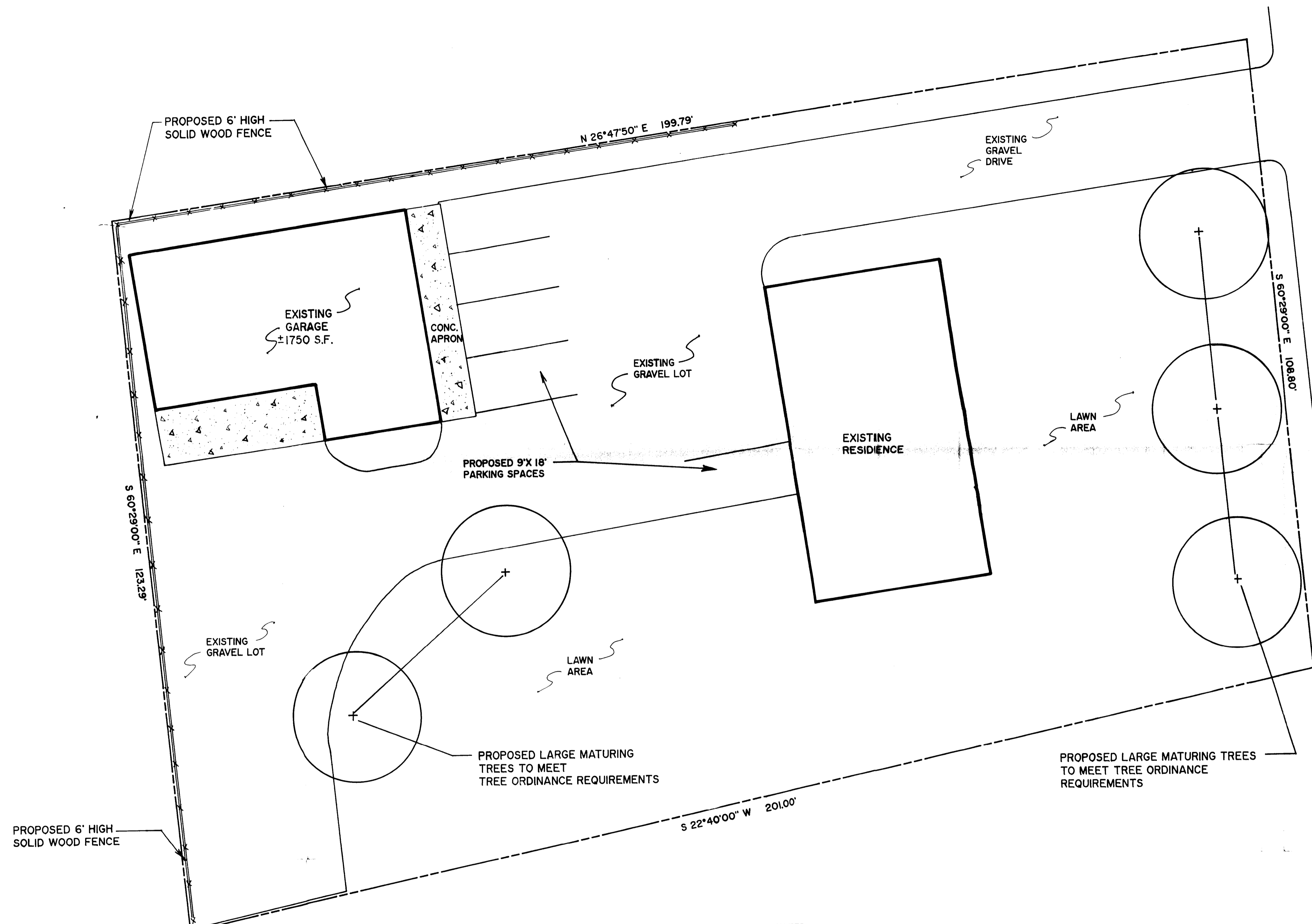


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SITE DATA

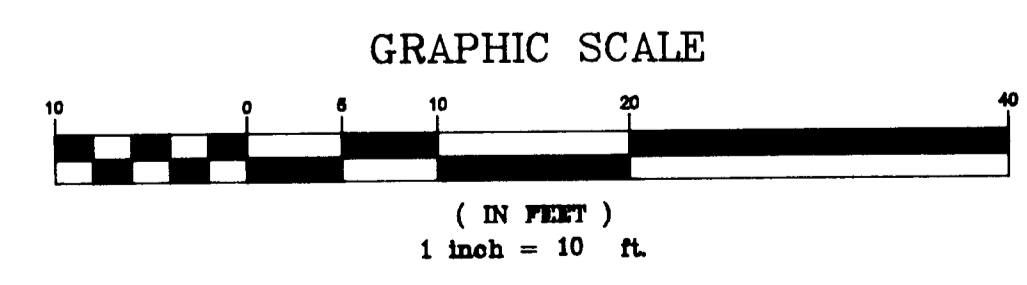
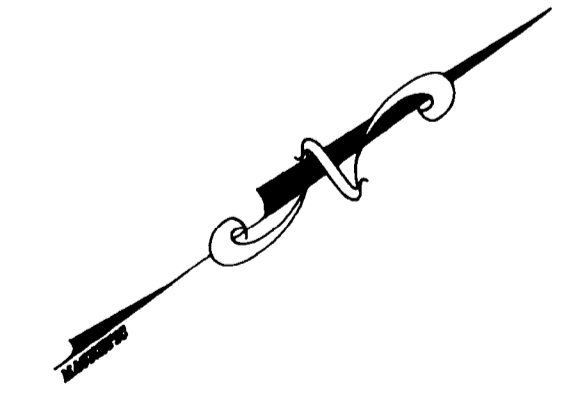
PRESENT ZONING: R-22MF
 PROPOSED ZONING: B-2(CD)
 TOTAL ACRES: .53 ACRES
 PROPOSED USE: AUTOMOBILE REPAIR GARAGE AND SINGLE FAMILY RESIDENCE

MAX. BLDG. SQUARE FOOTAGE: 3,300 S.F.(GARAGE AND HOUSE, PLUS EXPANSION.)



GENERAL NOTES:

1. BY ACTION OF THE CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT ON 4/27/93, THIS SITE SHALL NOT BE REQUIRED TO ESTABLISH ANY BUFFER AS NORMALLY PRESCRIBED BY TABLE 12.302 (a) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
2. THE PETITIONER PROPOSES TO ERECT A 6' HIGH SOLID WOOD FENCE ALONG PORTIONS OF THE SITE'S PROPERTY LINE, AS SHOWN ON THIS SITE PLAN.
3. THE EXISTING RESIDENCE MAY BE REMODELED OR RENOVATED TO ADD ADDITIONAL HEATED FLOOR AREA. THE RESIDENCE AND THE AUTO REPAIR GARAGE ARE ENTITLED TO ALL NORMAL ACCESSORY USES/FUNCTIONS.
4. THERE WILL BE NO DETACHED BUSINESS IDENTIFICATION SIGN ON THE SITE WHICH IDENTIFIES THE AUTO REPAIR GARAGE.
5. STREET TREES AND INTERNAL TREES SHALL BE PLANTED IN ACCORDANCE WITH TREE ORDINANCE REQUIREMENTS CHAPTER 21 OF THE CITY CODE.
6. A DUMPSTER, IF ONE IS LOCATED ON THE SITE, SHALL BE SCREENED FROM PUBLIC VIEW.



APPROVED BY CITY COUNCIL
 DATE 9/22/93

PETITION #93-43: REVISED FOR PUBLIC HEARING

PROPERTY OF MATT SULLIVAN
 4201 DENVER AVENUE CHARLOTTE, NC

C.D. ZONING SITE PLAN

PROJECT	
31436.00	
DATE 5/3/93	
DESIGN TLH/SJH	
DRAWN SJH	
CHECK TLH	
REVISIONS	
	5/18/93 REVISED FOR PUBLIC HEARING
SHEET	
	OF

GNA DESIGN ASSOCIATES, INC.
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 Suite 408 (2nd Fl)
 Charlotte, N.C. 28202
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 GNA Design Associates, Inc. is a Professional Engineering Firm