



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2017-00253

DATE: 6 April 2017

ADDRESS OF PROPERTY: 1910 Ewing Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12111719

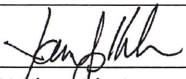
OWNER/APPLICANT: B.J. Smith

DETAILS OF APPROVED PROJECT: Fencing. A new wood fence will be installed along the left property line. The new fence will tie on to an existing picket fence at the left rear corner of the house and to an existing fence at the rear property line. A new double-gate with an arbor will be installed between the house and the neighbor's existing fence side. The new fence and gate will be wood, picket-style, and will not exceed four feet in height. The wood arbor over the gate will be approximately six feet in height. All framing members of the fence and gates will face inward to the property being enclosed or both sides will be the same. The finished fence and gates will be painted after an appropriate curing period. New landscaping will be installed on either side of the front entry steps. The new landscaping will be low to the ground and will not obscure the primary structure. See attached exhibits labeled 'Site Plan – April 2017,' 'Fence and Gate Design - April 2017,' and 'Landscaping Plan – April 2017.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23-4: Landscape & Site Features and Fencing.
2. The applicable Policy & Design Guidelines for fencing (page 56) and landscaping (page 60) 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

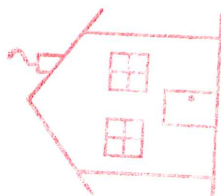
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

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

Site Plan - April 2017

P.I.D. - TAX PARCEL IDENTIFICATION NUMBER
RIS - NOT TO SCALE

Remove chain link
and install new wood
picket 4 ft fence



APPROVED
DETAIL "B"
(NOT TO SCALE)

Charlotte
Historic District
Commission

Certificate of Appropriateness
DETAIL "A"
(NOT TO SCALE)

#HDCADMEM-2017-00253

LOT 6, BLOCK 14
M.B. 3, PG. 9
PID #12111706

4" WIRE FENCE UNABLE TO VERIFY
OWNERSHIP OF SAID FENCE AT THE
DATE OF THIS SURVEY

ADJOINER'S 6" WOOD PRIVACY FENCE
SHOWN HEREON AS A REFERENCE ONLY

LOT 21, BLOCK 14
M.B. 3, PG. 9
PID #12111722

ADJOINER'S (PID #12111718) 4" PICKET FENCE TIES
INTO 6" WOOD PRIVACY FENCE OF SURVEYED PROPERTY
CREATING AN ENCROACHMENT OF 1.5 FEET AS SHOWN
(SEE DETAIL "B")

LOT 22, BLOCK 14
0.274 Acres
11946.402 Sq.ft.

LOT 20, BLOCK 14
M.B. 3, PG. 9
PID #12111721

WOOD PRIVACY FENCE POST
FALLS ON PROPERTY LINE AT
THE DATE OF THIS SURVEY

New wood
gate fence

ADJOINER'S (PID #12111718) 4" PICKET FENCE
ENCROACHES ONTO SURVEYED PROPERTY BY
1.5 FEET AS SHOWN. (SEE DETAIL "A")

LOT 18, BLOCK 14
M.B. 3, PG. 9
PID #12111718

LOT 19, BLOCK 14
M.B. 3, PG. 9
PID #12111720

5' SIDE SETBACK
PER ZONING
(SEE ADDITIONAL NOTES)

20' SETBACK
PER ZONING
(SEE ADDITIONAL NOTES)

EP N13°01'10"E
56.81 (TIE)

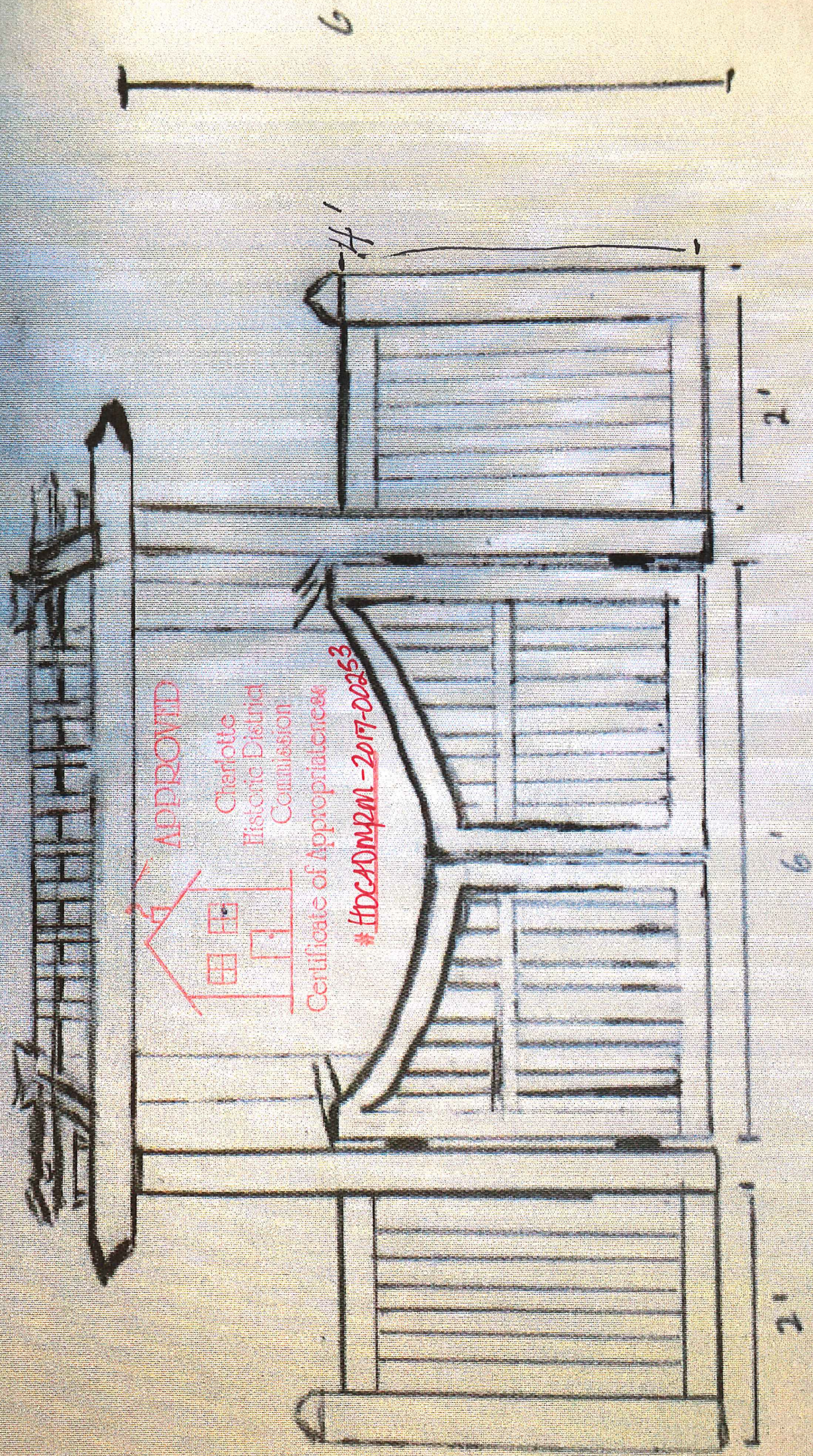
S19°23'0"W
121.49 (TIE)

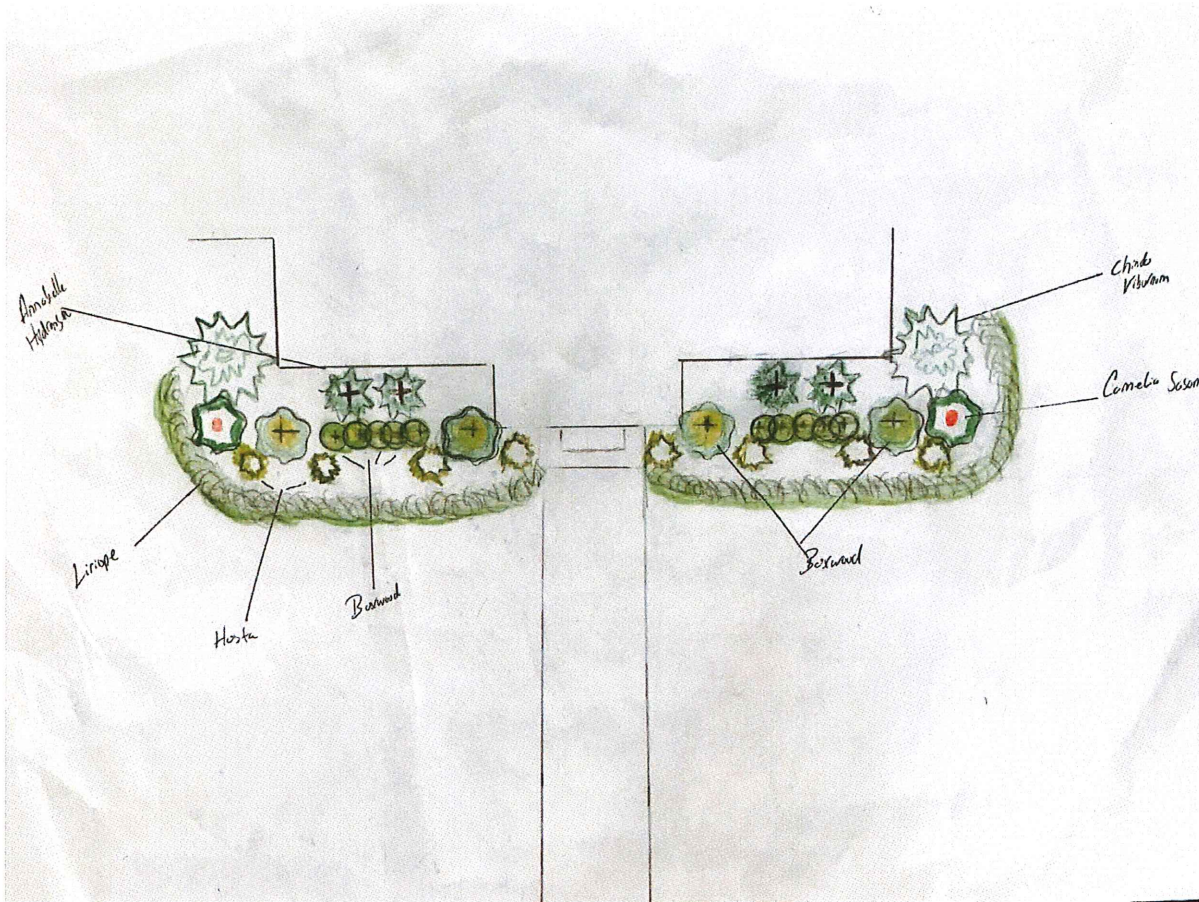
ADDITIONAL NOTES:

THE BUILDING SETBACKS REFERENCED AND SHOWN HEREON
REFLECT CURRENT ZONING STANDARDS AT THE DATE OF THIS
SURVEY. SETBACK REQUIREMENTS SET FORTH IN DEED
RESTRICTIONS OR RESTRICTIVE COVENANTS MAY EXIST AND
WERE NOT REFERENCED WITHIN THE MOST CURRENT DEEDS

EWING AVENUE

Fence Gate Design - April 2017





Front Entry Border Bed Plant Detail

Landscaping Plan - April 2017



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriation

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