

C.L. Helt, Architect Inc.

1136 Greenwood Cliff
Charlotte, NC 28204

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ARCHITECT'S PROJECT # 04-238

RENOVATION TO:
CAJUN QUEEN RESTAURANT
1800 EAST SEVENTH STREET
CHARLOTTE, NC 28204

Project #

Sheet Description #

RE-ZONING SITE PLAN

SCALE: 1" = 20'-0"

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Drawn By :
WEAVER

Checked By :
CHIEF

Revisions :

- 1
- 2
- 3

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C. L. HELT
A. I. A.
CHARLOTTE,
N. C.

Date :
8-12-05

Sheet No.
C-1

of 1

ZONING CODE SUMMARY

PROJECT NAME: CAJUN QUEEN RESTAURANT
 OWNER: ROB GOTTFRIED PHONE: (704) 668-6880
 PLANS PREPARED BY: C. L. HELT ARCHITECT, INC. PHONE: (704) 342-1686
 EXISTING ZONING: B-1 PROPOSED ZONING: MUDD-0
 TAX PARCEL NUMBER: 127-034-12
 ADDRESS: 1800 EAST 7TH STREET
 PROPOSED USE: EXISTING RESTAURANT
 BUILDING HEIGHT: 35'-0" EXISTING MAX. 60'-0" STORIES: 2
 EXISTING BUILDING COVERAGE: 2160 SF EXISTING GROSS FLOOR AREA: 4600 SQ. FT.
 NEW FIRST FLOOR ADDITION: 728 SF
 NEW 2ND FLOOR ADDITION: 938 SF
 TOTAL NEW GROSS S.F.: 6266 SF
 LOT SIZE: 11,560 SQ. FT. (0.251 AC.)
 YARD REQUIREMENTS:
 FRONT YARD SETBACK: 20 FT. REAR YARD SETBACK: 10 FT.
 SIDE YARD LEFT: 0 FT. SIDE YARD RIGHT: 0 FT.
 REQUIRED BUFFERS:
 FRONT: (NO) / YES 0 FT. REAR: (NO) / YES 0 FT.
 SIDE (L): (NO) / YES 0 FT. SIDE (R): (NO) / YES 0 FT.
 REQUIRED SCREENING:
 FRONT: (NO) / YES 0 FT. REAR: (NO) / YES 0 FT.
 SIDE (L): (NO) / YES 0 FT. SIDE (R): (NO) / YES 0 FT.
 DISTURBED AREA: 0 SQ. FT.
 IMPERVIOUS AREA: 9345 SQ. FT.

CONDITIONAL NOTES:

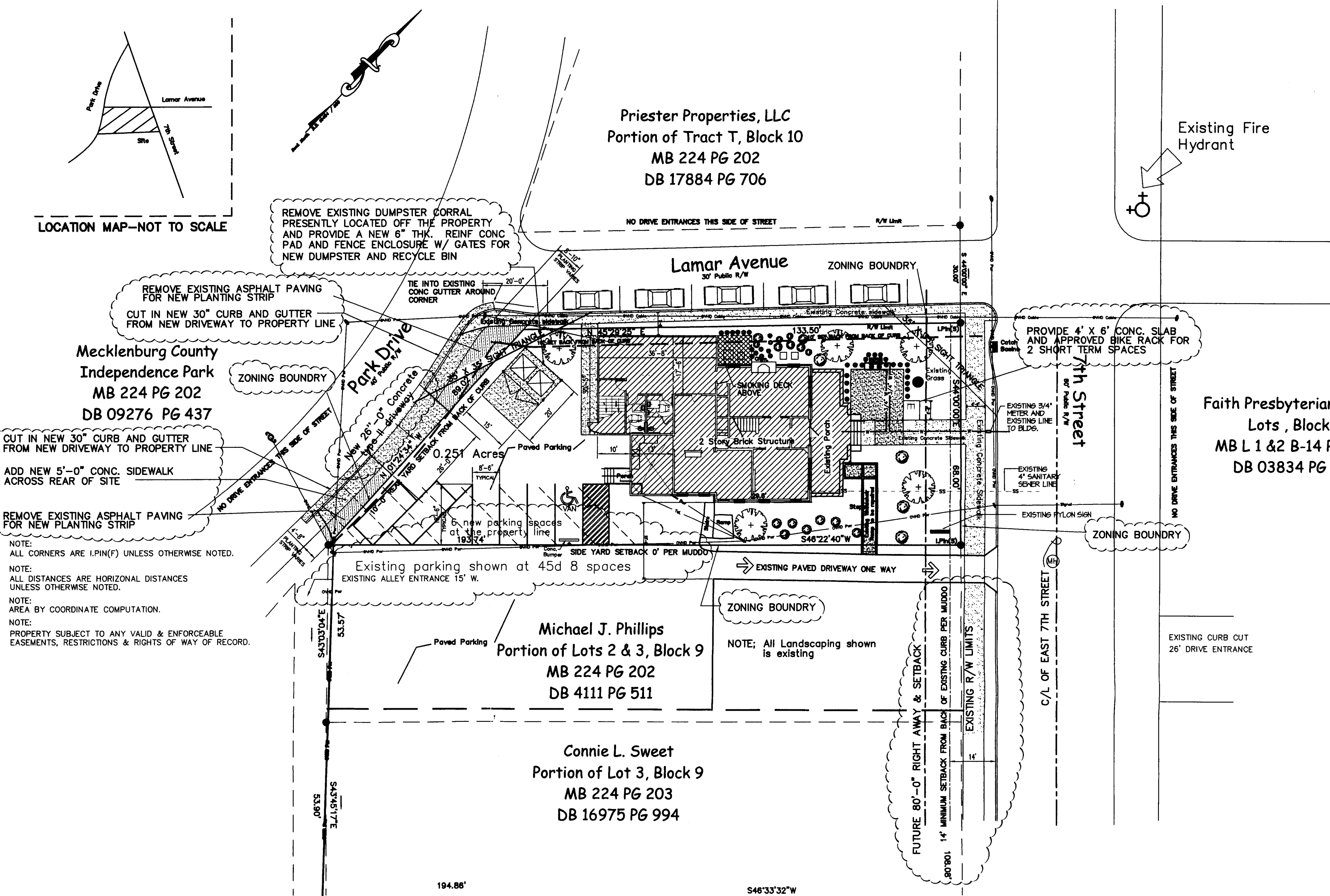
The intent of the rezoning is to improve the handicap access and functionality of a significant Historic structure. Razing of the building would require a new Conditional Rezoning with new optional provisions.

- This rezoning is Conditional on the Preservation of the Historic 1911 Alexander-Hunter House. Razing of the building would require a new Conditional Rezoning with new optional provisions.
- Maximum Height is limited to the existing maximum height of the Alexander-Hunter House (40'). Additions may not damage or obscure visibility of the clay tile roof of the main structure of the Alexander-Hunter House.
- The Front Half (Seventh Street Façade and Front Half of the Sides) of the Alexander-Hunter house may not be altered with the exception of repairs, replacement and restoration of deteriorated materials. Materials used to repair or replace on the Front Half of the Building will visually match the original appearance of the building and not damage the historic features of the Alexander-Hunter House. Patio seating is allowed to the Seventh Street and Lamar Street sidewalks. A historically sympathetic railing around an outdoor dining area and is allowed on top of the restored front portico. A new doorway to the dining shall be wood and/or glazed with authentic divided lites matching the historic windows to remain. New Columns for the front portico will match the proportion of the columns lost in the 80's.
- Use is limited to uses allowed in MUDD-0 zoning designation. Future uses other than a restaurant that require mechanical ventilation, on-site chemical storage or animal boarding are not allowed.
- Public Business Hours of the Use on the Property are limited to 4:30pm to 9:00am due to limitations on available parking. Uses other than these hours require either long-term parking leases completely satisfying the Zoning requirement of MUDD-0 for daytime use.
- The optional conditions in the Rezoning Application is the encroachment of allowed additions into Lamar Street Setback past the rear half of the Historic Alexander-Hunter House. A new structure facing Lamar and the Park that visually conceals the service areas of the restaurant may be constructed along up the 40' long up to 4' into the MUDD setback requirement. The only allowable construction in the setback are pedestrian friendly uses such as hard patios, balconies, open dining porches up to two stories or enclosed restaurant seating visually open to the sidewalk with at least 75% clear glass. The existing sign will remain in the future setback and the parking requirements are one car per 600 sq ft.
- Within one year of the building permit new street trees will be planted on all street facing sides of the property to the current requirements of the City Zoning Ordinance as if the property were classified as change of use, if possible with site restrictions.

APPROVED BY CITY COUNCIL

DATE 12/19/05

DEC 19 2005



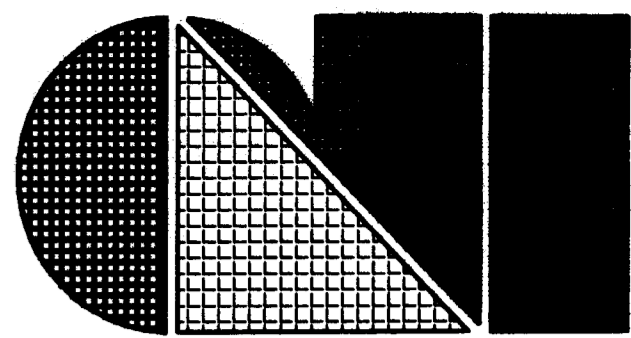
SITE PLAN

SCALE: 1" = 20'-0"

FOR PUBLIC HEARING:

- Petition No. 2005-139
Existing Zoning: B-1
Proposed Zoning: Mudd-0
Acreage: .251 (11,560 sf)
- Proposed used: Existing Restaurant
- Parking Requirements UNDER MUDD-0
1 Space per 600 gross S.F.
Building Gross SF: 6266 sf / 600 = 11 spaces
(6 SPACES OFF STREET & 5 SPACES ON STREET

Dec 19, 2005 - 9:20am



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STUDY ELEVATIONS

12-12-05
SCALE: 1/4" = 1'-0"

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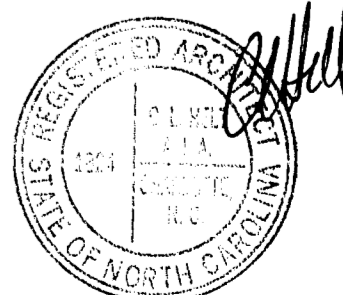
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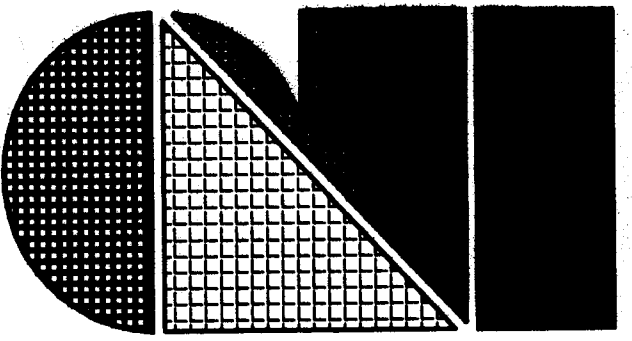
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



SIDE ELEVATION

SCALE: 1/4" = 1'-0"



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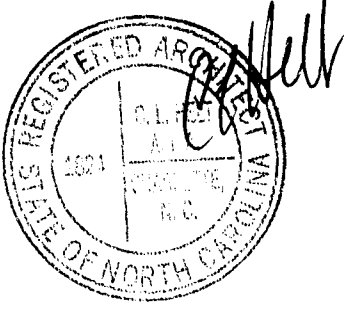
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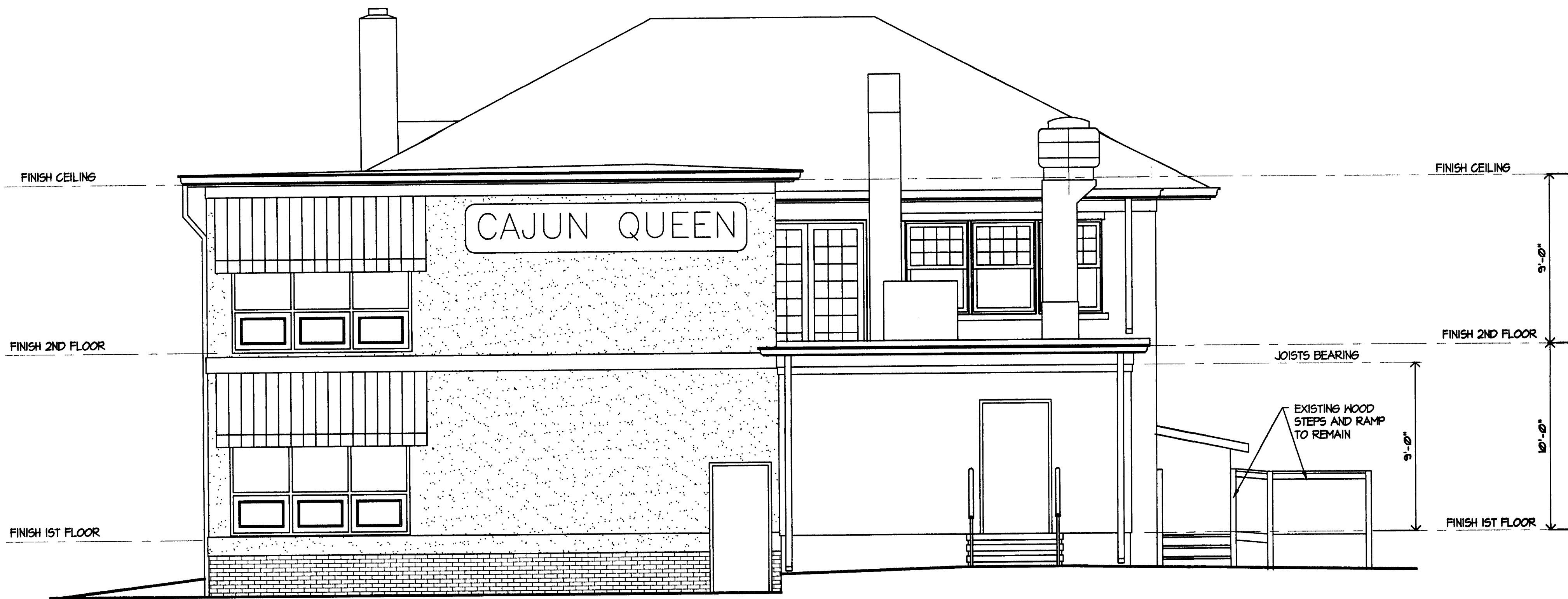
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REAR ELEVATION

SCALE: 1/4" = 1'-0"