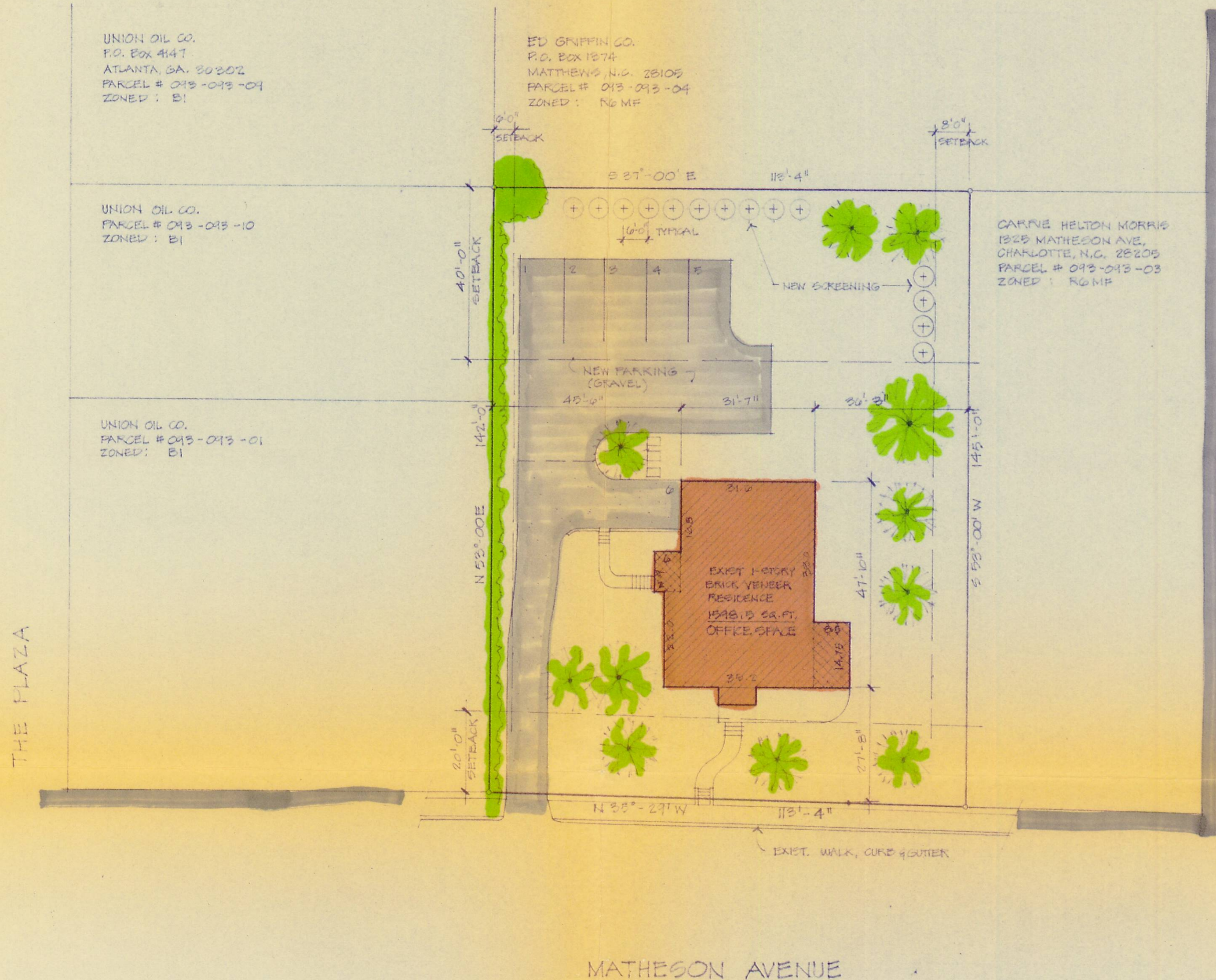


As Approved By Council 4/2/79



STATEMENT OF RESTRICTIVE CONDITIONS

1. EXISTING SINGLE STORY (W/BEAMENT) STRUCTURE TO BE MAINTAINED IN ITS PRESENT PHYSICAL APPEARANCE AS A DWELLING WITH NO ALTERATIONS OR ADDITIONS THAT WOULD SUBSTANTIALLY CHANGE THE RESIDENTIAL CHARACTER OR ADD TO EXISTING ROOF AREAS. ENCLOSURE OF TWO EXISTING COVERED PORCHES WOULD BE PERMITTED, PROVIDED ALL OTHER CONDITIONS ARE MET.
2. A MINIMUM OF FIVE PARKING SPACES TO BE LOCATED AT REAR OF PROPERTY IN CONFORMANCE WITH CODE REQUIREMENTS FOR SQUARE FOOTAGE OF OFFICE SPACE (1513.5 SQ. FT.).
3. PROPERTY TO BE USED FOR OFFICE PURPOSES ONLY.
4. ONLY ONE BUSINESS IDENTIFICATION SIGN PERMITTED UP TO SIX (6) SQ. FT. (FACE SIZE) AND MUST BE ATTACHED DIRECTLY TO FRONT OF THE STRUCTURE. SIGN MAY NOT BE FREE-STANDING, ELECTRIFIED OR PROTRUDE FROM THE FACE OF THE STRUCTURE IN EXCESS OF SIX (6) INCHES.
5. ALL PARKING AREAS (SIDE & REAR) TO BE SCREENED AS SHOWN IN CONFORMANCE WITH SECTION 29-50 OF THE ZONING ORDINANCE.

SYMBOLS

- EXISTING TREES
- NEW BUSHES FOR SCREENING RED-TIP FROSTINIA - MIN. 8' HGT. - 6' APART
- EXISTING COVERED PORCH
- OFFICE SPACE

REZONING REQUEST  
R6 MF TO O6-CD  
FOR OFFICE USE ONLY

UNION OIL CO.  
P.O. Box 4147  
ATLANTA, GA. 30302  
PARCEL # 013-013-04  
ZONED: B1

ED GRIFFIN CO.  
P.O. Box 1874  
MATTHEWS, N.C. 28105  
PARCEL # 013-013-04  
ZONED: R6 MF

UNION OIL CO.  
PARCEL # 013-013-10  
ZONED: B1

CARNE HELTON MORRIS  
1325 MATHESON AVE.  
CHARLOTTE, N.C. 28205  
PARCEL # 013-013-03  
ZONED: R6 MF

UNION OIL CO.  
PARCEL # 013-013-01  
ZONED: B1

TEXACO, INC.  
P.O. Box 4682  
ATLANTA, GA. 30302  
PARCEL # 013-011-14  
ZONED: B1

JAMES A. TODD, SR., HEIRS  
2124 SUNDERLAND PL.  
CHARLOTTE, N.C. 28211  
PARCEL # 013-011-15  
ZONED: R6 MF

SITE PLAN  
SCALE: 1" = 20'

79-4

Harold L. Cooler Associates  
architects/planners  
Charlotte, North Carolina