



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00573

ISSUED DATE: 17 September 2019

ADDRESS OF PROPERTY: 2132 Park Rd

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12110212

OWNER: Kevin & Lisa Higgins

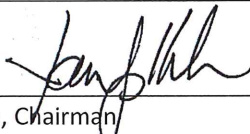
DETAILS OF APPROVED PROJECT: Rear Yard Landscape. This project is the addition of a rear yard patio and astro-turf. The patio is approximately 568sqft and will be sand-set with pavers to match existing. The new astro-turf area measures approximately 836sqft and is 100% permeable. Post-completion the rear yard impermeable space will be approximately 37 %. No other changes will be made to the existing garage, driveway or main structure. No trees will be removed. See attached exhibit 'Plan – Sept. 2019'

1. Applicable Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Landscape & Site Features.
2. The applicable Design Guidelines for Landscaping and Yards (page 8.4) 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



APPROVED

Site Plan Exhibit - April 2015

Charlotte
Historic District

THIS IS TO CERTIFY THAT ON THE 5TH DAY OF FEBRUARY, 2014, I, SURVEYED THE
CORNER OF THIS PLAT, AND THAT THE PROPERTY LINES, AND THE IMPROVEMENTS IF
AS SHOWN HEREON.

Certificate of Appropriateness

HDC 2015-0724B 332-365

Landscape Project -

→ Turf - Pet Safe Turf - 836 SF

Turf Base: 4" Crushed 7/8" Gravel

→ Stone Paver - Belguard to match driveway

Paver Base - 7/8" Gravel to 1" Base of sand,

3 inch
Depth

10'x18'
STOR.

LOT 10

10'x18'
OPEN
STOR.
W/ ROOF

Total:
5685F
Pavers
Match

Fence

HIGGIUS

2132 PARK
ROAD

Blue-Pavers

Red-concrete

DRIVE
OVER
LINE
2.3'

No pavers will
be installed on
neighbors property

S08°44'48"E - 215.36'

LOT 15

N05°46'45"W

55.78'

Gr

CONCRETE

LOT 9

BLOCK 1

20' BEAR YARD

7,450 Sq Ft

0.17 AC.

WOOD DECK

21.7'

COVERED DECK

12.5'

32.9'

2 STORY FRAME

#2132

18.7'

COVERED PORCH

5.5'

14.2'

10.1'

WALKWAY at a right angle -
not curved.

20' SETBACK

CONCRETE WALK

3.8'

Gravel DRIVE

134.82'

5' SIDE YARD

134.82'

5' SIDE YARD

N84°14'00"E

54.94'

S06°03'12"E

no curb cut.

LOT 16

E.I.R.
#4

50'

39.4'

22.4'

24'

134.55'

11.4'

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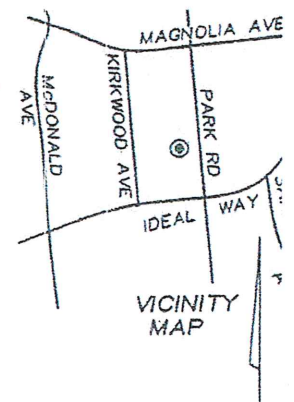
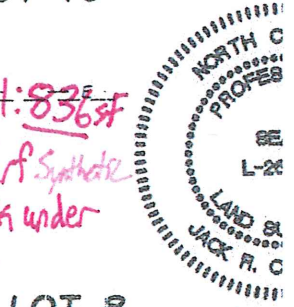
11.4'

134.55'

11.4'

134.55'

SIGNED: Jack R. C
REGISTERED SU
JACK R. CHRISTIAN & ASSOC
7811 OLD CONCORD RD, CHA
PHONE: (704)596-2214



NOTES:

PARCEL ID# 121-

ZONING FOR PRC

SETBACKS SHOW

CITY OF CHARLO

ORDINANCE. OTH

MAY APPLY.

OTHER EASEMEN

WAYS MAY EXIST

NOT BE SHOWN.

PROPERTY SHOW

IN A SPECIAL FL

AREA PER FEMA

#3710454300J, L

APPROVED

Charlotte
Historic District
Commission



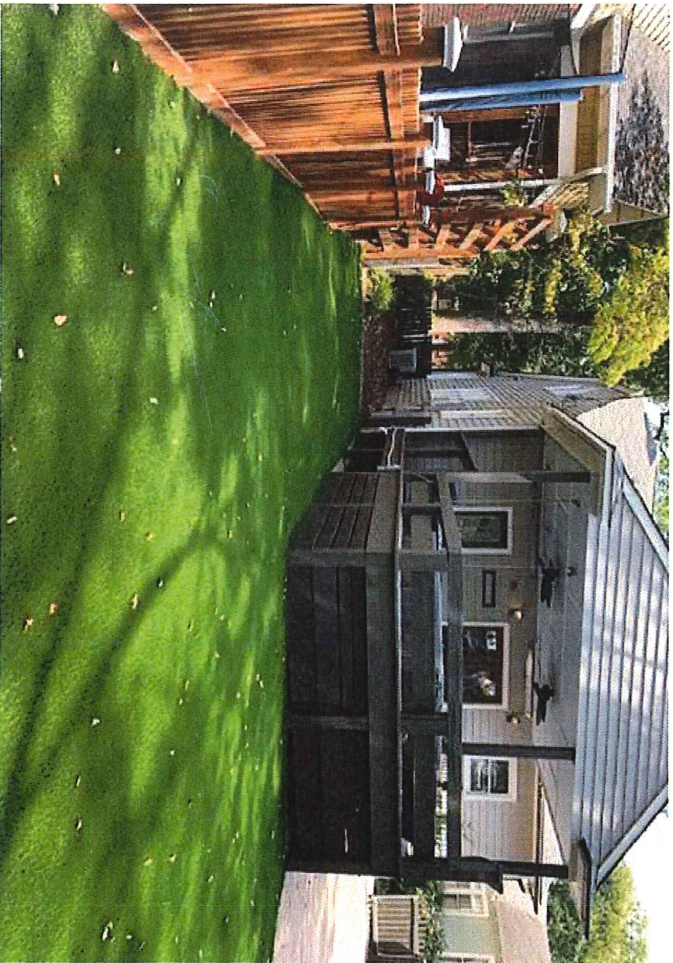
1" E.I.P.

Certificate of Appropriateness

HDCAD MEM

2019 - 00573

PLAN SEPT-2019




APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 # HDCAD Mem
 2019 - 00573
 Plan SEPT - 2019

