



AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE AGENDA UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/OR ITEMS LISTED ON PAGE 2 ARE SUBMITTED.

APPLICANT INFORMATION

Name: BRIAN BUMANN - LABELLA ASSOCIATES
Address: 400 S. TRYON ST. SUITE 1300
City: CHARLOTTE State: NC Zip Code: 28285 Telephone: 704-941-2143

OWNER INFORMATION

Name: KIMBERLY OLSINSKI - OLSINSKI LAW FIRM, PLLC (PROPOSED)
Address: 101 CABARRUS AVE. EAST SUITE 100
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-918-4747

SUBJECT PROPERTY

Street Address: 67 CABARRUS AVE WEST P.I.N.# 5620-87-2368
Area (acres or square feet): 20,151 Current Zoning: CITY CENTER Land Use: RESIDENTIAL
CHANGE OF USE TO COMMERCIAL

**Staff Use
Only:**

Application Received by: _____ Date: _____, 20 _____
Fee: \$20.00 Received by: _____ Date: _____, 20 _____

The application fee is nonrefundable.

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: ADDING HC RAMP AND HC PARKING SPACE, REMOVING ADDITIONS @ REAR
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
TREATED W.D. HC RAMP

Required Attachments/Submittals

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if **16 folded copies** are submitted for distribution.
2. A photograph of the front of the house.
3. Photographs of site, project, or existing structures from a "before" perspective
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
6. Detailed list of materials that will be used to complete the project.

Applications may be submitted electronically.

Certification

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

4-10-19

Date



Signature of Owner/Agent

**CABARRUS AVENUE WEST
VARIABLE WIDTH R/W**

NC GRID
NAD 83(2011)
N 607456.185
E 1528158.616
1"=100'

N/F
**ANDREW OOSTENDORP
& PEGGY SHIREK**
PIN 56208723410000
DB 12801 PG 0025

SHARED
DRIVEWAY
EASEMENT
DB 12801 PG 28

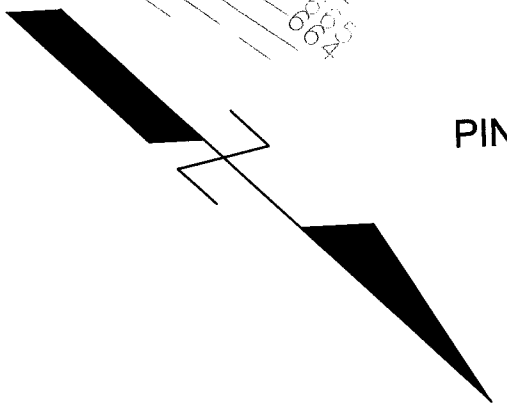
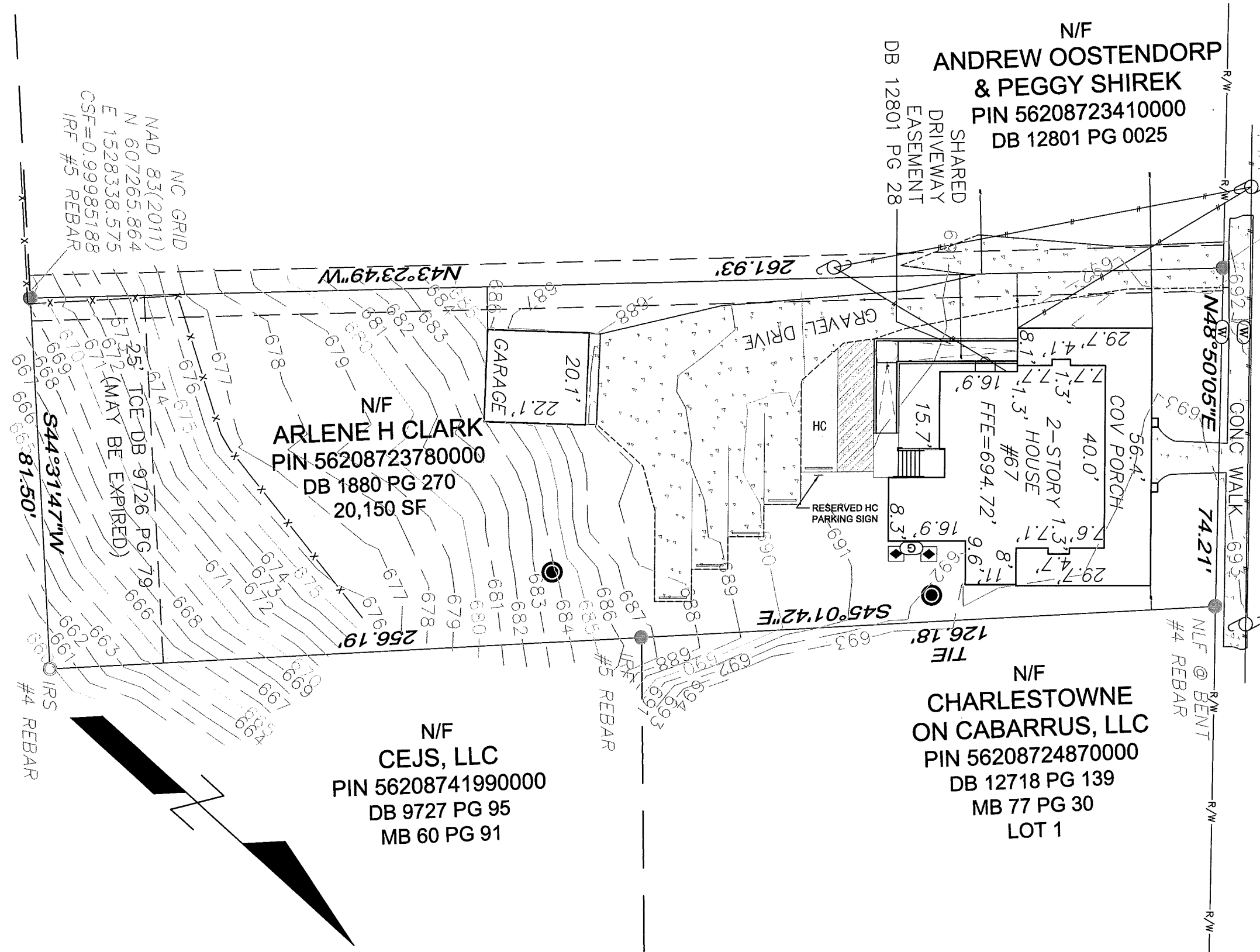
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NAD 83(2011)
N 607265.864
E 1528338.575
CSF=0.99985188
IRF #5 REBAR

N/F
CEJS, LLC
PIN 56208741990000
DB 9727 PG 95
MB 60 PG 91

N/F
ARLENE H CLARK
PIN 56208723780000
DB 1880 PG 270
20,150 SF

N/F
**CHARLESTOWNE
ON CABARRUS, LLC**
PIN 56208724870000
DB 12718 PG 139
MB 77 PG 30
LOT 1

N/F
CEJS, LLC
PIN 56208741990000
DB 9727 PG 95
MB 60 PG 91



1 SITE PLAN
A001 NOT TO SCALE

 <p>LaBella Powered by partnership.</p> <p>400 S Tryon St, Suite 1300 Charlotte, NC 28285 704-376-6423 labellapc.com</p>	DRAWING TITLE: SITE PLAN		REVISION: ISSUED FOR	
	PROJECT NAME: OLSINSKI LAW FIRM 67 Cabarrus Ave Concord, NC		DRAWN BY: ---	DATE: 4/1/2019
			REVISED SHEET/DETAIL NO.:	SHEET NUMBER: A001



2 FRONT AND SIDE FROM CABARRUS AVE W.
A002 NO SCALE




1 VIEW FROM CABARRUS AVE W.
A002 NO SCALE

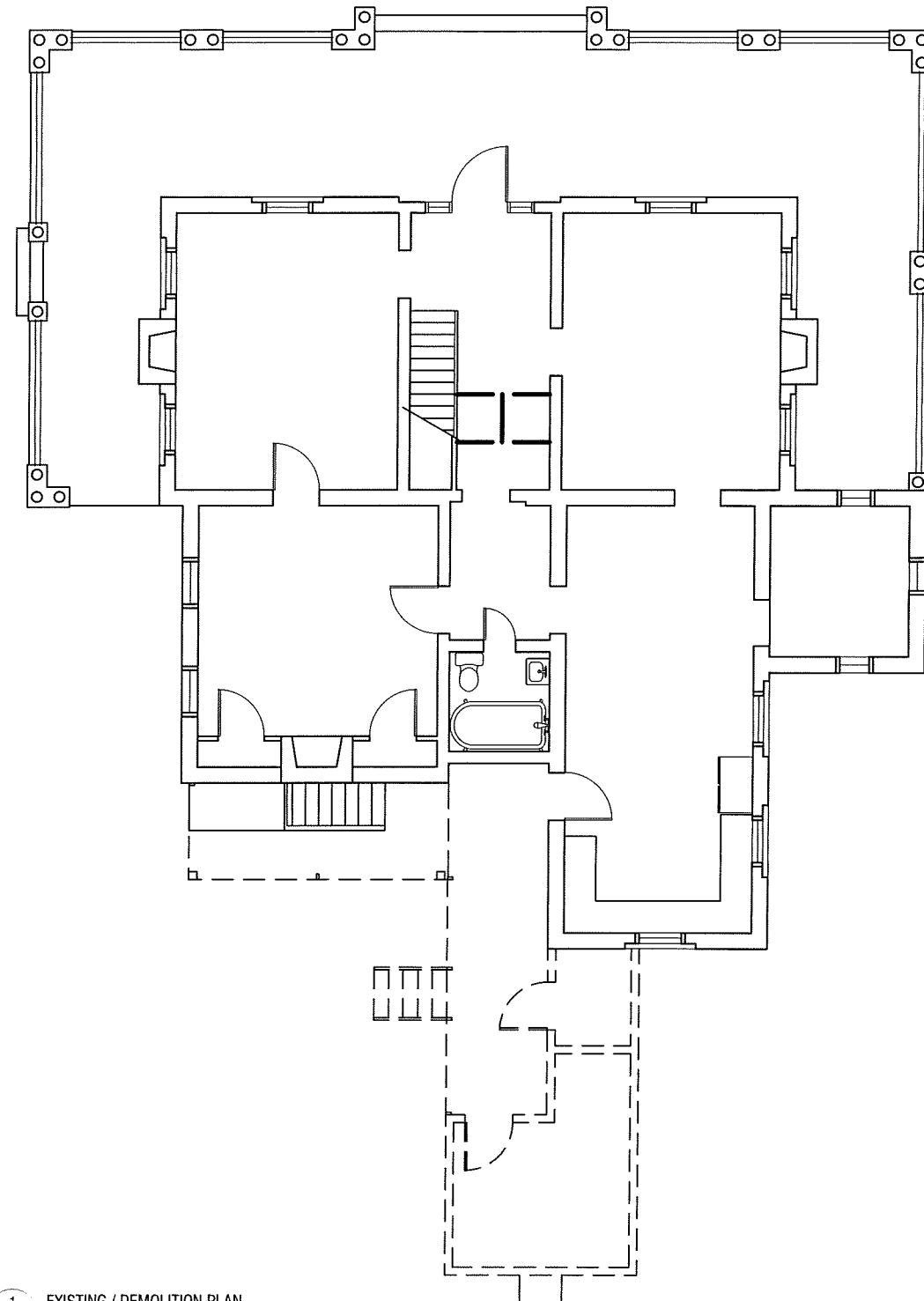


3 REAR VIEW
A002 NO SCALE

1. VIEW OF FRONT FROM CABARRUS AVE. FRONT ELEVATION NOT SIGNIFICANTLY CHANGED. REPAIR OF PORCH FLOORING WHERE DETERIORATED. ADDITION OF NEW LIGHTS AT DOOR FOR EMERGENCY EGRESS. NEW CODE REQUIRED ADA RAMP NOT VISIBLE FROM FRONT.
2. VIEW OF FRONT AND SIDE AS SEEN TRAVELING EAST ON CABARRUS AVE WEST. VISIBILITY OF NEW ADA RAMP MINIMIZED BY EXISTING PORCH.
3. EXISTING VIEW OF REAR OF BUILDING FROM PARKING AREA. SCREENED PORCH AND CLAPBOARD SIDED STRUCTURE APPEAR TO BE BUILT/ ENCLOSED LATER THAN MAIN STRUCTURE AND ARE STRUCTURALLY COMPROMISED. PROPOSE REMOVING THESE AS THEY ARE NOT VISIBLE AND DO NOT CONTRIBUTE TO THE FABRIC OF THE HISTORIC DISTRICT.

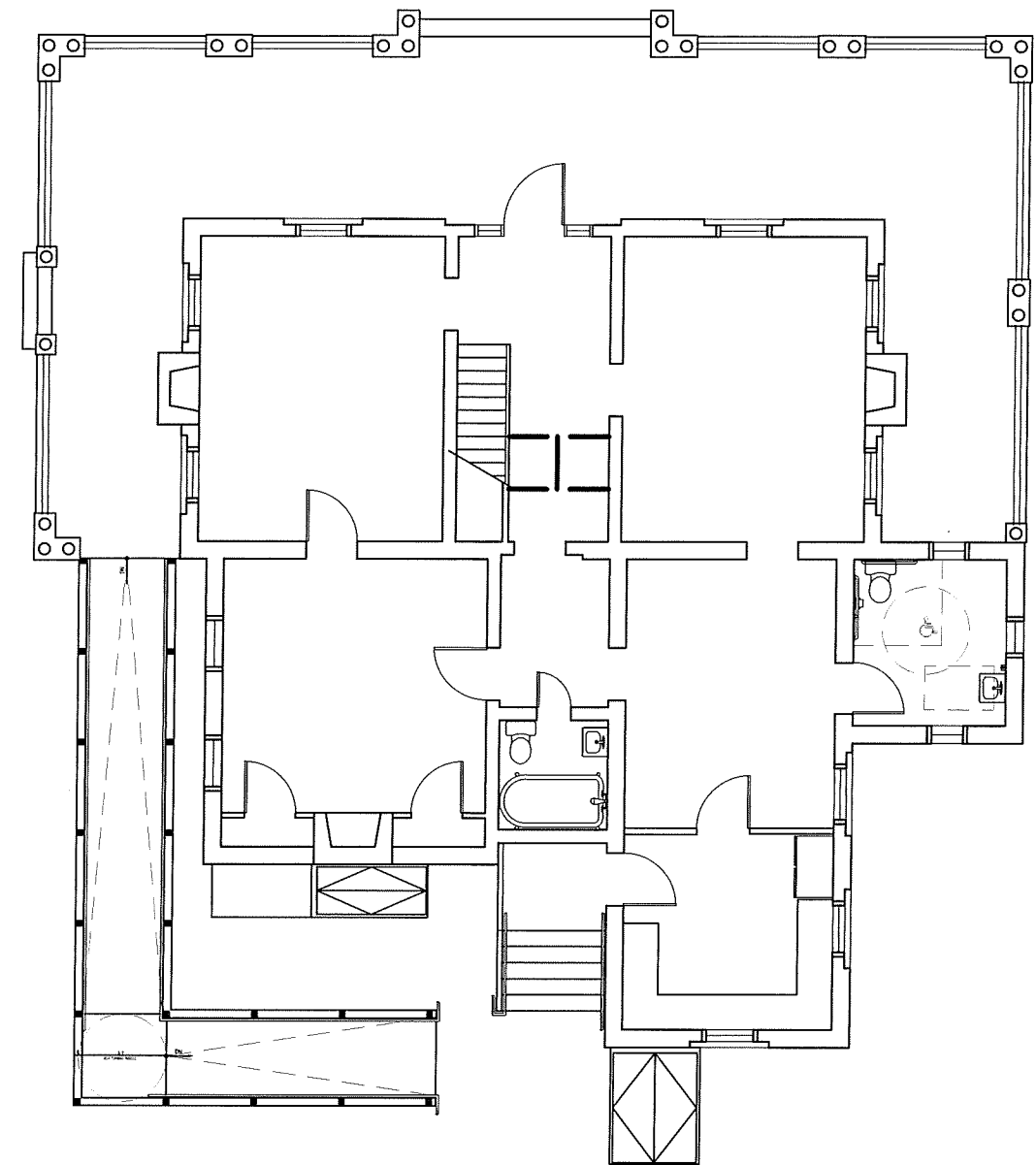
 <p>LaBella Powered by partnership.</p> <p>400 S Tryon St, Suite 1300 Charlotte, NC 28285 704-376-6423 labellapc.com</p>	DRAWING TITLE:		REVISION:	
	<p>PHOTOS OF EXISTING</p>		<p>ISSUED FOR</p>	
<p>PROJECT NAME:</p> <p>OLSINSKI LAW FIRM</p> <p>67 Cabarrus Ave Concord, NC</p>	DRAWN BY:	DATE:	PROJECT NUMBER:	
	---	4/1/2019	2190898	
	REVISED SHEET/DETAIL NO.:		SHEET NUMBER:	
			A002	

CABARRUS AVE




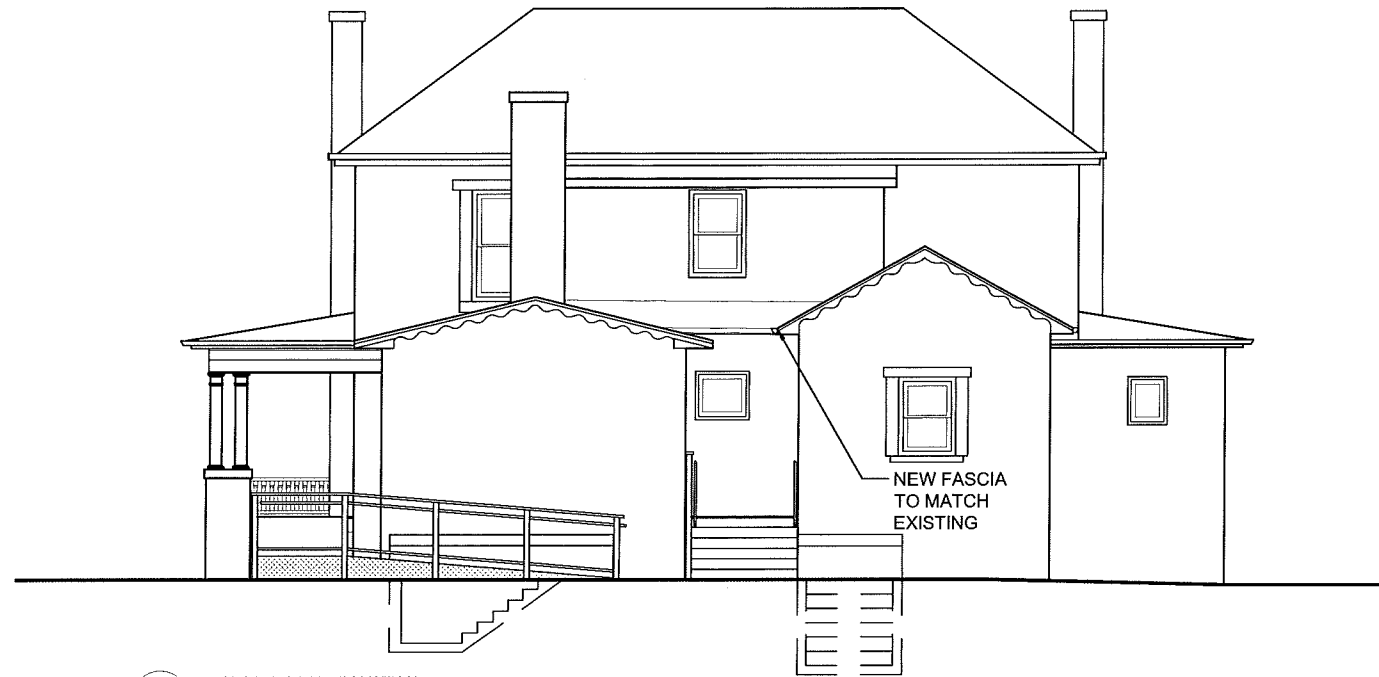
1 EXISTING / DEMOLITION PLAN
A-101 3/32"=1'-0"

CABARRUS AVE



2 NEW WORK / RENOVATION PLAN
A-101 3/32"=1'-0"

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	PROJECT NAME: OLSINSKI LAW FIRM 67 Cabarrus Ave Concord, NC		DRAWN BY: ---	DATE: 4/1/2019
			REVISED SHEET/DETAIL NO.:	SHEET NUMBER: A101




2 PROPOSED REAR ELEVATION
A201 3/32"=1'-0"

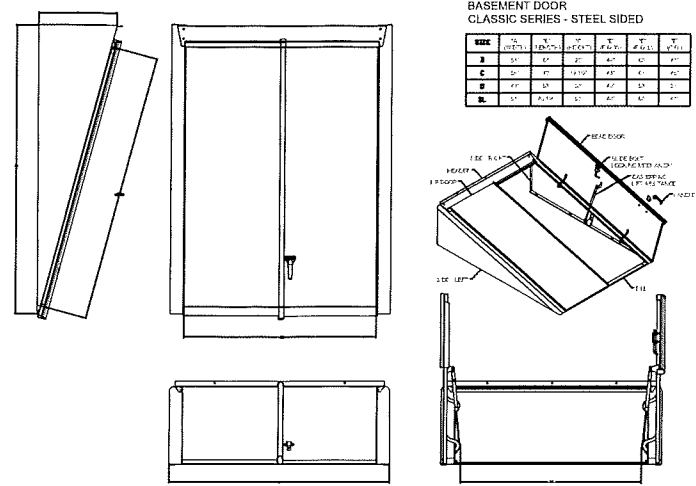


1 PROPOSED FRONT ELEVATION
A201 3/32"=1'-0"



1 PROPOSED SIDE ELEVATION
A201 3/32"=1'-0"

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	PROJECT NAME: OLSINSKI LAW FIRM 67 Cabarrus Ave Concord, NC		DRAWN BY: ---	DATE: 4/1/2019
			REVISED SHEET/DETAIL NO.:	SHEET NUMBER: A201



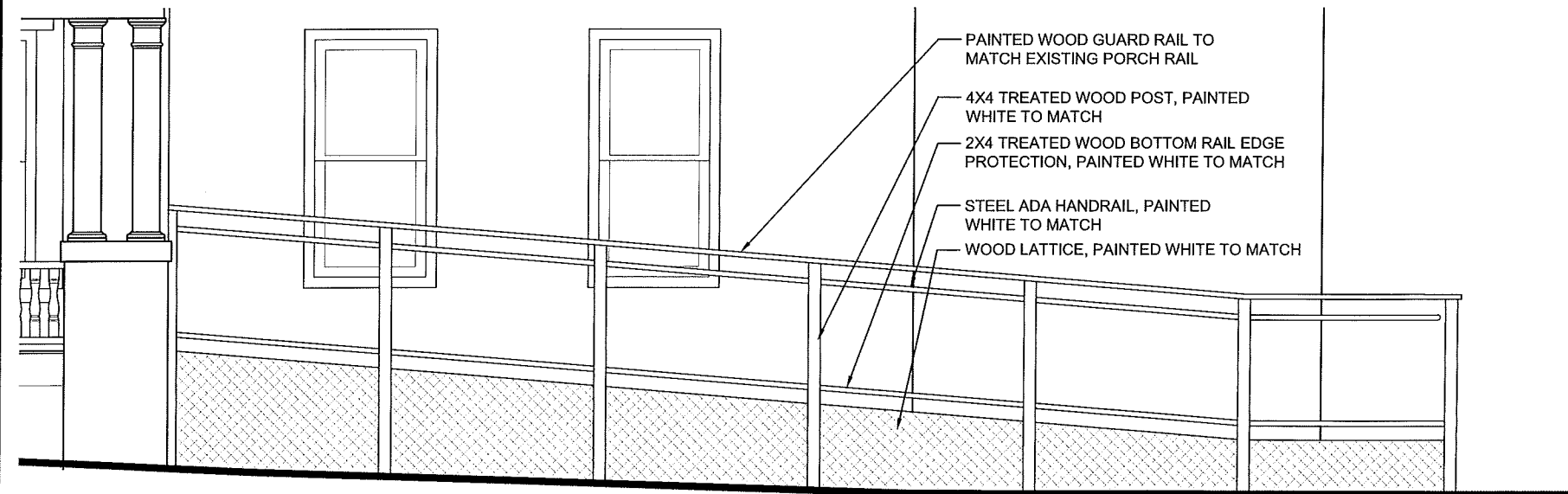
BASEMENT DOOR
CLASSIC SERIES - STEEL SIDED

SIZE	W	H	W	H	W	H
1	36"	80"	36"	80"	36"	80"
2	48"	80"	48"	80"	48"	80"
3	60"	80"	60"	80"	60"	80"
4	72"	80"	72"	80"	72"	80"

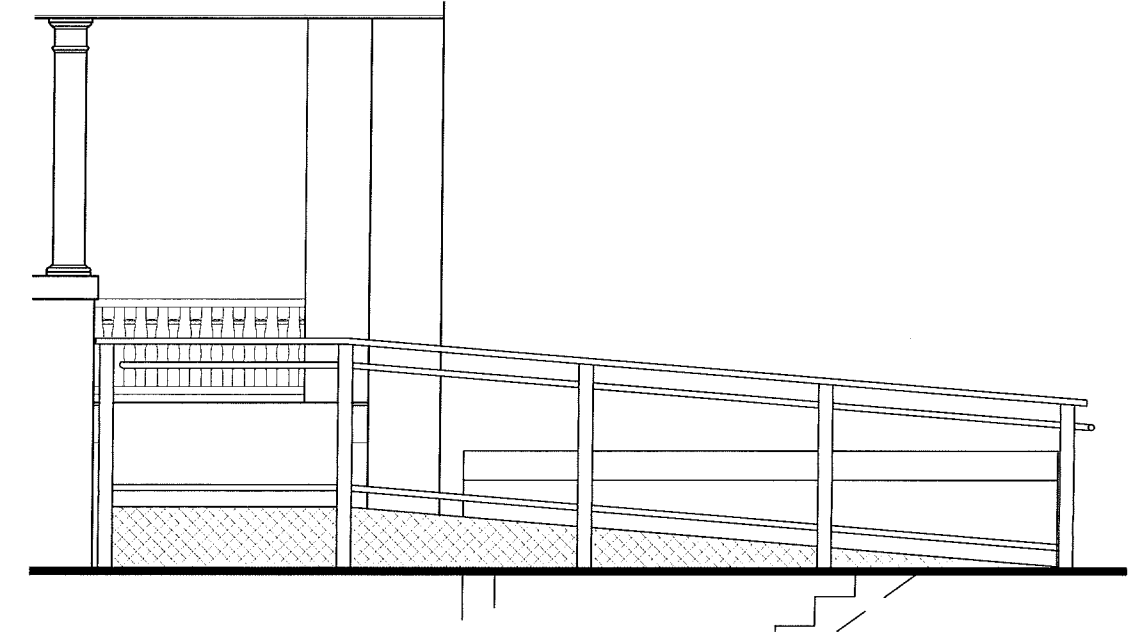


2 CELLAR DOOR AT BASEMENT ACCESS STAIRS
A401 1/4" = 1'-0"

1 PROPOSED NEW SCONCES FOR EGRESS LIGHTING AT PORCH
A401 NO SCALE



- PAINTED WOOD GUARD RAIL TO MATCH EXISTING PORCH RAIL
- 4X4 TREATED WOOD POST, PAINTED WHITE TO MATCH
- 2X4 TREATED WOOD BOTTOM RAIL EDGE PROTECTION, PAINTED WHITE TO MATCH
- STEEL ADA HANDRAIL, PAINTED WHITE TO MATCH
- WOOD LATTICE, PAINTED WHITE TO MATCH



4 RAMP ELEVATIONS
A401 1/4" = 1'-0"

3 RAMP ELEVATIONS
A401 1/4" = 1'-0"

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DRAWING TITLE: DETAILS		REVISION: ISSUED FOR	
PROJECT NAME: OLSINSKI LAW FIRM 67 Cabarrus Ave Concord, NC		DRAWN BY: ---	DATE: 4/1/2019
		PROJECT NUMBER: 2190898	SHEET NUMBER: A401