



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-244

DATE: 27 September 2016

ADDRESS OF PROPERTY: 327 West Park Avenue

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11908617

OWNER(S): Paul J. Henningson

DETAILS OF APPROVED PROJECT: The project is a one story detached accessory building located in the rear yard. The building footprint is 12' x 12' and will not exceed 13' in height. Materials and details include lap wood siding with wood corner boards, a standing seam metal roof with 2' eave overhangs, and wood or clad windows and doors with STDL muntins, if used. The structure will meet the minimum 3' side and rear setbacks. Approval of any substitute material is not implied. See attached exhibits labeled 'Site Plan – September 2016,' and 'Accessory Building Design – September 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 accessory buildings 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

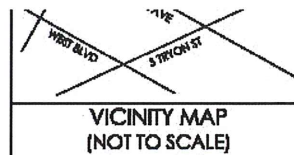
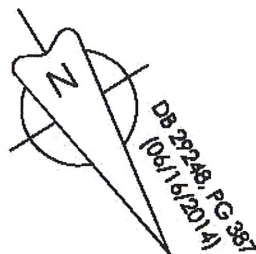

Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

00.03 (11C)



LOT 7
BLOCK 10
PID # 11908617
MB 209 PG 409
AREA:
9733 SF
0.223 ACRE

LOT 6
BLOCK 10
PID # 11908616
MB 209 PG 409

LOT 8
BLOCK 10
PID # 11908618
MB 209 PG 409

WICKFORD PLACE
50' PUBLIC R/W
(MB 209 PG 409)

APPROVED
AC IS 4.1'
RIGHT OF P/L

Charlotte
Historic District
Commission

Certificate of Appropriateness

2016-244

Site Plan - September
2016

BRICK
LANDSCAPING

S 31°50'00" W 194.87'

N 31°52'28" E 195.12'

1-STORY
WOOD/
BRICK

COVERED
PORCH

W. PARK AVENUE
60' PUBLIC R/W
(MB 209 PG 409)

LINE LEGEND

	PROPERTY BOUNDARY
	ADJACENT BNDY (NOT SURVEYED)
	PROPERTY BOUNDARY TIE LINE ONLY
	EASEMENT LINE
	SETBACK LINE
	CURB AND GUTTER
	WOOD FENCE LINE
	OVERHEAD UTILITY LINE
	BUILDING OVERHANG

HATCH LEGEND

	CONCRETE
	PAVEMENT
	BUILDING
	BRICK
	GRAVEL

SYMBOL LEGEND

	#4 REBAR FOUND
	3/4" IRON PIPE FOUND
	AIR CONDITIONER
	WATER METER
	GAS METER
	ELECTRIC METER
	UTILITY POLE

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

SURVEY NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. AREA COMPUTED BY THE COORDINATE METHOD.
3. REFERENCE(S): AS SHOWN.
4. ALL BUILDINGS SHOWN LIE WHOLLY ON THE SUBJECT PROPERTY.
5. THERE ARE NO ENCROACHMENTS OR PROJECTIONS EXCEPT AS SHOWN.
6. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY WHICH ARE NOT SHOWN HEREON.
7. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. THIS PLAT/PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, UTILITY EASEMENTS, DEED RESTRICTIONS, RESTRICTIVE COVENANTS OR AGREEMENTS WHICH MAY OR MAY NOT BE OF RECORD AND APPLICABLE HERE TO THE DATE OF THIS SURVEY.
8. UNDERGROUND UTILITIES ARE NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
9. PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA. (FIRM MAP NO. 3710454300L, EFFECTIVE ON 09/02/2015).

ABBREVIATIONS

DB	DEED BOOK
MB	MAP BOOK
PG	PAGE
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
CP	COVERED PORCH

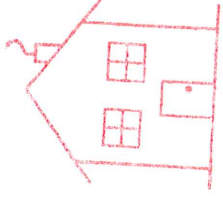
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 9524, PAGE 32); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.
THIS 8TH DAY OF MARCH 2016

SURVEY OF PROPERTY FOR:

PAUL HENNINGSON & ELIZABETH HALES

327 W. PARK AVENUE
PARCEL 2, D.B. 9524, PG. 32
(LOT 7, BLOCK 10, WILMORE, M.B. 209, PG. 409)
CHARLOTTE, NC 28203
MECKLENBURG COUNTY

Accessory Building Design - September 2016



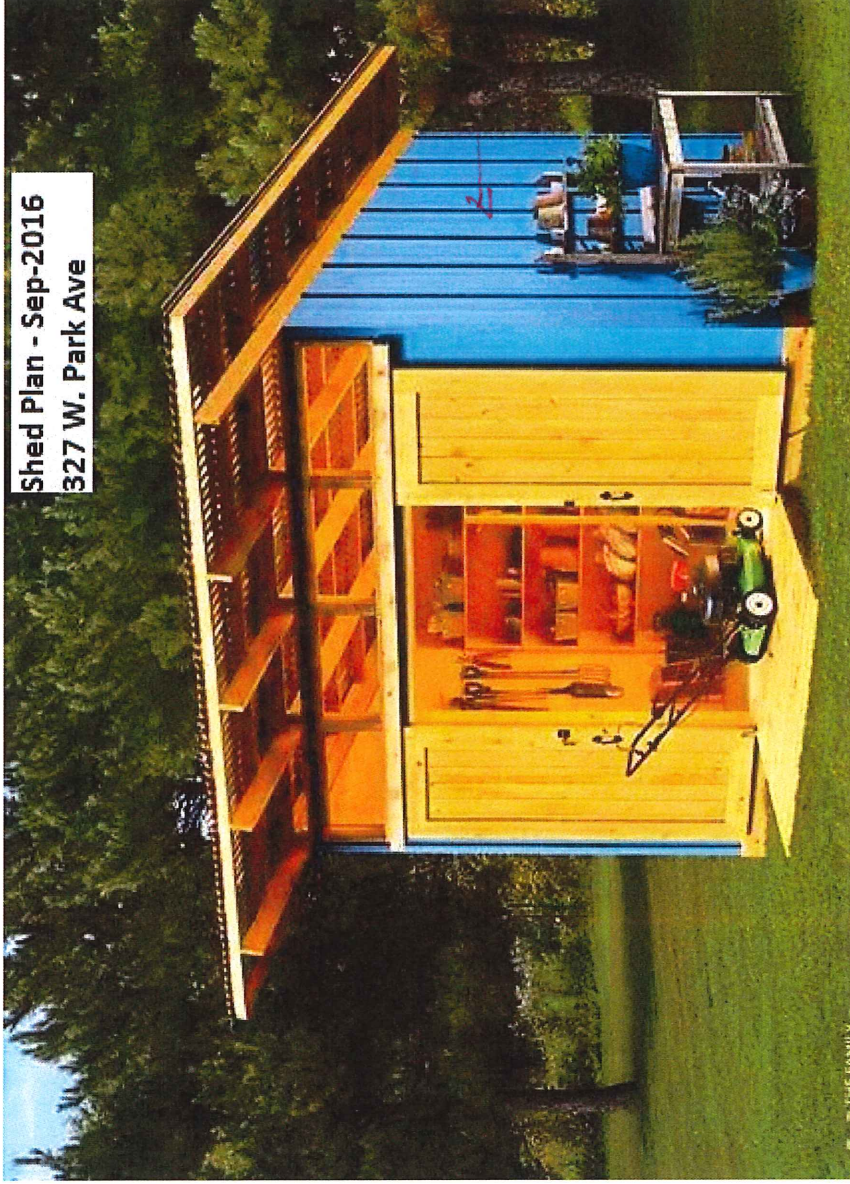
APPROVED

Charlotte
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Certificate of Appropriateness

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Shed Plan - Sep-2016
327 W. Park Ave



shed to be built w/
horizontal
lap siding &
corner boards