



**CHARLOTTE HISTORIC DISTRICT COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER: HDCADMRM 2017-00482**

**DATE: 19 September 2017**

**ADDRESS OF PROPERTY: 617 Berkeley Avenue**

**TAX PARCEL NUMBER: 123.057.05**

**HISTORIC DISTRICT: Dilworth**

**APPLICANT/OWNER: Mark and Betsy Griffin**

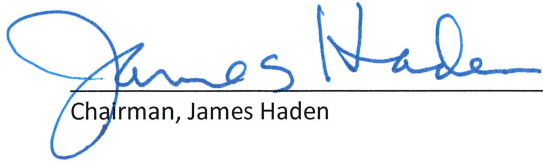
**DETAILS OF APPROVED PROJECT:** Rear porch and garage. New shed roof, supported by 8"x8" square wooden columns will be added to rear to become a covered patio. Roof will tie back to house below second floor windows. A fireplace with brick chimney will be added to rear corner. Chimney will match the existing chimney. A one and one-half story garage will be constructed in corner of the back yard. Cross gable roof over carriage style garage doors will have a shed dormer, centered on roof, and tying in below the ridge. Rear elevation is a dormer that is fully engaged with the elevation but is leaving a small offset on either side. Materials of both the new garage and the new covered porch (including siding, roofing, windows, doors, etc.) and details (including soffit/fascia treatment, overhang, window configuration, corner boards, etc.) will match existing house. NOTE: Trim band above first story of garage is optional. See exhibits labeled 'Rear Elevations September 2017', 'Garage Elevations September 2017', and 'Site Plan September 2017'.

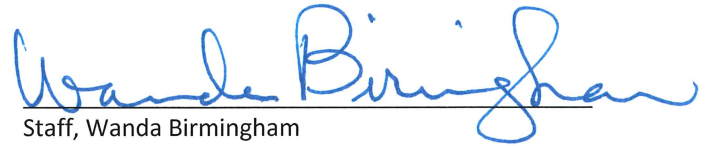
Applicable *Charlotte Historic District Guidelines – ADDITIONS, and Accessory Buildings.*

- 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 .**

September 19, 2017

  
Chairman, James Haden

  
Staff, Wanda Birmingham

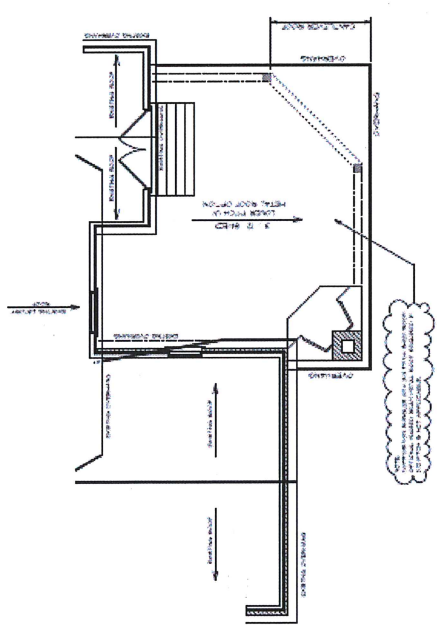
Charlotte  
Historic District  
Commission

FOC AD MEM

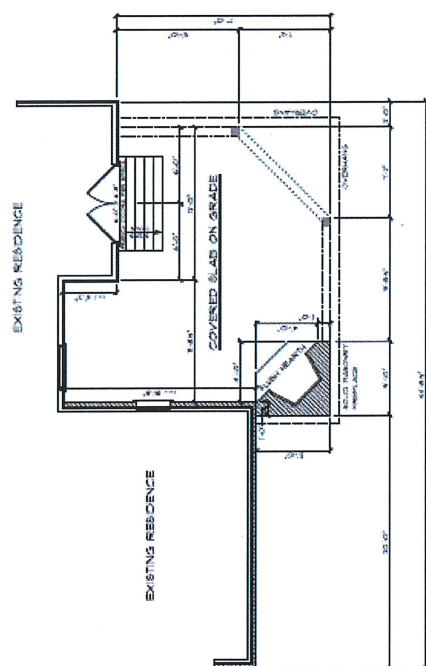
10000

REAR ELEVATION

LEFT SIDE ELEVATION



ROOF PLAN



FLOOR PLAN

## Rear Elevations

6/17/2016	1	MARK & BETSY GRIFFIN A NEW COVERED PATIO FOR 6/17 BERKELEY, CHARLOTTE NC	9 C. Box 220034 Charlotte, NC 28222 Phone 704-366-4906	REVIEWS	
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APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# HOL APM RM  
2017-00482

MATHIS PROPERTY  
PLAT BK. 44 PG. 133

DILWORTH  
PLAT BK. 884 PG. 457

**SETBACKS**

ZONED R-4  
FRONT = 30'  
SIDE = 5'  
REAR = 40'

DETACHED GARAGE  
SIDE / REAR = 3'  
FROM OVERHANG

LOT 18  
PLAT BK. 44 PG. 133

LOT 17  
PLAT BK. 44 PG. 133

LOT 9  
PLAT BK. 884 PG. 457

LOT 7  
PLAT BK. 884 PG. 457

LOT 8  
MARK A. GRIFFIN and  
wife ELIZABETH S. GRIFFIN  
DEED BK. 29842 PG. 71  
PARCEL ID#123-05-705

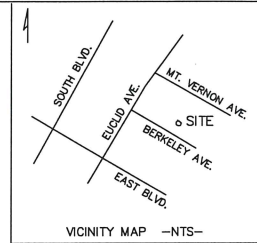
Line	Bearing	Distance
L1	N 44° 40' 05" E	145.58'
L2	S 47° 48' 38" E	58.33'
L3	S 43° 21' 20" W	5.95'
L4	S 43° 21' 20" W	138.91'
L5	N 48° 22' 32" W	61.68'
L6	S 48° 20' 50" E	61.67'
L7	N 48° 24' 18" W	61.77'
L8	S 47° 58' 20" E	58.36'

**NOTES:**

1. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. THIS MAP IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.
4. SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTS FOUND DURING THE SURVEY.

REFERENCES: DEEDS AND MAPS ARE SHOWN HEREON.

F = WATER METER  
u = CP NOTHING SET  
C = EXISTING IRON AS NOTED  
C = 1/2" REBAR SET (IPS)  
v = UTILITY - LIGHT POLE  
A = HIGH VOLTAGE BOX



I, Michael R. Bowden, certify that this plat was drawn by me from an actual field survey made under my direct supervision; that the boundaries shown are from the record information noted hereon; and that this plat represents an existing parcel of land. Witness my original signature, seal, and license number this the 28th day of August, 2017

Professional Land Surveyor L-3811

**SITE PLAN FOR:**

MARK A. GRIFFIN  
617 BERKELEY AVENUE  
CITY OF CHARLOTTE  
MECKLENBURG CO., N. C.

Project # 170064-1 Date: 1 MAY, 2017  
FIRM # F-0902

BOWDEN SURVEYING (704) 691-5256  
& MAPPING 317 SOUTH LAUREL ST.  
LINCOLNTON, N.C. 28092

Site Plan  
September  
2017



= trim band possible



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Commission

Certificate of Appropriateness

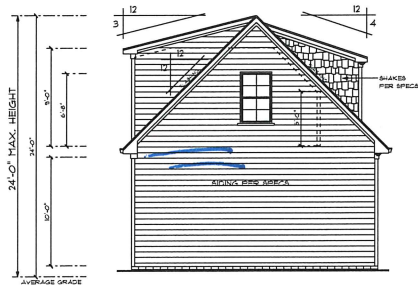
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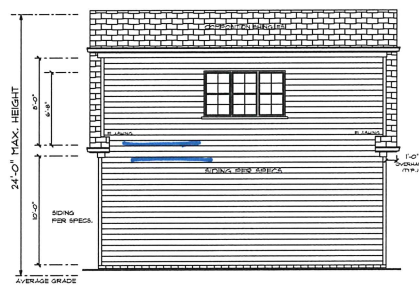
PLEASE NOTE

GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH LOCAL BUILDING CODES AND ORDINANCES AND MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. IF ANY DIMENSION IS IN QUESTION, CONTACT THE DESIGN BOARD BEFORE PROCEEDING. DRAWINGS ARE DIMENSIONED USING NORMAL LUMBER SIZES NOT ACTUAL DRESSED SIZES. BUILDER RESPONSIBLE FOR VERIFYING SITE AND SOIL CONDITIONS.

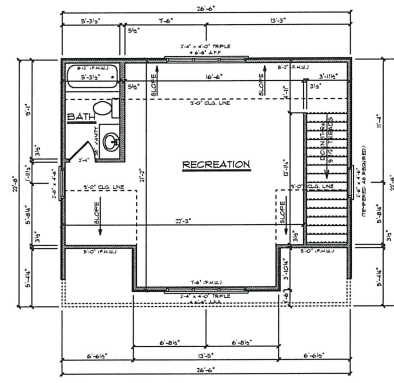
THE DESIGN BOARD MAY NOT BE HELD RESPONSIBLE AND ASSUMES NO LIABILITY FOR ANY HOME BUILT FROM THESE DRAWINGS.



LEFT SIDE ELEVATION



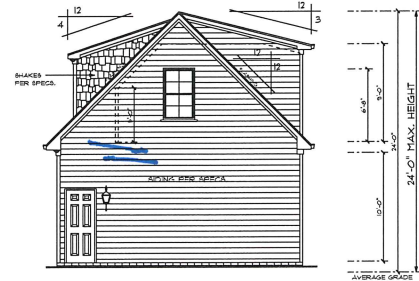
REAR ELEVATION



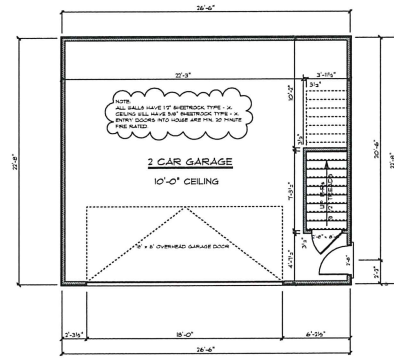
UPPER LEVEL



FRONT ELEVATION



RIGHT SIDE ELEVATION



MAIN LEVEL

AREAS:  
MAIN LEVEL — 600.1 S.G. FT.  
UPPER LEVEL — 510.5 S.G. FT.  
TOTAL AREA — 1110.6 S.G. FT.

REVISIONS	BY
6 - 21 - 17	RM

The Design Board  
900 8th St. 220084 Charlotte, NC 28222  
Phone 704-364-4900

A NEW GARAGE PLAN FOR  
MARK & BETSY GRIFFIN  
611 BERKELEY, CHARLOTTE NC

FLOOR PLANS  
ELEVATIONS

DATE: 6 - 23 - 17

SCALE: 1/4" = 1'-0"

DRAWN: HONEYCUTT

SHEET

2

OF SHEETS

Garage Elevations

September  
2017