
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 245 West Kingston Avenue

SUMMARY OF REQUEST: Fence

APPLICANT: Michael Flaum

Details of Proposed Request

Existing Conditions

The existing site is located above sidewalk level, approximately 5 to 6 feet with a brick retaining wall.

Proposal

The proposal is the installation of a six foot tall metal fence in the front yard which requires an exception. The guidelines allow fences up to three feet. The fence would be attached to the retaining wall.

Revised Proposal-April 8, 2015

The revised proposal is a five foot tall metal fence located along the side of the front yard. The applicant has agreed to construct a three foot tall metal fence along the front retaining wall.

Policy & Design Guidelines for Fences, Page 56

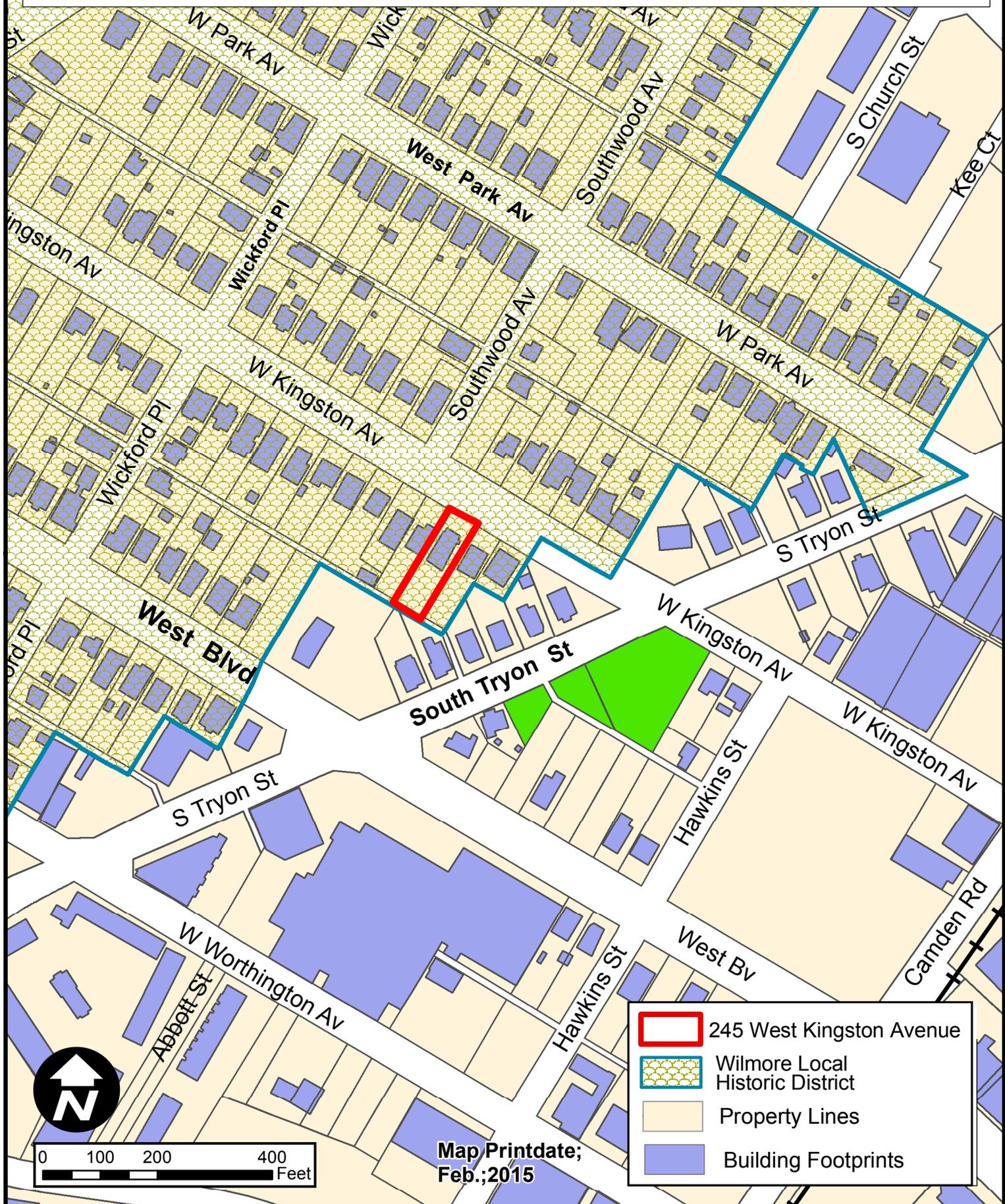
1. Front yard or front setback fencing is restricted to low picket style fencing. On such fences, the height of the support posts should not exceed thirty-six inches above grade, and the height of the pickets should not exceed thirty inches. All pickets must be separated by a visible spacing pattern. All front yard fencing on residential uses must enclose three sides of the front yard. Front yard privacy fences are not allowed.
2. Fencing should not obscure the front elevation of the primary structure on a property. Also, fencing should not substantially obscure side elevations of the primary structure.
3. Fencing visible from any public street must be judged appropriate to the district. It must have texture resulting from an interplay of light and dark materials or solids and voids. Solid privacy fences that would be substantially visible from the street are not allowed.
4. The structural members of any fence must face inward to the property being fenced. The HDC will consider approving fences where the structural members are an integral part of an overall design, and where both sides of the proposed fence are identical.
5. Wooden fences must be painted or stained in an appropriate fashion.
6. No fencing may be over six feet in height, as measured from the outside at grade.
7. Fencing materials and details must be appropriate to the architectural style of the building they enclose. Proper fencing for a Victorian home can differ substantially from that appropriate to a Craftsman bungalow.

8. Fencing must avoid any style that presents a long unbroken expanse to adjacent properties or to public thoroughways.
9. All sides must be appropriately finished.
10. On corner lots on residential streets, privacy fences in rear yards must be screened with appropriate landscaping materials.

Staff Analysis

The Commission will determine if a height exception should be granted for the fence.

Charlotte Historic District Commission - Case 2014-273 Historic District; Wilmore



Map Printdate;
Feb., 2015



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2014-273

DATE: March 17, 2015

ADDRESS OF PROPERTY: 245 West Kingston Avenue

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 119.079.09

OWNER(S): Michael Flaum

DETAILS OF APPROVED PROJECT: Fence Portion. Picket style, black, aluminum fence will be placed atop existing retaining wall along the front of the property. Height of fence will not exceed three feet.

Applicable *Policy & Design Guidelines* - Fences page 56

1. Front yard or front setback fencing is restricted to low picket style fencing. All front yard fencing on residential uses must enclose three sides of the front yard. NOTE: Side property line fencing of front yard will be submitted for HDC review .
2. Fencing should not obscure the front elevation of the primary structure on a property.
3. Fencing visible from any public street must be judged appropriate to the district.

Fence location and materials and height create a *Policy & Design Guidelines* compliant fence,

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- 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.

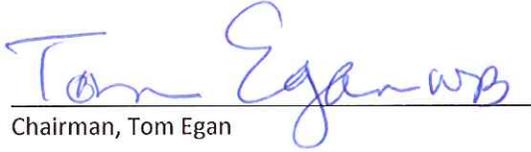
This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be 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

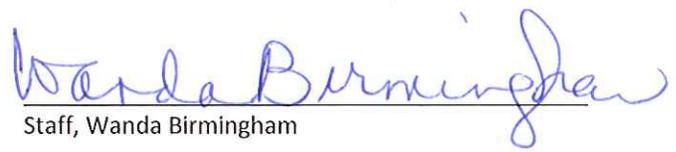
COA#: HDC 2014.273

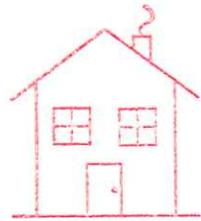
Page 2

Date: March 17, 2015

Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.


Chairman, Tom Egan


Staff, Wanda Birmingham

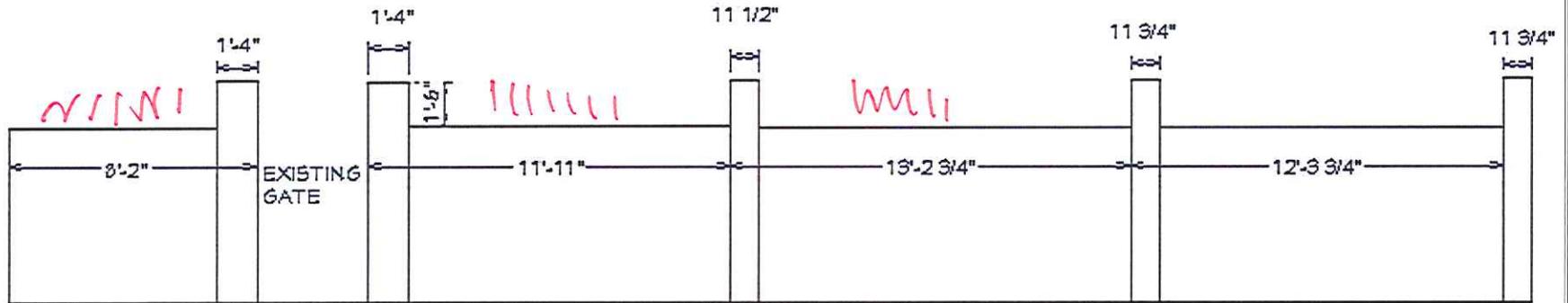


APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDC-2014-273



FRONT BRICK WALL WITH PIERS
FENCE TO RUN ON TOP OF BRICK WALL POSTS CENTERED ON PIERS



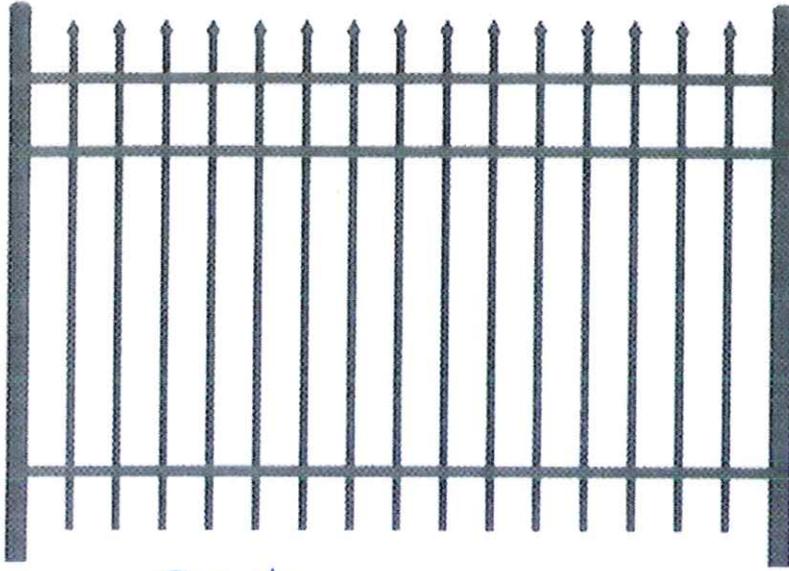
245 W. KINGSTON AVE
FRONT BRICK WALL DIMENSIONS

SCALE SEE VIEW

SHEET #

DATE

1



Front

Location: ~~Rear~~ Yard atop retaining wall

Black Powder Coated Aluminum Fencing

Fence Panels 3' Tall x 6' Long

All Posts in Concrete

Space between Pickets 3.75"

Work to be done by:

Southlands Fence

704-248-6775



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

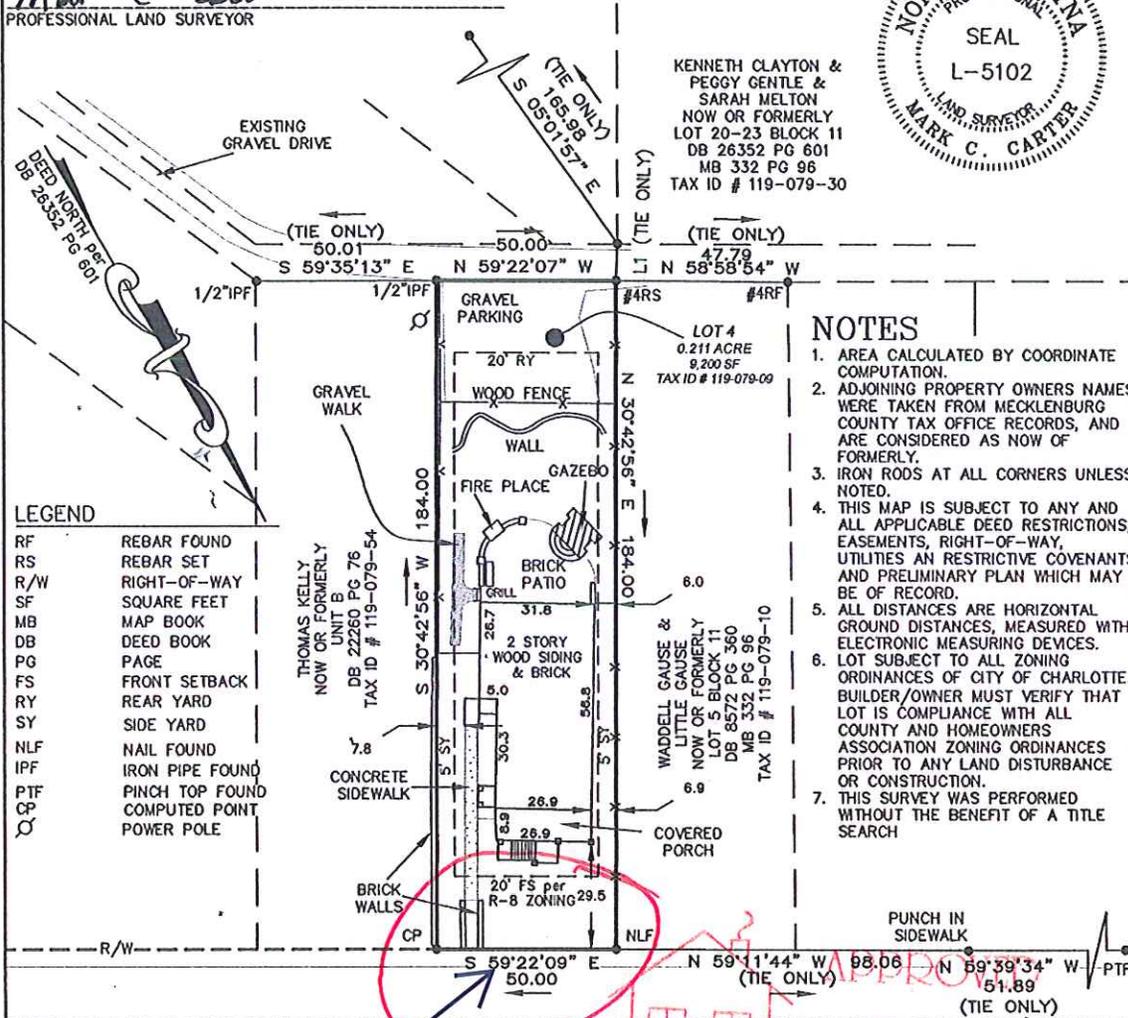
HDC . 2014 . 273

"I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 21535, PAGE 70 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000 AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)." THIS 4th DAY OF SEPTEMBER 2014.

Mark C. Carter
PROFESSIONAL LAND SURVEYOR



KENNETH CLAYTON &
PEGGY GENTLE &
SARAH MELTON
NOW OR FORMERLY
LOT 20-23 BLOCK 11
DB 26352 PG 601
MB 332 PG 96
TAX ID # 119-079-30



LEGEND

RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
NLF	NAIL FOUND
IPF	IRON PIPE FOUND
PTF	PINCH TOP FOUND
CP	COMPUTED POINT
⊙	POWER POLE

- NOTES**
1. AREA CALCULATED BY COORDINATE COMPUTATION.
 2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
 3. IRON RODS AT ALL CORNERS UNLESS NOTED.
 4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
 5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
 6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH

3' TALL ALUMINUM FENCE ALONG TOP OF EXISTING BRICK WALL retainine.

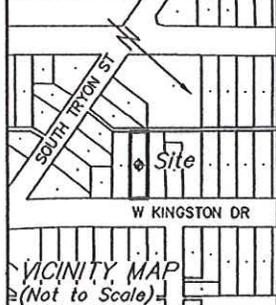
WEST KINGSTON AVENUE
80' PUBLIC R/W
per MB 332 PG 96

Charlotte
Historical
Commission
SCALE: 1" = 40'

Certificate of Appropriateness

#HDC-2014-273

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710454300K, DATED: FEBRUARY 14, 2014.



PHYSICAL SURVEY
AT PROPERTY KNOWN AS
245 WEST KINGSTON AVENUE
LOT 4, BLOCK 11, WILMOORE SECTION 1,
TAX ID # 119-079-09, MB 332 PG 96, DB 21535 PG 70
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR
PASKO HOMES



PHOENIX LAND SURVEYING, INC
1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: (704)-355-1655 FAX: 704-377-6097
EMAIL: PHOENIX-SURVEYING.COM
FIRM # C-3912









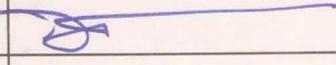
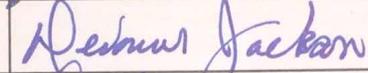
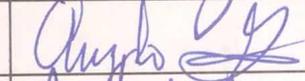
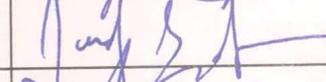
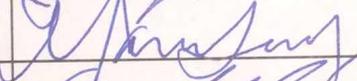
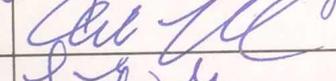
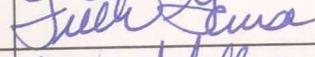
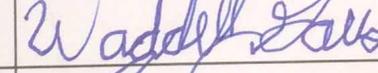
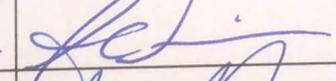
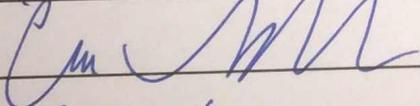
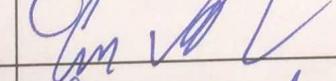
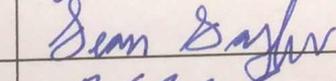
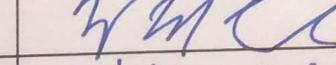
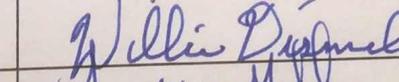
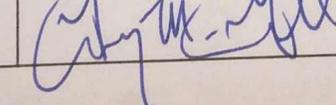






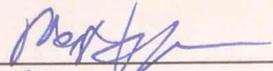
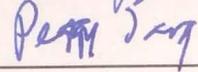
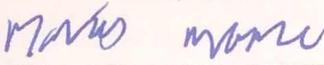
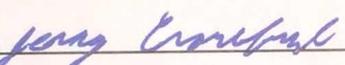
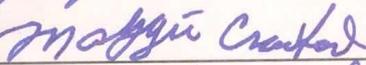
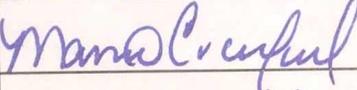
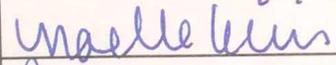
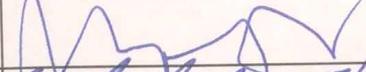
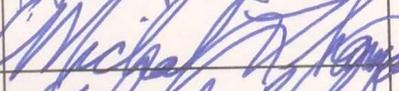
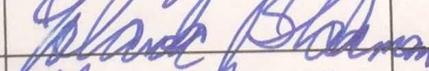
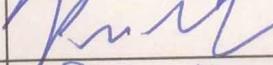
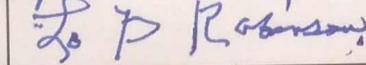
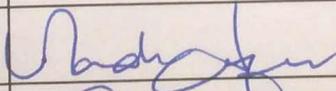
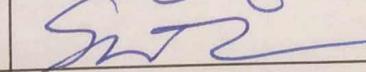
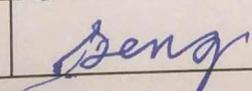
Petition to Allow 5 foot fence on 245 W. Kingston Ave Charlotte, NC 28203

By signing below I give my support and approval to allow a 5 foot fence to be built on top of the existing 6' tall brick retainer wall at address 245 W. Kingston Avenue in the front yard. I understand and agree that a matching 5 foot tall fence will also be constructed on both sides of the front yard as well so the front yard is completely fenced in. The fence will be black aluminum material.

Number	Printed Name	Signature	Address	City	State	Zip
1	DAWN MAYBECK		255 W. Kingston Ave CHARLOTTE NC	Charlotte	NC	28203
2	Jordan Grier		232 W. Kingston	Charlotte	NC	28203
3	Devonra Jackson		255 W Kingston Ave	Charlotte	NC	28203
4	Angelo Gwee		224 W. Kingston	Charlotte	NC	28203
5	James Johnson		224 W. Kingston	Charlotte	NC	28203
6	Maria Nunez		241 W. Kingston Ave	Charlotte	NC	28203
7	Andrew Lizotte		241 W Kingston Ave	Charlotte	NC	28203
8	Jettie Guss		247 W. Kingston Ave	Charlotte	NC	28203
9	Waddell Guss		247 W. Kingston	Charlotte	NC	28203
10	ANDREW NESEMEIER		251 W. KINGSTON	Charlotte	NC	28203
11			251 W. KINGSTON	Charlotte	NC	28203
12	Sean Saylor		251 W. KINGSTON	Charlotte	NC	28203
13	Wilkie Cheek		305 W Kingston	Charlotte	NC	28203
14	Willie Dismuke		305 W. Kingston	Charlotte	NC	28203
15	TRACY GREENWALD		302 W. Kingston	Charlotte	NC	28203

Petition to Allow 5 foot fence on 245 W. Kingston Ave Charlotte, NC 28203

By signing below I give my support and approval to allow a 5 foot fence to be built on top of the existing 6' tall brick retainer wall at address 245 W. Kingston Avenue in the front yard. I understand and agree that a matching 5 foot tall fence will also be constructed on both sides of the front yard as well so the front yard is completely fenced in. The fence will be black aluminum material.

Number	Printed Name	Signature	Address	City	State	Zip
308 16	Mark Laddie		308 W. Kingston	Charlotte	NC	28203
17	Peggy Long		601 W. Kingston Ave	Charlotte	NC	28203
18	Morris Moore		601 W. Kingston Ave	Charlotte	NC	28203
19	Jerry Crawford		320 W. Kingston	Charlotte	NC	28203
20	MAGGIE CRAWFORD		320 W Kingston	Charlotte	NC	28203
21	MAMIE CRAWFORD		320 W. Kingston Ave	Charlotte	NC	28203
22	Noelle Lewis		317 W. Kingston Ave	Charlotte	NC	28203
23	Michael Lewis		317 W. Kingston Ave	Charlotte	NC	28203
24	Michael Thomas		309 W. Kingston	Charlotte	NC	28203
25	Yolanda Blankman		309 W Kingston Ave	Charlotte	NC	28203
26	Patrick McDonald		320 W. Kingston Ave	Charlotte	NC	28203
27	Laurie P. Roberts		324 W. Kingston Ave	Charlotte	NC	28203
28	NADIA HALAUFIA		404 W. Kingston	Charlotte	NC	28203
29	Sarah Tomkins		404 W Kingston	Charlotte	NC	28203
30	Mary Hays		408 W Kingston	Charlotte	NC	28203

Petition to Allow 5 foot fence on 245 W. Kingston Ave Charlotte, NC 28203

By signing below I give my support and approval to allow a 5 foot fence to be built on top of the existing 6' tall brick retainer wall at address 245 W. Kingston Avenue in the front yard. I understand and agree that a matching 5 foot tall fence will also be constructed on both sides of the front yard as well so the front yard is completely fenced in. The fence will be black aluminum material.

Number	Printed Name	Signature	Address	City	State	Zip
31	Raquel Rivera	<i>Raquel Chiu</i>	421 W. Kingston Ave	Charlotte	NC	28203
32	Selenia Rivera	<i>Selenia Rivera</i>	421 W. Kingston Ave	Charlotte	NC	28203
33	Monique Jackson	<i>Monique Jackson</i>	1128 W. Kingston Ave	Charlotte	NC	28203
34	Debra Freeman	<i>Debra Freeman</i>	1626 S. Mint St.	Charlotte	NC	28203
35	Johnell Patten	<i>Johnell Patten</i>	1626 S. Mint St.	Charlotte	NC	28203
36	Andy Sulema	<i>AS</i>	1626 S. Mint St.	Charlotte	NC	28203
37	William Freeman	<i>W.F.</i>	1626 Mint	Charlotte	NC	28203
38	Egypt Roseboro	<i>Egypt Roseboro</i>	1626 S. Mint St.	Charlotte	NC	28203
39	Paul Thompson	<i>Paul Thompson</i>	1627 S. Mint	Charlotte	NC	28203
40	Elizabeth Habs	<i>E Habs</i>	1627 S. Mint	Charlotte	NC	28203
41	Peter Shults	<i>Peter Shults</i>	1631 S. Mint St.	Charlotte	NC	28203
42	Chelsea Shults	<i>Chelsea Shults</i>	1631 S. Mint St.	Charlotte	NC	28203
43	Daniel McCollum	<i>Daniel McCollum</i>	409 W. Kingston	Charlotte	NC	28203
44	Jamie McCollum	<i>Jamie McCollum</i>	409 W. Kingston	Charlotte	NC	28203
45	Reggie Garje	<i>Reggie Garje</i>	405 W. Kingston	Charlotte	NC	28203

Petition to Allow 5 foot fence on 245 W. Kingston Ave Charlotte, NC 28203

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Number	Printed Name	Signature	Address	City	State	Zip
46	Sharell Watson	<i>Sharell Watson</i>	525 Spruce Ave	Charlotte	NC	28203
47	Yvette Wilson	<i>Yvette Wilson</i>	1716 Wickford	Charlotte	NC	28203
48	William Wilson	<i>William H. Wilson</i>	1716 Wickford	Charlotte	NC	28203
49	Tyrone Watson	<i>Tyrone Watson</i>	301 ^W Kingston	Charlotte	NC	28203
50	Phillip Gause	<i>Phillip Gause</i>	247 W. Kingston ^{SW}	Charlotte	NC	28203
51	JASON GREENWOOD	<i>Jason Greenwood</i>	241 W. Kingston Ave	Charlotte	NC	28203
52				Charlotte	NC	28203
53				Charlotte	NC	28203
54				Charlotte	NC	28203
55				Charlotte	NC	28203
56				Charlotte	NC	28203
57				Charlotte	NC	28203
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