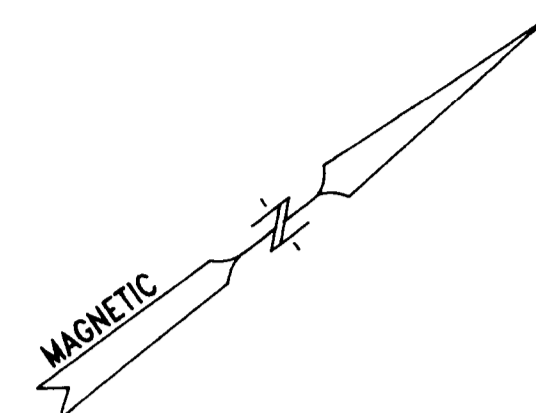
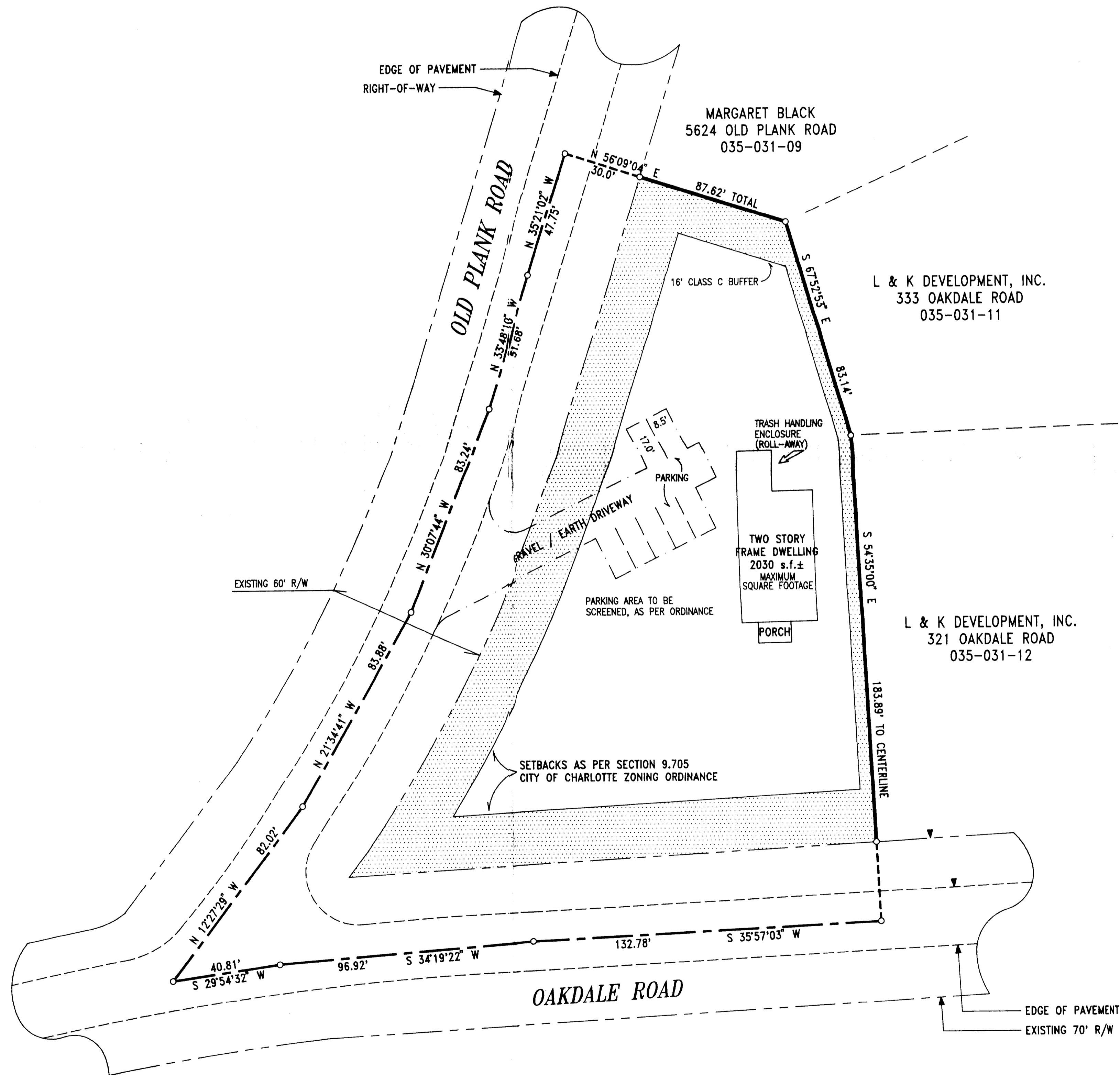


REPRESENTS AREAS DESIGNATED AS SETBACKS

MINIMUM YARD REQUIREMENTS: (AS PER 0-2 DISTRICTS)	
FRONT	20'
SIDE	5'
REAR	20'

DEVELOPMENT DATA
 TOTAL SITE ACREAGE: 1.06 ACRES±
 PROPOSED USE: 0-2 CONDITIONAL
 EXISTING ZONING: R-4
 NUMBER PARKING SPACES REQUIRED: 7
 BASED ON PLAN PREPARED BY J. F. CAIN, R.L.S.
 AND DATED MAY 29th, 1995



A STATEMENT FROM THE PETITIONER

The nature of my business, Piedmont Talent, Inc., is as a booking agency for touring performers. The use of this site would be for solely that use. The office would be used by my staff - which is currently three persons - and myself, and future additions in personnel is unlikely to grow beyond a total of five people. The tours that we book are worldwide, and only one of our present twelve clients is actually based in North Carolina. The premises would have no foot traffic other than the staff, as our business is conducted via telephone and fax machine. The only use would be common office space. No manufacturing, warehousing, merchandise sales, or any other merchantile or industrial use would be necessary or permitted. We envision a clean and nonobstrusive business.

The only traffic in and out of the site would be the 3 to 5 staff members arriving for work in the morning, going out for lunch in the afternoon, and vacating the premises at the end of the workday. A few times each week, the office would possibly be serviced by Federal Express, UPS, or other such common delivery services.

There is no need for any signage on or around the premises to even indicate that Piedmont Talent, Inc., is located there. The address on the mailbox would more than suffice. The parking area will be bordered by neatly maintained shrubbery.

The existing building shall be retained. No additions to the main structure will be added, nor will any existing parts of the main building be removed or altered to diminish from the residential character of the premises. The yard and property shall be maintained as any residential property in the area would be maintained (i.e., grass mowed, trees and shrubs pruned, roadside debris removed).

Steven D. Hecht

FOR PUBLIC HEARING

PETITION 96-12
 AS REVISED JANUARY 15th, 1996

**PROPOSED USE AS
 0-2 CONDITIONAL**

PETITIONED BY

STEVEN D. HECHT

2615 OAKDALE ROAD
 CHARLOTTE, NORTH CAROLINA 28216
 (704) 391-0214

APPROVED BY CITY COUNCIL

DATE *March 18, 1996*

PREPARED BY

LAWINGS, INC. (AGENT) *96-12*

5521 BROOKSHIRE BLVD.
 CHARLOTTE, NORTH CAROLINA 28216
 (704) 399-6372

PREPARED JANUARY 15th, 1996
 SCALE: ONE INCH = TWENTY-FIVE FEET

