
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 245 West Kingston Avenue

SUMMARY OF REQUEST: Fence

APPLICANT: Michael Flaum

Details of Proposed Request

Existing Conditions

The existing site is located above sidewalk level, approximately 5 to 6 feet with a brick retaining wall.

Proposal

The proposal is the installation of a six foot tall metal fence in the front yard which requires an exception. The guidelines allow fences up to three feet. The fence would be attached to the retaining wall.

Revised Proposal-April 8, 2015

The revised proposal is a five foot tall metal fence located along the side of the front yard. The applicant has agreed to construct a three foot tall metal fence along the front retaining wall.

Policy & Design Guidelines for Fences, Page 56

1. Front yard or front setback fencing is restricted to low picket style fencing. On such fences, the height of the support posts should not exceed thirty-six inches above grade, and the height of the pickets should not exceed thirty inches. All pickets must be separated by a visible spacing pattern. All front yard fencing on residential uses must enclose three sides of the front yard. Front yard privacy fences are not allowed.
2. Fencing should not obscure the front elevation of the primary structure on a property. Also, fencing should not substantially obscure side elevations of the primary structure.
3. Fencing visible from any public street must be judged appropriate to the district. It must have texture resulting from an interplay of light and dark materials or solids and voids. Solid privacy fences that would be substantially visible from the street are not allowed.
4. The structural members of any fence must face inward to the property being fenced. The HDC will consider approving fences where the structural members are an integral part of an overall design, and where both sides of the proposed fence are identical.
5. Wooden fences must be painted or stained in an appropriate fashion.
6. No fencing may be over six feet in height, as measured from the outside at grade.
7. Fencing materials and details must be appropriate to the architectural style of the building they enclose. Proper fencing for a Victorian home can differ substantially from that appropriate to a Craftsman bungalow.

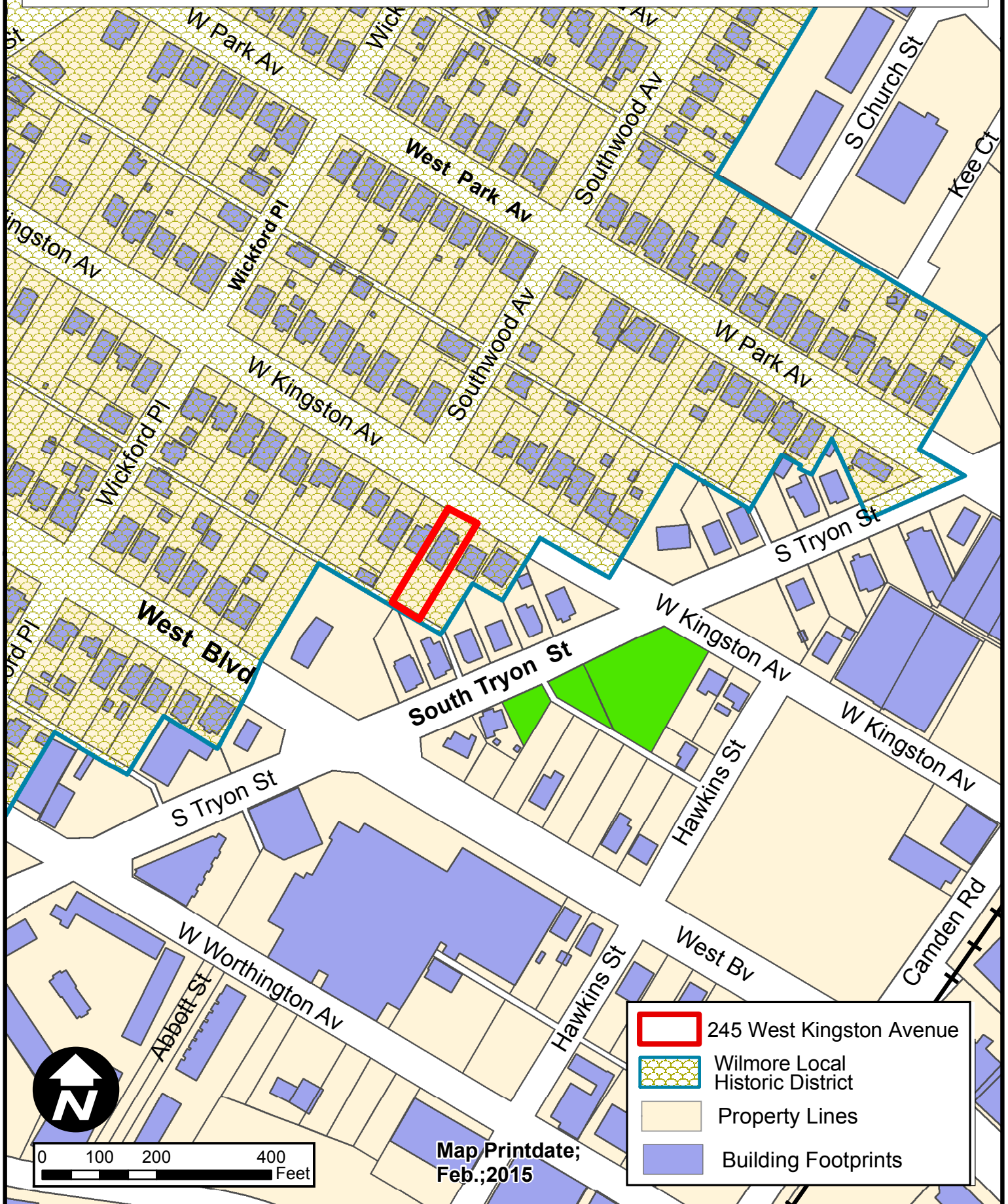
8. Fencing must avoid any style that presents a long unbroken expanse to adjacent properties or to public thoroughways.
9. All sides must be appropriately finished.
10. On corner lots on residential streets, privacy fences in rear yards must be screened with appropriate landscaping materials.

Staff Analysis

The Commission will determine if a height exception should be granted for the fence.

Charlotte Historic District Commission - Case 2014-273

Historic District; Wilmore





CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2014-273

DATE: March 17, 2015

ADDRESS OF PROPERTY: 245 West Kingston Avenue

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 119.079.09

OWNER(S): Michael Flaum

DETAILS OF APPROVED PROJECT: Fence Portion. Picket style, black, aluminum fence will be placed atop existing retaining wall along the front of the property. Height of fence will not exceed three feet.

Applicable *Policy & Design Guidelines* - Fences page 56

1. Front yard or front setback fencing is restricted to low picket style fencing. All front yard fencing on residential uses must enclose three sides of the front yard. NOTE: Side property line fencing of front yard will be submitted for HDC review .
2. Fencing should not obscure the front elevation of the primary structure on a property.
3. Fencing visible from any public street must be judged appropriate to the district.

Fence location and materials and height create a *Policy & Design Guidelines* compliant fence,

- 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.

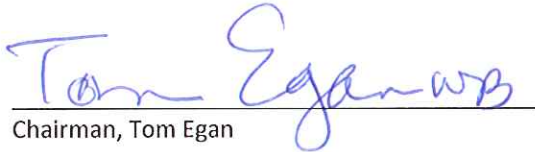
This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District

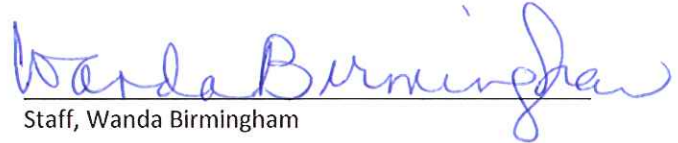
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

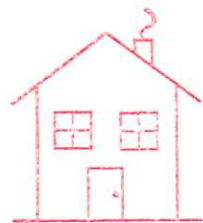
www.charlotteplanning.org

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

Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.


Chairman, Tom Egan


Staff, Wanda Birmingham

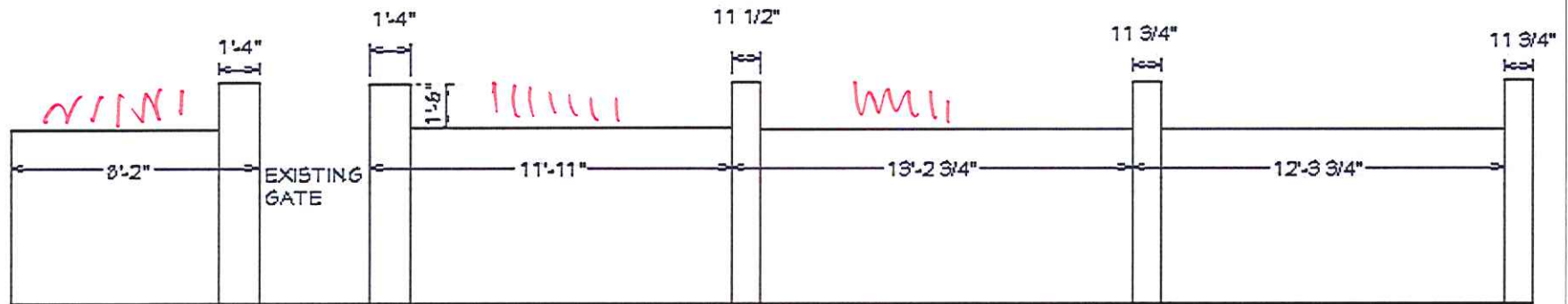


APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDC-2014-273



FRONT BRICK WALL WITH PIERS
FENCE TO RUN ON TOP OF BRICK WALL POSTS CENTERED ON PIERS



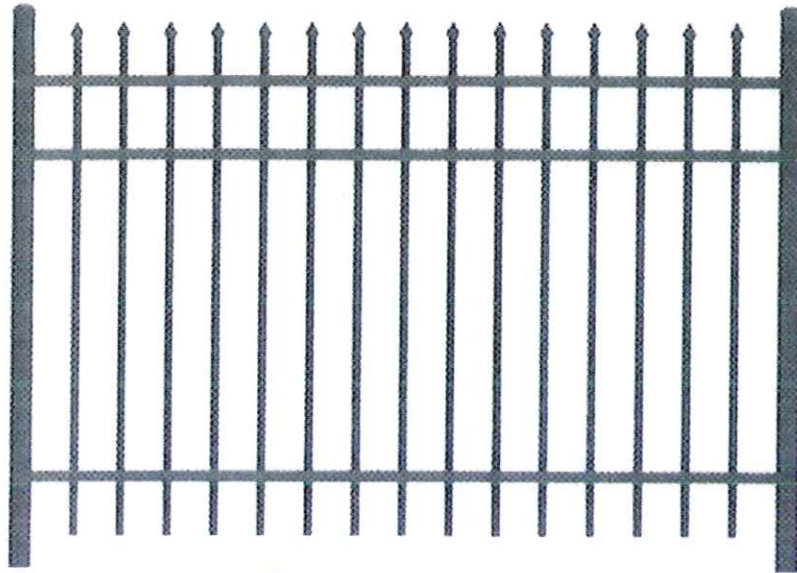
245 W. KINGSTON AVE
FRONT BRICK WALL DIMENSIONS

SCALE SEE VIEW

SHEET #

DATE

1



Front

Location: ~~Rear~~ Yard atop retaining wall

Black Powder Coated Aluminum Fencing

Fence Panels 3' Tall x 6' Long

All Posts in Concrete

Space between Pickets 3.75"

Work to be done by:

Southlands Fence

704-248-6775



APPROVED

Charlotte
Historic District
Commission

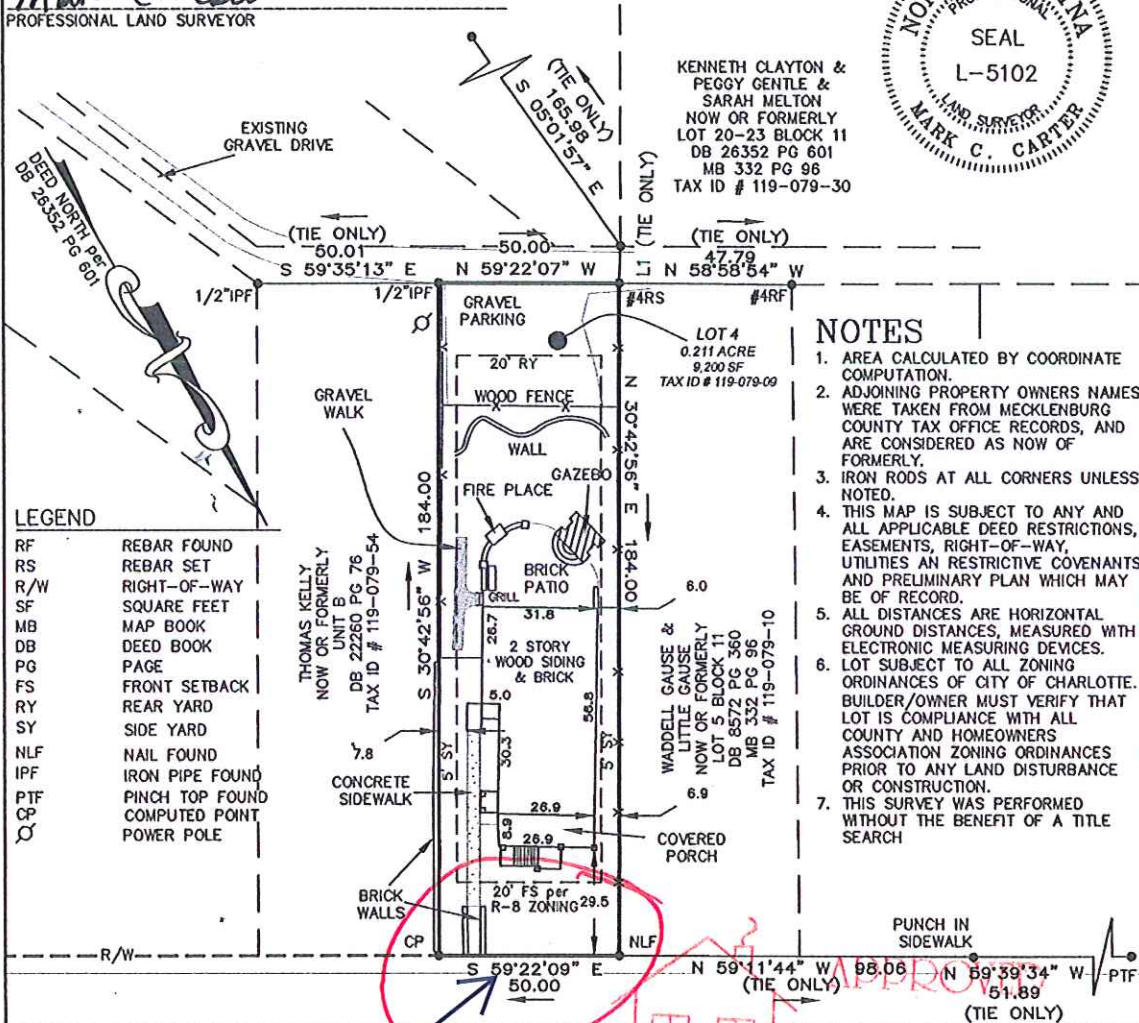
Certificate of Appropriateness

HDC-2014-273

STATE OF NORTH CAROLINA MECKLENBURG COUNTY

"I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 21535, PAGE 70 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000 AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS 4th DAY OF SEPTEMBER 2014.

Mark C. Carter
PROFESSIONAL LAND SURVEYOR



LEGEND

| | |
|-----|-----------------|
| RF | REBAR FOUND |
| RS | REBAR SET |
| R/W | RIGHT-OF-WAY |
| SF | SQUARE FEET |
| MB | MAP BOOK |
| DB | DEED BOOK |
| PG | PAGE |
| FS | FRONT SETBACK |
| RY | REAR YARD |
| SY | SIDE YARD |
| NLF | NAIL FOUND |
| IPF | IRON PIPE FOUND |
| PTF | PINCH TOP FOUND |
| CP | COMPUTED POINT |
| ○ | POWER POLE |

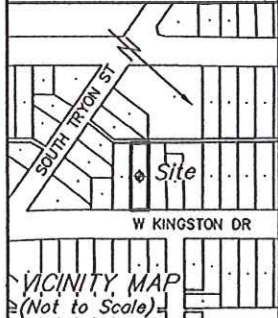
- NOTES**
1. AREA CALCULATED BY COORDINATE COMPUTATION.
 2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
 3. IRON RODS AT ALL CORNERS UNLESS NOTED.
 4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
 5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
 6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH

3' TALL ALUMINUM FENCE ALONG TOP OF EXISTING BRICK WALL retaining

WEST KINGSTON AVENUE
80' PUBLIC R/W
per MB 332 PG 96

Charlotte
Historic District
Commission
SCALE: 1" = 40'

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710454300K, DATED: FEBRUARY 14, 2014.



PHYSICAL SURVEY
AT PROPERTY KNOWN AS
245 WEST KINGSTON AVENUE
LOT 4, BLOCK 11, WILMORE SECTION 1,
TAX ID # 119-079-09, MB 332 PG 96, DB 21535 PG 70
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR
PASKO HOMES

PHOENIX LAND SURVEYING, INC
1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: (704)-355-1655 FAX: 704-377-6097
EMAIL: PHOENIX-SURVEYING.COM
FIRM # C-3912



FIELD WORK: JF,DW~ MAPPING: D. CARTER
PROJ # 700-09-01 245 WEST KINGSTON AVENUE

Certificate of Appropriateness
#HDC-2014-273









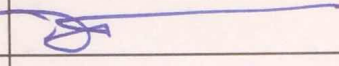

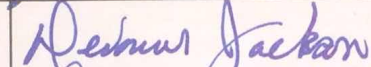
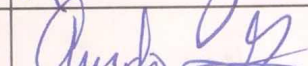
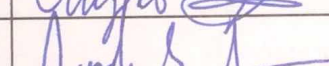
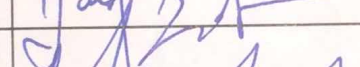
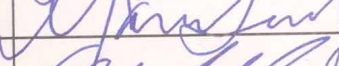
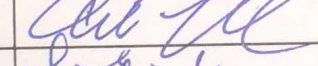
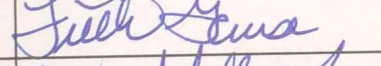
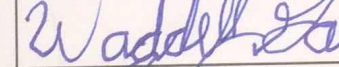
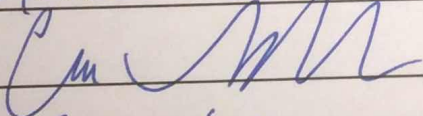
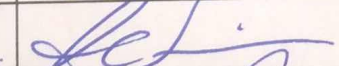
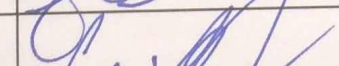
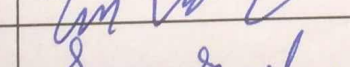
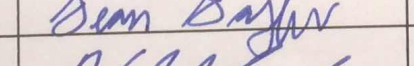
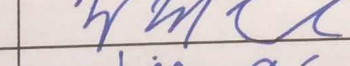






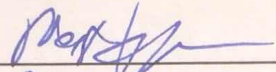
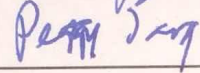
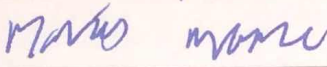
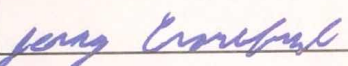
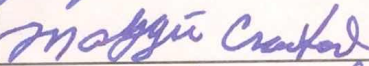
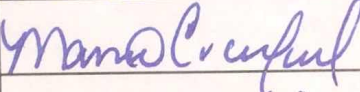
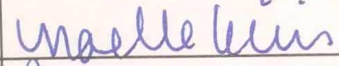
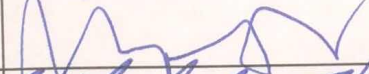


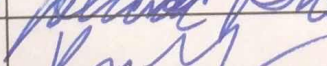
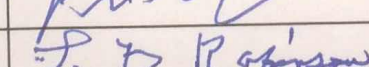
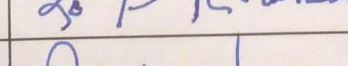
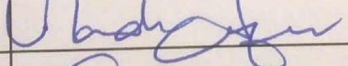
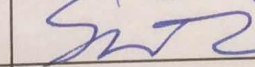
Petition to Allow 5 foot fence on 245 W. Kingston Ave Charlotte, NC 28203

By signing below I give my support and approval to allow a 5 foot fence to be built on top of the existing 6' tall brick retainer wall at address 245 W. Kingston Avenue in the front yard. I understand and agree that a matching 5 foot tall fence will also be constructed on both sides of the front yard as well so the front yard is completely fenced in. The fence will be black aluminum material.

| Number | Printed Name | Signature | Address | City | State | Zip |
|--------|---|--|-------------------------------------|-----------|-------|-------|
| 1 | DAWN MAYBECK |  | 255 W. Kingston Ave Charlotte NC | Charlotte | NC | 28203 |
| 2 | Jordan Grier |  | 232 W. Kingston | Charlotte | NC | 28203 |
| 3 | Devonne Jackson |  | 255 W Kingston Ave | Charlotte | NC | 28203 |
| 4 | Angelo Gove |  | 224 W. Kingston | Charlotte | NC | 28203 |
| 5 | James Johnson |  | 224 W. Kingston | Charlotte | NC | 28203 |
| 6 | Maria Nunez |  | 241 W. Kingston Ave | Charlotte | NC | 28203 |
| 7 | Andrew Lizzotte |  | 241 W Kingston Ave | Charlotte | NC | 28203 |
| 8 | Little Jones |  | 247 W. Kingston Ave | Charlotte | NC | 28203 |
| 9 | Waddell Jones |  | 247 W. Kingston | Charlotte | NC | 28203 |
| 10 | Andrew Neseheimer |  | 251 W. KINGSTON | Charlotte | NC | 28203 |
| 11 |  |  | 251 W. KINGSTON | Charlotte | NC | 28203 |
| 12 | Sean Saylor |  | 251 W. KINGSTON | Charlotte | NC | 28203 |
| 13 | Wilkie Cheek |  | 305 W Kingston | Charlotte | NC | 28203 |
| 14 | Willie Dismuke |  | 305 W. Kingston | Charlotte | NC | 28203 |
| 15 | Tracy Greenwald |  | 302 W. Kingston | Charlotte | NC | 28203 |

Petition to Allow 5 foot fence on 245 W. Kingston Ave Charlotte, NC 28203

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| Number | Printed Name | Signature | Address | City | State | Zip |
|--------|-------------------|--|---------------------|-----------|-------|-------|
| 308 16 | Mark Laddie |  | 308 W. Kingston | Charlotte | NC | 28203 |
| 17 | Peggy Long |  | 601 W. Kingston Ave | Charlotte | NC | 28203 |
| 18 | Morris Moore |  | 601 W. Kingston Ave | Charlotte | NC | 28203 |
| 19 | Jerry Crawford |  | 320 W. Kingston | Charlotte | NC | 28203 |
| 20 | MAGGIE CRAWFORD |  | 320 W Kingston | Charlotte | NC | 28203 |
| 21 | MAMIE CRAWFORD |  | 320 W. Kingston Ave | Charlotte | NC | 28203 |
| 22 | Noelle Lewis |  | 317 W. Kingston Ave | Charlotte | NC | 28203 |
| 23 | Michael Lewis |  | 317 W. Kingston Ave | Charlotte | NC | 28203 |
| 24 | Michael Thomas |  | 309 W. Kingston | Charlotte | NC | 28203 |
| 25 | Yolanda Blackman |  | 309 W Kingston | Charlotte | NC | 28203 |
| 26 | Patrick McDonald |  | 320 W. Kingston Ave | Charlotte | NC | 28203 |
| 27 | Laurie P. Roberts |  | 324 W. Kingston Ave | Charlotte | NC | 28203 |
| 28 | NADIA HALAUFIA |  | 404 W. Kingston | Charlotte | NC | 28203 |
| 29 | Sarah Tomkins |  | 404 W Kingston | Charlotte | NC | 28203 |
| 30 | Mary Hays |  | 408 W Kingston | Charlotte | NC | 28203 |

Petition to Allow 5 foot fence on 245 W. Kingston Ave Charlotte, NC 28203

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| Number | Printed Name | Signature | Address | City | State | Zip |
|--------|-----------------|-----------------|---------------------|-----------|-------|-------|
| 31 | Raquel Rivera | Raquel Chiu | 421 W. Kingston Ave | Charlotte | NC | 28203 |
| 32 | Selenia Rivera | Selenia Rivera | 421 W. Kingston Ave | Charlotte | NC | 28203 |
| 33 | Monique Jackson | Monique Jackson | 428 W. Kingston Ave | Charlotte | NC | 28203 |
| 34 | Debra Freeman | Debra Freeman | 1626 S. Mint St. | Charlotte | NC | 28203 |
| 35 | Johnell Patten | Johnell Patten | 1626 S. MINT ST. | Charlotte | NC | 28203 |
| 36 | Andy Sulema | Andy Sulema | 1626 S. Mint St | Charlotte | NC | 28203 |
| 37 | William Freeman | W.F. | 1626 mint | Charlotte | NC | 28203 |
| 38 | Egypt Roseboro | Egypt Roseboro | 1626 S mint st | Charlotte | NC | 28203 |
| 39 | Paul Harrington | Paul Harrington | 1627 S. M. A | Charlotte | NC | 28203 |
| 40 | Elizabeth Habs | E Habs | 1627 S. M. A | Charlotte | NC | 28203 |
| 41 | Peter Shults | Peter Shults | 1631 S. Mint St. | Charlotte | NC | 28203 |
| 42 | Chelsea Shults | Chelsea Shults | 1631 S. Mint St | Charlotte | NC | 28203 |
| 43 | Daniel McCollum | Daniel McCollum | 409 W. Kingston | Charlotte | NC | 28203 |
| 44 | Jamie McCollum | Jamie McCollum | 409 W. Kingston | Charlotte | NC | 28203 |
| 45 | Reggie Garje | Reggie Garje | 405 W. Kingston | Charlotte | NC | 28203 |

Petition to Allow 5 foot fence on 245 W. Kingston Ave Charlotte, NC 28203

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|--------|-----------------|--------------------------|--------------------------------|-----------|-------|-------|
| 46 | Sharell Watson | <i>Sharell Watson</i> | 525 Spruce Ave | Charlotte | NC | 28203 |
| 47 | Yvette Wilson | <i>Yvette Wilson</i> | 1716 Wickford | Charlotte | NC | 28203 |
| 48 | William Wilson | <i>William H. Wilson</i> | 1716 Wickford | Charlotte | NC | 28203 |
| 49 | Tyrone Watson | <i>Tyrone Watson</i> | 301 W Kingston | Charlotte | NC | 28203 |
| 50 | Phillip Gause | <i>Phillip Gause</i> | 247 W. Kingston ^{ave} | Charlotte | NC | 28203 |
| 51 | Jason Greenwood | <i>Jason Greenwood</i> | 241 W. Kingston Ave | Charlotte | NC | 28203 |
| 52 | | | | Charlotte | NC | 28203 |
| 53 | | | | Charlotte | NC | 28203 |
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