REZONING APPLICATION - CITY OF CHARLOTTE

Petition No. **78-18**   Date Filed ____March **13**, 19**78**____

To: Charlotte-Mecklenburg Planning Commission
     Charlotte, North Carolina

Gentlemen:

Your consideration of a recommendation to the City Council for a change in the zoning classification of the property hereinafter described is requested.

Title to the property was acquired ___15 February 19 78___, and is in the name of

Allan & Warmbold Const. Co., Inc.___, whose address is _Box 6125_____

Charlotte, N. C. 28207_____, and the deed is recorded in Book __4030___,

at Page ___597_____, in the Office of the Register of Deeds for Mecklenburg County.

Location of Property: Located on the southwesterly side of Hermitage Rd. and bounded on the southerly side by Ardsley Rd. and on the northerly side by Edgehill Rd. And being lots 1, 2A, 2B, and 3 in Block 4 of Myers Park (recorded Map Book 230 at page 126), also Lot 5 of Block 4 of Myers Park (recorded Map Book 8 at page 461).

Present Zoning Classification: **R-12**

Requested Zoning Classification: ~~R-20 MF conditional~~ *R-15 MFC D* ^WPa

Reasons why the zoning classification should be changed: The house is too large and the maintainence expense, taxes, heating costs and grounds expense are too great to be bourn by any one family. Deed restrictions and neighborhood opposition prevent institutional or similar use of the property. The only other two alternatives are (1) destruction of the house and a resubdivision of the grounds, and (2) multifamily use. Because of its beauty, uniqueness and historical significance, destruction should be avoided. The proposed conditional use would preserve the grounds and exterior of the house in its entirety. No visable change would result from this zoning reclassification. The proposed density (1.36 units per acre) is less than present deed or zoning requirements.

William P. Allan
Signature of Owner

William P. Allan, President
Owner's Address

_____
Name of Agent (if any)

_____
Agent's Address

Box 6125, Charlotte, N. C. 28207

_____
Telephone Number

Telephone Number

333-0893 or 332-1906

(SEE FILING INSTRUCTIONS ON REVERSE SIDE)