



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-143

DATE: 19 June 2015

ADDRESS OF PROPERTY: 1748 Merriman Avenue

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11909406

OWNER(S): Anna Pavlou

DETAILS OF APPROVED PROJECT: Fence. The project is the installation of a fence around the rear of the property, see exhibit labeled 'Site Plan – June 2015'. The fence will be wood with vertical pickets in the shadow box style and will include two gates, a double gate on the left-side to provide driveway access and a single gate on the right. Fence will not exceed six feet in height, with the exception of chamfered top elements used to cap off uprights, which may extend higher than the six feet of fence height. The finished fence and gates will either be painted or stained. See exhibit labeled 'Fence Design – June 2015'.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 24: Fencing.
2. 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 - June 2015



APPROVED
Charlotte
Historic District
Commission

Certificate of Appropriateness

HDC 2015-113

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 29117, PAGE 33 OR OTHER REFERENCE SOURCE MAP BOOK 3, PAGE 33); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 29117, PAGE 33 OR OTHER REFERENCE SOURCE; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) THIS 20 DAY OF FEBRUARY, 2015. THIS MAP IS NOT INTENDED TO MEET G.S. 47-30 REQUIREMENTS. THIS SURVEY DOES NOT REFLECT A COMPLETE TITLE EXAMINATION

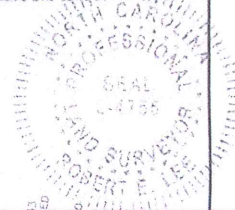
NOTES:

1. BOUNDARY SURVEY MADE USING EXISTING PHYSICAL EVIDENCE OBSERVED DURING FIELD SURVEY.
2. ALL DISTANCES ARE HORIZONTAL, UNLESS OTHERWISE NOTED.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. THIS PLAT/PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, UTILITY EASEMENTS, DEED RESTRICTIONS, RESTRICTIVE COVENANTS OR AGREEMENTS WHICH MAY OR MAY NOT BE OF RECORD AND APPLICABLE HERE TO AND MAY OR MAY NOT BE FOUND BY LEGAL TITLE SEARCH PRIOR TO THE DATE OF THIS SURVEY.
4. BEARINGS AND DISTANCES SHOWN IN PARENTHESES, AND PROPERTY SHOWN AS DASHED WERE TAKEN FROM DEEDS, MAPS OR OTHER PUBLIC RECORD.
5. ADJACENT PROPERTY LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND ARE FOR ORIENTATION PURPOSES ONLY.
6. THIS PROPERTY IS CURRENTLY ZONED R-5. R-5 MINIMUM SETBACK REQUIREMENTS: FRONT: 10' OR AS SHOWN, SEE YARD# 5; REAR YARD# 35'. THESE SETBACKS REFLECT CURRENT ZONING ONLY. SETBACK REQUIREMENTS SET FORTH IN DEED RESTRICTIONS OR RESTRICTIVE COVENANTS MAY EXIST FOR THIS PROPERTY. PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY SETBACK REQUIREMENTS MUST BE VERIFIED BY THE HOMEOWNER OR CONTRACTOR.
7. THIS PROPERTY IS NOT GRAPHICALLY SHOWN IN A DESIGNATED FLOOD HAZARD AREA.
8. UNDERGROUND UTILITIES NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE, BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
9. MINOR IMPROVEMENTS INCIDENTAL TO THE STRUCTURE OR YARD MAY EXIST AND ARE NOT SHOWN HEREON.
10. THE TERM ENCROACHMENT IS USED AS A MEANS TO CONVEY THAT PER LISTED DEEDS AND MAPS THAT AN OBJECT TOUCHES OR CROSSES THE DEED OR MAP LINE IN THAT AREA ON THE DATE OF SURVEY. NO CERTIFICATION OR STATEMENT IS BEING MADE TO THE POSSESSION, ADVERSE OR OTHERWISE OR TITLE TO THE LAND EFFECTED.

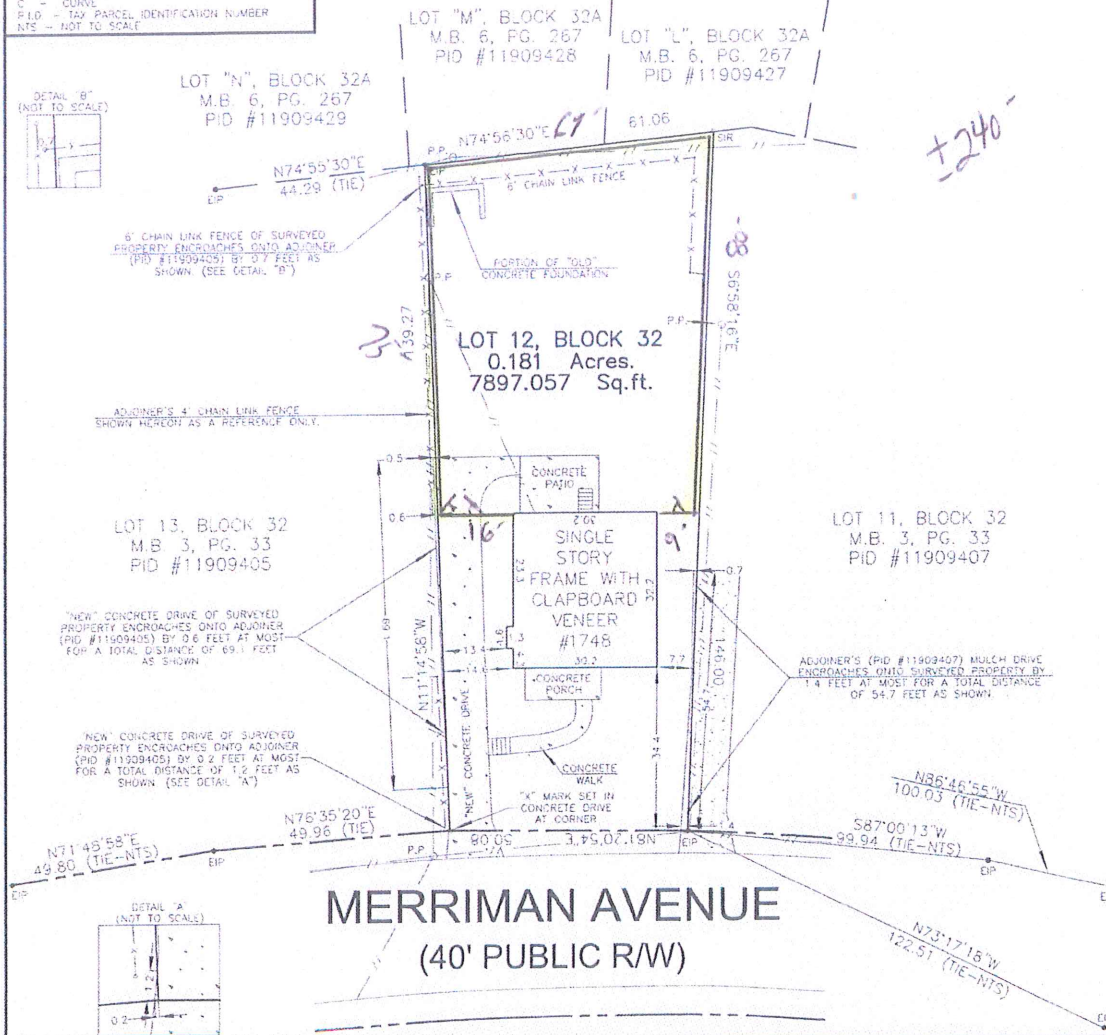
SIGNED

Robert E. Lee

ROBERT E. LEE, PROFESSIONAL LAND SURVEYOR



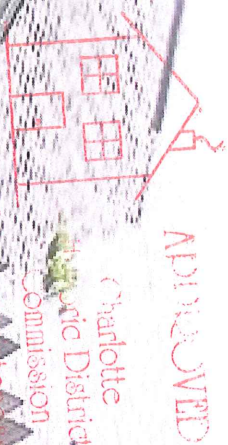
- LEGEND:**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - EASEMENT LINE
 - - - FENCE LINE
 - - - OVERHEAD UTILITY LINE
 - - - RIGHT-OF-WAY
 - - - SETBACK
 - EXISTING IRON REBAR
 - EXISTING IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - COMPUTED POINT
 - RE-SET #4 IRON REBAR
 - PUBLIC DRAINAGE EASEMENT
 - SANITARY SEWER EASEMENT
 - R/W - RIGHT-OF-WAY
 - P.P. - POWER POLE
 - M.B. - MAP BOOK
 - D.B. - DEED BOOK
 - P.D. - PAGE
 - L - LINE
 - C - CURVE
 - F.I.D. - TAX PARCEL IDENTIFICATION NUMBER
 - NTS - NOT TO SCALE



+240'

<p>ROBERT E. LEE, PLS PROFESSIONAL LAND SURVEYOR P.O. BOX 180 MT. HOLLY, NC 28120 PHONE: (704)575-2556 FAX: (704)812-8084 EMAIL: robertlee@leelandsurveying.com</p>	<p>PHYSICAL SURVEY OF #1748 MERRIMAN AVENUE LOT 12, BLOCK 32 OF WILMOORE, SECTION 2 CHARLOTTE, MECKLENBURG COUNTY, NC PROSPECTIVE OWNER: ANNA PAVLOU</p> <p>LEGAL REFERENCES: MAP BOOK: 3 PAGE: 33 DEED BOOK: 29117 PAGE: 936 TAX PARCEL IDENTIFICATION NUMBER: 119-094-06</p> <p>SCALE: 1" = 30'</p> <p>DRAWN BY: R. LEE JOB NUMBER: 3369</p>
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Fence Design - June 2015



City of Charlotte
Historic District Commission
#1100 2015-143

