



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRMR-2019-00487

DATE: 19 September 2019

ADDRESS OF PROPERTY: 809 Walnut Ave

TAX PARCEL NUMBER: 07102220

HISTORIC DISTRICT: Wesley Heights

OWNER(S): Praveen Suchdev

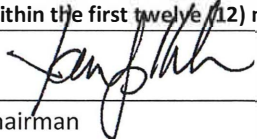
DETAILS OF APPROVED PROJECT: Tree Replanting & New Driveway & Patio. This project is tree replanting to replace an unhealthy and hazardous tree per the Certified Arborist report. New tree(s) will be selected from the approved plant species, large maturing canopy tree list as outlined in the Charlotte Land Development Standards Manual (CLDSM). The replacement tree should be approximately 2"-3" caliper in size and planted during the next replanting season. Driveway/Patio: The driveway is located along the right side of the structure and will have a planting strip, of no less than 6"-12" wide, between the driveway and house. The driveway will also be no wider than 8'-0" from the curb cut to the rear corner of the structure. The driveway will widen from the rear corner of the structure to the garage entrance, but will not be any wider than the garage structure. This project will also include the addition of a rear yard patio measuring approximately 15'-0" x 20'-0" with a planting strip, of no less than 6"-12" wide, between the driveway and the patio. Both the driveway and patio are concrete. Post-completion the rear yard impermeable space will be 32.51 %. See exhibit 'Site Plan – September 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.

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.

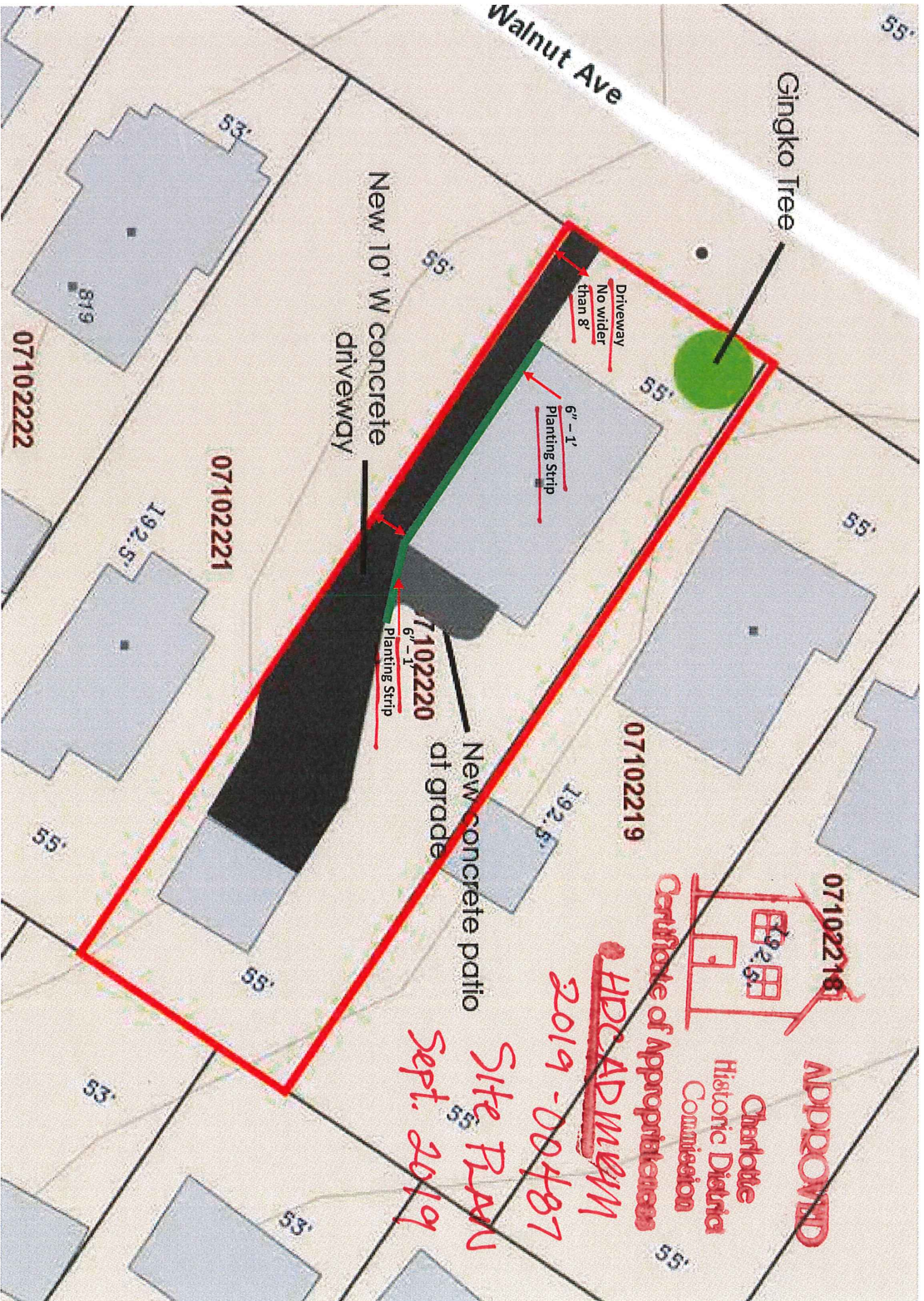

James Haden, Chairman


Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123



Ginkgo Tree

Walnut Ave

New 10' W concrete driveway

Driveway No wider than 8'

6' - 1' Planting Strip

6' - 1' Planting Strip

New concrete patio at grade

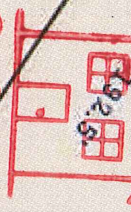
07102219

07102219

07102221

07102222

APPROVED



Charlotte Historic District Commission

Certificate of Appropriateness

HDC ADMIN

2019-08487

Site PLAN

Sept. 2019