

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

600 N BOUNDARY STREET

Address

OAKWOOD

Historic District

Historic Property

113-15-MW

Certificate Number

7/24/2015

Date of Issue

1/24/2016

Expiration Date

Project Description:

- Alter eaves of non-historic garage.

OK to PERMIT

This card must be kept pasted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the Inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Signature, 
Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.



Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 eFax 919-996-1831

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



- Minor Work (staff review) – 1 copy**
- Major Work (COA Committee review) – 13 copies**
- Most Major Work Applications
- Additions Greater than 25% of Building Square Footage
- New Buildings
- Demo of Contributing Historic Resource
- Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 440185

File # 113-15-MW

Fee \$ 29.00

Amt Paid "

Check # CC

Rec'd Date 7/21/2015

Rec'd By SWC

7/24/15 SWC Complete

• If completing by hand, please use **BLACK INK**. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address 600 N Boundary St

Historic District Oakwood

Historic Property/Landmark name (if applicable)


Owner's Name Pavand Khosravi Kamrani

Lot size .14 acre (width in feet) 60' (depth in feet) 104'

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys:

Property Address	Property Address

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:		
Applicant Pavand Khosravi Kamrani		
Mailing Address 600 N Boundary St		
City Raleigh	State NC	Zip Code 27604
Date 7-21-15	Daytime Phone 919-619-8369	
Email Address PKhosra@ncsu.edu		
Signature of Applicant 		

Minor Work Approval (office use only)

Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until 11/27/16. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature  _____ Date 7/27/15

Project Categories (check all that apply):

- Exterior Alteration
- Addition
- New Construction
- Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?

- Yes
- No

(Office Use Only)

Type of Work _____
9

Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work
3.5/35	Roof	This garage and roof is not historic and in reducing the garage overhangs the owners are removing an encroachment at the rear property line

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>Attach 8-1/2 " x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.</p> <p>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</p>					
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	X				
2. Description of materials (Provide samples, if appropriate)	X				
3. Photographs of existing conditions are required.	X				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	X			
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	X survey	<input type="checkbox"/>			
6. Drawings showing proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <input type="checkbox"/> 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet. 	X	<input type="checkbox"/>			
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys. (Required for Major Work)	<input type="checkbox"/>	X			
8. Fee (See Development Fee Schedule)	X				





Proposed Modification to the Existing Garage

The owners would like to remove the existing encroachment created by the current garage. The garage overhang encroaches 0.7'-0.8' on the rear property line, see attached survey. We are proposing to reduce the current overhangs by .8'. Eave and soffit details to be the same, 12" overhangs to be reduced to 2-3/8" overhangs, this change will create a 3-1/2" higher eave height than what currently exists.

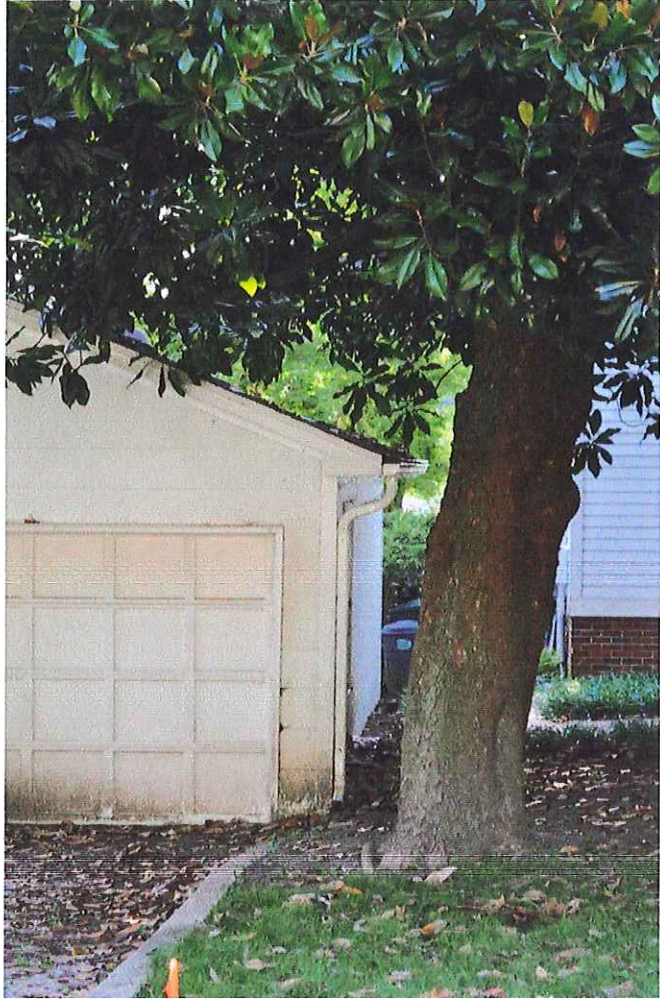
The garage overhangs do not currently match and this change will allow them to match. Ultimately the garage will be demoed and a new one will be built if the major work application is approved.



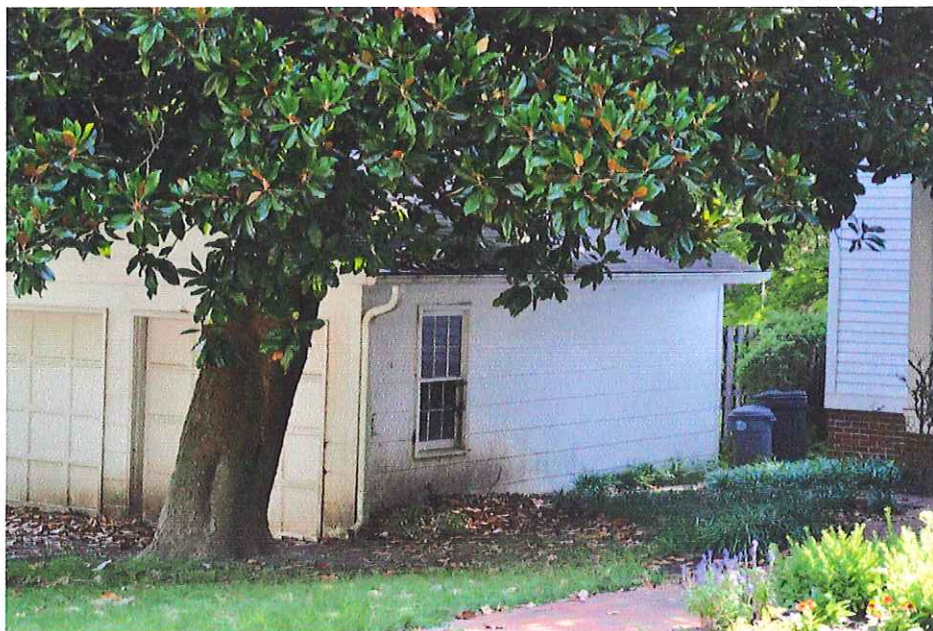
Existing garage



Up-close of existing garage front elevation and current overhang + eave condition



Overhang encroaching .8' over rear setback





Eaves + overhangs match on rear elevation, front of garage does not match



TO: THE TITLE COMPANY OF NORTH CAROLINA

UNIFORM NORTH CAROLINA LAND TITLE ASSOCIATION SURVEYOR'S REPORT FORM

THIS IS TO CERTIFY, 07/06/2015, I made an accurate survey of the premises standing in the name of

PARCEL 7832, TAX MAP 1704.20, BLOCK 91 situated at RALEIGH, NC Wake County

Briefly described as: FAYE KAMRANI

and shown on the accompanying survey entitled: PARCEL 7832, TAX MAP 1704.20, BLOCK 91, 600 N. BOUNDARY STREET.

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey.

I further certify as to the existence or non-existence of the following at the time of my inspection.

1. Right of way, old highways, or abandoned roads
lanes of driveways, drains, sewer, water, gas or oil
pipe lines across said premises: NONE
2. Springs, streams, rivers, ponds or lakes located,
bordering on or running through said premises: NONE
3. Cemeteries or family burying grounds located on said
premises. (Show location on plat): NONE
4. Telephone, telegraph or electric power poles, wires or
lines overhanging or crossing or located on said
premises and serving said premises or other property
or properties: SEE PLAT AS SHOWN
5. Joint driveways or walkways: party walls or rights of
support; porches, steps or roofs used in common or
joint garages: NONE
6. Encroachments, or overhanging projections. (If the
buildings, projections or cornices thereof, or signs
affixed thereto, fences or other indications of occu-
pancy encroach upon or overhang adjoining proper-
ties, or the like encroach upon or overhang surveyed
premises, specify all such): SEE PLAT AS SHOWN
7. Building or possession lines. (In case of city or town
property specify definitely as to whether or not walls
are independent walls or party walls and as to all
easements of support or "beam rights". In case of
country property report specifically how boundary
lines are evidenced, that is, whether by fences or
otherwise). EIP'S AT CORNERS
8. Indications of building construction, alterations or
repairs within recent months: NONE
 - (a) If new improvements under construction, how far
have they progressed? N/A
9. Changes in street lines either completed or officially
proposed: NONE
 - (a) Are there indications of recent street or sidewalk
construction or repairs? NONE
10. Does the property abut a dedicated public road? If not,
explain what type of road it abuts. If property does not
abut a road, answer this question "none". YES "N. BOUNDARY STREET"



Jeffrey H. Davis
Professional Land Surveyor

NOTE: In all cases where there are encroachments, support easements, part walls, etc., they should also be denoted upon the map of your survey. Also, be certain map complies with Instructions on reverse side.

NOTE: Express disclaimers shown on the face of the plat of survey or surveyor's report which qualify or limit the responsibility of the surveyor or engineer and which relate to the standards and requirements for approved surveys will not be permitted.

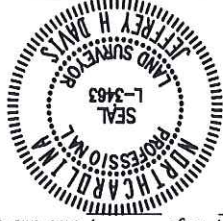
TURNING POINT SURVEYING PLLC



4113 JOHN S. RABOTEAU WYND
 RALEIGH, NORTH CAROLINA 27612
 FAX (800)948-0213 PH (919)781-0234
 License No: P-0121

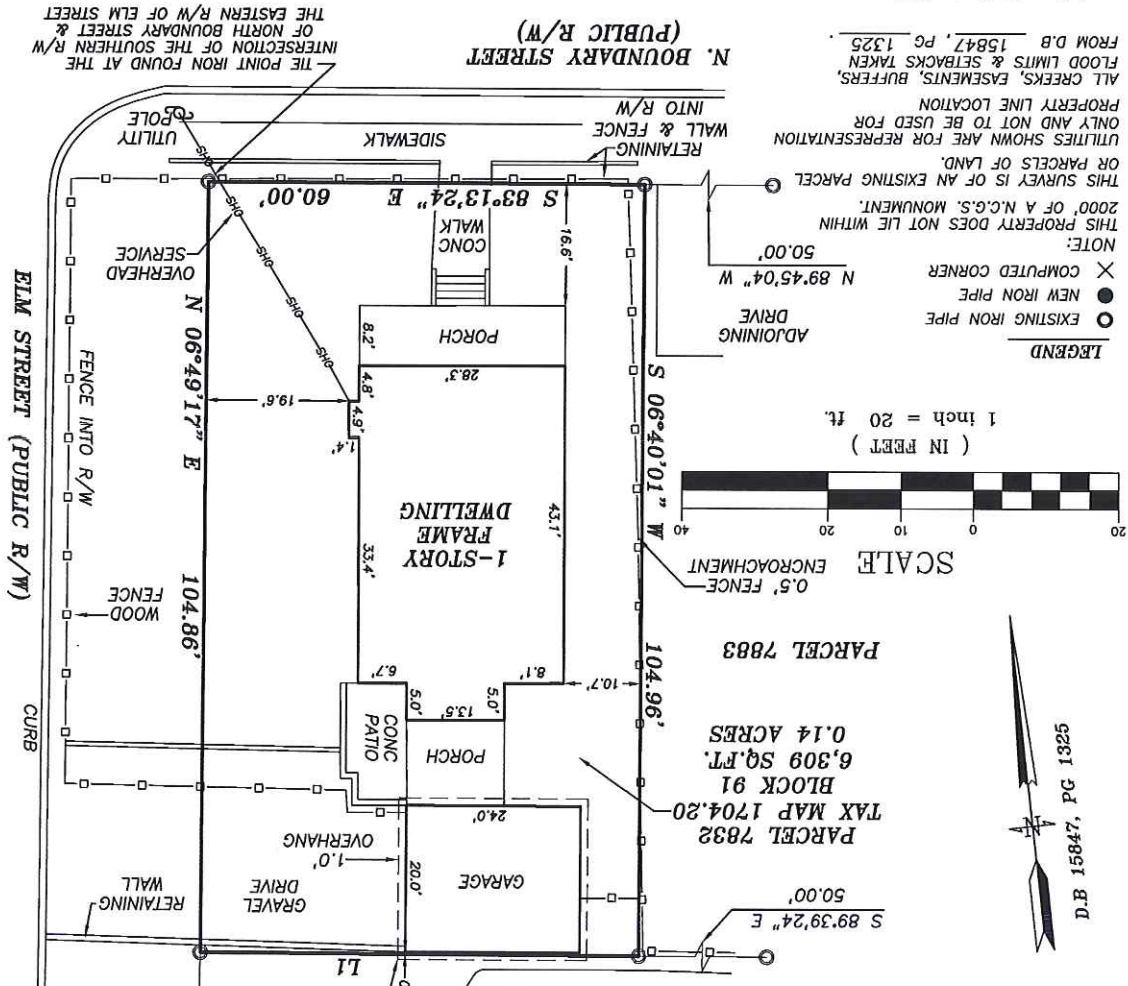
FAYE KAMRANI
 PARCEL 7832
 TAX MAP 1704.20, BLOCK 91
 600 N. BOUNDARY STREET
 RALEIGH NORTH CAROLINA
 DWG. NO. A-19346
 DATE: 07-07-2015
 SCALE: 1" = 20'

C.N. = 22891
 B.O.M. D.B. 15847
 PAGE 1325
 WAKE CO. REG.



Signed _____
 2015
 Witness my original signature, registration number and seal this
 7TH day of JULY

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____ Page _____; that this map was prepared in accordance with G.S. 47-30 amended.



FLOOD CERTIFICATION
 THIS WILL CERTIFY THAT THE SUBJECT PROPERTY () IS OR (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.
 370243 1704 J
 COMMUNITY # PANEL SUFFIX
 PARCEL 7755
 L1 N 83°07'44" W 60.28'
 L1 S 00°17'37" W 50.00'
 L1 S 89°39'24" E 50.00'

Holly Springs, NC 27540
(o) 919-552-9813
(f) 919-887-2255
(c) 919-868-1449
e-mail – bentondewar@aol.com

April 19, 2011

Jeffrey & Marie Scheuring
530 Elm Street
Raleigh, NC 27604

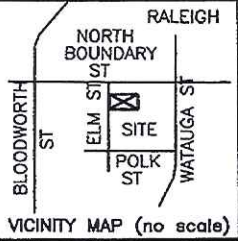
RE :
Amy R. Hall Property
600 N. Boundary Street
Raleigh, NC 27604

Mr. & Mrs. Scheuring,

It was discovered that the garage overhang belonging to Mrs. Amy R. Hall is encroaching onto your property by approximately 0.8 feet. The garage itself is not encroaching but is only 1-2 inches on Mrs. Hall's lot. I would suggest that you notify her to express your concern as to the overhang encroachment. I will mail her a copy of this letter and a copy of the survey showing the encroachment, and mail you one as well. If you have any questions, need any additional documentation or other, please contact me. She should be told in writing that any improvements to the garage, additional permits or remodeling will not be acceptable and the garage will need to be modified to clear the encroachment.

Sincerely,
Benton Dewar
Benton Dewar, PLS

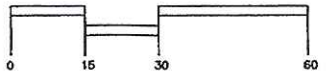




NOTES
 AREA BY COORDINATES
 THIS LOT IS NOT LOCATED IN A FEMA MAPPED
 FLOOD HAZARD AREA. FEMA MAP # 3720170400J;
 ZONE X; EFF. DATE 5/2/06.
 SUBJECT TO ABOVE AND OR UNDERGROUND
 UTILITIES AND OR EASEMENTS.

LEGEND
 EIP - EXISTING IRON PIPE
 R/W - RIGHT OF WAY
 D.B. - DEED BOOK
 WM - WATER METER
 C/O - SEWER CLEANOUT
 UP - UTILITY POLE
 HVAC - HEAT/AC UNIT
 GM - GAS METER

PHYSICAL SURVEY FOR
JEFFREY & MARIE SCHEURING
 530 ELM STREET, RALEIGH, NC 27604
 DEED BOOK 8646 PAGE 408
 PIN # 1704917755
 RALEIGH TOWNSHIP
 WAKE COUNTY - NORTH CAROLINA
 SCALE : 1" = 30' - FEB. 17, 2011



BENTON DEWAR & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR
 6920 HONEYCUTT ROAD
 HOLLY SPRINGS, NC 27540
 (919)-552-9813



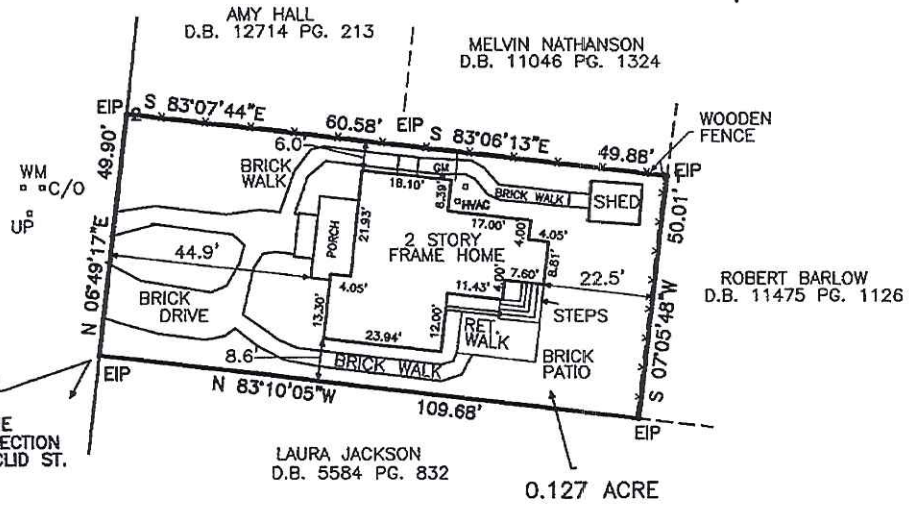
I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER
 MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
 SUPERVISION; THAT THE RATIO OF PRECISION IS 1: 10,000
 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES
 PLOTTED FROM INFORMATION FOUND IN BOOK _____
 PAGE _____; THAT THIS PLAT DOES NOT MEET SIZE REQUIREMENTS
 FOR RECORDING IN THE REGISTER OF DEEDS, PER G.S. 47-30 AS AMENDED.
 LICENCE NUMBER AND SEAL THIS 18 DAY OF FEB 2011

Benton W. Dewar
 PROFESSIONAL LAND SURVEYOR L-3040

THIS PLAT IS OF A BOUNDARY SURVEY OF AN EXISTING
 PARCEL OF LAND THAT IS REGULATED BY A COUNTY OR
 MUNICIPALITY ORDINANCE THAT REGULATES PARCELS OF LAND.

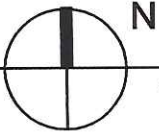
ELM STREET
 66' PUBLIC R/W

S 29°14'23"W
 90.94'
 TIE LINE TO THE
 CENTERLINE INTERSECTION
 OF ELM ST & EUCLID ST.

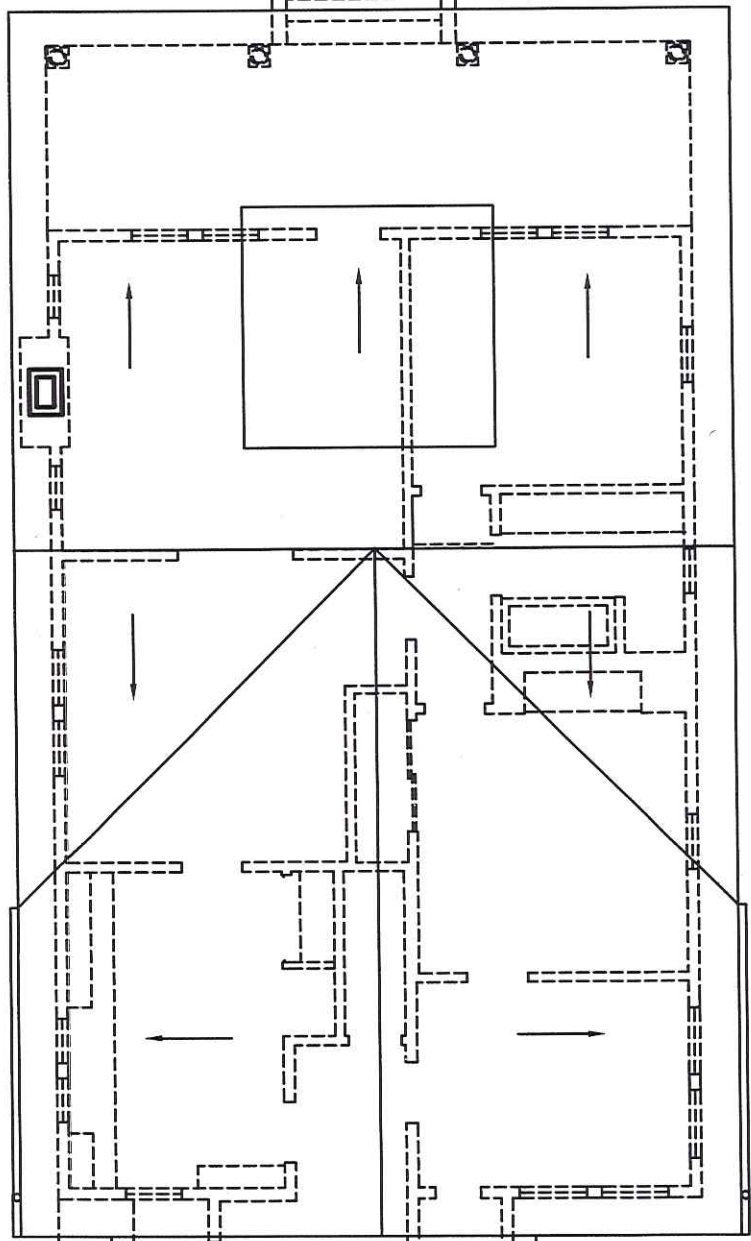


11-29s
 530ELM\11\600

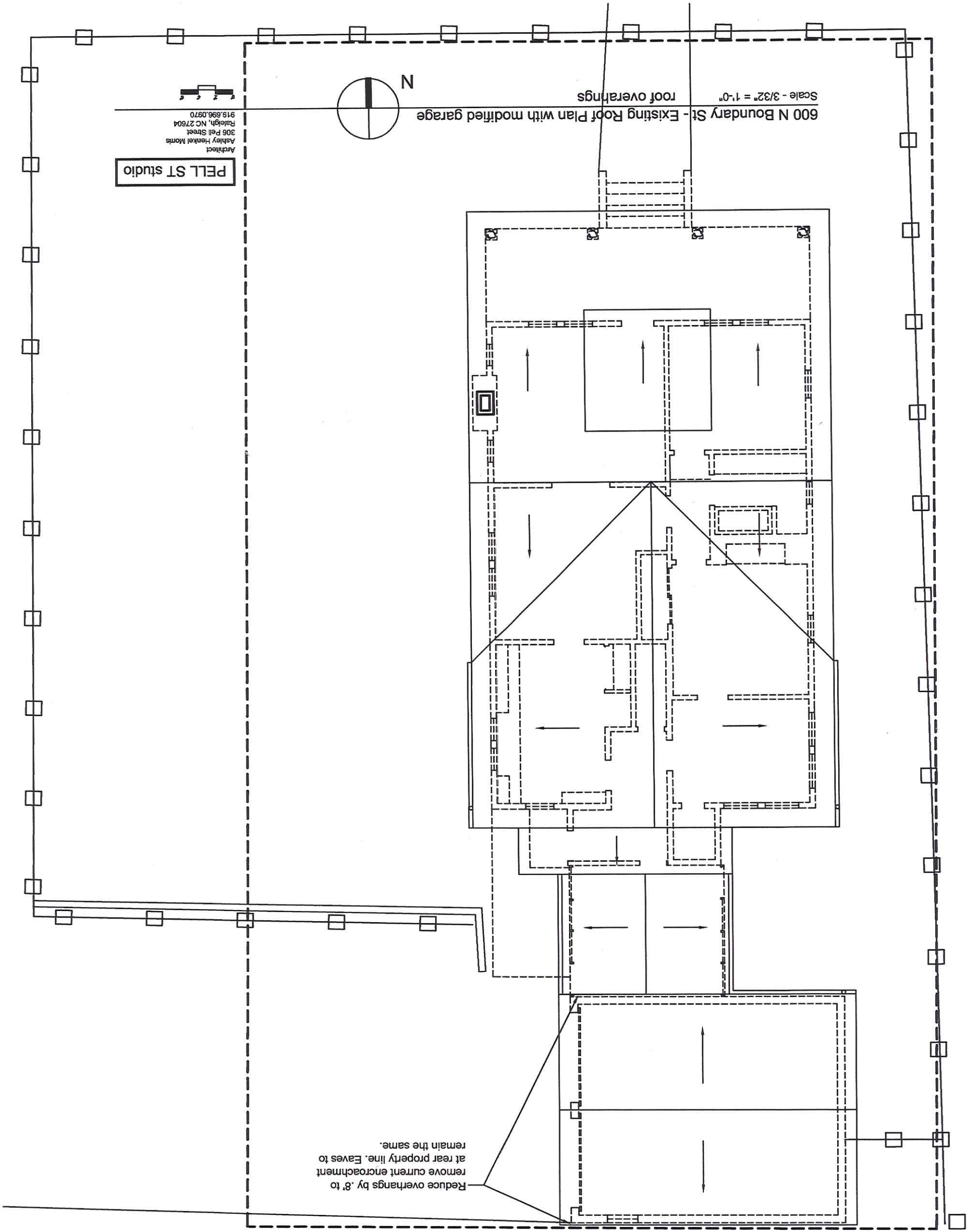
PELL ST studio
Architect
Ashley Henkel Morris
308 Pell Street
Raleigh, NC 27604
919.896.0970

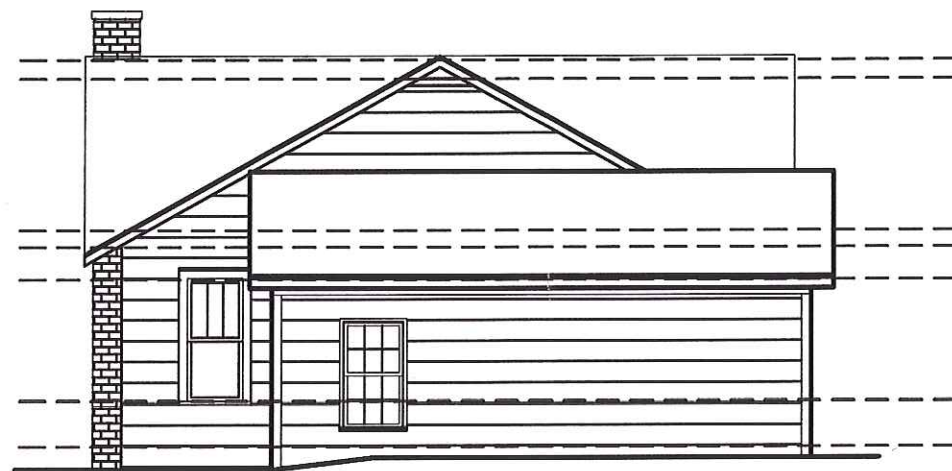


600 N Boundary St - Existing Roof Plan with modified garage
Scale - 3/32" = 1'-0"
roof overhangs



Reduce overhangs by .8' to
remove current encroachment
at rear property line. Eaves to
remain the same.





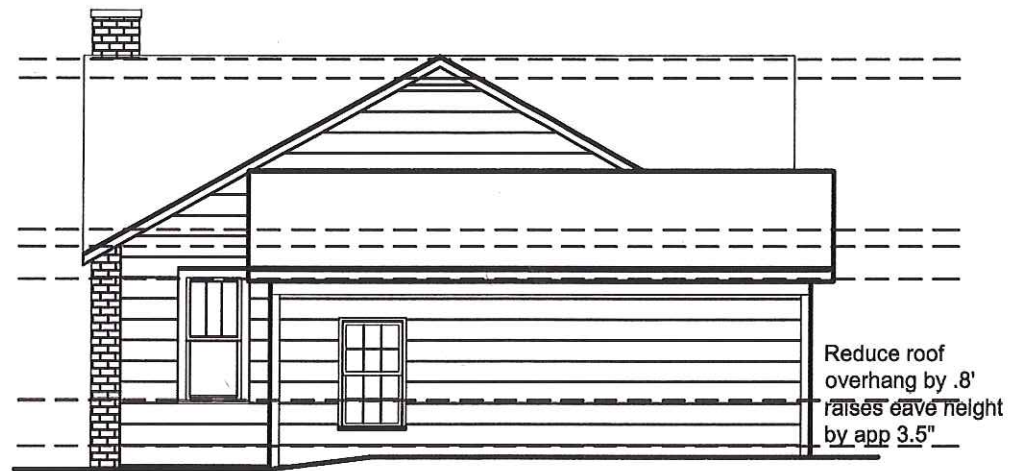
600 N Boundary St - Existing Rear Elevation

Scale - 3/32" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970





600 N Boundary St - Existing Rear Elevation w/ reduced
Scale - 3/32" = 1'-0" garage overhangs

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970





600 N Boundary St - Existing Side Elevation

Scale - 3/32" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970





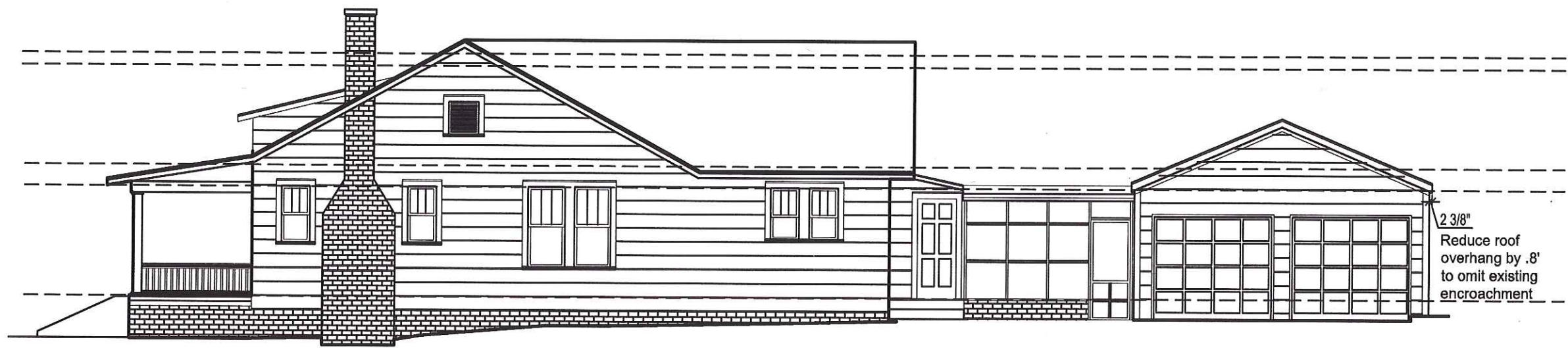
600 N Boundary St - Existing Side Elevation with reduced garage overhangs

Scale - 3/32" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

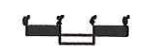




600 N Boundary St - Existing Elm St Side Elevation with reduced garage overhangs
Scale - 3/32" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



Tully, Tania

From: Band, Daniel
Sent: Friday, July 24, 2015 11:07 AM
To: pkhosra@ncsu.edu
Cc: Tully, Tania
Subject: Minor Work COA - 600 N Boundary St

Pavand: Thank you for submitting a Minor Work COA application for 600 N Boundary St. I've reviewed the application and have one comment. Additional materials may be sent in via email.

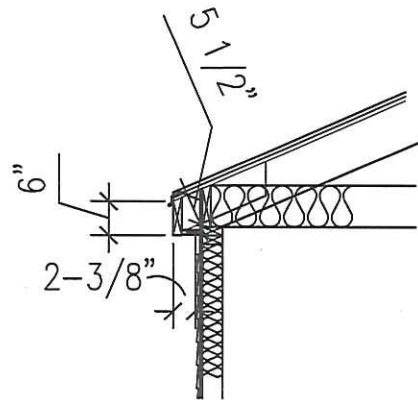
- Please send in a detailed drawing of the new eave.

Thank you,

Daniel

Daniel Band, Planner I
Long Range Planning Division
Raleigh Planning Department
919-996-2180 - OEP, 2nd Floor

Revd 7/24/15



PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

600 N Boundary St - New Eave Detail for reduced overhangs at Garage

Scale - 3/8" = 1'-0"

