



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRMR-2019-00409

DATE: 2 October 2019

ADDRESS OF PROPERTY: 705 E Tremont Ave

TAX PARCEL NUMBER: 07102220

HISTORIC DISTRICT: Dilworth

OWNER(S): Benjamin & Micah Caruana


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). The replacement tree should be approximately 2"-3" caliper in size and planted during the next replanting season. See exhibit 'Site Plan – 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.

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.

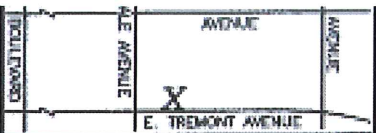

James Haden, Chairman


Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
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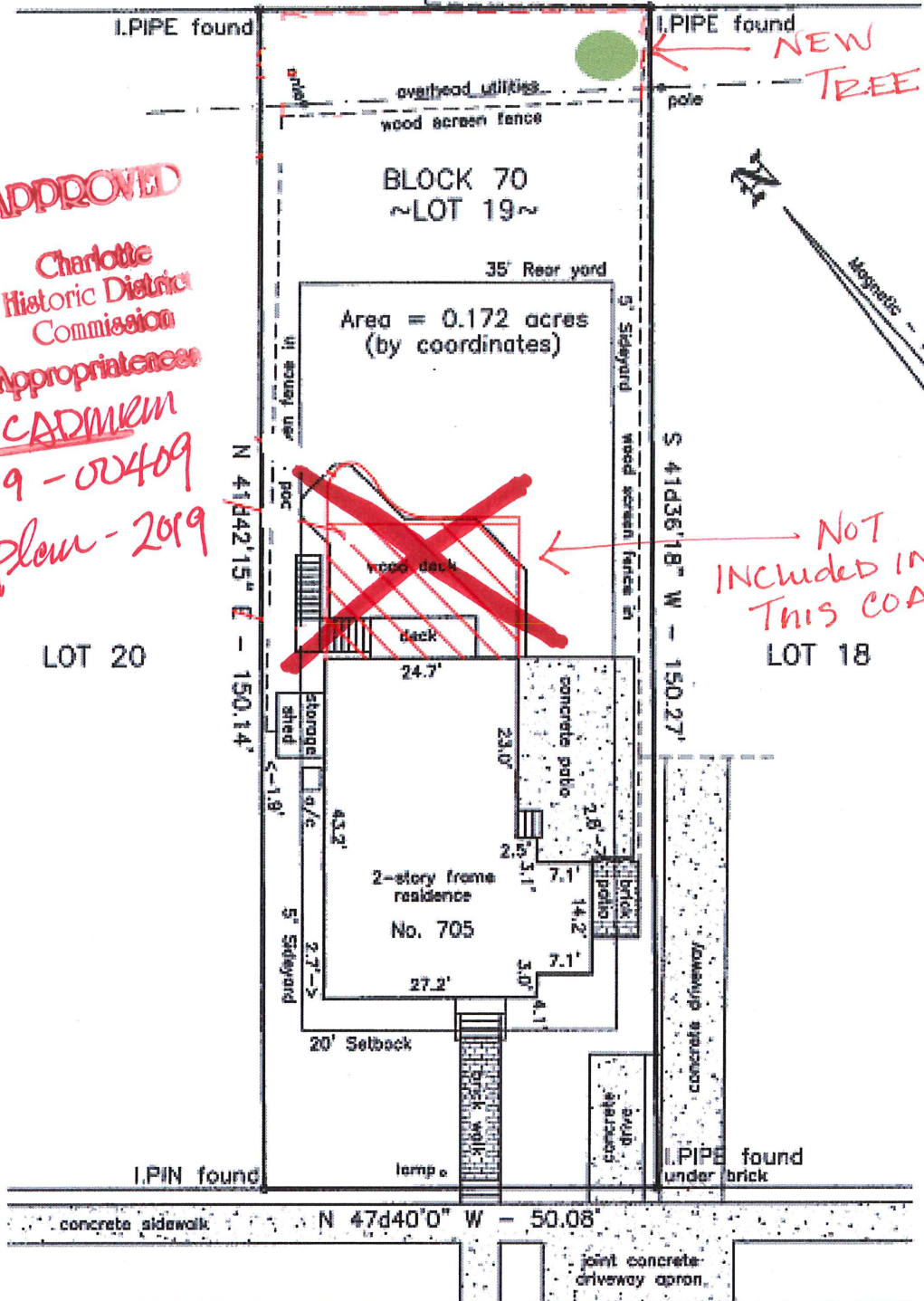
This survey does not benefit from a complete examination of this

Parcel subject to City of Charlotte R-5 zoning standards. Restrictions recorded in DB 458-258. Building measurements taken to outside walls at main floor level.

MB 230-60
BLOCK 70 - LOT 1
S 47d48'46" E - 49.82'

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness

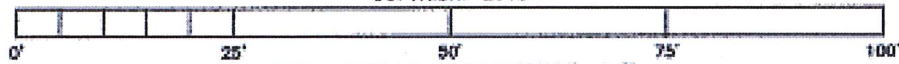
*HDCADM 2019-00409
Site Plan - 2019*



LOT 20

NOT
Included IN
This COA
LOT 18

street pavement
East TREMONT AVENUE
60' Public R/W



PHYSICAL SURVEY OF
LOT 19 BLOCK 70 of DILWORTH
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
certified to:
BENJAMIN CARUANA & MICAH CARUANA