



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2018-00395

DATE: 6 August 2018

ADDRESS OF PROPERTY: 704 Grandin Road

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07102233


OWNER(S): Christopher and Kelly Homesley

DETAILS OF APPROVED PROJECT: Accessory Building. The project includes the demolition of a dilapidated accessory structure and the construction of a new detached accessory building in the rear yard. The new shed has a footprint of approximately 10'-0" x 10'-0" and approximate height of 11'-0". Building materials are wood including corner boards and trim, and T1-11 wood siding with a vertical wood batten applied over each groove of the siding. See attached exhibits labeled 'Site Plan – August 2017,' and 'Shed Design – August 2017.'

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 Buildings (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

Site Plan - August 2018

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 30381, PAGE 217 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 3, PAGE 225 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 23rd DAY OF DECEMBER, 2015.

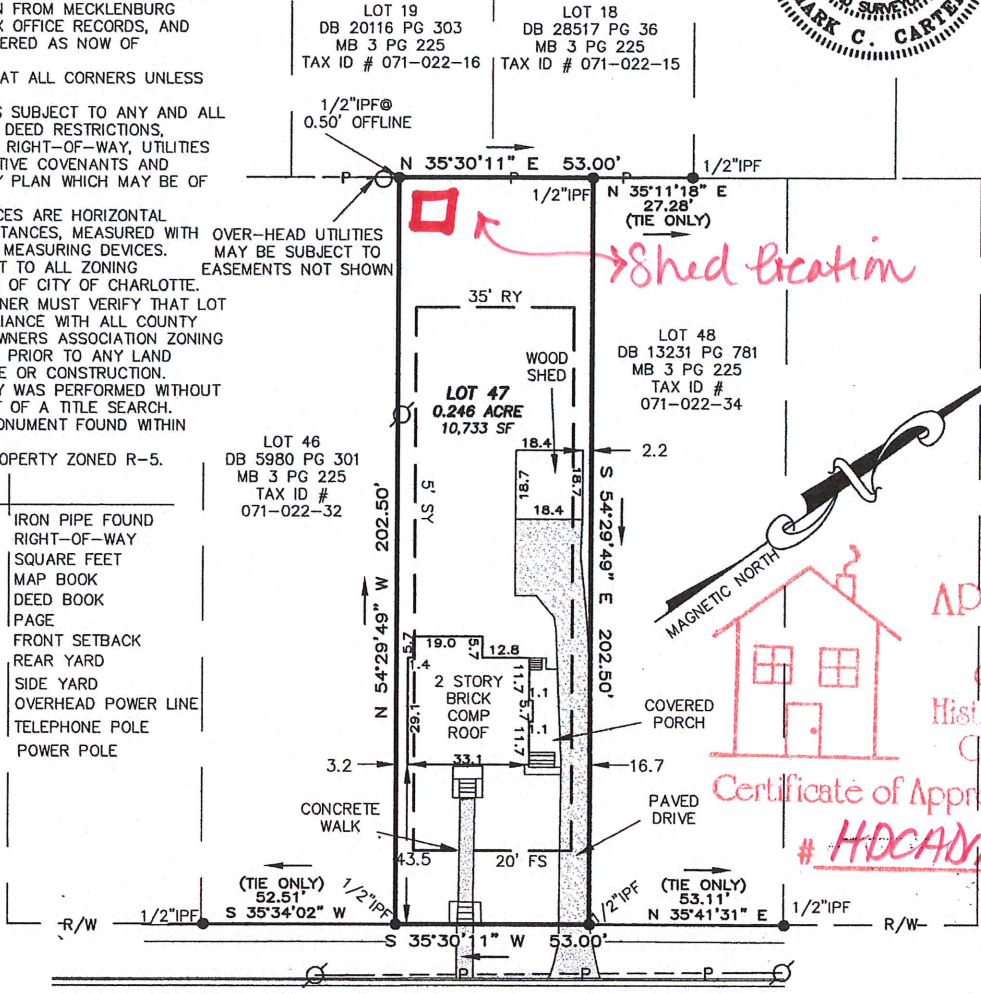
Mark C. Carter
PROFESSIONAL LAND SURVEYOR

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 AN 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 IN 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.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SUBJECT PROPERTY ZONED R-5.

LEGEND

IPF	IRON PIPE FOUND
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
P	OVERHEAD POWER LINE
○	TELEPHONE POLE
○	POWER POLE



APPROVED

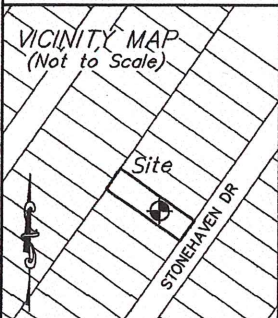
Charlotte
Historic District
Commission

Certificate of Appropriateness

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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 3710454400K, DATED: SEPTEMBER 2, 2015.



PHYSICAL SURVEY
AT PROPERTY KNOWN AS
704 GRANDIN ROAD
LOT 47, BLOCK 11, WESLEY HEIGHTS
TAX ID # 071-022-33, MB 3 PG 225, DB 30381 PG 217
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR
OPTIMISTIC VENTURE GROUP, LLC

PHOENIX LAND SURVEYING, INC

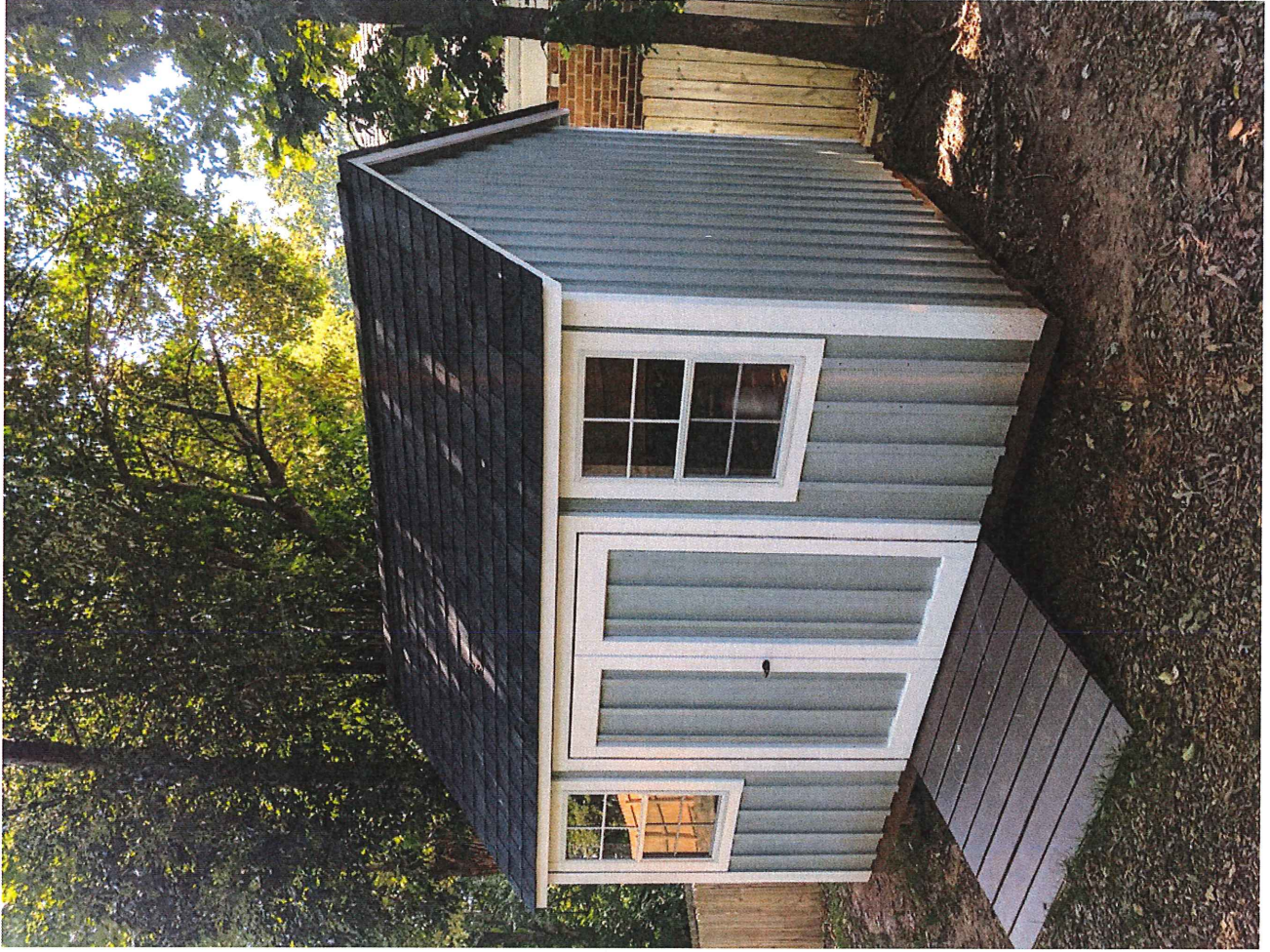
1402 WAXHAW-INDIAN TRAIL ROAD,
INDIAN TRAIL, NORTH CAROLINA 28079
PH: (704)-335-1655 FAX: 704-684-0514
EMAIL: PHOENIX-SURVEYING.COM
FIRM # C-3912



Land Surveying
Land Planning

FIELD WORK: J.F.D.W. MAPPING: D. ZRIKOWSKI

Shed Design - August 2018



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