

SITE DEVELOPMENT PLAN

Rezoning Petition 2013-011

PREPARED BY:

DELTA LAND SERVICES, INC.
 FIRM LICENSE #C-735
 1020 CREWS ROAD, SUITE L
 MATTHEWS, NORTH CAROLINA 28105
 (704) 847-4700

Existing # of Stories: 1.5

Proposed # of Stories: 1.5

Existing Building Height: 25'
 Max Building Height: 40'
 Proposed zoning: UR-1 (CD)

THIS SITE PLAN IS TO SHOW THE PROPOSED LOCATION OF THE HOUSE ON THE LOT AND IS NOT TO BE RELIED UPON FOR CONSTRUCTION.

NOTE: DELTA LAND SERVICES IS NOT RESPONSIBLE FOR ANY CHANGES DUE TO UNRECORDED COVENANTS AND RESTRICTIONS

Existing Building Ft²: 1,031
 Proposed New Building Ft²: 932
 Total Building Ft²: 1,963

SCALE: 1"=30'



Existing Zoning:
 ZONING: R-3 PER MECKLENBURG COUNTY GIS.

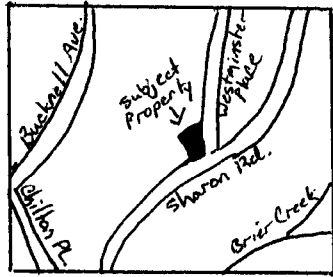
**APPROVED BY
 CITY COUNCIL**

MAR 18 2013

R-3

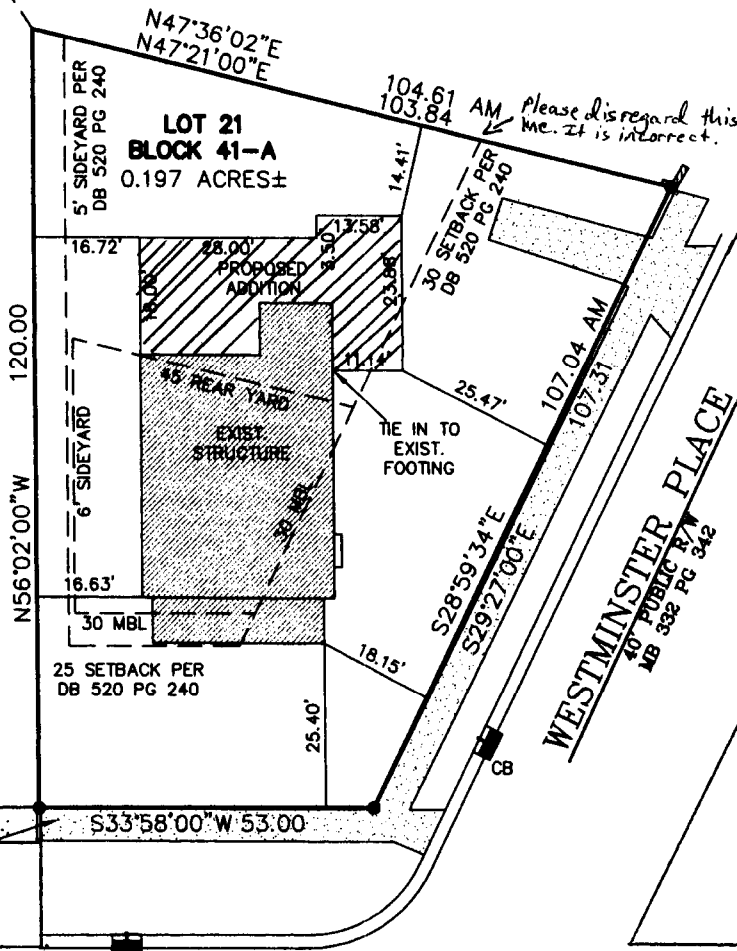
FEB 21 2013

LOT 20
 BLOCK 41-A
 MB 332 PG 342



R-3

LOT 22
 BLOCK 41-A
 MB 332 PG 342



R-3

• Addition to be consistent with bungalow style, hardi siding.
 • Driveway will be permitted to C-DOT standards.
 • Alterations to the conditional plan are subject to Section 6.207 of the City of Charlotte Zoning Ordinance.

SHARON ROAD
 POSSIBLE 60' PUBLIC R/W
 MB 332 PG 8 & 9

• The site will be limited to one single family residence.
 • Accessory structures will be permitted in accordance with the ordinance.
 • Building Height will not exceed 40 feet.
 • The Petitioner shall comply with all applicable approved and adopted ordinances.

R-3

R-3

R-3

NOT FOR RECORDATION, CONVEYANCES OR SALES

Subdivision MYERS PARK BLOCK 41-A County MECKLENBURG
 Address 2300 SHARON ROAD Owner _____
 Lot 21 Block _____ Plan CUSTOM Elevation _____ Drive (Left) _____ (Right) _____ (Courtyard) _____ Deck _____
 Patio _____ Fireplace _____ Garage (1 Car) _____ (2 Car) X (3 Car) _____ Brick _____ Basement _____ Curtain Wall _____
 Crawl _____ Slab _____ Other _____

REVISED:

DWN:LJW CKD:ETH DATE: 10 /26 /12