



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2018-00108

DATE: 12 March 2018

ADDRESS OF PROPERTY: 412 Grandin Road

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07102509

OWNER/APPLICANT: Crystal Jackson

DETAILS OF APPROVED PROJECT: Fence. A new wood fence will be installed around the rear yard. The new fence will be wood with panels of vertical pickets butt-joined to substantial uprights and framed off along the top and bottom. The fence will not exceed six feet in height with the exception of any chamfered elements or decorative caps atop the uprights, which may exceed a reasonable proportional amount. The fence will tie in at the right rear corner of the house. On the left side the six-foot fence height will end at the left rear corner of the house, then step-down to five-feet in height and will tie in behind the existing chimney. Any gates will be in the same style as the fence. All framing members of the fence/gate will face inward to the property being enclosed or both sides of the fence will be the same. The finished fence/gate will be painted or stained after an appropriate curing period.

The project also includes the installation of a new concrete patio at the rear of the house. The patio will measure approximately 10' x 10'. A new concrete parking area approximately 20' x 25' will be installed at the rear of the property behind the fence and will not be visible from the street.

See attached exhibits labeled 'Site Plan – March 2018,' and 'Fence Design – March 2018.'


1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Fencing.
2. The applicable Design Guidelines for fencing (page 8.6) have been met.

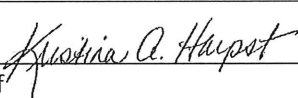
Continued on next page

March 12, 2018

- 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

Site Plan - March 2018

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.O	EXIST'T. IRON REBAR	ESM'T.	EASEMENT
E.I.P.	EXIST'T. IRON PIPE	O.P.L	OVERHEAD POWER LINE
C.P.	CALCULATED POINT (NO POINT FOUND/SET)	P.	PORCH
C.P.P.	POWER POLE	C.	CHIMNEY
R	PROPERTY LINE	S.	STOOP
FENCE		CONC.	CONCRETE
H.V.A.C. UNIT		UTILITY MARKER	
		EASEMENT LINE	
		EXIST'T.	EXISTING

CURRENT CHAR.-MECK. ZONING

CLASSIFICATION: R-5

(from GIS report)

ZONING NOTED ON RECORDED PLAT: NONE
BUILDING SETBACK LINES SHOWN ON LOT ARE FROM (CHAR-MECK) R-5 ZONING AS FOLLOWS:
(pertain to principal structure only)

FRONT=20 FT. SIDES=5 FT. REAR=35 FT.
(R-5 zoning)



VICINITY MAP
(NOT TO SCALE)

APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

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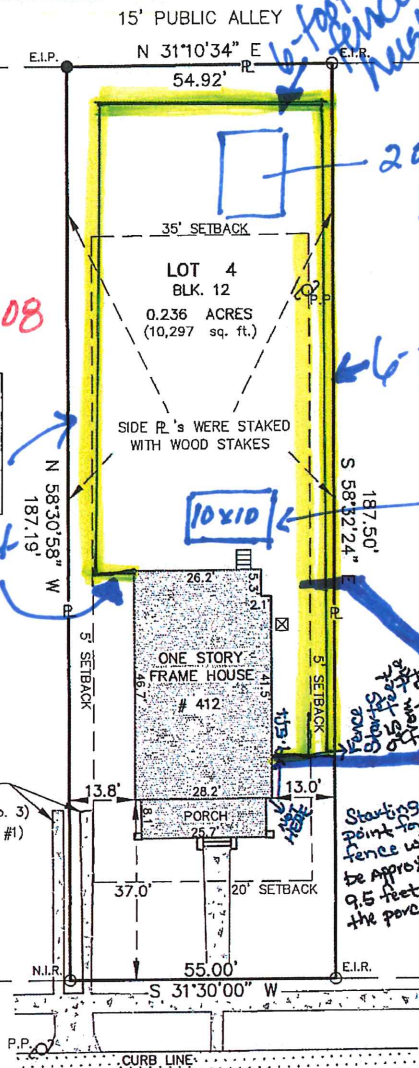
PARCEL NOTE ABOUT DRIVEWAY-

1-THE DRIVEWAY IS COMMONLY SHARED BY BOTH PARTIES. A SEARCH OF CURRENT DEEDS TO BOTH PARTIES, INDICATES NO MENTION, OF EITHER PARTY, ABOUT ANY SHARED DRIVEWAY.

6 foot fence height

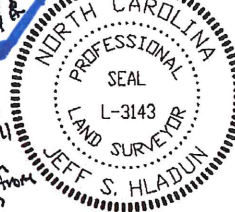
LOT 3
BLK. 12
M BK 332-PG 254
TAX 071 025 08

CONCRETE DRIVEWAY STRIPS
(Shared w/ Lot No. 3)
(See Parcel Note #1)



LOT 5
BLK. 12
M BK 332-PG 254

5-foot fence height



Starting point for fence will be approx 9.5 feet from the porch

GRANDIN ROAD

(60 FT. WIDE PUBLIC STREET R/W)

TO W. 2nd ST.

MAP OF SURVEY

LEGAL REFERENCES:

- 1.- RECORDED MAP (PLAT) IN MAP BK 332, PG 254. (NO DATE)
- 2.- (QUIT CLAIM) DEED-RECORDED IN D BK 14667, PG 331. (into C. JACKSON).
- 3.- (PREVIOUS) DEED-RECORDED IN D BK 10381, PG 773. (into O.M. JACKSON).

GENERAL NOTES:

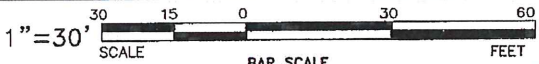
1. F.E.M.A. F.I.R.M. PANEL # 37104 54400 K, DATED: 9-02-15 - ZONE X. PARCEL IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREA
2. DEED RESTRICTIVE COVENANTS, NOR A TITLE POLICY, IF ANY, WERE NOT FURNISHED TO THIS SURVEYOR; THEREFORE THERE MAY BE ITEMS OF RECORD NOT COMPLETELY SHOWN HERE. NO 'BACK DEED' RESEARCH WAS PERFORMED.

"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
JEFF S. HLADUN N.C.P.L.S. # 3143

3-28-2017
(signature) DATE

DATE OF FIELD SURVEY: MARCH 24, 2017



FOR

CRYSTAL JACKSON

(Owner)

LEGAL LOCATION

LOT No. 4 - BLOCK 12

" WESLEY HEIGHTS "

CITY OF CHARLOTTE

MAP BK 332-PG 254

MECKLENBURG Co., No. CAROLINA

STREET ADDRESS

412 GRANDIN RD., CHARLOTTE

RECORD OWNER

CRYSTAL JACKSON

JEFF HLADUN
LAND SURVEYOR

5848 LEBANON ROAD
CHARLOTTE, NC 28227
Ph. (704) 618-2341

hladunsurveying @ carolina.rr.com

MAP DATE: MARCH 28, 2017

FILE # 961755.15

TAX I.D.# 071 025 09

DISK # Flash # 5 carlson

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



Fence Design - March 2018



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HDCA DMRM - 2018 - 00108