



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00469

DATE: 16 August 2019

ADDRESS OF PROPERTY: 817-819 Walnut Ave

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07102222

OWNER/APPLICANT: A M Azing Real Estate Holdings, LLC/ A. M. Stephens

DETAILS OF APPROVED PROJECT: Walkway & Parking Pad, After-the-Fact. The project is the repair/replacement of the existing front concrete walkway. The walkway remained in the same footprint, width, and location as the original. A new 20' x 20' concrete parking pad was installed in the rear yard between the main structure and the wood accessory building. The concrete used in this project was not stamped nor color tinted. Rear yard open space is 68% after the installation of the new parking pad. See attached exhibit labeled 'Site Plan – August 2019.'

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


Contact staff prior to making any changes to this approval. 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

Site Plan - August 2019

Chevis L. King
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 OR 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 AND 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. THIS PROPERTY MAY BE SUBJECT TO MAXIMUM IMPERVIOUS AREA REQUIREMENTS. BEFORE MAKING ANY RENOVATIONS OR REPAIRS TO THIS PROPERTY CHECK WITH THE LOCAL PLANNING OR ZONING DEPARTMENT FOR ANY RESTRICTIONS OR REGULATIONS IN PLACE.
10. UNDERGROUND UTILITIES ARE NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
11. ALL UTILITIES SHOWN OVERHEAD OR UNDERGROUND MAYBE SUBJECT TO EASEMENTS NOT SHOWN.

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 02, 2019.

LINE	BEARING	DISTANCE
L1	S 35°00'00" W	46.17'
L2	S 35°00'00" W	13.36'
L3	S 35°00'00" W	32.81'
L4	N 34°50'22" E	52.85'

LOT 41
NOW OR FORMERLY
DB 28367 PG 130
MB 4 PG 125
PARCEL ID # 071-022-27

LOT 24
NOW OR FORMERLY
DB 32157 PG 769
MB 3 PG 225
PARCEL ID # 071-022-21

LOT 39 & 40
NOW OR FORMERLY
DB 31773 PG 752
MB 4 PG 125
PARCEL ID # 071-022-26

New 20' x 20' Parking Pad (concrete)

Replaced front walk way (same foot print)

20' x 17'

LEGEND

- OTP OPEN TOP PIPE
- MNF MAG NAIL FOUND
- (M) MEASURED
- (D) DEED DISTANCE
- 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
- POWER POLE
- ⊗ HVAC
- ⊙ WATER METER
- ☀ LIGHT POLE

SHARED GRAVEL DRIVE
LOT 28 & PORTION OF LOT 25
NOW OR FORMERLY
DB 16490 PG 198
MB 3 PG 225
PARCEL ID # 071-022-23

WALNUT AVENUE
50' PUBLIC R/W
per MB 3 PG 225

SCALE: 1" = 30'

PHYSICAL SURVEY
AT PROPERTY KNOWN AS
817-819 WALNUT AVENUE
PORTION OF LOT 25, WESLEY HEIGHTS
PARCEL ID # 071-022-22, MB 3 PG 225, DB 17393 PG 373
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR
AM STEPHENS

3833 STREAMSIDE DR.

Job No. 099-19-035



Charlotte
Historic District
Commission

Certificate of Appropriateness

HDCADMRM-2019-00469

Total rear yard = 5,037.2 sf
wood shed = 329.5 sf
aluminum bldg = 540 sf
new concrete pad = 400 sf
old concrete pad = 340 sf
68% rear yard open space