



Design Review

Guise Residence 105 College Drive

(Name of Project)

Contact Information

Applicant's Information

Name:

Lloyd Hartzell Custom Homes, Inc.

E-Mail:

lhartzell4@outlook.com

Mailing Address:

2332 Vernon Drive

Charlotte, NC 28211

Business Phone:

704-363-5727

Mobile Phone:

Same

Property Owner's Information

(If Different from Applicant)

Name:

George & Barbara Guise

E-Mail:

geoguise@gmail.com

Mailing Address:

105 College Drive

Davidson NC 28036

Business Phone:

704-999-6868

Mobile Phone:

Same

Architect's Information

Name of Firm:

N/A

Architect's Name:

E-Mail:

Mailing Address:

Business Phone:

Mobile Phone:



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Statement of Compliance

For each category below that is applicable to the project submit a detailed analysis describing how the project does or does not comply with the Davidson Planning Ordinance and the specific regulations of each applicable section.



Planning Ordinance

<http://www.townofdavidson.org/1006/Planning-Ordinance>

(Includes all relevant criteria such as Planning Area, Permitted Uses & Building Types)



Section 2 Planning Areas



Permitted Use/Add'l Req.



Not Permitted



Permitted Building Type



Not Permitted



Meets Setback Criteria



Does Not Meet



Meets Open Space Criteria



Does Not Meet



Meets Density Criteria



Does Not Meet



Section 4 Design Standards



General Site Design Criteria (4.3)



General Building Design Criteria (4.4)



Specific Building Type Criteria (4.5)



Existing Industrial Campuses Criteria (4.6)



Renovation of Existing Structures Criteria (4.7)



Section 8 Parking & Driveways



Section 9 Tree Preservation, Landscaping & Screening



Section 10 Lighting



Section 22 Local Historic District Guidelines

105 College Drive Statement of Compliance

Planning ordinance- garage at entry level/ one bedroom suite above.

Planning Areas

- Using the garage for a garage and the suite as a living area for family member.
- Upstairs suite
- The only portion of added footprint is the stairwell which measure 7' x 16'4".
The current home and garage structures are beyond the proposed stairwell location.

Design Standards

- There is currently a garage at 105 College Drive. The suite we propose to add above the garage only slightly alters the look of the current garage. The building materials and architectural features will be the same as the current garage, which is the same as the home on the property. The only noticeable changes will be the addition of the dormer, the addition of the stairway entry, and the roof pitch will change from a 10:12 to a 12:12 pitch. Actually not sure the roof pitch will be noticeable, as the roof on the home is substantially higher.



Design Review

Grove Residence 105 College Drive
(Name of Project)

Project Description

Application Date: 9/28/2017

Project Location: 105 College Drive, Davidson NC 28036

Tax Parcel(s): 00702103

Planning Area: Davidson

Overlay District: ? Mecklenburg

Master or Cond. Plan
(Attach Conditions of Approval)

Gen. Statement of Intent: The addition of an apartment above the current garage.

Project Details:

• Project Type:

☐ Individual Bldg. ☐ Master Plan ☐ Conditional Planning Area

☐ Sign

• Building Type:

☐ Detached House ☐ Townhouse ☐ Attached House (Tri- or Quadplex)
☐ Institutional ☐ Live/Work ☐ Multi-family (Apts., Condos, Flats)
☐ Workplace ☐ Storefront ☐ Accessory Structure

• Use(s):

garage / apartment

• Height & Stories:

2

• Square Footage:

garage level = 898 Apartment = 619

• Building Materials:

Hard Siding, natural stone. Same as home.

Architectural Features:

shutters & roof, paint, stone, siding to match existing home.

Existing Site

Conditions:

See 14.12.2.D

Residential single family home.