



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2017-00485

DATE: 3 August 2017

ADDRESS OF PROPERTY: 624-626 Walnut Avenue

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07102138

OWNER(S): Rodric Lenhart

DETAILS OF APPROVED PROJECT: Fence, Driveway, Walkway. The project is the installation of a fence around the rear yard. An existing chain link fence will be removed. The new fence will be wood with vertical pickets spaced approximately two inches apart. Both sides of the fence will be the same or the framing members will face inward to the property being enclosed. The height will not exceed six feet with the exception of any decorative elements posts, which may extend a reasonable proportional amount. The finished fence will be painted or stained. The existing dilapidated concrete driveway and walkways will be removed and replaced to match existing in size, location, and material. A planting area of approximately 12-inches will be left between the house and the driveway. In the rear yard, the driveway will be somewhat extended to serve existing garages underneath the house, see attached exhibit labeled, 'Site Plan – August 2017.' Post construction, the rear yard will be 15.1% impervious. See attached exhibits labeled 'Fence Design – August 2017,' and 'Fence Location – August 2017'.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6 Landscape & Site Features: Fences, Driveways, and Walkways.
2. The applicable Policy & Design Guidelines for Fences and Walls (page 8.6), and for Sidewalks and Parking (8.2) have been met.

Continued on next page

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
		C.	CHIMNEY
		S.	STOOP
OP.P.	POWER POLE	CONC.	CONCRETE
EL	PROPERTY LINE	U	UTILITY MARKER
FENCE	FENCE	EASEMENT LINE	EASEMENT LINE
H.V.A.C. UNIT	H.V.A.C. UNIT	EXIST.	EXISTING

CURRENT CHAR.-MECK. ZONING

CLASSIFICATION: R-8
(from GIS report)

ZONING NOTED ON RECORDED PLAT: NONE

BUILDING SETBACK LINES SHOWN ON LOT ARE FROM CHAR.-MECK. R-8 ZONING AS FOLLOWS:
(pertain to principal structure only)

FRONT=20 FT. SIDES=5 FT. REAR=20 FT.
(R-8 zoning)

Site Plan - August 2017

APPROVED

Charlotte Historic District Commission

Certificate of Appropriateness

#HOCADMPM-2017-00485

LOT 56 BLK. 24
M BK 4-PG 101

LOT 57 BLK. 24
M BK 4-PG 101

LOT 13 BLK. 24
0.189 ACRES (8,244 sq. ft.)

LOT 14 BLK. 24
M BK 332-PG 397

LOT 12 BLK. 24
M BK 332-PG 397

WALNUT AVENUE
(60 FT. WIDE PUBLIC STREET R/W)

3253 TOTAL AREA

493 NEW IMPERVIOUS (CONCRETE)

15.1% IMPERVIOUS

59.1 (SCALED NORTH FROM RECORDED MAP)

40.9

HOUSE EXIST	2014
NEW	686
TOTAL	493
LOT	3993
	8250
	38.7 %

REPLACE EXISTING

APPROX. 493' NEW @ GARAGES

MAP OF SURVEY

LEGAL REFERENCES:

- 1.- RECORDED MAP (PLAT) IN MAP BK 332, PG 397, dated 11-21-1924.
- 2.- DEED-RECORDED IN D BK 8743, PG 519. (into LIZLY, INC.)

GENERAL NOTES:

1. F.E.M.A. F.I.R.M. PANEL # 37104 54400 K, DATED: 2-19-14 - ZONE X. PARCEL IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREA
2. DIMENSIONS SHOWN ARE IN FEET (FT.) & DECIMAL PARTS OF A FT. (').
(ex: 0.5' = 6 inches / 0.75' = 9 inches / 1.0' = 12 inches)
3. DEED RESTRICTIVE COVENANTS, IF ANY, WERE NOT FURNISHED TO THIS SURVEYOR; THEREFORE THERE MAY BE ITEMS OF RECORD NOT COMPLETELY SHOWN HERE.

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 5-9-2017
JEFF S. HLADUN N.C.P.L.S. # 3143 (signature) DATE

DATE OF FIELD SURVEY: MAY 8, 2017

1"=30'

30 15 0 30 60
SCALE BAR SCALE FEET

FOR RODRIC LENHART (Proposed Purchaser)

LEGAL LOCATION
LOT No. 13 - BLOCK 24
" WESLEY HEIGHTS "
CITY OF CHARLOTTE
MECKLENBURG Co., No. CAROLINA

STREET ADDRESS 624 & 626 WALNUT AVE., CHARLOTTE

RECORD OWNER LIZLY INC.

JEFF HLADUN
LAND SURVEYOR
5848 LEBANON ROAD
CHARLOTTE, NC 28227
Ph. (704) 618-2341
hladunsurveying @ carolina.rr.com

MAP DATE: MAY 9, 2017

FILE # 2176348.00

TAX I.D.# 071 021 38

DISK # Flash # 5

drawn by: andrew c. grayson h./andrew c.

Fence Design - August 2017
624-626 Walnut Avenue



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDCADM-2017-
00485

LEGEND:

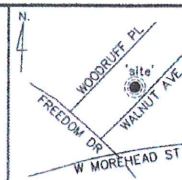
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		E.L.	EASEMENT LINE
		EXIST.	EXISTING

CURRENT CHAR.-MECK. ZONING

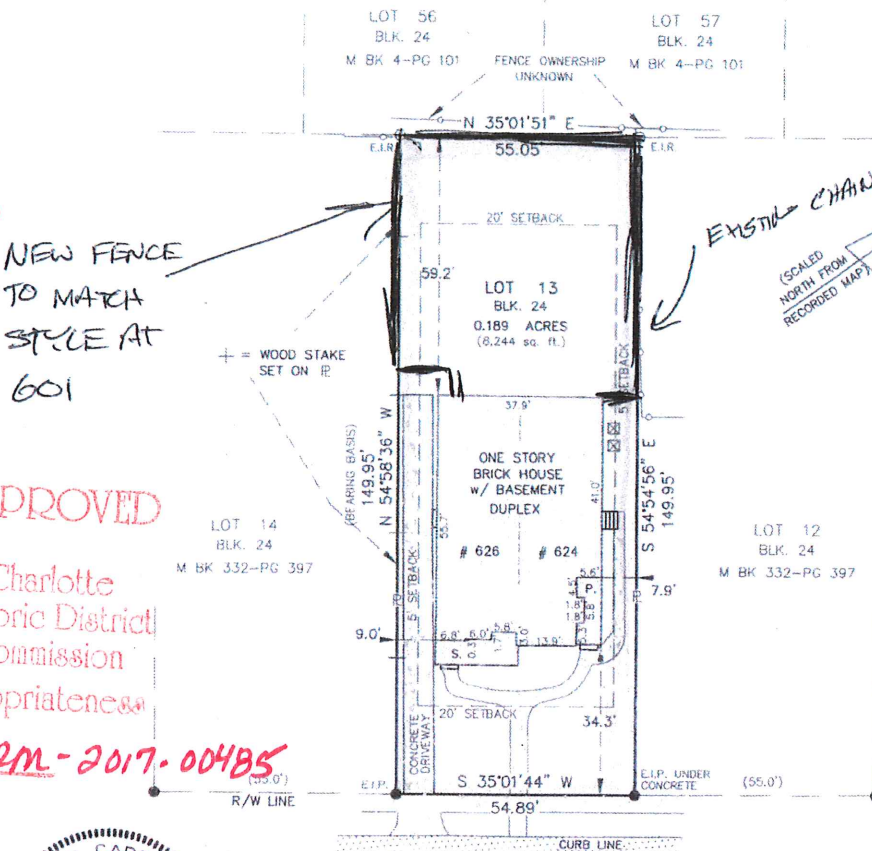
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VICINITY MAP
(NOT TO SCALE)



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WALNUT AVENUE
(60 FT. WIDE PUBLIC STREET R/W)

MAP OF SURVEY

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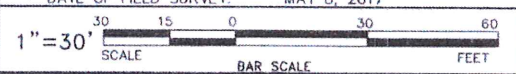
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Jeff S. Hladun 5-9-2017
JEFF S. HLADUN N.C.P.L.S. # 3143 (signature) DATE
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FOR

RODRIC LENHART

(Proposed Purchaser)

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CITY OF CHARLOTTE

MAP BK 332-PG 397

MECKLENBURG Co., No. CAROLINA

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624 & 626 WALNUT AVE., CHARLOTTE

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DISK # Flash # 5 carlson '15

drawn by: andrew c. field crew: grayson h./andrew c.