



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00542

DATE: 17 September 2019

ADDRESS OF PROPERTY: 1705 Thomas Ave

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08118508

OWNER/APPLICANT: Deborah McNeill

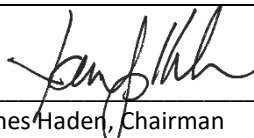
DETAILS OF APPROVED PROJECT: Fence. The project is the installation of a partial fence on the left side rear yard that will tie-in to the deck on the back of the house and to an existing fence in order to enclose the rear yard. The fence will be placed on or inside the property line. The new fence will be a 4' high wood fence with vertical pickets butt-joined to substantial uprights. The fence height will not exceed 4' with the exception of any decorative elements atop the posts, which may extend a reasonable proportional amount. Both sides of the fence will be the same or any framing members of the fence will face inward to the property being enclosed. The finished fence will be painted or stained after an appropriate curing time. See attached exhibits labeled, 'Fence Plan – September 2019' and 'Fence Design – September 2019'.


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

Contact staff prior to making any changes to this approval. 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

Fence Plan - September 2019

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'SM'T
E.I.R.	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.	CHIMNEY
		S.	STOOP
		CONC.	CONCRETE
		⊗	UTILITY MARKER
		---	EASEMENT LINE
		EXIST'T.	EXISTING
⊗	P.P. POWER POLE		
⊗	PROPERTY LINE		
⊗	FENCE		
⊗	H.V.A.C. UNIT		

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)

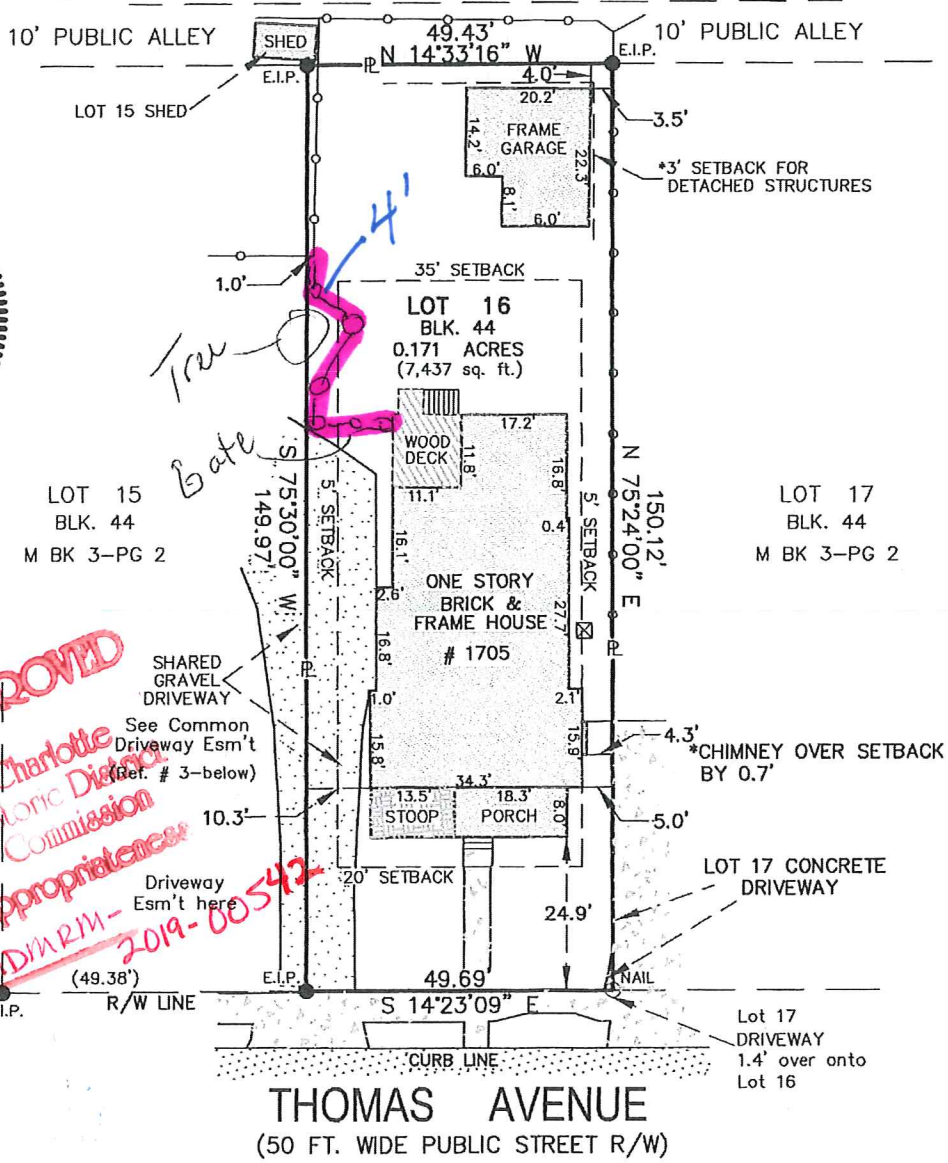
FRONT=20 FT. SIDES=5 FT. REAR=35 FT.
(R-5 zoning)



***NOTE ABOUT FENCES:**
FENCES SHOWN HERE ARE IN THEIR CORRECT LOCATION. NO ATTEMPT HAS BEEN MADE BY THIS OFFICE TO DETERMINE OWNERSHIP OF ANY FENCES.

VICINITY MAP (NOT TO SCALE)

RECORDED MAP
REF. # 1



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HDCP/DM/RM - 2019-00542

MAP OF SURVEY

- LEGAL REFERENCES USED FOR SURVEY:**
- 1.- RECORDED MAP (PLAT) IN MAP BK 3, PG 2, (circa, 1923).
 - 2.- DEED-RECORDED IN D BK 32312, PG 639. (into HDH HOLDINGS...)
 - 3.- COMMON DRIVEWAY EASEMENT, RECORDED IN D BK 5854, PG 999, on 7-15-1988. (Originally between D. Malley to R. Randall)

FOR
DEBORAH H. McNEILL (Proposed Purchaser)

LEGAL LOCATION
LOT No. 16 - BLOCK 44

Fence design - September 2019

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