



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-219

DATE: 21 October 2015

ADDRESS OF PROPERTY: 424 Grandin Road

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07102506

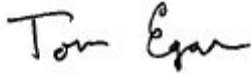
OWNER(S): Dwight D. Horn & Michael L. Masette

DETAILS OF APPROVED PROJECT: Installation of a combination pool and rear yard enclosure fence, see exhibit labeled 'Site Plan – October 2015'. The fence is comprised of six foot high wood panels that will be highly designed with horizontal pickets framed off at the top and bottom. An additional piece of wood trim will run vertically through the center of each panel. The wood panels will be butt joined to wood uprights, which will be topped with decorative steel caps. On the Litiker Avenue side an additional decorative landscape feature, six stone columns topped with stone caps, will be installed. The stone columns are inspired by the neighborhood's historic stone column street markers, one of which is located directly across the street. The rear yard topography slopes down away from the house, requiring the stone column height to somewhat exceed the six foot high wood fence panels to enable the fence panels to tie into the columns. A large landscaping area will be left between the fence and the street. The fence panels will provide a backdrop for upper story and understory landscaping. The fence will be painted or stained after an appropriate curing time. See exhibit labeled 'Fence Design – October 2015.'

- Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 24: Fencing.
- The applicable Policy & Design Guidelines for fencing (page 56) have been met.

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

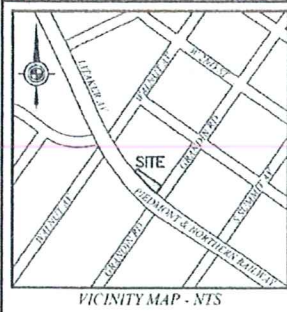


Chairman



Staff

Site Plan - October 2015



THIS IS TO CERTIFY THAT ON THE 22ND DAY OF APRIL, 2015 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT. AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED Charles E. Bell

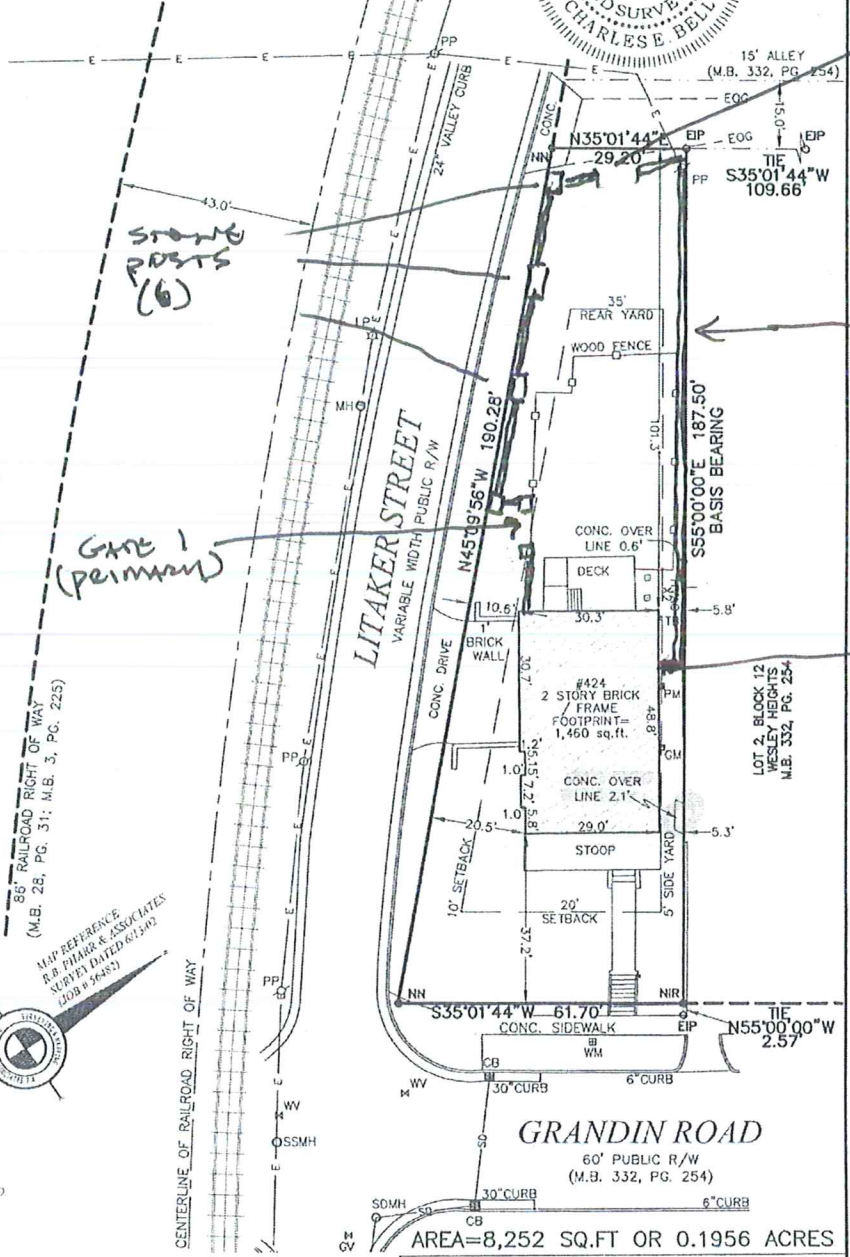
FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009
COMMUNITY PANEL NO: 3701594544J



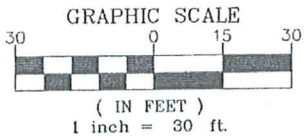
NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. SUBJECT PROPERTY ZONING: R-3
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.



LEGEND:

- CB - CATCH BASIN
- DB - DEED BOOK
- EIP - EXISTING IRON PIPE
- EGG - EDGE OF GRAVE
- GM - GAS METER
- GP - GAS VALVE
- HVC - HEATING, VENTILATION, AIR-COND
- LP - LIGHT POLE
- M.B. - MAP BOOK
- PMT - POWER METER
- PP - POWER POLE
- MH - MANHOLE
- N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
- NR - NEW IRON ROD
- NY - NEW NAIL
- PG - PAGE
- ROW - RIGHT-OF-WAY
- SDMH - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- TB - TELEPHONE BOX
- WM - WATER METER
- WY - WATER VALVE
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK
- STORM DRAINAGE
- OVERHEAD POWER



AREA=8,252 SQ.FT OR 0.1956 ACRES

SURVEY OF:
LOT 1, BLOCK 12, WESLEY HEIGHTS
FOR:
DWIGHT HORN & MICHAEL MASSETTE
RE: 424 GRANDIN ROAD
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
MAP REFERENCE: 332-254
DEED REFERENCE: 15822-226
TAX PARCEL: 071-025-06

R.B. PHARR AND ASSOCIATES, P.A.
SURVEYING AND MAPPING
LICENSE NO. C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL (704) 376-2186

CREW: SAM	DRAWN: BM	REVISED:	SCALE: 1" = 30'	DATE: APR 22, 2015	JOB NO. 83088
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Fence Design - October 2015



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2015-219