



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS - AMENDED**

CERTIFICATE NUMBER: 2016-186

DATE: 27 July 2016

31 October 2016_Amended

ADDRESS OF PROPERTY: 922 Magnolia Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12111823

OWNER(S): Scott and Cindy Watson

APPLICANT: John Zucker

DETAILS OF APPROVED PROJECT: The project is a rear addition, enclosing an existing screened porch and a new accessory building in the rear yard. The rear addition is a one-story screened porch with a rear facing gable roof. The addition will tie onto the house below an existing pair of double-hung windows. Exterior material will be wood shingle siding with all details (brackets, trim, doors, etc.) to match existing. An existing screened porch will be converted to heated living space, with new double-hung wood windows with Simulated True Divided Lights (STDL) in a 4/1 pattern to match existing. The window trim design, details and materials will match existing. On the rear, a portion of the screened porch will be infilled to create a new rear entry door, which will be wood with STDL muntins to match existing. See attached exhibit labeled 'Rear Addition – July 2016.'

The new accessory building is a garage and storage space with a footprint of 24'-0" x 36'-0". The grade to ridge height will be +/- 15'-4 1/4". The garage will feature carriage style doors and double-hung wood windows with STDL in a 4/1 pattern. The materials, design and dimension of all details (brackets, trim, vents, columns, etc.) will match existing on the primary structure. The existing driveway will be expanded approximately 1,640 square feet, and will match existing materials. The new accessory structure will meet the required side and rear yard setbacks. See attached exhibits labeled 'Site Plan – October 2016', 'Accessory Building Elevations – October 2016', and 'Accessory Building Floorplan – October 2016.'

After completion of the rear addition, new accessory building, and expanded driveway the total rear yard impervious coverage will be 37.6%.

Continued on next page

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval
 - a. Replacement Windows and Doors (page 23)
 - b. Additions (page 39) - Additions to the rear of existing structures that are neither taller nor wider than the original structure may be eligible for administrative approval.
 - c. Work in Rear Yards, new rear yard accessory buildings and structures (page 50)

2. This application is in compliance with Policy & Design Guidelines based on location of proposed work.

- 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.

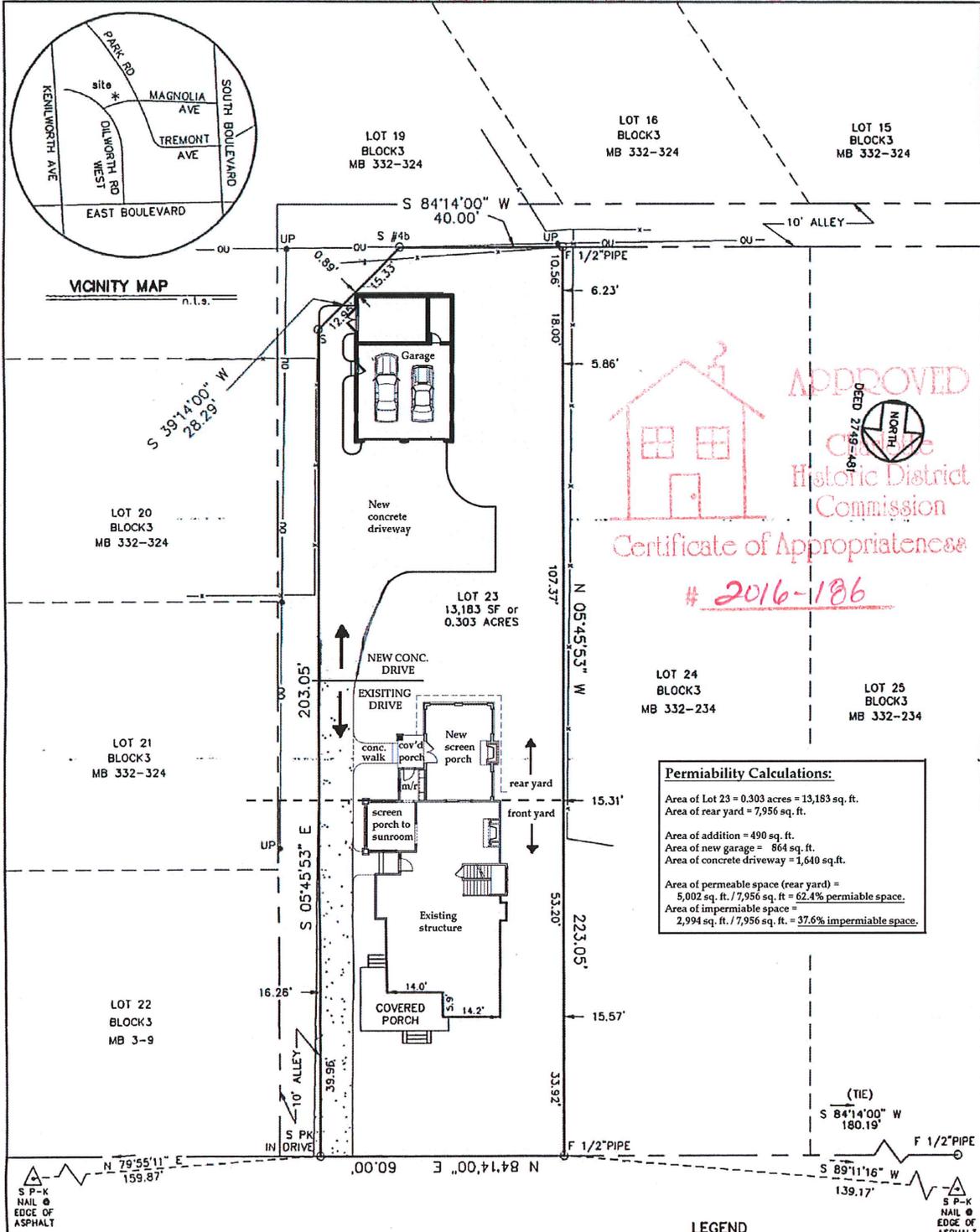


James Haden, Chairman



Staff

Site Plan - October 2016



APPROVED
 DEED 2749-48
 Historic District
 Commission
 Certificate of Appropriateness
 # 2016-186

Permiability Calculations:
 Area of Lot 23 = 0.303 acres = 13,183 sq. ft.
 Area of rear yard = 7,956 sq. ft.
 Area of addition = 490 sq. ft.
 Area of new garage = 864 sq. ft.
 Area of concrete driveway = 1,640 sq. ft.
 Area of permeable space (rear yard) = 5,002 sq. ft. / 7,956 sq. ft. = 62.4% permeable space.
 Area of impermeable space = 2,994 sq. ft. / 7,956 sq. ft. = 37.6% impermeable space.

LEGEND
 O EVIDENCE
 F FOUND
 S SET
 #4b No. 4 REBAR
 #5b No. 5 REBAR
 NMFS NO MONUMENT FOUND OR SET
 R/W RIGHT OF WAY
 b/c BACK OF CURB
 -x FENCE LINE
 ● UP UTILITY POLE
 OU OVERHEAD UTILITY

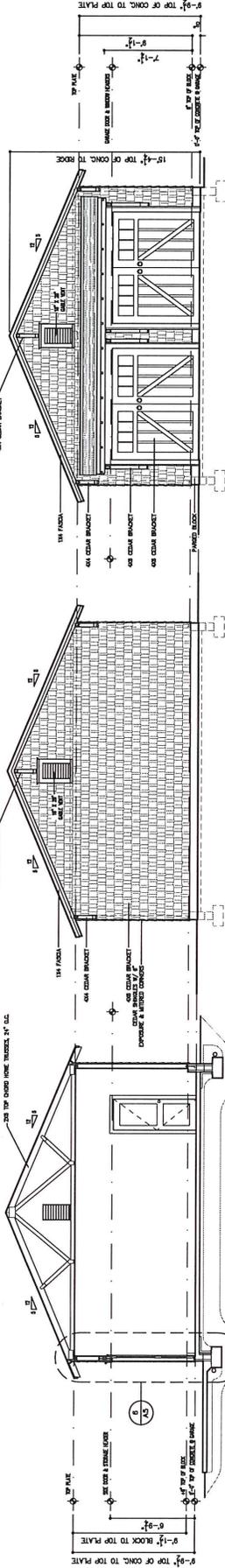
FLOOD STATEMENT
 THIS IS TO CERTIFY THAT THE LOCATION OF THE SUBJECT PROPERTY HAS BEEN CHECKED AGAINST AREA HUD/FIRM MAPS AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA A OR B.

Lucas-Forman Incorporated
 Land Surveying
 Planning & Engineering
 645 Pressley Road, Suite N
 Charlotte, North Carolina 28217
 P.O. Box 11386 28220-0386
 (704) 527-6626 Fax 527 9640

BOUNDARY & PHYSICAL SURVEY
 of
922 MAGNOLIA AVENUE
 Charlotte, Mecklenburg County, N.C.
 LOT _____ BLOCK _____ MAPBOOK _____ PAGE _____
 SUBDIVISION _____
 DEED REFERENCE: 2749-481
 for
DAVID B. BARLEY & REBECCA S. BARLEY
 SURVEYED: G.J. GIBBONS DATE: 5-10-94 REV. _____
 DRAWN: C.T. GLANKLER UPDATE: _____

SEAL
 NORTH CAROLINA
 REGISTERED
 LAND SURVEYOR
 L-3141
 ARTHUR F. FORMAN
 JOB# 94356 FILE# 3

Accessory Building Elevations



1 FRONT ELEVATION
 A5 SCALE: 1/4" = 1'-0"

4 BACK ELEVATION
 A5 SCALE: 1/4" = 1'-0"

2 RIGHT SIDE ELEVATION
 A5 SCALE: 1/4" = 1'-0"

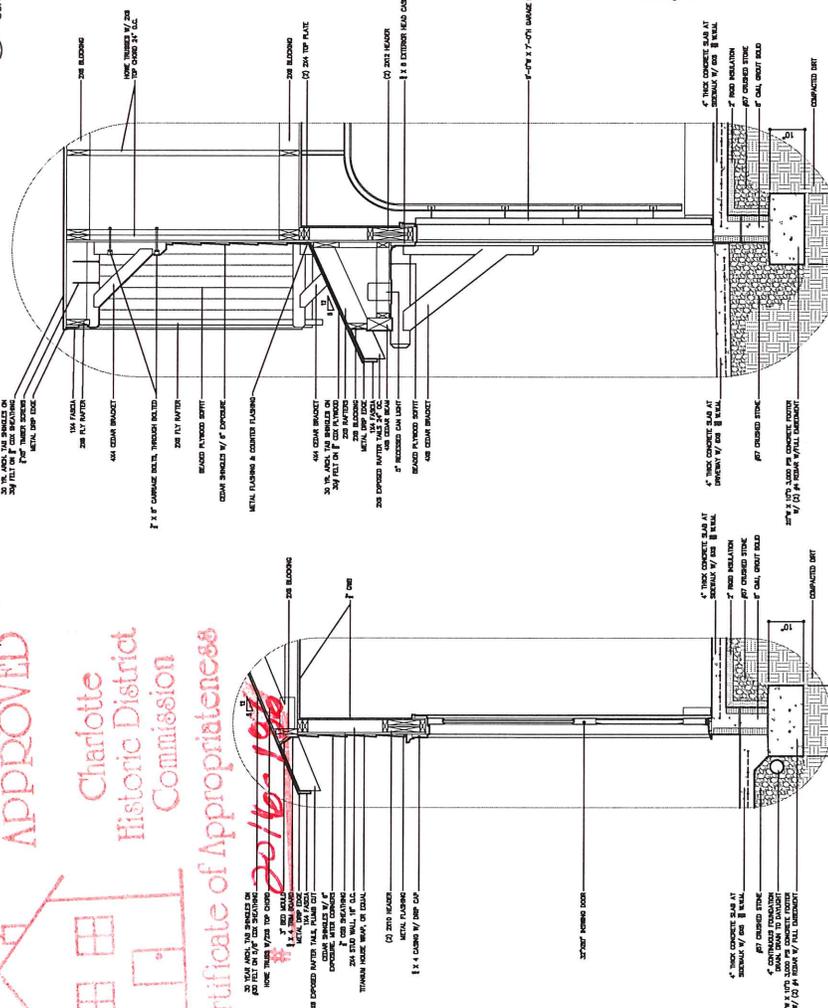
3 LEFT SIDE ELEVATION
 A5 SCALE: 1/4" = 1'-0"

5 BUILDING SECTION
 A5 SCALE: 1/4" = 1'-0"

7 WALL SECTION
 A5 SCALE: 3/4" = 1'-0"

6 WALL SECTION
 A5 SCALE: 3/4" = 1'-0"

APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 # 2016-186



PLEASE REFER TO ALL THE OTHER SHEETS FOR THE COMPLETE SET OF DRAWINGS. THIS SET OF DRAWINGS IS TO BE USED FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS.