



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-286

DATE: 17 January 2017

ADDRESS OF PROPERTY: 2215 The Plaza

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08119145

OWNER(S): Robert Murphy

DETAILS OF APPROVED PROJECT: Fence. The project is the installation of a fence around the rear yard with a single access gate on the left side in the same style as the fence. The new wood fence will be in the shadowbox style and will step down with the grade of the property. The fence will tie in at the back corners of the house. The fence panels will be butt-joined to uprights and both sides of the fence will be the same. No portion of the fence will exceed six feet in height. The finished fence will be painted or stained after an appropriate curing time. See attached exhibits labeled 'Site Plan – January 2017' and 'Fence Design – January 2017.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 24: Fencing.
2. The applicable Policy & Design Guidelines for fencing (page 56) 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

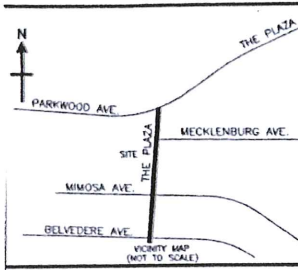
www.charlotteplanning.org

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

Site Plan - January 2017

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 30285, PAGE 55 OR OTHER REFERENCE SOURCE MAP BOOK 3, PAGE 16), THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 30285, PAGE 55 OR OTHER REFERENCE SOURCE SHOWN HEREON; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)." THIS 5 DAY OF AUGUST, 2016 THIS MAP IS NOT INTENDED TO MEET G.S. 47-30 REQUIREMENTS.

"THIS SURVEY DOES NOT REFLECT A COMPLETE TITLE EXAMINATION"



LEGEND.	
---	PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	EASEMENT LINE
-X-X-X-X-	FENCE LINE
---	OVERHEAD UTILITY LINE
---	RIGHT-OF-WAY
---	SETBACK
E.I.R.	EXISTING IRON REBAR
E.I.P.	EXISTING IRON PIPE
E.C.M.	EXISTING CONCRETE MONUMENT
C.P.	COMPUTED POINT
S.I.R.	RE-SET #4 IRON REBAR
P.D.E.	PUBLIC DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT-OF-WAY
P.P.	POWER POLE
M.B.	MAP BOOK
D.B.	DEED BOOK
P.G.	PAGE
L	LINE
C	CURVE
P.I.D.	TAX PARCEL IDENTIFICATION NUMBER
NTS	NOT TO SCALE

SIGNED

ROBERT E. LEE, PROFESSIONAL LAND SURVEYOR L-4755



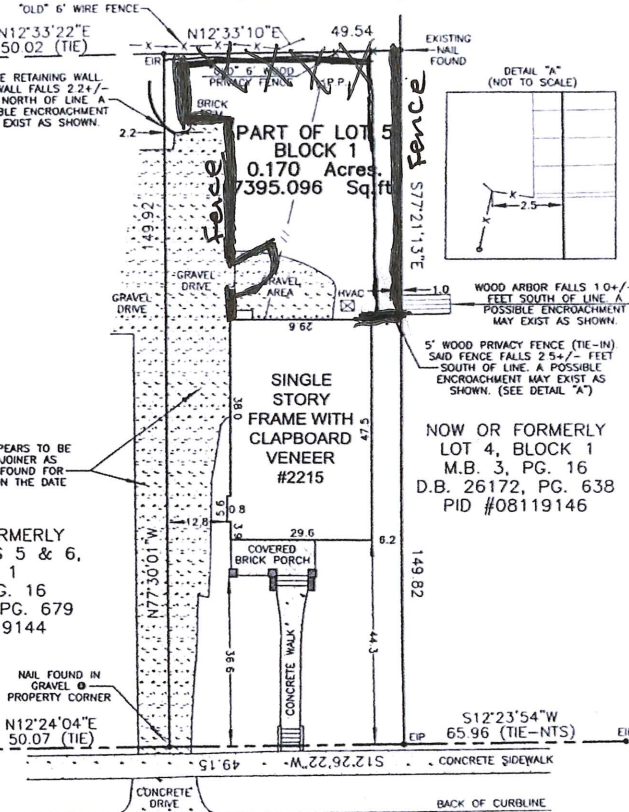
NOW OR FORMERLY
PART OF LOTS 5-7,
BLOCK 1
M.B. 3, PG. 16
D.B. 10778, PG. 308
PID #08119141

NOTES.

- BOUNDARY SURVEY MADE USING EXISTING PHYSICAL EVIDENCE OBSERVED DURING FIELD SURVEY.
- ALL DISTANCES ARE HORIZONTAL DISTANCES (GEODETIC) UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PERFORMED 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 AND MAY OR MAY NOT BE FOUND BY LEGAL TITLE SEARCH PRIOR TO THE DATE OF THIS SURVEY.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES, AND PROPERTY SHOWN AS DASHED WERE TAKEN FROM DEEDS, MAPS OR OTHER PUBLIC RECORD.
- ADJOINER PROPERTY LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND ARE FOR ORIENTATION PURPOSES ONLY.
- THIS PROPERTY IS CURRENTLY ZONED R-5. R-5 MINIMUM SETBACK REQUIREMENTS: FRONT= 20' OR AS SHOWN, SIDE YARD= 5', REAR YARD= 35'. THESE SETBACKS REFLECT CURRENT ZONING ONLY. SETBACK REQUIREMENTS SET FORTH IN DEED RESTRICTIONS OR RESTRICTIVE COVENANTS MAY EXIST FOR THIS PROPERTY. PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY SETBACK REQUIREMENTS MUST BE VERIFIED BY THE HOMEOWNER OR CONTRACTOR.
- THIS PROPERTY IS NOT GRAPHICALLY SHOWN IN A DESIGNATED FLOOD HAZARD AREA.
- UNDERGROUND UTILITIES 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.
- MINOR IMPROVEMENTS INCIDENTAL TO THE STRUCTURE OR YARD MAY EXIST AND ARE NOT SHOWN HEREON.
- THE TERM ENCROACHMENT IS USED AS A MEANS TO CONVEY THAT PER LISTED DEEDS AND MAPS THAT AN OBJECT TOUCHES OR CROSSES THE DEED OR MAP LINE IN THAT AREA ON THE DATE OF SURVEY, NO CERTIFICATION OR STATEMENT IS BEING MADE TO THE POSSESSION, ADVERSE OR OTHERWISE OR TITLE TO THE LAND EFFECTED.

GRAVEL DRIVE. SAID GRAVEL DRIVE APPEARS TO BE SHARED, USED IN COMMON WITH ADJOINER AS SHOWN HEREON. NO LEGAL RECORD FOUND FOR JOINT/COMMON USE OF SAID DRIVE ON THE DATE OF THIS SURVEY.

NOW OR FORMERLY
PART OF LOTS 5 & 6,
BLOCK 1
M.B. 3, PG. 16
D.B. 30499, PG. 679
PID #08119144



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2016-286



REF: D.B. 30285 PG. 55-57
DATED: SEPTEMBER 18, 2015

THE PLAZA (100' PUBLIC R/W)

LEE LAND
SURVEYING, PLLC.

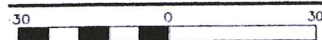
C FIRM LICENSE NUMBER: P-1259

O. BOX 180

T. HOLLY, NC 28120

HONE: (704)575-2556

MAIL: robertlee@leelandsurveying.com



SCALE: 1" = 30'

PHYSICAL SURVEY OF

#2215 THE PLAZA

BEING A PORTION OF LOT 5, BLOCK 1 OF
PART OF PROPERTY OF D.A. JOHNSTON
CHARLOTTE, MECKLENBURG COUNTY, NC
PROSPECTIVE OWNER: ROBERT MURPHY

LEGAL REFERENCES:

MAP BOOK: 3 PAGE: 16 DEED BOOK: 30285 PAGE: 55

TAX PARCEL IDENTIFICATION NUMBER: 081-191-45

DRAWN BY: R. LEE

JOB NUMBER: 4447



Fence Design-January 2017