

CONDITIONAL ZONING APPLICATION

REVISED PLAN AMENDMENT
2300 STATESVILLE AVENUE

APRIL 17, 1985

APPROVED BY CITY COUNCIL
DATE 5/20/85

ZONING CLASSIFICATION

PRESENT: I-2 (CD) APPROVED ON DEC. 17, 1979 (PETITION NO. 79-47)
PROPOSED: I-1 (CD)

TOTAL PROPERTY SIZE = 1.188 ACRES

PERMITTED USES OF PROPERTY:

- Warehousing of all types of goods, materials, machinery and equipment, except:
 - petroleum products and
 - hazardous or noxious materials (including chemicals)
 No outside storage allowed in connection with any such use.
- Manufacture, storage and sale of paper products, including carbon paper.

No outside storage allowed in connection with any such use.
- All uses permitted under the B-2 General Business District Classification, except:
 - massage parlors,
 - adult movie theatres and
 - adult book stores

ADJOINING PROPERTY OWNERS

07904828: ROBERT TAFT ET AL.
245 HILLSIDE AVE
CHARLOTTE, NC 28029

07904822: DAMON STINSON
1035 BANNISTER AVE.
CHARLOTTE, NC 28215

07511425: MICHAEL J. BEGLEY,
BISHOP OF THE ROMAN CATHOLIC DIOCES.
P.O. BOX 3776
CHARLOTTE, NC 28203

07904821: ARTHUR E. GRIER, JR.
2720 MONROE RD
CHARLOTTE, NC 28205

REQUIRED YARDS FOR I-1 ZONE

SETBACK: 20'

REARYARD: 20'

SIDEYARD: 20' BETWEEN ADJOINING RESIDENTIAL LOT.
NO SIDE YARD REQUIRED FOR OTHER
ADJOINING ZONE TYPES.
(CHARLOTTE CODE §23-3075.1, 23-3075.2)

PARKING

EMPLOYEE ESTIMATES:

SECTION 1	4
SECTION 2	35
SECTION 3	6
TOTAL	45

$$45 \div 2 = 23$$

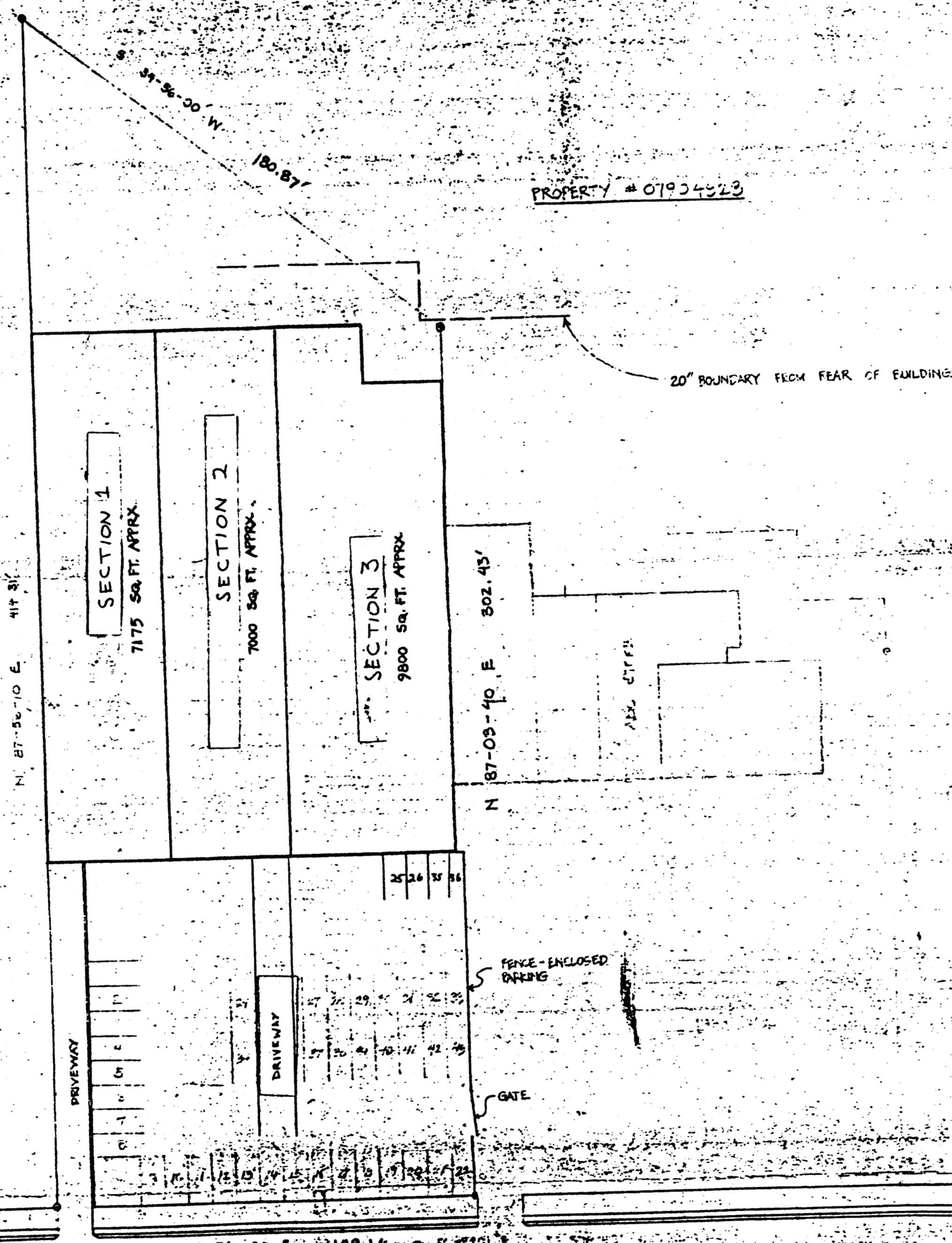
$$\text{AVAILABLE PARKING SPACES} = 43 \gg 23$$

SCREENING

SCREENING BETWEEN ADJOINING PROPERTIES
WILL SATISFY §23-601 OF THE CHARLOTTE CODE.

SIGNAGE

STORE SIGNS WILL BE ATTACHED TO AND
WILL NOT EXTEND BEYOND THE FRONT WALL
OF THE BUILDING STRUCTURE, OR
WILL SATISFY CHARLOTTE CODE.



PROPERTY #07904822

PROPERTY #07511425

NOTE: SMALL STREET
FRONTAGE

CONDITIONAL ZONING APPLICATION		REVISED PLAN AMENDMENT	
SCALE: 1" = 30'	DATE: 4-17-85	APPROVED BY:	DRAWN BY:
DATE: 4-17-85		APPROVED BY:	DRAWN BY: