



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00641

DATE: October 11, 2019

ADDRESS OF PROPERTY: 1124 Linganore Place

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12310508

OWNER(S): Muvezwa Munyaradzi

APPLICANT: Dominick Ristaino,
Metropolitan Builders

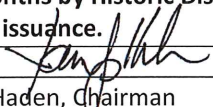
DETAILS OF APPROVED PROJECT: The project is the removal of a hackberry tree which is leaning toward the structure and the root system is damaging the foundation and the structure. A replacement large maturing canopy tree, from the city's approved tree list (attached), will be planted in the front yard. The project also includes the removal all wooden decks/stairs in the rear yard. A new brick retaining wall will also be constructed in the rear yard along the left property line. The wall height varies as the lot topography changes and will only be 44" inches in height at the tallest point. A set of brick steps will be constructed to provide access between the front and rear yards. See attached site plan.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 8.4: Landscape and Yards.
2. The applicable Policy & Design Guidelines for Landscape and Site Features have been met.

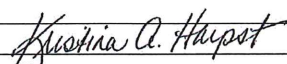
Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District 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



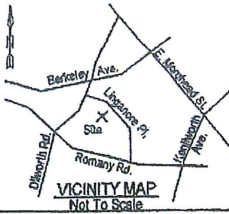
Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

B33521 P652



McRorie Land Surveying, P.A.
Firm No. C-4059
712 East 34th Street
Charlotte, N.C. 28205
704-492-5768

I, Brian A. McRorie, certify that this map was drawn under my supervision from an actual survey made under my supervision on the 24th day of April 2019; and that the boundary lines and improvements, if any, are as shown hereon. The ratio of precision as calculated before any adjustments is 1" = 30,000'± of perimeter surveyed. This map meets the requirements of the Standards of Practice for Land Surveying in North Carolina. (21 NCAC 56.1600)

Brian A. McRorie
N.C. Professional Land Surveyor No. 3712

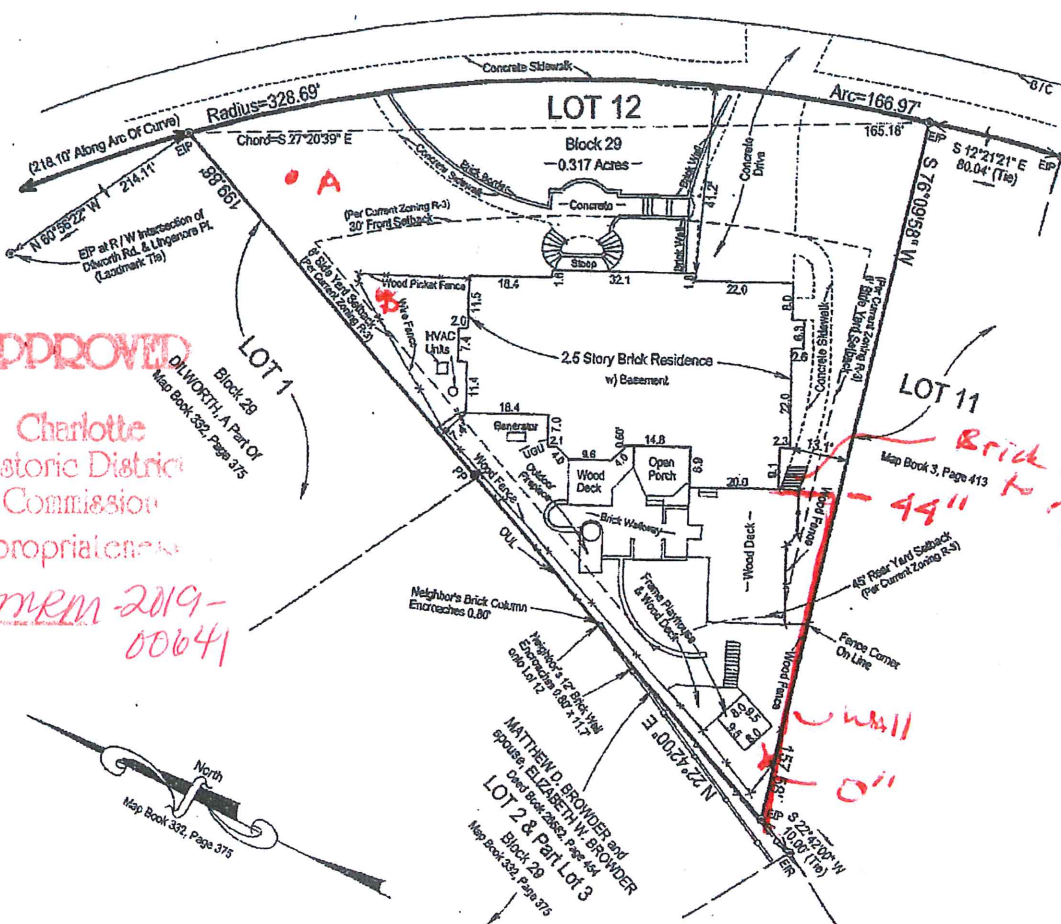


- NOTES:
1. Total Area = 0.3172 Acres (13,819.4' sq.ft.)
Area Computed By Coordinate Method.
 2. Rights-Of-Way, Easements, And Building Setback Lines As Shown Hereon Are Per Recorded Map And/Or Deed As Referenced Unless Otherwise Noted.
 3. Property May Be Subject To Additional Recorded Or Unrecorded Rights-Of-Way, Easements, Building Setbacks, Or Other Restrictive Covenants That May Be Revealed By A Complete Title Examination.
 4. Subject Property Currently Zoned R-3. Minimum Building Setbacks Per Current Zoning: Front = 30', Side Yard = 6', Rear Yard = 45'.
 5. Any Minimum Building Setbacks Shown Hereon That Are Referenced To Current Zoning Should Be Verified Prior To Any Planning Or Construction. Any Other Minimum Building Setbacks Shown Hereon That Are Referenced To Any Original Or Current Restrictions Should Also Be Verified.
 6. All Underground Utilities Not Located By Surveyor.
 7. Right-Of-Way For Utilities & Drainage Reserved Along Rear Line Per Original Restrictions Recorded In Deed Book 1050, Page 165.

— 80' Public R/W (Map Book 3, Page 413) —

LINGANORE PLACE

— Asphalt Paved —



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#HDCADMIN-2019-00641

LEGEND

EIR = Existing Iron Rebar
EIP = Existing Iron Pipe
SIR = Set Iron Rebar
ECM = Existing Concrete Monument
CP = Computed Point
R/W = Right-Of-Way
B/C = Back Of Concrete Curb
EP = Edge Of Asphalt Pavement
C/L = Centerline
PP = Power Pole
UGU = Underground Utilities (Approximate)
OUS = Overhead Utility Service
OUL = Overhead Utility Lines
TeleComm. = Telecommunications
Property Line
Street R/W
Adjoiner Property Not Surveyed
Broken Scale

BOUNDARY and PHYSICAL Survey for

MUNYA MUVEZWA and CHIPO MUVEZWA

of Lot 12, Block 29 of ST. JOHN'S Wood, A Section of Dilworth

Recorded in Map Book 3, Page 413, Deed Book 31644 Page 34

City Of Charlotte, Mecklenburg County, State of North Carolina

Address: 1124 Langanore Place Tax Parcel No. 123-105-08

Now or Formerly The Property Of Robert H. Barrows

Graphic Scale: 1" = 30'

Date: 04-24-19



The following list of trees and shrubs represent the approved plant species that may be used to comply with code sections 12.302 and 12.303 of the City of Charlotte Zoning Ordinance and Chapter 21 ("Tree Ordinance") of the City of Charlotte Code.

List subject to change

** - Not recommended for required city planting.

#- Trees <25' mature height can be planted directly under power lines.

Trees 25'-40' mature height can be planted at least 20' from power lines.



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Trees

Common Name	Scientific Name	City Tree Ordinance Approved	CIP/ROW Approved	City Zoning Approved (Large or Small Maturing)	Duke Transmission Zone (T) or Distribution line (D) Approved	Shade Tolerant	Tolerates Poor Drainage	Native	Blooming	Foliage (Deciduous, Semi-deciduous, or Evergreen)
LARGE MATURING (50'+ H) cont...										
Dawn Redwood	Metasequoia glyptostroboides	x	x							S
Elm, Princeton	Ulmus americana 'Princeton'		x							D
Elm, Lacebark	Ulmus parvifolia	x	x	L		x	x			D
Ginkgo ‡	Ginkgo biloba	x	x	L		x	x			D
Hackberry, Common	Celtis occidentalis	x		L		x	x	x		D
Hackberry, Sugar	Celtis laevigata	x				x	x	x		D
Hemlock, Eastern	Tsuga canadensis			L		x		x		E
Hickory, Bitternut	Carya cordiformis			L				x		D
Hickory, Pignut	Carya glabra			L				x		E
Hickory, Shagbark	Carya ovata			L				x		E
Holly, American	Ilex opaca	x	x	S		x		x		E
Honeylocust, Shademaster**	Gleditsia tricanthos inermis 'Shademaster'							x		D
Hornbeam, European	Carpinus betulus	x	x	S		x	x			D
Kentucky Coffeetree	Gymnocladus dioica	x	x			x		x		D
Linden, Little Leaf	Tilia cordata	x				x	x		x	D
Magnolia, Cucumber	Magnolia acuminata		x					x	x	D
Magnolia, Southern	Magnolia grandiflora	x	x	L			x	x	x	E
Maple, Freeman	Acer x freemanii	x	x			x		x		D
Maple, Red *	Acer rubrum		x	L		x	x	x		D
Maple, Sugar	Acer saccharum	x	x	L		x		x		D
Oak, Black	Quercus velutina			L		x		x		D
Oak, Fastigiante English	Quercus robur 'Fastigiata'		x			x				D



Trees

Common Name	Scientific Name	City Tree Ordinance Approved	CIP/ROW Approved	City Zoning Approved (Large or Small Maturing)	Duke Transmission Zone (T) or Distribution line (D)	Approved	Shade Tolerant	Tolerates Poor Drainage	Native	Blooming	Foliage (Deciduous, Semi-deciduous, or Evergreen)
LARGE MATURING (50'+ H) cont...											
Oak, Laurel	Quercus laurifolia	x		L			x		x		D
Oak, Live	Quercus virginiana	x	x	L			x	x	x		E
Oak, Northern Red*	Quercus rubra			L			x		x		D
Oak, Nuttall	Quercus nuttallii	x	x				x		x		D
Oak, Overcup	Quercus lyrata	x	x				x	x	x		D
Oak, Scarlet**	Quercus coccinea			L					x		D
Oak, Shumard	Quercus shumardii	x	x	L			x		x		D
Oak, Southern Red	Quercus falcata	x	x	L			x		x		D
Oak, Swamp White	Quercus bicolor		x	L			x	x	x		D
Oak, Water	Quercus nigra		x	L				x	x		D
Oak, White	Quercus alba		x	L				x	x		D
Oak, Willow	Quercus phellos	x	x	L			x	x	x		D
Pecan	Carya illinoensis			L					x		D
Persimmon	Diospyros virginiana			L			x		x		D
Pine, Austrian	Pinus nigra	x		L				x			E
Pine, Japanese Black	Pinus thunbergi			L							E
Pine, Loblolly	Pinus taeda	x	x	L				x	x		E
Pine, Shortleaf	Pinus echinata		x	L					x		E
Pine, Virginia	Pinus virginiana	x	x	L					x		E
Poplar, Tulip	Liriodendron tulipifera	x	x	L			x	x	x	x	D
Sweetgum, Fruitless	Liquidambar styraciflua 'Rotundiloba'	x	x	L			x	x	x		D
Sweetgum, Slender	Liquidambar styraciflua 'Slender Silhouette'		x				x	x	x		D
Zelkova, Japanese *	Zelkova serrata			L			x				D