



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** HDCADMRM-2018-00253

**DATE:** 23 May 2018

**ADDRESS OF PROPERTY:** 401 South Summit Avenue

**HISTORIC DISTRICT:** Wesley Heights

**TAX PARCEL NUMBER:** 07323108

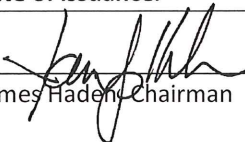
**OWNER(S):** Tonya Brandon

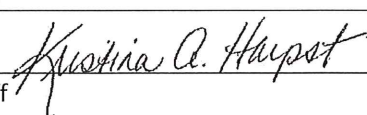
**DETAILS OF APPROVED PROJECT:** The project is changes to an existing rear addition. An existing at-grade wood deck will be replaced with a new patio. The new sand set patio will have a footprint of approximately 16' x 16'. A new wood arbor measuring 8' x 8' will be constructed over the patio, tying in on the house just above an existing set of French doors. An existing set of stairs that connect the lower patio to the upper deck will also be rebuilt. Rebuilding the stairs will require approximately 4 feet be added to the depth of the deck. All new railings will match existing with the pickets centered on the horizontal rails. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.6: Work in Rear Yards.
2. This application is in compliance with the Policy & Design Guidelines for both Landscape & Site Features (page 60) and Work in Rear Yards (page 64).

- 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

# NOTES

LOT SUBJECT TO ALL COUNTY ZONING RESTRICTIONS AND SUBDIVISION RESTRICTIONS.

THIS SURVEY IS NOT INTENDED TO MEET GS 47-30 REQUIREMENTS. THIS SURVEY WAS PERFORMED PER THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA WITH AN ERROR OF CLOSURE THAT MEETS MINIMUM STANDARD OF 1:10,000

CONTACT MECKLENBURG COUNTY ZONING FOR BUILDING SETBACK INFORMATION PRIOR TO ANY NEW CONSTRUCTION



APPROVED

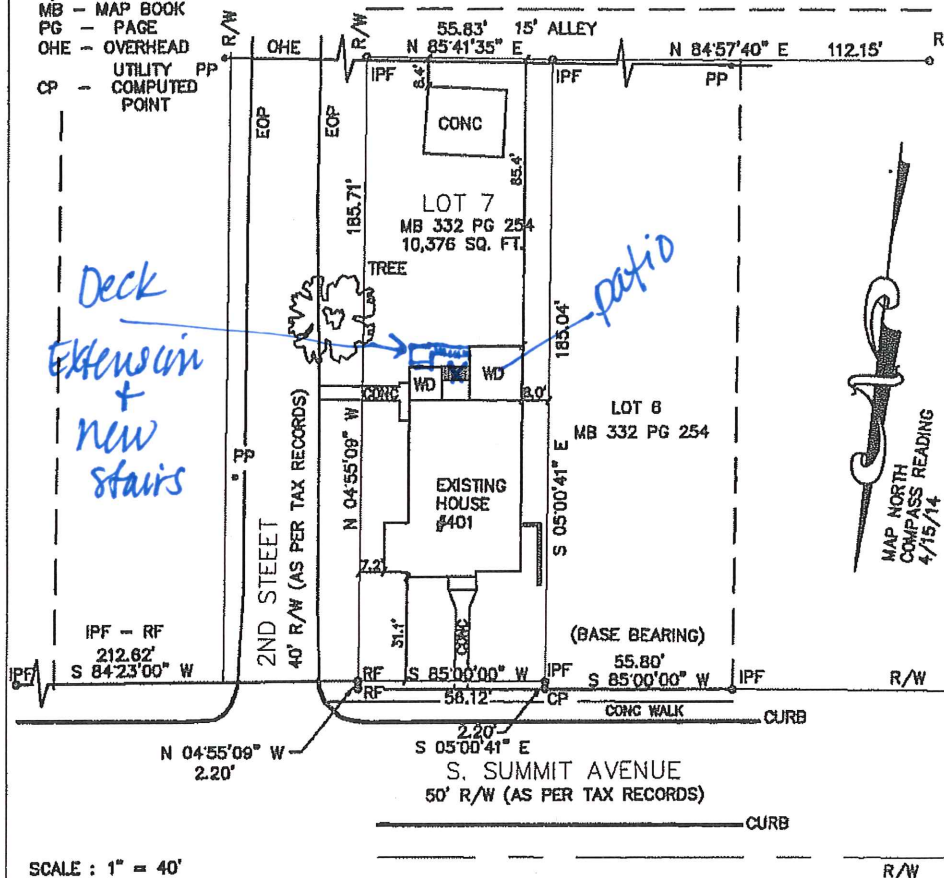
Charlotte  
Historic District  
Commission

Certificate of Appropriateness

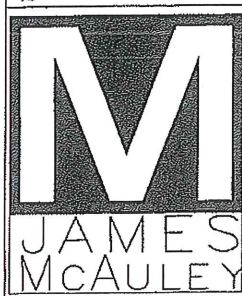
#HOCADNLEM-2018-00253

## LEGEND

- RS - REBAR SET
- IPF - IRON PIPE FOUND
- RF - REBAR FOUND
- SQ - SQUARE FEET
- EOP - EDGE OF PAVEMENT
- CONC - CONCRETE
- R/W - RIGHT OF WAY
- MB - MAP BOOK
- PG - PAGE
- OHE - OVERHEAD
- PP - UTILITY
- CP - COMPUTED POINT



SCALE: 1" = 40'



PHYSICAL SURVEY FOR:  
TONYA & STANTON BRANDON  
#401 S. SUMMIT AVENUE  
LOT 7 BLOCK 7 WESLEY HEIGHTS  
CURRENT OWNER REF: DB. 11270 PG. 535-541  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
Scale: 1" = 40' Date: APRIL 15, 2014  
8116 STE B3-182 SOUTH TRYON ST, CHARLOTTE NC 28273  
Office: 704-309-3299  
James McAuley & Son, P.C. Surveyors, Inc. SUMMIT AVE #401 DWG

Rev.  
MAY 1, 2014  
ADDED FOUND  
CORNERS AND  
MADE ADJUST-  
MENTS

Drawn By: JDMc

May 2018

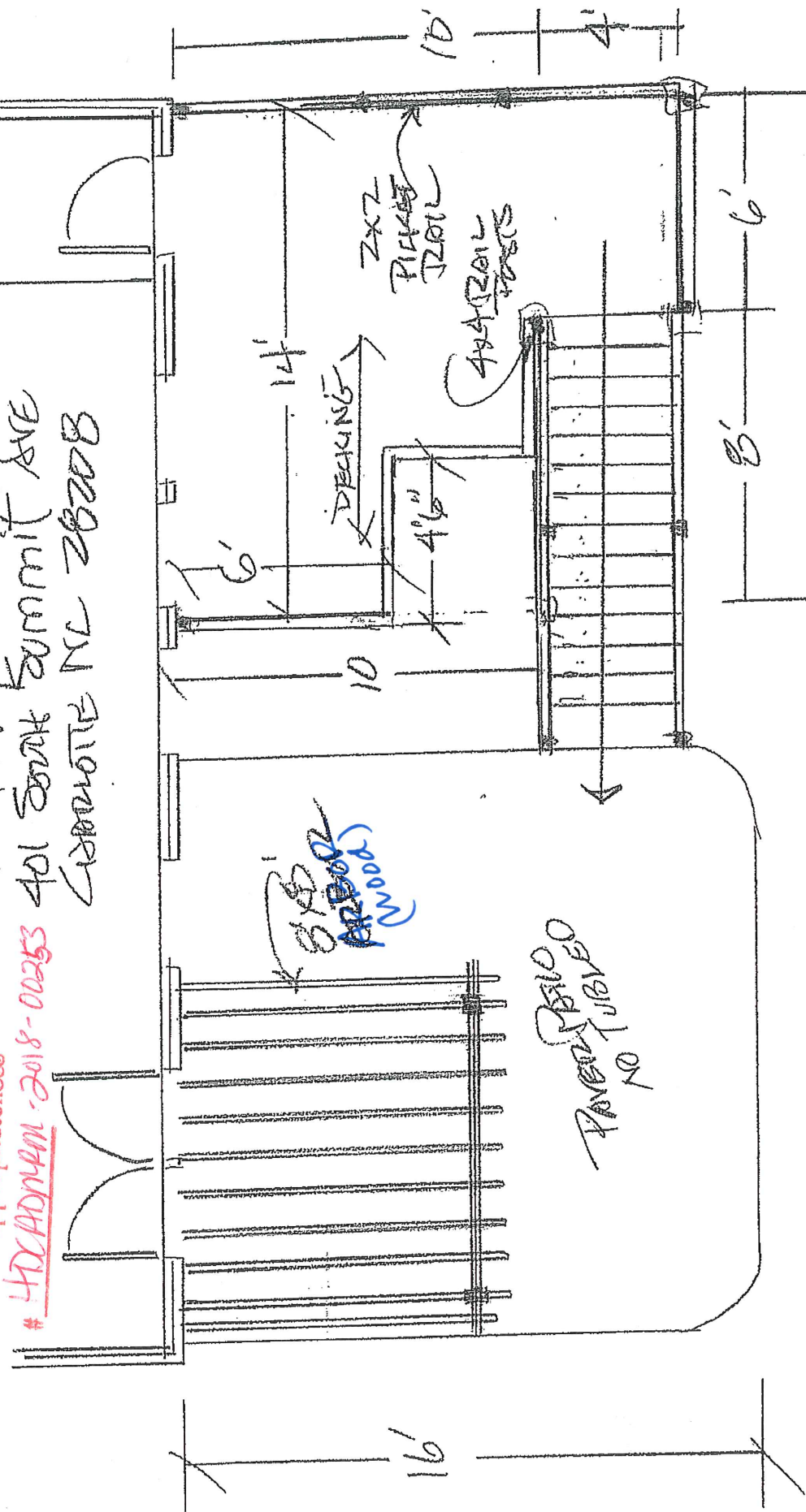


Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# 4DADPM-2018-00253

5100 E TONGUE BRIDGE LN  
401 SOUTH SUMMIT AVE  
CHARLOTTE NC 28208



from May 2018

9