



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMI-2019-00060

DATE: 7 March, 2019

ADDRESS OF PROPERTY: 512 Walnut Ave

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07102148

OWNER/APPLICANT: Andrew M Cavanagh & Bryan Pendleton

DETAILS OF APPROVED PROJECT: The project is the addition of a ribbon style driveway.

The driveway will be made-up of twin parallel paved concrete strips [2' wide] with a 3' center and will extend past the front thermal wall of the structure. A solid concrete pad will extend back from the carriage strips to the fence gate, and will act as a landing for the existing side door and gate. The driveway is located along the right side of the structure and will have a planting strip, of no less than 6"-12" wide, between the driveway and house. River rock or gravel will be placed between the carriage strips. See exhibit labeled "Site Plan & Design – March 2019"

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Properly Sited & Screened Mechanical Units.
2. The applicable Policy & Design Guidelines for Site Appurtenances (page 8.2) 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

STATE OF NORTH CAROLINA MECKLENBURG COUNTY

"I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 31648, PAGE 536 OR OTHER REFERENCE SOURCE _____); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 3, PAGE 225 OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 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 13th DAY OF APRIL, 2017.

Mark C. Carter
PROFESSIONAL LAND SURVEYOR

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE per CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED R-8.

JO ANNE ANDERSON
NOW OR FORMERLY
LOT 66
DB 5779 PG 393
MB 4 PG 101
TAX # 071-021-03

JAMES STUDDIVANT
NOW OR FORMERLY
PART OF LOT 67
DB 23064 PG 784
MB 4 PG 101
TAX # 071-021-01

OVER-HEAD UTILITIES
MAY BE SUBJECT TO
EASEMENTS NOT SHOWN



APPROVED
LELA AVENUE
50' PUBLIC R/W
per MB 28 PG 31
City of Charlotte
Public Works
Commission

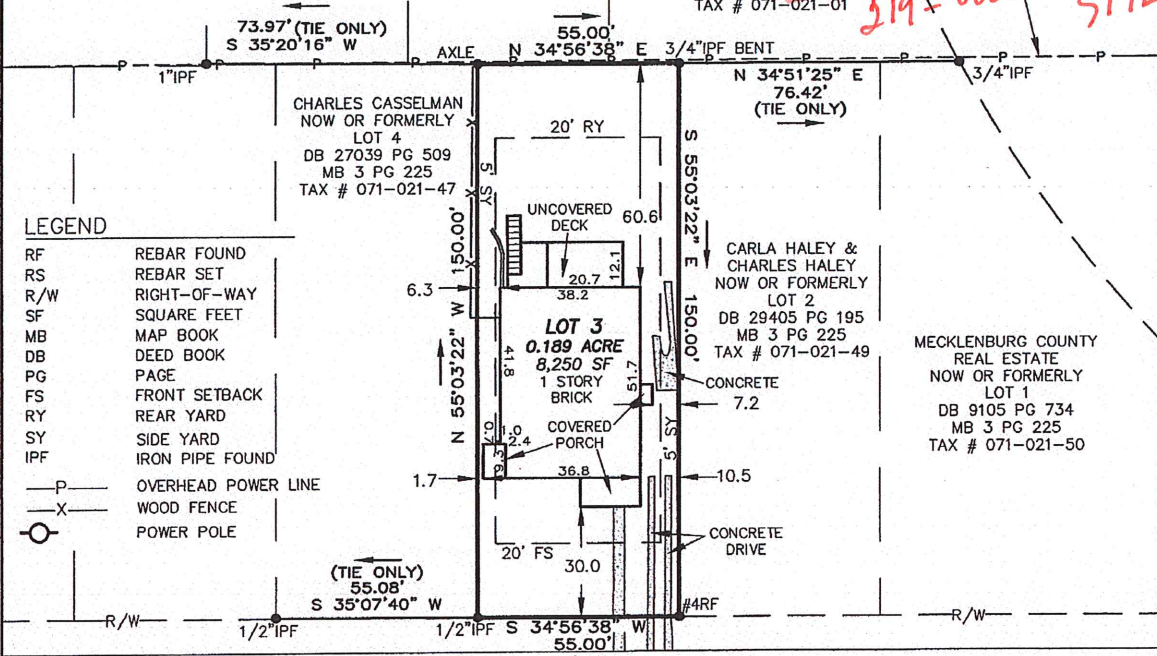
ADCM

219-600600

SITE PLAN
DESIGN
MARCH 2019

LEGEND

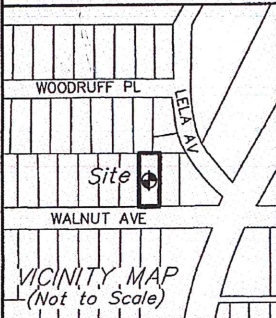
RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
IPF	IRON PIPE FOUND
P	OVERHEAD POWER LINE
X	WOOD FENCE
○	POWER POLE



FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710454400K, DATED: SEPTEMBER 2, 2015.

WALNUT AVENUE
50' PUBLIC R/W
per MB 3 PG 225

SCALE: 1" = 40'



PHYSICAL SURVEY
AT PROPERTY KNOWN AS
512 WALNUT AVENUE
LOT 3, BLOCK 24, WESLEY HEIGHTS
TAX # 071-021-48, MB 3 PG 225, DB 31648 PG 536
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR
ANDREW CAVANAGH



PHOENIX LAND SURVEYING, INC

3316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912



APPROVED
 Chester
 Planning Department
 Certificate of Appropriateness
 # HDCRM-2019-06060
 SITE PLAN & DESIGN
 March 2019