



## DESIGN REVIEW BOARD APPLICATION

Administered by:  
Design Review Board

Property Address\*: 134 & 141 E. CAROLINA

Applicant Name & Mailing Address: DesignBoard Development Group

Applicant Phone Number: (901) 930-6673 Applicant Fax Number: \_\_\_\_\_

Property Owner's Name & Mailing Address: Brad Barnett

Property Owner's Phone Number: (901) 508-0526

The proposed work consists of the following (check all that apply):

- Sign       Renovation   
New Building       Other Exterior Alteration

Project Description:

*Cleaning / Redesigning the streetscape  
with landscaping, lighting, awnings, street furniture  
Building a restaurant & bar.*

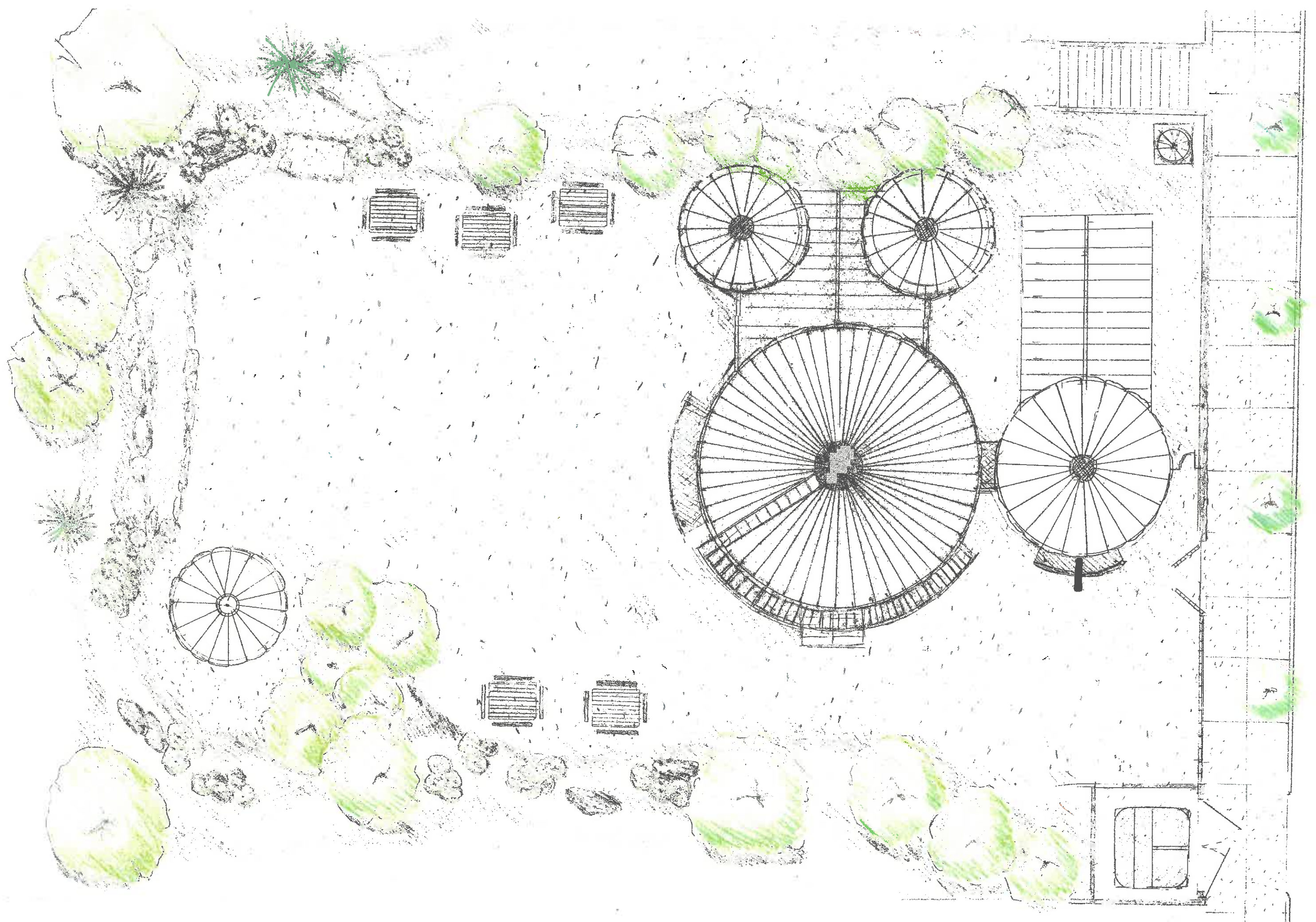
Status of Project:

**A complete application must be submitted to the Development Department no later than two weeks before a regularly scheduled meeting of the Design Review Board.** Please contact Brett Roler at (901) 575-0574 or [roler@downtownmemphis.com](mailto:roler@downtownmemphis.com).

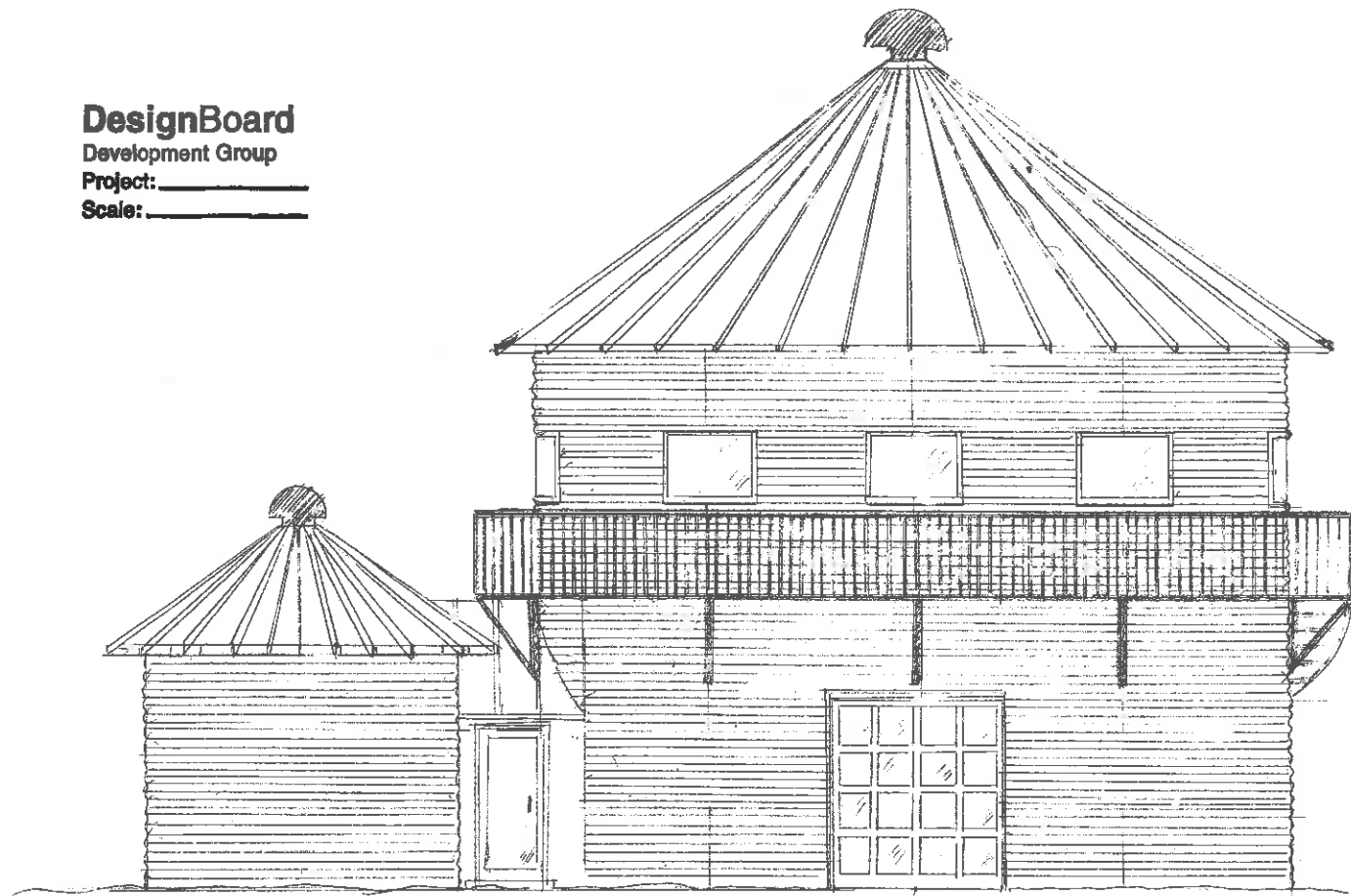
Owner/Applicant Signature: 

Date: 4/14/17

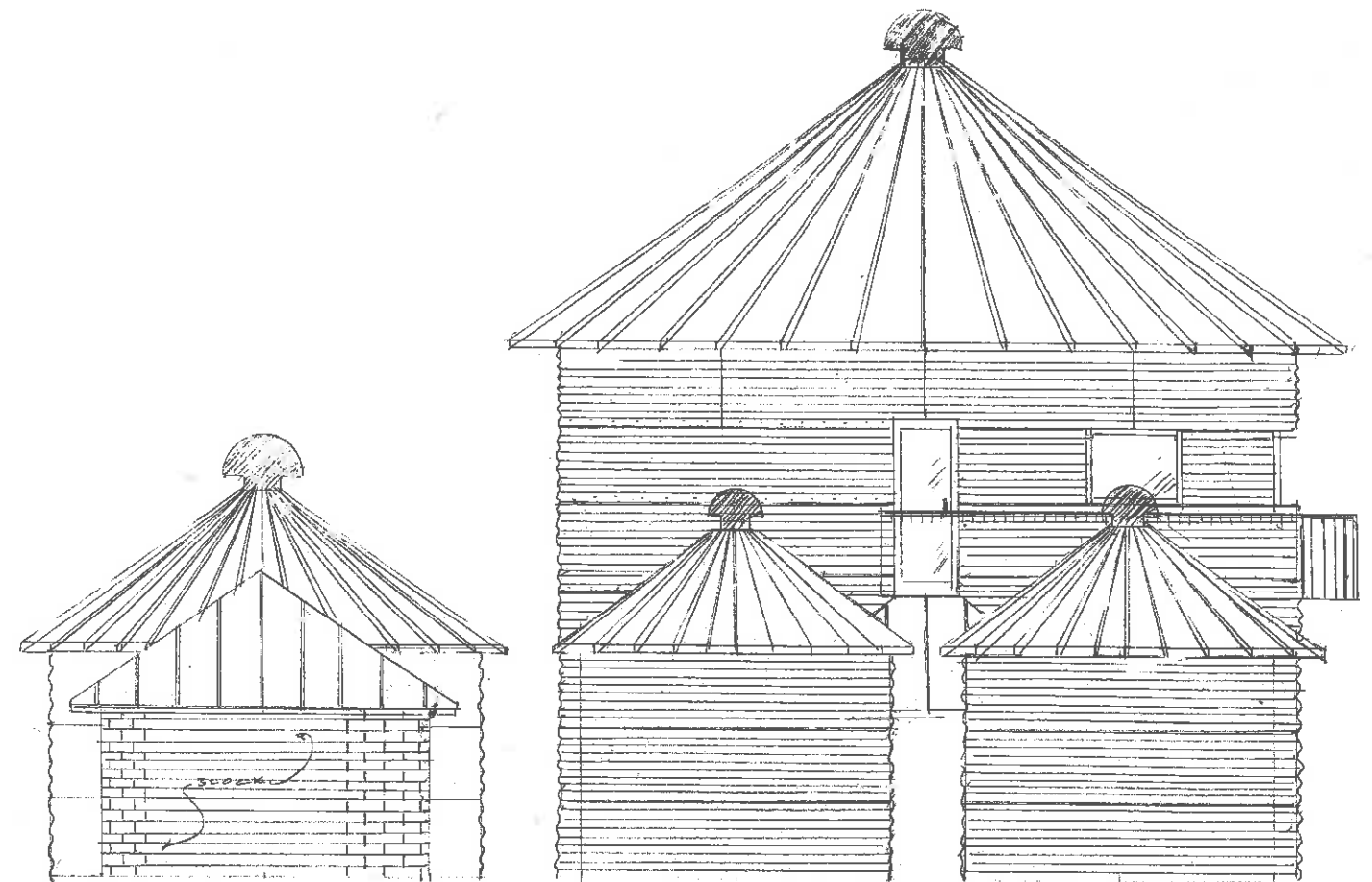
\*Applications for properties that are located within a Landmarks Historic District may require additional approval from the Landmarks Commission. Please contact Nancy Jane Baker at (901) 576-7170 for more information.



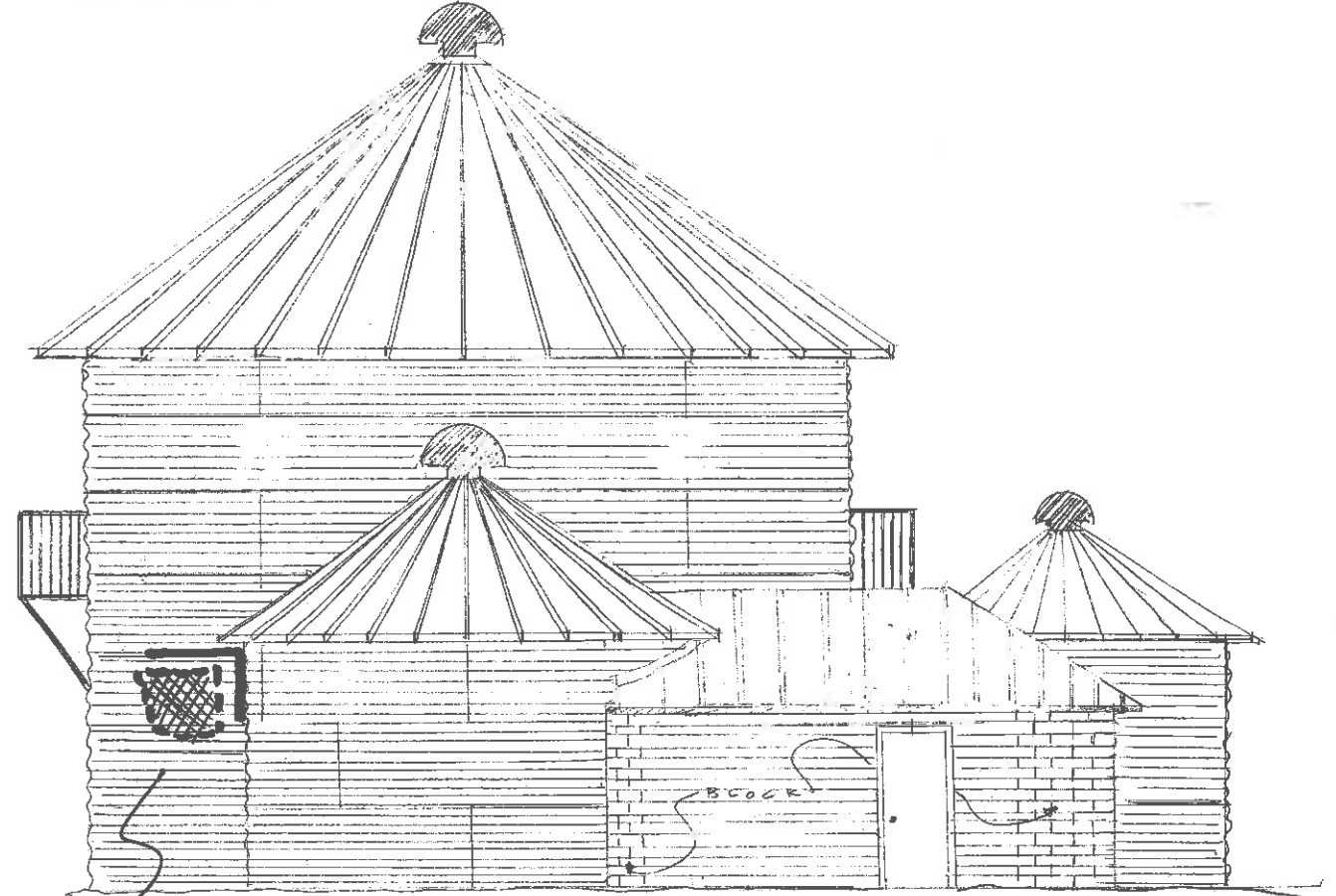
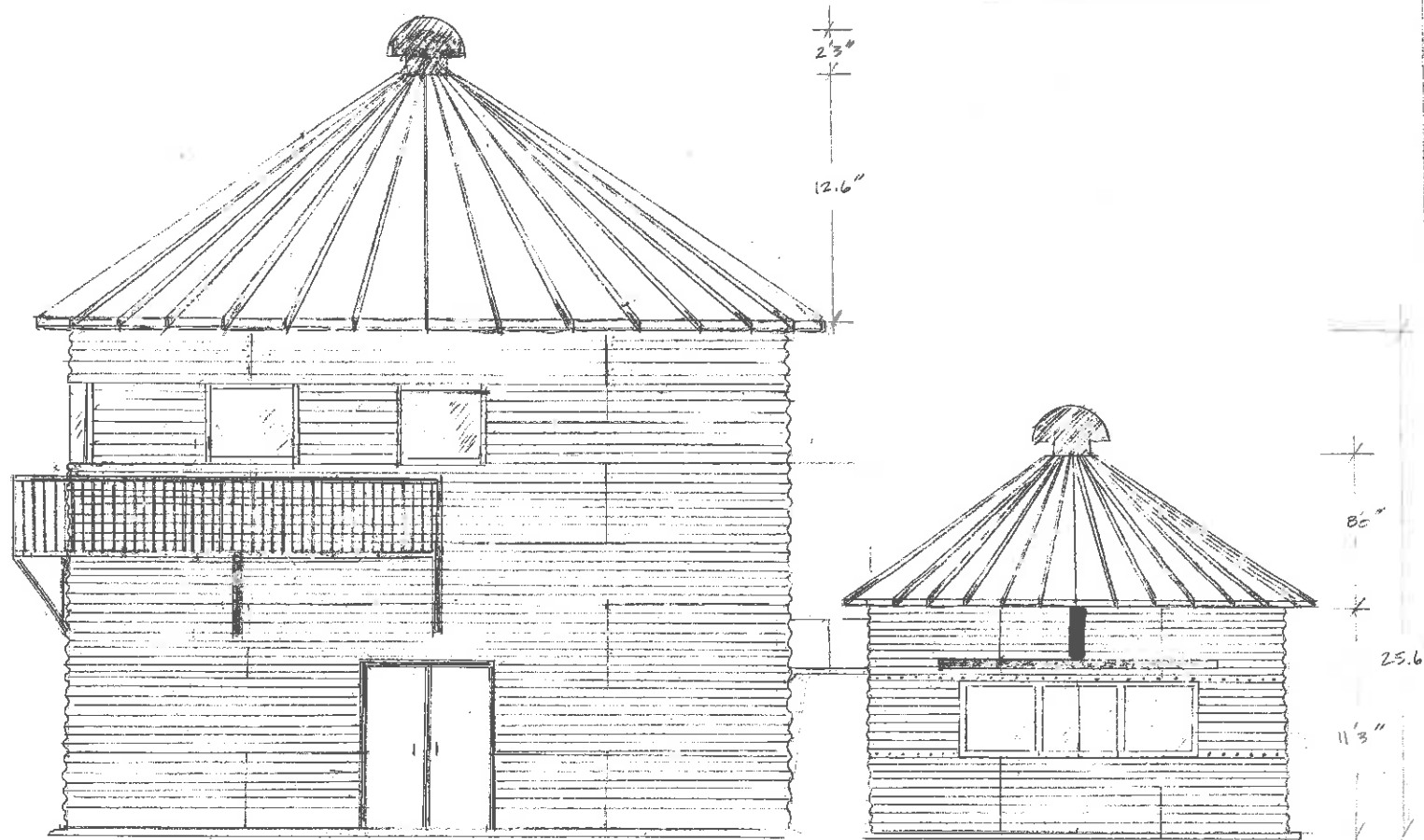
**DesignBoard**  
Development Group  
Project: \_\_\_\_\_  
Scale: \_\_\_\_\_



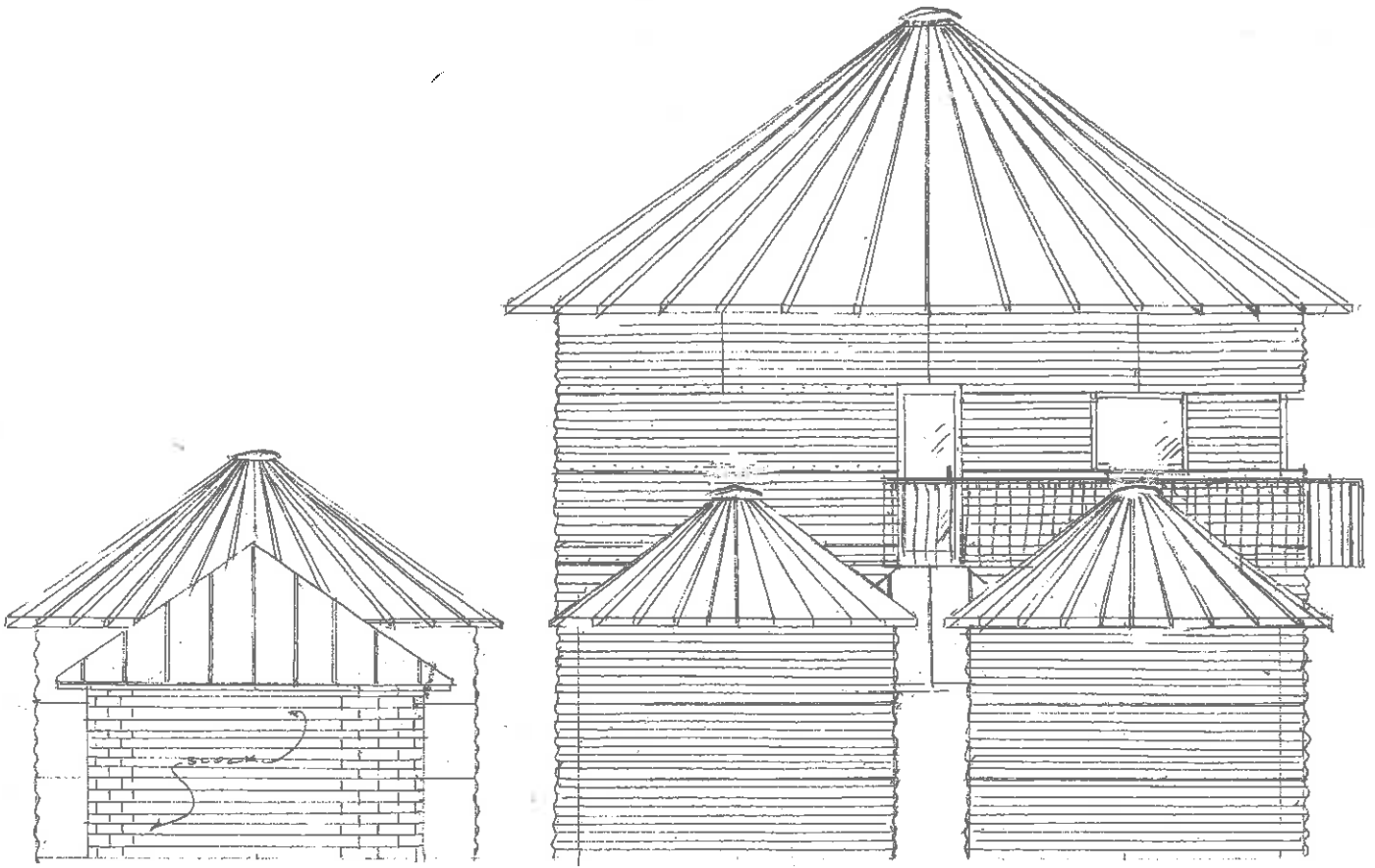
NORTH ELEVATION  
WEST ELEVATION



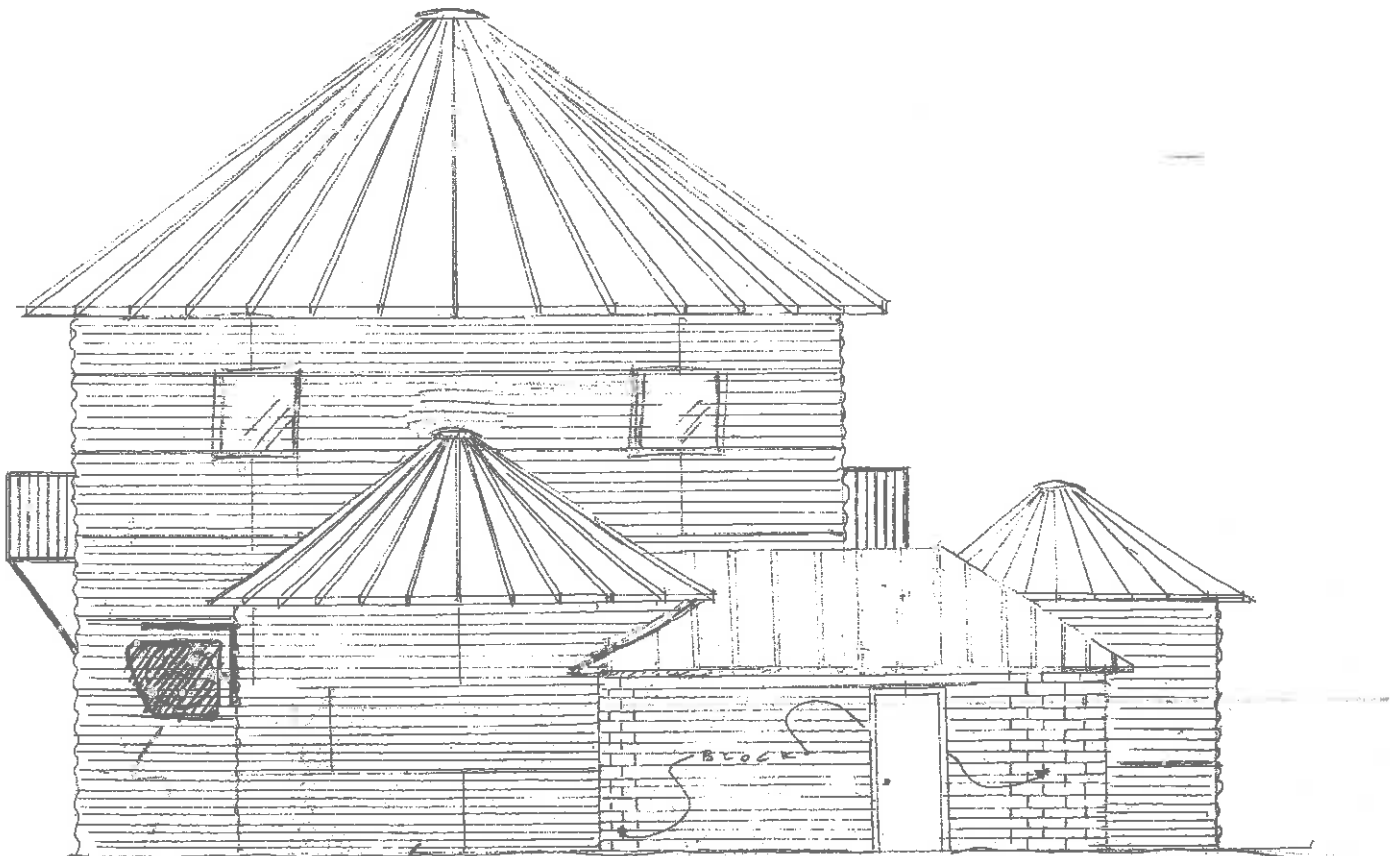
EAST ELEVATION  
SOUTH ELEVATION



SIGNAGE

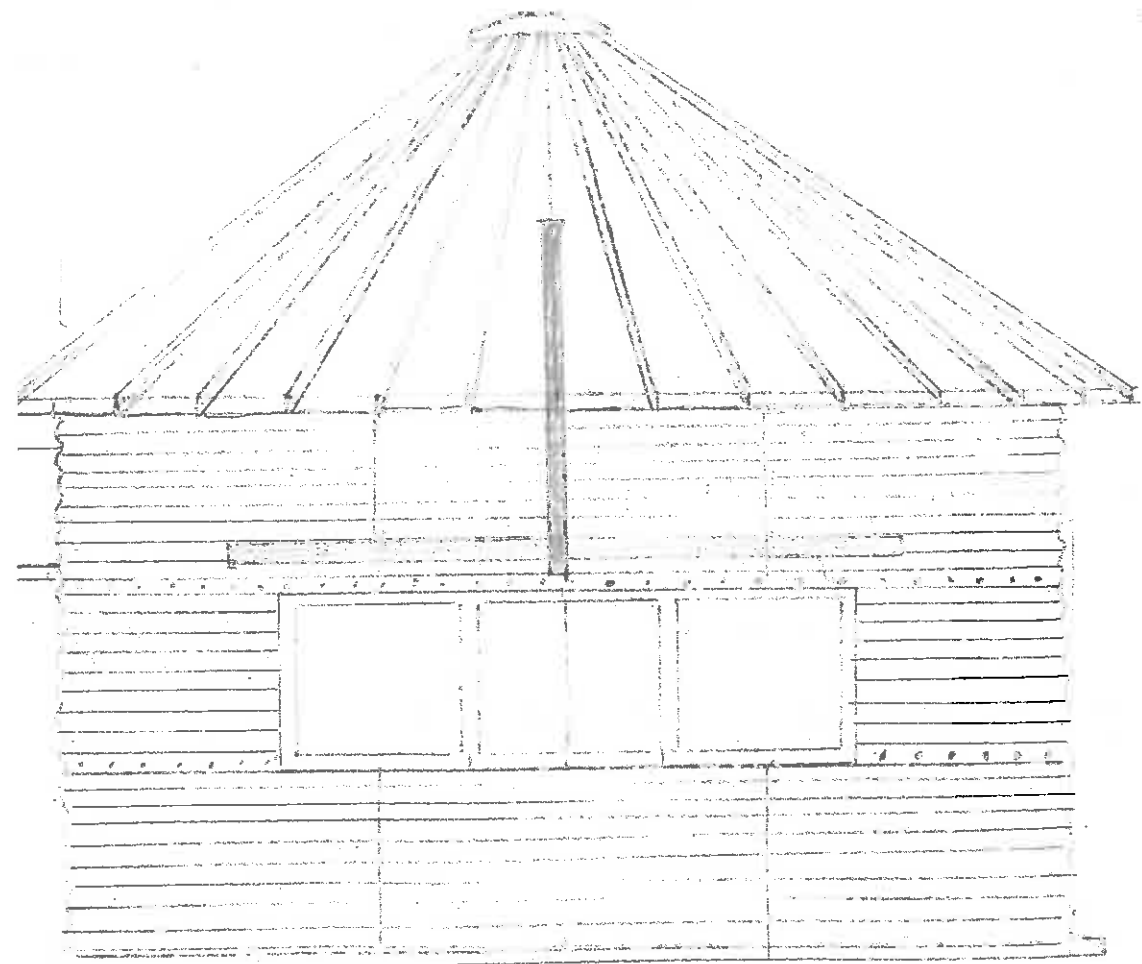


EAST ELEVATION  
SOUTH ELEVATION

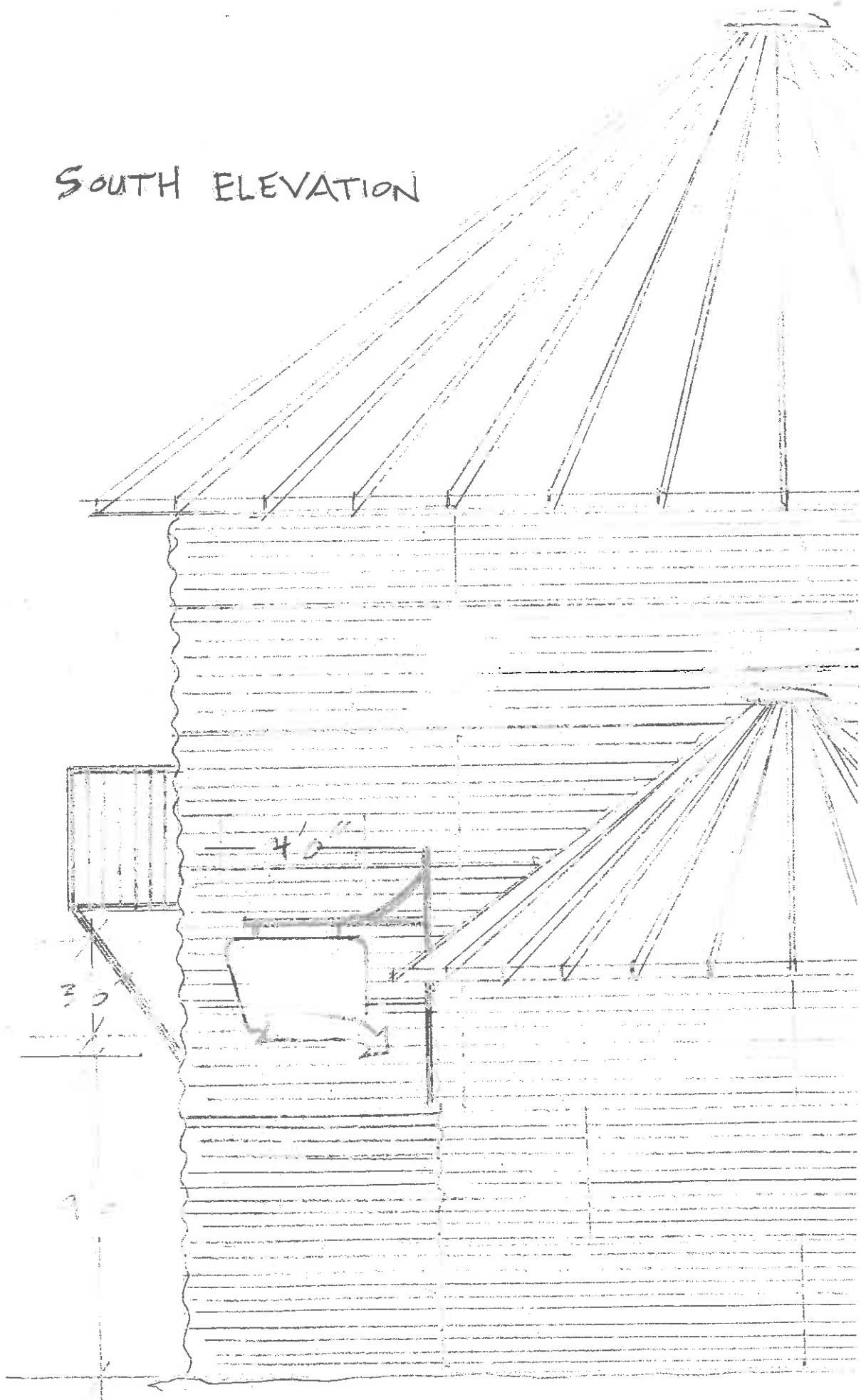


EXISTING MASONRY WALL

WEST ELEVATION



SOUTH ELEVATION



WROUGHT IRON SUPPORT

4' - 0"

PAINTED METAL CABINET  
INTERNAL LED ILLUMINATION  
PUSH THROUGH ACRYLIC LETTERS

6"

3' - 0"

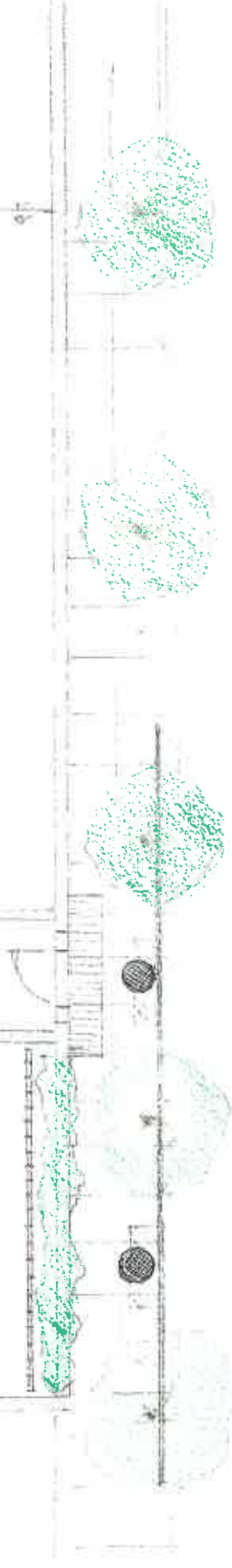
8"

ARROW:  
PAINTED METAL CABINET  
YELLOW AND WHITE NEON



THE  
OVERLOOK

134 E. CAROLINA



CAROLINA STREET



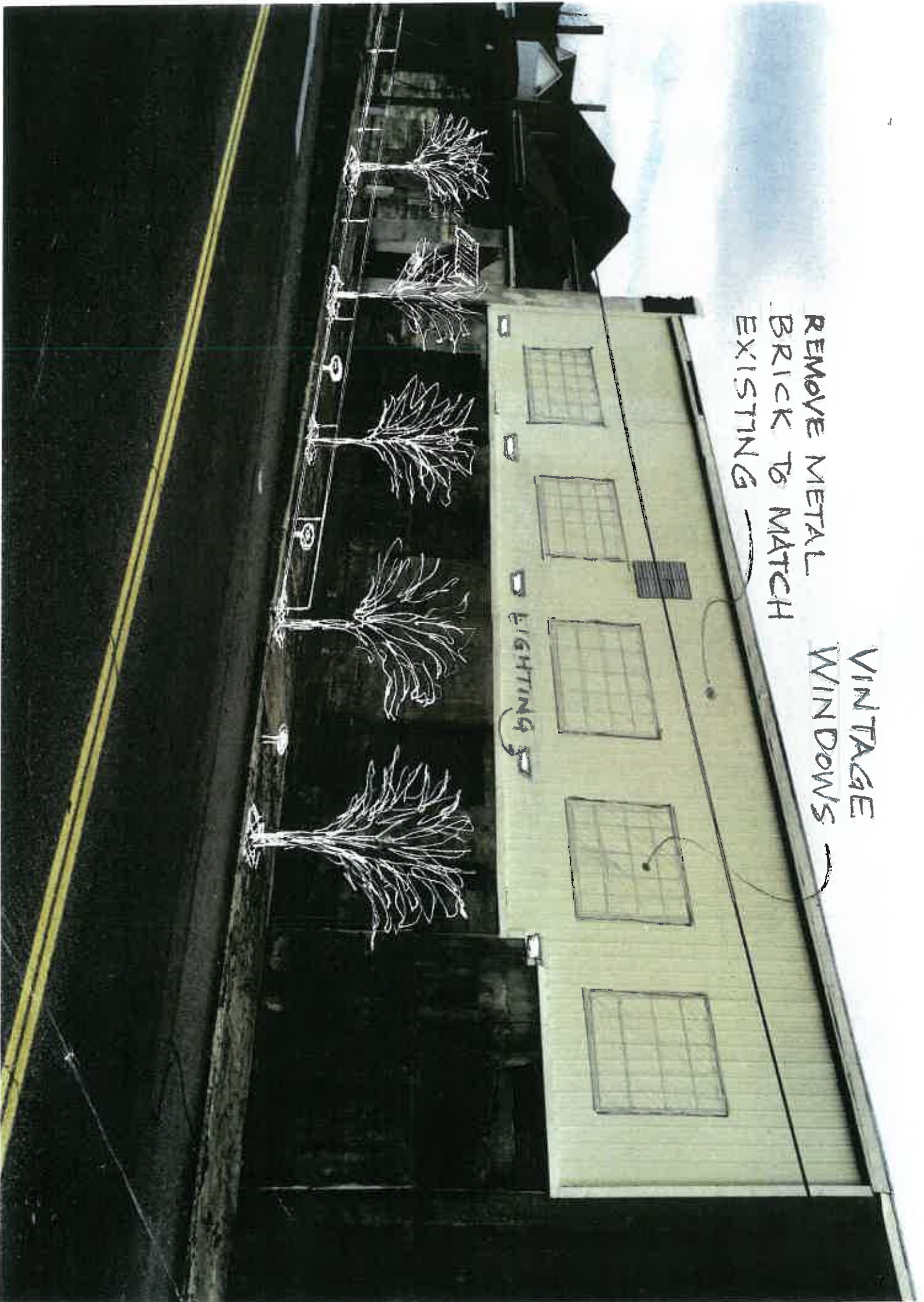
141 E. CAROLINA

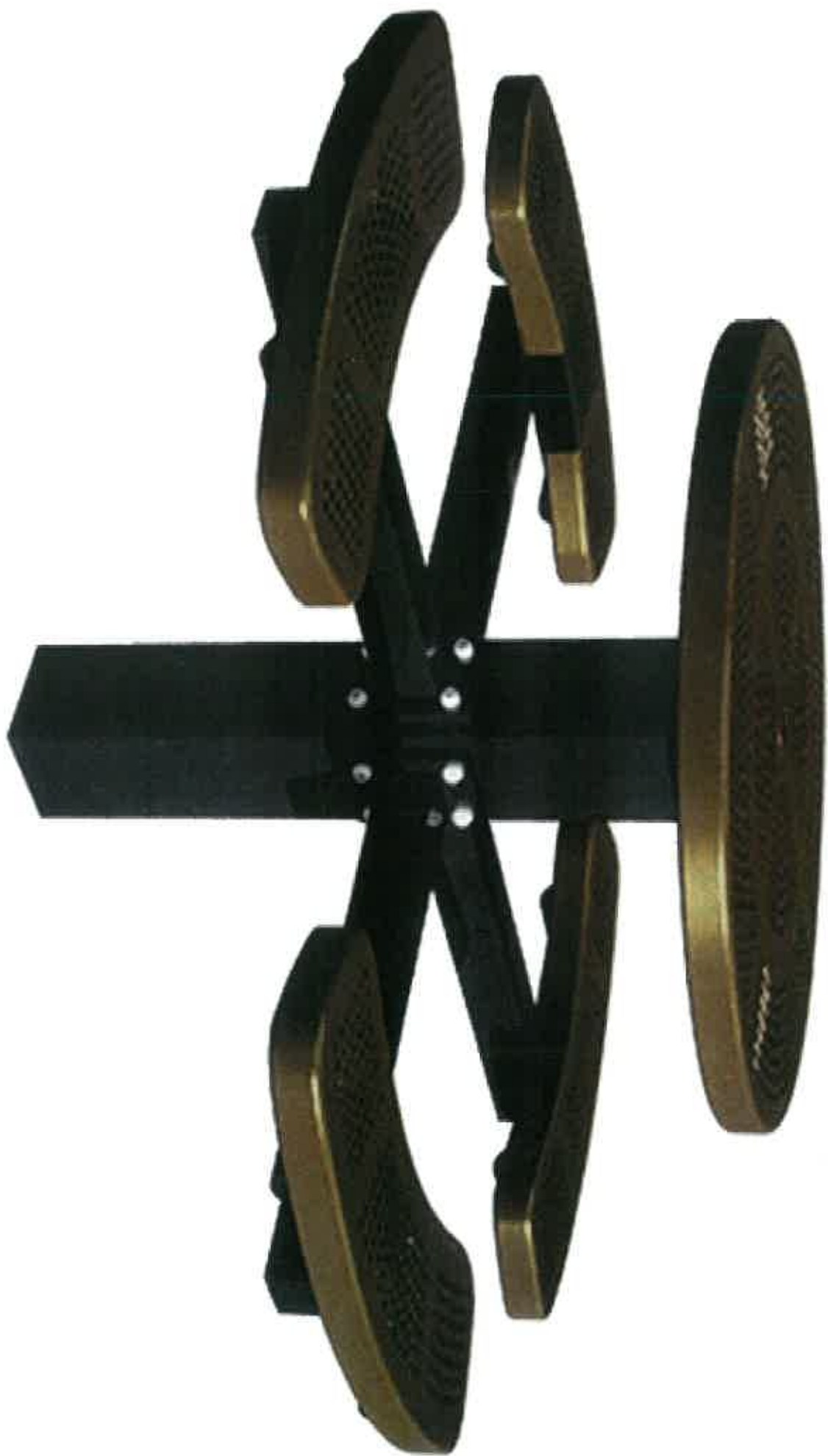




REMOVE METAL  
BRICK TO MATCH  
EXISTING

VINTAGE  
WINDOWS





CSX  
SIDEWALK  
FRONTAGE  
@ EAST  
CAROLINA



LOOKING  
EAST  
FROM  
MAIN







CASH & CARRY  
FRONT YARD



**Memphis and Shelby County**  
**Office of Planning and Development**

CITY HALL - 125 N. MAIN STREET, SUITE 468 - MEMPHIS, TENNESSEE 38103

April 7, 2017

Mac Hopper  
43 Diana Street  
Memphis, TN 38104

*Sent via electronic mail to [machopper63@gmail.com](mailto:machopper63@gmail.com)*

**RE:** Site Plan approval for 141 E Carolina (OPD Case No. SCBID 17-02).

**Mac:**

The purpose of this letter is to approve your site plan request for 141 E. Carolina, known as the Carolina Watershed. The property is located within the Bluffview Residential zoning district. Sub-Section 7.2.5C of the Memphis and Shelby County Unified Development Code (the "UDC") lists the permitted uses within the Bluffview Residential zoning district. Since Paragraph 7.2.5C(2) limits taverns, cocktail lounges and night clubs to a maximum of 4000 square feet in area, this site plan approval is conditioned upon the Carolina Watershed, and any subsequent establishments, to operate as a restaurant, with or without the sale of alcohol. The difference between taverns, etc. and restaurants with sales of alcohol is based on the proportion of total sales from alcohol, beer and wine sales. If that proportion is 60% or less, the establishment is a restaurant; if it is over 60%, the establishment is a tavern.

This approval is subject to the following two conditions:

1. The use shall be limited to a restaurant with or without alcohol sales.
2. This approval is conditioned on the attached site plan; any modifications shall be filed with the Office of Planning and Development for its review and approval.
3. The doors to the dumpster area shall be sight proof and at least six (6) feet in height.
4. The street trees indicated along Carolina Ave. shall be Trees "C" or "E," as listed in Section 4.6.9 of the UDC, in an effort to avoid conflicts with the overhead electric wires.

Sincerely,

Josh Whitehead  
Planning Director/Administrator

C: Ted Illsley, Office of Construction Code Enforcement  
Burk Renner, Office of Planning and Development