



**CHARLOTTE HISTORIC DISTRICT COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER: HDCADMRM 2018-00073**

**DATE: 5 March 2018**

**ADDRESS OF PROPERTY: 433 West Boulevard**

**TAX PARCEL NUMBER: 119.077.18**

**HISTORIC DISTRICT: Wilmore**

**OWNER: Joseph Baumgartner**

**DETAILS OF APPROVED PROJECT:** Fence. Wooden fence will enclose rear yard by adding a portion along the rear property line and the left property line. The fence will tie onto house at a point that is 32' from the front corner (capturing a nursery window within the fence). See exhibit labeled 'Site Plan March 2018'. Fence panels will butt join to substantial uprights and panels will be framed off along top. A horizontal stringer will be placed at about the ½ way point on each panel. Fence will step down or up as grade dictates but height will not exceed six feet. Fence will be painted or stained.

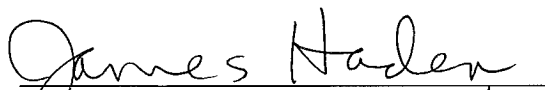
Applicable *Charlotte Historic District Design Guidelines* Fences

7. Wooden fences must be painted or stained to complement the historic character of the street and house.
8. Rear fencing may be a maximum of six feet in height as measured from the outside at grade.

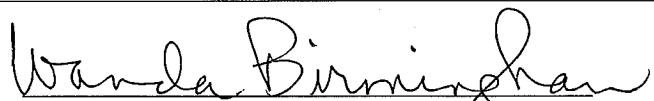
This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the Charlotte Historic District Design Guidelines.

- 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

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

  
Staff, Wanda Birmingham

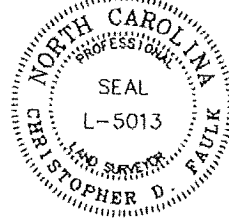
[www.charlotteplanning.org](http://www.charlotteplanning.org)

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

STATE OF NORTH CAROLINA MECKLENBURG COUNTY

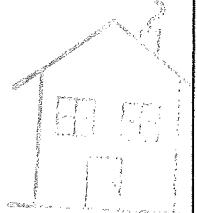
I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 31169 PAGE 32 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK PAGE OR OTHER REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) THIS 14th DAY OF MARCH 2017.

*Christopher D. Faulk*  
PROFESSIONAL LAND SURVEYOR



NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.



APPROVED

Charlotte  
Planning District  
Commission

Certificate of Appropriateness

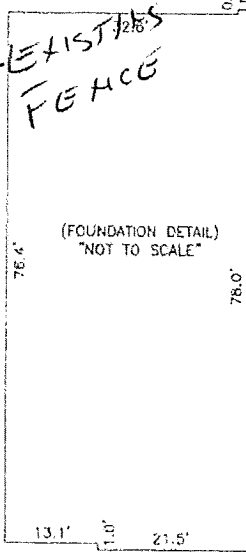
HDC ADM RM  
2018.08073

LOT 8  
WILMORE  
MB 332 PG 96  
TAX ID #119-077-17

LOT 10  
WILMORE  
MB 332 PG 96  
TAX ID #119-077-19

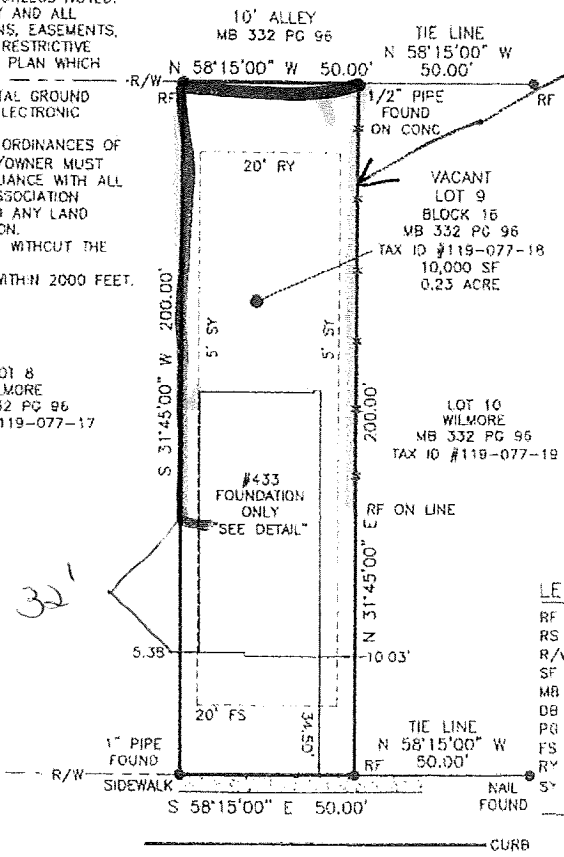
VACANT  
LOT 9  
BLOCK 16  
MB 332 PG 96  
TAX ID #119-077-18  
10,000 SF  
0.23 ACRE

#433  
FOUNDATION ONLY  
SEE DETAIL

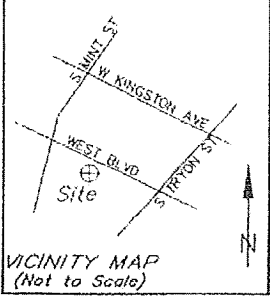


LEGEND

- RF #4 REBAR FOUND
- RS #4 REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD
- X PRIVACY FENCE ON LINE



FLOOD NOTE:  
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710454300L, DATED SEPTEMBER 2, 2015.



FOUNDATION SURVEY  
AT PROPERTY KNOWN AS  
# 433 WEST BOULEVARD  
LOT 9 BLOCK 16, WILMORE - SEC. 1  
PARCEL ID # 119-077-18, MB 332 PG 96, DB 31169 PG 32  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
FOR  
BLACKRHINO HOLDINGS, LLC



METROLINA  
ENGINEERING &  
SURVEYING  
ASSOCIATES

4400 STUART ANDREW BLVD  
SUITE N  
CHARLOTTE, NC 28217  
P (704) 334-1325  
F (704) 334-1330  
LIC # 13762-10-000000

Job No.	013-16-153
Date	3/14/17
Proj Mgr.	CLK
Drawn	CGS

Site Plan march 2018