

(SEE FILING INSTRUCTIONS ON REVERSE SIDE)

Petition No. 66-3

Date Filed Dec. 10 1965

To Charlotte-Mecklenburg Planning Commission  
Charlotte, North Carolina

Gentlemen:

Your consideration of a recommendation to the City Council for a change in the zoning classification of the property hereinafter described is requested.

Title to the property was acquired Oct. 15 1946, and is in the name of Electrical Contracting & Engineering Company, Inc., whose address is 1800 North Graham Street, Charlotte, N. C., and the deed is recorded in Book 1200, at Page 130, in the office of the Register of Deeds for Mecklenburg County.

Location of Property: Fronting 60 feet on north side of Keswick Avenue and extending back with that width for 150 feet, all being located approximately 150 feet from the easterly side of North Graham Street, known as Lot 16, Block 12, Lockewood and joining 10 ft. alleyway (now closed) Map Book 3, Page 146, Mecklenburg Present Zoning Classification: O-6 County Public Registry.

Requested Zoning Classification: I-2

Reasons why the zoning classification should be changed: See sheet attached.

ELECTRICAL CONTRACTING & ENGINEERING  
COMPANY, INC.

Wardlow, Knox, Caudle & Wade  
Name of Agent, (if any)  
Attorneys at Law

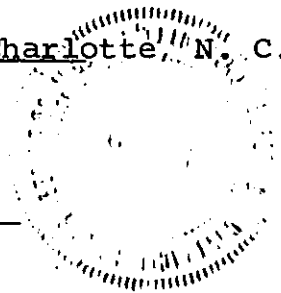
Dorothy J. Cochran  
Signature of Owner ~~Ralph P. Cochran,~~  
~~President~~ Dorothy J. Cochran  
Secretary

1416 Johnston Building, Charlotte,  
Agent's Address N. C.

1800 N. Graham Street, Charlotte, N. C.  
Owner's Address

372-1360  
Telephone Number

375-3345  
Telephone Number



INSTRUCTIONS FOR FILING A PETITION FOR A CHANGE IN A ZONING CLASSIFICATION.

A petitioner for a zoning change must complete and file in duplicate the application form on the reverse side of this sheet. All information requested must be given.

No application shall be considered filed until it has been discussed with and accepted by a member of the staff of the Planning Commission.

The application must be accompanied by two copies of a map, drawn to scale, of the property to be considered for a change in zoning.

If the area proposed to be changed is part of a SUBDIVISION recorded in the plat books in the Mecklenburg County Register of Deeds Office, then the map must include the following information:

- 1) A copy of that portion of the recorded map that shows the property to be considered for the proposed zoning change, plus sufficient additional area to show the location of the property in reference to the nearest street intersection.
- 2) The lot and block number (s) of the property proposed to be changed.
- 3) The name of the subdivision, and the plat book and page number at which the map is recorded.
- 4) Dimensions and compass bearings of all lines bounding the property proposed to be changed.

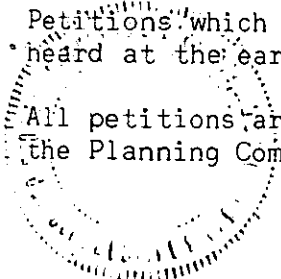
If the area proposed to be changed is ACREAGE or PROPERTY NOT LOCATED IN A RECORDED SUBDIVISION then the map must include the following information:

- 1) The exact dimensions and compass bearings of all lines bounding the property to be considered for the proposed zoning change.
- 2) The location of the property in reference to a street intersection, railroad, creek, or other feature easily identified on the ground. Adequate information (distances, compass bearings) must be given to show the exact location of the property with respect to the reference point.

If the petitioner is not the owner of the property, the application must be accompanied by a letter signed by the owner signifying his approval of the proposed change. (This does not apply when the petitioner is a group of neighborhood property owners seeking a general change in the zoning of lands or properties within the neighborhood.)

Petitions which have been completed and filed with the Planning Commission will be heard at the earliest feasible scheduled date.

All petitions are considered at a public hearing held jointly by the City Council and the Planning Commission.



## DESCRIPTION OF PROPERTY:

BEGINNING at a point in the northerly edge of Keswick Avenue, located S. 55-40 E. 150 feet from its intersection with the easterly line of North Graham Street, and running thence N. 34-20 E. 150.0 feet; thence, S. 55-40 E. 60.0 feet; thence, S. 34-20 W. 150.0 feet; thence, N. 55-40 W. 60.0 feet along said line of Keswick Avenue to the point of beginning.

## REASONS WHY ZONING CLASSIFICATION SHOULD BE CHANGED:

Petitioner established its business operations at the present location in 1947 and occupied two lots. The one lot fronts 50 feet on North Graham Street, and the other lot, which is involved in this petition, and adjoining the first lot, fronts 60 feet on Keswick Avenue and is 150 feet deep.

These two lots join to form an "L-Shaped" piece of property. The same are shown on the copy of the subdivision map hereto attached.

When the petitioner located on the property, its lot on Graham Street was zoned for business, and its lot on Keswick Avenue (here involved) was zoned for residential purposes.

In 1956, petitioner wished to erect a building on the Keswick lot and to erect protective fences on the lot lines. At that time the City Council zoned the Keswick lot for "Industrial" use on December 19, 1956.

Petitioner erected its building and fences and has continued its active occupancy of the property and conduct of its business operations therefrom.

In adopting the present zoning ordinance of January, 1962, and in locating the general zoning boundary lines with respect thereto, this lot was placed in an O-6 area. The petitioner had no actual notice of this zoning change and has continued to use the lot for its same business purposes.

Petitioner now wishes to add an additional warehouse on the subject property and requests that this lot be restored to the Industrial zoning classification which was placed on it in December, 1956, and for which purposes it has continually been used.

By reference to present zoning maps and to the map attached hereto, it will be seen that this lot is bounded on two sides by Industrial-2 property, and on two sides by O-6 property.

Petitioner asserts that it should be entitled to use its property as one integral, industrial operation, and respectfully requests such re-zoning to restore the same to that condition.