



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2018-00001

DATE: 9 January 2018

ADDRESS OF PROPERTY: 315 Grandin Road

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07101411

OWNER(S): Jacob D. Bachman

**DETAILS OF APPROVED PROJECT:** The project is the addition an accessory structure in the rear yard. The new structure is a shed with a footprint measuring 10' x 12' and an approximate height of 11', with a pergola feature on the left side. Materials include wood lap siding with an 8" reveal and wood cornerboards. All other details and trim will also be wood. The wood handrail flanking the wood entry stairs will have pickets centered on the top and bottom rails, with an additional horizontal piece of trim along the top rail. The new structure will meet all required setbacks. See attached exhibits labeled 'Site Plan – January 2018,' 'Front and Right Elevations – January 2018,' and 'Left and Rear Elevations – January 2018.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Work in Rear Yards.
2. The applicable Design Guidelines for Accessory Structures (page 8.9) have been met.

- 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](http://www.charlotteplanning.org)

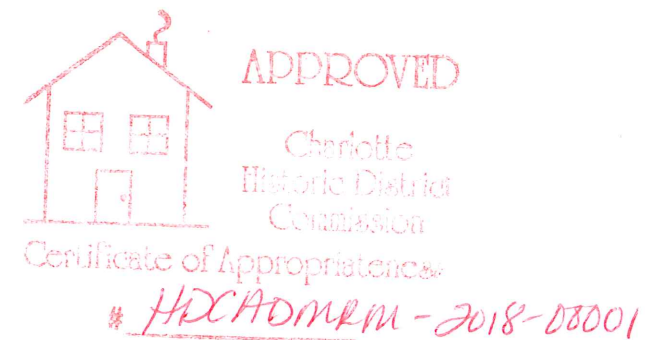
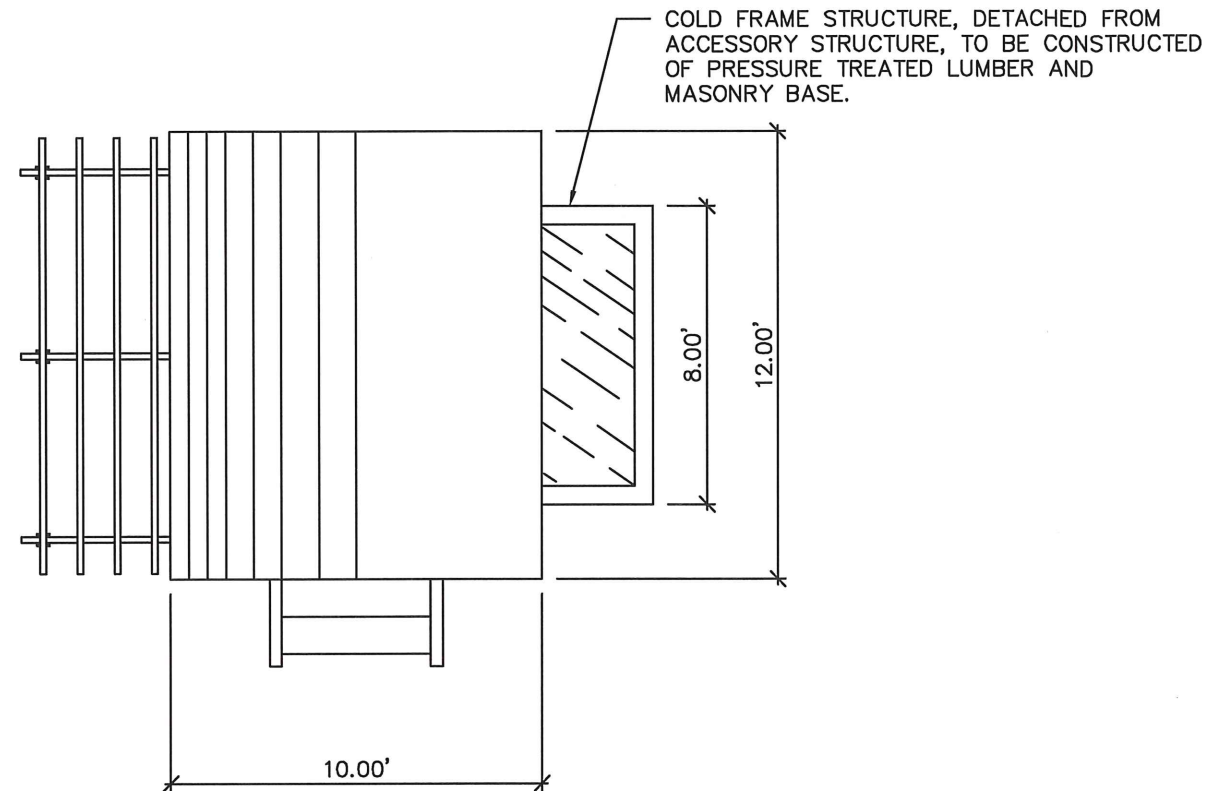
600 East Fourth Street

Charlotte, NC 28202-2853

PH: (704)-336-2205

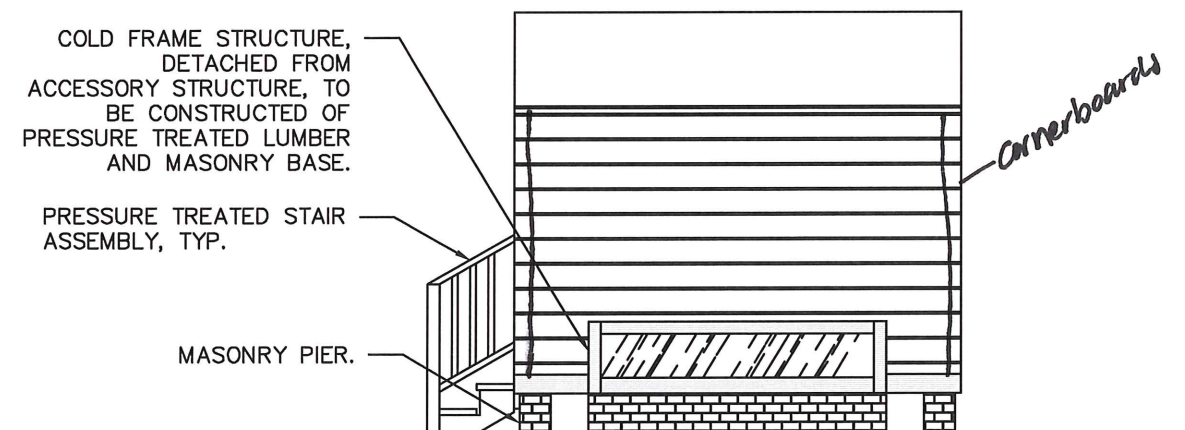
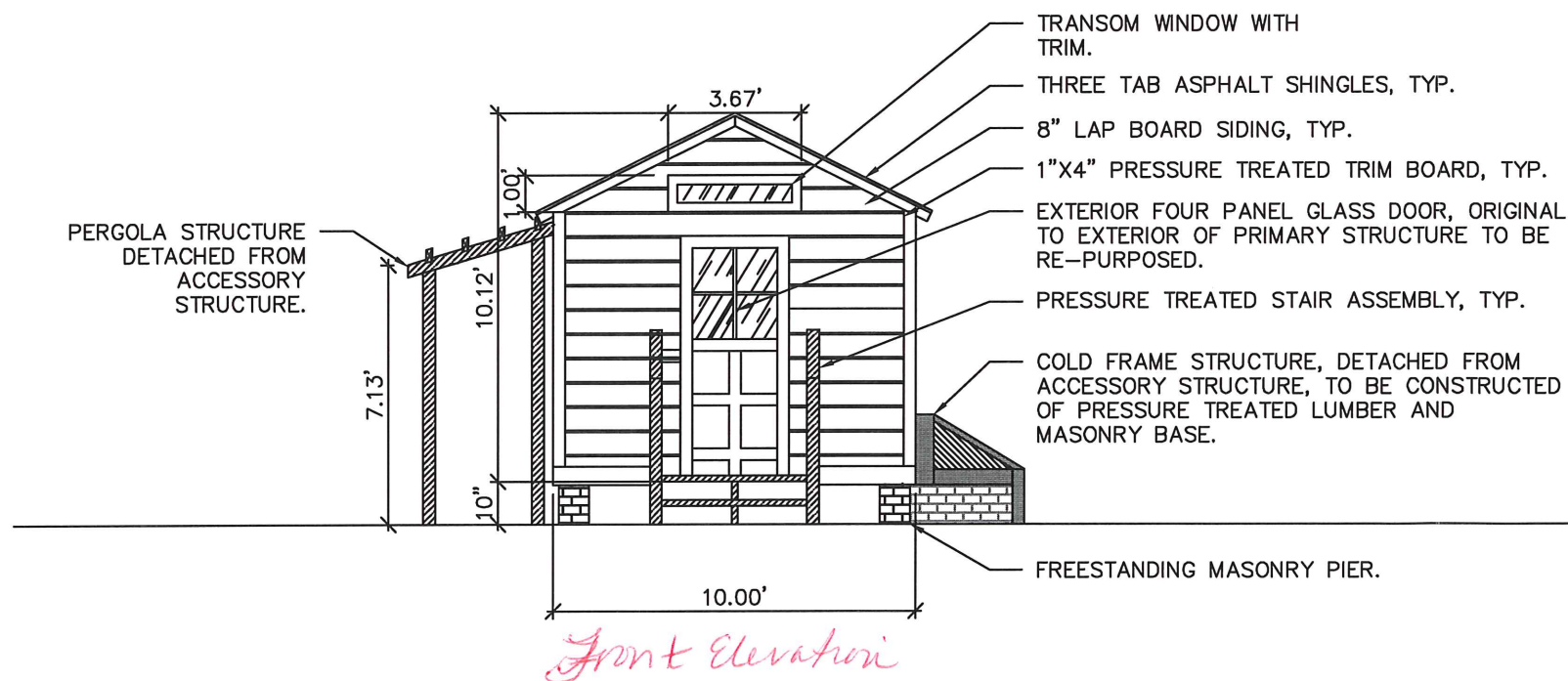
FAX: (704)-336-5123

# Front and Right Elevations January 2018

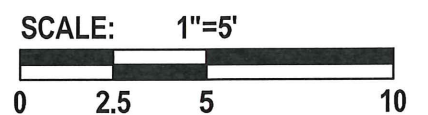


## NOTES:

1. NO ELECTRICAL PERMITTING IS INCLUDED IN THIS SUBMITTAL. SUBSEQUENT AND FUTURE ELECTRICAL PERMITTING, IF ANY, SHALL PER OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. SEE ATTACHED SITE PLAN AND SURVEY FOR LOCATION AND ORIENTATION WITHIN PARCEL. NO PART OF THE ACCESSORY STRUCTURE SHALL ENCROACH INTO THE PRIMARY STRUCTURE SIDE YARD OR REAR YARD.
3. THE COLD FRAME STRUCTURE AND PERGOLA STRUCTURE ARE DETACHED FROM THE ACCESSORY STRUCTURE AND NOT INCLUDED IN THE OVERALL DIMENSIONS OF THE ACCESSORY GARDEN SHED. THEY HAVE BEEN INCLUDED ON THIS PLAN FOR REFERENCE ONLY AND INTENDED TO CONVEY OVERALL INTENT OF DESIGN.
4. ALL SIDING AND TRIM MATERIAL SHALL BE CONSTRUCTED OF PRESSURE TREATED LUMBER. NO VINYL, CEMENTICIOUS SIDING OR FIBROUS WOOD SIDING SHALL BE USED.
5. NO TREE REMOVAL SHALL TAKE PLACE ON SITE.



Right Elevation



ACCESSORY GARDEN STRUCTURE  
315 GRANDIN ROAD

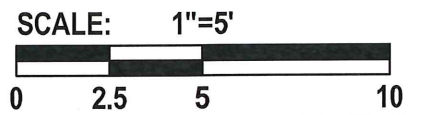
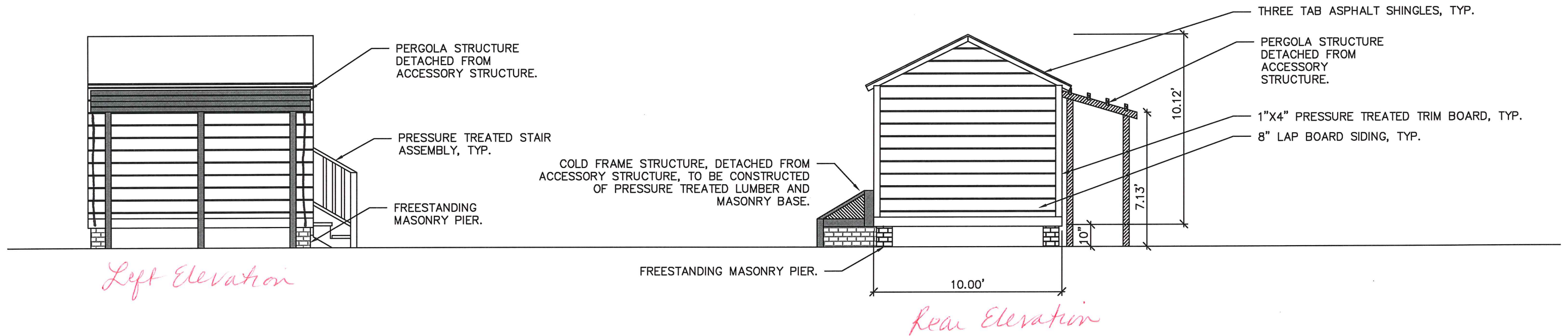


Left and Rear Elevations January 2018



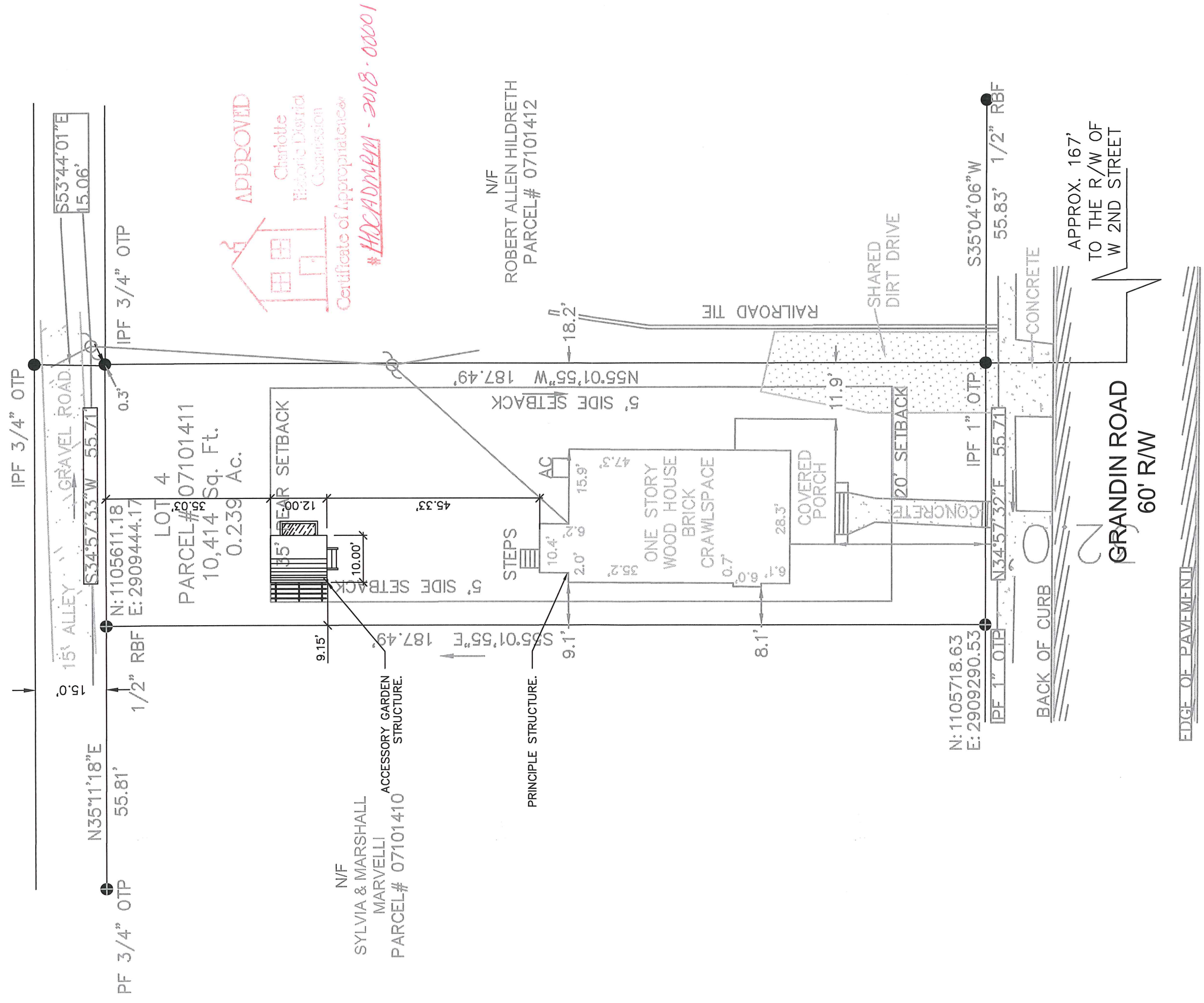
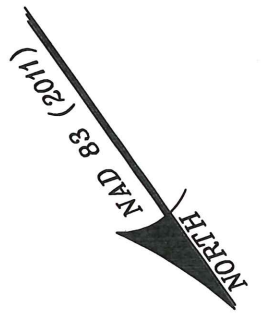
APPROVED  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness

#HDCADM-2018-00001



ACCESSORY GARDEN STRUCTURE - REAR AND LEFT ELEVATION  
315 GRANDIN ROAD

Site Plan - January 2018



ACCESSORY GARDEN STRUCTURE - SITE PLAN  
315 GRANDIN ROAD