



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** HDCADMRM-2019-00262

**DATE:** 17 May 2019

**ADDRESS OF PROPERTY:** 301 W Kingston Ave

**HISTORIC DISTRICT:** Wilmore

**TAX PARCEL NUMBER:** 11907912

**OWNER/APPLICANT:** Peter Navarro & Smitha Ballyamanda

**DETAILS OF APPROVED PROJECT:** Fence, Driveway, Patio, Pathway. This project is the extension of the existing driveway, the addition of a new patio, pathway, and new fence. Driveway: The new smooth concrete driveway will extend from the rear of the structure and will be approximately 85'-0" x 10'-0". Patio & Pathway: The new patio and pathway will be stamped concrete with a brick edging, brick to match existing on structure. The new patio will be approximately 35'-0" x 15'-0" and the pathway will be approximately 45'-0" x 2'-5". Fence: **Front yard fence (cowboy/ranch style) will be removed.** New 6'-0" fence will be added (inside property line) to the perimeter of the rear yard and will connect, on the right-side, to the rear of the original house and, on the left-side, to the rear of the addition. A driveway gate and man gate will be added to the right-side. Both gates will match the fence style. 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. See attached exhibits labeled 'Plan – May 2019'.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Landscape & Site Features, Fences.
2. The applicable Policy & Design Guidelines for Fences and Walls (page 8.6) 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

[www.charlotteplanning.org](http://www.charlotteplanning.org)

600 East Fourth Street

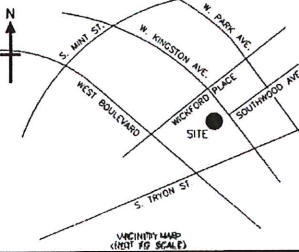
Charlotte, NC 28202-2853

PH: (704)-336-2205

FAX: (704)-336-5123

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK: 7941, PAGE: 892 OR OTHER REFERENCE SOURCE MAP BOOK: 332, PAGE: 96); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK: 7941, PAGE: 892 OR OTHER REFERENCE SOURCE SHOWN HEREON; THAT THE RATIO OF PRECISION 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 8 DAY OF APRIL, 2016, THIS MAP IS NOT INTENDED TO MEET G.S. 47-30 REQUIREMENTS.

"THIS SURVEY DOES NOT REFLECT A COMPLETE TITLE EXAMINATION"



**LEGEND:**

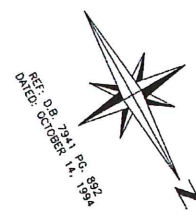
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- X-X-X-X- FENCE LINE
- //—//— OVERHEAD UTILITY LINE
- RIGHT-OF-WAY
- SETBACK
- E.I.R. — EXISTING IRON REBAR
- E.I.P. — EXISTING IRON PIPE
- E.C.M. — EXISTING CONCRETE MONUMENT
- C.P. — COMPUTED POINT
- S.I.R. — RE-SET #4 IRON REBAR
- P.D.E. — PUBLIC DRAINAGE EASEMENT
- S.S.E. — SANITARY SEWER EASEMENT
- R/W — RIGHT-OF-WAY
- P.P. — POWER POLE
- M.B. — MAP BOOK
- D.B. — DEED BOOK
- P.G. — PAGE
- L — LINE
- C — CURVE
- P.I.D. — TAX PARCEL IDENTIFICATION NUMBER
- NTS — NOT TO SCALE

**NOTES:**

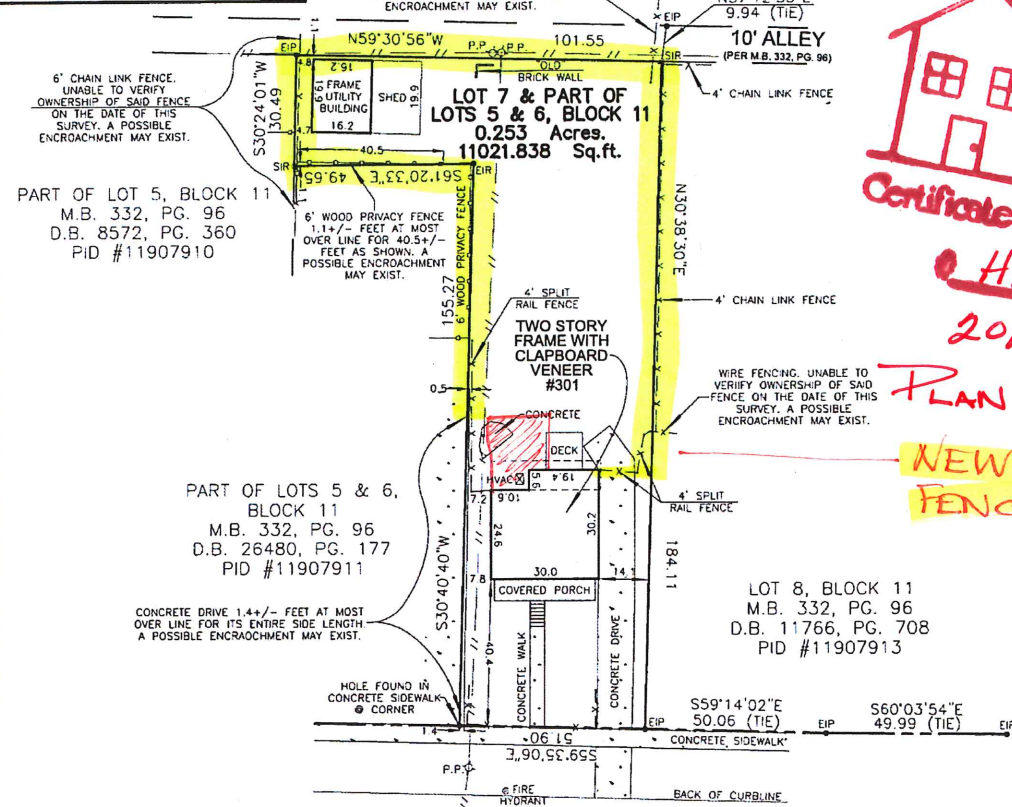
1. BOUNDARY SURVEY MADE USING EXISTING PHYSICAL EVIDENCE OBSERVED DURING FIELD SURVEY.
2. ALL DISTANCES ARE HORIZONTAL GROUND (GEODETIC) UNITED STATES SURVEY FEET UNLESS OTHERWISE NOTED
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. THIS PLAT/PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, UTILITY EASEMENTS, DEED RESTRICTIONS, RESTRICTIVE COVENANTS OR AGREEMENTS WHICH MAY OR MAY NOT BE OF RECORD AND APPLICABLE HERE TO AND MAY OR MAY NOT BE FOUND BY LEGAL TITLE SEARCH PRIOR TO THE DATE OF THIS SURVEY.
4. BEARINGS AND DISTANCES SHOWN IN PARENTHESES, AND PROPERTY SHOWN AS DASHED WERE TAKEN FROM DEEDS, MAPS OR OTHER PUBLIC RECORD.
5. ADJOINER PROPERTY LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND ARE FOR ORIENTATION PURPOSES ONLY.
6. THIS PROPERTY IS CURRENTLY ZONED R-8. R-8 MINIMUM SETBACK REQUIREMENTS: FRONT = 20' OR AS SHOWN; SIDE YARD = 5'; REAR YARD = 20'. THESE SETBACKS REFLECT CURRENT ZONING ONLY. SETBACK REQUIREMENTS SET FORTH IN DEED RESTRICTIONS OR RESTRICTIVE COVENANTS MAY EXIST FOR THIS PROPERTY. PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY SETBACK REQUIREMENTS MUST BE VERIFIED BY THE HOMEOWNER OR CONTRACTOR.
7. THIS PROPERTY IS NOT GRAPHICALLY SHOWN IN A DESIGNATED FLOOD HAZARD AREA.
8. UNDERGROUND UTILITIES NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
9. MINOR IMPROVEMENTS INCIDENTAL TO THE STRUCTURE OR YARD MAY EXIST AND ARE NOT SHOWN HEREON.
10. THE TERM ENCROACHMENT IS USED AS A MEANS TO CONVEY THAT PER LISTED DEEDS AND MAPS THAT AN OBJECT TOUCHES OR CROSSES THE DEED OR MAP LINE IN THAT AREA ON THE DATE OF SURVEY, NO CERTIFICATION OR STATEMENT IS BEING MADE TO THE POSSESSION, ADVERSE OR OTHERWISE OR TITLE TO THE LAND EFFECTED.

SIGNED

ROBERT E. LEE, PROFESSIONAL LAND SURVEYOR



REF. DB 7941 PG. 892  
DATED OCTOBER 14, 1994



**APPROVED**

Charlotte Historic District Commission

Certificate of Appropriateness

HDCADM/MLM

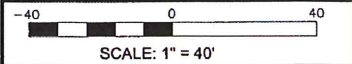
2019-00262

PLAN - MAY 2019

**NEW FENCE**

**WEST KINGSTON AVENUE**  
(80' PUBLIC RW)

**ROBERT E. LEE, PLS**  
PROFESSIONAL LAND SURVEYOR  
P.O. BOX 180  
MT. HOLLY, NC 28120  
PHONE: (704)575-2556  
FAX: (704)812-8084  
EMAIL: robertlee@leelandsurveying.com



**PHYSICAL SURVEY OF**

**#301 WEST KINGSTON AVENUE**

**LOT 7 AND PART OF LOTS 5 & 6, BLOCK 11 OF WILMOORE - SECTION 1**

**CHARLOTTE, MECKLENBURG COUNTY, NC**

**PROSPECTIVE OWNER: PETER NAVARRO**

**LEGAL REFERENCES:**

MAP BOOK: 332 PAGE: 96 DEED BOOK: 7941 PAGE: 892

TAX PARCEL IDENTIFICATION NUMBER: 119-079-12

**DRAWN BY: R. LEE**

**JOB NUMBER: 4144**



**Property/ Contact Information:**

**Owners:**

Smitha Ballyamanda

Peter Navarro

**Address:**

301 W Kingston Ave

Charlotte, NC, 28203

(Wilmore)

**Contact:**

860-370-0800

s.m.ballyamanda@gmail.com

**Patio with walk-path, Rear-Yard Driveway and Fence**

**Pertinent Information:**

Total Rear-Yard Square Footage: 7,584 sq. ft

Original Shed: 640 sq. ft

Total Usable Rear-Yard Square Footage: 6,944 sq. ft

**50% of Rear-Yard Square Footage: 3,472 sq. ft**

Square Footage of Addition: 528 sq. ft

Allowable Square Footage for these projects: 2,944 sq. ft

**1. Patio & Walk Path to shed**

a. Material: concrete, stamp concrete with brick edging

b. Square Footage used: 1103 sq. ft

c. Example:



**2. Rear-Yard Driveway**

a. Material: concrete

b. Square Footage needed: 910

c. Example:

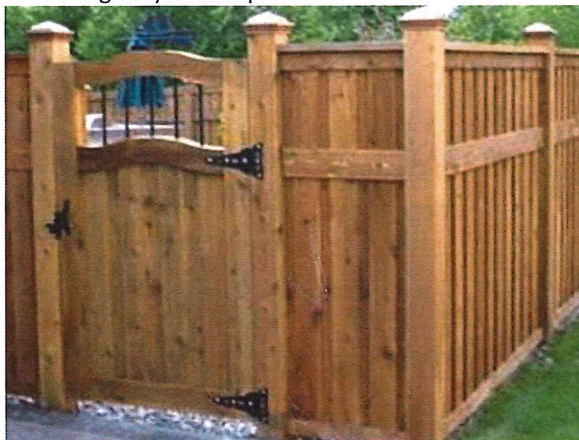


**3. Rear-yard Privacy Fence with gate (at the beginning of the new driveway)**

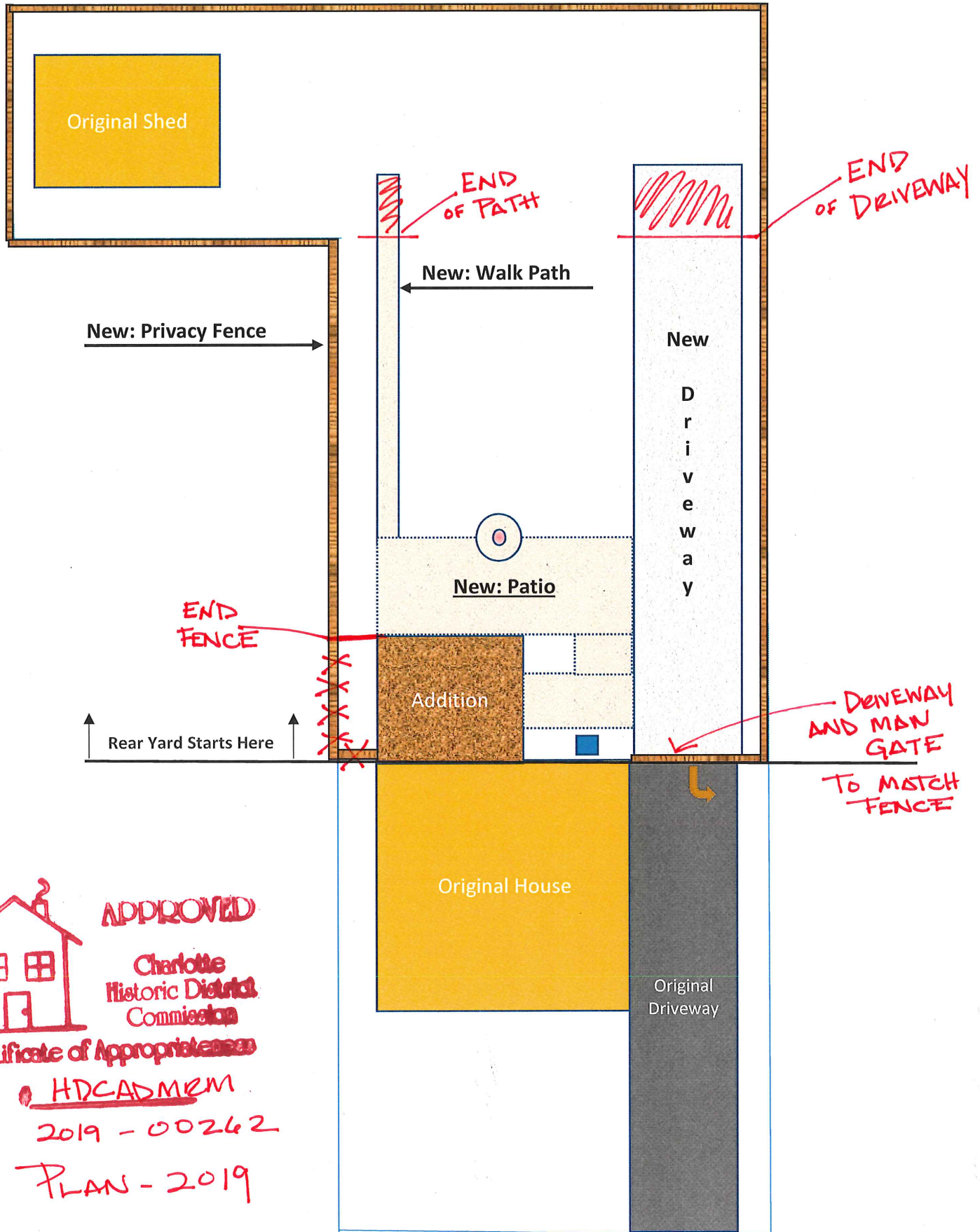
a. Material: Wood, stained

b. Height: 6-feet; Location: around the perimeter of the rear-yard property

c. Design Style Example:



FYI: For Visual Aid Only, Not Drawn to Scale



APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

HDCADMCM

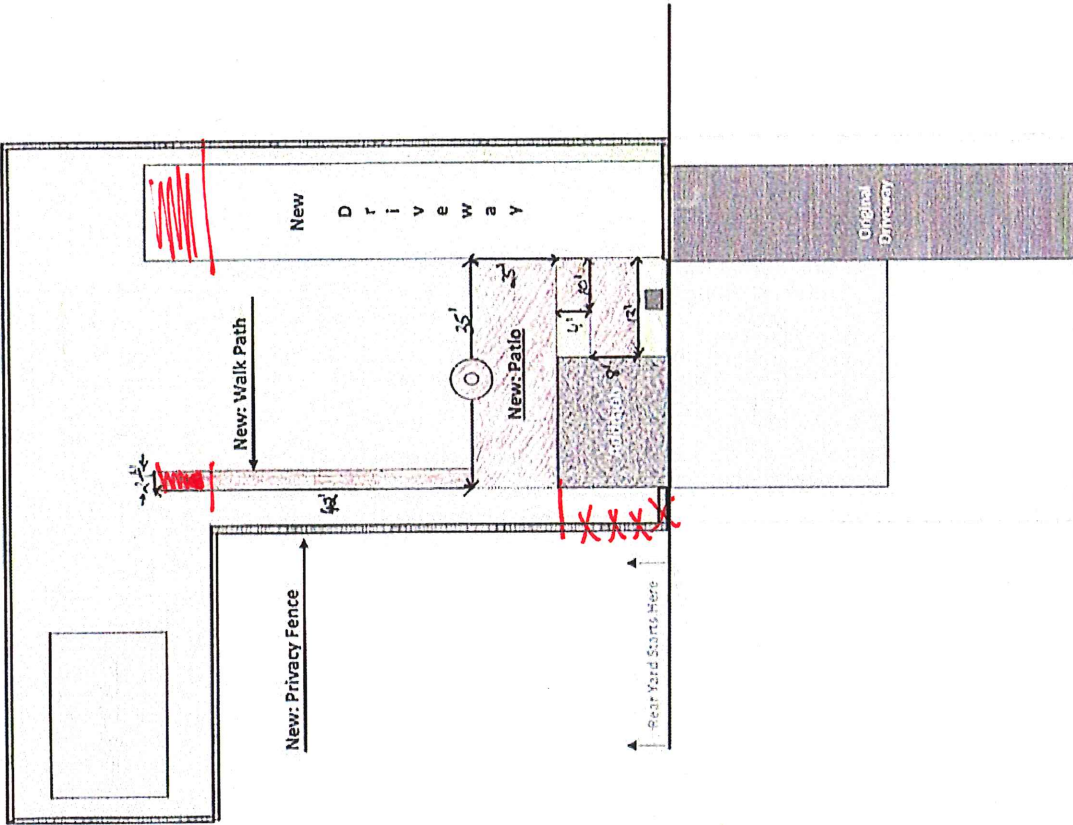
2019 - 00262

PLAN - 2019



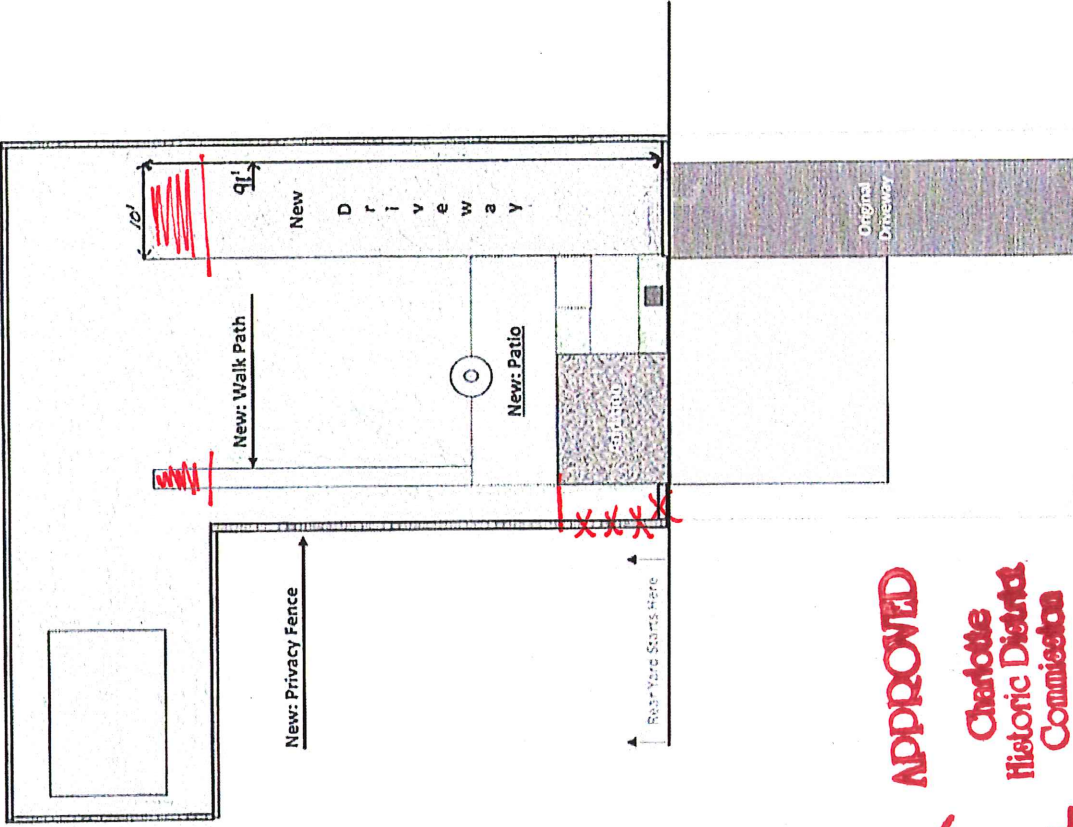
For Visual Aid Only, Not Drawn to Scale

Turn  
Total Sq. Ft. → 1,103 sq. ft.



For Visual Aid Only, Not Drawn to Scale

Turn  
Total Sq. Ft. → 910 sq. ft.



**APPROVED**  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness

HDC AD MR21M

2019-00262

PLAN - MAY 2019





TO BE REMOVED



APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

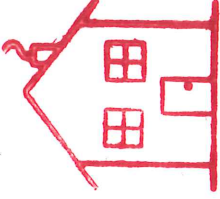
HDCADM#

2019 - 00262

PLAN - May 2019






**APPROVED**  
 Charlotte  
 Historic District  
 Commission  
 Certificate of Appropriateness  
 HDCARMEM  
 2019 - 00262  
 EXISTING FENCE

Plan - May 2019

