



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** 2015-155

**DATE:** July 1, 2015

**ADDRESS OF PROPERTY:** 1609 Wilmore Drive

**HISTORIC DISTRICT:** Wilmore

**TAX PARCEL NUMBER:** 11908112

**OWNER(S):** Jason Murphy

**DETAILS OF APPROVED PROJECT:** The project is the restoration, repair and maintenance of a single family structure. Details include new wood siding, wood STDL windows and repair of trim details. A new wood privacy fence will also be installed to be 6' in height with ½" spacing between the pickets.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval: Window replacement, true repair and maintenance, restoration of siding material, fencing.
2. The material and design meets the applicable Policy and Design Guidelines.

- 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

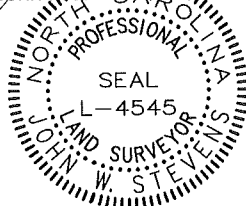
Staff

**SURVEYOR CERTIFICATION:**

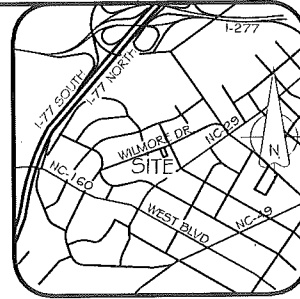
"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PLAT DESCRIPTION RECORDED IN MAP BOOK 230, PAGE 297 THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN MAP BOOK 230, PAGE 297; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS GREATER THAN 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)."

*John W. Stevens*  
JOHN W. STEVENS, R.L.S. L-4545

06/25/2015  
DATE

**LEGEND:**

BSL - BUILDING SETBACK LINE  
CTV - CABLE TV PEDESTAL  
ECP - ELECTRICAL CONTROL PANEL  
EM - ELECTRIC METER  
(F) - FOUND  
GM - GAS METER  
LP - LIGHT POLE  
OHE - OVERHEAD ELECTRIC  
OHT - OVERHEAD TELEPHONE  
PKS - "PK" NAIL SET  
RB - REBAR  
R/W - RIGHT OF WAY  
(S) - SET (1/2" RB)  
TPD - TELEPHONE PEDESTAL  
WM - WATER METER



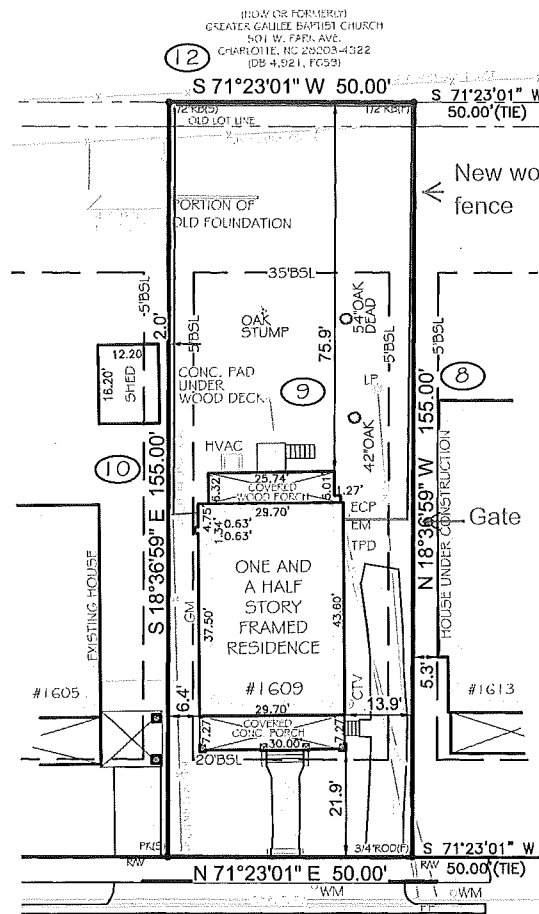
VICINITY MAP  
(NOT TO SCALE)

**BUILDING SETBACKS:**

CITY OF CHARLOTTE ZONING: R-5  
FRONT YARD SETBACK: 20'  
SIDE YARD SETBACK: 5'  
REAR YARD SETBACK: 35'  
MAX. BUILDING HEIGHT: 35'  
MIN. OPEN SPACE: 65%  
MAX. BCA DETACHED DWELLING: 35%  
(LOT SIZE 6,501 - 8,500 SQ. FT.)

**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 FEBRUARY 19, 2014; COMMUNITY PANEL No.: 3710 4543 00K.

**NOTES:**

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. AREAS COMPUTED BY COORDINATE GEOMETRY METHOD UNLESS OTHERWISE NOTED.
3. NO TITLE REPORT FURNISHED THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN.
4. ALL BUILDING TIES ARE MEASURED FROM EXTERIOR OF BRICK FACE.
5. AUTHORIZED REPRODUCTIONS OF THIS SURVEY ARE AFFIXED WITH AN ORIGINAL SEAL AND SIGNATURE. THOSE REPRODUCTIONS NOT BEARING AN ORIGINAL SEAL AND SIGNATURE ARE NOT THE PRODUCT OF THE UNDERSIGNED LAND SURVEYOR AND NO CONSIDERATION SHOULD BE GIVEN TO THE INFORMATION CONTAINED HEREIN.
6. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, BUFFERS AND RESTRICTIONS SHOWN HEREON AND ALL OTHERS OF RECORD.

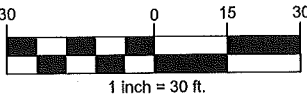
**IMPERVIOUS SURFACE AREA:**

MAXIMUM ALLOWABLE IMPERVIOUS AREA IS 35% OF 7,750 SQ. FT. LOT AREA OR 7,750 SQ. FT. X 0.35 = 2,712 SQ. FT. ALLOWED

BUILDING = 1,671 SQ. FT.  
(INCLUDING FRONT & REAR PORCH)  
CONC. PAD UNDER DECK = 36 SQ. FT.  
LEAD WALK = 151 SQ. FT.  
DRIVEWAY = 338 SQ. FT.  
MECHANICALS = 16 SQ. FT. (A/C UNIT)  
TOTAL = 2,212 SQ. FT.

TOTAL LOT IMPERVIOUS 2,212 SQ. FT. < 2,712 SQ. FT. ALLOWED

LOT AREA:  
±7,750 SQ. FT.  
OR  
±0.18 ACRES



JOB #: 1609-Wilmore  
DATE: 06/25/2015  
SCALE: 1" = 30'  
DRAWN BY: JWS  
REVIEWED BY: JWS

BOUNDARY AS-BUILT SURVEY  
PARCEL No.: 119-081-12

Revised Plat of Wilmore - Section 2  
1609 Wilmore Drive

DAEDALUS PROPERTIES  
Map Book 230, Page 297 - Blk 29, Lot 9



**John W. Stevens**  
**Professional Land Surveying**  
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APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

2015-155

