



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-061

DATE: 18 March 2016

ADDRESS OF PROPERTY: 416 N. Poplar Street

HISTORIC DISTRICT: Fourth Ward

TAX PARCEL NUMBER: 07802220

OWNER(S): Jaclyn Timmons

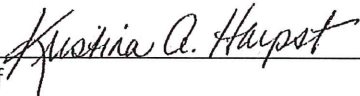
DETAILS OF APPROVED PROJECT: The project is the removal of dilapidated accessory building and the installation of a new a one-story detached accessory building. The new shed building will be located in the rear yard and have a building footprint of 10'L x 12'W x 11'H, see attached exhibit labeled, 'Site Plan – March 2016.' Siding will be T-111 with a wood batten installed over each groove, see attached exhibit labeled 'Shed Design – March 2016.' The structure will meet the minimum side and rear setbacks. 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.

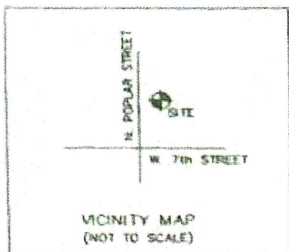
This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be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


Chairman


Staff

Site Plan - March 2016

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED RECORDED IN BOOK 19395, PAGE 782; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY 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 19TH DAY OF NOVEMBER, 2014.

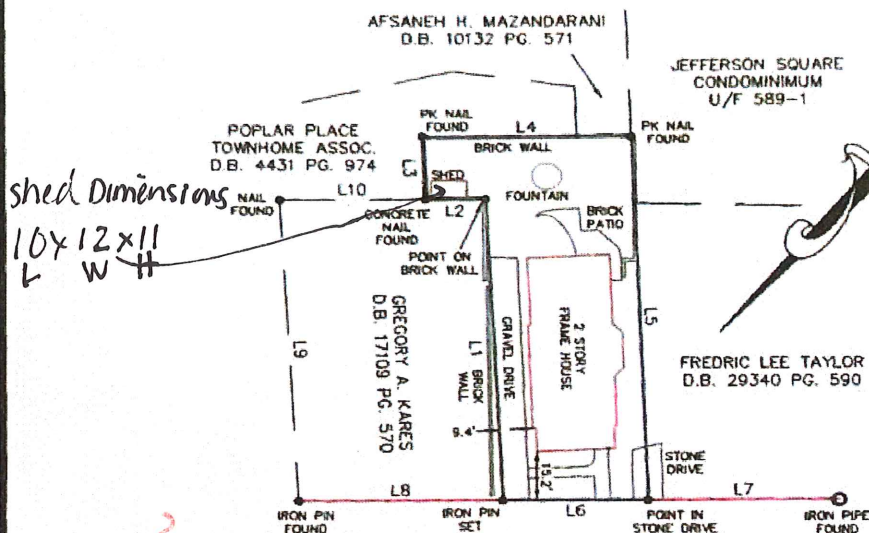


NOTES:

- AREA BY COORDINATE METHOD
- THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET
- THIS MAP IS NOT INTENDED TO MEET G.S. 47-30 AND IS NOT TO BE RECORDED AS A PLAT
- SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT OF WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS NOT SHOWN HEREON

SIGNED

JOHN D. SKIDMORE III, NCPLS L-3837



shed Dimensions
10x12x11
L W H



APPROVED

N. POPLAR STREET
50' PUBLIC R/W

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDC 2016-061

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LEGEND

- R/W = RIGHT OF WAY
- = CORNER AS DESCRIBED
 - = IRON PIPE
 - = COMPUTED POINT
 - ⊙ = UTILITY POLE
 - = CONCRETE MONUMENT
 - ⊕ = SANITARY SEWER MANHOLE
 - ⊗ = STORM DRAIN MANHOLE

LINE TABLE		
LINE	LENGTH	BEARING
L1	94.13	S42°53'16"E
L2	17.00	N49°51'10"E
L3	19.79	S42°22'06"E
L4	59.10	S50°12'30"W
L5	113.70	N42°17'04"W
L6	41.07	N50°06'37"E
L7	54.00	S50°06'37"W
L8	57.84	N50°06'37"E
L9	93.89	S43°10'06"E
L10	41.29	S49°51'10"W

- PROPERTY LINE
- ADJOINER LINE
- RIGHT OF WAY
- SEWER EASEMENT
- STORM DRAIN EASEMENT
- SETBACK LINE

PHYSICAL SURVEY

416 N. POPLAR STREET
0.12 ACRE

CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

TO BE DECEDED TO:

JACLYN TIMMINS

SURVEY DATE 11/18/2014 D.B. 19395 PG. 782

TAX No. 07802220

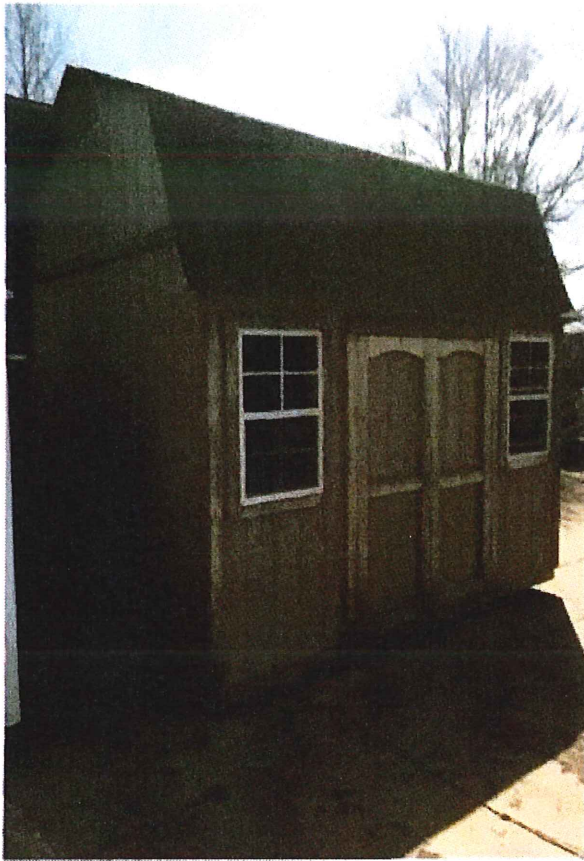
DRAWN BY: JDS

MAP BOOK PAGE

DRAWING 14-300.DWG

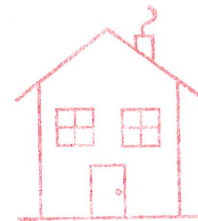
SKIDMORE SURVEYING, INC.

LICENSE NO. C-1876
5347 HIGHWAY 74 WEST
MONROE, N.C.
704-289-4855



Proposed New Shed:
To be painted the same color of
existing home.

Dimensions:
W x L x H
10 x 12 x 11



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDC 2016-041

Materials to be used:

- 4 x 4 Pressure treated runners
- 2 x 4 Floor joists 12" O.C. Pressure treated 8'
- 2 x 6 Floor joists 12" O.C. Pressure treated 10-12-16' wide.
- 2 x 4 Wall studs 16" O.C.
- 5/8" Plywood Flooring: CDX
- 5/8" T1-11 Premium Siding
- All roof trusses are fastened with strong plywood gussets
- All doors are trimmed with 2 x 4 for strength
- All doors use heavy continuous aluminum piano hinges and fastened w/screws
- 1/2" Plywood Roof Deck
- 1st Quality 25 Year Shingles (Black, White, Brown)
- Premium Grade Kiln Dried Spruce - #2 or Belter (Stamped)
- Concrete Block for Leveling - No extra charge up to 16"
- Hand-nailed on site for quality
- 2 Year Warranty (No Charge)
- 5 Year Warranty (If painted Within 60 days with photo)
- Keyed Hasp :. No pad lock necessary