



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-075

DATE: 16 May 2016

ADDRESS OF PROPERTY: 2212 The Plaza

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 09503502

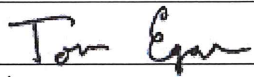
OWNER(S): Russell Margosian

DETAILS OF APPROVED PROJECT: Installation of a fence along the rear yard property line, a panel between the left side of the house and the neighbors existing fence, and a driveway gate on the right side of the house. The rear yard fence will be wood pickets butt-joined to 4x4 uprights, framed off at the top, and will not exceed six feet in height. The fence between the left side of the house and the neighbors existing fence will be shadowbox-style with a simple access gate. The access gate will be wood pickets spaced 1" apart and will be approximately 4' in height. Between the right side of the house and the neighbor's fence a wood driveway access gate will be installed. The new double-gate will match the access gate on the left side of the house, in design and dimensions. All framing members for the fence and gates will face inward or both sides of the fence will be the same. The finished fence and gates will be painted or stained. See attached exhibit labeled 'Site Plan – May 2016.'


- 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
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT



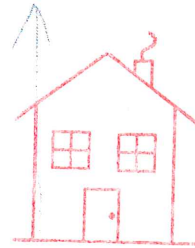
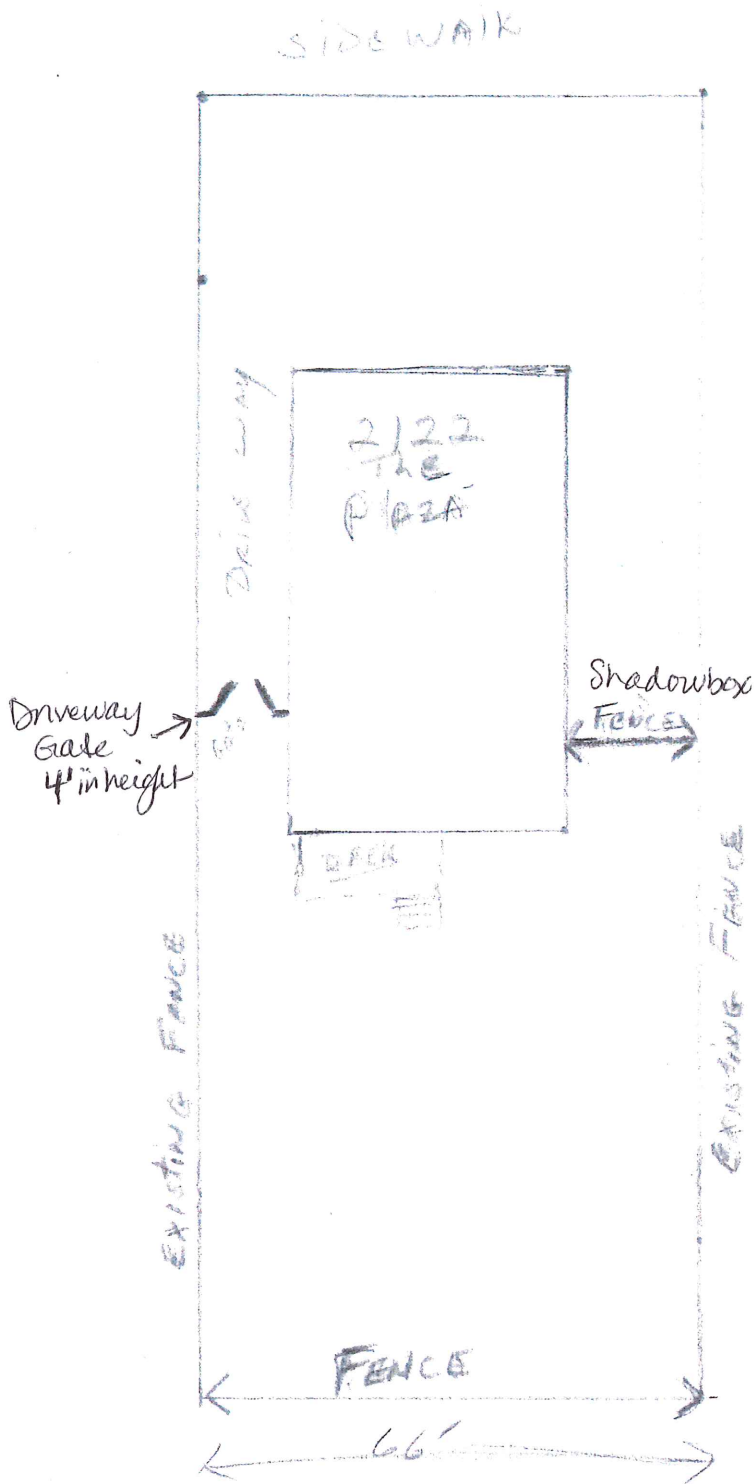
Staff

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The Plaza

Site Plan - May 2016



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2016-075