

## CHARLOTTE HISTORIC DISTRICT COMMISSION

## **CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** HDCADMRMR-2019-00465 **DATE:** 6 August 2019

ADDRESS OF PROPERTY: 239 W Park Ave TAX PARCEL NUMBER: 11908921

HISTORIC DISTRICT: Wilmore OWNER(S): Grant Babich

**DETAILS OF APPROVED PROJECT:** Tree Replanting. A tree on the right elevation is growing into the foundation of the house and has a split trunk at the base, measuring approximately 2' long. The replacement tree to be planted is a Southern Magnolia or equivalent, from the large maturing canopy tree list as outlined in the Charlotte Land Development Standards Manual (CLDSM). The replacement tree should be approximately 2"-3" caliper in size and planted during the next replanting season. See exhibit 'Site Plan —August 2019'

- 1. Applicable Policy & Design Guidelines and Approval Authority Projects Eligible for Administrative Approval, page 2.6: Landscape and Site Features.
- 2. The applicable Policy & Design Guidelines for Trees (page 8.5) have been met.
- 3. If changes to the approved plans are needed, please contact staff as soon as possible. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District Design Guidelines
- > 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



Site Plan including Tree Removal and Tree Plantings

LECEND: LECEND:

TO 3 - UNITY POLE
RSF - SEBAR FOUND
N.T.S. - NOT TO SCALE

S - MANHOLE
R/W - RIGHT-OF-WAY
IFF - IRON PIPE FOUND
MS PG - MAP BOOK AND PAGE
DB PG - DEED BOOK AND PAGE
O PROPERTY CORNER

AND SCALE OF THE POLY
NOTES OF THE Q #SRBF I, ROBERT C. RHYNE, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERMISHON OF MAY, 2018, THAT THE RATIO OF PECKISION OF THE UNADJUSTED SURVEY IS 1:10,000 AND THAT THIS SURVEY IS 1:10,000 AND THAT THIS SURVEY OF PRACTICE FOR LAND SURVEYING IN THE STATE OF PRACTICE FOR LAND SURVEYING IN THE STATE OF NORTH CAROLINA (21 NGAC 56.1600) SITE PRELIMINARY MAP NOT FOR CONSTRUCTION CONVEYANCE OR SALES LINES SURVEYED BY US LINES NOT SURVEYED BY US OVERHEAD POWER LINES S 43) SOUTH TRYON CHAIN LINK FENCE ROBERT C. BHYNE 1-4191 CHE STORY ORELLING \$2.39 LOT 7 BLOCK 8 DB 209 PG 408-409 VICINITY MAP D POLE 195.03 NOTES:

1) NO RECOVERABLE NCGS MONUVENTS
WITHIN 2000' OF SITE.

2) THIS PROPERTY IS DESIGNATED
TAX PARCEL #119-0899-21.

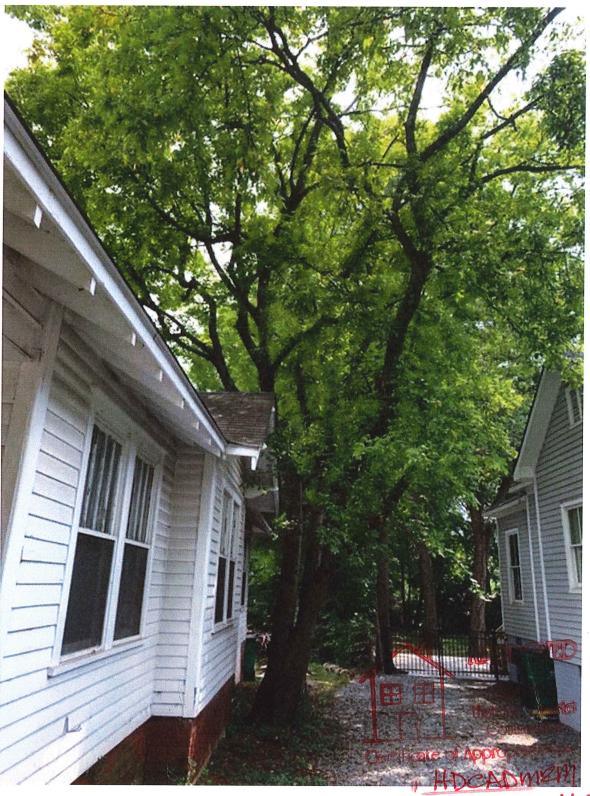
3) SUBJECT PROPERTY IS CURRENTLY ZONED R-5.

4) ONLY THE IMPROVEMENTS AND UTILITIES SHOWN
WERE LOCATED BY US, OTHERS MAY EXIST.

5) PARCEL SHOWN IS SUBJECT TO EASEMENTS
RESTRICTIONS OF RECORD.

6) #4 REBARS AT ALL CORNERS
UNLESS OTHERWISE NOTED. #4RBF 35:34:51 E LOT 8 BLOCK 8 DB 209 PG 408-409 WENTE . 0.223 acres 00 9,717 sq.ft #4RBF : Proposed Tree Removal 3/4"IPFQ 0 : Recently Planted Trees 6 3/4"IPF : Purchased Trees, Pending Planting Southern BOUNDARY AND PHYSICAL SURVEY OF LOT 8 BLOCK 8 OF SECTION No. 1 MLMORE AS SHOWN ON MAP RECORDED IN DB 209 PG 408-409 CITY OF CHARLOTTE MECKLENBURG COUNTY, NORTH CARCLINA LOT 7 BLOCK 8 DB 209 PG 408-409 #4RBF CO. FLE MAGNOLIA PREPARED FOR DANIELA GUARDIAN PROPERTY INVESTMENTS TIE LINE TABLE BEARING ROBERT C. RHYNE, PLS 7023 STREAMSDE DRIVE CHARLOTTE, NC 28212 PHONE (704) 333-0169 LINE LENGTH S35"15"51"W SCALE: 1" = 30" BAR SCALE MAY 8, 2018

Tree is positioned between both 239 and 243 W Park Ave, posing as serious threat to both properties and residents



2019 - 004654 SITE PLAN Aug 2019

The splitting is over 2 feet long and grows every week, with significant growth after recent storms



Close up of splitting (2 / 2)

