



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2018-00317

DATE: 17 July 2018

ADDRESS OF PROPERTY: 400 East Worthington Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12105718

OWNER/APPLICANT: Kevin Cella

DETAILS OF APPROVED PROJECT: The project is a new primary walkway from the front porch to the public sidewalk on East Worthington. The new walkway will be concrete and measure approximately 6' in width and will flare out to 8' wide at the steps. A new secondary sidewalk will be installed to connect the Euclid Avenue public sidewalk to the rear yard. The secondary sidewalk will be concrete and measure approximately four feet in width. In the rear yard a new concrete patio will be installed under the rear deck, and a concrete new parking area will be installed in the rear left corner of the lot behind an existing fence. The new patio will measure approximately 14' x 18'. The new parking area will measure approximately 12' x 18'. Post construction the rear yard open space will be approximately 72%. See attached exhibits labeled 'Site Plan - July 2018,' and 'Front Walkway Design - July 2018.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Landscape & Site Features, and Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Sidewalks and Parking (page 8.2) and Landscaping and Yards (page 8.4) 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

Site Plan - July 2018



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Charlotte
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Commission

Certificate of Appropriateness

HDCADMRM-2018-
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S 46°25'25" E
39.99'

Worthington Ave.
60' Public Right of Way

Euclid Ave.
60' Public Right of Way

Lot 4 & P/O 3
Dilworth Section 1
M.B. 230 Pg. 60
Jeffrey R. Gerlach
D.B. 26623 Pg. 424
Parcel ID 12105717

P/O Lot 3
Dilworth Section 1
M.B. 230 Pg. 60
0.128 Acres ±

REAR YARD = 2480 sq'

LESS:

PAD 1 = 252 sq'

PAD 2 = 216 sq'

PATHWAYS = 200 sq'

120 sq'

OPEN SPACE = 1,792 sq'

72% open
post construction

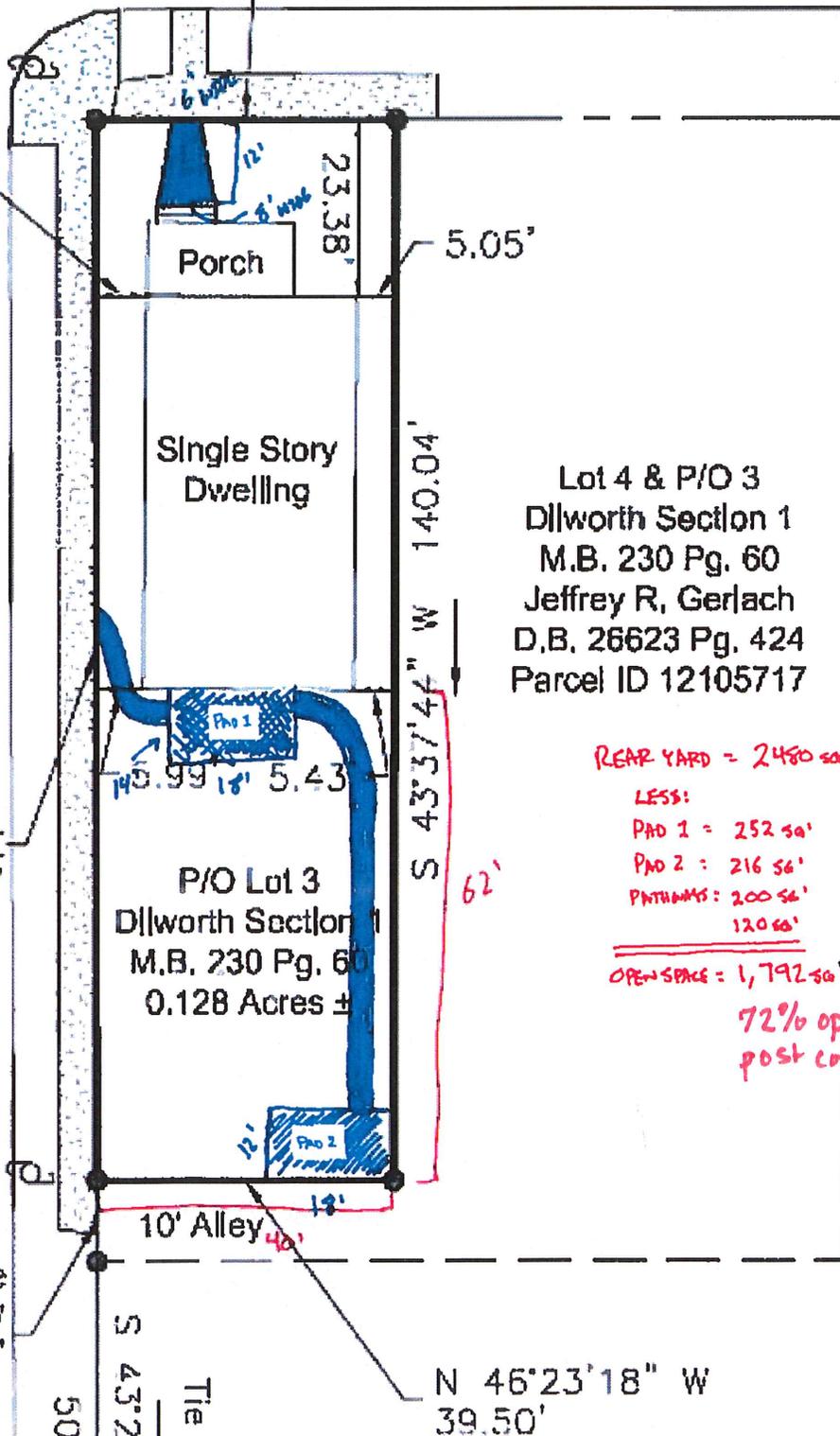
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140.01'

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43°32'39" W
10.76'

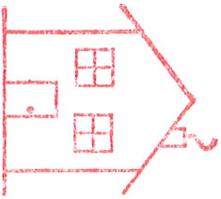
S 43°2'
Tie
50

N 46°23'18" W
39.50'





Front Walkway Design - July 2018



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