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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1982-(8)C

## Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
  - Mail Info
  - Mapping
  - Other
- Site Plans



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# OFFICIAL REZONING APPLICATION

## MECKLENBURG COUNTY

Petition No.	<u>82-8(c)</u>
Date Filed	<u>2/1/82</u>
Received By	<u>S. D. [Signature]</u>
OFFICE USE ONLY	

### Ownership Information

Property Owner Clifford Cochrane and wife, Virginia T. Cochrane

Owner's Address 5117 Statesville Road, Charlotte, NC 28213

Date Property Acquired February 4, 1954

Deed Reference Book 1657, page 296 Tax Parcel Number 041-161-11 Western 240 feet of

**Location Of Property** (address or description) 3209 Cochrane Drive, Charlotte, NC / 28213  
Attached is Tax Map and Map of J. R. Cochrane Estate Property as recorded in Map Book 4 at page 595 in Mecklenburg Register of Deeds Office.

### Description Of Property

Size (Sq. Ft.-Acres) 24,876 sq. ft. ± Street Frontage (ft.) 240'  
Western 240 feet of Lot A in Block I as shown on said map recorded in Map Book 4, page 595.

Current Land Use automobile repair garage

### Zoning Request

Existing Zoning R-9 Requested Zoning B-2

Purpose of zoning change For current land use (automobile repair garage) to comply with applicable zoning requirements.

W. Herbert Brown, Jr.  
Name of Agent W. Herbert Brown, Jr., Attorney at Law  
623 E. Trade St., Suite 102, Charlotte, NC 28202  
Agent's Address  
(704) 334-8678  
Telephone Number

Clifford Cochrane and Virginia T. Cochrane  
Name of Petitioner(s)  
5117 Statesville Rd., Charlotte, NC  
Address of Petitioner(s) 28213  
(704) 596-1867  
Telephone Number  
[Signature]  
Signature of Property Owner  
Virginia T. Cochrane  
Signature of Property Owner if Other  
~~xxxx xxxxxxxx~~

# 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.

There is a filing fee of \$100.00 required with each rezoning petition.

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 features 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 signed by the owner, or 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 County Board of Commissioners and the Planning Commission.