



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-273

DATE: 5 January 2016

ADDRESS OF PROPERTY: 625 Grandin Road

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07102312

OWNER(S): Christopher Allen

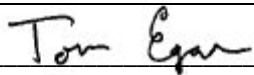
APPLICANT: Scott Lutén

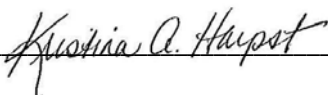
DETAILS OF APPROVED PROJECT: The project is a deck in the rear of the property that will tie into an existing access stair/landing on the left elevation. The deck will be attached to the principal dwelling. The primary material will be treated wood, only the decking will be a composite material. The deck rails will be wood with aluminum pickets, see exhibit labeled 'Deck Rail Design – January 2016.' Stick built, framed-off wood lattice will be installed over the deck framing supports along the right elevation and along the left elevation from the stair/landing to the rear of the house, see exhibit labeled 'Site Plan – January 2016.' Landscape screening will be installed outside the lattice on the right elevation and along the left elevation, and along the rear elevation, see exhibit labeled 'Site Plan – January 2016.' The finished deck and lattice will be painted or stained.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Work in rear yards.
2. The applicable Policy & Design Guidelines for additions 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

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

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Deck Rail Design - January 2016



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Commission

Certificate of Appropriateness

HDC 2015-273

Site Plan - January 2016







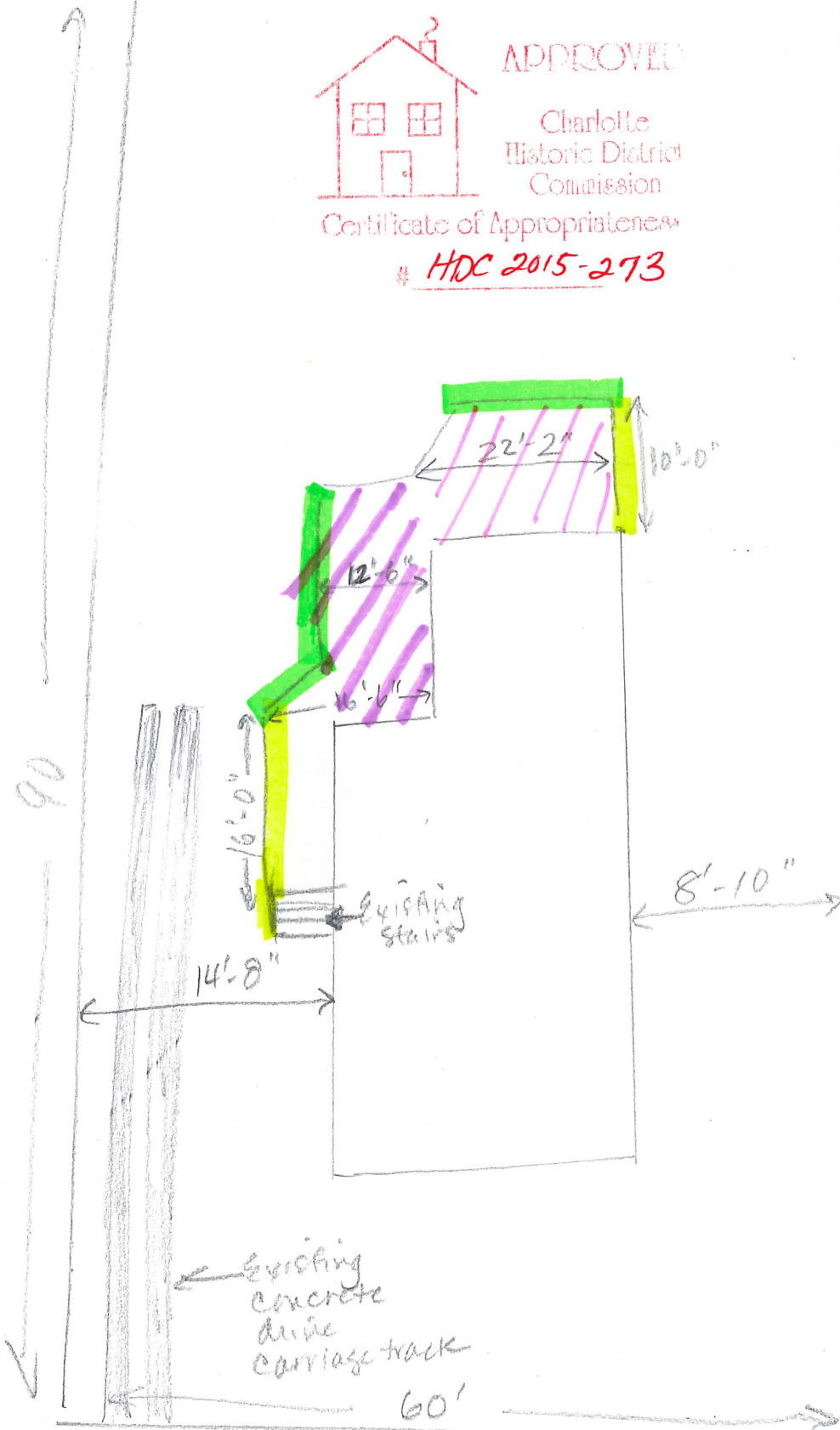
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-  - Landscape Screening only
-  - Stick built lattice & landscape screening
-  - 9' height from grade
-  - 8' height from grade



625 Grandin Rd

NOT TO SCALE