



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: HDC 2016 - 245

DATE: 17 October 2016

ADDRESS OF PROPERTY: 700 South Summit Avenue TAX PARCEL: 071.023.26

HISTORIC DISTRICT: Wesley Heights

APPLICANT: Architect Josh Allison

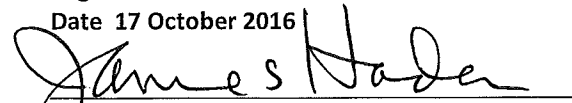
DETAILS OF APPROVED PROJECT: Garage. 24' x 24' garage will be located in left rear corner of back yard. See exhibit labeled 'Site Plan October 2016'. Two single carriage doors will access front to back gabled garage. Siding will be Hardie Artisan, trimmed out and detailed to match the new HDC approved house. All details will match house including siding, corner boards, exposed rafter tails, brackets, etc. Height will not exceed 16'1". See exhibit labeled 'Garage Elevations October 2016'. Drive will extend to new garage.

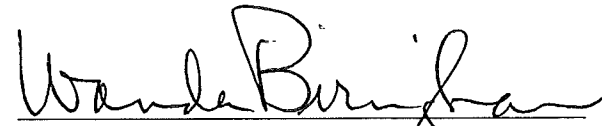
Relevant Policy & Design Guidelines Accessory Buildings – page 50

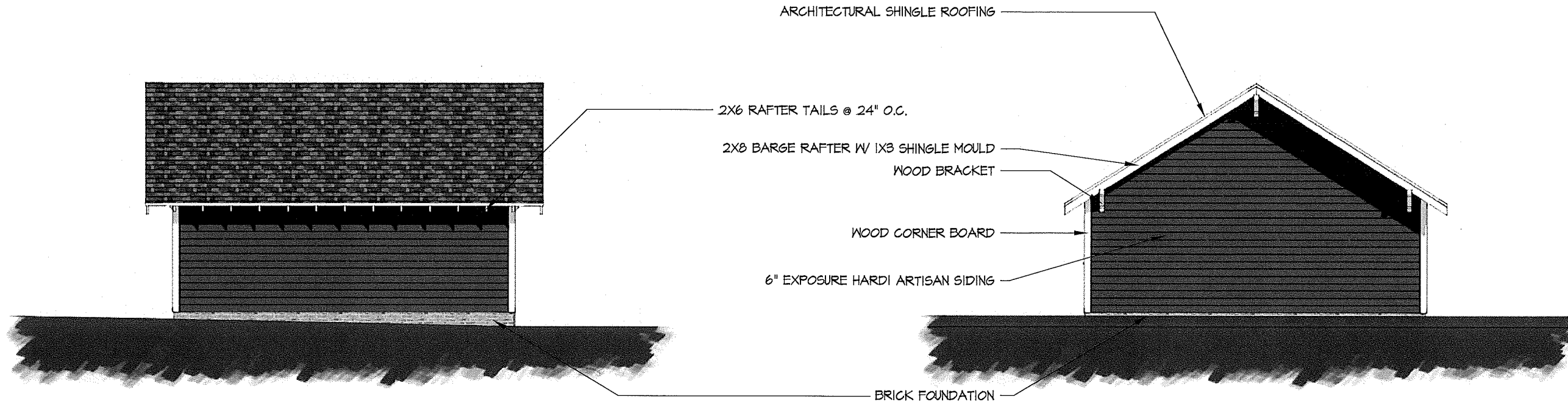
3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.

- 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 .


Chairman, James Haden

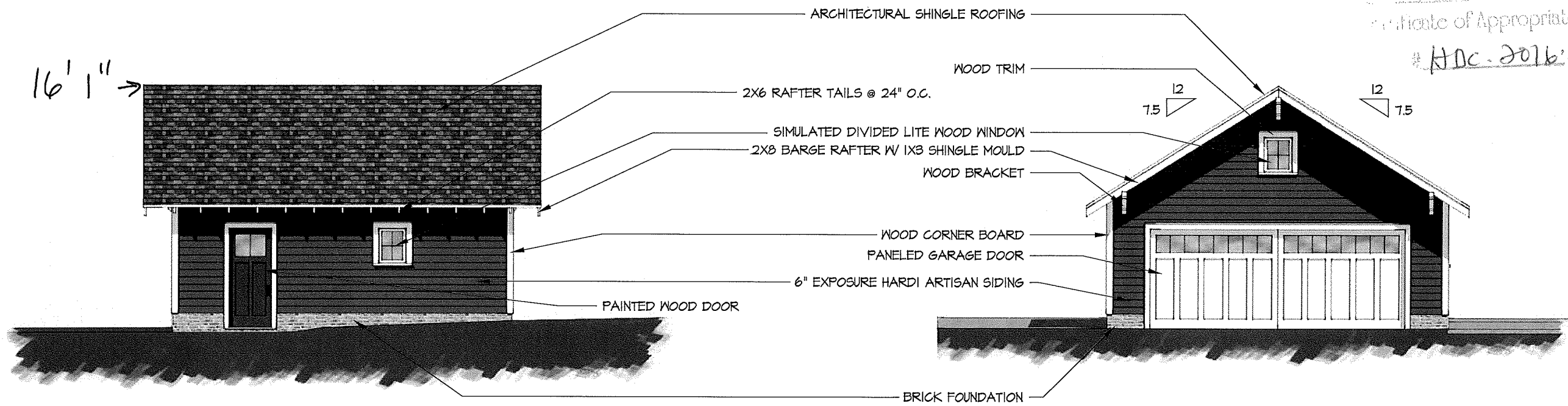

Staff, Wanda Birmingham



Side Elevation
1/8" = 1'-0"

Rear Elevation
1/8" = 1'-0"

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
#HDC-2016-245



Side Elevation
1/8" = 1'-0"

Front Elevation
1/8" = 1'-0"

ALL DETAILS AND MATERIALS SHALL MATCH HOUSE APPROVED BY HDC

Date: 09.20.16

Project Status:
HDC Submittal

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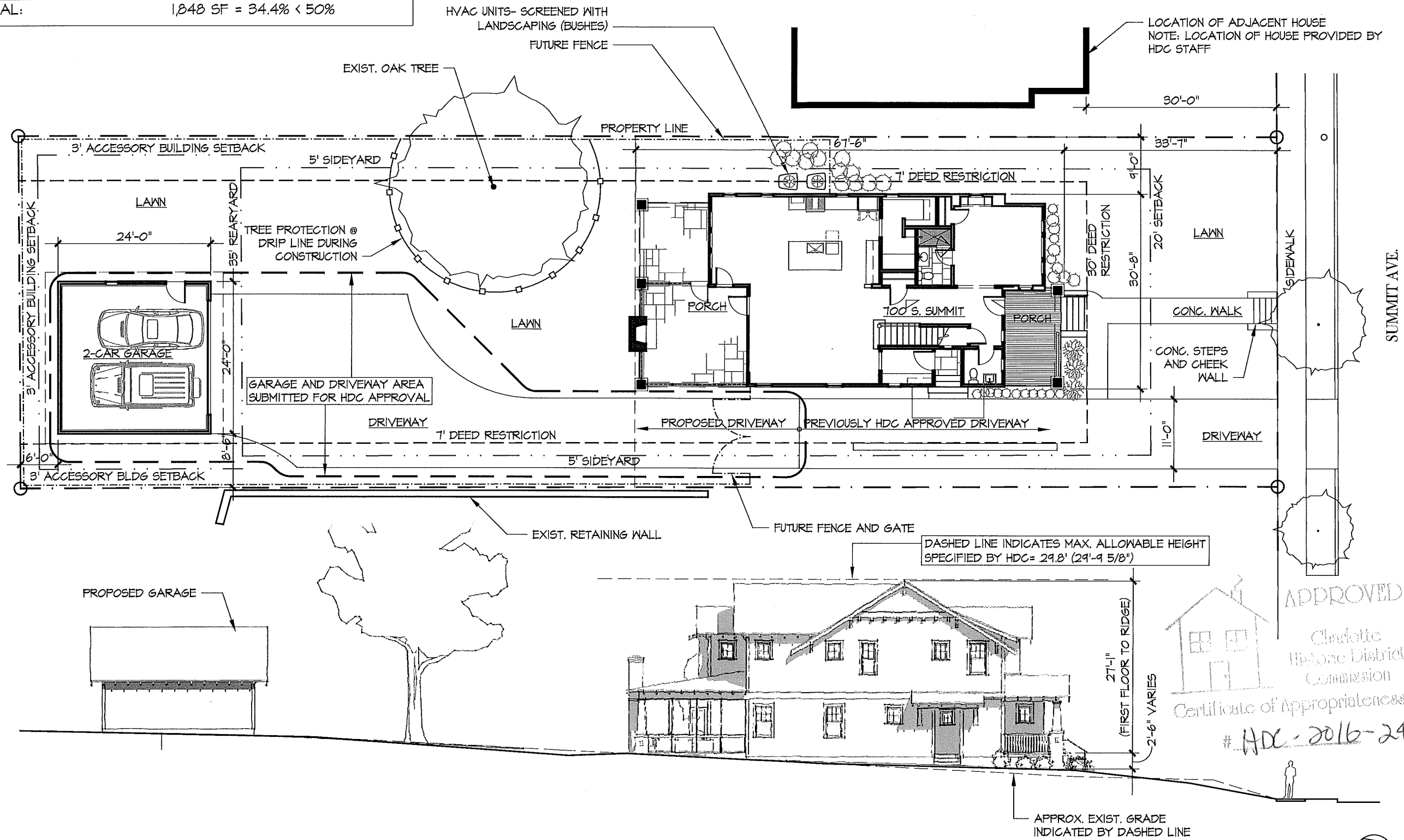
Bomero Residence Garage
Charlotte, NC

Garage Elevations October 2016

REAR YARD IMPERVIOUS CALCULATED FROM HOUSE

TOTAL REAR YARD AREA: 5,373 SF

IMPERVIOUS
 GARAGE FOOTPRINT: 576 SF
 DRIVEWAY: 1,272 SF
 TOTAL: 1,848 SF = 34.4% < 50%



Romero Residence Garage
 Charlotte, NC

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Site Plan

1/16" = 1'-0"

Site Plan October 2016

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