



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00286

DATE: 5 June 2019

ADDRESS OF PROPERTY: 224 Grandin Rd

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07101201


OWNERS/APPLICANTS: James & Joyce Smith

DETAILS OF APPROVED PROJECT: Accessory Building. The project is a new detached accessory building located in the rear yard. The new shed will meet all required setbacks and has a footprint of 8' x 10'. The new shed is a custom build Premium Gable with asphalt shingles and Smart Panel Siding. Battens are to be attached to the gaps in the Smart Panel Siding and the shed will be painted or stained. See attached exhibits labeled 'Site Plan - June 2019', 'Shed Design - June 2019' and 'Batten Example – June 2019'.

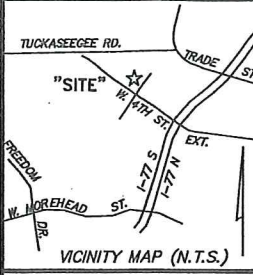
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Materials (page 6.15) and Accessory Buildings (page 8.9) have been met.

- 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:
- 1) SURVEY WAS CONDUCTED MARCH 7, 2013.
 - 2) OWNER OF RECORD IS PERCY TUCK, JR. (DB 10904 AT PG 574). P.I.D. #07101201
 - 3) BEING A SOUTHWESTERLY PORTION OF LOT 6 IN BLOCK 14 IN WESLEY PARK-SECTION 1 (MB 230 AT PG 95)
 - 4) TITLE REFERENCES REGARDING ADJOINERS SUBJECT TO INFORMATION PROVIDED BY LOCAL GOV'T.
 - 5) AREA (COMPUTED BY COORDINATE GEOMETRY METHOD) IS 0.2302 ACRE (10,027 S.F.).
 - 6) PROPERTY MAY BE SUBJECT TO ANY AND ALL EASEMENT(S) OR RIGHT(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED. VISIBLE EVIDENCE INDICATING SUCH USE OF THE LAND IS SHOWN.
 - 7) PROPERTY ZONED "R-5" PER MECK. CO. G.I.S. INFO AND SUBJECT TO ALL LOCAL ZONING REGULATIONS.
 - 8) THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO AN UP-TO-DATE TITLE SEARCH. THIS SURVEYOR MAKES NO GUARANTEE THAT ALL EASEMENT(S), RIGHT(S)-OF-WAY OR OTHER RIGHT(S) OF RECORD EXIST OTHER THAN SHOWN.
 - 9) DISTANCES HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
 - 10) NO N.C./U.S. HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2,000 FEET OF THIS SITE.
 - 11) THIS PROPERTY IS SUBJECT TO ANY COVENANTS, CONDITIONS & RESTRICTIONS OF RECORD.

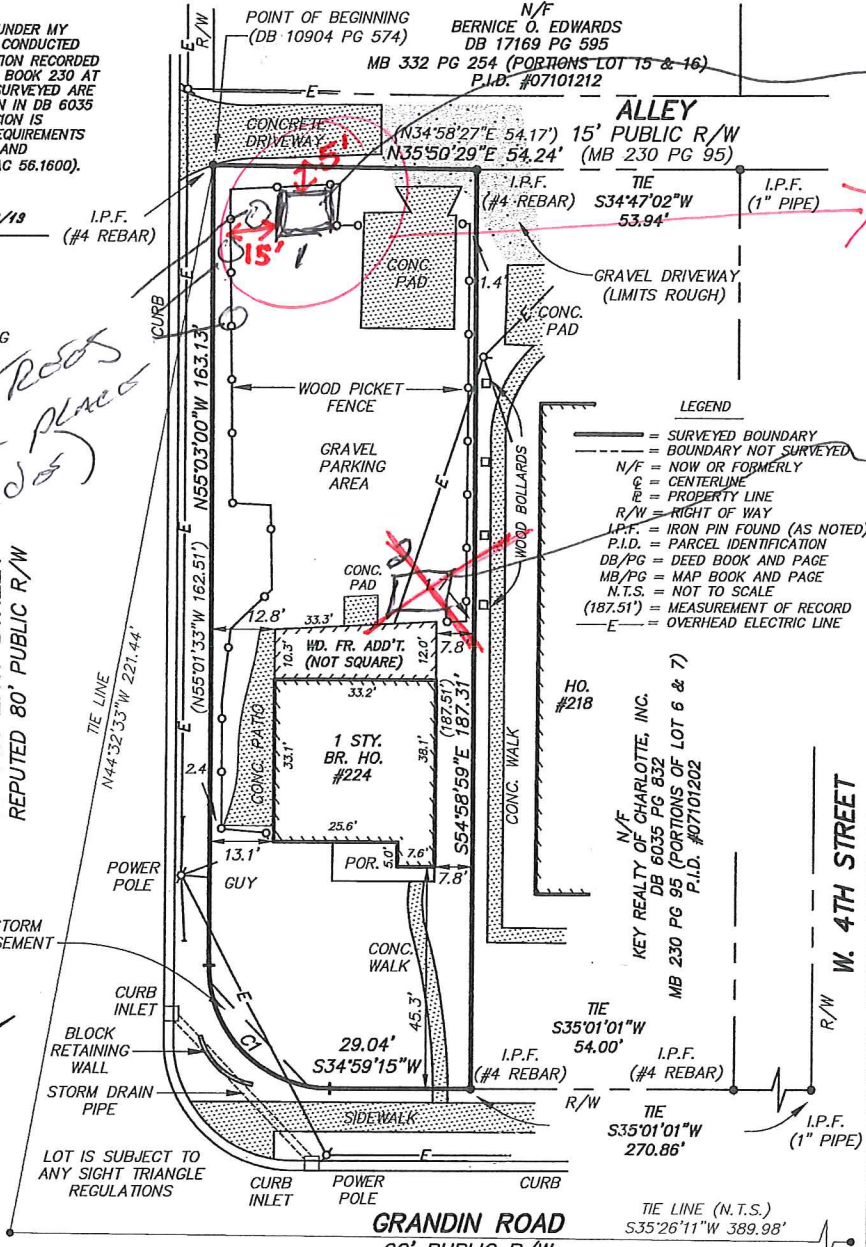
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY CONDUCTED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 10904 AT PAGE 574 AND MAP BOOK 230 AT PAGE 95; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN DB 6035 AT PG 832; THAT THE RATIO OF PRECISION IS 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS 12TH DAY OF MARCH, 2013.

Warren J. Jennings 3/12/13 I.P.F. (#4 REBAR)
 WARREN J. JENNINGS, N.C.P.L.S. L-4096

ZONING DESIGNATION "R-5"
 MINIMUM BLDG. SETBACKS
 (PER CITY OF CHARLOTTE ZONING ORDINANCE DATED 10/18/10)
 FRONT = 20 FT.
 SIDES = 5 FT.
 REAR = 35 FT.

Trees
 (Best placed to nodes)

W. 4TH EXT. STREET
 REPUTED 80' PUBLIC R/W



- LEGEND
- SURVEYED BOUNDARY
 - - - BOUNDARY NOT SURVEYED
 - N/F = NOW OR FORMERLY
 - CENTERLINE
 - PROPERTY LINE
 - R/W = RIGHT OF WAY
 - I.P.F. = IRON PIN FOUND (AS NOTED)
 - P.I.D. = PARCEL IDENTIFICATION
 - DB/PG = DEED BOOK AND PAGE
 - MB/PG = MAP BOOK AND PAGE
 - N.T.S. = NOT TO SCALE
 - (187.51') = MEASUREMENT OF RECORD
 - E = OVERHEAD ELECTRIC LINE

Shed location

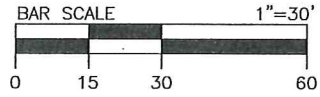
approved shed location

Alternate location hidden behind house



APPROVED
 NORTH ORIENTED
 Historic District Commission

Certificate of Appropriateness
 HICADMRM-2019-00286



CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.26'	25.00'	S79°58'51"W	35.35'



LOCATION SURVEY FOR
JAMES SMITH
JOYCE SMITH

CITY OF CHARLOTTE MECKLENBURG COUNTY
 NORTH CAROLINA
 DATE: MARCH 12, 2013 SCALE: 1"=30'
 SURVEY PREPARED BY:

WARREN JENNINGS LAND SURVEYING
 P.O. BOX 78123
 CHARLOTTE, N.C. 28271
 (704) 320-3294

THIS DRAWING IS THE PROPERTY OF WARREN JENNINGS LAND SURVEYING. THE REPRODUCTION, ALTERATION, COPYING OR OTHER USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE WRITTEN CONSENT OF WARREN JENNINGS LAND SURVEYING IS PROHIBITED.

PROJECT #013-958

224 Grandin - Site Plan - June 2019

Shed design* - June 2019



Harry Walker
P.O. Box 1632
Raleigh, NC 27602
(704) 591-3462
fax@custombuildings.us
APPROVED
Charlotte
Historic District
Commission
ESTIMATE

Certificate of Appropriateness

ADDRESS
Joyce & Jim Smith
Charlotte

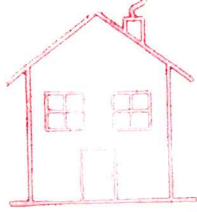
HDCAPRM - 2019 - 00286



SHIP TO
Joyce & Jim Smith
Charlotte
NC

ESTIMATE # 1687
DATE 11.07.2018

*battens to be applied to exterior siding to hide preformed gaps in siding



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Batten Example -
June 2019

