



**CHARLOTTE HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** 2015-066

**DATE:** 2 April 2015

**ADDRESS OF PROPERTY:** 405 E. Tremont Avenue

**HISTORIC DISTRICT:** Dilworth

**TAX PARCEL NUMBER:** 12105702

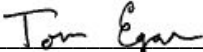
**OWNER(S):** Matthew and Maria Seigny

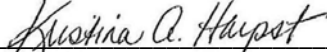
**DETAILS OF APPROVED PROJECT:** The project is a one story detached accessory building located in the rear yard with a building footprint of 8' x 12'. Building height will be 11' but will not exceed 12'. The windows are wood with vinyl clad, double-hung sash with a 1/1 pattern. If used, muntins will be either True Divided Light (TDL) or Simulated True Divided Light (STD) with molded, permanently affixed exterior muntins. Materials (including lap siding, trim, etc.) and details (including corner boards, window trim, soffit/fascia treatment, rafters, etc.) will be wood with dimensions to match house or be proportionally appropriate. The structure will meet the minimum side and rear setbacks. See 'See Shed Elevations Exhibit-April 2015' and 'Site Plan Exhibit-April 2015'. Approval of any substitute material is not implied.

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 accessory buildings 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.

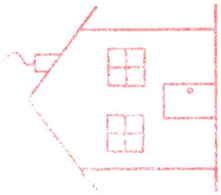
**This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must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

  
Tom Egan, Chairman  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

  
Kristina A. Harpst, Staff

[www.charlotteplanning.org](http://www.charlotteplanning.org)

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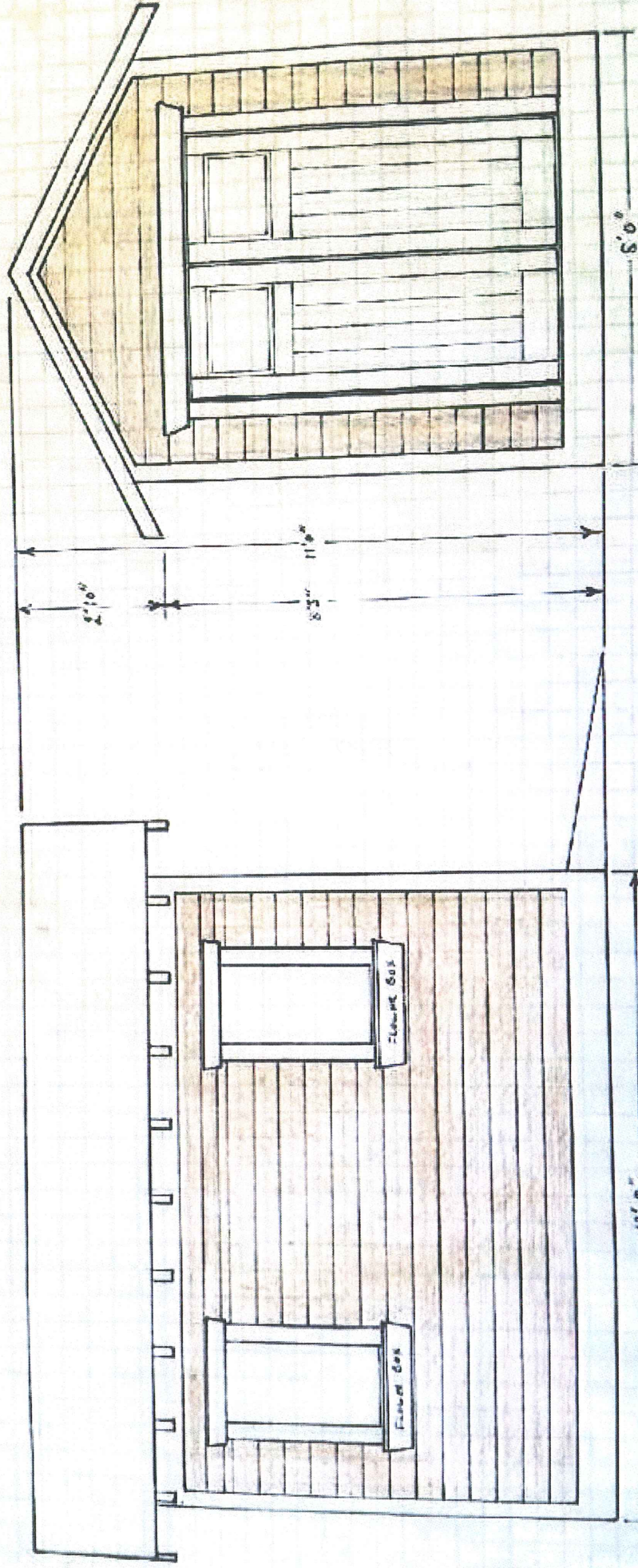


APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

#HDC 2015-066



Shed Elevations Exhibit - April 2015



SOUTH BLVD  
TREMONT AV  
EUC  
SITE

ND SURVEY  
G. KEMP MILLER

A.M. 12  
G. KEMP MILLER, PLS, CFS  
7330 E. Lakeside Dr.  
Charlotte, NC 28215  
704-535-0287  
704-577-6516

LOCATION MAP  
NOT TO SCALE

\* SHED

LOT 1  
MB 332, PG 214

S45°54'51"E  
50.15'

S45°54'51"E  
49.76'

LOT 19  
7,510.28 SQ.FT.  
0.17 AC.

LOT 20  
MB 332, PG 214

LOT 18  
MB 332, PG 214

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NOTES:

1. NO NCGS MONUMENT FOUND WITHIN 2000'

2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS, BUILDING SETBACKS, OR RIGHTS-OF-WAY THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

3. PROPERTY CURRENTLY ZONED: R-5

4. EIP = EXISTING IRON PIPE  
DI = DROP INLET  
— o — = OVERHEAD UTILITY

5. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 3710454300K, DATED 3/2/09.

20' SETBACK FROM  
RIGHT OF WAY  
32' SETBACK FROM  
BACK OF CURB

E TREMONT AVE.  
60' PUBLIC RIGHT OF WAY

NOTE:  
THIS LOT WAS DEVELOPED UNDER THE PRIOR ZONING ORDINANCE REQUIRING A 32' SETBACK MEASURED FROM THE BACK OF EXISTING CURB LINE. A REVISION TO THE ORDINANCE WAS ADOPTED ON 6/10/14 REQUIRING A 20' SETBACK MEASURED FROM THE RIGHT OF WAY.

Site plan  
Exhibit  
April 2015

PHYSICAL SURVEY OF  
LOT 19 of DILWORTH, BLOCK 37