



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00415

DATE: 29 July 2019

ADDRESS OF PROPERTY: 312 Grandin Rd

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07101304

OWNER/APPLICANT: John Simmons

DETAILS OF APPROVED PROJECT: Driveway and HVAC relocation. The project is the replacement of the existing asphalt driveway with a concrete carriage track driveway that runs to just behind the rear thermal wall of the house. The carriage track driveway will be 80 feet in length and there will be 6-9 inches between the house foundation and the new driveway. The carriage tracks will be 2 feet in width with a 3-foot strip of grass or gravel/pebble in the center. The existing HVAC will be relocated to the right side of the house and will be screened from view using boxwood bushes. See attached exhibit labeled, '312 Grandin Rd Carriage Track Drive-July 2019'.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6, Landscape & Site Features.
2. The applicable Policy & Design Guidelines for Sidewalks and Parking (page 8.2) and Site Appurtenances (page 8.8) have been met.

Contact staff prior to making any changes to this approval. 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

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312 Grandin Rd Carriage Track Drive --

July 2019

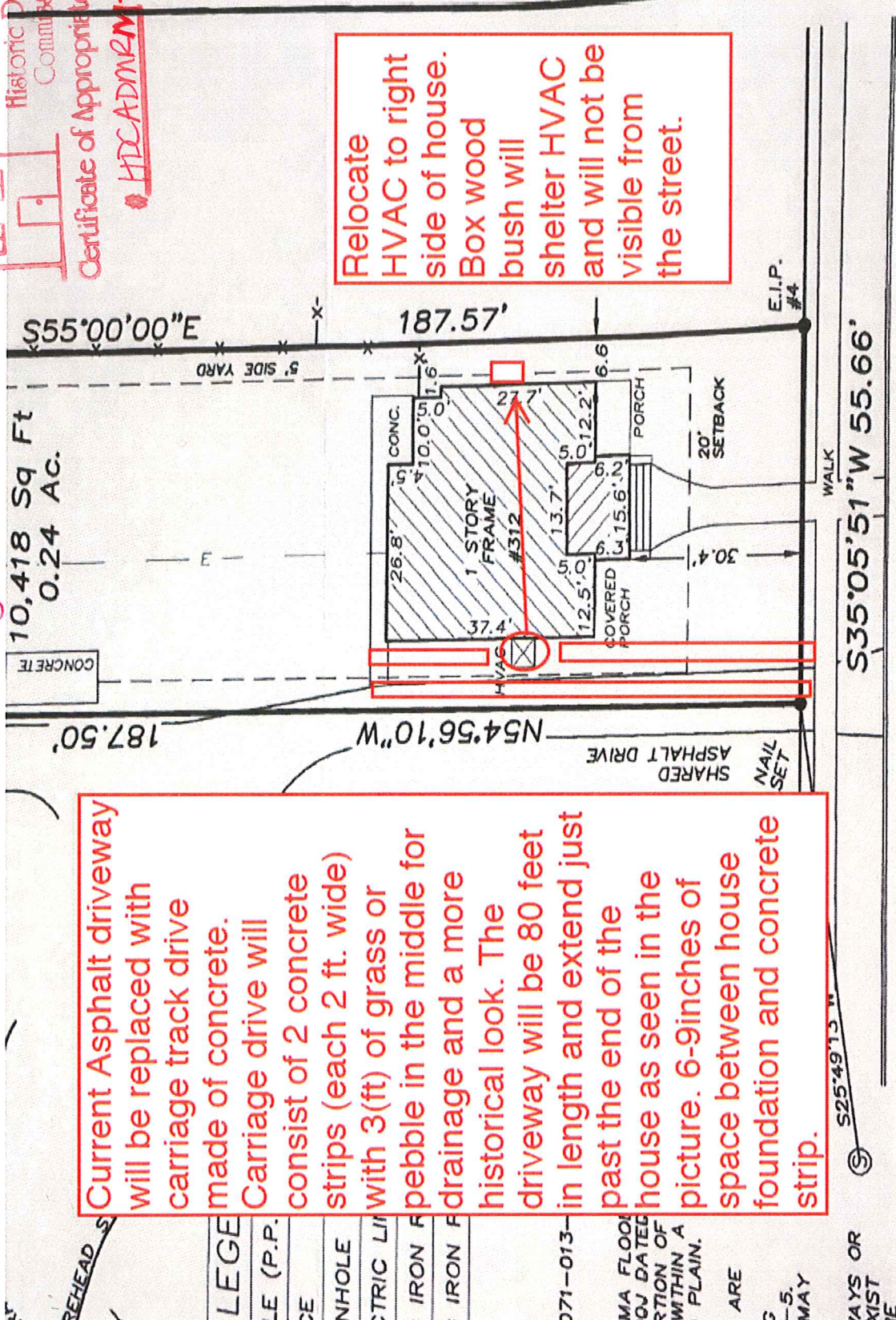
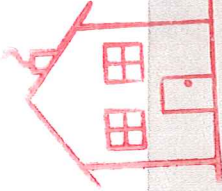
APPROVED

Charlotte

Historic District
Commission

Certificate of Appropriateness

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Current Asphalt driveway will be replaced with carriage track drive made of concrete. Carriage drive will consist of 2 concrete strips (each 2 ft. wide) with 3(ft) of grass or pebble in the middle for drainage and a more historical look. The driveway will be 80 feet in length and extend just past the end of the house as seen in the picture. 6-9inches of space between house foundation and concrete strip.

Relocate HVAC to right side of house. Box wood bush will shelter HVAC and will not be visible from the street.

GRANDIN ROAD
60' PUBLIC R/W