

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

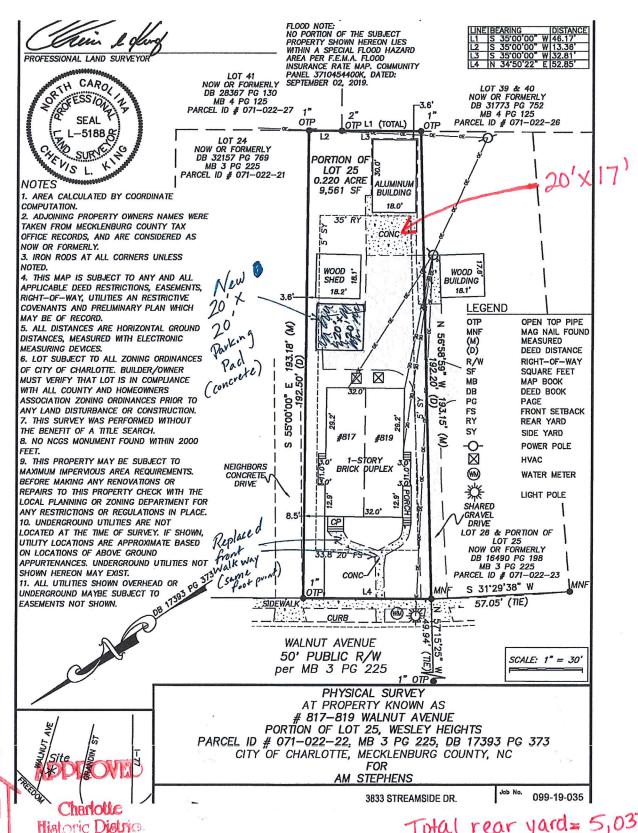
C. Kochanek

Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

Site Plan-August 2019



Commission

Certificate of Appropriate action

Total rear yard= 5,037.2 sf wood shed =329.5 sf 1.0% aluminum bldg = 540 Sf new concrete pad = 400 Sf bld concrete pad = 340 Sf #HDCADMRM-2019-00469