

# Agenda Supplement

September 13, 2023  
HDC Meeting

## Information Submitted by the Public

5. 424-428 West Bv (PID: 11907801)  
[HDCCMA-2023-00283](#)  
Wilmore  
Brittany Lins & Collin Brown, Applicants
  
8. 1921 Charlotte Dr (PID: 12111901)  
[HDCCMA-2023-00115](#)  
Dilworth  
Erica Kennedy, Applicant
  
14. 1509 Belvedere Av (PID 08119103)  
[HDCRMAA-2023-00446](#)  
Plaza Midwood  
Iuri Kazaryan, Applicant

## Applicant Submitted Information

13. 1615 The Plaza (PID: 08118709)  
[HDCRMI-2022-00590](#)  
Plaza Midwood  
Karen & Donald Cates, Applicants
  
14. 1509 Belvedere Av (PID 08119103)  
[HDCRMAA-2023-00446](#)  
Plaza Midwood  
Iuri Kazaryan, Applicant

5. 424-428 West Bv (PID: 11907801)  
HDCCMA-[2023-00283](#)  
Wilmore  
Brittany Lins & Collin Brown, Applicants

## Information Submitted by the Public

Megan Bailey

Wilmore Resident

**From:** Megan Bailey <[mclaytonj@gmail.com](mailto:mclaytonj@gmail.com)>  
**Sent:** Tuesday, September 12, 2023 12:04 PM  
**To:** Drath, Marilyn <[Marilyn.Drath@charlottenc.gov](mailto:Marilyn.Drath@charlottenc.gov)>  
**Subject:** [EXT]Comments on HDCCMA-2023-00283 - Wilmore School

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Hello,

As a current resident of Wilmore, there are a couple concerns regarding the proposed redevelopment around the Wilmore School that I'd like to bring for consideration as we review the plans during the meeting tomorrow, 9/13/23.

1. The current design of the building is not sympathetic to the existing Wilmore School, the surrounding single family homes/duplexes, or the character of a historic district. Additionally, design aside, the number of proposed units is outside the current diverse, vibrant, existing neighborhood where the residents live in single family or duplex homes. Adding a structure with 200+ units significantly changes the community the current residents seek when they choose to live in the neighborhood.
2. The current design of the building is not in line with the guidelines of the HDC as they currently exceed the tallest historic buildings within 360 degree view of the proposed development.

I certainly support the re-development of the Wilmore School to bring life back into a building that has long been a staple of the neighborhood. However, we need to be thoughtful on any proposed designs to ensure the integrity and character of the neighborhood are maintained. A future project will not be successful if it does not complement the neighborhood so many love so it is in the best interest of both parties to ensure that the design and proposed plans are in line with the HDC guidelines.

Thanks,  
Megan

--  
Megan Bailey  
[mclaytonj@gmail.com](mailto:mclaytonj@gmail.com)  
770-265-1755

## Information Submitted by the Public

Justin Bell

1829 S. Mint St.

**From:** justin b <[jbelleit@hotmail.com](mailto:jbelleit@hotmail.com)>  
**Sent:** Monday, September 11, 2023 9:13 AM  
**To:** Drath, Marilyn <[Marilyn.Drath@charlottenc.gov](mailto:Marilyn.Drath@charlottenc.gov)>  
**Subject:** [EXT]Wilmore School

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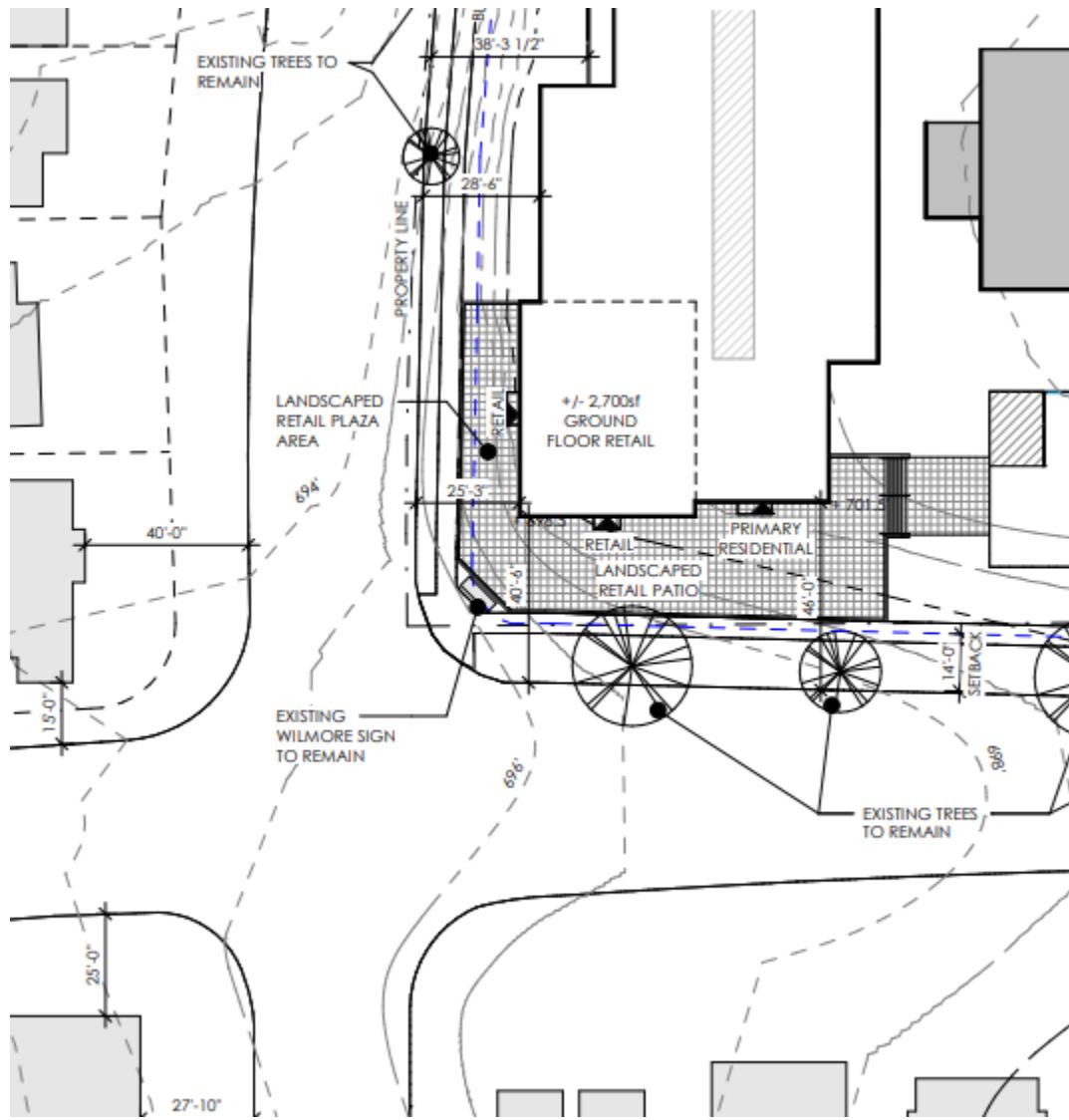
Ms. Drath,

My name is Justin Bell and I live at 1829 S. Mint St. My only (and big) concern is the parking situation that will become an issue for the surrounding neighborhood. I live one block from the corner of West Blvd and Mint St. which is the corner of the Wilmore School project.

From the previous discussion held by the developers regarding the Wilmore School project, they will have roughly 1.3 spaces per unit plus 20 or so additional "first come, first serve" parking spots on the project site. So what happens if there are roommates and they both have vehicles. What happens to the visitors for all the units. And please note that the submitted plans don't actually tell how many units there are going to be. But let's assume there will be 500 for arguments sake. Let's also say 10% have visitors at any given time. That means there will have to be 50 extra spots. If the project only has 20 or so "first come, first served" spots (and don't forget about the Doordash deliveries taking up spots), then the neighborhood will have to absorb 30 additional parking spots.

Again, this does not account for the multiple car units that will have their cars parked in the neighborhood.

Nor does this account for the cars that will park for the ground floor retail shop at the corner of West Blvd and S. Mint St. Where are these people going to park when there is no parking allowed on either of these crossing streets?



Will the city re-zone for parking tags for permanent residents?

And sadly, with all these new parked cars in the neighborhood, there will be an uptick of litter since these people don't permanently live in the neighborhood and car-break-in's will increase since there is going to be a flood of cars parked on the neighborhood streets.

I am not totally opposed to this project, but if they don't increase their parking garage capacity, I may have to be opposed to the project. But it appears that the developer wants to have their cake and eat it too while the existing HISTORIC neighborhood takes the brunt. I have not been happy with a previous decision by the Historic Board on an ADU that is essentially a second house on a corner lot because how the heck is that "historic", so I assume you all will again cave to the developer with no actual care about the surrounding neighborhood.

Though I am curious how many Historic Board members live in the Wilmore neighborhood? I doubt there are any, but I ask that you think if this was going into your neighborhood a block from your home, you would have major concerns too. I am even more curious of how many large projects like this are going up within one block of Board Member's houses?

Lastly, I do wish to attend this week's virtual meeting.

Thank you for your time,

Justin Bell  
1829 S. Mint St.  
Charlotte, NC 28203  
703.303.3108 (yes, it is a 703 area code, not 704)

## Information Submitted by the Public

Mike Menchaca and Sam Skains-Menchaca

417 West Kingston Av

**From:** Sam Skains <[snaskains@gmail.com](mailto:snaskains@gmail.com)>  
**Sent:** Thursday, September 7, 2023 9:02 PM  
**To:** Harpst, Kristina <[Kristina.Harpst@charlottenc.gov](mailto:Kristina.Harpst@charlottenc.gov)>; Drath, Marilyn <[Marilyn.Drath@charlottenc.gov](mailto:Marilyn.Drath@charlottenc.gov)>  
**Cc:** Mike Menchaca <[mmenchac@gmail.com](mailto:mmenchac@gmail.com)>  
**Subject:** [EXT]Updated Comments & Evidence on HDCCMA-2023-00283 - Wilmore School

Kristi and Marilyn,

Below are my updated written comments and attached is updated evidence ([a new PDF](#)) on HDCCMA-2023-00283 for the proposed development at the Wilmore School lot. For signing up to attend/speak via WebEx at the September 13th HDC meeting, my name is Samantha N. Skains-Menchaca (homeowner at 417 West Kingston Ave. adjacent to the Wilmore School), and my email address is [snaskains@gmail.com](mailto:snaskains@gmail.com).

**1.**

**WILMORE NEIGHBORHOOD**: As an initial matter, the proposed development is primarily for 270 multi-family units (current zoned for 26 townhomes), the tallest portion being visually six (6) stories from each the curb on West Kingston Ave. and the curb on South Mint St. and the width being "approximately 75' long on West Blvd, 360' long on Mint St and 300' long on Kingston Ave." The design of the proposed development is the very type of large, block-style apartment complex that significantly undermines the character of a historic district. As explicitly stated in Charlotte-Mecklenburg Planning Commission's Wilmore Small Area / Special Project Plan at <http://ww.charmeck.org/Planning/Land%20Use%20Planning/Wilmore.pdf> ("to be used as a general policy guide for land use decisions in the Wilmore neighborhood"), "the single family character of Wilmore [is] threatened by intensification and the encroachment of nonresidential uses". Additionally, with respect to the existing Wilmore School building itself, new developments must "[l]imit the size of the addition so that it does not visually overpower the existing building." (Sections 6.20 and 7.17 of the CHDDS).

- There are about 550 lots in the Historic Wilmore, the sister neighborhood to Historic Dilworth, with the vast majority of the lots being 1.5-and 2-story single-family homes: "Wilmore mirrors the single-family Bungalows and wide curvilinear streets and sidewalks of Dilworth and shared the streetcar line from the center of town with this sister neighborhood." (Section 3.7 of the CHDDS). **Historic Wilmore is not at all akin to Historic Fourth Ward, where there are several multi-story buildings. There is not a single building in Historic Wilmore that is more than three (3) stories.**

**2.**

**CONTEXT ON WEST KINGSTON AVE.**: West Kingston Ave. between South Mint St. and South Tryon St. only has single-family homes with a few duplexes and fourplexes -- no apartment buildings, churches, or commercial buildings. In fact, the Wilmore School lot on West Kingston Ave. was historically seven (7) separate parcels, as evidenced by the 1929 Sanborn Insurance Map, Volume One, Page 46. New multi-family buildings should respect historic lot lines and parcel sizes. For multi-family buildings that are more than one lot width on the primary elevation and street, the mass of the building should be modulated with a material change and/or architectural change that creates a break in the wall plane to emulate the spacing of existing historic buildings." (Section 6.6 of the CHDDS; See also Section 7.3 of the CHDDS). Additionally, "[m]ulti-family developments with more than four units will need to employ techniques for breaking down the mass and modulating the facades to appear as separate structures in

order to have the new development fit the scale of the existing historic context." (Section 6.8 of the CHDDS). Specifically on West Kingston Ave., the MASSING AND SPACING of the proposed development needs to be broken down to fit the neighborhood context of the 1.5- and 2-story single-family homes on separate parcels (seven (7) to be specific).

3.

**HEIGHT:** Absolutely no height above 49'-6" from curb is permissible anywhere for the proposed development, certainly not the proposed 65' feet from "average curb" (What exactly is "average curb"?). "The height of a proposed building should be no taller than the tallest historic building on the block within a 360-degree range of visibility of the same type. The height of the historic structure should be calculated from the original historic ridge line, not any later additions that may be taller." (Section 7.8 of the CHDDS). From curb, the Wilmore School building is 42'-6", while the Calvary United Methodist Church building is 43'-10". The accompanying building to this Church (which is not actually visible from the Wilmore School lot) is 49'-6" from curb. If this building is nevertheless accepted within the 360-degree range, this is the tallest historic building, and certainly no building proposed on the Wilmore School lot is permitted to be taller than 49'-6" from curb.

-  
**While the applicant alleges that "[t]he tallest 5 floor portion of the building (54-5' above grade, max 65' above average curb) will only be located at the center of the site and will have limited visibility from surrounding frontages", this is not accurate.** First, that tallest portion is actually 6 floors visually from the curb on each West Kingston Ave. and South Mint St. Second, the renderings provided by the applicant cherry-pick a select few angles at frontages where the proposed tallest portion may not be visible or only slightly visible. From the majority of angles (which are materially omitted by the applicant), the proposed tallest portion will be significantly visible, towering over adjacent 1.5 and 2-story single-family homes. The applicant needs to provide more renderings, at different sights/angles relative to the existing historic context (with height measurements), as well as with specific design details (window, doors, lighting, etc).

-  
Additionally, see Zoning Staff's public height comments below and at [https://aca-prod.accela.com/CHARLOTTE/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=23C\\_AP&capID2=00000&capID3=0002Y&agencyCode=CHARLOTTE&IsToShowInspection=](https://aca-prod.accela.com/CHARLOTTE/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=23C_AP&capID2=00000&capID3=0002Y&agencyCode=CHARLOTTE&IsToShowInspection=)

Type:

condition

Title:

building height

Description:

Need conditional notes and graphic illustration of height limitations and stepdowns. Staff will not support height greater than 50' within 100' of N1 zoning or place type.

Discipline:

Entitlement Services

Status:

Open

Target:

RZ-300

CreatedByName:

Joe Mangum

CreatedDate:

8/28/2023 10:15AM

LastUpdateBy:

Joe Mangum

LastUpdatedDate:

4.

**SETBACK:** For the proposed development on West Kingston Ave., no setback less than 55' from the curb is permissible, certainly not the proposed 40'-8" and even shorter proposed 31'-2.5". The setback for the proposed development on West Kingston Ave. must maintain and match the existing historic setback on the block — being relative to the homes that are oriented the same direction. "Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction." (Section 7.4 of the CHDDS). The single-family home immediately adjacent to the site at 421-423 West Kingston Ave. has a setback of 66'-0" from curb. The applicant's referenced setback of 47'-0" for 415 West Kingston Ave. is not accurate, because it is not measured from the thermal wall; rather, the measurement wrongly includes the screened-in front porch. "Setback is the distance between the front thermal wall of the building and the property line or right-of-way boundary at the front of the lot." (Section 6.5 of the CHDDS).

-  
It is pertinent to note that each of the buildings referenced by the applicant for height context have large setbacks. This is because large setbacks assist in reducing height, width, massing, spacing, etc.

-  
Likewise see Zoning Staff's public setback comments below and at [https://aca-prod.accela.com/CHARLOTTE/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=23C\\_AP&capID2=00000&capID3=0002Y&agencyCode=CHARLOTTE&IsToShowInspection=](https://aca-prod.accela.com/CHARLOTTE/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=23C_AP&capID2=00000&capID3=0002Y&agencyCode=CHARLOTTE&IsToShowInspection=)

Type:

condition

Title:

setback

Description:

Not supported by staff. Setback should be much larger to better align with the historic school building.

Discipline:

Entitlement Services

Status:

Open

Target:

RZ-200

CreatedByName:

Joe Mangum

CreatedDate:

7/14/2023 10:26AM

LastUpdateBy:

Joe Mangum

LastUpdatedDate:

7/14/2023 10:26AM

Type:

condition

Title:

setback

Description:

This is not supported by staff. Setback should match or approximate the established single family setback along Kingston.

Discipline:

Entitlement Services

Status:

Open

Target:

RZ-200

CreatedByName:

Joe Mangum  
CreatedDate:  
7/14/2023 10:25AM  
LastUpdateBy:  
Joe Mangum  
LastUpdatedDate:  
7/14/2023 10:25AM

**5.**

**ORIENTATION:** No orientation of units facing the backyards of the interior properties at 421-423 West Kingston Ave. and 420 West Blvd. is permissible. All units must either face the streets (West Blvd., South Mint St., or West Kingston Ave.) or the proposed courtyard. "With courtyard type developments, the streetfront units should be oriented to the street, like existing houses in context, along with the courtyard oriented to the street with interior/rear unit entrances facing the courtyard." (Section 6.7 of the CHDDS).

**6.**

**LANDSCAPING:** The applicant needs to provide more information on the proposed landscaping and fencing plans for the proposed development. For example, will the mature trees next to 421-423 West Kingston Ave. remain?

-  
Likewise see Zoning Staff's public landscaping comments below and at <https://aca-prod.accela.com/CHARLOTTE/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=23C&capID2=00000&capID3=0002Y&agencyCode=CHARLOTTE&IsToShowInspection=>

Type:  
condition  
Title:  
separation from N1  
Description:  
Need a minimum 10' buffer with fence along property boundary adjacent to N1. Submit proposed planting that will serve as buffer along with fence.  
Discipline:  
Entitlement Services  
Status:  
Open  
Target:  
RZ-200  
CreatedByName:  
Joe Mangum  
CreatedDate:  
8/28/2023 10:09AM  
LastUpdateBy:  
Joe Mangum  
LastUpdatedDate:  
8/28/2023 10:09AM

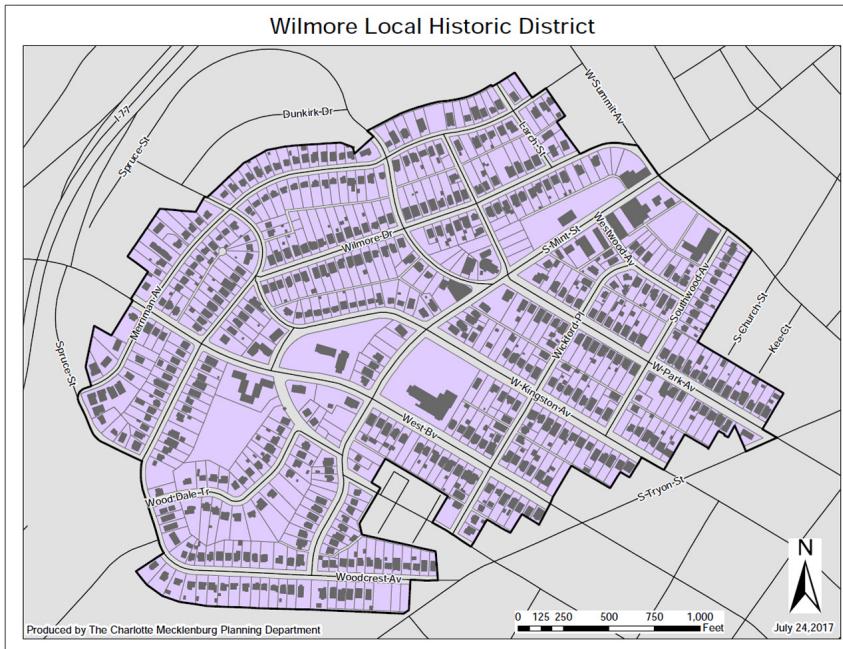
Thanks

Sam

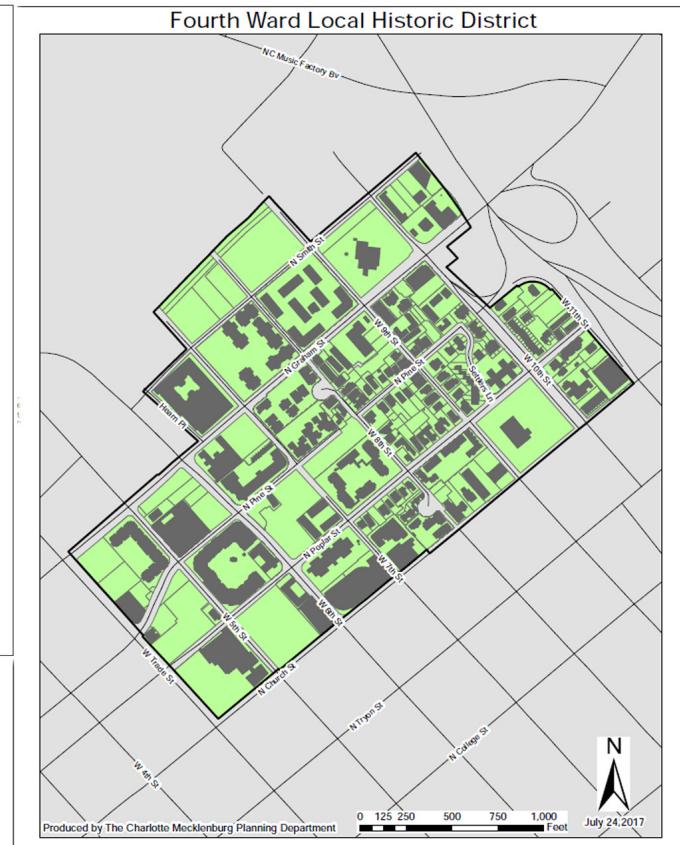
# Proposed Development



# 1 - Wilmore Neighborhood

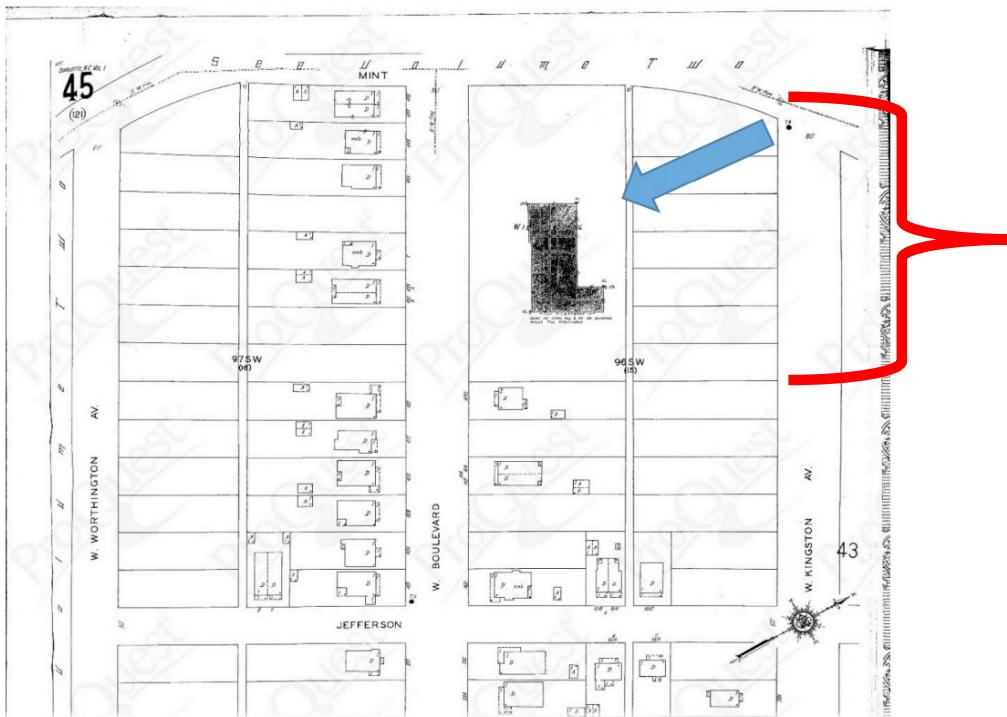


Historic Wilmore is not at all akin to Historic Fourth Ward, where there are several multi-story buildings. There is not a single building in Historic Wilmore that is more than three (3) stories.



## 2 - Context on W. Kingston Ave.

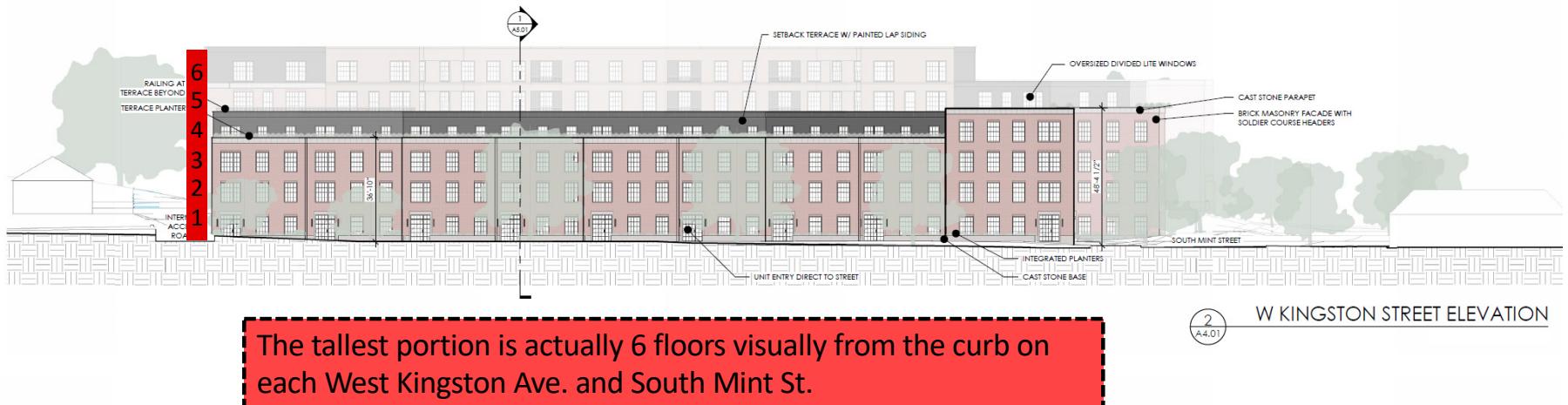
1929 Sanborn Insurance Map, Volume One, Page 46.



Before expansion into a paved parking lot, the Wilmore School lot on West Kingston Ave. was historically seven (7) separate parcels.

The massing and spacing of the proposed development needs to be broken down to fit the neighborhood context of the 1.5- and 2-story single-family homes on separate parcels (seven (7) to be specific).

## 3.1 - Height



## 3.2 - Height

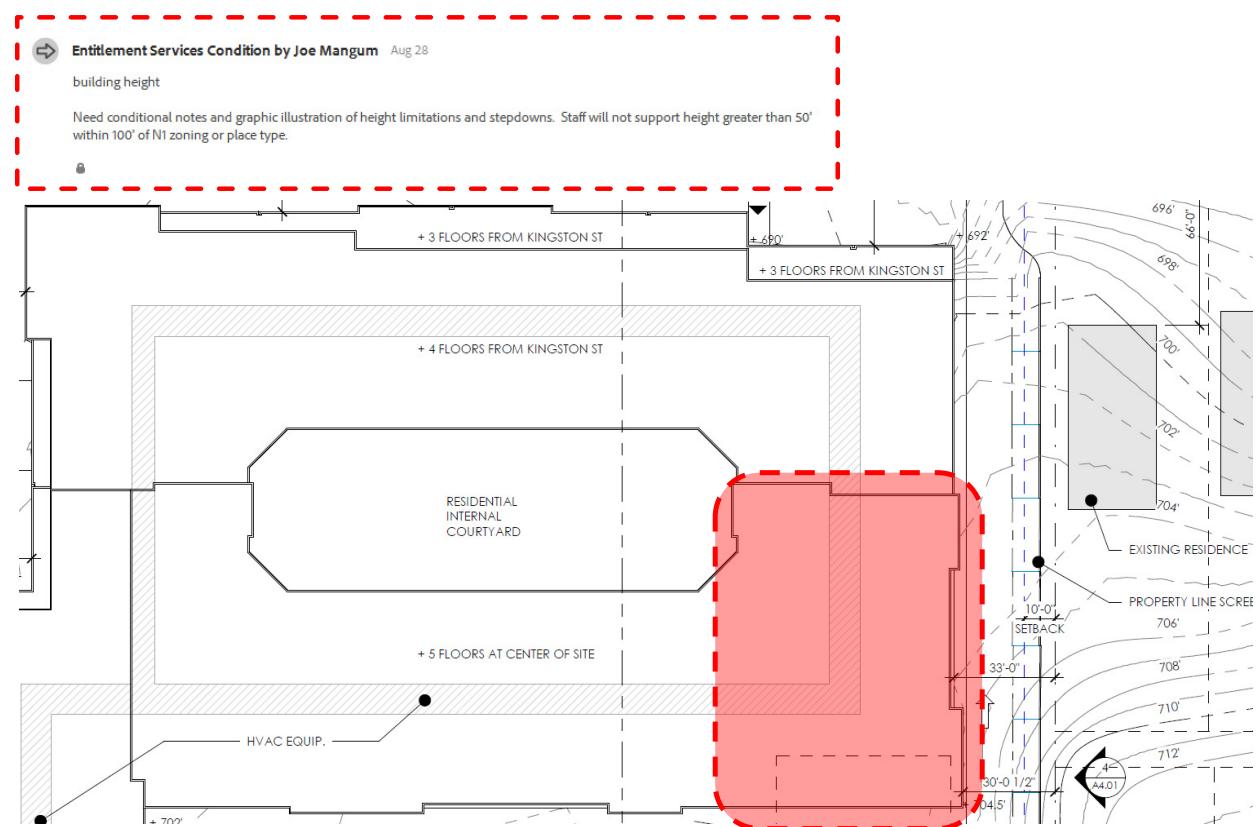
Proposed tallest tower will be significantly visible from different pedestrian viewpoints.



### 3.3 - Height - Zoning Staff Comment (RZP-2023-042)

Zoning Staff have already raised concern with proposed building height.

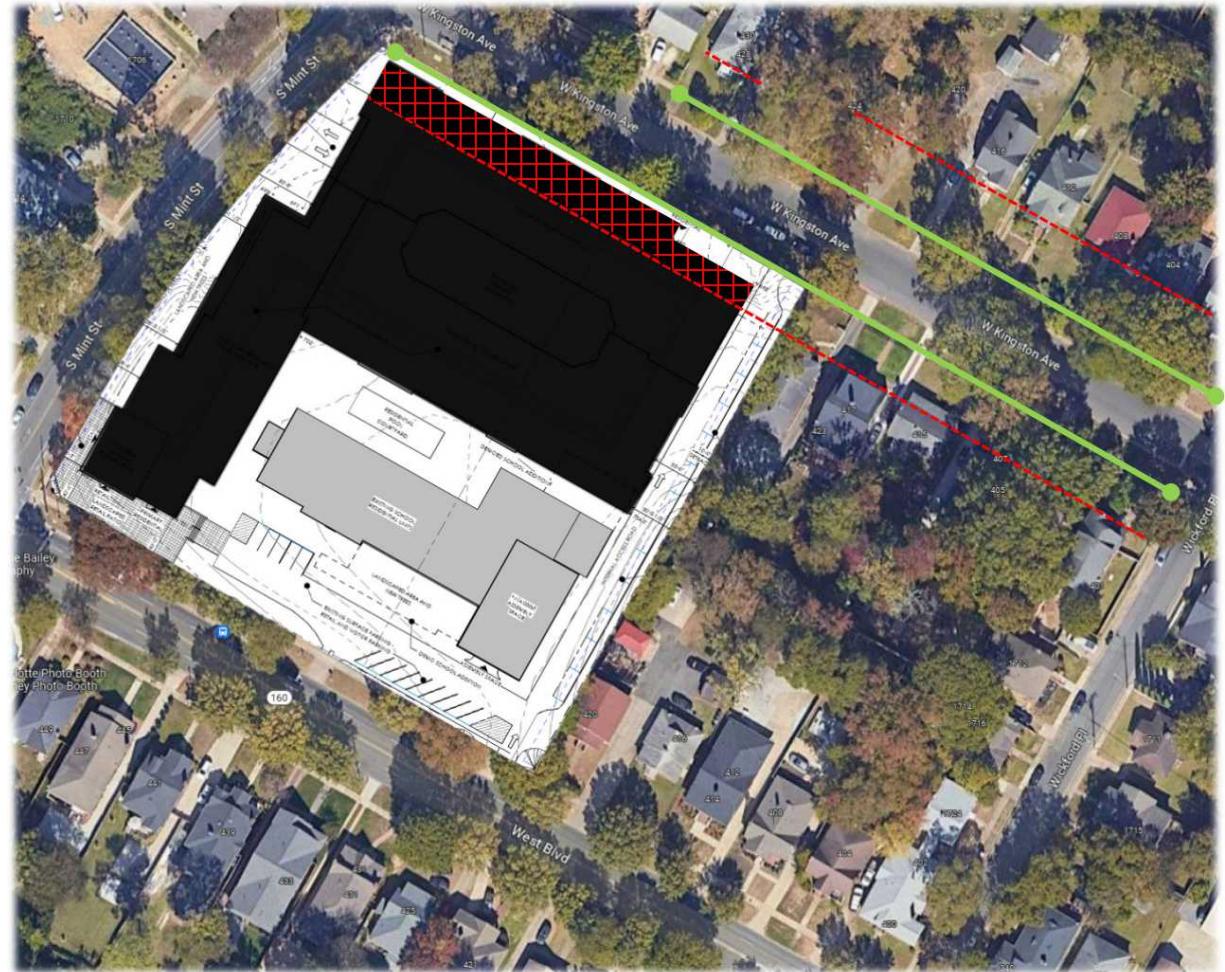
Even before considering HDC guidelines for height context, the proposed building is already violating Zoning height restrictions (highlighted in red).



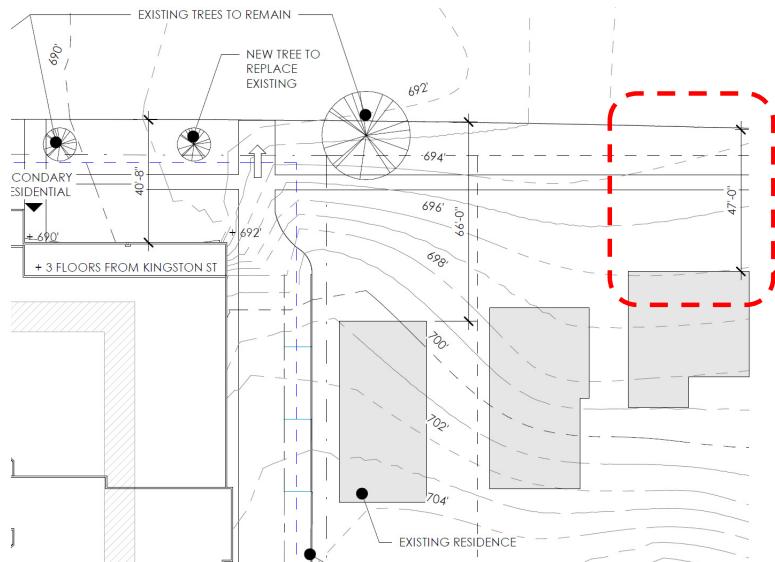
## 4.1 - Setback

The setback for the proposed development on West Kingston Ave. must maintain and match the existing historic setback on the block — being relative to the homes that are oriented the same direction.

-  Sidewalk
-  Setback of neighboring houses
-  Area of Development that encroaches setback



## 4.2 - Setback

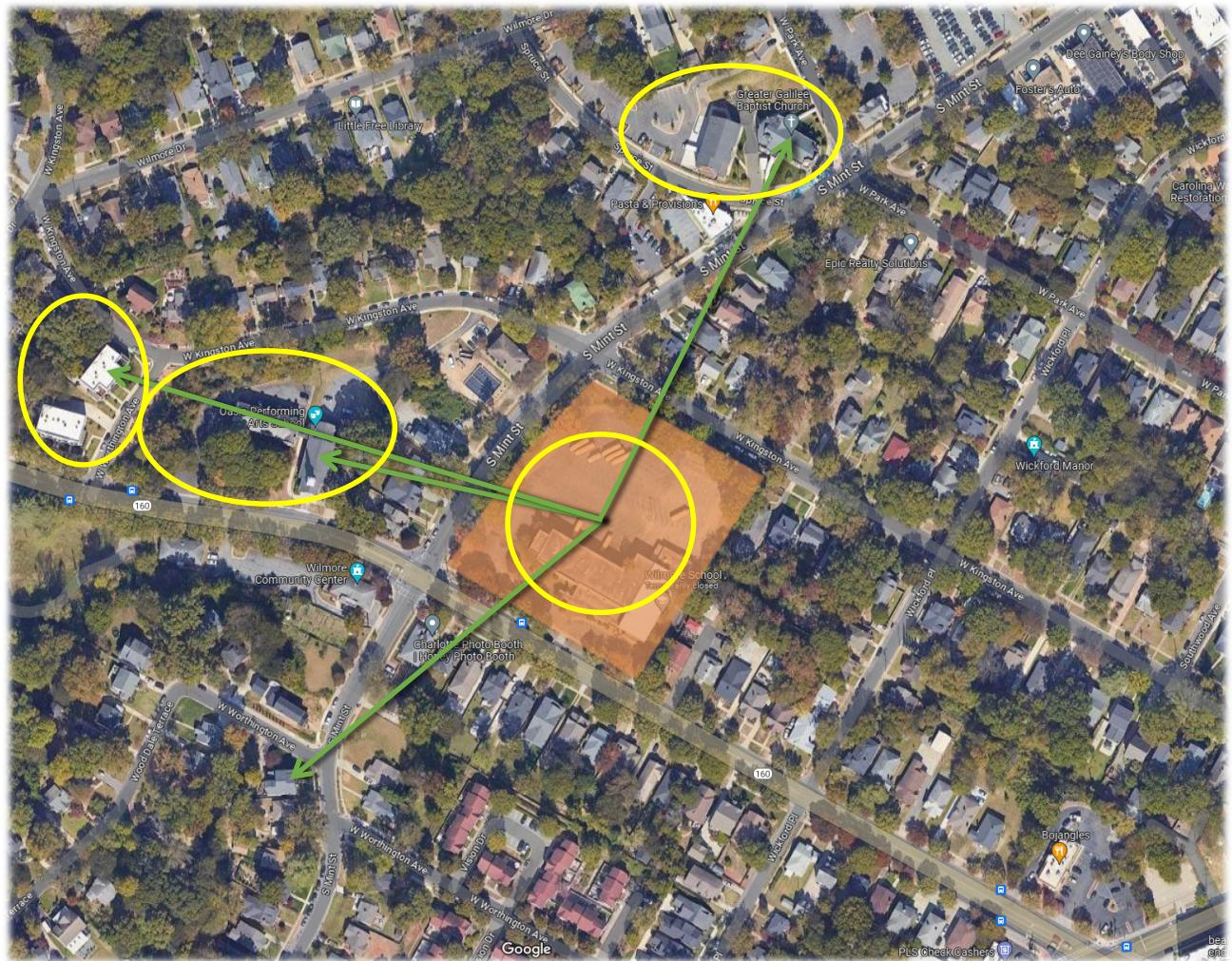


The applicant's referenced setback of 47'-0" for 415 West Kingston Ave. is not accurate, because it is not measured from the thermal wall; rather, the measurement wrongly includes the screened-in front porch. "Setback is the distance between the front thermal wall of the building and the property line or right-of-way boundary at the front of the lot." (Section 6.5 of the CHDDS).

## 4.3 - Setback

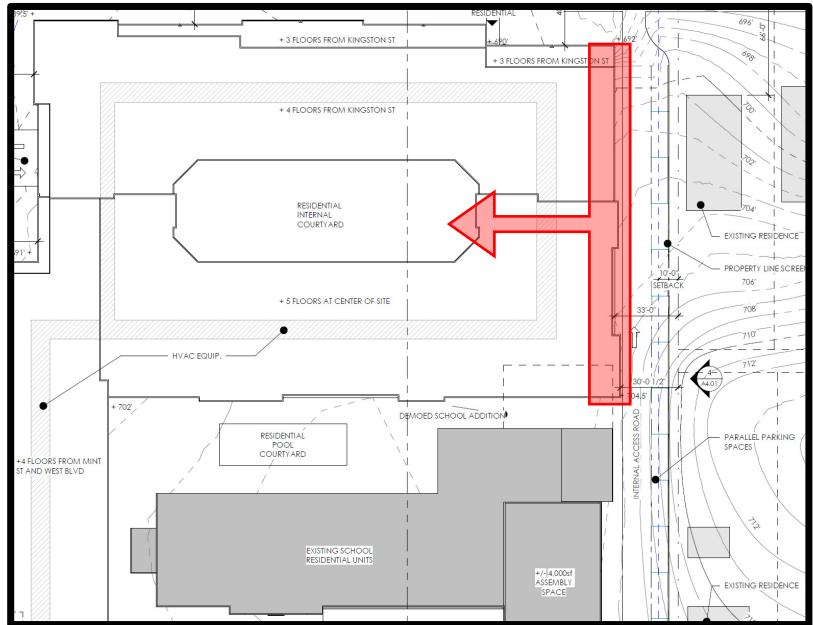
It is pertinent to note that each of the buildings referenced by the applicant for height context have large setbacks.

This is because large setbacks assist in reducing height, width, massing, spacing, etc.



## 5 - Orientation

Interior/Rear Units should face into proposed courtyard to respect orientation context along residential W Kingston. Ave.



## Information Submitted by the Public

Alex Moore

1726 S. Mint St.

**From:** Alex Moore <[alexcmoore1@gmail.com](mailto:alexcmoore1@gmail.com)>  
**Sent:** Tuesday, September 5, 2023 5:07 PM  
**To:** Drath, Marilyn <[Marilyn.Drath@charlottenc.gov](mailto:Marilyn.Drath@charlottenc.gov)>  
**Subject:** [EXT]HDCCMA-2023-00283, 424-428 West Boulevard (PID: 11907801)

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Hi - This is related to HDCCMA-2023-00283, 424-428 West Boulevard (PID: 11907801). I am unable to attend the in person meeting on September 13 at 1:00 so wanted to share my thoughts via email. This is a note I shared with the rezoning planner, Joe Mangum, after attending a meeting the law office managing the rezoning efforts held.

I'm Alex Moore and I live at 1726 S Mint St, Charlotte, NC 28203 in the Wilmore Historic District. I live here with my wife and 1 year old child. We bought our home in January 2020.

We were recently made aware of the in-progress efforts to rezone the old Wilmore School through mail we received. After attending the information session that Alexander Ricks (attorney representing the to-be developer) held on 8/7 we became concerned with the ramifications this would have on the community and our family.

The development plans call for 280 high density units and 1-2 retail spaces. The proposed retail space is about 100 feet from where our 1 year olds nursery is. The construction is planned to take 20-24 months. The construction noise, along with ongoing noise that comes along with a retail space will almost certainly impact our baby's ability to sleep. Along with this, I work permanently from home and am very concerned about how the constant construction noise for 2 years will affect my ability to do so.

The development plans call for a new entrance on S Mint st for residents. West Blvd and S Mint are already extremely busy with car traffic. Our home is located on the intersection and it's very difficult to get out of our driveway. With the addition of the 280 high density units and the cars to come along with that, it's going to greatly impact our ability to get in and out of our home.

The concerns expressed up to this point are all personal but I do want to address the impacts this can have on the community as well. Wilmore is an area of single family homes, sprinkled with a few duplexes and quads. A 280 unit apartment complex with a parking garage, pool etc is going to change the whole feel of the community, especially considering this is the historic part of Wilmore. Families move here to get away from the noise of South End. Allowing a rezoning into high-density apartments sets the stage for continued redevelopment of the area impacting all those who moved here to get away from that very thing.

Thank you,  
Alex

## Information Submitted by the Public

Denise Moseman

1533 Wilmore Drive

**From:** [Denise Moseman](#)  
**To:** [Harpst, Kristina](#)  
**Subject:** [EXT]8/9 HDC Meeting HDCCMA-2023-00283 Wilmore School  
**Date:** Tuesday, August 8, 2023 8:13:07 PM

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Hi Kristi,

I hope you are doing well and that you've had a nice summer.

I wanted to provide feedback on the Wilmore School proposed plans. Unfortunately I am not able to call in (due with baby #2 any minute!!) but wanted to at least provide some feedback to be included.

I first wanted to start with as a long time Wilmore resident, I am excited to see interest in revitalizing the Wilmore School. It has sat unoccupied for too long and is such an important piece of our neighborhood's history. That being said, I don't think that the proposed plans are the best for our community for a variety of reasons. Namely the main points below:

1. Massing: The proposed plans include 6 stories and over 250 units- this would be the largest property in the area and would not abide by the historic guidelines set forth both from an architectural standpoint and from a single family structure standpoint. There are no multi family units on the street.
2. Height: 6 stories from the Kingston street level is incredibly tall and would appear as a monstrosity in the neighborhood.

Thanks!  
Denise  
1533 wilmore drive

## Information Submitted by the Public

Sarah Sovchen

248 W. Kingston Avenue

**From:** Sarah Sovchen <[sarah.sovchen@gmail.com](mailto:sarah.sovchen@gmail.com)>  
**Sent:** Tuesday, August 8, 2023 10:54 AM  
**To:** Drath, Marilyn <[Marilyn.Drath@charlottenc.gov](mailto:Marilyn.Drath@charlottenc.gov)>  
**Subject:** [EXT]Wilmore School HDCCMA-2023-00283

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I have concerns about the number of units being added and how it will drastically change the historic feel and neighborhood of Wilmore.

I would like to join the meeting on August 9th. My name is Sarah Sovchen, [sarah.sovchen@gmail.com](mailto:sarah.sovchen@gmail.com), 954-253-6075, and I own 248 W Kingston Ave, Charlotte, NC 28203 and have comments on agenda item 16.

The scale of the apartment is increasing the entire neighborhood occupancy by nearly 50%. Wilmore is a neighborhood of mostly single-family homes, all matching the historic character and bungalow style. This complex would completely undermine this standard. On West Kingston Ave., the MASSING AND SPACING of the proposed development needs to be broken down to fit the neighborhood context of the 1.5- and 2-story single-family homes on separate parcels(seven (7) to be specific).

I also have major concerns about the number of cars routing down Kingston (a residential street) and parking on the street, especially with having a exit directly onto Kingston. How much parking will the site be providing? Will each unit have multiple parking spaces and ample visitor parking? After hearing from the developer, it sounds like the units are planned to be larger, meaning multiple cars per residence, and not enough parking to accommodate this. Multiple residents on Kingston have contacted the city to request traffic calming measures and have been denied due to recent spacing requirements. Kingston is already a street where cars speed and do not obey traffic laws, this complex will only add to that problem and accommodations need to be made if adding housing for 270+ residents. Will there be stop signs added to the exit AND to Kingston Ave? A stop sign or speedbump also needs to be added between S. Tryon and Southwood, where cars will pass when heading to S. Tryon.

In addition to the comments above, the developer's ability to convert the proposed units to office is a massive concern. As noted above, this is a residential neighborhood and the ability to turn any of these units into office will drive traffic to the neighborhood and ruin the feel of the community.

This updated proposal, including only 1 retail space, does not add to the neighborhood, rather, adding massive housing just deteriorates our neighborhood feel. This does not preserve the community area, it converts it to a profit maker by using the building for housing units.

Thank you,  
Sarah Sovchen

8. 1921 Charlotte Dr (PID: 12111901)  
HDCCMA-[2023-00115](#)  
Dilworth  
Erica Kennedy, Applicant

## Information Submitted by the Public

Matt Knox

2000 Charlotte Drive

**From:** Matt Knox <[knoxmatt57@gmail.com](mailto:knoxmatt57@gmail.com)>  
**Sent:** Tuesday, September 5, 2023 2:47 PM  
**To:** Drath, Marilyn <[Marilyn.Drath@charlottenc.gov](mailto:Marilyn.Drath@charlottenc.gov)>  
**Subject:** [EXT]1921 Charlotte Drive Construction Project

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Good afternoon and I hope you are doing well. I am writing to you once again on my opposition to the new construction project requested at 1921 Charlotte Drive.

I have lived across the street from this property since 1988 and have enjoyed looking at the beautiful oak trees on their property. These stately trees also shield the traffic on Kenilworth as well as hide my view of the condos. The proposed project would cut down three large oak trees with the largest being 51 inches in circumference. It would take many decades to replace these trees that make our historic neighborhood outstanding. I highly encourage you to save these healthy beautiful trees.

My other concern for this project is the size/mass of the project as it is out of character with our neighborhood.

Unfortunately I am out of town for this meeting and do not have access to a phone/laptop.

Thank you  
Matt Knox  
2000 Charlotte Dr, Charlotte, NC 28203

[knoxmatt57@gmail.com](mailto:knoxmatt57@gmail.com)  
704-650-2546

## Information Submitted by the Public

Shannon and Brad Brown

1223 Ideal Way

**From:** Shannon Brown <[shannonbrown17nc@gmail.com](mailto:shannonbrown17nc@gmail.com)>  
**Sent:** Tuesday, September 12, 2023 8:21 AM  
**To:** Harpst, Kristina <[Kristina.Harpst@charlottenc.gov](mailto:Kristina.Harpst@charlottenc.gov)>; Drath, Marilyn <[Marilyn.Drath@charlottenc.gov](mailto:Marilyn.Drath@charlottenc.gov)>  
**Subject:** [EXT]opposition to 1921 charlotte drive

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Kristi and Marilyn,

Our comments regarding Case # HDCCMA-2023-00115 are as follows:

For nearly twenty years we have lived and owned a house on Ideal Way that is two lots away from 1921 Charlotte Drive and are writing to express our strong opposition to the proposed expansion/project at this address. There are a number of concerns we have with the project:

- This property in its current state (with architectural features very inconsistent with Historical Dilworth) is already a negative factor on the historical charm of our neighborhood and adding to/expanding it will only increase this issue.
- The current use of the property as a hotel has already caused a significant increase in car traffic and litter/trash in the neighborhood, increasing the structure for greater occupancy will only exacerbate these problems.
- A small hotel in a non-historical building is already inconsistent with Historical Dilworth and the envisioned larger one would be even more inconsistent.
- The current treescape at 1921 Charlotte Drive partially masks some of the issues with the current structure and the planned removal of some or all of these trees would further highlight this non-historical property.
- In the twenty years we have been in Dilworth the runoff from rain has become a significant issue that at times overwhelms the drainage (with one of the frequent problem areas being at the intersection of Ideal Way and Charlotte Drive); further development on this property will increase this already thorny problem.

Regards,

Shannon and Brad Brown  
1223 Ideal Way

13. 1615 The Plaza (PID: 08118709)  
[HDCRMI-2022-00590](#)  
Plaza Midwood  
Karen & Donald Cates, Applicants

Control 31831

Order No 872928

Job Name CATES 3183

CHAMPION OF CHARLOTTE  
9100 PERIMETER WOODS DRIVE

CHARLOTTE NC 28216

Line	Qty	Product
01	1	Color: WHITE 8200 DOUBLE HUNG 33 3/4 X 41 1/2 [TOP]Glass: LE ARGON [TOP]Grids: COL 1H2V [BOTTOM]Glass: LE ARGON [BOTTOM]Grids: NOGRIDS Screens: HALF SCR
02	2	Color: WHITE 8200 DOUBLE HUNG 27 3/4 X 69 1/2 [TOP]Glass: LE ARGON [TOP]Grids: COL 1H2V [BOTTOM]Glass: LE ARGON [BOTTOM]Grids: NOGRIDS Screens: HALF SCR
03	1	Color: WHITE 8200 DOUBLE HUNG 33 3/4 X 69 1/2 [TOP]Glass: LE ARGON [TOP]Grids: COL 1H2V [BOTTOM]Glass: LE ARGON [BOTTOM]Grids: NOGRIDS Screens: HALF SCR
04	2	Color: WHITE 8200 DOUBLE HUNG 33 1/4 X 69 1/2 [TOP]Glass: LE ARGON [TOP]Grids: COL 1H2V [BOTTOM]Glass: LE ARGON [BOTTOM]Grids: NOGRIDS Screens: HALF SCR

# 1615 The Plaza



Rear of House Replacement Windows

The pictures of the 1 window in the back and the 6 windows on the right side, none of which are visible from the street. The door in the middle of the right side with the steps going down was not replaced.

To sum it up:

Downstairs:

- 2 windows replaced on L side
- 4 windows replaced on R side
- 1 window replaced in the back

Upstairs:

- 3 windows replaced on L side
- 2 windows replaced on R side

Total per contract and addendum from Champion Windows = 12.



14. 1509 Belvedere Av (PID 08119103)  
HDCRMAA-2023-00446  
Plaza Midwood  
Iuri Kazaryan, Applicant

To Charlotte Historic District Commission  
From: APPLICANT/OWNER: Moberly LLC

Application for a Certificate of Appropriateness

Initial Hearing Date: September 13, 2023

PID# 08119103

LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1509 Belvedere Avenue

SUMMARY OF REQUEST: Changes to Original House

Corrections to the Details of Proposed Request

I would like to point out and correct the information on the *Proposal* and in the *Existing Conditions* description as well.

- Existing Conditions describe the house with two additions. Which is Not the case at all. The house has two gable roofs interlinked (the main-would be the living room and bedrooms and smaller one would be the kitchen) House has only One addition (to the master bedroom facing the backyard)

Moving to the proposal:

- Section 5 reads: "Replace all non-original, 1/1 vinyl double-hung windows with new 1/1 vinyl double-hung windows."

That is Not the case and we do Not propose replacement of all windows. Only two windows are proposed for replacement (one of which had a broken glass and the second one was inoperable and could not be fixed) see pictures in my presentation.

## Right Elevation



Original Right Elevation - Corrected



Proposed Right Elevation

## 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

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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