



## CHARLOTTE

### CHARLOTTE HISTORIC DISTRICT COMMISSION

#### CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2014-140

DATE: June 27, 2014

ADDRESS OF PROPERTY: 625 Walnut Avenue

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07102210

OWNER(S): Susan Johnston

**DETAILS OF APPROVED PROJECT:** (1) Replacement Windows, (2) Rear Patio, (3) Outbuilding, (4) New Driveway.

- (1) Windows will be replaced with a wood composite sash kit units. Muntin pattern will be 6/1.
- (2) 10' x 20' rear patio will be added at right rear corner of the house. (See exhibit labelled 'Site Plan June 2014.)
- (3) 7.5' x 7.5' outbuilding will be located at right rear corner of lot. Drop in shed of resin material will be screened from view with landscaping. Height will not exceed 9'. (See exhibit labelled 'Outbuilding June 2014.)
- (4) Existing deteriorated concrete drive will be removed. New concrete drive will extend an additional 9' past the end of the existing drive. (See Exhibit labelled 'Site Plan June 2014.)

#### ***Applicable Policy & Design Guidelines***

##### **Accessory Buildings – Other Accessory Buildings, page 53**

- (5) Prefabricated accessory buildings can be used only in locations where they will not be substantially visible from any street or when they are judged to be appropriate to the site.

##### **PARKING AREAS, PAVING, AND DRIVEWAYS – Driveways, page 64**

- (1) In smaller scale residential uses, driveways that stop at the original building façade are viewed by the HDC as front yard parking pads, and thus are prohibited. All driveways for residential uses should extend to at least the rear building line.

This application meets the applicable *Policy & Design Guidelines*.

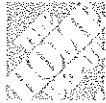
- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans 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

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**Suncast Cascade 7 ft. 3 in. x 7 ft. 4.5 in.  
Resin Storage Shed**

Model # BMS7790D    Internet # 203602589

★★★★★ (88)    Write a Review    Ask & Answer (28)

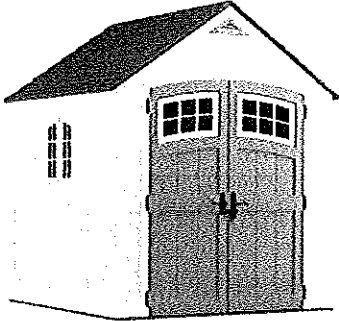
**\$699.00 / each**

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PRODUCT SOLD : Online Only

Item cannot be shipped to the following state(s): AK, GU, HI, PR, VI

**PRODUCT OVERVIEW**

Want to move your car back into the garage, but have too much stuff in the way. Take a look at the BMS7790 shed, constructed out of durable double-wall resin which is sure to last. The metal truss and ridge beam provide roof support, while the reinforced floor is designed for lawn tractor support. The shed features lockable, metal handles for added strength and security. Additional accessories are available for purchase (not included).

- Constructed of durable double-wall resin with wood grain texture
- Metal truss and ridge beam provide roof support
- Reinforced floor for lawn tractor support
- Lockable, metal handles for security
- Robust double doors with metal hinges
- Decorative windows and functional vent
- Easy bolt secure assembly
- Accessories available (not included)
- 60 in. wide door opening
- Made in the U.S.A



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Historic District  
Commission

Certificate of Appropriateness

#HDC 2014

**SPECIFICATIONS**

Approximate Shed Depth (ft.)

7

Approximate Shed Width (ft.)

7

Assembled Depth (in.)

87 in

Assembled Height (in.)

102.5 in

Assembled Width (in.)

88.5 in

Assembly Required

Yes

Door Opening Width (ft.)

5

Floor Options

With Floor

Lockable Door/Gate Latch

Yes

Manufacturer Warranty

10-Year Warranty

Number of Doors

2

Number of Windows

3

Product Depth (in.)

87

Product Height (in.)

102.5

Product Weight (lb.)

345

Product Width (in.)

88.5

Returnable

90-Day

Roof Color Family

Black

Roof Material

Resin

Shed Door Type

Double

Shed Features

Double Door, Vents, Windows

Shelving Included

No

Sidewall Height (in.)

71.5

Siding Color Family

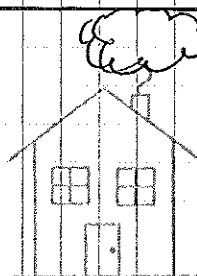
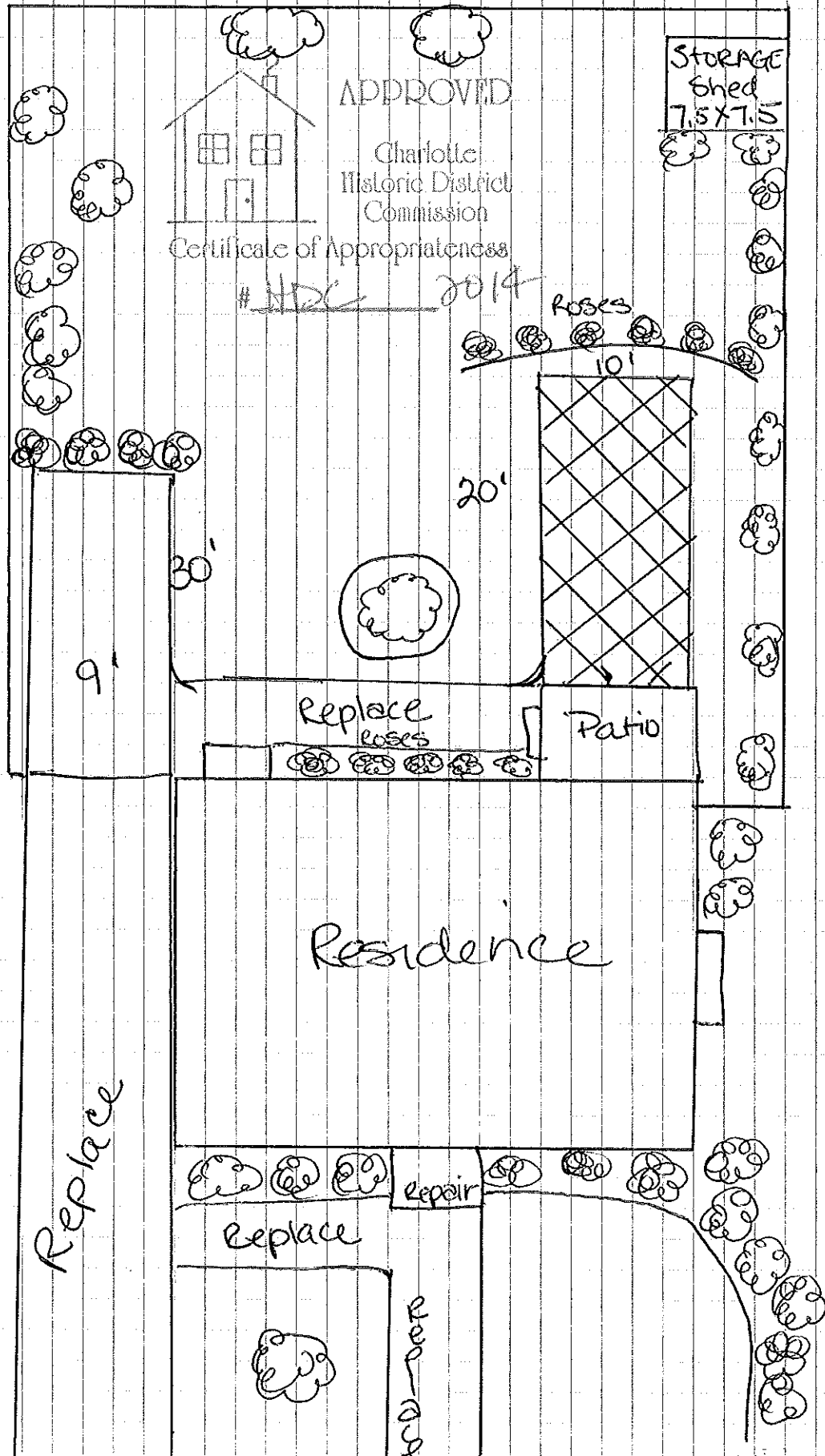
White

Storage Capacity (cu. ft.)

322

Outbuilding June 2014

# Site Plan June 2014



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#HDC 2014

Storage  
Shed  
7.5x7.5

Roses  
10'

20'

30'

9'

Replace  
roses

Patio

Residence

Replace

Repair

Replace

Repair