



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-167

DATE: 19 October 2015

ADDRESS OF PROPERTY: 1405 The Plaza

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 08117110

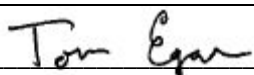
OWNER(S): Keren Boyan and Karen Mosteller

DETAILS OF APPROVED PROJECT: Fence. The project includes the installation of a new picket-style wood fence enclose all three sides of the front yard, a new access gate at the rear of the driveway, and a replacement fence along the rear property line, see exhibit labeled 'Site Plan – October 2015'. The front yard fence pickets will be 2" apart and 28"-30" in height, see exhibit labeled 'Fence & Gate Design – October 2015'. The replacement gate at the rear left of the house will be comprised of 2" pickets and 5" wide decorative pickets with a height not to exceed 6 feet, see exhibit labeled 'Fence & Gate Design – October 2015'. The new rear yard fence will be wood pickets with a visible spacing pattern between each picket and a height not to exceed 6 feet, see exhibit labeled 'Fence & Gate Design – October 2015.' The fences and gate will either be painted or stained and all framing members will face inward to the property being enclosed.

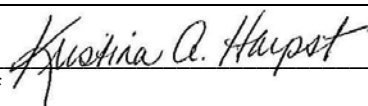
- Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 24: Fencing.
- The applicable Policy & Design Guidelines for fencing (page 56) have been met.

- 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.



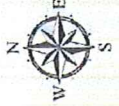
Chairman



Staff

Polaris 3G Map – Mecklenburg County, North Carolina
1405 The Plaza

Site Plan - October 2015



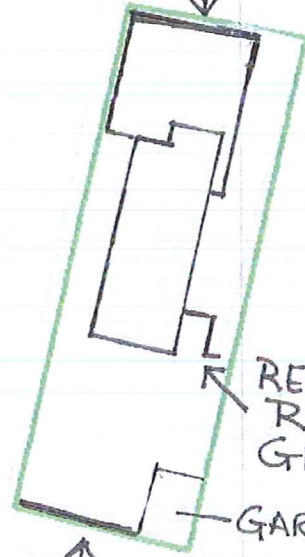
APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

#COA 2015-167

FRONT YARD
ADDED
CUSTOM
PICKET
FENCE



REPLACED
REAR
GATE

GARAGE

REPLACED
REAR
FENCE

The Plaza
1400-1499

1400-1499

0 0.0031006 0.012 Miles

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Fence & Gate Design - October 2015

1405 The Plaza



Front yard fence and gate

- Built with #1 treated wood
1 3/4" x 3/4" & 3 1/2" x 3/4"
- Pickets approx. 28" & 30" tall
- 4" x 4" posts approx. 28" tall
- To be painted white using solid pigmented stain in March 2016 (after cured)



Rear yard fence and gate facing street

- Built with #1 treated wood
1 3/4" x 3/4" & 3 1/2" x 3/4"
- Pickets approx. 57" & 59" tall
- 4" x 4" posts approx. 57" tall
- To be painted white using solid pigmented stain in March 2016 (after cured)



Rear yard fence (interior lot, not visible from any streetscape view)

- Built with #1 treated wood
5 1/2" x 3/4"
- Pickets approx. 68" tall
- 4" x 4" posts approx. 66" tall
- Clear Flood sealer to be applied to allow natural aging of the wood in March 2016 (after cured)



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