



RESIDENTIAL ACCESSORY STRUCTURE OR ACCESSORY DWELLING UNIT (ADU) DECLARATION

(Only required if proposed project is an accessory structure or an ADU – Please Print)

DEFINITIONS

1. Accessory structure – A structure that is customarily or typically subordinate to and serves a principal structure; is clearly subordinate in area, extent, or purpose to the principal structure served; and is located on the same lot as the principal structure. In no event shall “accessory structure” be construed to authorize a principal structure not otherwise permitted in the district in which the use is located. Examples may include, but are not limited to, detached garages, sheds, swimming pools, tennis courts, docks, and other accessory construction.
2. Dwelling, Accessory Unit (ADU) – A second dwelling unit created on a lot with a single family detached dwelling unit and may either be located within the principal detached dwelling or within a separate accessory structure.
3. Dwelling unit – A room or combination of rooms designed for year-round habitation, containing a bathroom and kitchen facilities, and designed for or used as a permanent residence by at least one family.

STANDARDS

Accessory structures that ARE NOT accessory dwelling units (ADU) must comply with the requirements of **Section 12.106** of the City of Charlotte Zoning Ordinance.

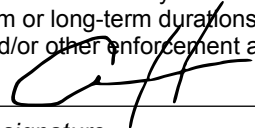
Accessory structures that ARE accessory dwelling units (ADU) must also comply with the requirements of **Section 12.407** of the Zoning Ordinance – Please see below.

Accessory dwelling, units (ADU) shall be permitted as an accessory to any single family detached dwelling unit in accordance with the following requirements:

1. The ADU shall be clearly subordinate to the principal single family detached structure.
2. No more than one ADU shall be located on a lot.
3. The ADU and the principal dwelling unit shall be owned by the same person.
4. The ADU shall not be served by a driveway separate from that serving the principal dwelling. However, if the ADU is within an accessory structure and located on a corner lot or a lot that abuts an alley, a separate driveway may be provided from the side street or the alley, whichever applies.
5. An ADU located within the principal single family detached structure shall comply with the following additional requirements:
 - a. The ADU shall be limited to 35% of the total floor area of the principal structure. However, in no case shall the ADU exceed 800 heated square feet.
 - b. The ADU shall not be internally accessible from the principal dwelling. **** This condition creates a two-family dwelling that must also comply with the NC Residential Code, including fire separation and fire-rated construction. ****
 - c. The pedestrian entrance to the ADU shall be located to the side or rear of the structure.
6. An ADU located within an accessory structure shall comply with the following additional requirements:
 - a. The ADU shall have a floor area no greater than 50% of the principal structure and under no circumstances cover more than 30% of the established rear yard. However, in no case shall the ADU exceed 800 heated square feet.
 - b. The structure shall be no taller than the principal dwelling.
 - c. The ADU shall be located in the rear yard and not be any closer than 15 feet to a rear property line or along any side property line within the required side yard dimension. If the ADU is located within a garage structure and the parcel abuts an alley, the structure may be located up to 5 feet from the rear property line if the garage is accessed from the alley.
 - d. Roof and exterior wall materials and finishes of the ADU shall be similar in composition and appearance to that of the principal dwelling on the lot. However, this requirement does not apply to additions or exterior modifications to an existing accessory structure for the purposes of creating an ADU.

DECLARATION – PLEASE CHECK A BOX

The proposed project is an accessory structure, which is / is not an accessory dwelling unit (ADU), as defined above. By declaring that the accessory structure “is not” an ADU, you are confirming that the structure will not be used as a dwelling/residence whether for short-term or long-term durations throughout the year. I understand that failure to properly permit this project may result in a Notice of Violation and/or other enforcement actions as necessary to achieve compliance with all applicable codes and ordinances.


Applicant's signature

12/19/22

Date

Adam Holleman

Print Applicant's Name



CITY OF CHARLOTTE

ZONING SUPPLEMENT FOR RESIDENTIAL PERMIT APPLICATION

(Please Print)

Submittal Number:		Project Number:	
APPLICANT INFORMATION			
Owner's name: Harold Varner		Applicant/ Contractor's Name: Adam Holleman/Faithwood Construction	
Applicant/ Contractor's Address: 6030 Greystone Dr. Weddington, NC. 28104			
Project Street address: 2207 Whilden Ct.		Tax Parcel #: 17707120	Zoning:
City: Charlotte	State: NC	Zip Code: 28211	Subdivision Name: Applicant Phone #: (980)721-7797
Type of Work: <input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Accessory <input type="checkbox"/> Breezeway		Corner/ Thru Lot:	Utility Structures on Property:
Project Description: Detached Garage with upstairs loft			
Proposed Impervious/Built Upon Area:			

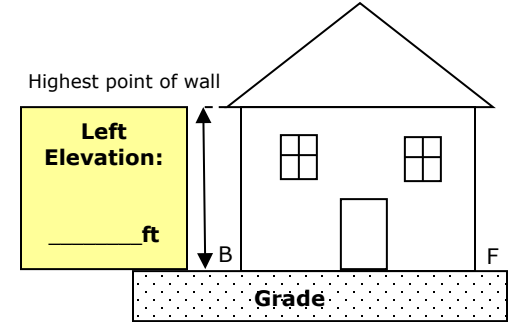
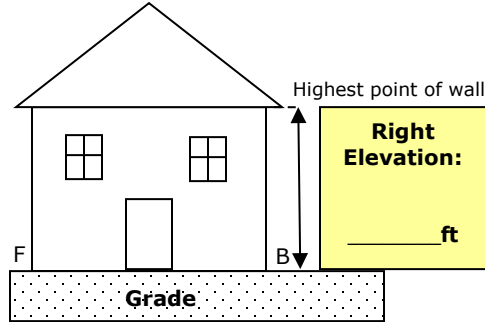
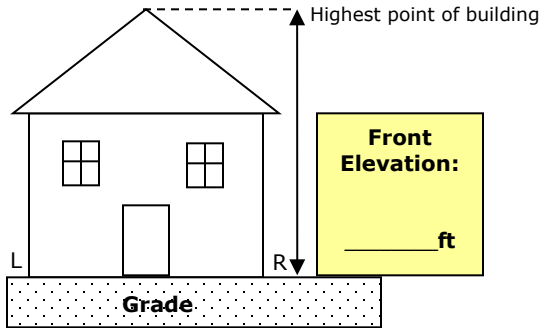
OFFICE USE ONLY				
Front Setback Min.:	Property Line <input type="checkbox"/>	Left Yard Min.:	Right Yard Min.:	Rear Yard Min.:
	Back of Curb <input type="checkbox"/>			
Petition Number:	Historic District:	Tree Save:	Watershed/ SWIM: Max BUA:	% of Building Coverage:

MAXIMUM HEIGHT FOR RESIDENTIAL USES			
<u>Type of Use</u>	<u>Base Maximum Average Height (feet)</u>	<u>Maximum Average Height at the Front Building Line (feet)</u>	<u>Height Ratio</u>
All Residential Uses	<ul style="list-style-type: none"> • <u>R-3, R-4, R-8MF, R-12MF, UR-1, MX-1, MX-2, and MX-3: 40' - Measured at the required side yard line.</u> • <u>R-5, R-6, and R-8: 35' - Measured at the required side yard line.</u> 	<ul style="list-style-type: none"> • <u>R-3, R-4, R-8MF, R-12MF, UR-1, MX-1, MX-2, and MX-3: 48'</u> • <u>R-5, R-6, and R-8: 40'</u> 	<u>One additional foot of height is allowed for each additional one foot in distance the portion of the building is from the required side yard line.</u>

APPLICANT CERTIFICATION		
THE UNDERSIGNED HEREBY CERTIFIES THAT HE/SHE IS EITHER THE OWNER OR THE AUTHORIZED AGENT OF THE OWNER AND HEREBY MAKES APPLICATION FOR PERMIT AND INSPECTION OF WORK DESCRIBED AND AGREES TO COMPLY WITH ALL APPLICABLE LAWS, INCLUDING BUT NOT LIMITED TO THE CITY OF CHARLOTTE ZONING ORDINANCE, REGULATING THE WORK.		
Applicant Name	Date	Applicant Signature
By issuance of this permit, the City of Charlotte has not determined the location or existence of any drainage, water or sanitary sewer facilities or easements that may exist on the property. These determinations remain the sole responsibility of the property owner. Sources for assistance with property information include, but are not limited to, the Mecklenburg County Register of Deeds, Charlotte Explorer (https://explore.charlottenc.gov), or a professional land surveyor.		

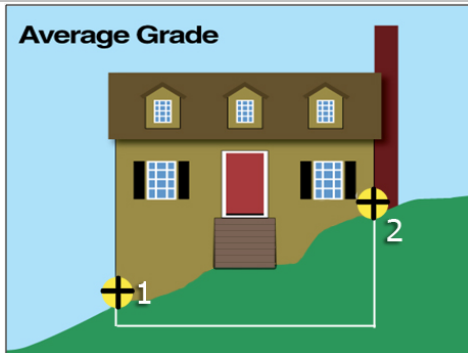
BUILDING ELEVATIONS FROM GRADE

To determine your building height from grade, submit your measurements in the in the appropriate box's below. Areas in yellow are required information needed to process your permit application.

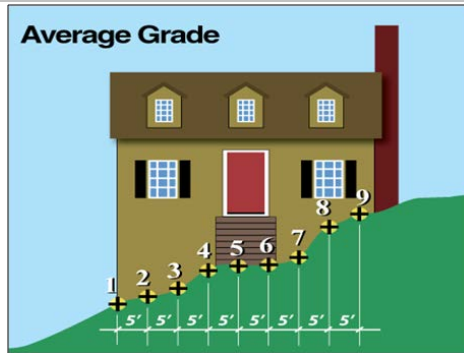


CALCULATING THE AVERAGE GRADE

As an option to the above requirement, average height from grade calculations can be determined by the two following methods. If utilizing this option, indicate your calculations in the spaces provided.



Adding the lowest and the highest point and dividing by 2



Adding all points, at five-foot intervals, starting at the corner along the base of the building and dividing the total by the number of points.

This measurement is for the:

F – Front

_____ ft

L – Left side

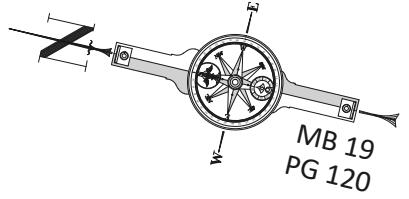
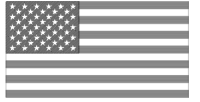
_____ ft

R- Right side

_____ ft

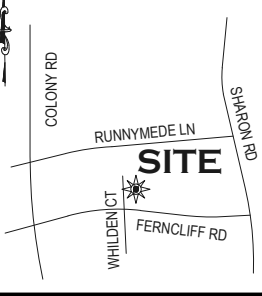
ROOF TYPE

Check a box to indicate the roof type.

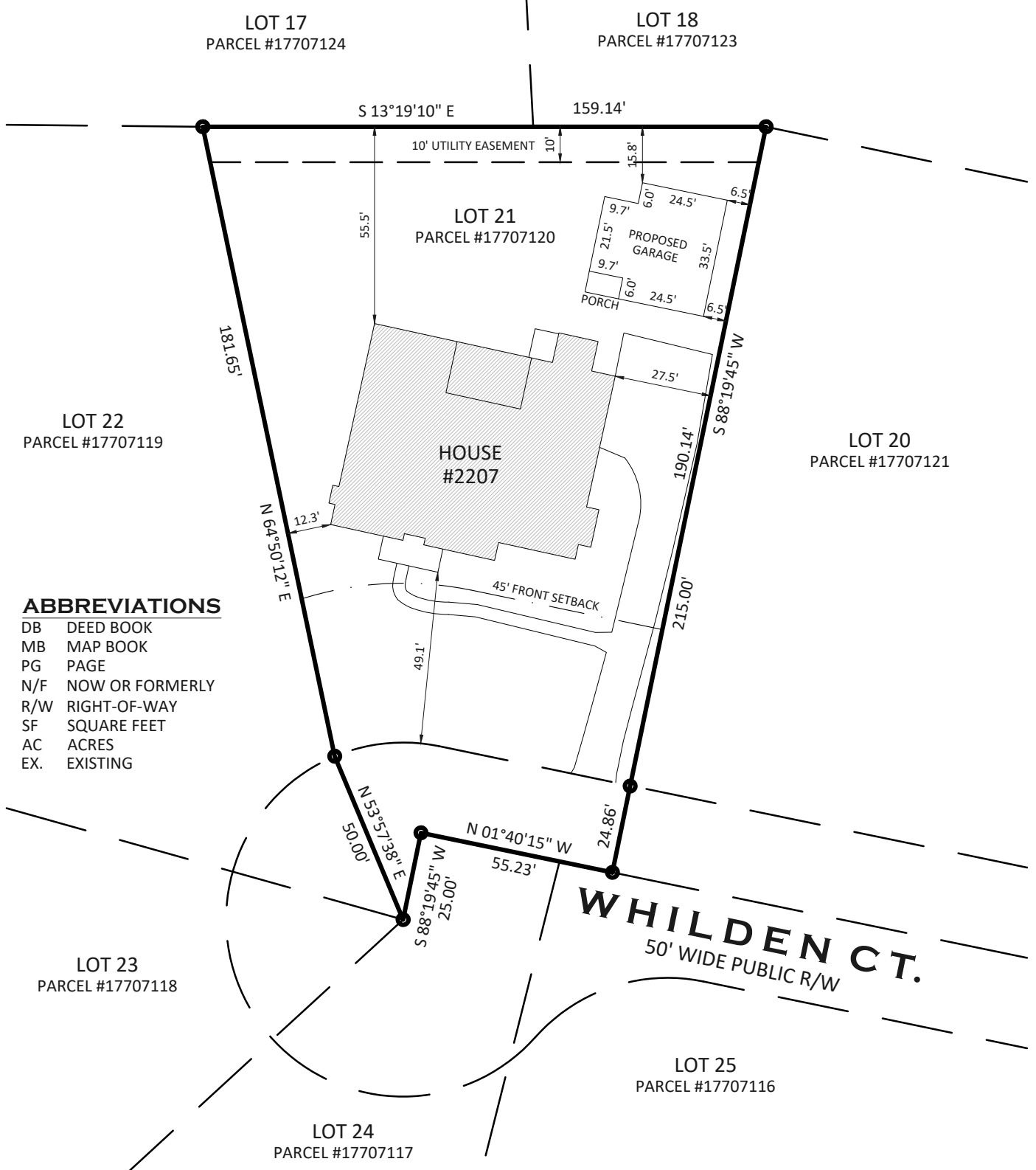


SURVEY NOTES:

1. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE. (FIRM NO. 3710455200K).
3. PROPERTY SUBJECT TO ANY & ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. UNITS: US SURVEY FOOT.
5. BUILDING SETBACKS: (PER MAP BOOK 19 PG 120* & CHARLOTTE CODE)
 FRONT SETBACK: 45'* SIDE SETBACK: 6' REAR SETBACK: 45'
 SUBJECT TO VERIFICATION AND INTERPRETATION BY GOVERNING AUTHORITIES.
6. THERE ARE NO ENCROACHMENTS OR PROJECTIONS EXCEPT AS SHOWN.
7. AREA COMPUTED BY THE COORDINATE METHOD.
8. REFERENCE(S): MAP BOOK 19 PAGE 120 & RESTRICTIONS DB 4229 PG 632.
 BOUNDARIES & PHYSICAL FEATURES SHOWN
 PER PHYSICAL SURVEY BY WILLIAM ALLEN DATED 7/22/22



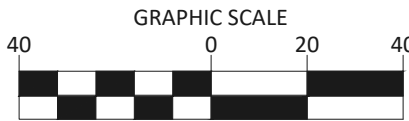
VICINITY MAP
(NOT TO SCALE)



ABBREVIATIONS

- DB DEED BOOK
- MB MAP BOOK
- PG PAGE
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- AC ACRES
- EX. EXISTING

WHILDEN CT.
50' WIDE PUBLIC R/W



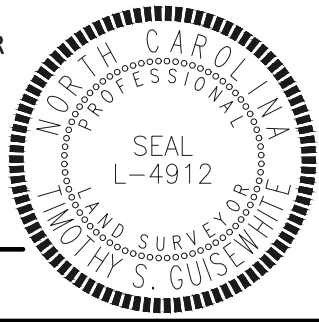
(IN FEET)
1 inch = 40ft.

THIS PLOT PLAN DOES NOT REPRESENT A LAND SURVEY, WAS NOT PREPARED FOR RECORDATION, AND IS NOT SUITABLE FOR DEEDING OF PROPERTY. NO GROUND SURVEY WAS PERFORMED.

PLOT PLAN for:
FAITHWOOD HOMES, LLC
2207 WHILDEN CT.
LOT 21, DEERING OAKS SECTION 3
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

DocuSigned by:

9192A8DFC66C4FF
11/23/2022
TIMOTHY S. GUISEWHITE, PLS
NORTH CAROLINA REGISTRATION NUMBER L-4912



GUISEWHITE PROFESSIONAL LAND SURVEYING, PC
GPLS
531 BRENTWOOD RD. #158
DENVER, NC 28037
(704) 530-1700 NC FIRM #C-4411