

Project Number: 8324  
 Project Name: N. Charlotte Hotel  
 516 East 35th St.  
 Drawing by: JW  
 Date: 12-21-87  
 Reviewed by:  
 Approved by:  
 Date:

Revisions

No.	Date	Desc.	By

Title

OLD N. CHARLOTTE HOTEL  
 RENOVATION  
 516 EAST 35TH STREET

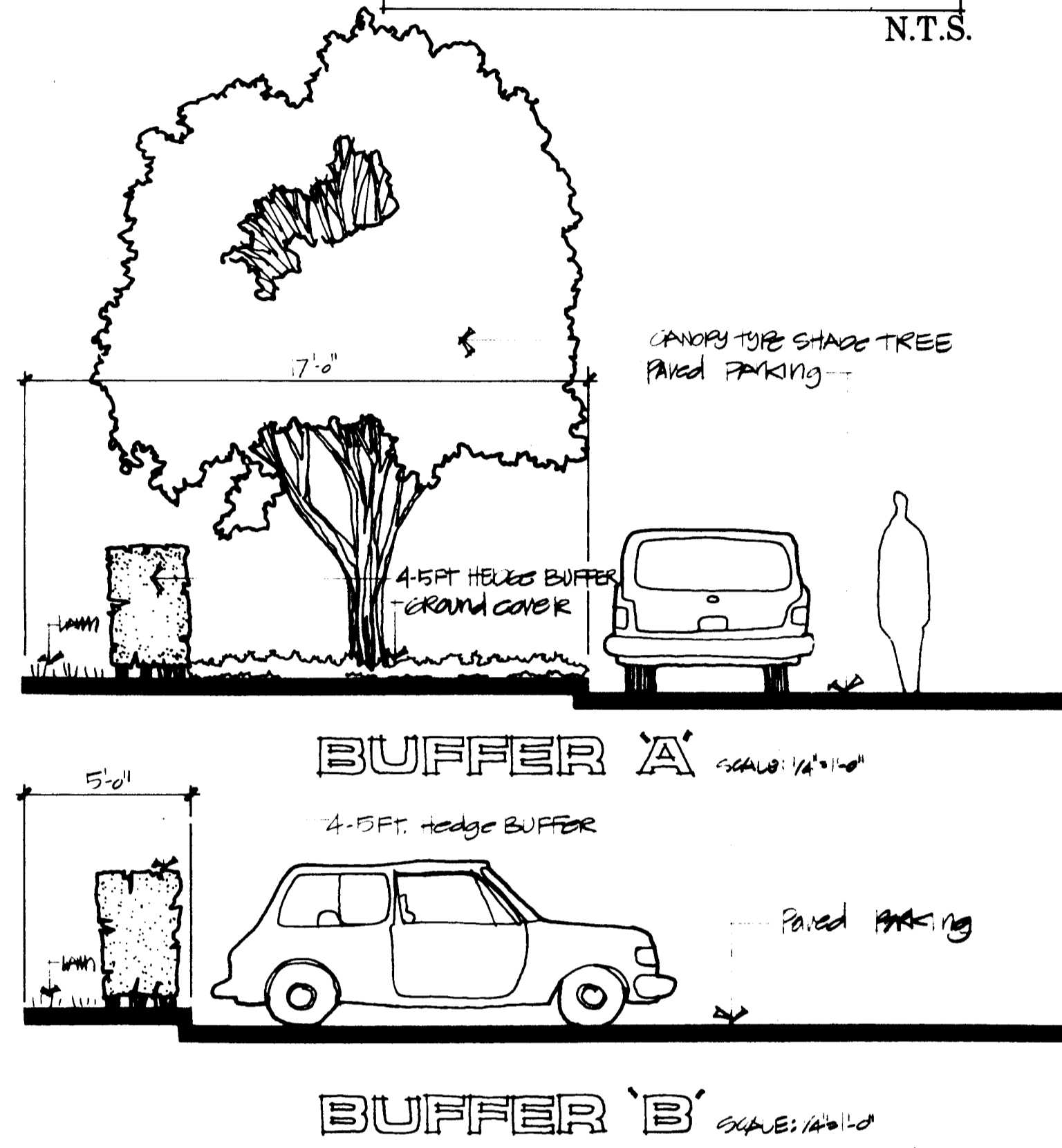
**AEC, PA.**

Architectural  
 Engineering  
 Concepts, P.A.

172 Cleveland Ave.  
 Charlotte, NC 28203  
 (704) 377-2258

Sheet No.

SP1



**PROJECT DATA**

PROJECT: OLD NORTH CHARLOTTE SEARS HOTEL RENOVATION  
 LOCATION: 516 EAST 35TH STREET, CHARLOTTE, NC  
 TAX CODE #: 083-083-06  
 EXISTING USE: BOARDING HOUSE (RESIDENTIAL)  
 PROPOSED USE: 12 UNIT APARTMENT BUILDING (RESIDENTIAL)  
 EXISTING ZONING: R6-MF  
 PROPOSED ZONING: UR-2 (CD)  
 TOTAL BUILDING AREA: 7,626 SF

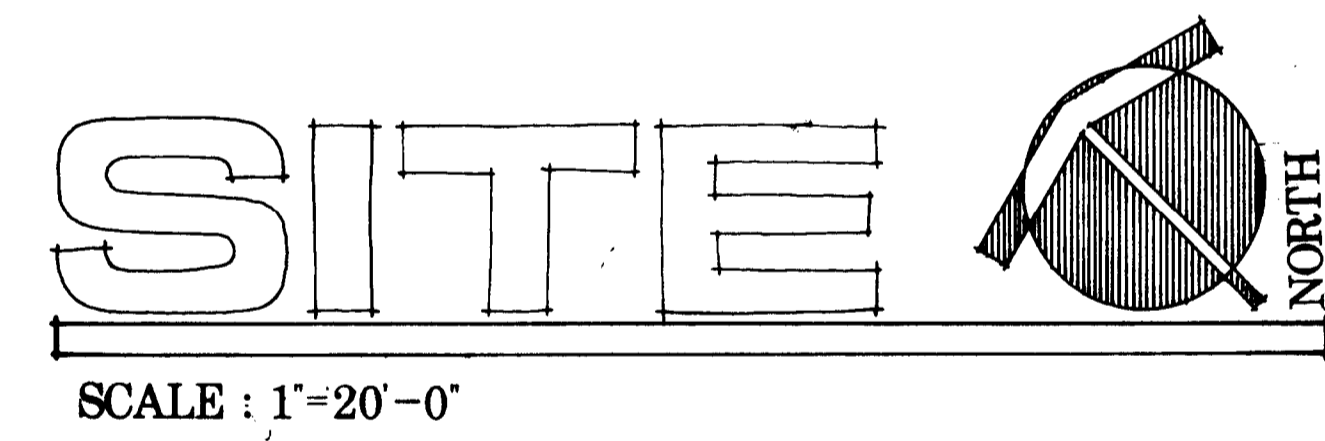
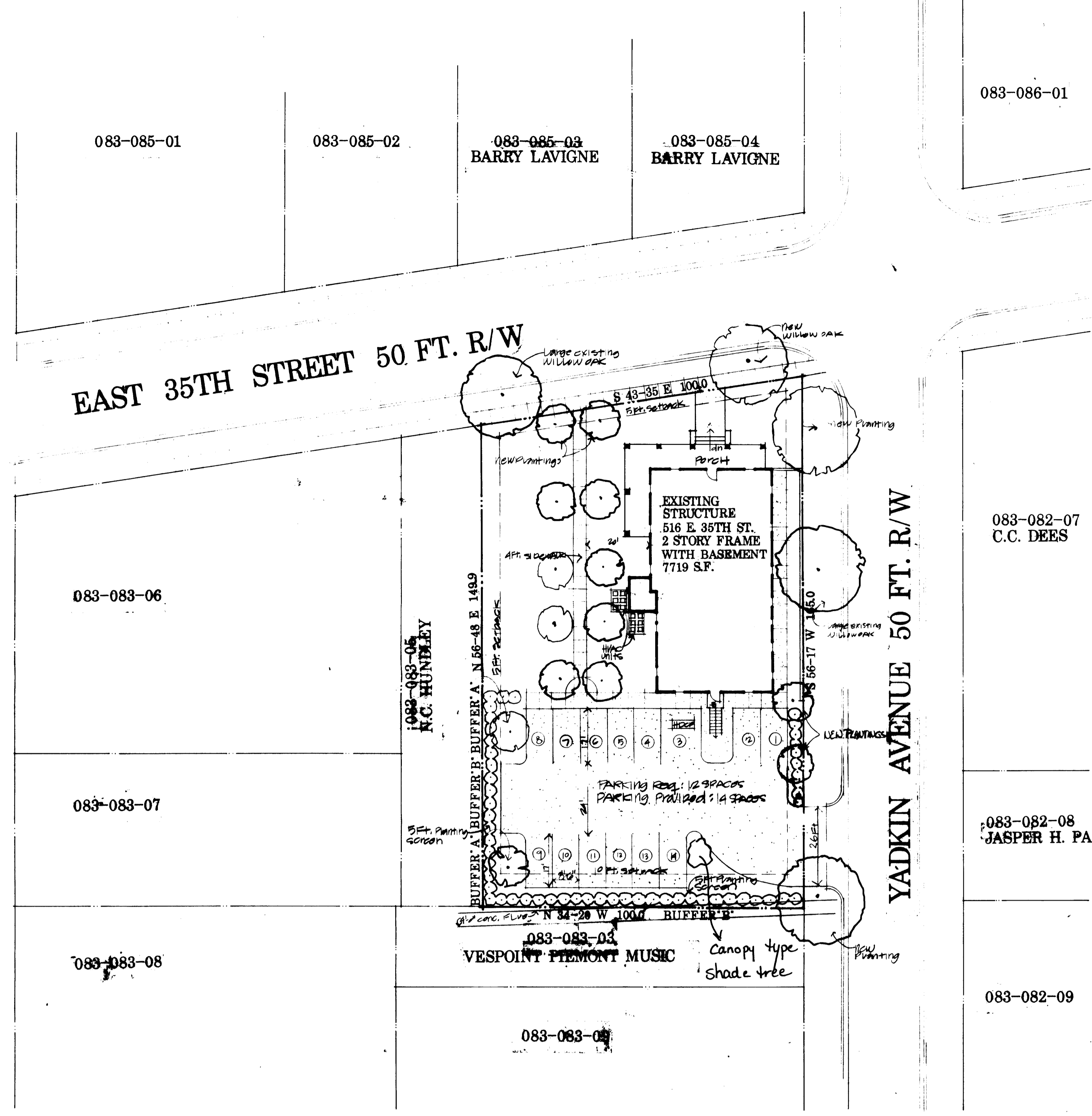
**Development Standards**

Standard	Min. Require.	Exist. Cond.
Lot Area	5,000 SF	15,750 SF
Front Yard Setback	5 Feet	6 Feet
Side Yard Setback	5 Feet	6 Feet
Rear Yard Setback	10 Feet	74 Feet
F.A.R.	(1.0)	(.48)=7626 SF
Maximum Height	40 Feet	± 35 Feet

**ADJACENT PROPERTY OWNERS**

Tax Code	Owner
083-083-05	N. C. Hundley 510 E. 35th Street Charlotte, NC 28205
083-085-02,03,04	Barry Lavigne 2028 Woodland Drive Charlotte, NC 28205
083-082-07	C. C. Dees 3609 Tuckaseegee Road Charlotte, NC 28208
083-082-08	Jasper H. Parham 7348 Beaver Road Kannapolis, NC 28081
083-083-03	Vespoint Piedmont Music 3106 N. Davidson Street Charlotte, NC 28205

NORTH DAVIDSON STREET 50 FT. R/W



**LEGAL DESCRIPTION**

BEING all of Lot 178 of the HIGHLAND PARK MANUFACTURING PROPERTY, as same is shown in Map Book 6 at Page 901 of the Mecklenburg County Public Registry.

APPROVED BY CITY COUNCIL  
 DATE 3/23/88  
 88-15 Target Properties

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
 INTER-OFFICE COMMUNICATION

DATE: June 6, 1988

TO: Mr. Robert Brandon  
 Zoning Administrator

FROM: Martin R. Crawford, Jr.  
 Planning Director

SUBJECT: Administrator Approval of Site Plan Amendment  
 Petition No. 88-15  
 Target Properties, Inc.

Attached please find a revised site plan for the above-referenced petition. The new site plan reflects the relocation of the driveway and the location of the staircase and RWC unit. All other items remain the same. Pursuant to my authority as outlined in the zoning ordinance, I am administratively approving this plan. Please use it when evaluating requests for building permits.

MRC/LS:sls  
 Attachment  
 cc: Mr. Robert Mester