



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS - AMENDED

CERTIFICATE NUMBER: HDCADMRM-2018-00049

DATE: 31 January 2018
6 March 2018 - AMENDED

ADDRESS OF PROPERTY: 615 Mount Vernon Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12305604

OWNER/APPLICANT: Antoine Henri Jabon

DETAILS OF APPROVED PROJECT: Accessory Structure. The project is a new shed accessory structure in the rear yard. The new structure will be located to the rear of an existing garage and will not be visible from the street, see attached exhibit labeled 'Site Plan – January 2018.' The new shed will have a footprint of 7' x 7' with a height of 8'-6" as measured from grade to ridge, which is significantly lower than 14'-6" height of the existing detached two-car garage that the shed will be located behind. See attached exhibits labeled 'Rear Elevation – January 2018' and 'Plan View + West Elevation View – January 2018,' and 'Shed Design – January 2018.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval page 2.6: Work in Rear Yards.
2. The material and design meets the applicable Policy and Design Guidelines.

- 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

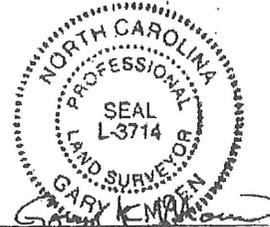
www.charlotteplanning.org

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

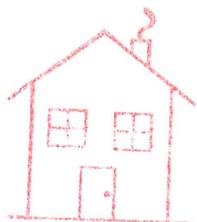
Site Plan - January 2018

This is to certify that on the 22nd day of APRIL, 2013 I surveyed the property lines and located the improvements shown on this plat and to the best of my knowledge they are as shown hereon. The ratio of precision for this parcel is 1:14281 feet of the perimeter surveyed.

This property is not located in any Flood Hazard Area.
 Reference: FIRM COMMUNITY PANEL 370159 4543J for the City of Charlotte, N.C.
 Effective date: March 2, 2009 (ZONE X)



N.C.P.L.S. L-3714
 2817 Dorchester Place
 Charlotte, N.C. 28209
 (704) 676-4630



APPROVED

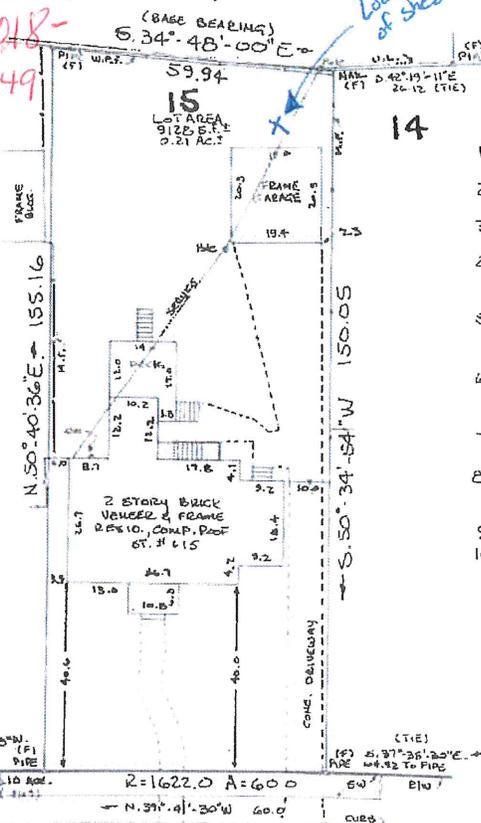
Charlotte
 Historic District
 Commission

Certificate of Appropriateness

#HDC46MRM 2018-

00049
 16

EUCLID STREET Assoc.
 D.B. 5148, P. 740
 (M/F)



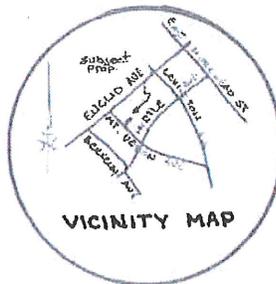
NOTES

1. PROPERTY IS ZONED R-4 PER ONLINE ZONING INFORMATION SYSTEM.
2. PROPERTY IS SUBJECT TO ALL ZONING REGULATIONS THAT MAY GOVERN.
3. R-4 ZONING MINIMUM SETBACK LINES: FRONT - 30', SIDE - 5', REAR - 40'.
4. BEFORE PLANNING OR STARTING ANY CONSTRUCTION CHECK WITH ZONING FOR ANY IMPERVIOUS AREA RESTRICTIONS.
5. THE WESTERLY REAR PROPERTY CORNER ABUTTS A WATER QUALITY BUFFER AND IS SUBJECT TO ANY REGULATIONS THAT MAY GOVERN.
6. PROPERTY IS SUBJECT TO ALL R/W'S, ESMTS. AND AGREEMENTS OF RECORD NOT APPARENT OR EVIDENT AT THE TIME OF THIS SURVEY.
7. PROPERTY MAYBE SUBJECT TO DEED RESTRICTIONS OF RECORD.
8. THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY OF THE EXISTING MONUMENTS FOUND AT THE TIME OF THIS SURVEY.
9. AREA COMPUTED BY THE COORDINATE METHOD.
10. PROPERTY IS LOCATED IN THE CHARLOTTE HISTORIC DISTRICT.

LEGEND

- (CF) - FOUND CONC. - CONCRETE
- SF - SQUARE FEET AC. - ACRES
- M.F. - METAL FENCE U.L. - UTILITY LINES
- W.P.F. - WOOD PRIVACY FENCE P. - PAGE
- M.B. - MAP BOOK D.B. - DEED BOOK
- S.W. - SUBWAY R. - RADIOS A. - ARC
- (M/F) - NOW OR FORMERLY
- R.W. - RIGHT-OF-WAY ESMT - EASEMENT

MT. VERNON AVE.
 ~ 50' PUBLIC R/W ~



PHYSICAL SURVEY
 OF
LOT 15 BLOCK 38 DILWORTH
 CHARLOTTE, MECKLENBURG COUNTY, N.C.

PROPERTY OF
ANTOINE JABON

SCALE 1" = _____ DEED RECORDED D.B. 20151, P. 892 MAP RECORDED M.B. 884, P. 457

Rear Elevation January 2018



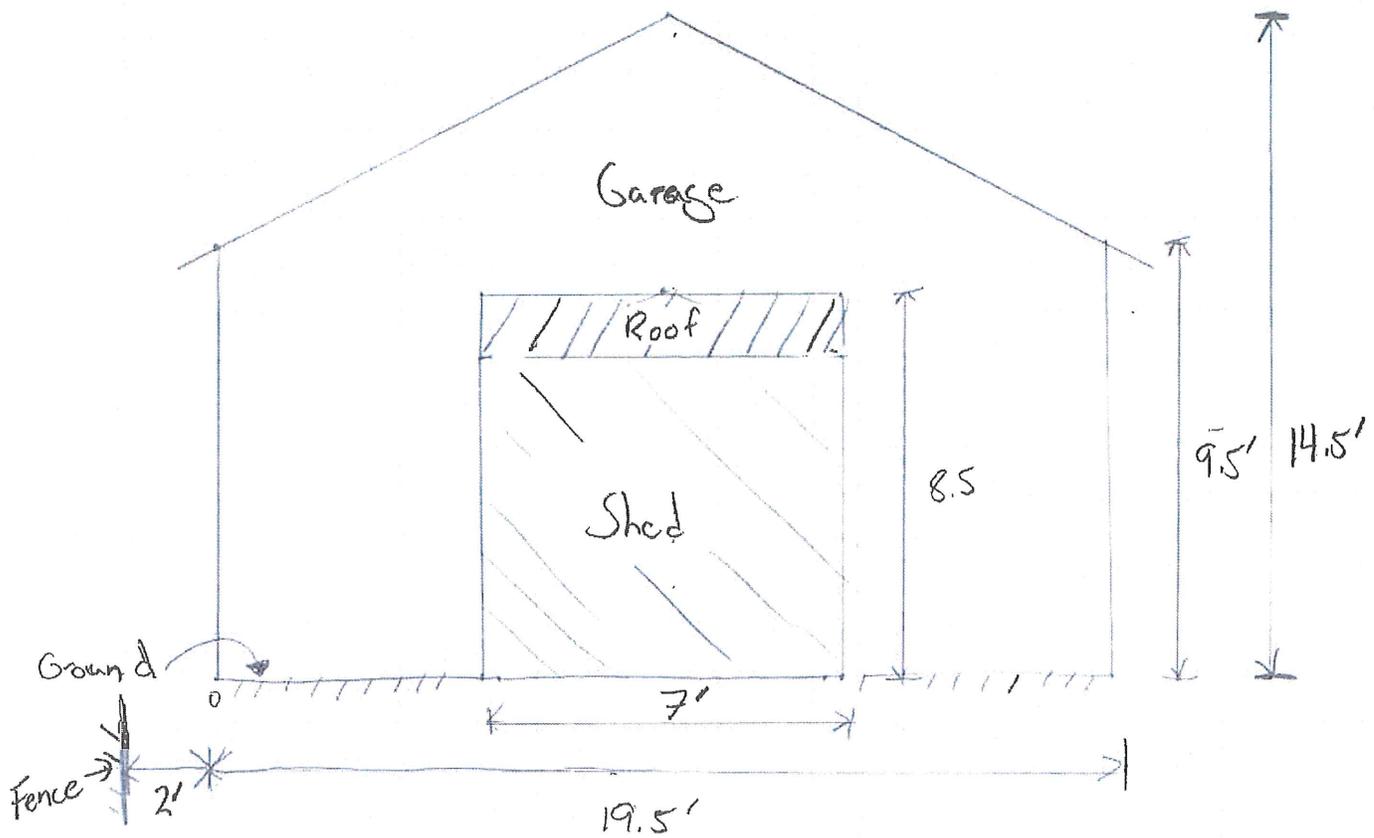
APPROVED

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Hygiene District
Commission

Certificate of Appropriateness

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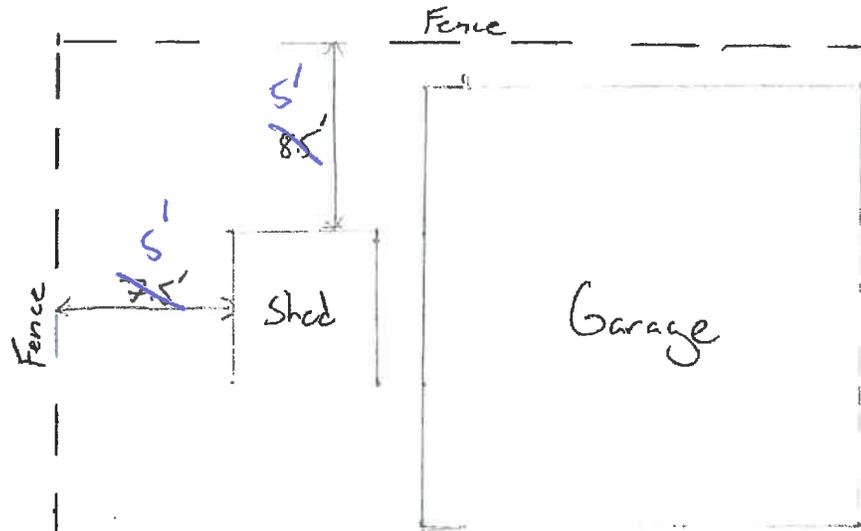
BACK VIEW
(Looking South)



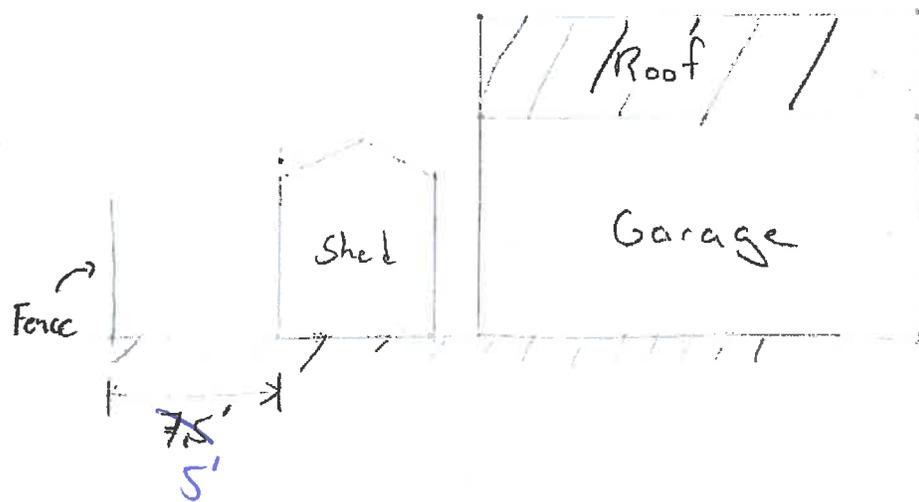
Plan View + West Elevation View January 2018

Plan View (Looking Down)

APPLICANT
CITY OF
CERTIFICATE OF APPLICABILITY
#DCADMRM-2018-
00049



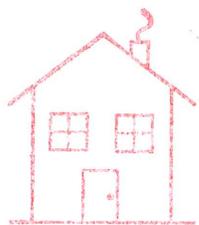
West Side View (Looking East)



Shed Design January 2018

Attachment 2 - Manufacturer Information

The screenshot shows a product page for a Suncoast storage shed. The main image is a tan-colored shed with a dark roof and double doors, set in a backyard. To the right of the image, the product name is "322 CU. FT. 7 X 7 COVINGTON™ STORAGE SHED" with a price of "\$899.00". Below the price is a quantity selector set to "1" and an "ADD TO CART" button. A "FREE SHIPPING*" note is also present. Below the main image are navigation icons for a 360-degree view and other views. A horizontal menu below the image lists "FEATURES", "DIMENSIONS", "FOUNDATION", "PARTS & WARRANTY", and "FAQs". The "FEATURES" section lists: Blow Molded Resin Storage Shed, Constructed of durable double-wall resin, Metal reinforced shingle-style roof panels, Reinforced floor for tractor support Lockable plastic handles, Attractive door windows, and functional vent, and Additional shelving, loft kit, and hook and basket accessories available (not included, BMSA1S, BMSA2L, BMSA3B). The "COLORS" section lists: Primary Color (Vanilla), Doors (Stoney), and Roof (Slate). The "USER MANUALS" section has buttons for ENG, ESP, and FRA. The "DOWNLOAD DIMENSIONS" section has a PDF (0.0 MB) button. At the bottom of the page are "REGISTER PRODUCT" and "ORDER PARTS" buttons. A small disclaimer at the bottom left of the page states: "Products are subject to change without notice and dimensions given may vary from the actual product. Colors may not be accurate on your screen." The browser address bar shows "https://www.suncoast.com/sheds-storage/sheds-storage-sheds/322-cu-ft-7x7-covington-...". The Windows taskbar at the bottom shows the time as 1:32 PM on 1/29/2018.



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