DEVELOPMENT DATA

CURRENT ZONING: — 0-2 PROPOSED ZONING: B-1(CD)

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

PARKING REQUIRED: ---- 9 SPACES + | TRUCK LINLOADING SPACE

> ADJACENT ZONING: 0-2 USE: OFFICE & SINGLE FAMILY RESIDENTIAL CHNERS MITSUHIRO M. MATSUDA & WIFE ELIZABETH A. 1218 E. BLVP. CHARLOTTE, NC 28203 TAX# : 121-113-15

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.

LARGE MATURING TREE

1E, WILLOW OAK, RED MAPLE

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)

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

ADJACENT ZONING : 13-1 USES SHORT TERM LODGING FOR CAROUNA MEDICAL CENTER OWHER: CHARLOTTE-MECK HOSP. AUTHORITY P.O. BOX 32861 CHARLOTTE, N.C. 2823Z TAX #3 123-127-13

46ES SINGLE FAMILY RESIDENTIAL N 43°-00'-00" Water 1975 FT. COVERHEAD OWNER: MARGARET PAMELA MEYER EXISTING SIDELIALK -> IZIS E. WORTHINGTON AVE C 6' HIGH WOOD 15 HC ACCESS CHARLOTTE NC 28203 FENCE (PROPOSED) LEXISTING LANE TAX#: 121-113-03 STREES 6'HIGH WOOD FENCE ALONG HC PARKING ALLEY R/W-SPACE EXISTING 6 FT. EAST BOARD FENCE. West of the second EXISTING GARAGE 9 EXISTING PARKING SPACES 70 FT. R/W + 1 TRUCK LINLOADING FLOWERS AND/OR: GROUNDCOVERS SPACE LON EVERGREEN SHRUD-1E, DNF ·赵KTING SECURITY LIGHT YAUPON -2 CKAPE MYKTLE CEXISTING IN PLANTING STRIP BL176. PYCHY BAREGREY. -10' REAR YARD-ALLEY R/W) C EXISTING SIDEWALK TREES SLOPED TO ENTRANCE 16 HIPE OVERGROWTH. - EXKSTING EXISTING < 20' TRANSITIONAL -APP. DEDICATED RIN DRIVEWAY CHRB CHT 50 FT. FROM EAST TRUCK UNLOADING SPACE SETBACK BLUD CENTERUNE - PROPERTY LINE EXISTING APLIACENT ZONING & R-3 PUBLIC USE & SINGLE FAMILY RESIDENTIAL SIDEWALK -APLIACENT OWNERS JOHN C. SHELTON, UR. & WIFE, ZONING: 0-2 BONNIE H. SHELTON 45E & CHRRENTLY VACANT - OWNER INTENDS TO RENT FOR OFFICE SPACE - PUKE BHER IZIA WORTHINGTON AVE. DISTRIBUTION LINES CHARLOTTE, HC 28203 OHNERS BLANCHE G. JAFFA 219 N. GRAHAM ST. TAX # 3 121-113-04 CHARLOTTE, NC 28202 TAX # 3 121-113-13 EXISTING 10' ALLEYWAY

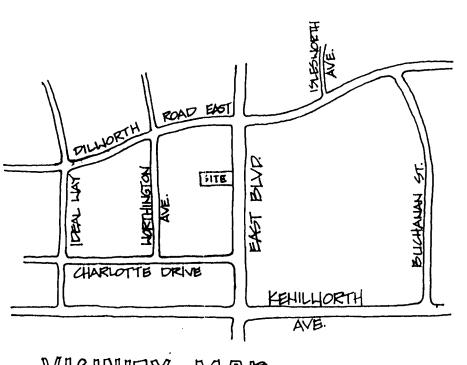
REZONING PETITION FOR:

APLIACENT ZONING & R-3

DILWORTH HISTORIC DISTRICT

d/b/a BELLE'S 3335 GRESHAM PLACE

PETITION # 92-54



PLANNERS & ENGINEERS CHARLOTTE HC 28204 704/332-1204

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

APPROVED BY CITY COUNCIL

PROJECT # 92029

PETITIONER: B.H. & OF CHARLOTTE, INC.

CHARLOTTE, H.C. 28211