



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

317 S BOYLAN AVENUE

Address

BOYLAN HEIGHTS

Historic District

Historic Property

119-17-MW

Certificate Number

07-14-2017

Date of Issue

1-14-2018

Expiration Date

Project Description:

- Removal of two dead/diseased/dangerous trees
- Planting three new trees

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 <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> <p>Transaction # <u>521092</u></p> <p>File # <u>119-17-MW</u></p> <p>Fee _____</p> <p>Amount Paid <u>\$29</u></p> <p>Received Date _____</p> <p>Received By _____</p>
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Property Street Address 317 South Boylan Ave.

Historic District Boylan Heights

Historic Property/Landmark name (if applicable) n/a

Owner's Name Adam & Jensen Zaytoun

Lot size 0.23	(width in feet) 60	(depth in feet) 168
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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 1/14/18. 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) *Miss Robb* Date 7/14/17

	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>			X		
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 checked="" type="checkbox"/>		X		
2. Description of materials (Provide samples, if appropriate)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			X
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		X		
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			X
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 checked="" type="checkbox"/>			X
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 checked="" type="checkbox"/>			X
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>		X		

\$29

Robb, Melissa

From: Adam Zaytoun <adam.zaytoun@gmail.com>
Sent: Thursday, July 13, 2017 12:30 PM
To: Robb, Melissa
Subject: Re: Tree removal COA application
Attachments: Proposed replacement tree specimens.pdf; 317 S Boylan Ave - Site Sketch.pdf; Dead decaying Bradford Pear and Mulberry.pdf

Melissa,

Per your recommendation, please take off the crape myrtles from this COA application.

Attached are the following requested items:

- Color images of the dead/decaying Bradford Pear and Mulberry trees to be removed per arborist's recommendation
- Site sketch showing locations of trees to be removed and replacement trees
- Color images of proposed replacement tree specimens

Please let me know if you have any questions. Thank you for your time.

Kind regards,

Adam Zaytoun
(919) 673-6326
adam.zaytoun@gmail.com

On Thu, Jul 13, 2017 at 10:17 AM, Adam Zaytoun <adam.zaytoun@gmail.com> wrote:
Hi Melissa- I just found your email in my spam folder! Please disregard my previous email. I will get to work on your requests and be in touch asap.

Thanks!

Adam Zaytoun
(919) 673-6326
adam.zaytoun@gmail.com

On Wed, Jul 12, 2017 at 12:08 PM, Robb, Melissa <Melissa.Robb@raleighnc.gov> wrote:

Adam,

As we discussed earlier today, in order for staff to be able to approve your proposal to remove the dead, diseased or dangerous trees on your property we will need to see what trees will be replanted and in what locations on your site. I've attached a pdf of another recent applicant's submission showing this kind of information presented in a simple sketch.

Since the crape myrtles are in the public right-of-way their removal will require a tree impact permit from the Urban Forestry office. After that has been granted you will need to provide that and a more thorough assessment of their condition in order to get the COA for their removal. (For your reference, in the attachment you will also see the arborist report that describes in detail the condition of the trees to be removed and why they are considered dead, diseased or dangerous. You might share this with the arborist so he can see the level of information needed.)

Given the urgency of removing the other two trees, I would encourage you to remove the crape myrtles from this COA application to that your COA is not waiting for that potentially longer process. You can state that is your preference in an email so that we can amend your application, should you agree with this recommendation.

Unfortunately, I have just learned that the NeighborWoods program is no longer taking donations as their program has been suspended. Given that, each tree that is removed must be replaced with a similar scale tree on your property. Given that you are removing a Bradford pear and a mulberry, their replacements can be medium- to large-scale trees of your choice.

For some recommended trees that are appropriate for this region, see the Trees Are Good website, which is managed by the ISA, the organization of certified arborists. You will also find a list of recommended trees from the City of Raleigh Parks, Recreation and Cultural Resources Department on page 63 of the City Tree Manual.

We also ask that you email the color photos you provided on your application so that we can include color copies with your application. The black and white prints do not illustrate the condition clearly.

I hope this information is helpful. We look forward to receiving your additional submission for this COA application, which can be via email if you prefer.

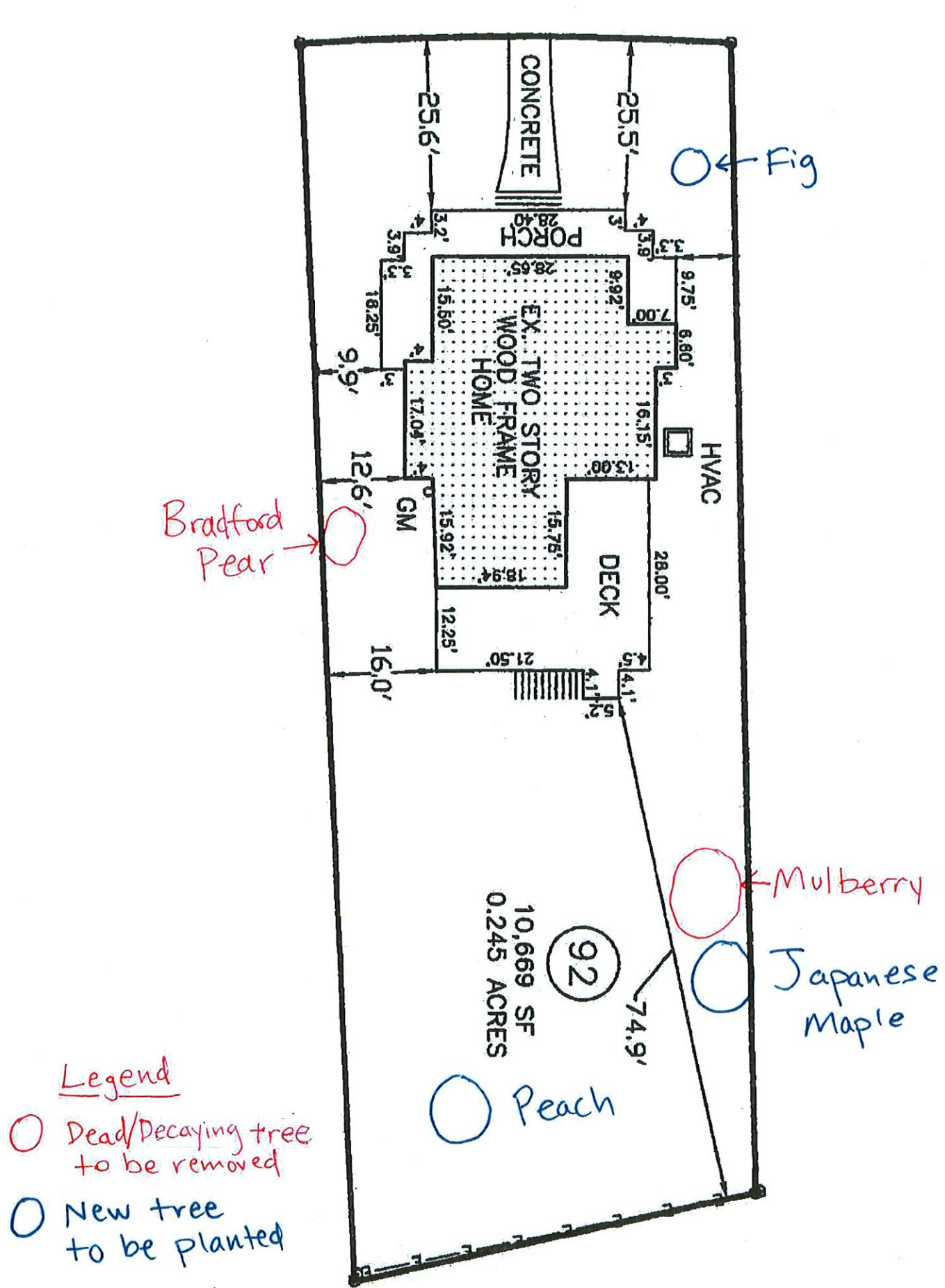
Best,

Melissa

Melissa Robb, Planner II
Raleigh Historic Development Commission

Raleigh Urban Design Center

One Exchange Plaza, Suite 300



Adam Zaytoun

From: Derek Mcconnachie <treesofcarolina@aol.com>
Sent: Friday, July 07, 2017 10:15 AM
To: adam.zaytoun@gmail.com
Subject: Hazardous trees

Hazardous tree evaluation:

Mr. Zaytoun,

For your consideration.

At the request of the customer I evaluated the current health and conditions of the trees on June 21st 2017, at 317 S. Boylan Ave, Raleigh, North Carolina.

I performed a ground-level, non- invasive assessment of the trees in the front and back yard. Based on a visual examination I identified three diseased and dying crape myrtles in the front yard. Also, along the right side of the house is a large Bradford pear that has extensive decay and a cavity in the trunk of the tree. In the backyard there is a dead mulberry tree.

The trees represent a high risk of failure due to the amount of the decay and disease in the trees. Removal of the trees is highly recommended.

Derek McConnachie
Certified arborist
License # SO-2835 exp.12/31/19
Trees of Carolina, LLC

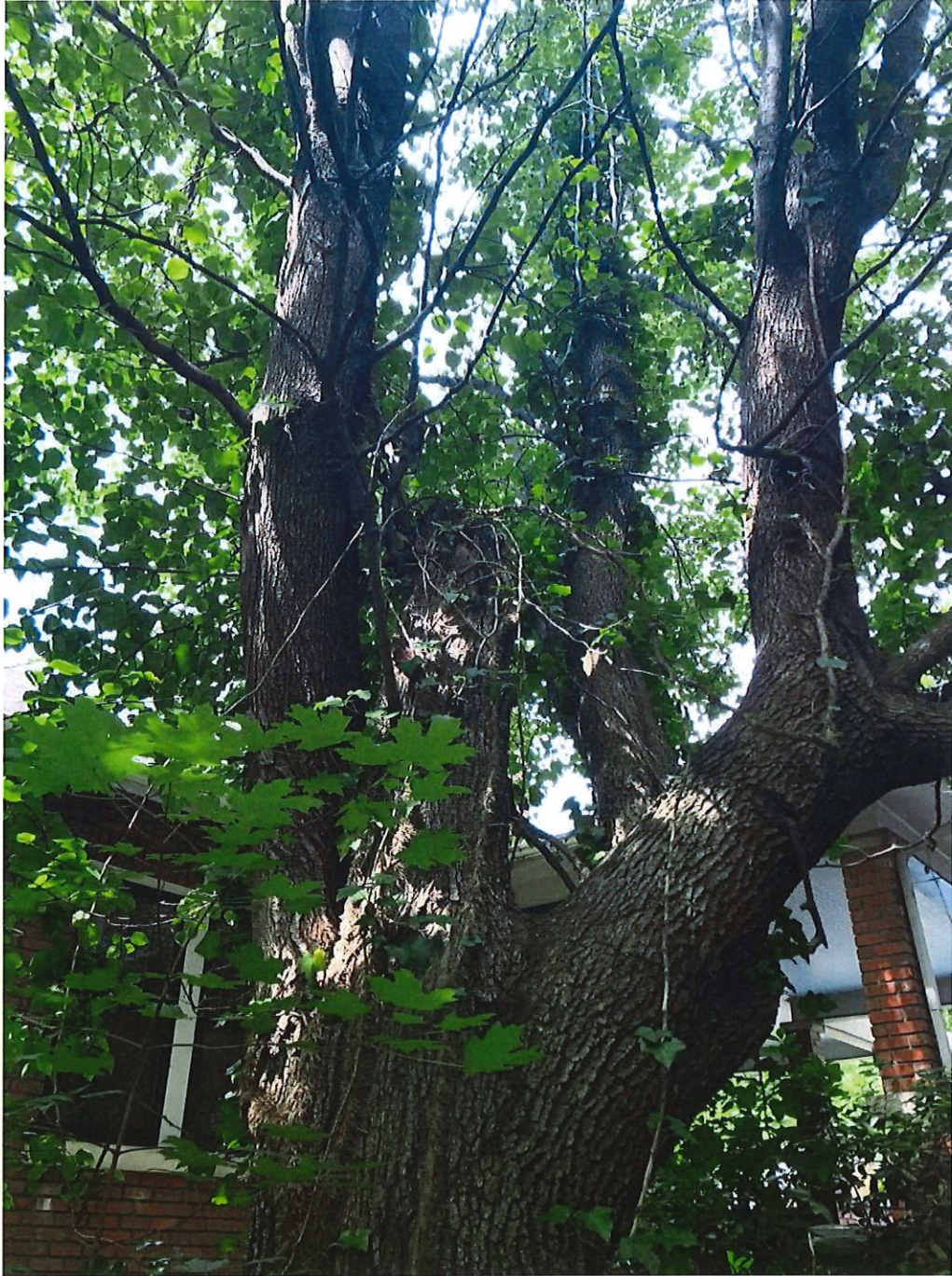


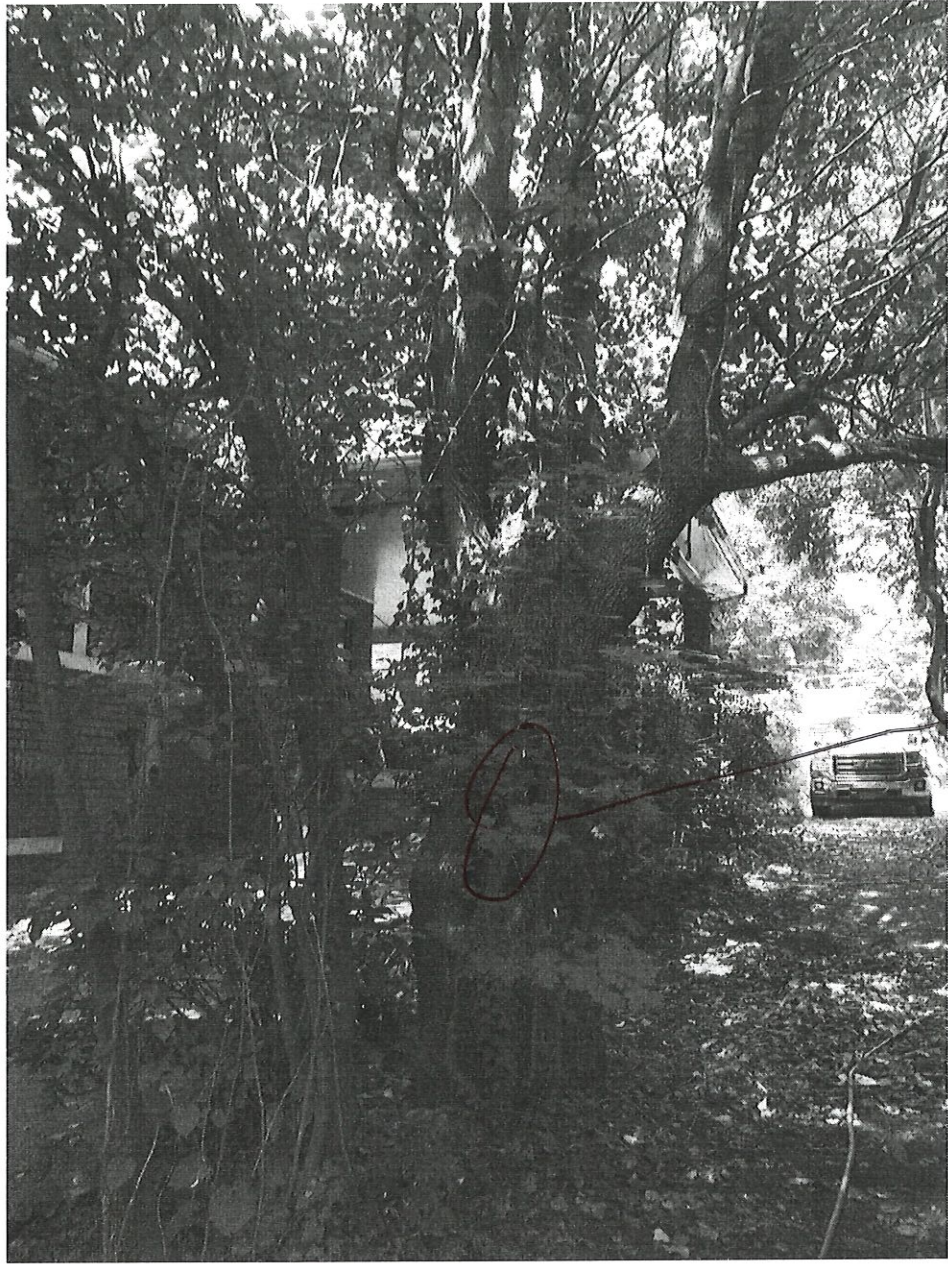


Bradford Pear



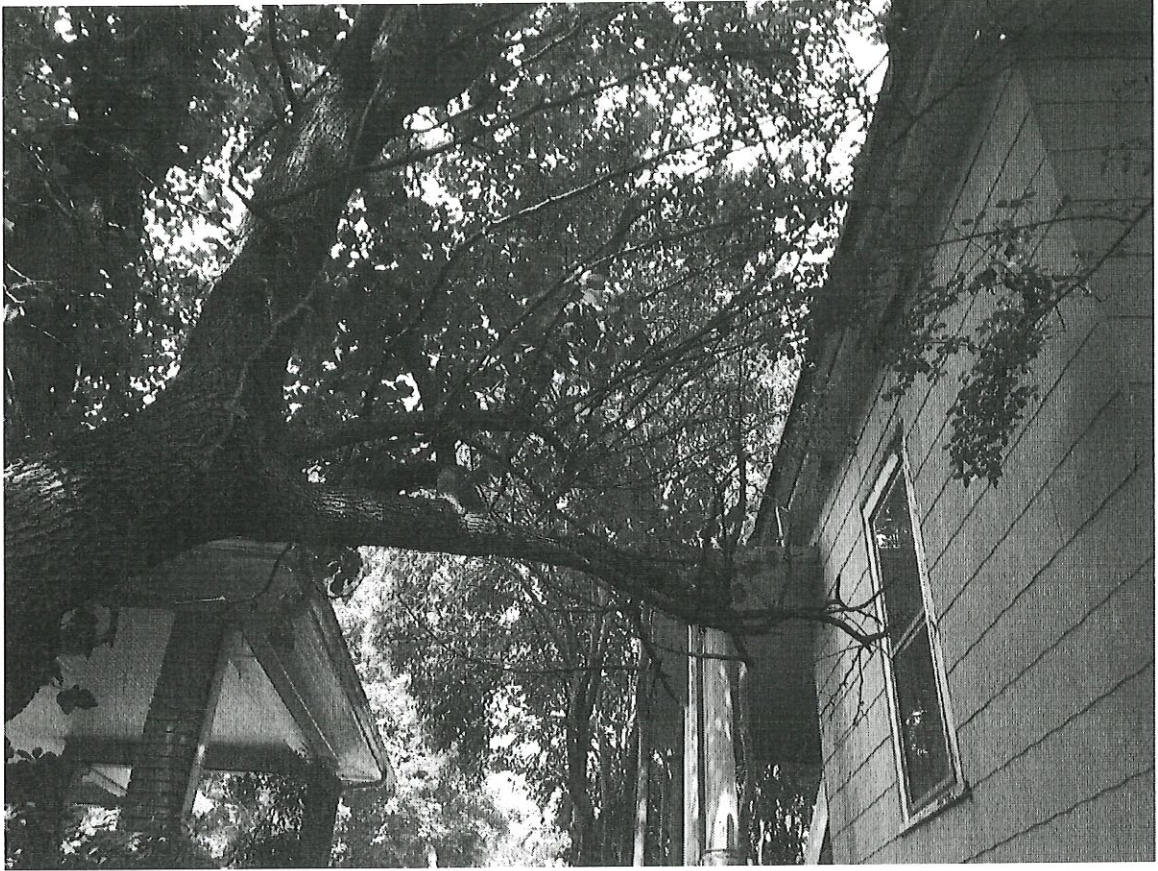
Bradford Pear





cavity
w/decay

Bradford Pear



Bradford Pear

Mulberry



Japanese Maple



Fig Tree



Peach Tree

