



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2013-080

DATE: 29 April 2013

ADDRESS OF PROPERTY: 1016 Ideal Way

HISTORIC DISTRICT: Dilworth

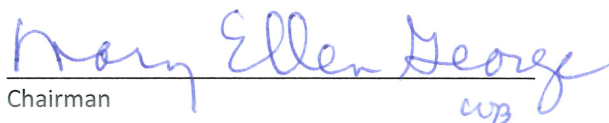
TAX PARCEL NUMBER: 121.121.19

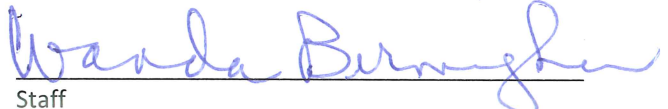
OWNER(S): Jonathan and Kris Leake

DETAILS OF APPROVED PROJECT: Rear 26' wide two car garage. Double wide wooden garage door will be detailed out as a pair of carriage style garage doors. Building height will not exceed 15'. Siding will be cedar shakes all around. Garage will be located at the end of the drive. Drive will flare out in front of the doors for access.

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.


Chairman

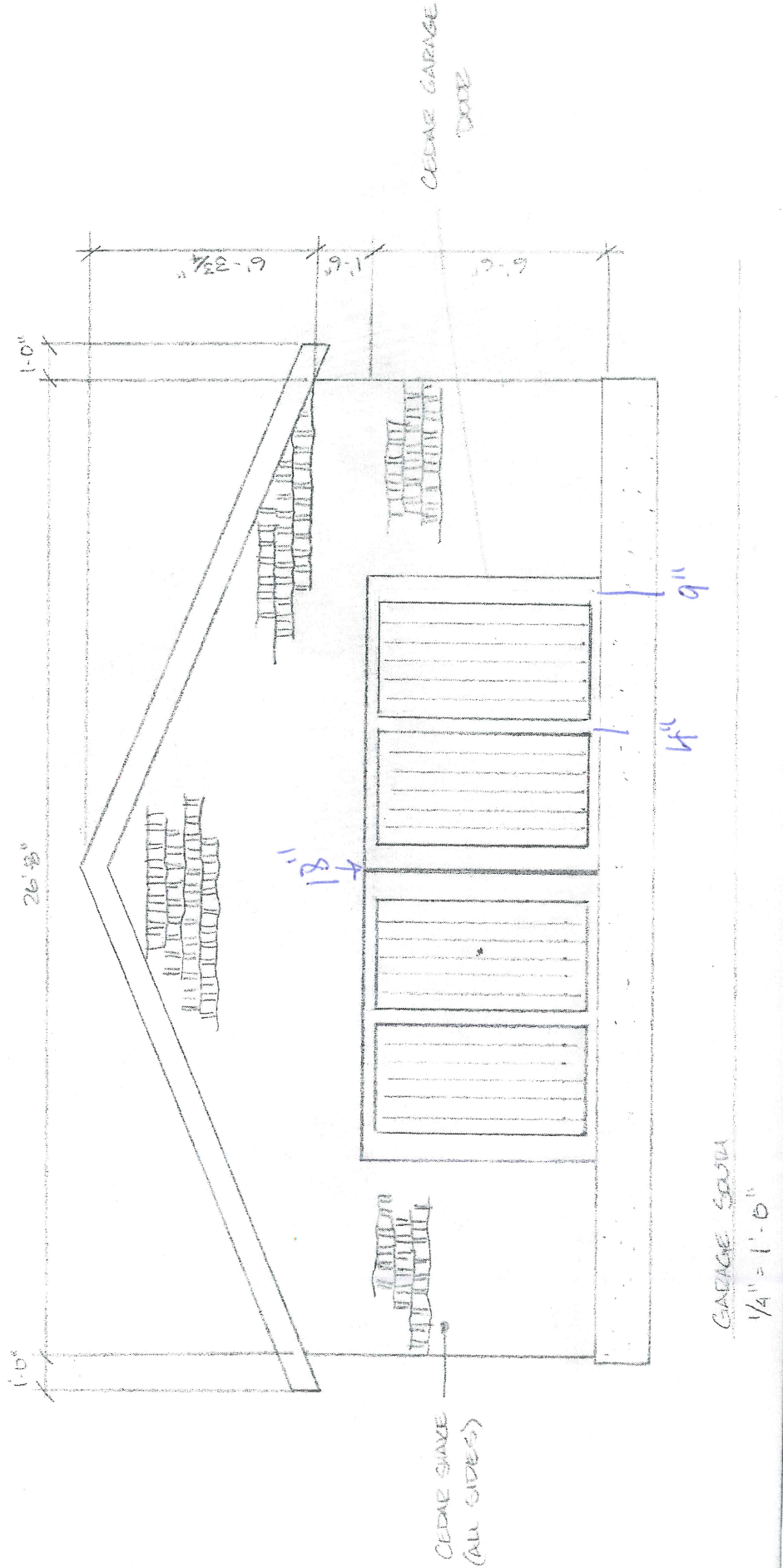

Staff



280-61ae-7077

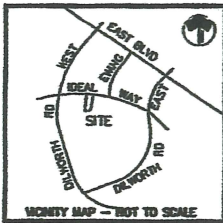
4223

WCB



Proposed

I, ELIZABETH A. BRANDT, P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECTION FROM AN ACTUAL SURVEY MADE UNDER MY DIRECTION OR SUPERVISION OF THE PROPERTY SHOWN AND THE BOUNDARIES AND IMPROVEMENTS, IF ANY, ARE SHOWN HEREON. BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION FOUND IN THE REFERENCED BOOK(S) AND PAGE(S). THIS PLAT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, TITLE 21 CHAPTER 56 RULE 1600 AND THE ERROR OF CLOSURE DOES NOT EXCEED ONE FOOT PER 10,000 FEET OF THE PERIMETER NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 21st DAY OF MAY, A.D. 2012.



SIGNED Elizabeth Brandt
HARRIS ENGINEERING
NC #C-1170
1325 HARDING PLACE
CHARLOTTE, NC 28204
(704) 334-1325

DRAWN BY: EAB
CHECKED BY: EAB
REVISED:



JOHN CORBETT THOMASON
LOT 12 MB 3 PG 9
DB 22058 PG 381

JEFFREY R GRAY
LOT 13 MB 3 PG 9
DB 24626 PG 176

CITY OF CHARLOTTE
ZONING: R-5
MIN LOT AREA: N/A
MIN. LOT WIDTH: N/A
MIN. SETBACK: 20'
MIN. REAR YARD: 35'
MIN. SIDE YARD: 5'

NOTES:

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND RIGHT-OF-WAYS WHICH MAY BE RECORDED.

THIS SURVEY IS OF AN EXISTING PARCEL OF LAND AND DOES NOT CREATE OR CHANGE EXISTING CENTERLINE OR RIGHT OF WAY.

AREA COMPUTED BY COORDINATE METHOD.

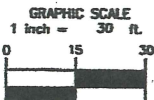
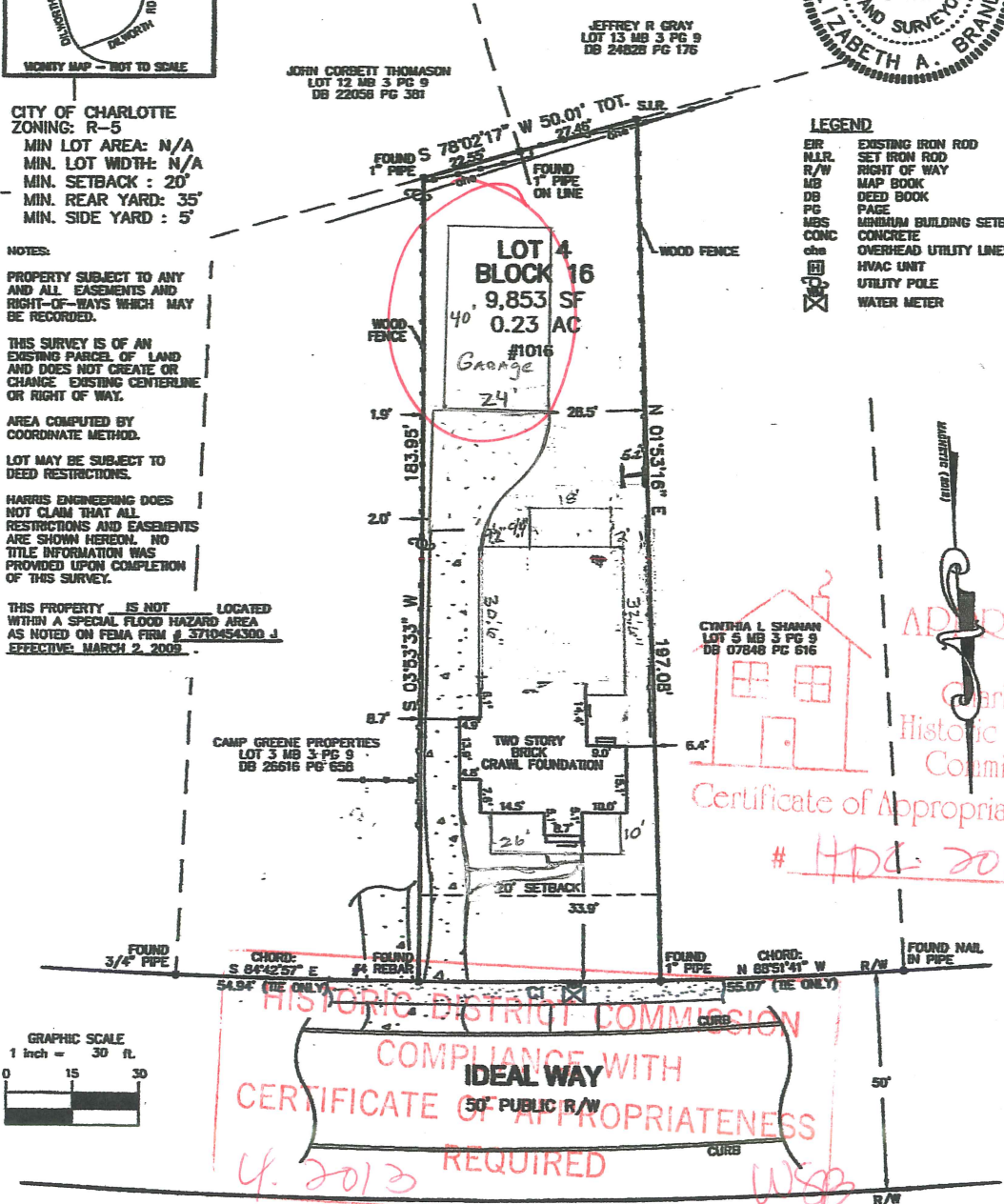
LOT MAY BE SUBJECT TO DEED RESTRICTIONS.

HARRIS ENGINEERING DOES NOT CLAIM THAT ALL RESTRICTIONS AND EASEMENTS ARE SHOWN HEREON. NO TITLE INFORMATION WAS PROVIDED UPON COMPLETION OF THIS SURVEY.

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FEMA FIRM # 3710454300 J EFFECTIVE: MARCH 2, 2009.

LEGEND

ER EXISTING IRON ROD
NLR SET IRON ROD
R/W RIGHT OF WAY
MB MAP BOOK
DB DEED BOOK
PG PAGE
MBS MINIMUM BUILDING SETBACK
CONC CONCRETE
OH OVERHEAD UTILITY LINES
HVAC HVAC UNIT
UP UTILITY POLE
WM WATER METER



PHYSICAL SURVEY OF:
1016 IDEAL WAY, CHARLOTTE
"PART OF DILWORTH", BLOCK 16, LOT 4

CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.

THE PROPERTY OF: KRIS and JONATHAN LEAKE

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	1520.53	55.01	27.51	S 85°47'14" E	55.01

SCALE: 1" = 30'
MAP BOOK 3 PAGE 9
DEED BOOK 27193 PAGE 214
TAX PARCEL 121-121-19