



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** HDCADMRM-2019-00666

**DATE:** 5 November 2019

**ADDRESS OF PROPERTY:** 1517 Wilmore Drive

**HISTORIC DISTRICT:** Wilmore

**TAX PARCEL NUMBER:** 11908223

**APPLICANT/OWNER(S):** Adam & Diana Burg

**DETAILS OF APPROVED PROJECT:** SwimSpa Pool | Patio | Fence & Gate | Retaining Wall.

This project is the addition of a SwimSpa pool, a patio area at the pool with a gas fire unit, new rear yard fence and a rear yard retaining wall. No trees will be removed for this project. The new SwimSpa pool measures approximately 21'-0" x 10'-0" and will meet all required setbacks. The patio area measures approximately 15'-0" x 16'-8" and will be constructed of brick color pavers to match the existing structure's foundation. A removable gas fire pit will be added to the patio. The retaining wall surrounding the pool and deck will be constructed of brown or red chipped/stone face block. Vegetation will be added to the for additional screening. The new fence and driveway gate will be wood with panels of vertical pickets butt-joined to substantial 0'-6" uprights and will be capped along the top. The fence will be no taller than 6'-0" in the rear yard and will stepdown along the left-side from 6'-0" at the rear corner of the structure to 5'-0" and end just before the middle of the structure. On the right-side the fence will step down to from 6'-0" at the rear corner to 5'-0" the middle of the structure. The fence will not exceed 6'-0" in height in the rear yard, with the exception of any chamfered elements or decorative caps atop the uprights, which may exceed a reasonable proportional amount. All framing members of the fence will face inward to the property being enclosed or both sides of the fence will be the same. The finished fence will be painted or stained after an appropriate curing period. Post-completion the rear yard impermeable space will be 25%. See attached exhibit 'Plan – Nov. 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**

*Continued on the next page.*

11/5/2019

- 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.

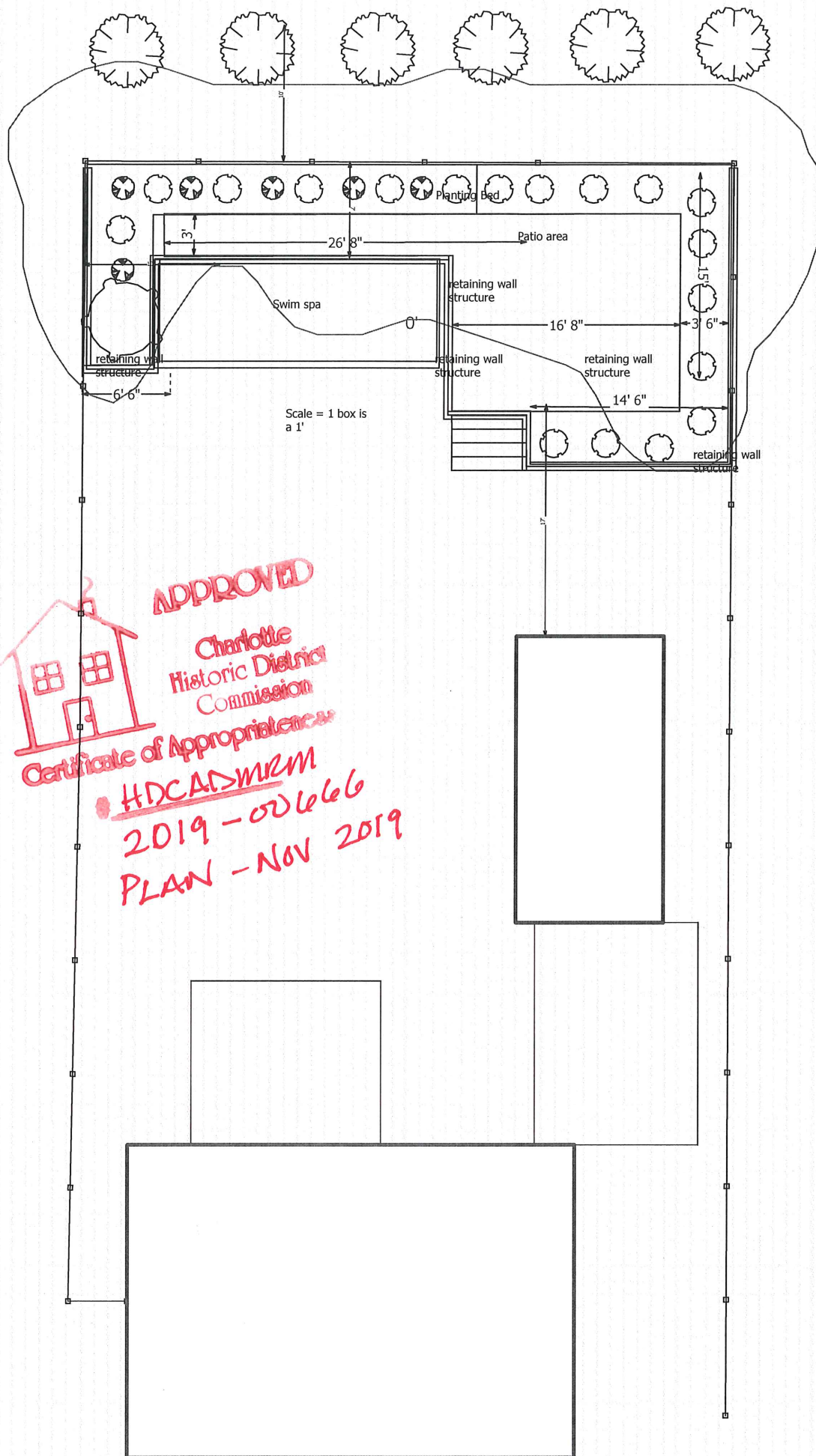
**This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work 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



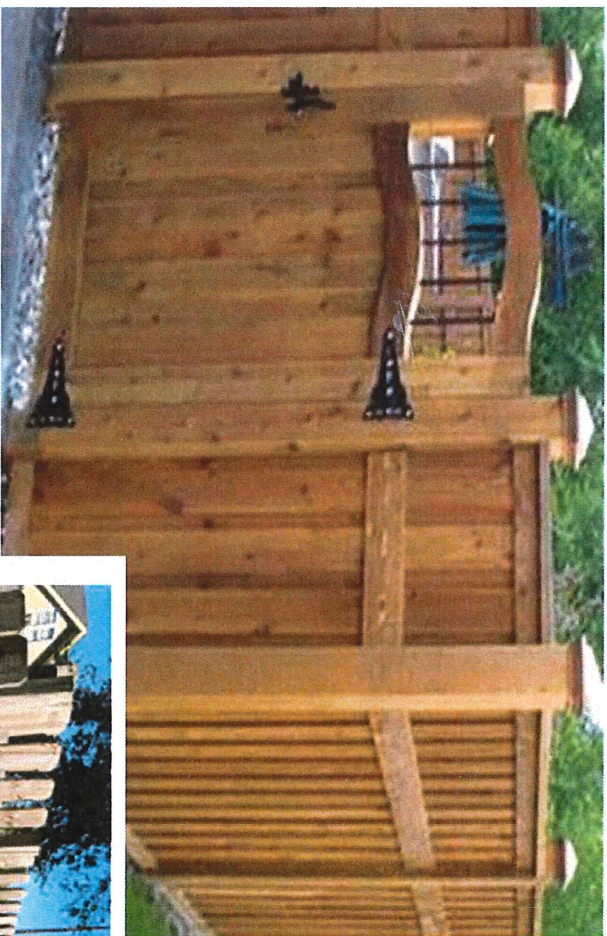
Staff



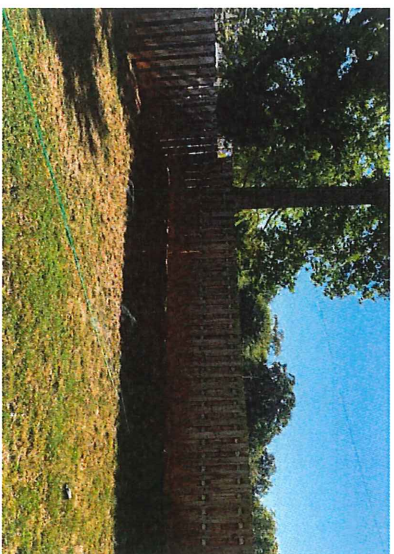
**APPROVED**  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
HDCAS/MRM  
2019-00666  
PLAN - Nov 2019



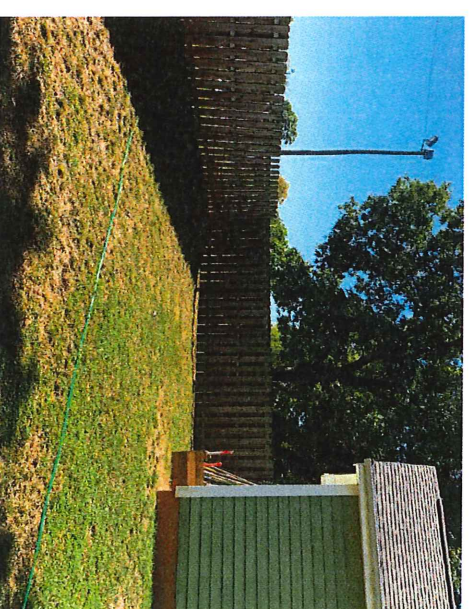
New Fence



New Rear Yard Design

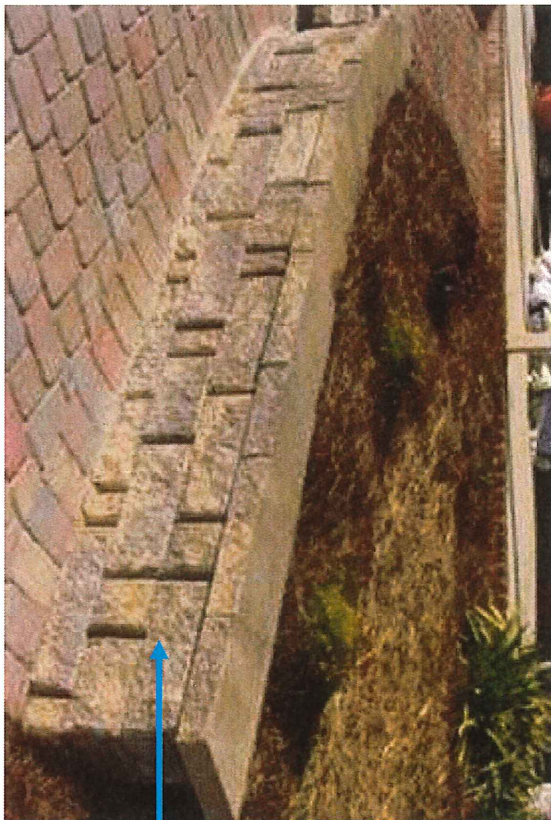


Fence to be Replaced

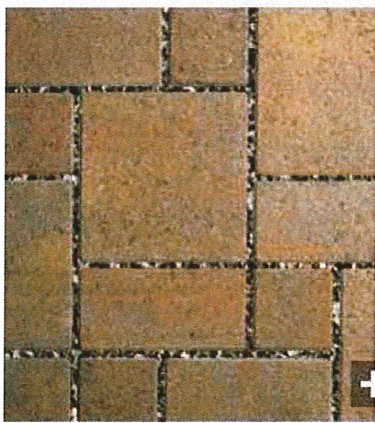


Certificate of Appropriateness  
 #DCADW21M  
 2019 - 00646  
 PLANN - NOV 2019





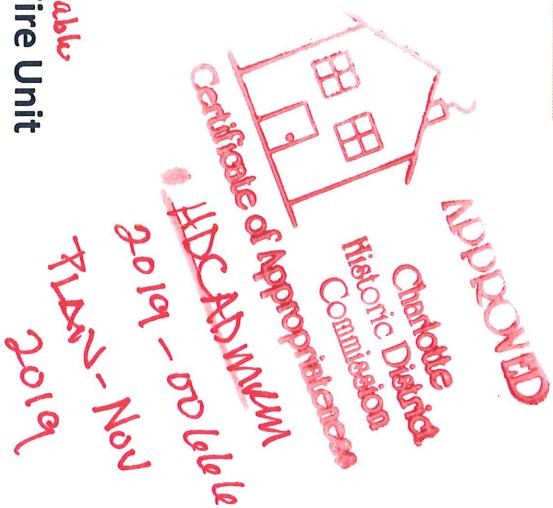
**Brown or Red  
Color Chipped  
Block Face  
For Retaining wall**



**Brick Color Pavers for decking**

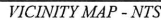


**Removable  
Concept Gas Fire Unit**



**Concept SwimSpa**





*SIGNED*

## FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT  
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON  
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED  
SEPTEMBER 2, 2015.  
COMMUNITY PANEL NO: 3710454300L



S & S REALTY OF  
CHARLOTTE INC  
LOT 24-34, BLOCK 18  
WILMORE SECTION 2  
M.B. 230, PG 113 AND 297  
D.B. 3813, PG. 766  
TAX ID 119-082-07

## NOTES

1. THIS PLAN IS NOT FOR RECORDATION AS PER  
G.S. 47-30 AS AMENDED.
2. ALL CORNERS ARE DOCUMENTED AS SHOWN.
3. THE LOCATION OF UNDERGROUND UTILITIES  
SHOWN ON THIS MAP IS APPROXIMATE, BASED ON  
INFORMATION PROVIDED BY OTHERS OR BY FIELD  
LOCATION. UTILITY LOCATIONS ARE SHOWN  
HEREON ARE INTENDED FOR PLANNING ONLY.  
ACTUAL LOCATION, SIZE, OR DEPTH OF LINE  
SHOULD BE VERIFIED WITH THE INDIVIDUAL  
UTILITY COMPANY BEFORE CONSTRUCTION.
4. THIS SURVEY WAS PERFORMED WITHOUT  
BENEFIT OF A TITLE COMMITMENT REPORT, R.B.  
PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT  
ALL MATTERS OF RECORD WHICH MAY OR MAY  
NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN  
HEREON.
5. BROKEN LINES INDICATE PROPERTY LINES NOT  
SURVEYED.
6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON  
IS FOR ILLUSTRATIVE PURPOSES ONLY. THE  
UNDERSIGNED CERTIFIES ONLY TO THE  
RIGHT-OF-WAYS SURVEYED, AND DOES NOT  
CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY  
ADJACENT PROPERTIES.

ZONING:

**SUBJECT PROPERTY ZONED: R-5**  
**ZONING RESTRICTIONS AS PER ZONING ORDINANCE:**

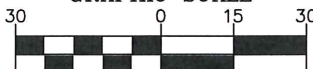
MINIMUM SETBACK: 20'  
MINIMUM SIDE YARD: 5'  
MINIMUM REAR YARD: 35'  
MAXIMUM BUILDING HEIGHT: 40'

FOR FURTHER INFORMATION CONTACT THE  
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT  
AT 704-336-3569.

LEGEND:

CONC - CONCRETE  
 D.B. - DEED BOOK  
 EIF - EXISTING IRON PIPE  
 EIF - EXISTING IRON ROD  
 EOC - EDGE OF CONCRETE  
 HVAC - HEATING, VENTILATION, AIR COND.  
 M.B. - MAP BOOK  
 N/R - NEW IRON ROD  
 PG. - PAGE  
 PM - POWER METER  
 PP - POWER POLE  
 R/W - RIGHT-OF-WAY  
 WM - WATER METER  
 PROPERTY LINE  
 PROPERTY LINE (NOT SURVEYED)  
 RIGHT-OF-WAY  
 RIGHT-OF-WAY (NOT SURVEYED)  
 EASEMENT  
 SETBACK  
 WOODEN FENCE  
 POWER LINE

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

**AREA: 7,499 SQ. FT. OR 0.1722 ACRES**

BOUNDARY AND PHYSICAL SURVEY FOR:

**ADAM BURG AND  
DIANA MOSER-BURG**

1517 WILMORE DRIVE  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.  
LOT 17, BLOCK 18, WILMORE - SECTION 2  
MAP REFERENCE: MB 230-297  
DEED REFERENCE: DB 28212-317  
TAX PARCEL: 119-082-23

**R.B. PHARR AND ASSOCIATES, P.A.**  
SURVEYING AND MAPPING

LICENSURE NO: C-1471  
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

CREW: KD	DRAWN: TH	REVISED:
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SCALE:  
1" = 30'

DATE:  
AUG 8 2017

JOB NO.	87239
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