



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-211

DATE: 30 August 2016

ADDRESS OF PROPERTY: 1701 The Plaza

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08118602

OWNER(S): Erik Knudson

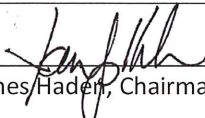
APPLICANT: Mike Luick

DETAILS OF APPROVED PROJECT: The project is a new wood deck in the rear of the property attached to the principal dwelling. The new deck will measure approximately 625 square feet. At the highest point, the deck will be 24" above grade. A wood railing may enclose the deck, and if installed, the pickets will be centered on the top and bottom rail, and an extra horizontal piece of trim will be added along the top rail, see attached exhibit labeled 'Rail Design – August 2016.' The primary material will be treated wood. The deck will be approximately 15 feet away from a mature canopy tree and the tree will be protected throughout installation. An existing fence will screen the deck from the street. See attached exhibit labeled 'Deck Plan – August 2016.'

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 additions 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 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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Rail Design - August 2016



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

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