



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00015

DATE: 16 January 2019

ADDRESS OF PROPERTY: 2300 Charlotte Dr.

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12311910

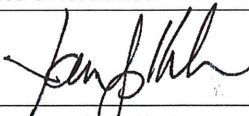
OWNER(S): Peter & Elizabeth Kelpin


DETAILS OF APPROVED PROJECT: The project is a rear patio addition that is no wider or taller than the original building. The existing deck and pergola will be removed. The new, un-covered, patio will be constructed of brick pavers and will measure approximately 26'-9" x 16'-0". Plant life will separate the driveway from patio. Post-completion the rear yard permeable space will be 51%. 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

will keep
gap of
approx 3'
between
patio &
property
line/fence

existing
fence



Certificate of Appropriateness

~~HDCADMEM~~ -
2019 - 00015

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A/C

5.9

16'

approx.
357.6'
square feet

16'

22.6'

21.1'
width of house
back wall

HOUSE

DRIVEWAY

15.75'

SCREEN
PORCH

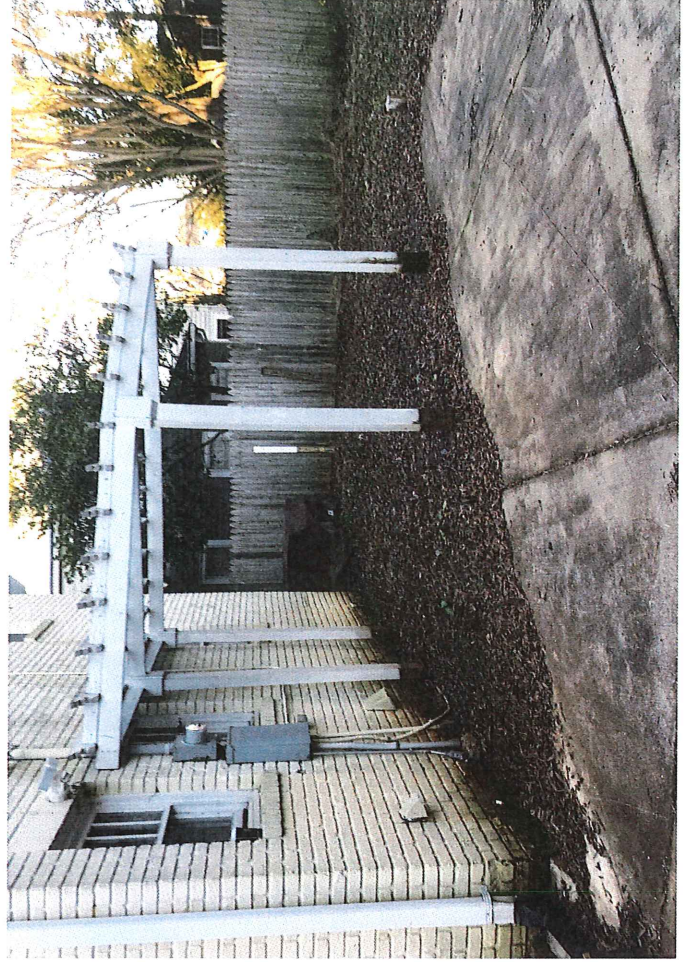
APPROXIMATE
PROPERTY LINE.
MARKED BY
EXISTING
FENCE

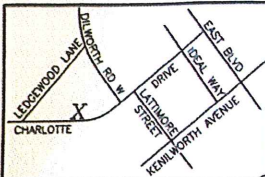
PLEASE NOTE:

- Deck shown on survey was removed after sustaining construction damage during necessary foundation repairs
- as part of patio work, we would remove pergola shown on survey & in back yard pictures



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I certify that this map was drawn under my supervision from an actual survey made under my supervision (record description recorded in Deed Book or Map Book as shown); that the boundaries not surveyed are indicated as drawn from information in Deed Books and Map Books as shown; that the ratio of precision is better than 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This 11th day of July, 2017.

This survey does not benefit from a complete examination of title.

J. Martin Zoutewelle, PLS L-3498

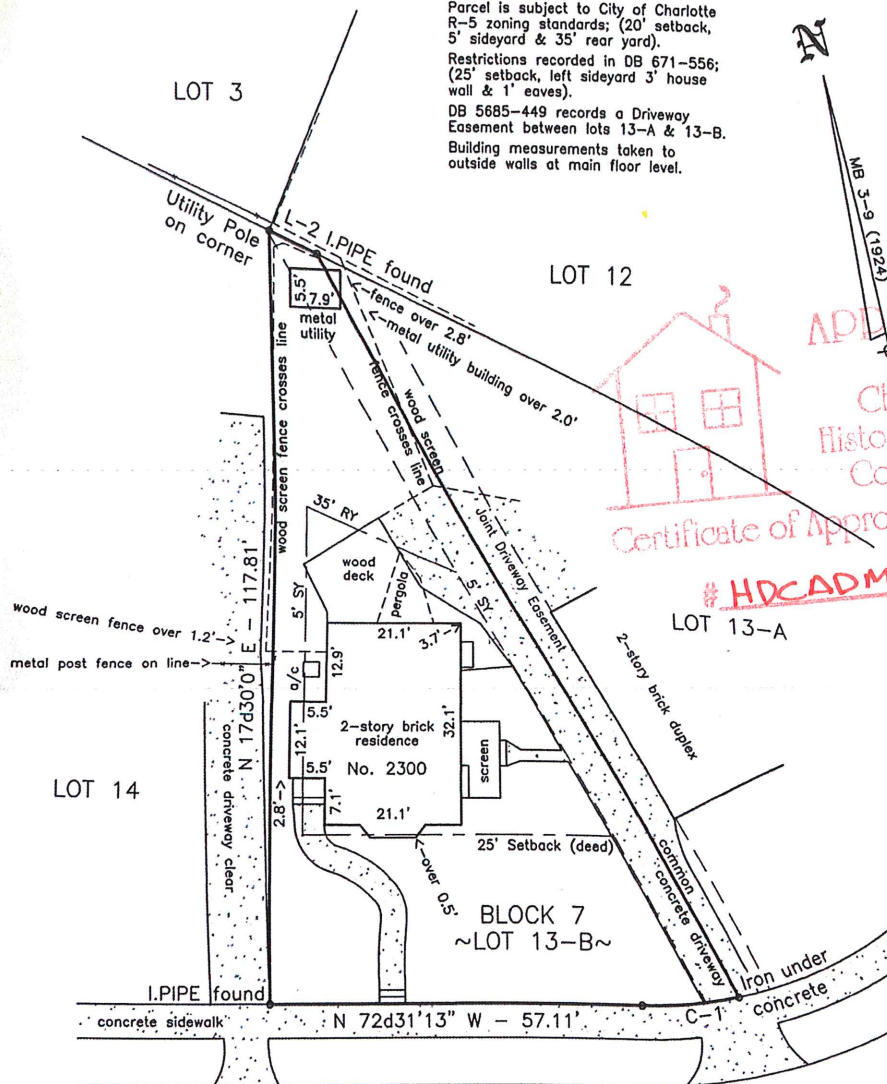
Notes:

Parcel is subject to City of Charlotte R-5 zoning standards; (20' setback, 5' sideyard & 35' rear yard).

Restrictions recorded in DB 671-556; (25' setback, left sideyard 3' house wall & 1' eaves).

DB 5685-449 records a Driveway Easement between lots 13-A & 13-B.

Building measurements taken to outside walls at main floor level.



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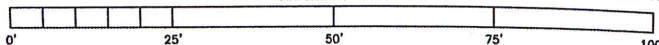
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CHARLOTTE DRIVE
50' Public R/W

Boundary Data:

C-1: Radius=55.24' Length=15.12'
chord=N 80d21'49" W - 15.08'
L-2: S 49d0'40" E - 8.00'

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PHYSICAL SURVEY OF
LOT 13B BLOCK 7 of DILWORTH
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
certified to:

PETER KELPIN & ELIZAETH KELPIN

Description Taken From Map Book 3, Page 9

Scale 1" = 20'

July 11, 2017

J. Martin Zoutewelle L-3498, Zoutewelle Land Surveyors, PC C-3764, 1123 Shadowbrook Lane, Charlotte, NC 28211 704-910-2329

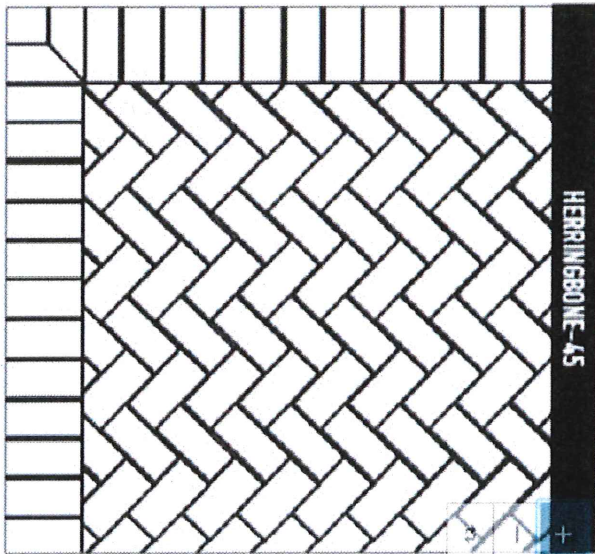
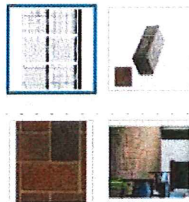
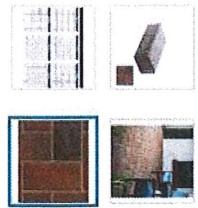
306756 Model # 806756

ard Holland Stone Guilford Concrete Pave mon: 4-in x; Actual: 4-in x 8-in)

No Reviews
☆☆☆☆☆

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Community C
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HERRINGBONE-45



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HSCADMRM-2019-00015