



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00468

DATE: 16 August 2019

ADDRESS OF PROPERTY: 528 S. Summit Ave

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 07102335

APPLICANT/OWNER(S): Andrew Rodkey & Aashima Agarwal

DETAILS OF APPROVED PROJECT: Pool & Fence. This project is the addition of a pool and surrounding patio located in the rear yard. No trees will be removed. The pool and surrounding patio measures approximately 40'-0" x 20'-0" and will be concrete to match the existing rear patio. The uncovered pool will be set back approximately 16'-0" from rear of the structure and meet all required setbacks. A new 6'-0" fence will be added to the perimeter of the rear yard and will connect to the rear corner of the structure on both sides. A gate matching the fence style will be added to the left and right sides. The new fence will be wood with panels of vertical pickets butt-joined to substantial uprights and be capped along the top. 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. All framing members of the fence will face inward to the property being enclosed, be butt-joined, or both sides of the fence will be the same. The finished fence/gate will be painted or stained after an appropriate curing period. Post-completion the rear yard impermeable space will be 69 %. See attached exhibit 'Plan – 2019'.

1. Applicable Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Landscape & Site Features.
2. The applicable Design Guidelines for Landscaping and Yards (page 8.4) have been met.
3. **If changes to the approved plans are needed, please contact staff as soon as possible. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District 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.

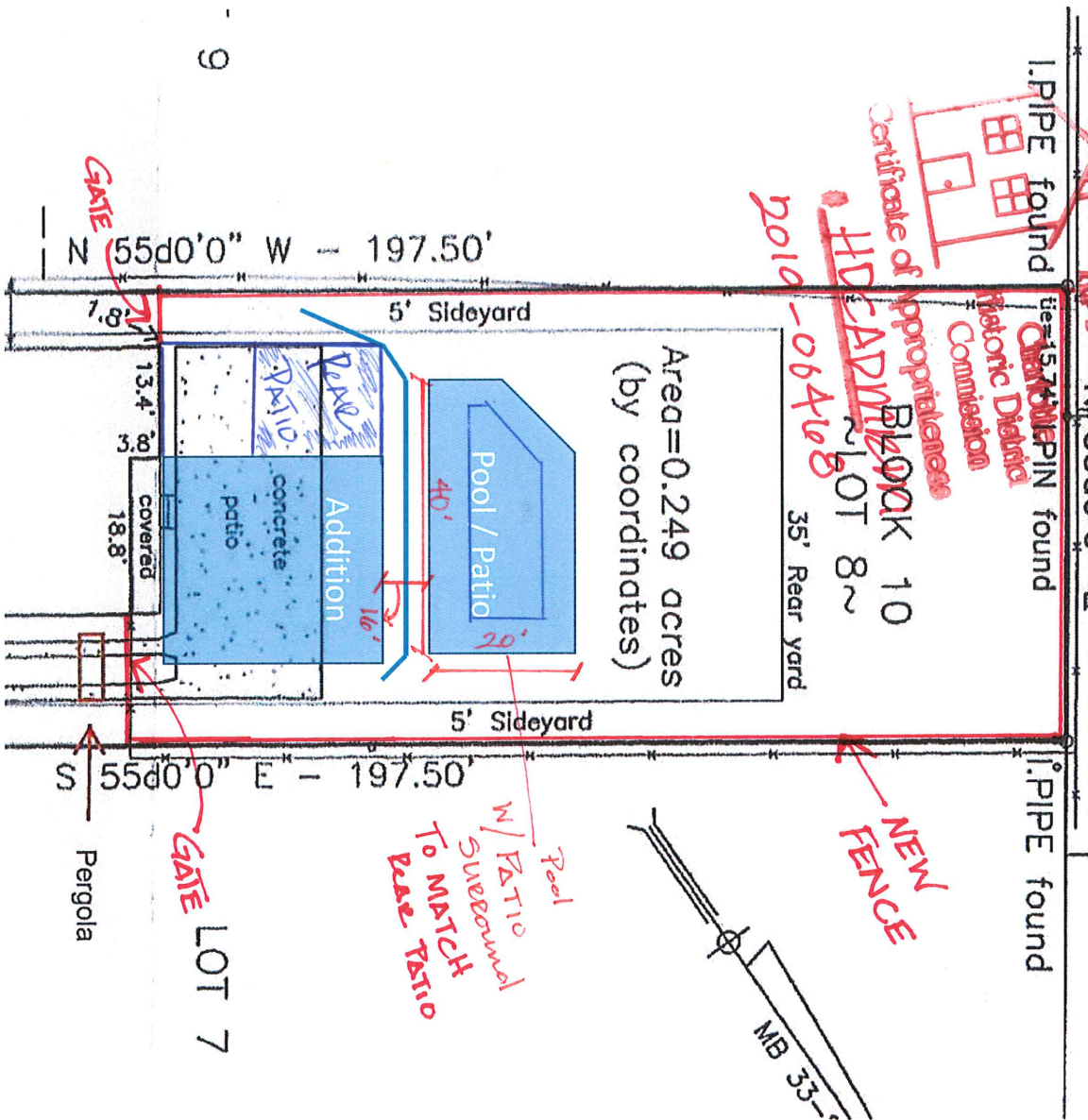
James Haden, Chairman

Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

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Total Area Measured from Back of House

- Backyard Length = 115 feet
- Backyard Width = 60 feet
- Backyard Area = 6,900 feet

Total New Non-Permeable (Addition + Pool/Patio) Area Measured from Back of House

- Addition Length = 37 feet
- Addition Width = 30 feet
- Addition Area = 1,100 feet
- Pool Patio Length = 40 feet
- Pool Patio Width = 20 feet
- Pool Patio Area = 800 feet

Total Existing Non-Permeable (Concrete Patio) Area Measured from Back of House

- Existing Side Patio Length = 18 feet
- Existing Side Patio Width = 13 feet
- Existing Side Area = 234 feet

Percentage of Non-Permeable to Permeable Backyard

Addition Area + Pool Patio + Existing Back Patio / Backyard Area = 31%
Permeable Backyard = 69%
 69% > 50% threshold

APPROVED



Certificate of Appropriateness

Charlotte
Historic District
Commission

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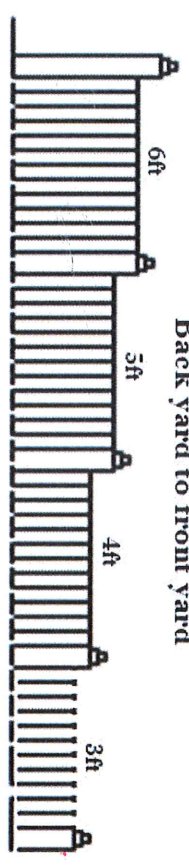
2019 - 00468

PLAN - 2019

Fences: Approved

Fence Stepdown

Back yard to front yard



- Sec. 1. Backyard to rear corner of structure. 6ft fence
- Sec. 2. Back corner of structure to middle of structure. 5ft fence
- Sec. 3. Middle of structure to front corner of structure. 4ft fence
- Sec. 4. Front corner of structure and front yard. 3ft fence picket style only

