



**CHARLOTTE HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** 2016-308

**DATE:** 12 December 2016

**ADDRESS OF PROPERTY:** 704 Walnut Avenue

**HISTORIC DISTRICT:** Wesley Heights

**TAX PARCEL NUMBER:** 07102136

**OWNER(S):** Max Harnett

**DETAILS OF APPROVED PROJECT:** The project is a one story detached accessory building located in the rear yard. The building will be located on an existing concrete pad which meets all required setbacks. The building footprint is 10' x 8'. The wood T-111 siding will have an additional vertical piece of wood placed over each groove to give the structure a board and batten appearance. Approval of any substitute material is not implied. See attached exhibits labeled 'Site Plan – December 2016' and 'Shed Design – December 2016.'

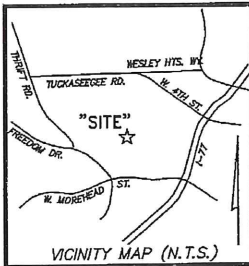
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for accessory buildings have been met.

- 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



# NOTES

- 1) SURVEY WAS CONDUCTED JULY 13, 2015.
- 2) OWNERS OF RECORD ARE JONATHAN K. PERRY & ALIESJA C. PERRY (DB 20176 AT PG 211). P.I.D. #07102136
- 3) BEING LOT 15 IN BLOCK 24 AS SHOWN ON PLAT OF A PORTION OF WESLEY HEIGHTS (MB 4 AT PG 101).
- 4) TITLE REFERENCES REGARDING ADJOINERS SUBJECT TO INFORMATION PROVIDED BY LOCAL GOV'T.
- 5) AREA (COMPUTED BY COORDINATE GEOMETRY METHOD) IS 0.1894 ACRE (8,250 S.F.).
- 6) PROPERTY MAY BE SUBJECT TO ANY AND ALL EASEMENT(S) OR RIGHT(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED. VISIBLE EVIDENCE INDICATING SUCH USE OF THE LAND IS SHOWN.
- 7) PROPERTY ZONED "R-8" PER MECK CO. G.I.S. INFO AND SUBJECT TO ALL LOCAL ZONING REGULATIONS.
- 8) THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO AN UP-TO-DATE TITLE SEARCH. THIS SURVEYOR MAKES NO GUARANTEE THAT ALL EASEMENT(S), RIGHT(S)-OF-WAY OR OTHER RIGHT(S) OF RECORD EXIST OTHER THAN SHOWN.
- 9) DISTANCES HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
- 10) NO N.C./U.S. HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2,000 FEET OF THIS SITE.
- 11) THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS & RESTRICTIONS OF RECORD.

## LEGEND

- SURVEYED BOUNDARY
- - - BOUNDARY NOT SURVEYED
- N/F = NOW OR FORMERLY
- C = CENTERLINE
- R = RIGHT OF WAY
- R/W = RIGHT OF WAY
- P.I.D. = PARCEL IDENTIFICATION
- DB/PG = DEED BOOK AND PAGE
- MB/PG = MAP BOOK AND PAGE
- N.T.S. = NOT TO SCALE
- E = OVERHEAD ELECTRIC LINES
- △ = ENCROACHMENT REFERENCE

ZONING DESIGNATION "R-8"  
MINIMUM BLDG. SETBACKS  
(PER CITY OF CHARLOTTE ZONING  
ORDINANCE CODIFIED THROUGH 9/16/13)  
FRONT = 20 FT.  
SIDE = 5 FT.  
REAR = 20 FT.

N/F  
DAVID J. BOONE  
KAREN M. BOONE  
DB 24914 PG 509  
MB 4 PG 101 (LOT 54)  
P.I.D. #07102115

N/F  
THOMASINA J. MASSEY  
DB 22913 PG 398  
MB 4 PG 101 (LOT 55)  
P.I.D. #07102114

APPROVED

Charlotte  
Mecklenburg County  
Commissioner

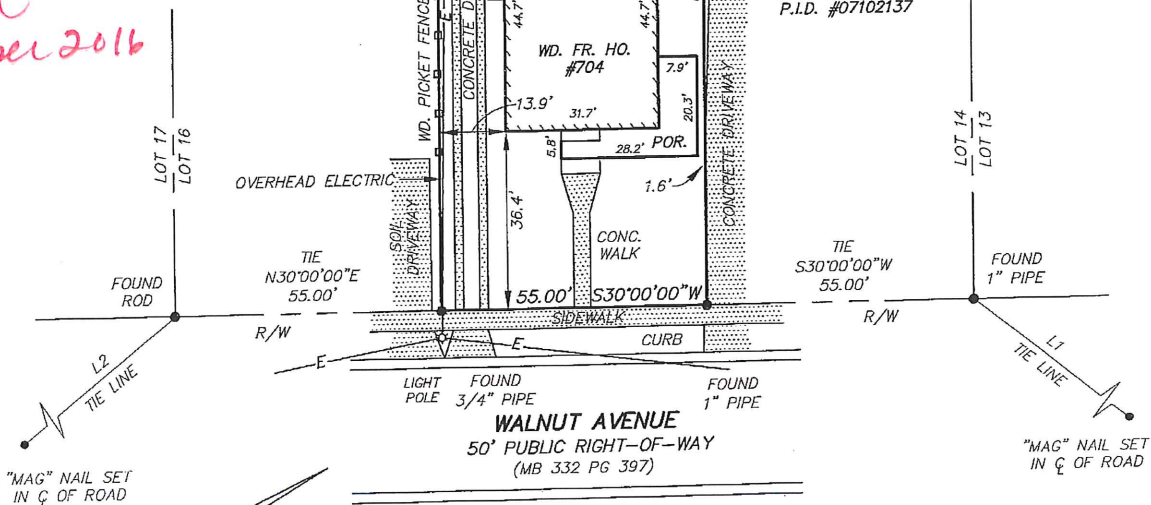
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Site plan  
December 2016

N/F  
EMANSEY, LLC  
DB 15637 PG 371  
MB 4 PG 101 (LOT 16)  
P.I.D. #07102135

N/F  
ROBERT CUNNINGHAM, ET AL.  
DB 3237 PG 284  
MB 4 PG 101 (LOT 14)  
P.I.D. #07102137

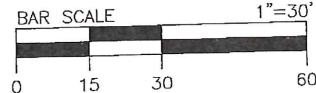


WALNUT AVENUE  
50' PUBLIC RIGHT-OF-WAY  
(MB 332 PG 397)

CURB

R/W

LINE	LENGTH	BEARING
L1	48.30'	S64°05'22"W
L2	97.09'	N14°40'47"E
L3	150.00'	N60°00'00"W
L4	150.00'	S60°00'00"E



PROJECT #015-1726

LOCATION SURVEY FOR

MAX MATTHEW HARNETT  
LAUREN CALDWELL HARNETT

CITY OF CHARLOTTE  
MECKLENBURG COUNTY NORTH CAROLINA

DATE: JULY 14, 2015

SCALE: 1"=30'

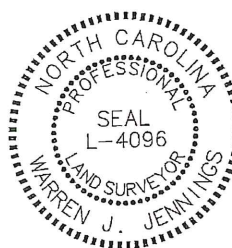
SURVEY PREPARED BY:

WARREN JENNINGS LAND SURVEYING  
P.O. BOX 78123  
CHARLOTTE, N.C. 28271  
(704) 320-3294  
wjennings@carolina.rr.com

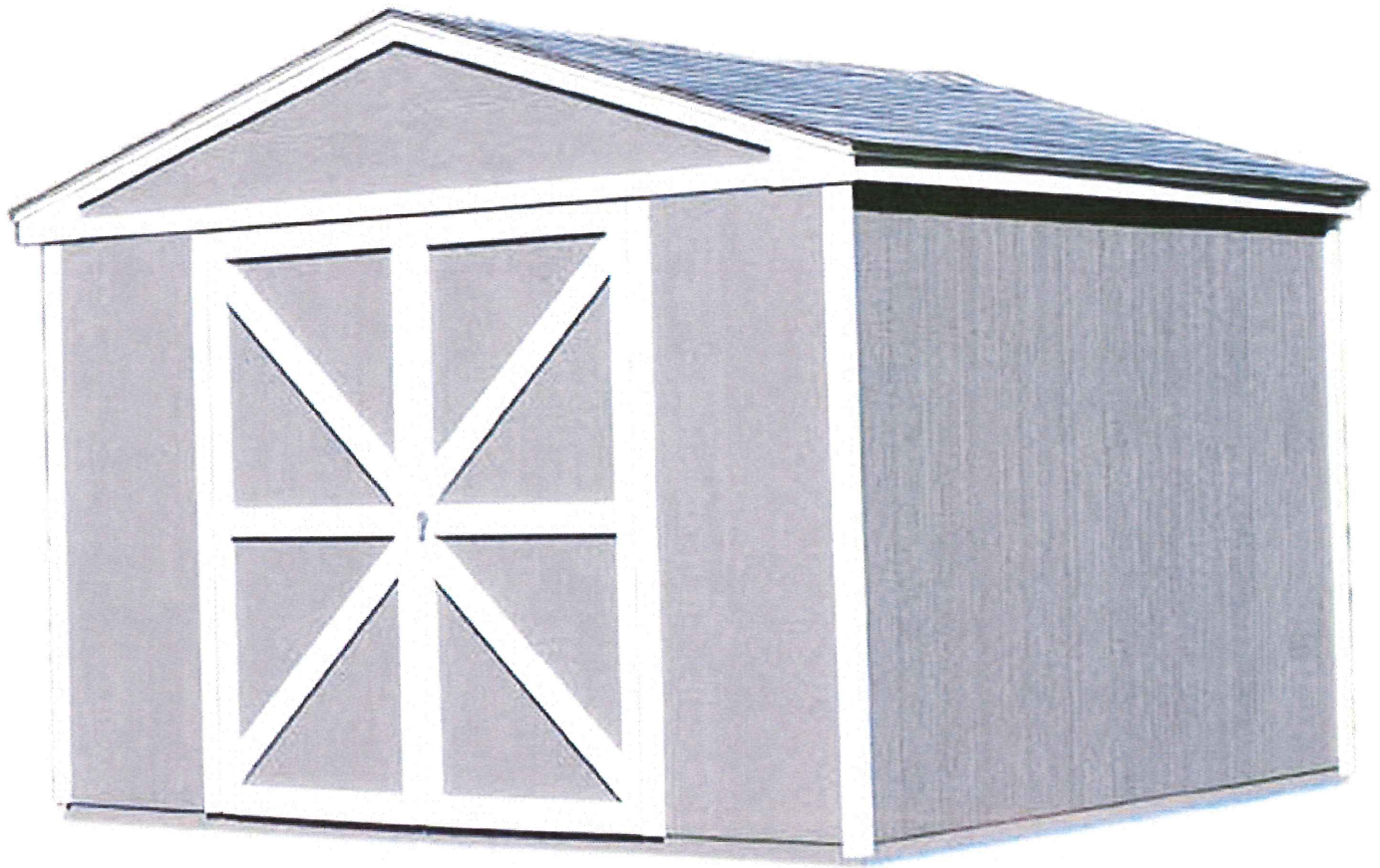
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY CONDUCTED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 20176 AT PAGE 211 AND MAP BOOK 4 AT PAGE 101; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN MB 4 AT PG 101; THAT THE RATIO OF PRECISION IS 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS 14TH DAY OF JULY, 2015.

WARREN J. JENNINGS, N.C.P.L.S. L-4096

THIS DRAWING IS THE PROPERTY OF WARREN JENNINGS LAND SURVEYING. THE REPRODUCTION, ALTERATION, COPYING OR OTHER USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE WRITTEN CONSENT OF WARREN JENNINGS LAND SURVEYING IS PROHIBITED.







*Shed Design - December 2016*



APPROVED

Charlotte  
Historic District  
Commission

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