



**CHARLOTTE HISTORIC DISTRICT COMMISSION**

**CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** HDCADMC -2019-00033

**DATE:** 22 January 2019

**ADDRESS OF PROPERTY:** 528 East Blvd

**HISTORIC DISTRICT:** Dilworth

**TAX PARCEL NUMBER:** 12105111

**OWNER/APPLICANT:** KADAMPA MEDITATION CENTER NEW YORK

**DETAILS OF APPROVED PROJECT:** Fence & Gate. A new wood fence and gate will be installed in the rear of the structure and meets all required set-backs. The new shadowbox fence will be wood with panels of vertical pickets butt-joined to substantial uprights. The gate will be the same shadowbox design as the fence and will be located on the left-side of the structure near the rear elevation wall. The fence & gate will not exceed six feet in height 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. Plant life will the screen the fence along the public elevation. The finished fence will be painted or stained after an appropriate curing period. See attached exhibits labeled 'Site Plan – Jan 2019' and 'Fence Design – Jan 2019.'

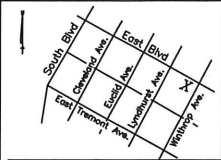
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Landscape & Site Features, Fences.
2. The applicable Policy & Design Guidelines for Fences and Walls (page 8.6) have been met.

- 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



CERTIFIED TO ONLY GEORGE H. EFIRD, JR. and INVESTORS TITLE INSURANCE COMPANY:  
 STATE OF NORTH CAROLINA, Mecklenburg County  
 I, ANDREW G. ZOUTEWELLE, do hereby certify that this map was drawn from an actual field survey performed under my supervision; that the precision is 1:10,000; that the angular precision is less than 7.5 seconds per angle; that this map is not intended to meet GS 47-30 recording requirements.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENT FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), 8, 9, 10, 11(a), 13, 14 AND 16 OF TABLE-A THEREOF. PURSUANT OF THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

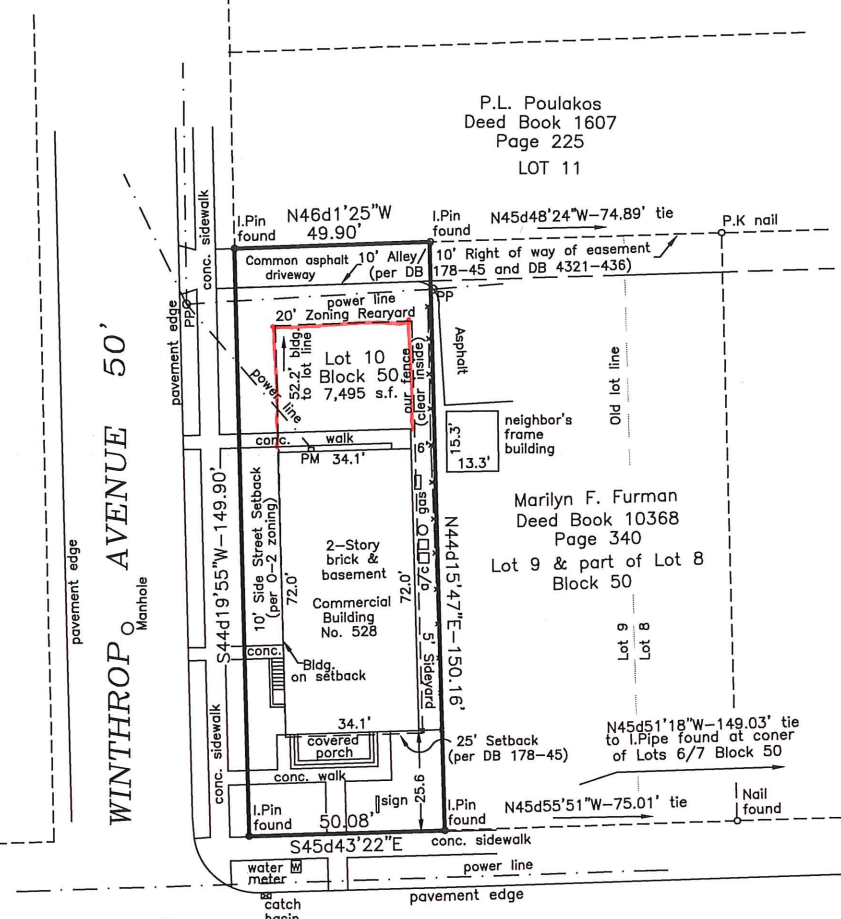
- LEGEND**
- ch. chord
  - L,R curve length & radius
  - s.f. square feet (by coordinates)
  - I,PIN iron survey stake
  - conc. concrete
  - a/c air conditioner
  - MB, DB record map and deed references
  - PP Power pole
  - PM Power meter

**Non-certified Electronic Review Copy Only**

ANDREW G. ZOUTEWELLE, NC PLS-3098

DATE

- NOTES:**
1. This property is known as Lot 10 in Block 50 of DILWORTH Subdivision as shown on Map Book 230 Page 60. Source title is recorded in Deed Book 5218 Page 434 in Mecklenburg County Public Registry. Tax I.D.# is 121-051-11.
  2. This survey does not reflect a zoning analysis. The subject property is zoned O-2 as per Mecklenburg County GIS, and having a standard setbacks as shown hereon.
  3. This survey does not show the underground utility locations. Contact the NC One-Call Utility Locating Service at 1-800-632-4949 before any digging or excavation is begun.
  4. No observed evidence of earth moving work, building construction or building additions, at the time of this survey.
  5. No observed evidence of site use as a solid waste dump, sump or sanitary landfill, at the time of this survey.
  6. This survey is based upon INVESTORS TITLE INSURANCE COMPANY Commitment No. 200402895C dated 03/16/2004 at 07:00 p.m. See Parking Easements recorded in Deed Book 6954 Pages 820 & 822, and Deed Book 5759 Page 38. See restrictions and easements recorded in Deed Book 45, Deed Book 4321 Page 436 and Deed Book 9777 Page 437.



- \* This property is not located within a Special Flood Hazard Area as per FIRM-Panel No. 3701580186E dated 02/24/2004.
- \* No encroachment found.

**EAST BOULEVARD**  
100' R/W



**APPROVED**

Charlotte Historic District Commission

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**SITE PLAN**  
**JAN 2019**

Copyright 2004  
 ALTA/ACSM LAND TITLE SURVEY  
**528 East Boulevard**  
 LOT 10 BLOCK 50 DILWORTH  
 CHARLOTTE, MECKLENBURG COUNTY, N.C.  
 For GEORGE H. EFIRD, JR.  
 Scale 1" = 30' March 29, 2004  
 A. G. ZOUTEWELLE, P. A.  
 1418 East Fifth Street Charlotte, NC 28204  
 Ph: 704-372-9444 FAX: 704-372-9555



Kadampa Meditation Center North Carolina

528 East Blvd

January 2019

**Proposed Design for backyard fence**



APPROVED

Charlotte  
Historic District  
Commission

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FENCE DESIGN - JAN 2019