



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

311 E LANE STREET

Address

OAKWOOD

Historic District

Historic Property

185-16-MW

Certificate Number

11-17-2016

Date of Issue

05-17-2017

Expiration Date

Project Description:

- Remove dead, diseased or dangerous tree that is also damaging historic property;
- plant replacement tree

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.

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



**DEVELOPMENT
SERVICES
DEPARTMENT**

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



<input checked="" type="checkbox"/> Minor Work (staff review) – 1 copy <input type="checkbox"/> Major Work (COA Committee review) – 10 copies <ul style="list-style-type: none"> <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;">For Office Use Only</p> Transaction # <u>492161</u> File # <u>185-16-MW</u> <i>Paid credit card</i> Fee <u>29.00</u> Amount Paid <u>\$29.00</u> Received Date <u>10/24/2016</u> Received By <u>Pam Best</u> <i>Complete 11/4/16</i>
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Property Street Address	<u>311 East Lane / 309 W. Person</u>	
Historic District	<u>Oakwood</u>	
Historic Property/Landmark name (if applicable)		
Owner's Name	<u>Anne Hunter / Jane Rabil</u>	
Lot size	(width in feet) <u>40'</u>	(depth in feet) <u>56'</u>

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 ([Label Creator](#)).

Property Address	Property Address

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 5/17/17. 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 Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) *[Handwritten Signature]* Date 11/17/16

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" 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.					
<u>Minor Work (staff review) – 1 copy</u>					
<u>Major Work (COA Committee review) – 10 copies</u>					
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.)	<input type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input type="checkbox"/>				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input type="checkbox"/>				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>			
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.	<input type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing existing and proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet. 	<input type="checkbox"/>	<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). Use the <u>Label Creator</u> to determine the addresses.	<input type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input type="checkbox"/>				

Little, Kyle

From: Little, Kyle
Sent: Wednesday, October 26, 2016 11:43 AM
To: 'vondosterinc@gmail.com'
Cc: Tully, Tania
Subject: Minor COA: 311 East Lane St.

Hi,

I am in the process of reviewing your Minor Work Certificate of Appropriateness (COA) application materials. Before your application can be considered complete I will need some additional items. Please provide:

- A photo that better shows the lean of the tree. Your claim is not disputed, but in the photos provided, the tree looks fine.
- If the tree is not clearly dead, diseased, or dangerous a written statement from an arborist certified by the International Society of Arboriculture regarding the health of the tree is needed.
- The location of the tree that is going to be removed on a physical survey.
- The proposed replacement tree species and where it will be located on the property.
- A photo that gives the visual aspect of the front of the house for case record as well as the tree in context with the streetscape.

Thanks,

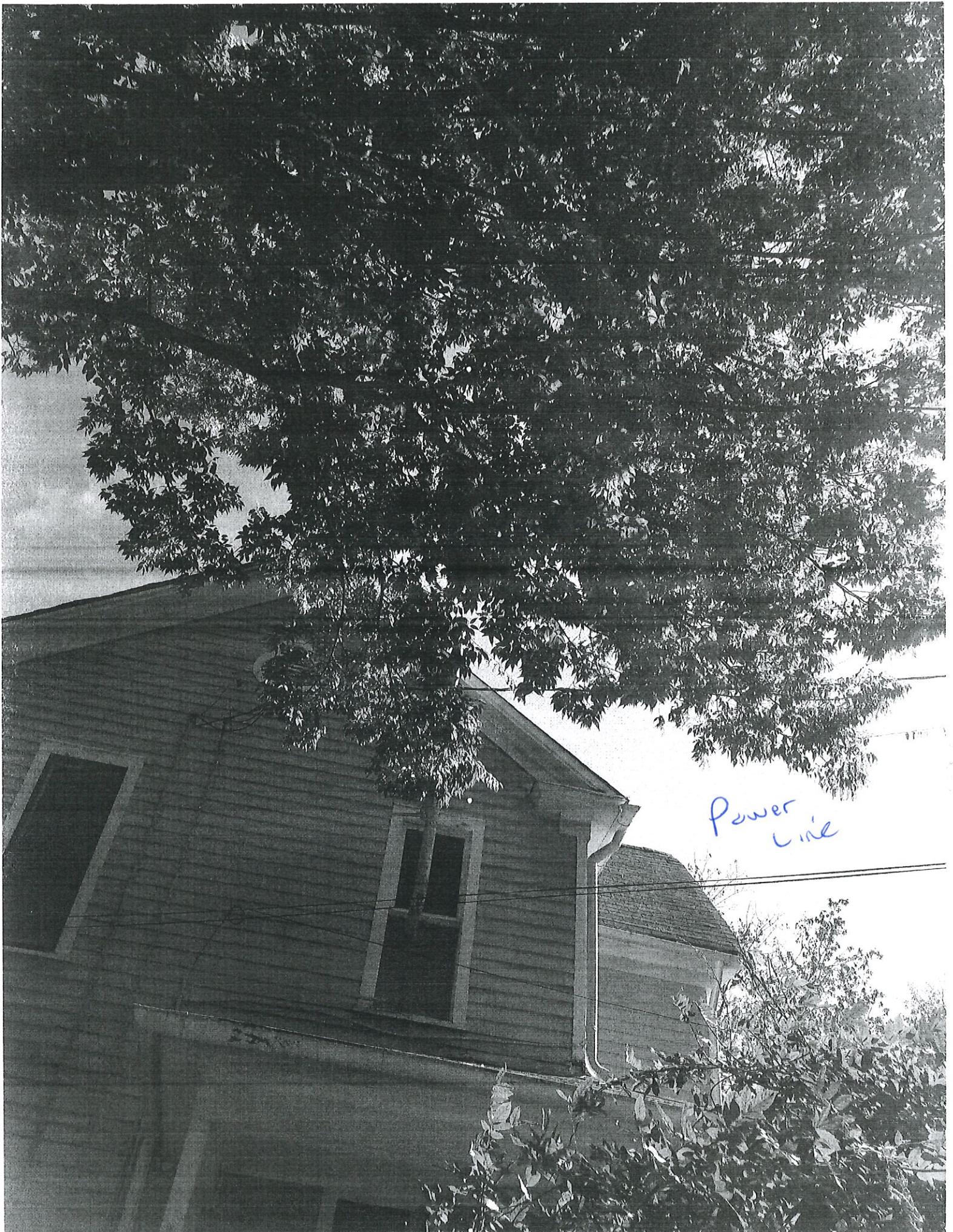
Kyle Little
Planner 1
Raleigh Department of City Planning
One Exchange Plaza, Suite 300
Raleigh NC, 27601
919-996-2180
<http://www.raleighnc.gov>

wall

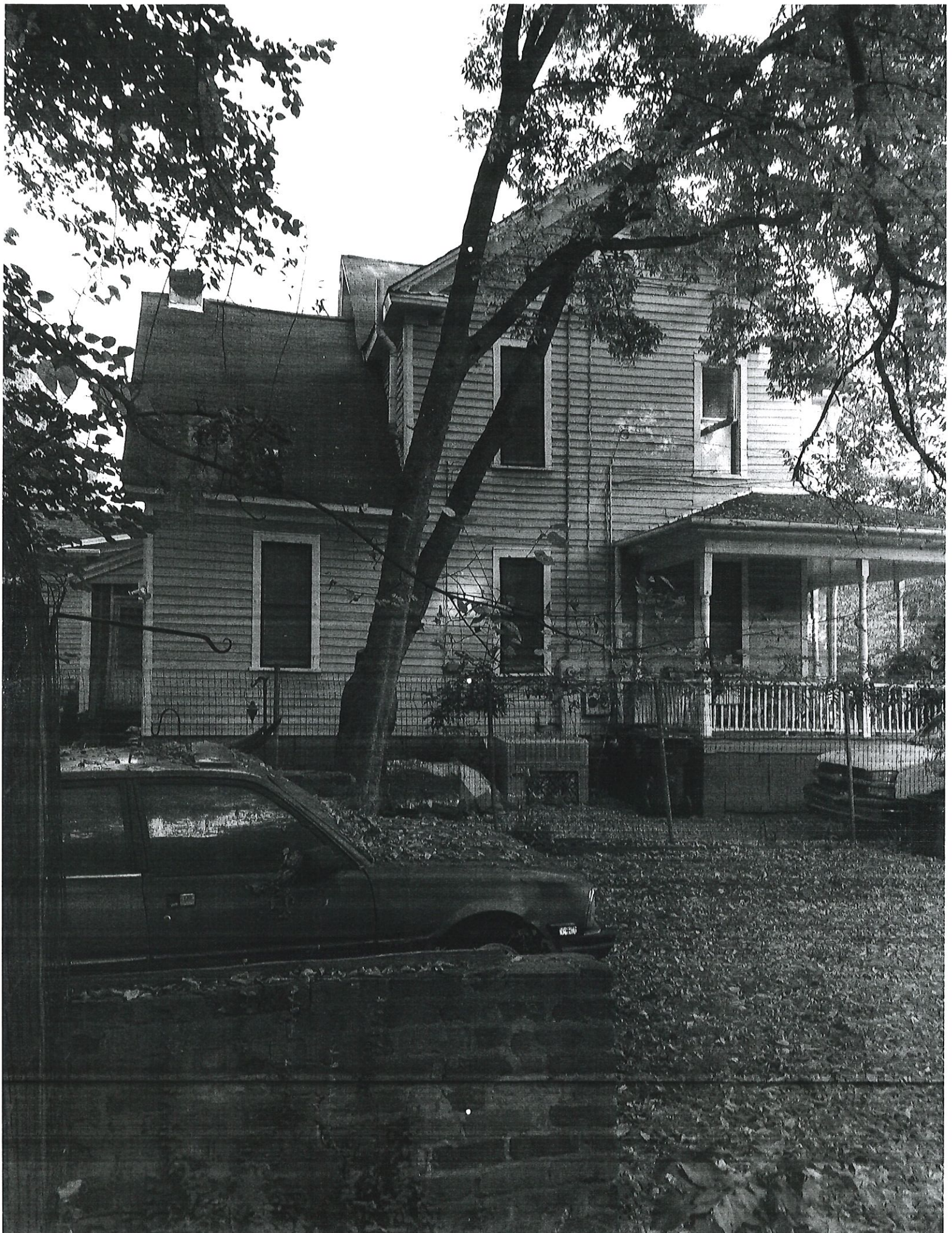


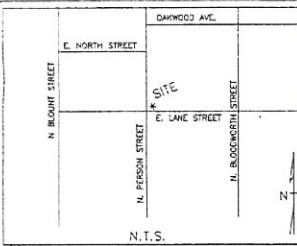
LEON





Power
Line





- LEGEND:**
- EP (circle with dot) EXISTING IRON PIPE
 - WM (circle with cross) WATER METER
 - PP (circle with horizontal line) POWER POLE
 - IP (circle with vertical line) IRON PIPE SET
 - MNF (circle with diagonal line) MUD NAIL FOUND
 - EF (circle with diagonal line) EXISTING FENCE
 - XXX ADDRESS

- REFERENCES:**
- DB 174, PG 283
 - BM 1990, PG 1005
 - DH 581, PG 283
 - DH 10704, PG 277
 - DB 8230, PG 2119

I, THE UNDERSIGNED PLANNING AND DEVELOPMENT OFFICER OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDATION AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE 24th day of 11/2016, APPROVED THIS MAP OR PLAT AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.

Ken A. Bowas
PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

- NOTE:**
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 2. THIS PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD THAT A TITLE SEARCH MAY DISCOVER.
 3. AREA CALCULATED BY COORDINATE METHOD.
 4. DASHED LINES HAVE NOT BEEN SURVEYED BY THIS OFFICE AND WERE DRAWN FROM REFERENCES SHOWN.
 5. ALL DOMESTIC SERVICES, FIRE LINES, AND PRIVATE MAINS MUST BE INSTALLED ENTIRELY ON THE LOT FOR WHICH IT SERVES.
 6. THIS PROPERTY IS EXEMPT FROM STORMWATER MANAGEMENT CONTROLS VIA 9.2.C.A.3 PER TC-6-15.

ASSEMBLED JUDICIAL NORTH NORTH
DB 8230, PG 2119

PROPERTY OWNER CERTIFICATE

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE AND THAT THE DEDICATOR(S) HEREBY AGREE TO WARRANT AND DEFEND THE TITLE AGAINST ANY CLAIMS OF ALL PERSONS WHOSOEVER EXCEPT AS SPECIFICALLY LISTED HEREIN AND THAT BY RECORDING THIS PLAT OR MAP I (WE) DO IRREVOCABLY DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY, PARKS AND GREENWAYS (AS THOSE INTERESTS ARE DEFINED IN THE CITY CODE) AND AS THE SAME ARE SHOWN ON THE PLAT FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO USE AND UPON ACCEPTANCE THEREOF, IN ACCORDANCE WITH ALL CITY POLICES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH, FOR THE BENEFIT OF THE PUBLIC PROVIDED ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE NOT SPECIFICALLY LABELED CITY OF RALEIGH OR PUBLIC ARE NOT MADE TO THE CITY OF RALEIGH, BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT.

BOOK NO: _____
PAGE NO: _____

SIGNATURES OF PROPERTY OWNERS:

Anne Fleming Hunter
ANNE FLEMING HUNTER
Jane Fleming Rabl
JANE FLEMING RABL



STATE OF NORTH CAROLINA
COUNTY OF Wake

I CERTIFY THAT THE FOLLOWING PERSON PERSONALLY APPEARED BEFORE ME THIS DAY, HE ACKNOWLEDGING TO ME THAT HE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

PROPERTY OWNER: ANNE FLEMING HUNTER
DATE: 06/17/2016, 2016.

Vitalia Schumacker
NOTARY PUBLIC
MY COMMISSION EXPIRES: DECEMBER 13 2019



STATE OF NORTH CAROLINA
COUNTY OF Chatham

I CERTIFY THAT THE FOLLOWING PERSON PERSONALLY APPEARED BEFORE ME THIS DAY, HE ACKNOWLEDGING TO ME THAT HE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

PROPERTY OWNER: JANE FLEMING RABL
DATE: 06/20/2016, 2016.

Joy
NOTARY PUBLIC
MY COMMISSION EXPIRES: 03/03/2021



THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

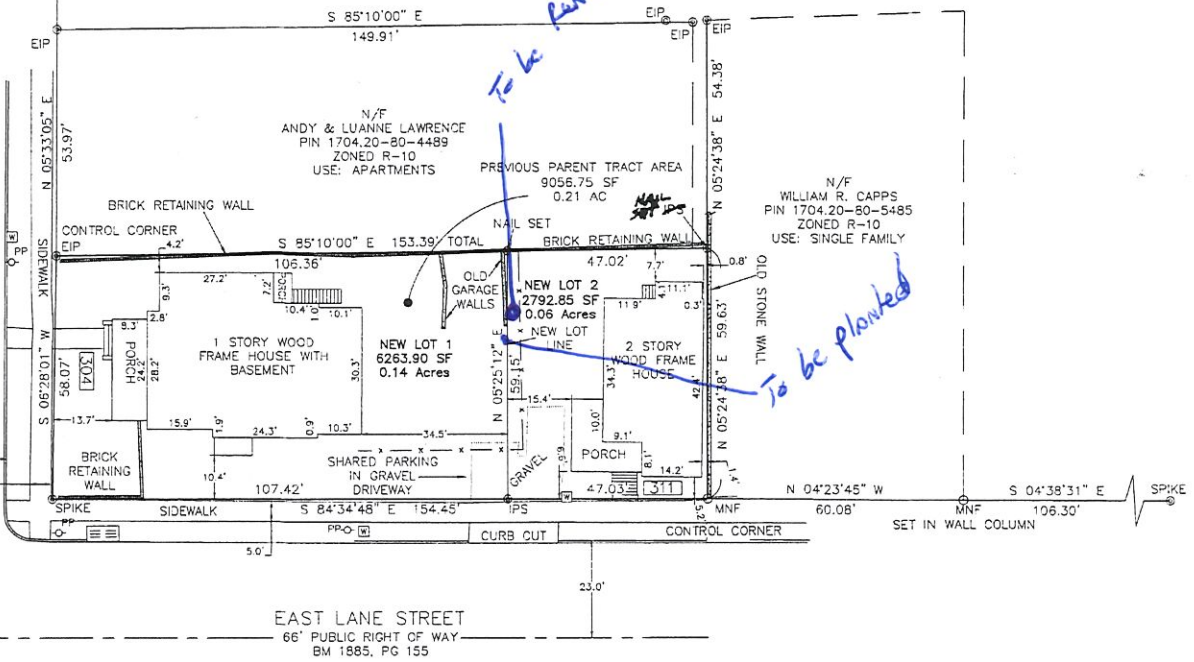
I, MICHAEL P. TUTT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION NOTED ON PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 30 DAY OF JUNE, A.D., 2016.

Michael P. Tutt
SURVEYOR: MICHAEL P. TUTT
REGISTRATION NUMBER L-4443



WAKE COUNTY, NC 182
LAURA M RIDDICK
REGISTERED OF DEEDS
PRESENTED & RECORDED ON
08/04/2016 16:36:24
BOOK: BH2016 PAGE: 01182

BM2016 PG1182



ANGLE RIGHT LAND SURVEYING, PLLC
SURVEYING THE PAST AND THE FUTURE TODAY
919-810-4324
633 HARDING STREET RALEIGH, NC 27604
REG. LIC. # 3444

FLEMING PROPERTY SUBDIVISION
PIN: 1704-20-80-4473
RALEIGH TOWNSHIP, RALEIGH, WAKE COUNTY, N.C.
OWNER: ANNE FLEMING HUNTER & JANE FLEMING RABL

DRAWN BY: MPT	ZONED: R-10, HOD-G
SCALE: 1"=20'	JOB#: 15_166
DATE OF SURVEY: 9-24-15	TRANSACTION #: 15166 473740
SHEET 1 OF 1	S-67-15 A-3-74

THIS PLAT IS NOT TO BE RECORDED AFTER 10 DAY OF Aug 2016. ONE (1) COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS IN OUT OF THE CITY LIMITS.













Little, Kyle

From: Little, Kyle
Sent: Thursday, November 03, 2016 2:57 PM
To: vondosterinc@gmail.com
Subject: Minor COA: 311 East Lane St

Hi Mr. Doster,

Thank you for the documents, there are however still additional required materials before your application can be considered complete. The physical survey must show the location of the tree that is going to be removed and where the replacement tree will be located. Additionally what species will the proposed replacement tree be? Without a replacement tree you will be required to submit a Major Work COA and schedule a hearing before the RHDC. A photo is also needed that gives a visual aspect of the front of the house for case record. Finally a photo is also needed that better shows the lean of the tree, I know that in our prior conversation you said there was difficulty documenting this, just try your best. I will add the letter from Tidwell's Tree Service to the case record.

Regards,

Kyle Little
Planner 1
Raleigh Department of City Planning
One Exchange Plaza, Suite 300
Raleigh NC, 27601
919-996-2180
<http://www.raleighnc.gov>

Little, Kyle

From: VonDoster LLC <vondosterinc@gmail.com>
Sent: Thursday, November 03, 2016 12:55 PM
To: Little, Kyle
Subject: 311 East Lane St. Minor COA
Attachments: Tidwell's Tree Service Arborist Consultation Letter 11-2-16.pdf; FINAL-BM2016-1182.pdf; 311 E Lane St IMAPS.pdf

Hi Kyle,

Bob Doster asked me to send you the attached documents regarding the removal of a tree at 311 East Lane St.

You may contact him via email at this email address or via phone at (919) 264-0712.

Thank you!

Eva Alexander
VonDoster Restoration & Construction, LLC

Tidwell's Tree Service
Leslie Tidwell, Owner
ISA Certification #: SO5750-A
2709 Old Milburnie Rd.
Raleigh, NC 27604
(919) 771-7396

November 2, 2016

VonDoster Restoration & Construction, LLC

Attn: Bob Doster

311 East Lane St

Raleigh, NC 27601

(919) 264-0712

Re: Hackberry Tree Consultation

Dear Mr. Doster,

I am writing you per your request regarding the consultation of a Hackberry Tree. My recommendation is to remove the tree considering the following conditions:

- Heaving root system
- Heavy lean
- Heavy biased canopy

I appreciate the opportunity to do business with you and look forward to hearing from you if you have any questions or concerns.

Sincerely,

Leslie Tidwell

Little, Kyle

From: VonDoster LLC <vondosterinc@gmail.com>
Sent: Friday, November 04, 2016 12:01 PM
To: Little, Kyle
Subject: Re: Minor COA: 311 East Lane St

Hi Kyle,

Thanks for meeting with me this morning. If Tania requires a tree be planted in place of the removed tree, We would like to plant a Kousa Dogwood (*Cornus kousa*). We picked this tree from the small tree list provided by the City of Raleigh. It should not grow into the overhead power lines.

Please contact me if you need anything else.

Best,

Bob Doster
VonDoster Restoration & Construction, LLC
919.264.0712

On Thu, Nov 3, 2016 at 2:57 PM, Little, Kyle <Kyle.Little@raleighnc.gov> wrote:

Hi Mr. Doster,

Thank you for the documents, there are however still additional required materials before your application can be considered complete. The physical survey must show the location of the tree that is going to be removed and where the replacement tree will be located. Additionally what species will the proposed replacement tree be? Without a replacement tree you will be required to submit a Major Work COA and schedule a hearing before the RHDC. A photo is also needed that gives a visual aspect of the front of the house for case record. Finally a photo is also needed that better shows the lean of the tree, I know that in our prior conversation you said there was difficulty documenting this, just try your best. I will add the letter from Tidwell's Tree Service to the case record.

Regards,

Kyle Little

Planner 1
Raleigh Department of City Planning
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