



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** HDCADMRM-2019-00604

**DATE:** 23 September 2019

**ADDRESS OF PROPERTY:** 809 Berkeley Ave

**HISTORIC DISTRICT:** Dilworth

**TAX PARCEL NUMBER:** 12309307

**APPLICANT/OWNER(S):** Randal & Elizabeth Gonyea

**DETAILS OF APPROVED PROJECT:** Pool & Driveway & Patio. This project is the addition of a pool, resurfacing of the existing driveway and a patio extension located in the rear yard. The existing brick and stone patio will be removed. No trees will be removed. The new pool and surrounding Bluestone coping will be located on the left-side of the rear yard and measure approximately 720sqft (18'-0"x40'-0"). The new pool will meet all required setbacks. The existing driveway will be resurfaced with sand-set pavers and a concrete boarder. The sand-set pavers will add 395sqft of pervious area back to the rear yard. The sand-set pavers will also extend past the driveway in front of the existing brick patio creating a patio extension. Post-completion the rear yard impermeable space will be 50%. 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**

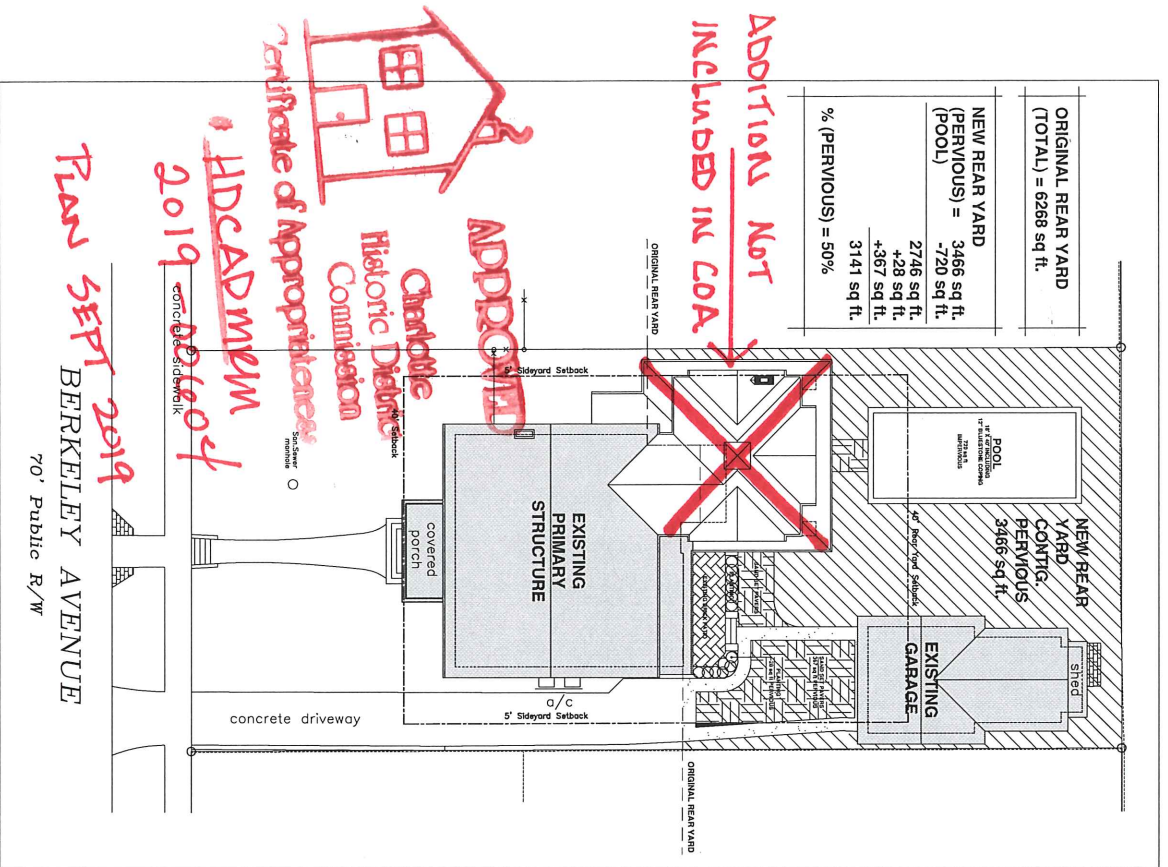
- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are 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.**

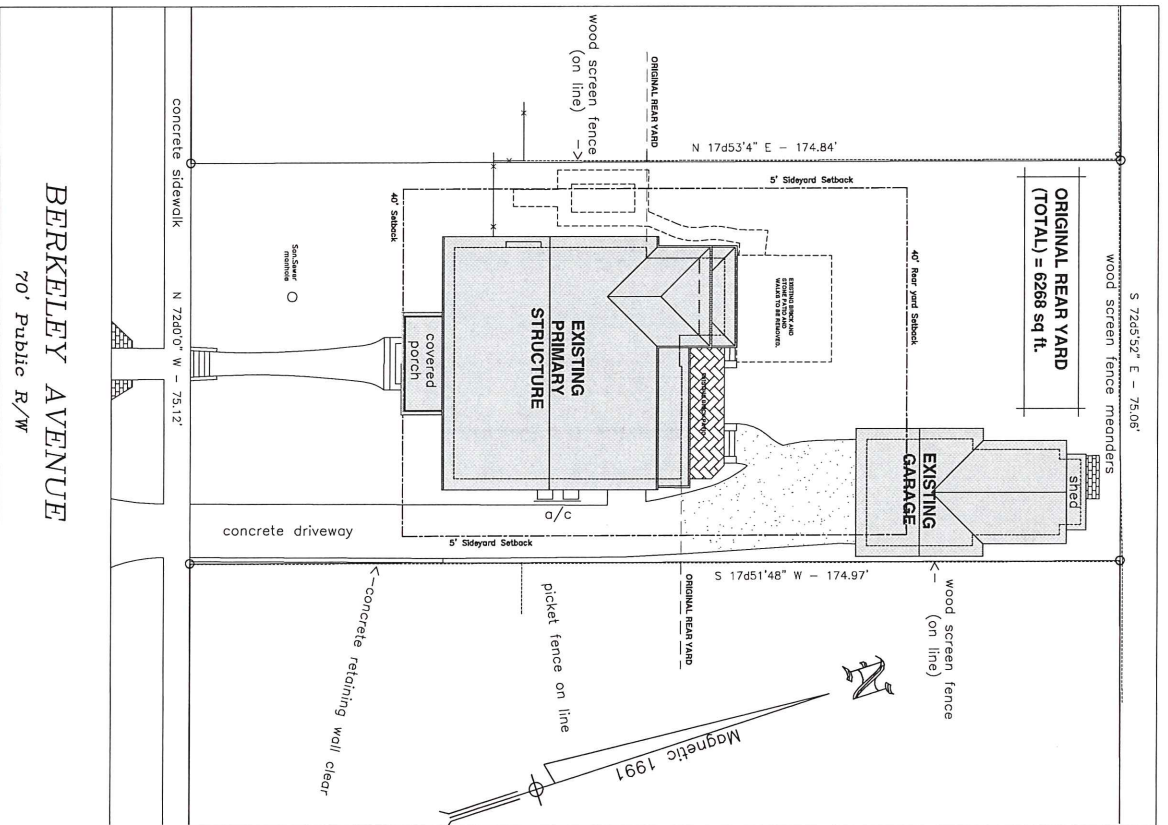
James Haden, Chairman

Staff

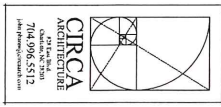
ORIGINAL REAR YARD (TOTAL) = 6268 sq ft.
NEW REAR YARD (PERVIOUS) = 3466 sq ft. (POOL) = ~720 sq ft.
2746 sq ft. +28 sq ft. +367 sq ft. 3141 sq ft.
% (PERVIOUS) = 50%



**B** Site Plan - Proposed New Construction  
3/32" = 1'-0"



**A** Site Plan - Existing / Demolition  
3/32" = 1'-0"



PROPOSED ADDITIONS TO GONYEA RESIDENCE  
809 BERKELEY AVENUE, CHARLOTTE, NC 28203

PROJECT: CA-18-8  
 ISSUED: 9/8/19  
 NOT FOR CONSTRUCTION  
 REVISIONS  
 SITE DRAWINGS  
 EXISTING / PROPOSED  
 FENCES / INTERIORS  
**C.2**





APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

HDC AD MEM

2019-00604

PLANNING

2019