



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-300

DATE: 12 December 2016

ADDRESS OF PROPERTY: 703 Walnut Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 07102211

OWNER(S): Mark and Karen Kubiak

DETAILS OF APPROVED PROJECT: The project is the addition of a new deck and pergola in the rear yard and improvements to an existing concrete patio. The new wood deck footprint is approximately 18'L x 17'W. The deck will have one wood step on the driveway side but no railing. A free-standing wood pergola measuring approximately 14'L x 13'W x 8'-5"H will cover a portion of the deck. The pergola will be separated approximately six-inches from the house, will not be attached to the house, and is neither taller nor wider than the house, see exhibit labeled 'Deck and Pergola Plan – December 2016.' Stone pavers and a new fire pit will be installed on an existing 26' x 10' concrete patio in the rear yard, see exhibit labeled 'Site Plan – December 2016,' and 'Paver Design – December 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 Rear Yards (page 64) 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

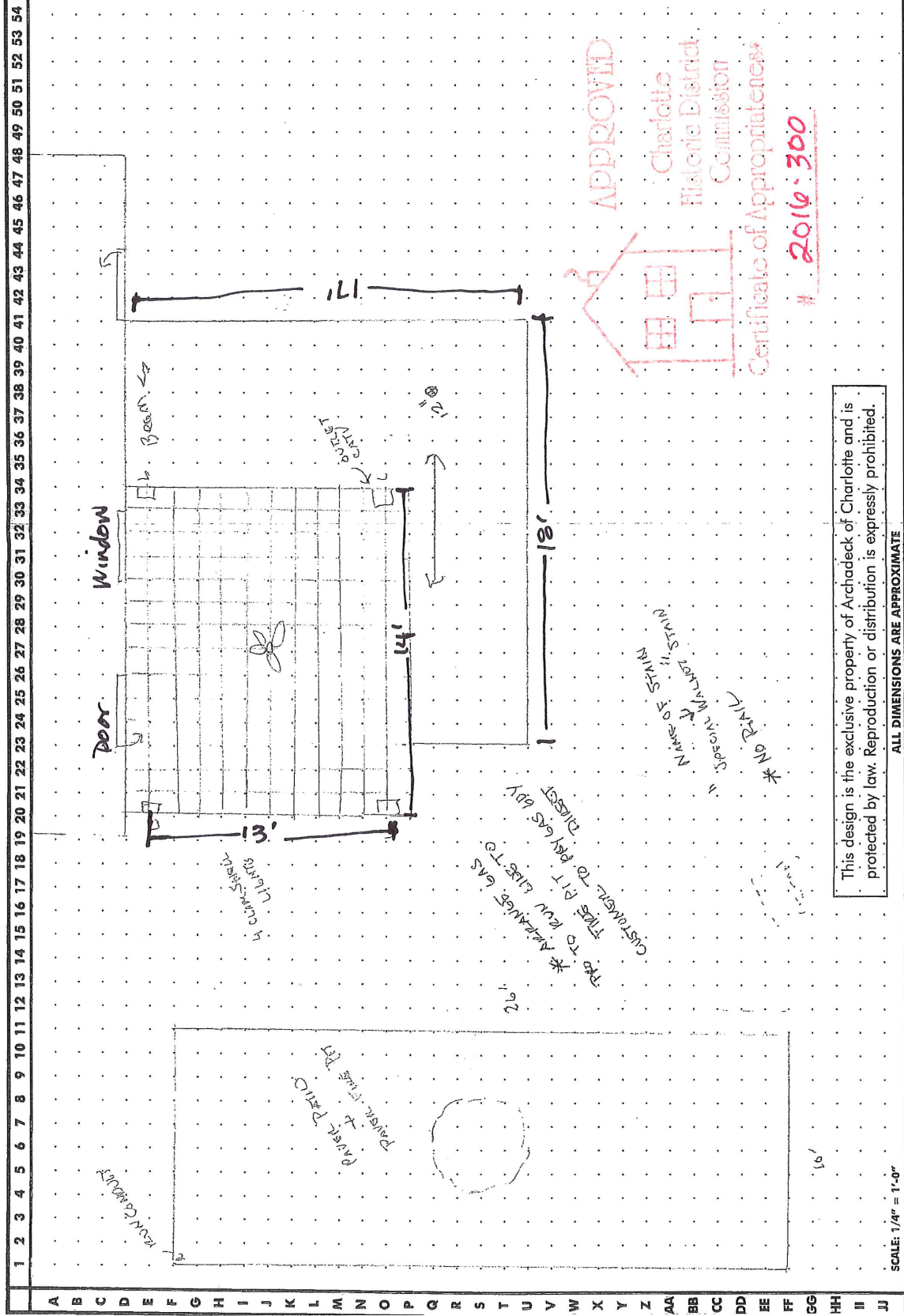
600 East Fourth Street

Charlotte, NC 28202-2853

PH: (704)-336-2205

FAX: (704)-336-5123

Deck & Pergola Plan - December 2016



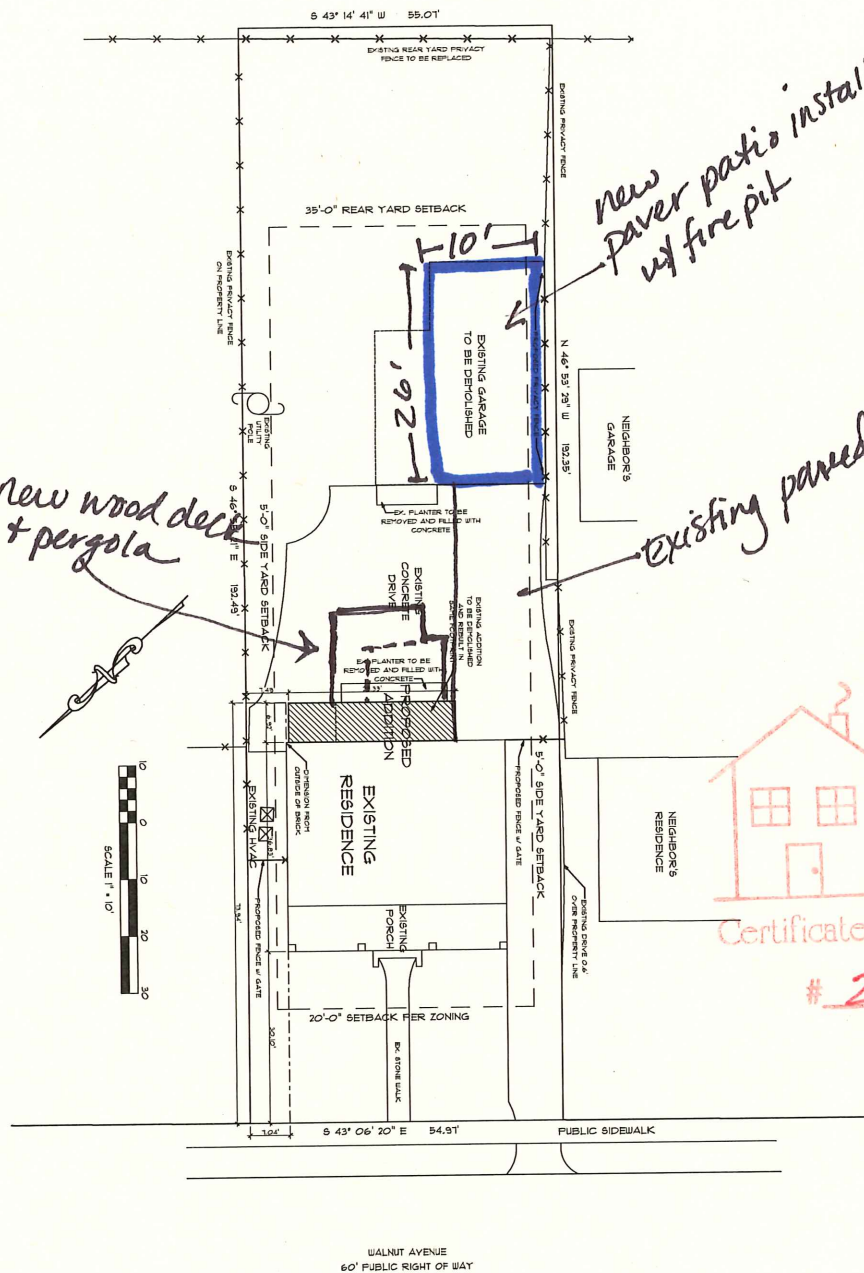
archadeck®
In America's Most Popular Backyard™

Name: MARK & LAUREN KAYAL
Address: 709 WALNUT AVE
City: CHARLOTTE
St: NC
Zip Code: 28208
Office:
Sales Person: KENDY
Contact No: 83043
Drwg. No.:

Additional Notes:
PT WOOD DECK & PERGOLA
STAIN DECK & PERGOLA
CATV/OUTLET/INSTAL SOUTHERN
20X10 PAVIL PATIO & FIRE PIT

BUILDER: SHK
CUSTOMER: MARK
CUSTOMER: LAUREN

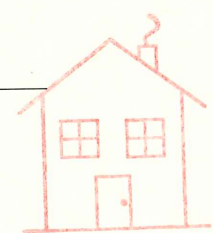
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new paver patio installed on top of existing concrete w/ fire pit

existing paved driveway

new wood deck + pergola



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Charlotte
Historic District
Commission
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Site Plan - December 2016

SCALE: 1" = 10'

SHEET 1 OF 6

SITE PLAN HOUSE

DESIGNER: K. WILSON

DATE: 6/23/2015

PROJECT NO: 2015-022

REVISIONS:

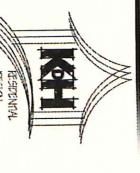
THE KUBIAK RESIDENCE
703 WALNUT AVENUE
CHARLOTTE, NORTH CAROLINA



ENGINEER

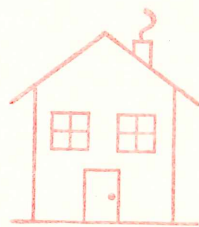


RESIDENTIAL
DESIGNER
704-726-0505





Paver Design - December 2016



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