



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Install rear shed

531 Moseley Ln

Address

Oakwood

Historic District

Historic Property

COA-0115-2025

Certificate Number

8/21/2025

Date of Issue

2/21/2026

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.*

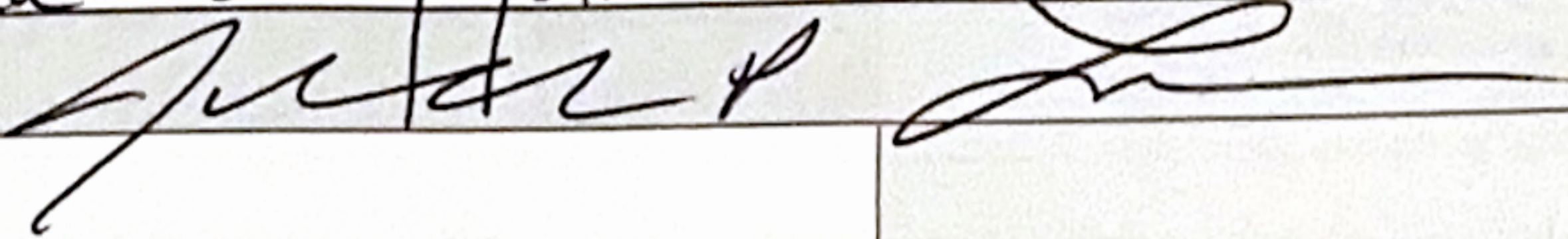
Signature, \_\_\_\_\_

*Collette K*

Raleigh Historic Development Commission

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



Type or print the following:		
Applicant name: <u>Joseph Lexa</u>		
Mailing address: <u>1409 Caistor Lane</u>		
City: <u>Raleigh</u>	State: <u>NC</u>	Zip code: <u>27614</u>
Date: <u>8/13/25</u>		Daytime phone #: <u>919 395 3724</u>
Email address: <u>jlexa@suretysystems.com</u>		
Applicant signature: 		
<p>Minor work (staff review) – one copy</p> <p>Major work (COA committee review) – ten copies</p> <p>    Additions &gt; 25% of building sq. footage</p> <p>    New buildings</p> <p>    Demolition of building or structure</p> <p>    All other</p> <p>Post approval re-review of conditions of approval</p>		<p><b>Office Use Only</b></p> <p>Transaction #: _____</p> <p>File #: <u>COA-0115-2025</u></p> <p>Fee: _____</p> <p>Amount paid: _____</p> <p>Received date: _____</p> <p>Received by: _____</p>
Property street address: <u>531 Mosley Lane</u>		
Historic district: <u>RHDC - Historic Oakwood</u>		
Historic property/Landmark name (if applicable):		
Owner name: <u>Joseph Lexa</u>		
Owner mailing address: <u>1409 Caistor Ln Raleigh NC 27614</u>		

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



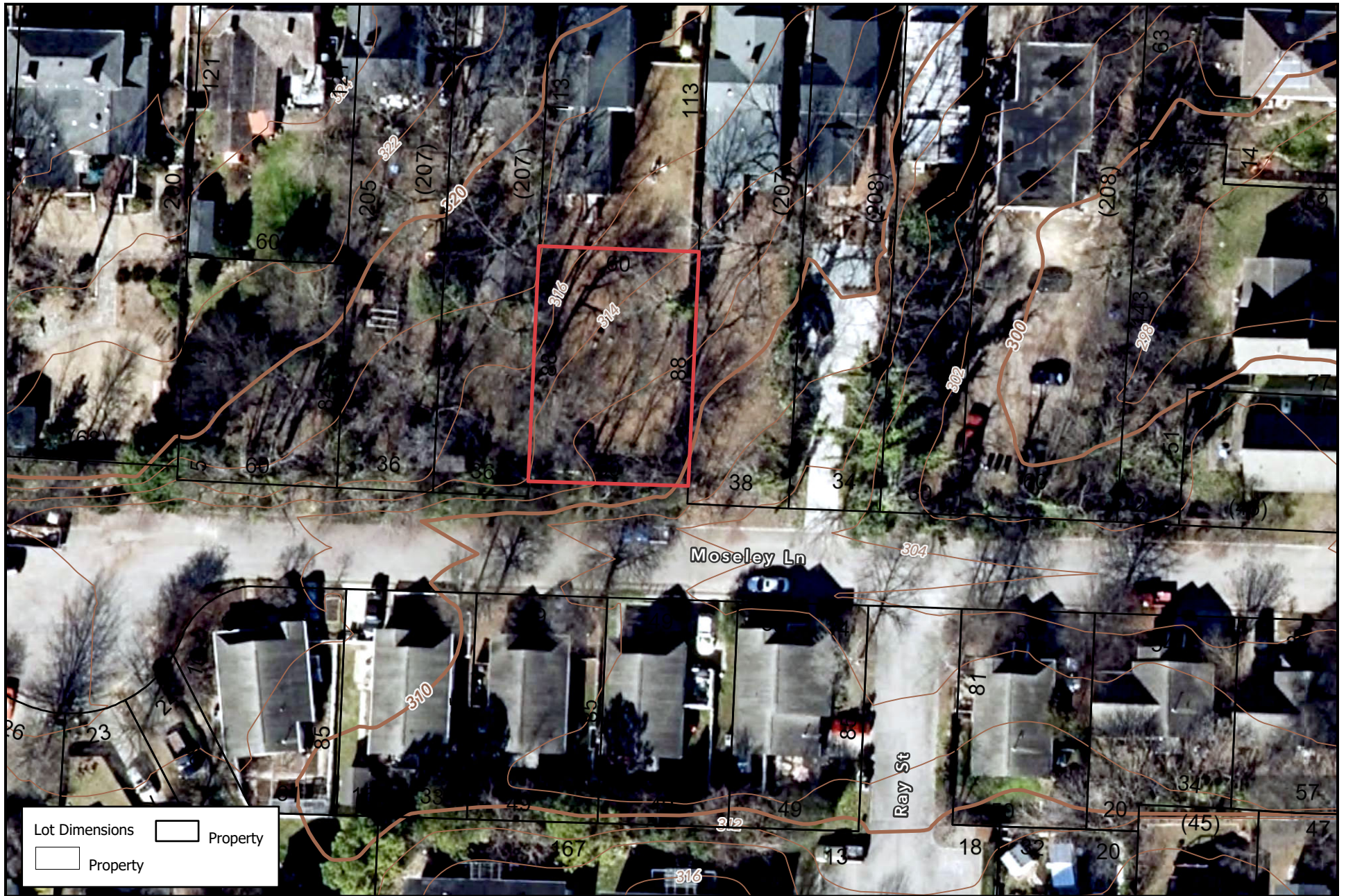
I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application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

Will you be applying for rehabilitation tax credits for this project? Yes      No  Did you consult with staff prior to filing the application? Yes      No	Office Use Only Type of work: <u>10</u>  
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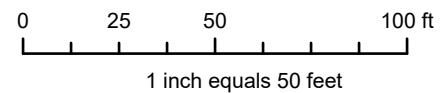
Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
1.6/28-29	Accessory Structures	Owners would like to alter approved storage shed at the rear left corner of their property

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 <u>02/21/2026</u> . 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) <u>Collette K</u>	Date <u>08/21/2025</u>



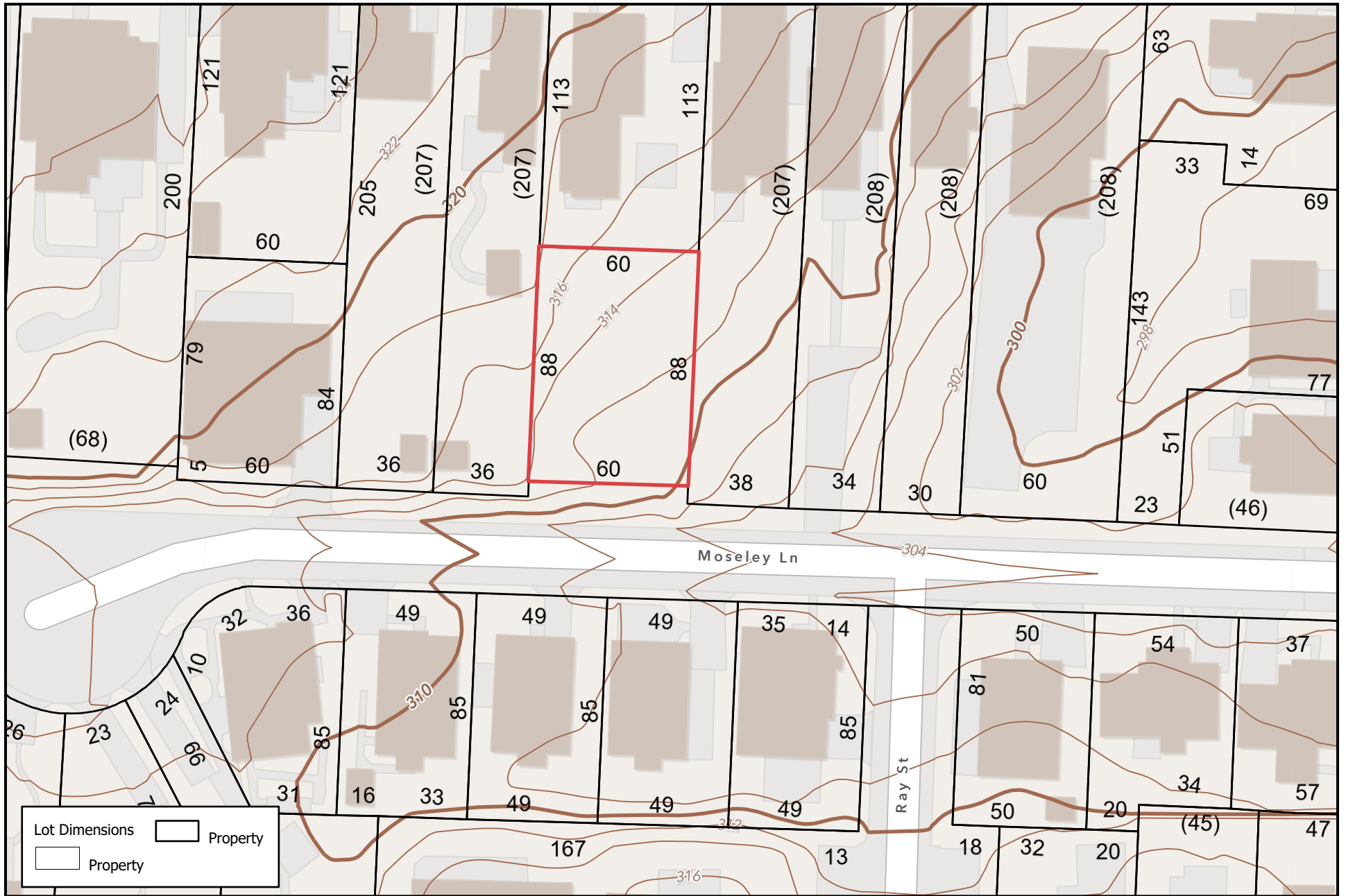


**531 Moseley Lane - Aerial**

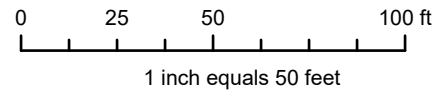


**Disclaimer**  
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.





## 531 Moseley Lane - Imaps



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### Proposed Change of Previously Approved Shed Design + Build

Owners would like to change the design and build of the approved shed for 531 Moseley Lane. The new shed will be 8'x10', slightly less wide than the initial shed we had approved which was 9'x10'. It will go in the same location as submitted before. The new shed will be a site built kit by Carolina Yard Barns. They have selected the Statesman, the same kit that was approved for 519 N East St. The panels and all trim will be smooth and painted to match the colors of the house. Roof shingles to match the color of the main house as well. See attached documents from the manufacturer and the updated site plan showing the new reduced footprint of the shed.



531 Moseley Lane (under construction)



Front Elevation



Side of house + Carport Area





Backyard View from Carport + Proposed  
Place of New Shed







Rear Covered Porch Proposing to Screen



Left Side Elevation





Covered Front Porch Steps



Covered Front Porch + Front Door



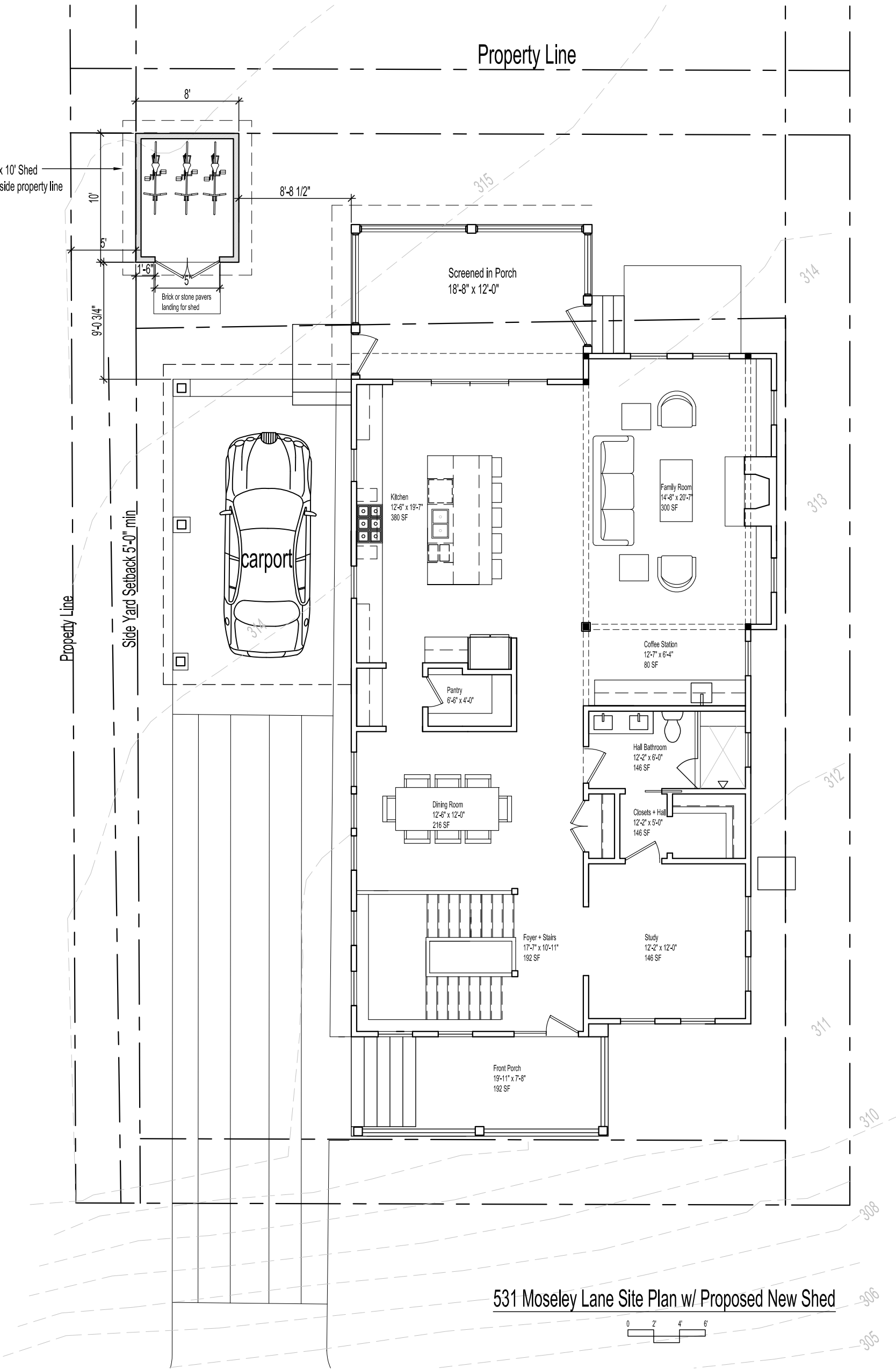


Right Side Elevation



Front Elevation





531 Moseley Lane Site Plan w/ Proposed New Shed





823A Purser Drive  
Raleigh, NC 27603  
919-365-5555

[www.carolinayardbarns.com](http://www.carolinayardbarns.com)  
[sales@carolinayardbarns.com](mailto:sales@carolinayardbarns.com)

### **Why purchase a shed from Carolina Yard Barns vs the competition?**

- ❖ **We are the Triangle's oldest, locally owned site built shed company. We have been providing high quality sheds to the Triangle since September 2005!**
- ❖ **All of our sheds are professionally constructed on your property.** You don't have to worry about removing fences or if a heavy piece of machinery will fit in your yard.
- ❖ **The most experienced shed builders in the area. The owner has over 27 years of experience building sheds. Most of our shed builders have been building for us for over 10 years.**
- ❖ **We take pride in ourselves for using the best building practices.** We are going to use the same quality lumber that was used when your home was built. Some very important things to look for when purchasing a high quality storage shed are as follows:
  - ✓ **12 inch on center floor framing:** Our floor system is built out of treated 2 x 4 floor joists on sheds 10 x 12 and smaller and treated 2 x 6 floor joists on buildings 12 x 12 and larger. Many of our competitors only use 16 inch on center framing and usually don't use a floor joists larger than 2 x 4.
  - ✓ **¾ inch plywood floor decking:** This heavy duty floor will give you a good weight load for all of your storage needs. Many of our competitors use ½" OSB flooring. We do not believe OSB holds up to the wear and tear a shed floor will receive. Some companies are using an OSB product called LP Prostruct flooring. We have used this product in some of our display models and felt it did not hold up as well as plywood does. LP Prostruct flooring has very specific installation requirements and many of our competitors are not installing it per the manufacturer's requirements.
  - ✓ **Up to 2 concrete leveling blocks per point load is included in the base price.** Treated lumber should never be in direct contact with the ground. This keeps the treated wood elevated.
  - ✓ **16 inch on center 2 x 4 wall framing.** Many of our competitors install their wall studs 24 inch on center and sometimes only use 2 x 3 studs. We build with more wood.
  - ✓ **Heavy Duty doors:** All of our wood doors are built out of structural LP Smartside for a rot resistant door. They are installed on a full length heavy duty piano hinge. Many



companies use strap hinges which are notorious for failing after a short period of time. We also use a keyed locking door handle. All of our door handles are keyed differently so you and your neighbor will not have the same lock.

- ✓ **25 year 3 tab or 30 year Architectural shingles depending on model with many colors to choose from**
- ✓ **5 year top to bottom warranty.**
  
- ❖ **We are a locally owned and operated family business.** If you have a need to contact us for any reason you will be speaking directly to one of the owners or a family member.
  
- ❖ **Carolina Yard Barns is fully insured.**
  
- ❖ **Permitting support:** Carolina Yard Barns will help you determine if a building permit is required for your shed. In most areas we are able to pull the building permit for you.
  
- ❖ **Do you have restrictive covenants in your neighborhood?** Not a problem! Carolina Yard Barns will gladly help you look at your covenants and help you pick a shed that will conform to the standards set forth in your community. We will also gladly provide you with a proposal to submit to your HOA for approval.
  
- ❖ **Concerned about your site?** Not a problem. If you are concerned that your site is not level enough for a shed or that it won't fit please let us know. When you are ready to proceed with an order from our company we will gladly come out and assess the site prior to construction beginning.
  
- ❖ **5 year top to bottom warranty**
  
- ❖ **We are members of the Raleigh-Wake County Home Builders Association, Garner Chamber of Commerce and have an A+ rating with the Better Business Bureau.**
  
- ❖ **Did you find a shed that is cheaper?** Our sheds are priced to be competitive. If you have received an estimate for a lower price please let us know. We would need to see a copy of the estimate with the other shed companies name blacked out. We will review that estimate and let you know why there is a price difference. Not all sheds are built to the same standards. If the estimate you received is of similar quality to our sheds we may be able to price match.

**Thank you for taking the time to read over this information sheet. Hopefully this sheet has provided you with enough information to make an educated decision on what company would be best suited to build your shed. Customer service and satisfaction are our top priorities. We have thousands of satisfied customers throughout the Triangle and beyond. We look forward to working with you!**



Carolina Yard Barns, LLC

823A Purser Drive  
Raleigh, NC 27603  
919-365-5555

Estimate

Date	Estimate #
8/1/2025	28548

Name / Address
Joseph Lexa

			Project
Description	Qty	Cost	Total
Statesman 8 x 10 x 8'8" with 7ft sidewall and SmartSide Panel Siding	1	3,201.00	3,201.00T
This shed comes standard with the following features:			
Stick built on site			
16" on center wall framing (2 x 4 studs)			
12" on center floor framing			
3/4" plywood floor decking			
Pair of gable vents			
3 tab shingles			
1 x 4 LP 50 year Smart Trim corner boards			
Pair of double LP Smart Trim ROT RESISTANT doors 60" opening PLAIN			
Heavy duty piano hinge			
Keyed locking door handle			
Up to 12 concrete leveling blocks: Additional blocks necessary for leveling will be charged at \$4/block			
20th Anniversary Sale Discount (must be ordered by August 19th)		-15.00%	-480.15
Thank you for your interest in our sheds! All estimates are valid for 30 days.		<b>Total</b>	

Customer Signature



Carolina Yard Barns, LLC

823A Purser Drive  
Raleigh, NC 27603  
919-365-5555

# Estimate

Date	Estimate #
8/1/2025	28548

Name / Address
Joseph Lexa

			Project
Description	Qty	Cost	Total
Thank you for contacting Carolina Yard Barns to quote a high quality shed to be built on your property. As a reminder painting, staining and caulking are not included in the price. Our builders need a minimum of 2ft of workspace all the way around the building. There will be an additional fee for carry in's over 130ft, price will vary depending on distance and size of shed. There are also additional fees if materials need to be carried up or downstairs, over retaining walls, under arbors and steep inclines. Price will vary depending on size of building. Builder will inform you of any additional charges before he begins construction. CYB is not responsible for any necessary building permits, zoning permits , HOA compliance or setback requirements. Please check with your local zoning officials if a building permit is required. Due to the potential of material shortages CYB reserves the right to use products of a similar quality if standard product is not available.		0.00	0.00T
Sales Tax		7.25%	197.26
Thank you for your interest in our sheds! All estimates are valid for 30 days.		<b>Total</b>	\$2,918.11

Customer Signature \_\_\_\_\_





Shed will appear similar to this one pictured. Double doors at the end. Smooth painted finish for siding, doors and trim. Painted to be consistent with the main house.