



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Plant dwarf mondo in front yard

807 W South St

Address

Boylan Heights

Historic District

Historic Property

COA-0075-2020

Certificate Number

5/21/2020

Date of Issue

11/17/2020

Expiration Date

This card must be kept posted 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

Ein Morton

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

Type or print the following:		
Applicant name: Sabrina Percher		
Mailing address: 807 W South Street		
City: Raleigh	State: NC	Zip code: 27603-2157
Date: May 15, 2020	Daytime phone #: 9197987003	
Email address: sabrina_percher@hotmail.com		
Applicant signature:		
Minor work (staff review) – one copy Major work (COA committee review) – ten copies Additions > 25% of building sq. footage New buildings Demolition of building or structure All other Post approval re-review of conditions of approval	Office Use Only Transaction #: _____ File #: COA-0075-2020 Fee: _____ Amount paid: _____ Received date: _____ Received by: _____ _____	
Property street address: 807 W South Street, Raleigh, NC, 27603-2157		
Historic district: Boylan Heights		
Historic property/Landmark name (if applicable):		
Owner name: Aram Amassian & Sabrina Percher		
Owner mailing address: 807 W South Street, Raleigh, NC, 27603-2157		

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address	Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Did you consult with staff prior to filing the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Office Use Only Type of work: <u>38</u> <hr/>
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Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
1.3 / P22	atures and pl	Front Yard Lawn

<p align="center">Minor Work Approval (office use only)</p> <p>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 <u>11/17/20</u>.</p> <p>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.</p> <p>Signature (City of Raleigh) <u>Collette R K</u> Date <u>05/21/20</u></p>
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Owners: Aram Amassian & Sabrina Percher
Address: 807 W South Street, Raleigh, NC, 27603
Neighborhood: Boylan Heights
Type of work: Front Yard Lawn

Description of Proposed Work

We moved to Boylan Heights last July 2019 and have not done any work to the front yard since moving in.

The front lawn is in extremely poor health and has been full of weeds ever since we moved into the house. We propose to remove the weeds, rework the soil and plant new lawn (Dwarf Mondo), which is suitable for North Carolina climate and soil.

Please find below the survey of our property, photos and plan.

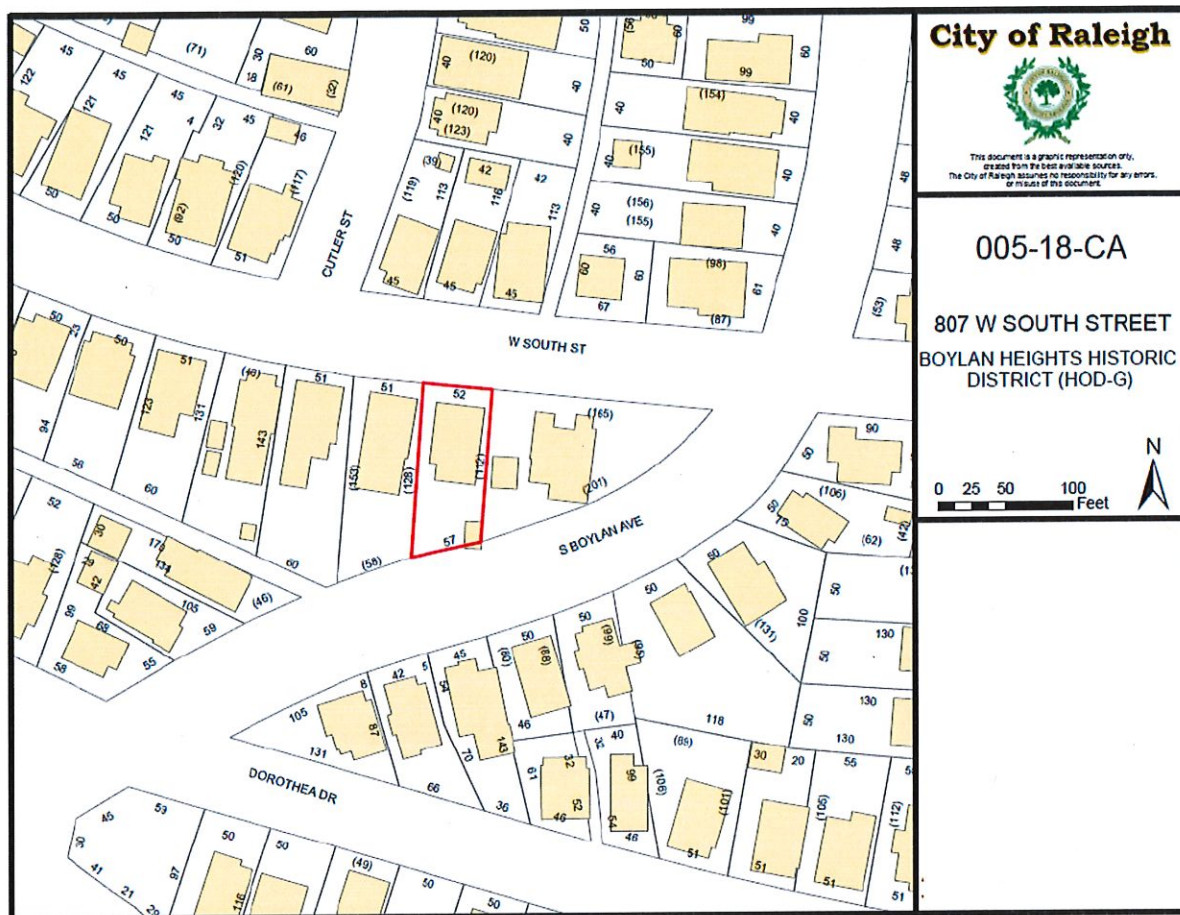
Should you have any questions about the landscape plan you could contact Susan Downing, landscape contractor and owner of Design Scapes, at 919-609-2454.

Sincerely,

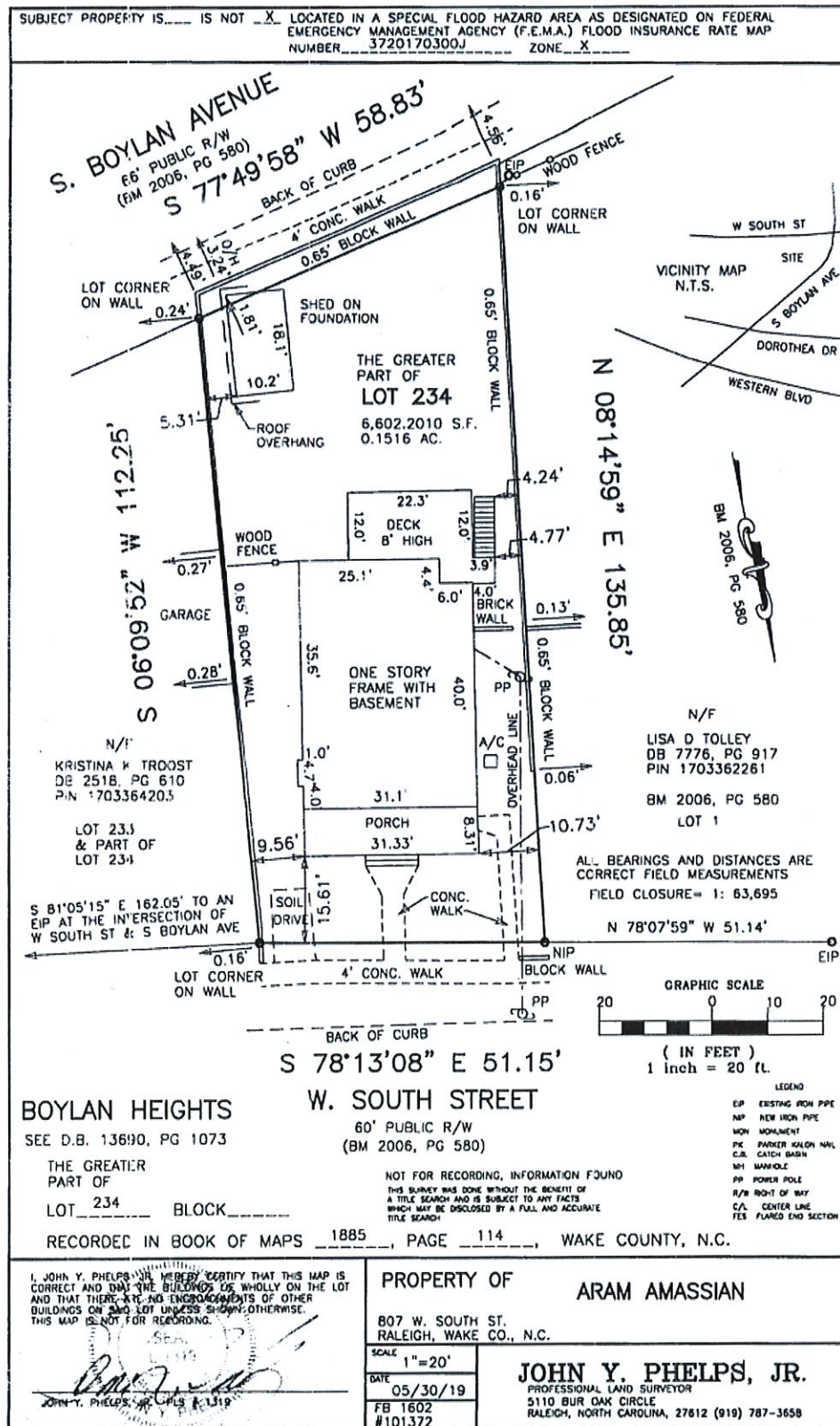


Sabrina Percher
Mobile number: 919-798-7003

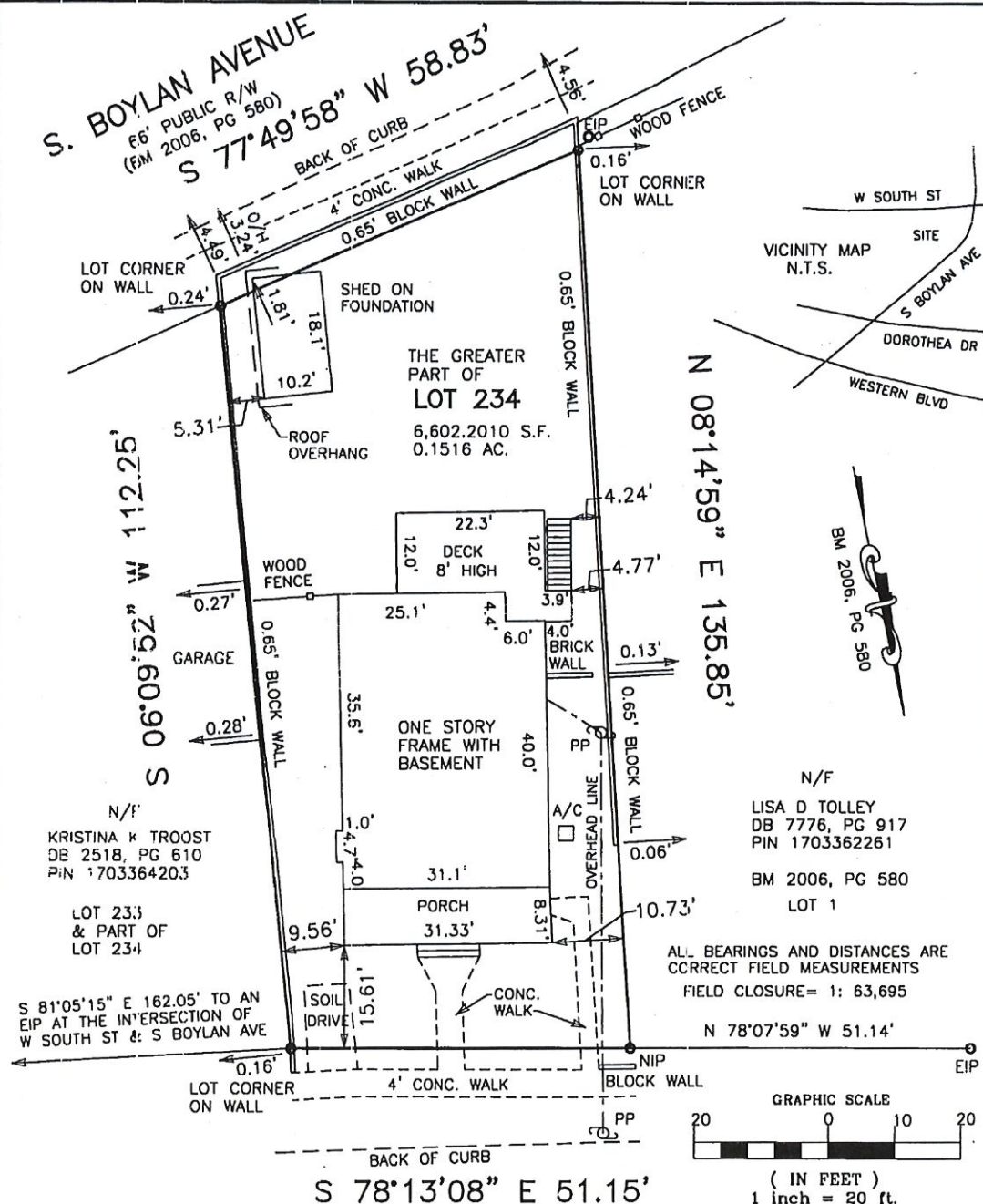
Location of Property on Boylan Heights District Map



Property Survey



SUBJECT PROPERTY IS _____ IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170300J ZONE X



BOYLAN HEIGHTS

SEE D.B. 13690, PG 1073

THE GREATER PART OF
 LOT 234 BLOCK _____

RECORDED IN BOOK OF MAPS 1885, PAGE 114, WAKE COUNTY, N.C.

I, JOHN Y. PHELPS, JR. HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDINGS ARE WHOLLY ON THE LOT AND THAT THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON SAID LOT UNLESS SHOWN OTHERWISE. THIS MAP IS NOT FOR RECORDING.

John Y. Phelps, Jr.
 JOHN Y. PHELPS, JR. C.P.L.S. 1319

PROPERTY OF **ARAM AMASSIAN**

807 W. SOUTH ST.
 RALEIGH, WAKE CO., N.C.

SCALE 1"=20'

DATE 05/30/19

FB 1602
 #101372

JOHN Y. PHELPS, JR.
 PROFESSIONAL LAND SURVEYOR
 5110 BUR OAK CIRCLE
 RALEIGH, NORTH CAROLINA, 27612 (919) 787-3658

Photo of front yard



Close up images of the lawn



