



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2015-123

DATE: 3 June 2015

ADDRESS OF PROPERTY: 1425 The Plaza

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08117115

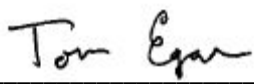
OWNER(S): Forest Banks

DETAILS OF APPROVED PROJECT: Accessory Structure. The project is a pergola over an existing patio in the rear yard, see 'Site Plan Exhibit – June 2015'. The new pergola will measure 12' x 12' and will not be taller nor wider than the principal dwelling. The pergola will be constructed out of cedar and the finished structure will be stained. See 'Pergola Exhibit – June 2015.'

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 Rear Yards (page 64) 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.

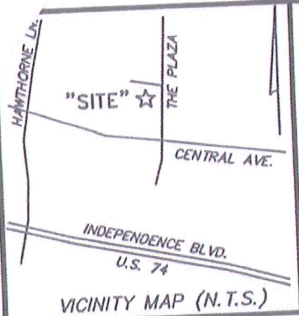


Chairman



Staff

Site Plan Exhibit - June 2015



ZONING DESIGNATION "R-5"
MINIMUM BLDG. SETBACKS
(PER CITY OF CHARLOTTE ZONING
ORDINANCE DATED 10/18/10)
FRONT = 20 FT.
SIDES = 5 FT.
REAR = 35 FT.

NOTES

- 1) SURVEY WAS CONDUCTED OCTOBER 2, 2013.
- 2) OWNERS OF RECORD ARE ALI REZA HOSSEINI & SARAH E. HOSSEINI (DB 27409 AT PG 823). P.I.D. #08117115
- 3) BEING LOT 7 IN BLOCK 26 AS SHOWN ON REVISED PLAT OF CHATHAM PARK LAND CO'S. (MB 230 AT PG 244)
- 4) TITLE REFERENCES REGARDING ADJOINERS SUBJECT TO INFORMATION PROVIDED BY LOCAL GOV'T.
- 5) AREA (COMPUTED BY COORDINATE GEOMETRY METHOD) IS 0.1536 ACRE (6,692 S.F.).
- 6) PROPERTY MAY BE SUBJECT TO ANY AND ALL EASEMENT(S) OR RIGHT(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED. VISIBLE EVIDENCE INDICATING SUCH USE OF THE LAND IS SHOWN.
- 7) PROPERTY ZONED "R-5" PER MECK. CO. G.I.S. INFO AND SUBJECT TO ALL LOCAL ZONING REGULATIONS.
- 8) THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO AN UP-TO-DATE TITLE SEARCH. THIS SURVEYOR MAKES NO GUARANTEE THAT ALL EASEMENT(S), RIGHT(S)-OF-WAY OR OTHER RIGHT(S) OF RECORD EXIST OTHER THAN SHOWN.
- 9) DISTANCES HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
- 10) NO N.C./U.S. HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2,000 FEET OF THIS SITE.
- 11) THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS & RESTRICTIONS OF RECORD.

N/F
BARBARA J. MORGAN
JACK R. MORGAN
DB 22614 PG 37
MB 3 PG 2 (LOT 16)
P.I.D. #08117102



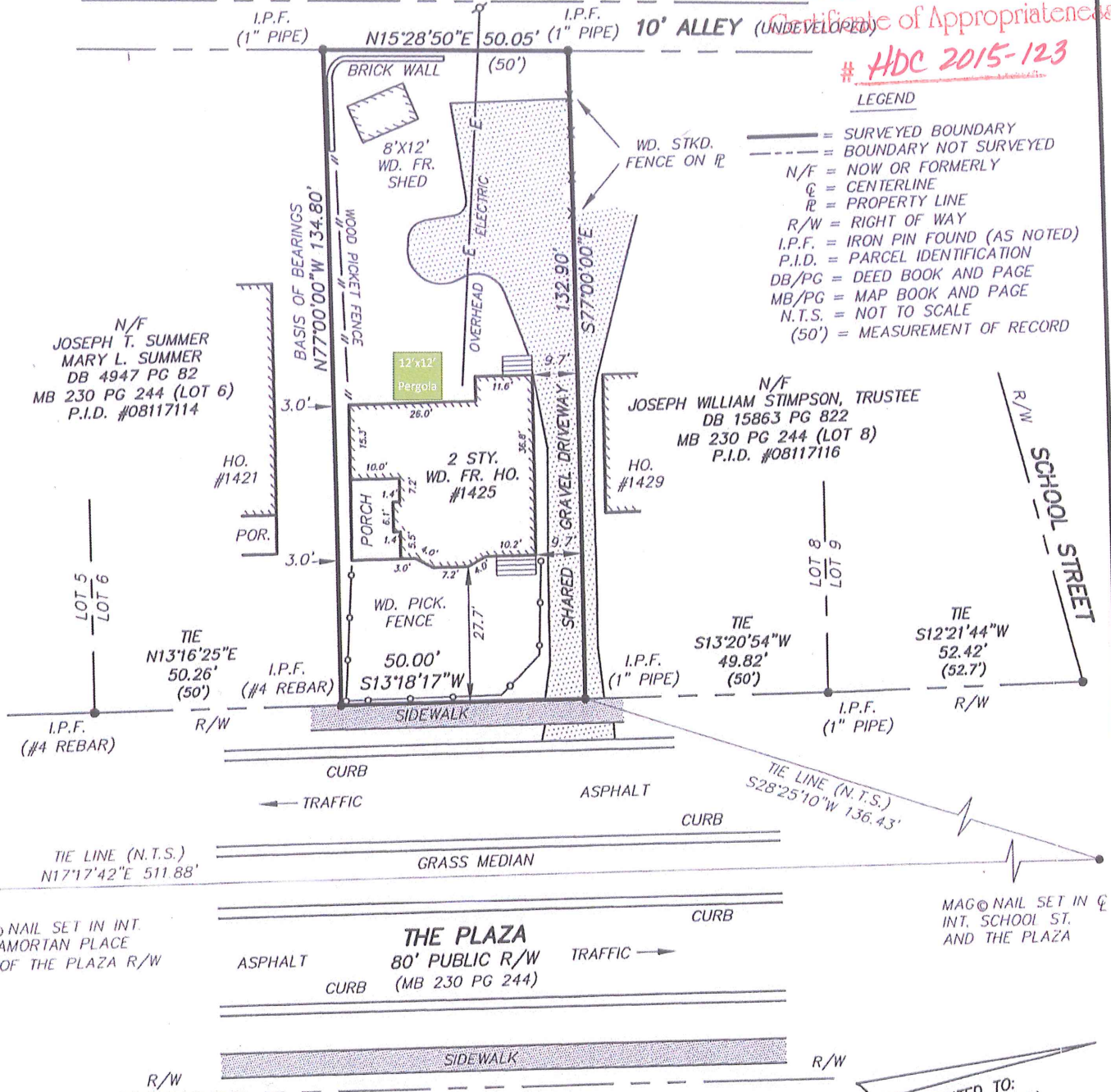
APPROVED
Charlotte
Historic District
Commission

Statement of Appropriateness

HDC 2015-123

LEGEND

- = SURVEYED BOUNDARY
- - - = BOUNDARY NOT SURVEYED
- N/F = NOW OR FORMERLY
- C = CENTERLINE
- R = PROPERTY LINE
- R/W = RIGHT OF WAY
- I.P.F. = IRON PIN FOUND (AS NOTED)
- P.I.D. = PARCEL IDENTIFICATION
- DB/PG = DEED BOOK AND PAGE
- MB/PG = MAP BOOK AND PAGE
- N.T.S. = NOT TO SCALE
- (50') = MEASUREMENT OF RECORD

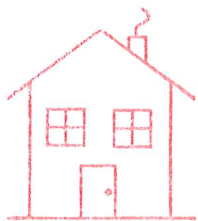


I CERTIFY THAT THIS MAP WAS DRAWN UNDER
MY SUPERVISION FROM AN ACTUAL SURVEY



NORTH ORIENTED TO:
MB 230 PG 244 (SCALED)

LOCATION SURVEY FOR



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

#HDC 2015-123

Pergola Exhibit - June 2015

NTAC:4UC-11