



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADRM-2019-00061

DATE: 7 February 2016

ADDRESS OF PROPERTY: 1323 Thomas Ave

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08117420

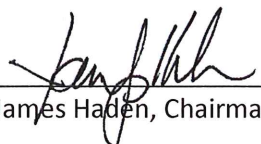
OWNER/APPLICANT: John Klosek


**DETAILS OF APPROVED PROJECT:** Deck Replacement. This project is a replacement deck attached to the rear of a secondary dwelling behind the main structure. The replacement deck will be 10'x10' and will comply with all residential building code; including but not limited to obtaining a building permit. The second-floor replacement deck will move 18" to 20" in from the right-side elevation (if facing the deck) to come into compliance with zoning code and setbacks. The primary material will be treated wood on wood posts with 12" footings. The stairs and railings (36" tall with a max spacing of 4") will also be rebuilt to code.

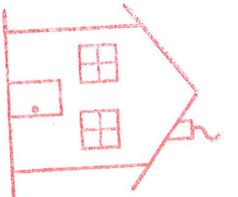
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Work in rear yards.
2. The applicable Policy & Design Guidelines for additions have been met.

- 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



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Certificate of Appropriateness

# HDCADM2019-2019-00061

DESIGN FEB 2019



3 1/2"  
rails

Rebuild  
to code

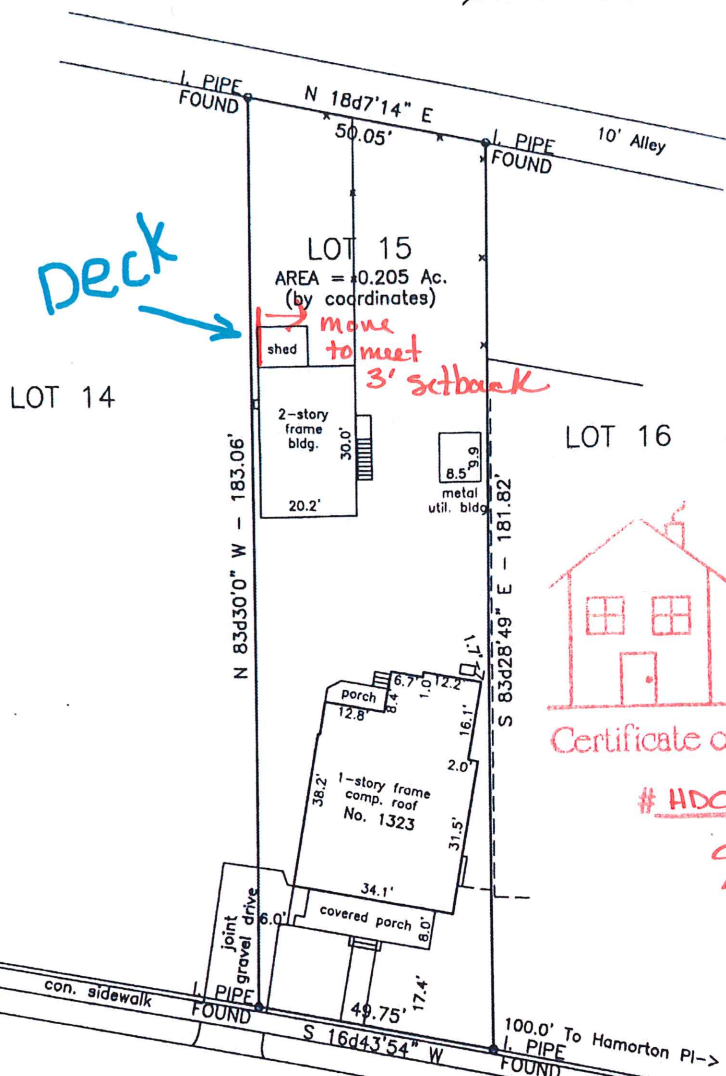
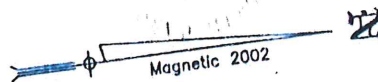
MOVE SUPPORT AND RAIL  
18 - 20 " TO THE LEFT TO  
HAVE 3' SIDE SETBACK.

move in

CENTRAL AV	X	PL
	THOMAS AV	HAMORTON PL
	THE PLAZA	

THIS IS TO CERTIFY THAT ON THE DATE SHOWN BELOW, I SURVEYED THIS PROPERTY AND THAT IMPROVEMENTS, IF ANY, ARE SHOWN HEREON. THIS PLAT IS NOT INTENDED TO MEET GS 47-30. THE ERROR OF CLOSURE IS LESS THAN 1/10000. THIS PLAT IS CERTIFIED ONLY TO THE PARTIES SHOWN.

Res J. Zoutewelle



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# HDCADM2M-2019-00061

SITE PLAN FEB-2019

PHYSICAL SURVEY OF  
LOT 15 BLOCK 24 OAKHURST LAND CO. Prop.  
CHARLOTTE, MECKLENBURG COUNTY, N.C.

Certified only to

SHELLY LYNN TURNER

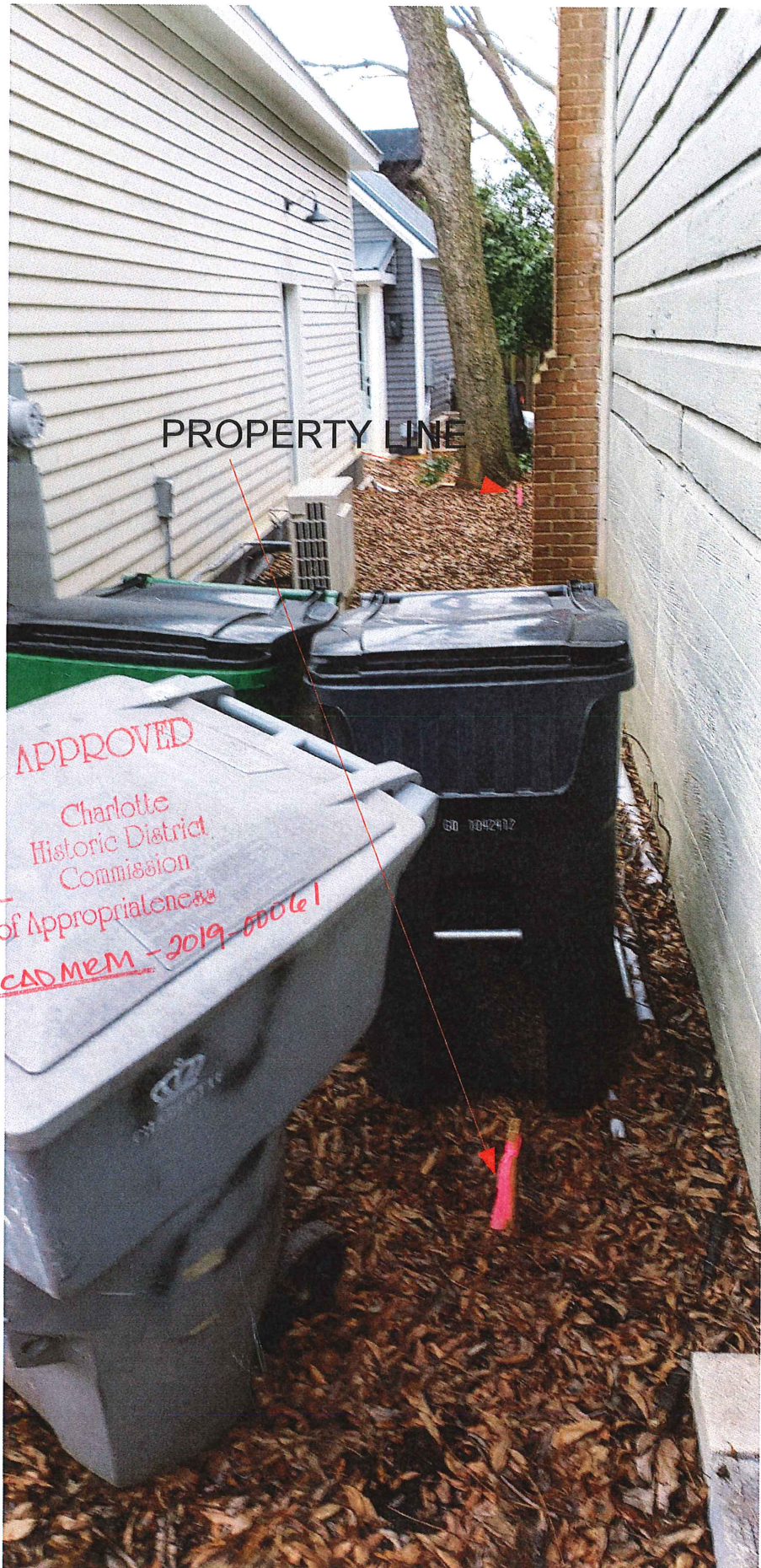
Description Taken From Map Book 195 - 29

Scale 1" = 30'

June 16, 2004

Leo J. Zoutewelle, PLS L-1129, 2136 Malvern Road Charlotte, N.C.





PROPERTY LINE



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