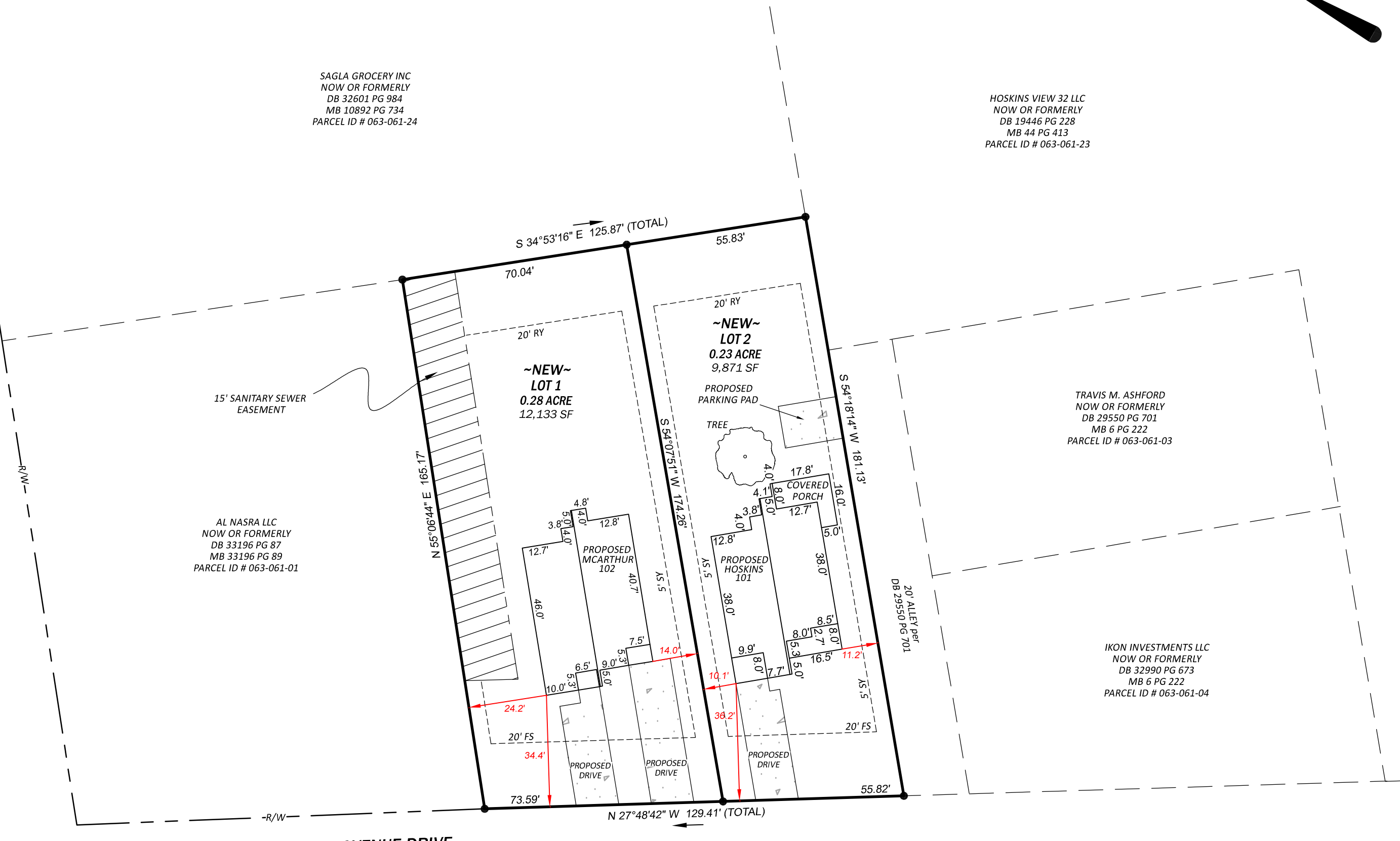
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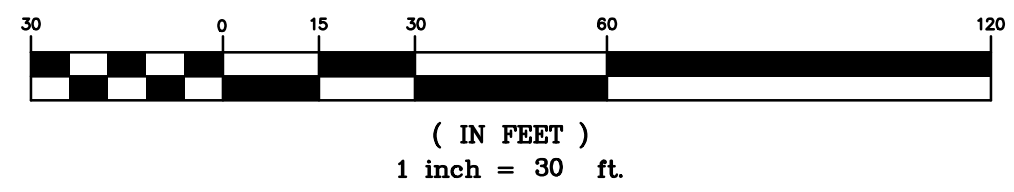
IKON INVESTMENTS LLC
NOW OR FORMERLY
DB 32990 PG 573
MB 6 PG 222
PARCEL ID # 063-061-04



HOSKINS AVENUE DRIVE
30' PUBLIC R/W
per MB 6 PG 222

CONCRETE AREA:
LOT 1: 1,016 SF
LOT 2: 709 SF
TOTAL: 1,725 SF

GRAPHIC SCALE



PLOT PLAN

AT PROPERTY KNOWN AS
HOSKINS AVENUE DRIVE
DB 29550 PG 701
TAX # 063-061-02
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR: JCB URBAN

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SITE NOTES:
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED B-1
SETBACKS SHOWN FOR RESIDENTIAL BUILDER/OWNER TO VERIFY OTHER ZONING OR USES.

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WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD
INSURANCE RATE MAP, COMMUNITY PANEL 3710453500K, DATED:
SEPTEMBER 2ND, 2015.

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SURVEYING • MAPPING • PLANNING

8521 CROWN CRESCENT CT.
CHARLOTTE, NC 28227

P (704) 741-1700
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Job No.	25-22-003
Date	10/28/22
Proj. Mgr.	CDF
Drawn	TRL
Checked	CDF
Sheet	1



3/16"=1'-0"

The McArthur 102

Cape Cod Cottage - Twin Town

jcb urban



3/16"=1'-0"

The Hoskins Twin Town
Garden Cottages with White Picket Fencing

jcb urban



3/16"=1'-0"

The Hoskins Twin Town
Garden Cottages with White Picket Fencing

jcb urban



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



Proposed side duplex view. (optional fence)

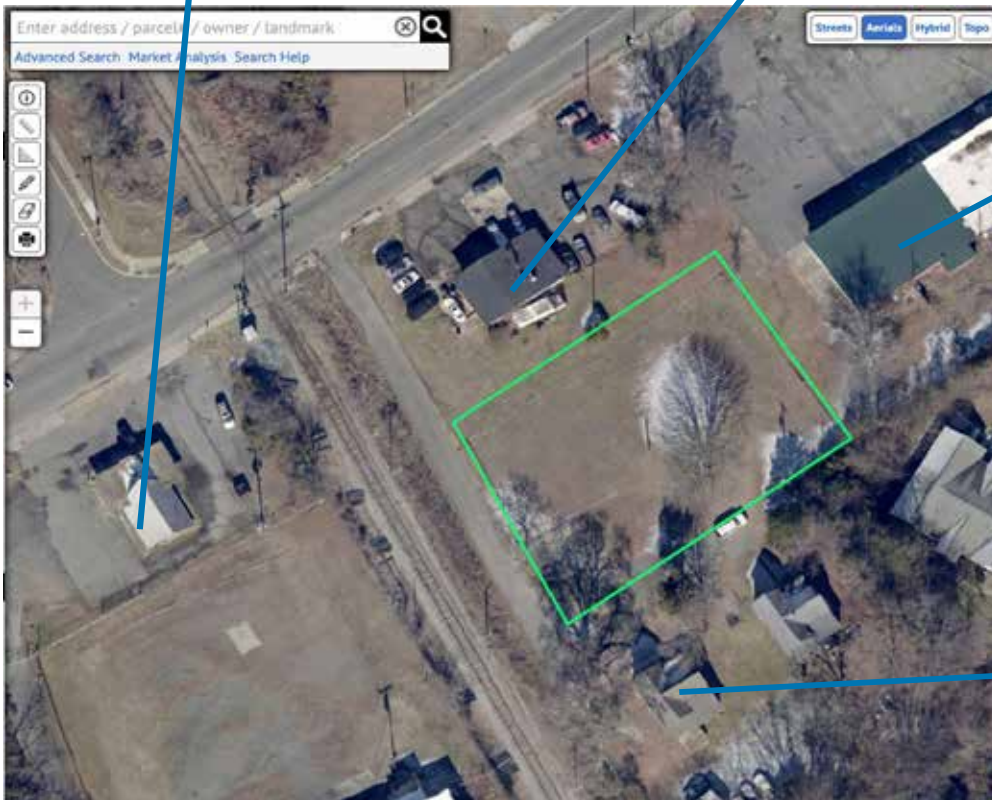
Neighborhood Context



Convenience Store



Auto Repair Shop



Closed Strip Mall



Closed Hair Salon