



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-181

DATE: 21 July 2016

ADDRESS OF PROPERTY: 703 Walnut Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 07102211

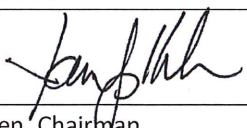
OWNER(S): Mark and Karen Kubiak

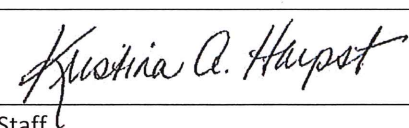
DETAILS OF APPROVED PROJECT: Fence. The existing fence along the rear property line will be removed and replaced, see exhibit labeled 'Site Plan – July 2016.' The new fence will be wood pickets spaced a minimum of two-inches apart and butt-jointed to 6x6 uprights, see exhibit labeled 'Fence Design – July 2016.' Any framing members will face the property being enclosed or both sides of the fence will be the same. The fence will not exceed six feet in height, with the exception of the uprights' chamfered tops which may extend slightly above the fence height. The finished fence will either be painted or stained. A small fence portion of the same design will enclose the left side yard between the neighbor's fence and primary structure. The project also includes the installation of landscape screening around existing HVAC units.

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 twelve (12) 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 twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.


James Haden, Chairman


Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

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A hand-drawn diagram of a rectangular property. The property is bounded by a road on the left, a road on the right, and a road on the top. A horizontal line segment, labeled "new fence" in red, runs along the top boundary. Below this line, the text "6' 43\" 14' 41\" 12' 50.00\" is written. A red arrow points down from the "new fence" line to the text "EXISTING FENCE LINE TO BE REPLACED". The property is also bounded by a road on the bottom. The diagram is enclosed in a large oval.



Certificate of Appropriateness

2016-181

Site Plan - July 2016

Fence Design - July 2016

