



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM -2019-00290

DATE: 29 May 2019

ADDRESS OF PROPERTY: 1945 Wilmore Drive

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11907411


OWNER/APPLICANT: Martin Johnson & Kathryn Koster

DETAILS OF APPROVED PROJECT: Fence & Gate. A new wood fence and gate will be installed in the rear of the structure and continue down the left-side to the front corner of the structure, and stop on the right-side at the rear corner of the structure. The existing fence will be removed. The new fence will be wood with panels of vertical pickets butt-joined to substantial uprights with a framed top and bottom. On the left-side, the 6'-0" fence will step down to 5'-0" from the rear corner of the house to the middle of the structure and to 4'-0" from the middle to the front corner of the structure. The fence will also butt-up to an existing tree located in the rear yard on the right-side. No trees will be removed. A gate, of the same style, will be located on the right-side. The fence & gate 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 and will step down to 5' where indicated. All framing members of the fence will face inward to the property being enclosed or both sides of the fence will be the same. The finished fence will be painted or stained after an appropriate curing period. See attached exhibits '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

600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123



10328 Robinson Church Road
Charlotte, North Carolina 28215
p 704-569-3445 f 704-569-3447
www.championfenceinc.com

"fencepros of the Carolinas" – Proposal

Date: 05/03/19 (quote good for 30 days)

Customer: Kathryn Koster

Address: 1945 Wilmore Dr

City: Charlotte State: NC Zip: 28203

Subdivision: County: Meck

Phone: 1 704-576-5258 2

Email: kathryn.koster@allentate.com

REVISED

3:53 pm, May 17, 2019

Option 1

Trip 1: Remove and haul away 195' of existing wood fence

Trip 2: Installation of 285' of 6' tall custom wood boxed privacy with 4x4 posts and caps
1 single gate @ 4' wide

4x4 posts
1x6 pickets
3- 2x4 runners on outside
3- 1x4 runners on inside
2x4 top cap
slip-over post caps

A. Total (\$): 8965.00 B. Total (\$): 9503.00

INSIDE VIEW - 1x4 RUNNERS



OUTSIDE VIEW - 2x4 RUNNERS



*all posts set in concrete
*pressure treated pine
*stick built on site

*we do not paint or stain

This quote was compiled using:

*Customer Specs/ *Survey/ *Satellite Technology
Upon scheduling, a supervisor may visit your job site to confirm measurements.

Additional charges that may apply:

*Removal/*Haul away of existing fence
*Clearing for fence line/*Core drilling

Notes / Directions

***If you are planning on putting in a POOL now, or in the future, please ask us about pool code. There are certain aluminum, vinyl and wood fences that will not meet pool code in 4' heights. We want our customers to be well informed before you make this investment to your property!**



A. Credit Card or Check B. 12 mo/ no payment/no interest
Total (\$): 2019-05-290 Total (\$):

A 50% DEPOSIT IS REQUIRED TO SCHEDULE ALL JOBS. FINAL PAYMENT IS DUE UPON DAY OF COMPLETION. When paying with check or cash, the customer shall make arrangements to be on site to pay the crew for the balance due when finished. When paying with credit card, the card on file will be charged for the balance when the crew is finished. Champion Fence provides a LIFETIME warranty on workmanship. CF provides LIFETIME gate adjustments for FREE. CF does not warrant any materials. All wood products are treated for outdoor conditions. CF guarantees that wood will always split, crack, fade, shrink, and warp. Therefore, CF is not responsible for splitting, cracking, fading, shrinking or warping of wood. CF is not responsible financially or otherwise for any damage done to phone lines, tv cable lines, gas lines, electrical lines, water lines, irrigation systems, or invisible fence lines. The customer assumes full responsibility for the location of the fence. CF is not in any way liable for compensation due to the re-scheduling of your installation date. The customer will be assessed a 20% penalty for cancellation of the job once materials are ordered.

Alison Bost / Bryant Furr

Customer Signature

Contractor Signature

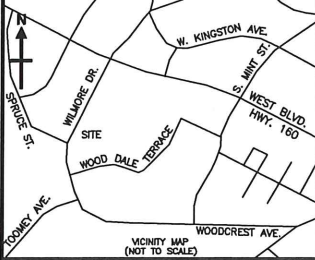
By signing and/or paying in full, the customer agrees to all parts of this contract.
Payment method: Cash, Check, or Credit Card

FX/EM ☐ QB ☐ S ☐

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK: 28173, PAGE: 473 OR OTHER REFERENCE SOURCE MAP BOOK: 897, PAGE: 343); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE: _____ 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 19 DAY OF AUGUST, 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

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	13°19'27"	50.23	215.98	S41°15'44"W	50.11

NOTES:

- BOUNDARY SURVEY MADE USING EXISTING PHYSICAL EVIDENCE OBSERVED DURING FIELD SURVEY.
- ALL DISTANCES ARE HORIZONTAL GROUND (GEODETIC) UNITED STATES SURVEY FEET UNLESS OTHERWISE NOTED.
- 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.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES, AND PROPERTY SHOWN AS DASHED WERE TAKEN FROM DEEDS, MAPS OR OTHER PUBLIC RECORD.
- ADJOINER PROPERTY LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND ARE FOR ORIENTATION PURPOSES ONLY.
- THIS PROPERTY IS CURRENTLY ZONED R-5. R-5 MINIMUM SETBACK REQUIREMENTS: FRONT= 20' OR AS SHOWN; SIDE YARD= 5'; REAR YARD= 35'. 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.
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SIGNED

ROBERT E. LEE, PROFESSIONAL LAND SURVEYOR L-4755



REF: N0542007E
AS SCALED FROM
M.B. 3 PG. 329
DATED: APRIL 1927

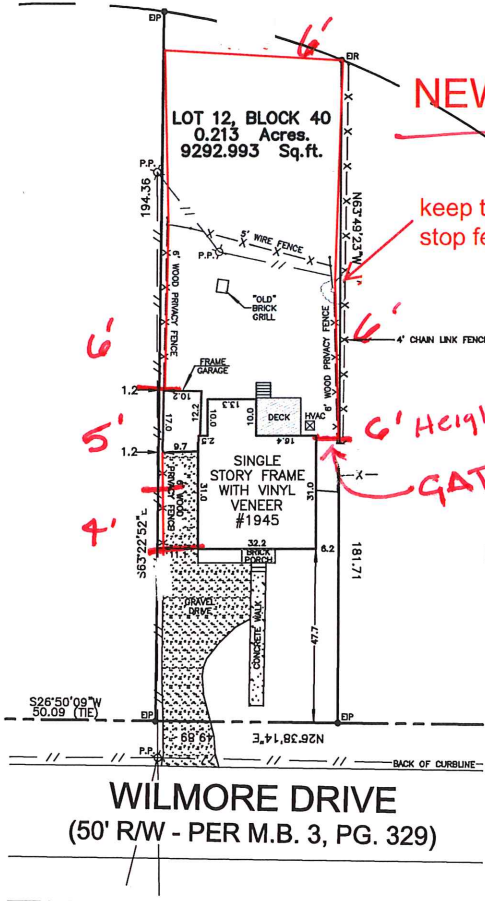


NOW OR FORMERLY
KINGSTON APARTMENTS, LLC.
M.B. 4, PG. 295
D.B. 21873, PG. 188
PID #11907428



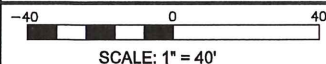
HDC ADM 12M
2019 - 00290
PLAN - MAY 2019

NOW OR FORMERLY
LOT 11, BLOCK 40
M.B. 3, PG. 329
PID #11907410



NOW OR FORMERLY
LOT 13, BLOCK 40
M.B. 3, PG. 329
PID #11907412

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

#1945 WILMORE DRIVE
LOT 12, BLOCK 40 OF A PORTION OF WILMOORE
CHARLOTTE, MECKLENBURG COUNTY, NC
PROSPECTIVE OWNER: MARTIN P. JOHNSON

LEGAL REFERENCES:

M.B. 897, PG. 343; M.B. 3, PG. 329; M.B. 4, PG. 295; D.B. 28173, PG. 473
TAX PARCEL IDENTIFICATION NUMBER: 119-074-11

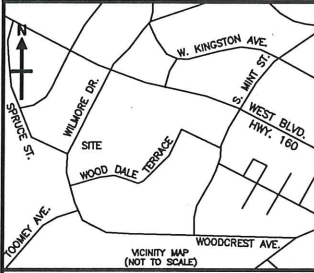
DRAWN BY: R. LEE

JOB NUMBER: 4416

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AS SCALED FROM
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DATED: APRIL, 1927

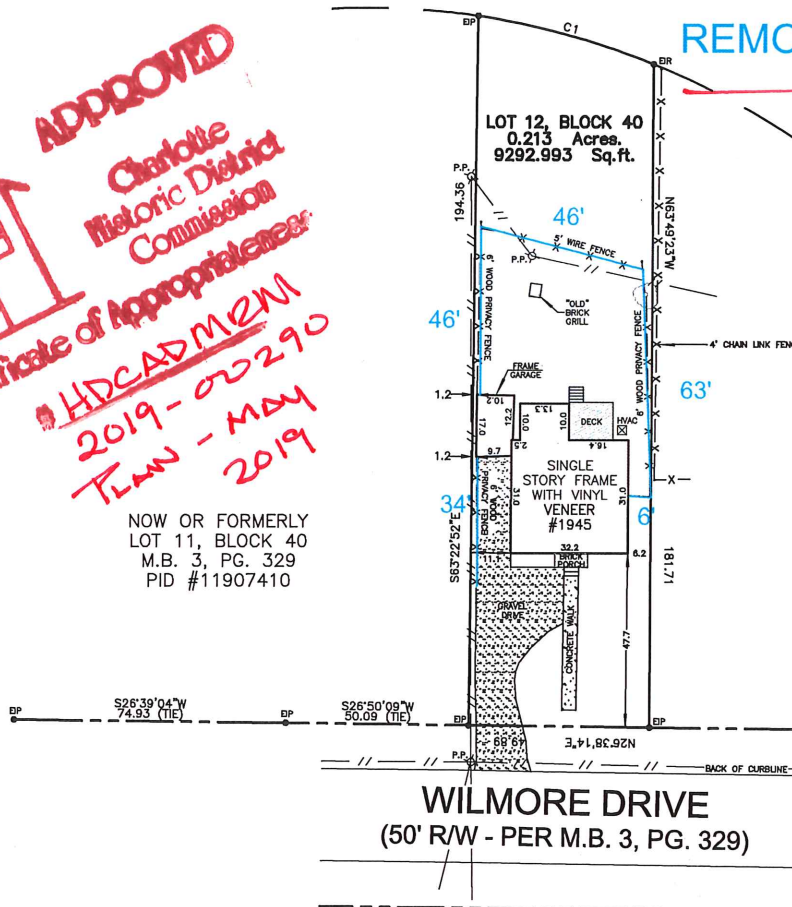


NOW OR FORMERLY
KINGSTON APARTMENTS, LLC.
M.B. 4, PG. 295
D.B. 21873, PG. 188
PID #11907428

REMOVE/ HAUL AWAY

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
#HDCADME1
2019-02290
PLAN - MAY
2019

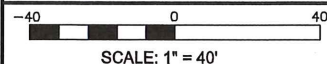
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LOT 11, BLOCK 40
M.B. 3, PG. 329
PID #11907410



NOW OR FORMERLY
LOT 13, BLOCK 40
M.B. 3, PG. 329
PID #11907412

WILMORE DRIVE
(50' R/W - PER M.B. 3, PG. 329)

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