



**Charlotte-Mecklenburg Planning, Design, & Development**

**DATE:** September 11, 2019

**TO:** Sonja Sanders  
Zoning Supervisor

**FROM:** Taiwo Jaiyeoba  
Planning Director

**SUBJECT:** Administrative Approval for Petition No. 1985-033

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- To allow two single-family residential lots

Staff supports of the request because:

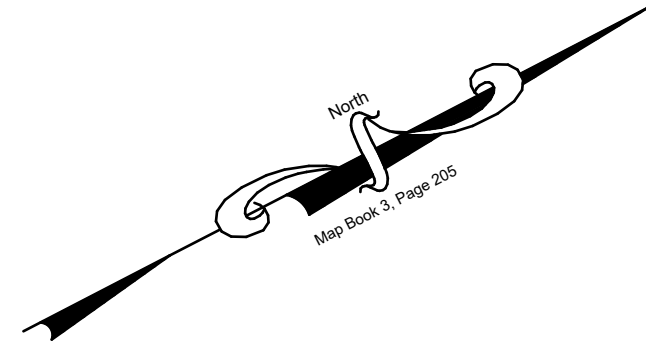
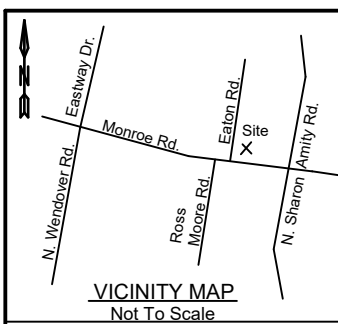
- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

**Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.**

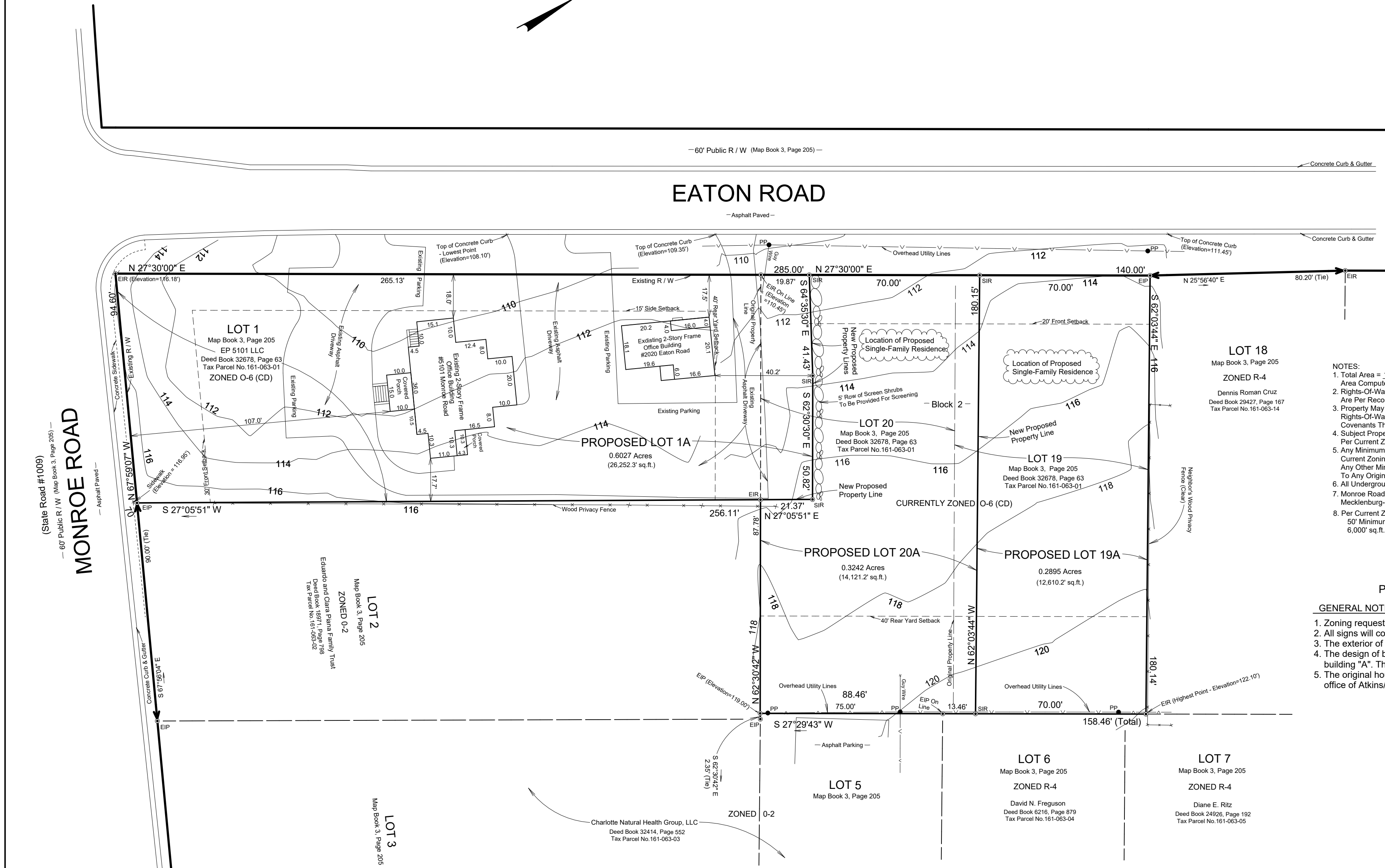
"I, Brian A. McRorie, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book \_\_\_\_\_, Page \_\_\_\_\_); that the boundaries not surveyed are clearly indicated as drawn from information found in Book \_\_\_\_\_, Page \_\_\_\_\_; that the ratio of precision as calculated is 1:30,000' + of perimeter surveyed; that this plat was prepared in accordance with G.S.47-30 as amended. Witness my original signature, license number and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., \_\_\_\_\_."

Professional Land Surveyor  
License Number 3712

McRorie Land Surveying, P.A.  
Firm No. C-4059  
712 East 34th Street  
Charlotte, N.C. 28205  
704-492-5768



# EATON ROAD



- NOTES:**
- Total Area = 1.2163 Acres (59,983.7 sq.ft.)  
Area Computed By Coordinate Method.
  - Rights-Of-Way, Easements, And Building Setback Lines As Shown Hereon Are Per Recorded Map And/Or Deed As Referenced Unless Otherwise Noted.
  - Property May Be Subject To Additional Recorded Or Unrecorded Rights-Of-Way, Easements, Building Setbacks, Or Other Restrictive Covenants That May Be Revealed By A Complete Title Examination.
  - Subject Property Currently Zoned O-6(CD). Minimum Building Setbacks Per Current Zoning: Front = 20', Side Yard = 6'/8', Rear Yard = 40'.
  - Any Minimum Building Setbacks Shown Hereon That Are Referenced To Current Zoning Should Be Verified Prior To Any Planning Or Construction. Any Other Minimum Building Setbacks Shown Hereon That Are Referenced To Any Original Or Current Restrictions Should Also Be Verified.
  - All Underground Utilities Not Located By Surveyor.
  - Monroe Road Is Subject To A 100' Future Thoroughfare R / W Per Mecklenburg-Union Metropolitan Planning Organization Thoroughfare Plan.
  - Per Current Zoning O-6 (CD):  
50' Minimum Lot Width  
6,000 sq.ft. Minimum Lot Size

## PETITION #1985-033

### GENERAL NOTES

- Zoning request from B1(CD) to O6(CD).
- All signs will conform to City/County zoning ordinance requirements.
- The exterior of buildings "A" & "B" will be restored.
- The design of buildings "C" & "D" will reflect the character of building "A". They will be two-story residential style.
- The original house, building "A", will be the new location for the office of Atkins/Dyer Architects, PA & Edifice, Inc.

- LEGEND**
- EIR = Existing Iron Rebar
  - EIP = Existing Iron Pipe
  - SIR = Set Iron Rebar
  - ECM = Existing Concrete Monument
  - CP = Computed Point
  - R / W = Right-Of-Way
  - C / L = Centerline
  - B / C = Back Of Concrete Curb
  - EP = Edge Of Asphalt Pavement
  - PP = Power Pole
  - OES = Overhead Electric Service
  - OUL = Overhead Utility Lines
  - OTS = Overhead Telephone Service
  - UGU = Underground Utilities (Approximate)
  - TeleComm. = Telecommunications Box
  - RCP = Reinforced Concrete Drainage Pipe
  - Property Line
  - Street R / W
  - Adjoiner Property Line
  - Not Surveyed
  - Broken Scale

Attached to Administrative  
Approval

*Solomon A. Fortune*  
Solomon A. Fortune

**SITE PLAN** Survey for  
**EP 5101, LLC**

of Lots 1, 19 & 20 - Block 2 of HOLLYWOOD SUBDIVISION

Recorded in Map Book 3, Page 205, Deed Book 32678 Page 63

City Of Charlotte, Mecklenburg County, State of North Carolina

Address: 5101 Monroe Road & 2020 Eaton Road Tax Parcel No. 161-063-01

Now or Formerly The Property Of EP 5101, LLC

Graphic Scale: 1" = 30' Date: 07-30-19