

DEVELOPMENT DATA

CURRENT ZONING: _____ O-2
 PROPOSED ZONING: _____ B-1(CD)
 TOTAL ACREAGE: _____ 0.21 +/- AC.

EXISTING SQ. FOOTAGE OF BLDG.: -3100 SQ. FT. (INCLUDING BASEMENT)
 NO MORE THAN 2250 SQ. FT. WILL BE UTILIZED FOR RETAIL PURPOSES AT ANY ONE TIME.

PARKING REQUIRED: _____ 9 SPACES
 + 1 TRUCK UNLOADING SPACE

DEVELOPMENT CRITERIA

PERMITTED USES.

The Site may be devoted to the following uses:
 The sale of goods and services at the retail level. However, no type of restaurant use will be allowed.
 Any use allowed in the O-2 Zoning District.

RESTRICTIONS APPLICABLE TO THE STRUCTURE PRESENTLY SITUATED ON THE SITE.

So long as the owner chooses to utilize the existing structure, its exterior features may not be modified in any manner which would detract from its residential appearance.

If at any time in the future the existing structure is destroyed by fire or other casualty or the owner elects to demolish the structure and replace it with another structure, the new structure must be residential in appearance, compatible with adjoining properties and the principal materials used for the front and side elevations thereof must consist of stucco or stucco-like materials or brick and siding materials and the structure must have a pitched roof.

No new structure built on the Site may exceed two stories in height.

The Site lies within the Dilworth Historic District. Any improvements made to the exterior of the structure must satisfy the Regulations for this Historical District.

PARKING.

Each of the parking areas depicted on this Rezoning Plan may vary in size and location, but in all events off-street parking provided must satisfy the minimum standards established under the Charlotte Zoning Ordinance and no off-street parking may be located on the Site between East Boulevard and the existing structure.

SIGNS.

The Petitioner will satisfy the requirements of the Charlotte Sign Ordinance.

DRIVEWAY.

There may only be one vehicular driveway into the Site and it shall be located in the general vicinity depicted on this Rezoning Plan.

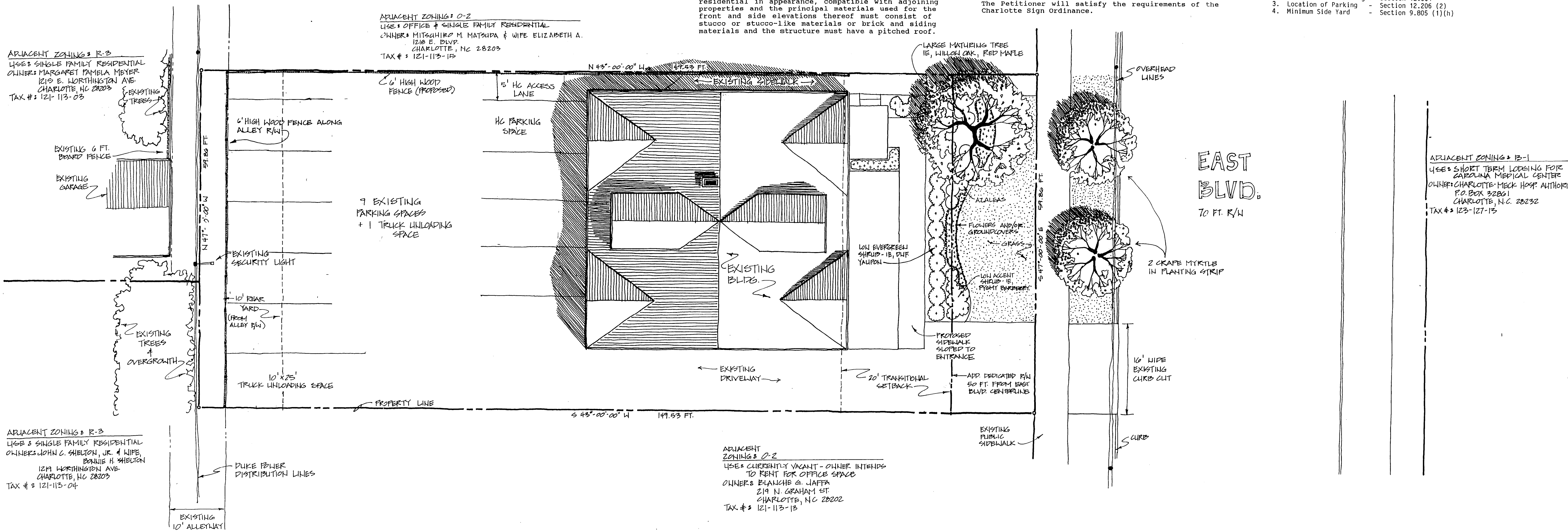
LANDSCAPING.

All existing parking spaces located between the existing structure and East Boulevard will be removed and the Petitioner will install new landscaping in accordance with the specifications contained on this Rezoning Plan.

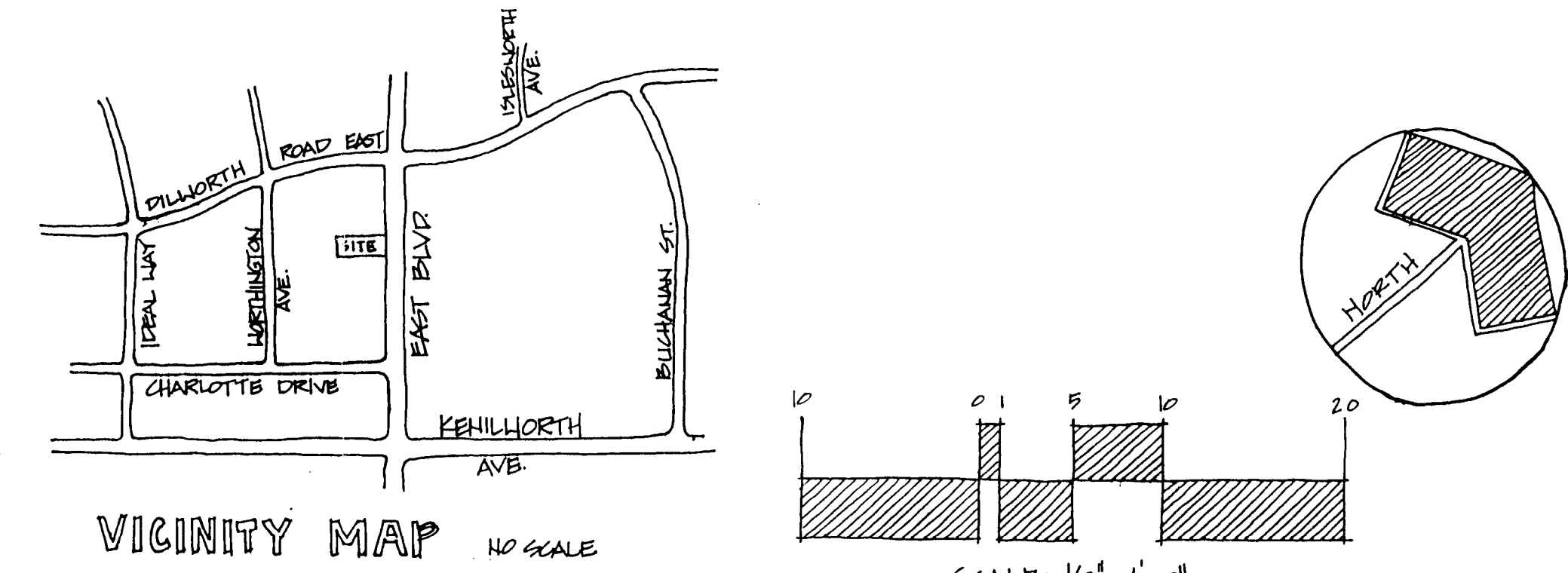
VARIANCES.

The Petitioner has filed a petition with the Board of Adjustment seeking variances from the specified minimum requirements of the Charlotte Zoning Ordinance regulating the following:

1. Transitional Setbacks - Section 12.103 (2)
2. Buffers and Screening - Section 12.304
3. Location of Parking - Section 12.206 (2)
4. Minimum Side Yard - Section 9.805 (1)(h)



REZONING PETITION FOR:
1222 EAST BOULEVARD
 DILWORTH HISTORIC DISTRICT



PETITIONER: B.H.B OF CHARLOTTE, INC.
 410/B BELLE'S
 3335 GRESHAM PLACE
 CHARLOTTE, N.C. 28211

PETITION #: 92-54

PLAN BY: **DPR** DESIGN PLANNING RESEARCH
 DMR ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 PLANNERS & ENGINEERS
 2036 EAST SEVENTH STREET
 CHARLOTTE NC 28204 704/392-1204

DATE: AUG. 24, 1992
 REVISED 10/1/92

APPROVED BY CITY COUNCIL
 PROJECT #: 92020 DATE 10/19/92