



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-310

DATE: 4 January 2017

ADDRESS OF PROPERTY: 550 West Kingston Avenue

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11907121

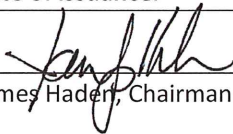
OWNER(S): Aaron Lewek

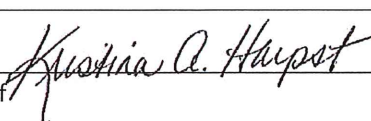
DETAILS OF APPROVED PROJECT: The project includes the installation of new front and rear entry doors and a new accessory structure. The existing replacement front door will be updated with a new front door that matches the style of the house, see attached exhibit labeled 'Front Door – January 2016.' The rear entry door will also be replaced, see attached exhibit labeled 'Rear Door – January 2016.' In the rear yard a new detached storage shed will be installed. The building footprint is 8'-0" x 10'-0" the total height is 8'-7". The structure will meet the minimum 3' side and rear setbacks and will not be visible from the street, see attached exhibits labeled 'Site Plan – January 2016,' 'Front Elevation – January 2016,' and 'Side Elevation – January 2016.'

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

Front Door January 2017

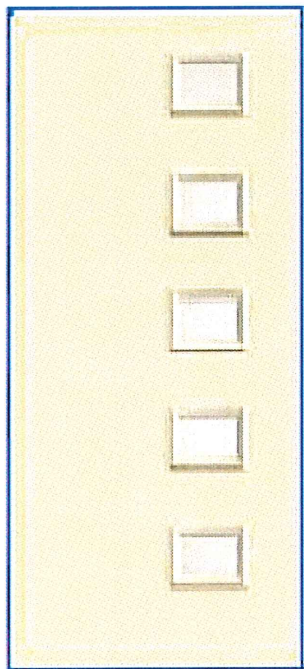


APPROVED

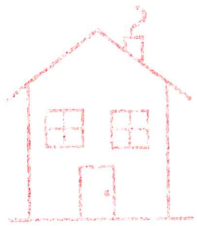
Charlotte
Historic District
Commission

Certificate of Appropriateness

2016-310



Rear Door - January 2017



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2016-310

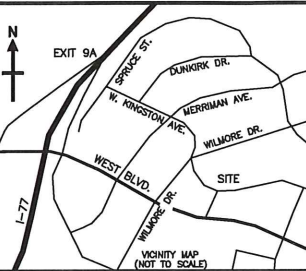


Site Plan - January 2017

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK: 28011, PAGE: 720 OR OTHER REFERENCE SOURCE MAP BOOK: 3, PAGE: 33); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK: 28011, PAGE: 720 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 21 DAY OF SEPTEMBER, 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
- X - X -	EASEMENT LINE
- - -	OVERHEAD UTILITY LINE
- - -	RIGHT-OF-WAY
- - -	SETBACK

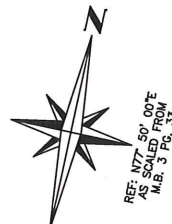
E.I.R. - EXISTING IRON REBAR
 E.I.P. - EXISTING IRON PIPE
 E.C.M. - EXISTING CONCRETE MONUMENT
 C.P. - COMPUTED POINT
 S.I.R. - RE-SET #4 IRON REBAR
 P.D.E. - PUBLIC DRAINAGE EASEMENT
 S.S.E. - SANITARY SEWER EASEMENT
 R/W - RIGHT-OF-WAY
 P.P. - POWER POLE
 M.B. - MAP BOOK
 D.B. - DEED BOOK
 PG. - PAGE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

NOTES:

1. BOUNDARY SURVEY MADE USING EXISTING PHYSICAL EVIDENCE OBSERVED DURING FIELD SURVEY.
2. ALL DISTANCES ARE HORIZONTAL GROUND (GEODETIC) UNITED STATES SURVEY FEET UNLESS OTHERWISE NOTED.
3. 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.
4. BEARINGS AND DISTANCES SHOWN IN PARENTHESES, AND PROPERTY SHOWN AS DASHED WERE TAKEN FROM DEEDS, MAPS OR OTHER PUBLIC RECORD.
5. ADJOINER PROPERTY LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND ARE FOR ORIENTATION PURPOSES 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.
6. THIS PROPERTY IS CURRENTLY ZONED R-5. 8-5 MINIMUM SETBACK REQUIREMENTS: FRONT= 20' OR AS SHOWN; SIDE YARD= 5'; REAR YARD= 35'. THESE SETBACKS REFLECT CURRENT ZONING ONLY.
7. THIS PROPERTY IS NOT GRAPHICALLY SHOWN IN A DESIGNATED FLOOD HAZARD AREA.
8. 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.
9. MINOR IMPROVEMENTS INCIDENTAL TO THE STRUCTURE OR YARD MAY EXIST AND ARE NOT SHOWN HEREON.
10. 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.

SIGNED

Robert E. Lee
 ROBERT E. LEE, PROFESSIONAL LAND SURVEYOR L-4755



LOT 22, BLOCK 34
 M.B. 3, PG. 33
 PID #11907113

LOT 23, BLOCK 34
 M.B. 3, PG. 33
 PID #11907112

LOT 21, BLOCK 34
 M.B. 3, PG. 33
 PID #11907114

APPROVED

Charlotte
 Historic District
 Commission
 Certificate of Appropriateness

2016-310

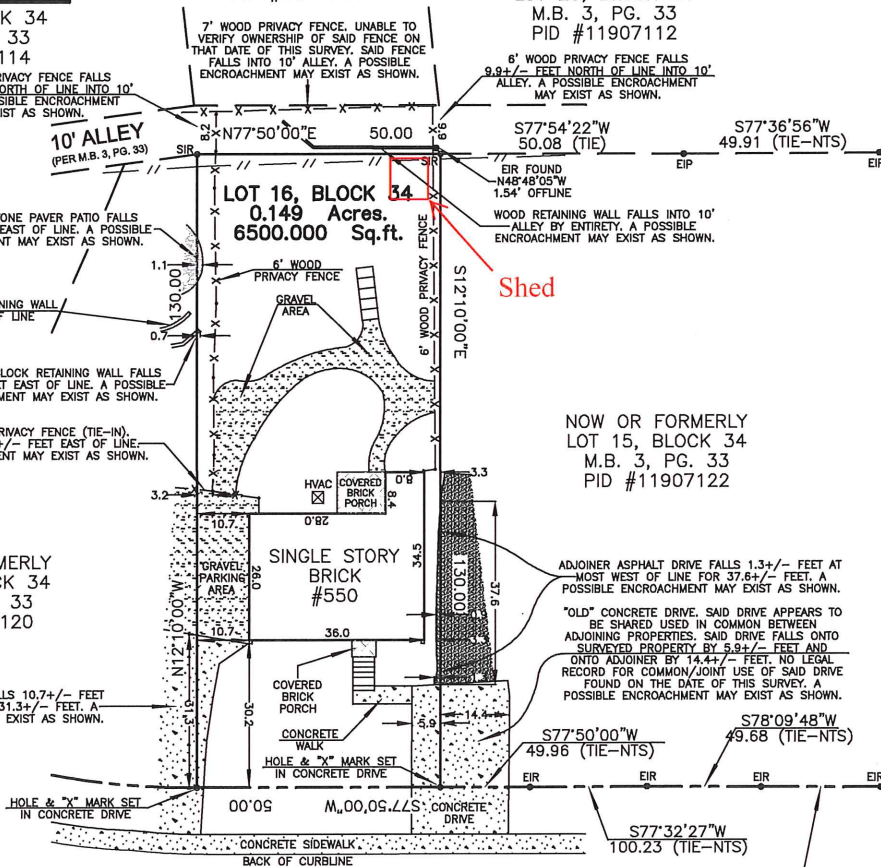
NOW OR FORMERLY
 LOT 17, BLOCK 34
 M.B. 3, PG. 33
 PID #11907120

NOW OR FORMERLY
 LOT 15, BLOCK 34
 M.B. 3, PG. 33
 PID #11907122

ADJOINER CONCRETE DRIVE FALLS 10.7+/- FEET AT MOST EAST OF LINE FOR 31.3+/- FEET. A POSSIBLE ENCROACHMENT MAY EXIST AS SHOWN.

ADJOINER ASPHALT DRIVE FALLS 1.3+/- FEET AT MOST WEST OF LINE FOR 37.6+/- FEET. A POSSIBLE ENCROACHMENT MAY EXIST AS SHOWN.

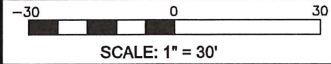
"OLD" CONCRETE DRIVE. SAID DRIVE APPEARS TO BE SHARED USED IN COMMON BETWEEN ADJOINING PROPERTIES. SAID DRIVE FALLS ONTO SURVEYED PROPERTY BY 5.8+/- FEET AND ONTO ADJOINER BY 14.4+/- FEET. NO LEGAL RECORD FOR COMMON/JOINT USE OF SAID DRIVE FOUND ON THE DATE OF THIS SURVEY. A POSSIBLE ENCROACHMENT MAY EXIST AS SHOWN.



WEST KINGSTON AVENUE
 (PUBLIC R/W - INDETERMINABLE)

LEE LAND SURVEYING, PLLC.

NC FIRM LICENSE NUMBER: P-1259
 P.O. BOX 180
 MT. HOLLY, NC 28120
 PHONE: (704)575-2556
 EMAIL: robertlee@leelandsurveying.com



PHYSICAL SURVEY OF

#550 WEST KINGSTON AVENUE
 LOT 16, BLOCK 34 OF WILMOORE - SECTION 2
 CHARLOTTE, MECKLENBURG COUNTY, NC
 PROSPECTIVE OWNER: **AARAN LEWEK AND JESSICA LEWEK**

LEGAL REFERENCES:

MAP BOOK: 3 PAGE: 33 DEED BOOK: 28011 PAGE: 720
 TAX PARCEL IDENTIFICATION NUMBER: 119-071-21

DRAWN BY: R. LEE

JOB NUMBER: 4483

BMS 8100
FRONT VIEW

TOTAL VOLUME (cu ft)

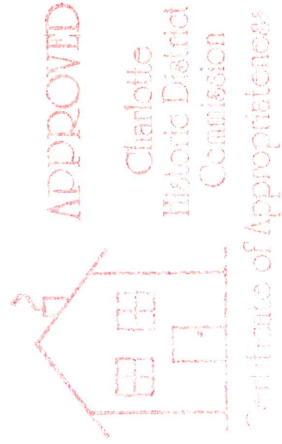
Interior: 546.5 cu ft.

Exterior: 598.5 cu ft.

SQUARE FOOTAGE

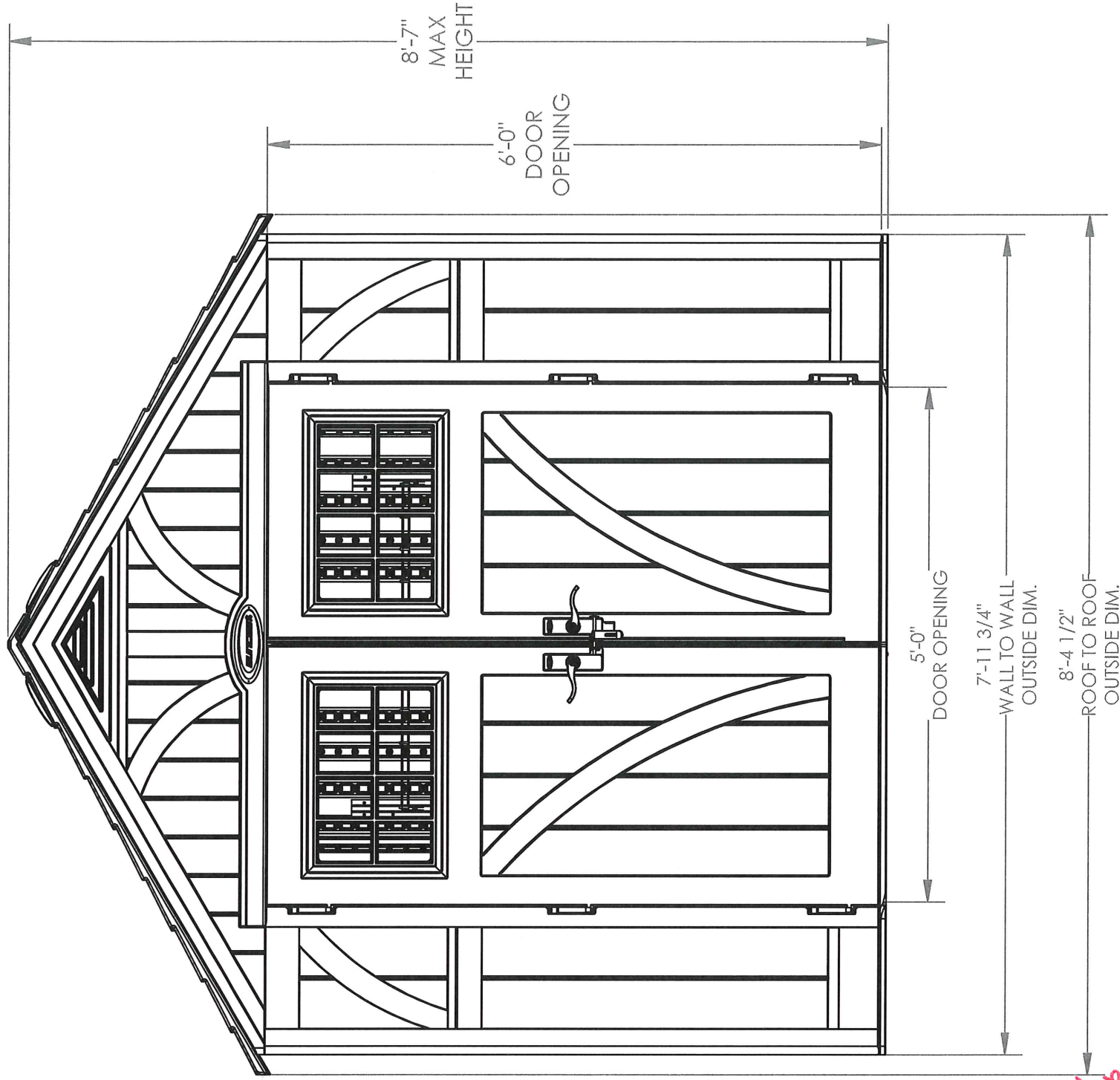
Interior: 75.5 sq ft.

Exterior: 79.75 sq ft.

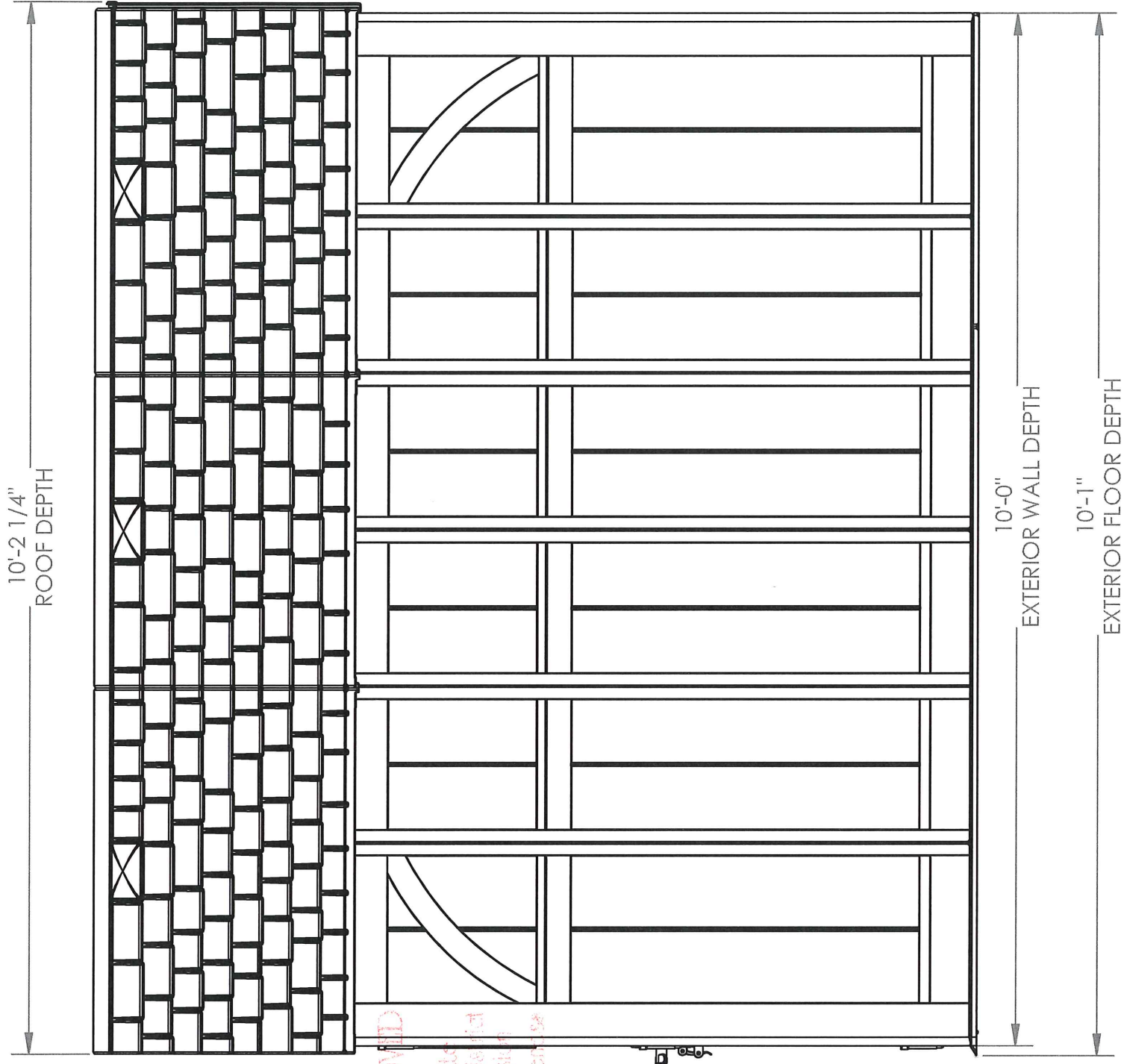


2016-310

2017
Front Elevation - January 2016



BMS 8100
SIDE VIEW



APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness #

2016-310

Side Elevation -
January 2017