CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS


ADDRESS OF PROPERTY: 1822 Cleveland Avenue  TAX PARCEL NUMBER: 12105407

HISTORIC DISTRICT: Dilworth

OWNER(S): Kenneth and Lucy Raynor (Allen Brooks, Applicant)

DETAILS OF APPROVED PROJECT: The project is the construction of an accessary building and breezeway that connects the principal and accessary buildings. The accessary building will have materials complimentary to the principal structure. Setback and yard dimensions are noted on the site plan.

The project was approved by the HDC September 14, 2016 and voids the detached garage plans from COA# 2015-080.

- 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

CHARLOTTE-MECKLEBUNG PLANNING DEPARTMENT  www.charlotteplanning.org
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Charlotte, NC 28202-2953
PH: (704) 336-2206
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ZONING: B1
CURRENT USE: RESIDENTIAL
PROPOSED USE: EXISTING RESIDENCE WITH NEW
CONSTRUCTION OF SECOND NON-RESIDENTIAL
PRINCIPAL OFFICE BUILDING AS PER SECTION
12.107 OF CITY OF CHARLOTTE ZONING
ORDINANCE 2014

ZONING BOARD OF ADJUSTMENT
VARIANCE # 2015-020

HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS # 2015-080

INDEX OF DRAWINGS
A-0 Cover Sheet
A-1 Site Plan
A-1.1 Loggia Elevations
A-1.2 Loggia Elevations

SQUARE FOOTAGE CALCULATIONS OF OFFICE BUILDING

Heated          Unheated
Proposed First Floor: 484 S.F.       0 S.F.
Existing Second Floor: 410 S.F.       0 S.F.

Total Under Roof: 894 S.F.