



CHARLOTTE HISTORIC DISTRICT COMMISSION  
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM 2017-00318

DATE: 28 April 2017

ADDRESS OF PROPERTY: 412 Grandin Road

TAX PARCEL NUMBER: 071.025.09

HISTORIC DISTRICT: Wesley Heights

OWNER: Crystal Jackson

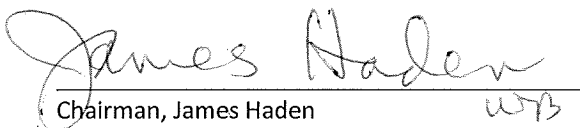
**DETAILS OF APPROVED PROJECT:** Accessory Structure. A 12'x12' wooden storage building will be added in middle of back yard. See exhibit labeled 'Site Plan April 2017'. New building will have a standing seam metal mansard roof and vertical siding. Details include doors and window, cornerboards, trim band, vents.

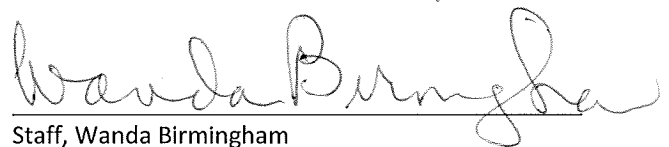
Applicable **Policy & Design Guidelines** Administrative Approval – Landscape and Site Features

- New rear yard accessory buildings and structures.

- 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 .

  
Chairman, James Haden

  
Staff, Wanda Birmingham

**LEGEND:**

R/W	RIGHT OF WAY	M BK	MAP BK & PG
NIR	NEW IRON REBAR	D BK	DEED BK & PG
N/F	NOW OR FORMERLY	P.D.E.	PUBLIC DRAIN E'S.M.'T
E.I.R.	EXIST. IRON REBAR	ESM'T.	EASEMENT
E.I.P.	EXIST. IRON PIPE	O.P.L.	OVERHEAD POWER LINE
C.P.	CALCULATED POINT (NO POINT FOUND/SET)	P.	PORCH
P.P.	POWER POLE	C.	CHIMNEY
PL	PROPERTY LINE	S.	STOOP
F	FENCE	CONC.	CONCRETE
H.V.A.C. UNIT		U	UTILITY MARKER
		E	EASEMENT LINE
		EXIS'T.	EXISTING

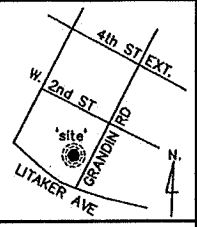
**CURRENT CHAR.-MECK. ZONING**

**CLASSIFICATION: R-5**  
(from GIS report)

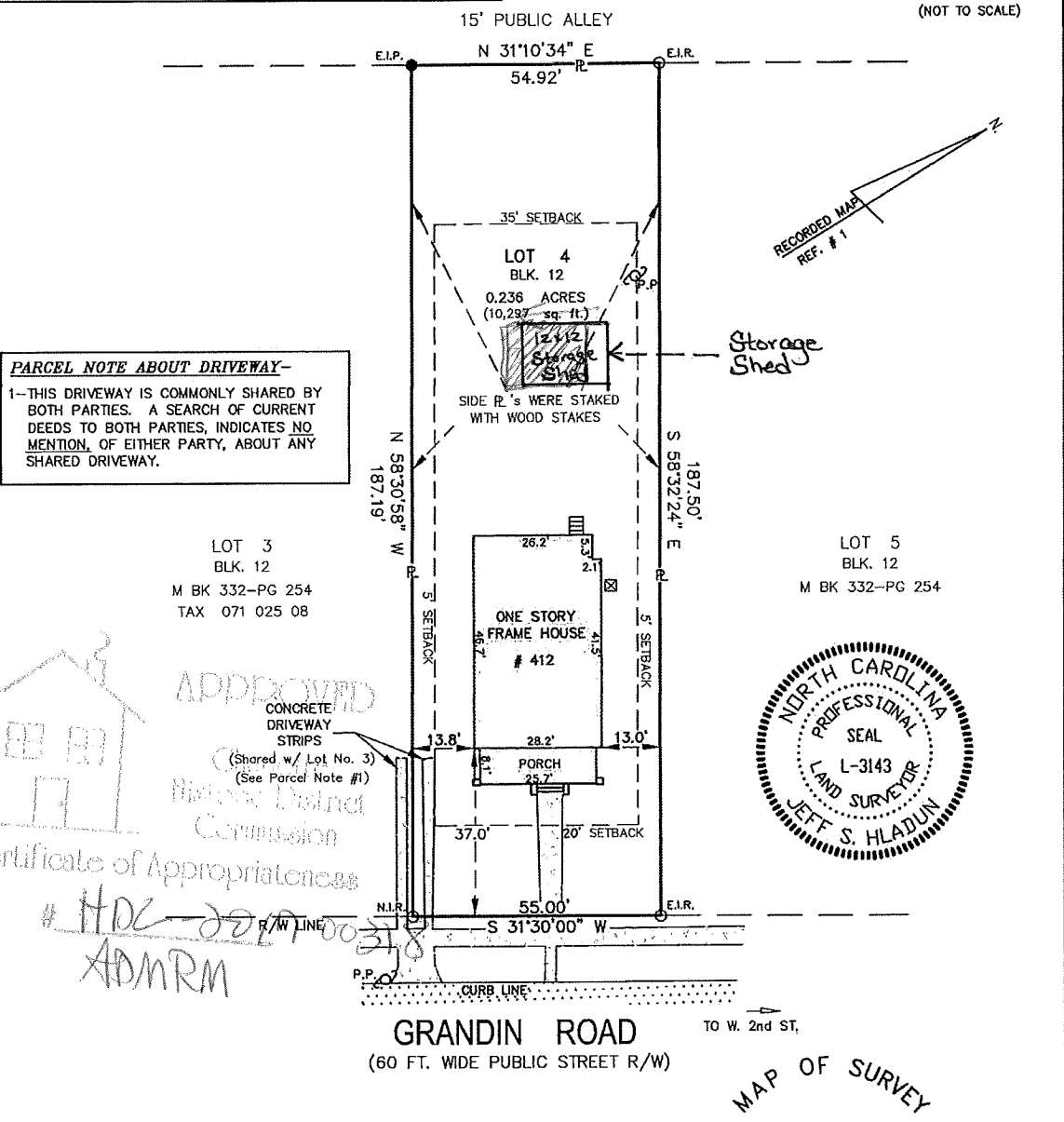
ZONING NOTED ON RECORDED PLAT: NONE

BUILDING SETBACK LINES SHOWN ON LOT ARE FROM (CHAR-MECK) R-5 ZONING AS FOLLOWS:  
(pertain to principal structure only)

FRONT=20 FT. SIDES=5 FT. REAR=35 FT.  
(R-5 zoning)



VICINITY MAP (NOT TO SCALE)



**PARCEL NOTE ABOUT DRIVEWAY-**

1--THIS DRIVEWAY IS COMMONLY SHARED BY BOTH PARTIES. A SEARCH OF CURRENT DEEDS TO BOTH PARTIES, INDICATES NO MENTION, OF EITHER PARTY, ABOUT ANY SHARED DRIVEWAY.

APPROVED

CONCRETE DRIVEWAY STRIPS

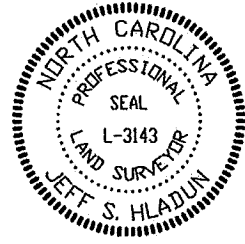
(Shared w/ Lot No. 3)  
(See Parcel Note #1)

North Carolina District Commission

Certificate of Appropriateness

# HDL-2017-00318

ADM RM



Site Plan  
April  
2017

**LEGAL REFERENCES:**

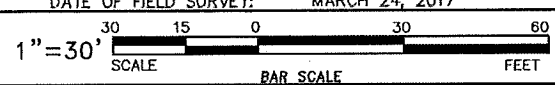
- 1.- RECORDED MAP (PLAT) IN MAP BK 332, PG 254. (NO DATE)
- 2.- (QUIT CLAIM) DEED-RECORDED IN D BK 14667, PG 331. (into C. JACKSON).
- 3.- (PREVIOUS) DEED-RECORDED IN D BK 10381, PG 773. (into O.M. JACKSON).

**GENERAL NOTES:**

1. F.E.M.A. F.I.R.M. PANEL # 37104 54400 K, DATED: 9-02-15 - ZONE X. PARCEL IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREA
2. DEED RESTRICTIVE COVENANTS, NOR A TITLE POLICY, IF ANY, WERE NOT FURNISHED TO THIS SURVEYOR; THEREFORE THERE MAY BE ITEMS OF RECORD NOT COMPLETELY SHOWN HERE. NO 'BACK DEED' RESEARCH WAS PERFORMED.

"I HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION ON THE DATE SHOWN BELOW; AND THAT THIS SURVEY AND MAP COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE SEC. 21-56.1600"

*Jeff S. Hladun* 3-28-2017  
JEFF S. HLADUN N.C.P.L.S. # 3143 (signature) DATE



FOR	CRYSTAL JACKSON (Owner)
LEGAL LOCATION	LOT No. 4 - BLOCK 12 " WESLEY HEIGHTS " CITY OF CHARLOTTE MAP BK 332-PG 254 MECKLENBURG Co., No. CAROLINA
STREET ADDRESS	412 GRANDIN RD., CHARLOTTE
RECORD OWNER	CRYSTAL JACKSON
JEFF HLADUN LAND SURVEYOR	MAP DATE: MARCH 28, 2017
5848 LEBANON ROAD CHARLOTTE, NC 28227 Ph. (704) 618-2341	FILE # 961755.15 TAX i.d.# 071 025 09 DISK # Flash # 5 carlson 15
hladunsurveying @ carolina.rr.com	drawn by: andrew c. grayson h./sam m.