



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRMR-2019-00294

DATE: 11 June 2019

ADDRESS OF PROPERTY: 1117 Linganore Pl

TAX PARCEL NUMBER: 12310403

HISTORIC DISTRICT: Dilworth

OWNER(S): Mary Gradolph

DETAILS OF APPROVED PROJECT: Tree Replanting. This project is tree replanting to replace an unhealthy and hazardous tree per the Certified Arborist report. New tree(s) will be selected from the approved plant species, large maturing canopy tree list as outlined in the Charlotte Land Development Standards Manual (CLDSM) and included in the attached exhibit. The replacement tree should be approximately 2"-3" caliper in size and planted during the next replanting season. See exhibit 'Site Plan – June 2019'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Landscape and Site Features.
2. The applicable Policy & Design Guidelines for Trees (page 8.5) 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.

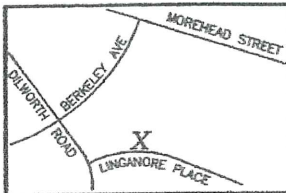
James Haden, Chairman

Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

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PH: (704)-336-2205
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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 27th day of October, 2016.

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

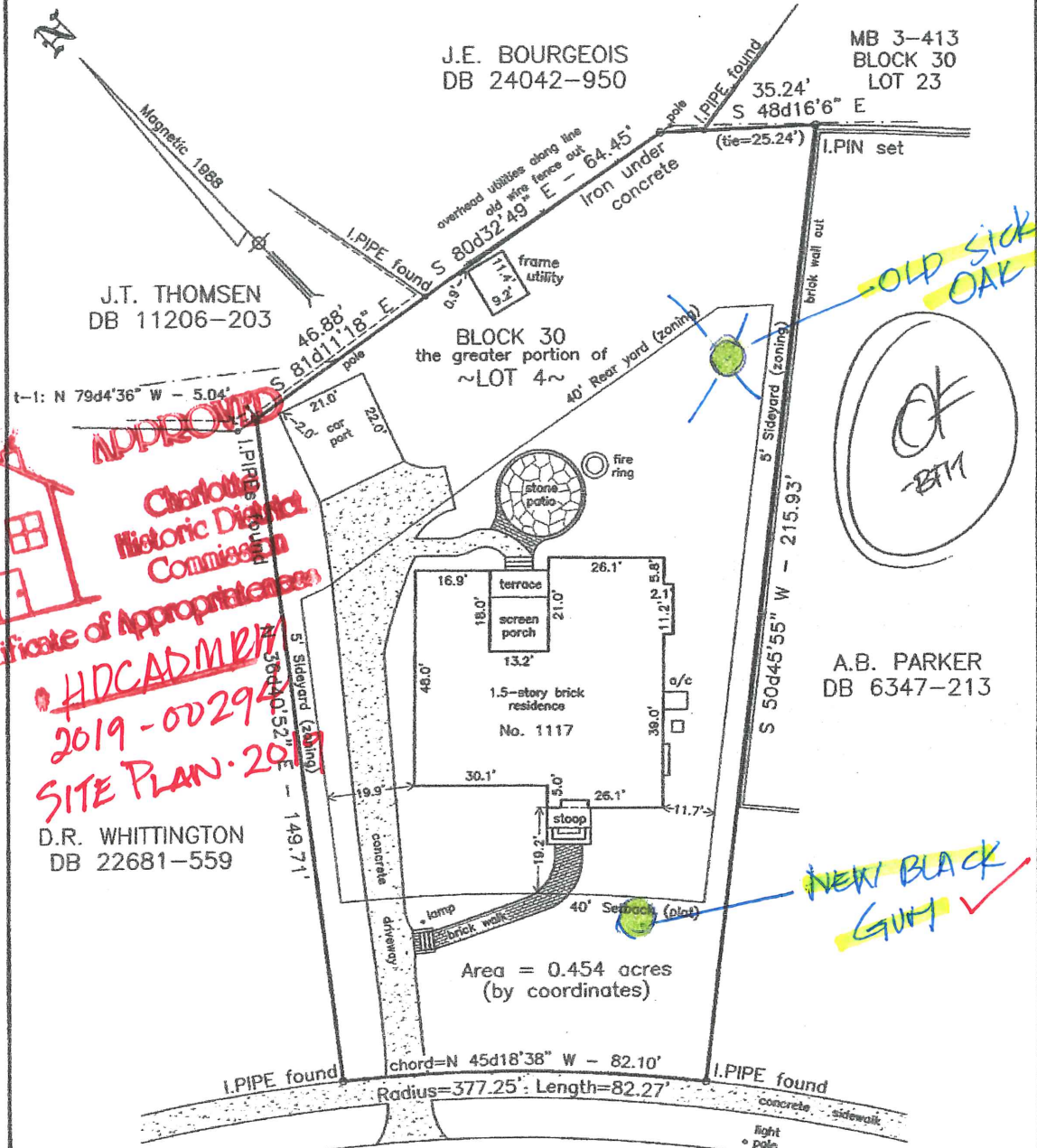
J. Martin Zoutewelle, PLS L-3498

Notes:

Parcel is subject to City of Charlotte R-4 zoning standards.

Setbacks shown per R-4 standards. Current Accessory Structure Setbacks are 3'.

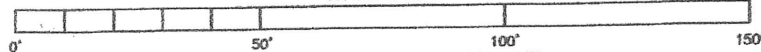
Building measurements taken to outside walls at main floor level.



LINGANORE PLACE

60' Public R/W

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PHYSICAL SURVEY OF

Part of LOT 4 BLOCK 30 of ST. JOHN'S WOOD
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.

certified to:

ANDREW P. SIWULEC & MARY S. GRADOLPH

Description Taken From Map Book 3-413 & Deed Book 27113-198

Scale 1" = 30'

October 27, 2016