



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2017-00502 DATE: 20 September 2017

ADDRESS OF PROPERTY: 340 West Boulevard

HISTORIC DISTRICT: Wilmore TAX PARCEL NUMBER: 11907922

OWNER(S): Michelle Coffino APPLICANT: Mark McClaskey

DETAILS OF APPROVED PROJECT: The project is a rear deck addition, fence/gates and new driveway. The new wooden rear deck has three different levels and measures approximately 35’ x 16’. No handrails will be installed. The rear portion of the deck contains an area for a hot tub measuring approximately 10’-10” wide by 8’-4” deep. The hot tub area is screened by wooden lattice measuring approximately 7’-7” in height, which will be painted or stained. A new concrete driveway lines up with an existing double curb-cut and measures approximately 19’-2” x 36’-0”. A new wooden fence and a double-access gate are located along the Wickford Place side of the property. The new fence ties in at the rear of a bump out to enclose a side entry door. The fence and gates are both the same style consisting of wood slats framed off at the top and bottom and butt-jointed to 6x6 uprights. All framing members face inward to the property being enclosed. The finished fence and gates will be painted or stained. See attached exhibits labeled ‘Site Plan – September 2017,’ and ‘Fence and Gate Design – September 2017.’

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.6: Landscape & Site Features and Work in Rear Yards.
2. This application is in compliance with the Policy & Design Guidelines for both Fences and Walls (page 8.6) and Landscaping and Lawns (page 8.4).

- 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.

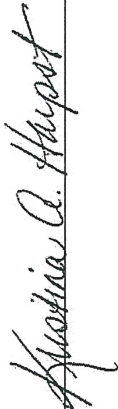
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

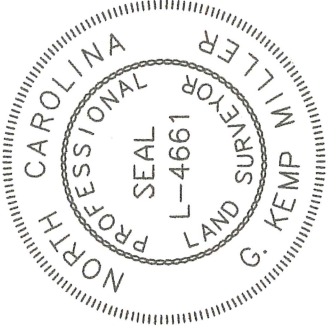
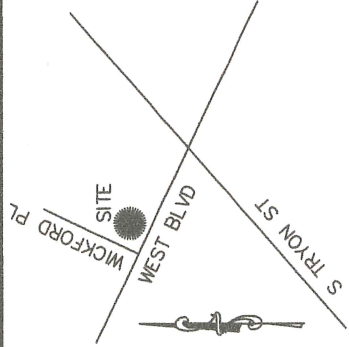
www.charlotteplanning.org

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

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

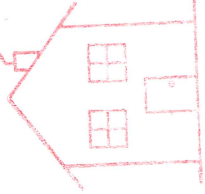

Staff



I certify that this survey was completed under my direct supervision (as recorded in DB 31972, PG 394); the lines not surveyed were drawn from the deeds referenced on the adjoining lots; that the ratio of precision is 1:32917; and that this map meets the requirement of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
This 29th day of August, 2017.

G. Kemp Miller
G. KEMP MILLER, PLS, CFS
7330 E. Lakeside Dr.
Charlotte, NC 28215
704-535-0287
704-577-6516

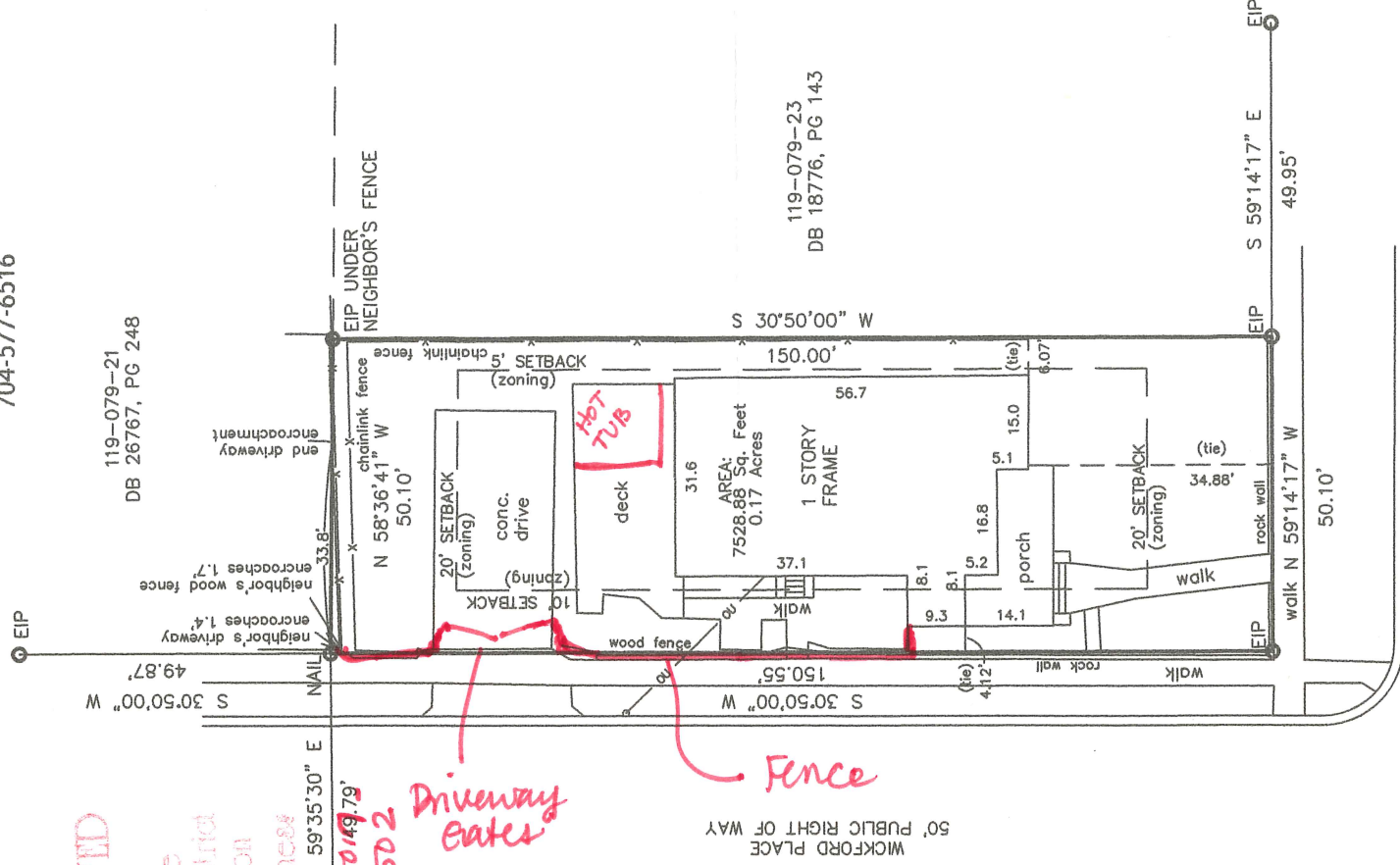
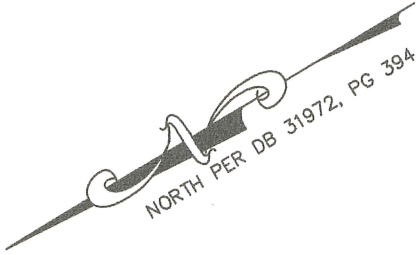
LOCATION MAP
NOT TO SCALE



Certificate of Appropriateness

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Driveway Gates



NOTES:

1. NO NCOS MONUMENT FOUND WITHIN 2000'
2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS, BUILDING SETBACKS, OR RIGHTS-OF-WAY THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. PROPERTY CURRENTLY ZONED: R-8
4. EIP = EXISTING IRON PIPE
5. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 3710454300L, DATED 9/2/15.
6. HOUSE ENCLOSED INTO SETBACK. HOUSE WAS BUILT IN 1933 AND IS CONSIDERED A LEGAL NON-CONFORMING STRUCTURE.

Site Plan - September 2017

PHYSICAL SURVEY OF part of LOT 30. BLOCK 11 OF WILMORE SECTION 1

PROPERTY OF MICHELLE COFFINO

SCALE: 1"=30'
AS RECORDED IN: DB 31972, PG 394

CHARLOTTE, MECKLENBURG CO., NC

DATE: 8/29/2017
PID# 119-079-22

FILE #02934_COFFINO

340 WEST BOULEVARD

EOC >=1:10,000



*Fence + Gate Design
September 2017*



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