

**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)

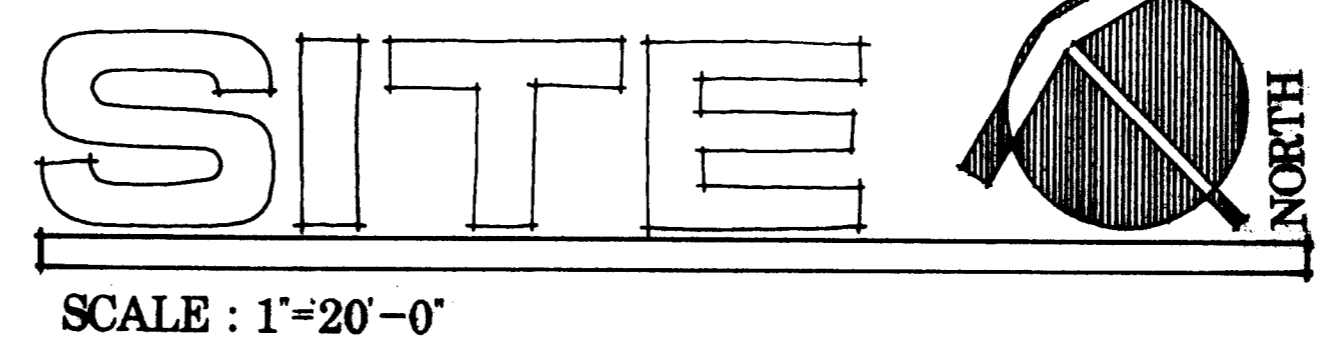
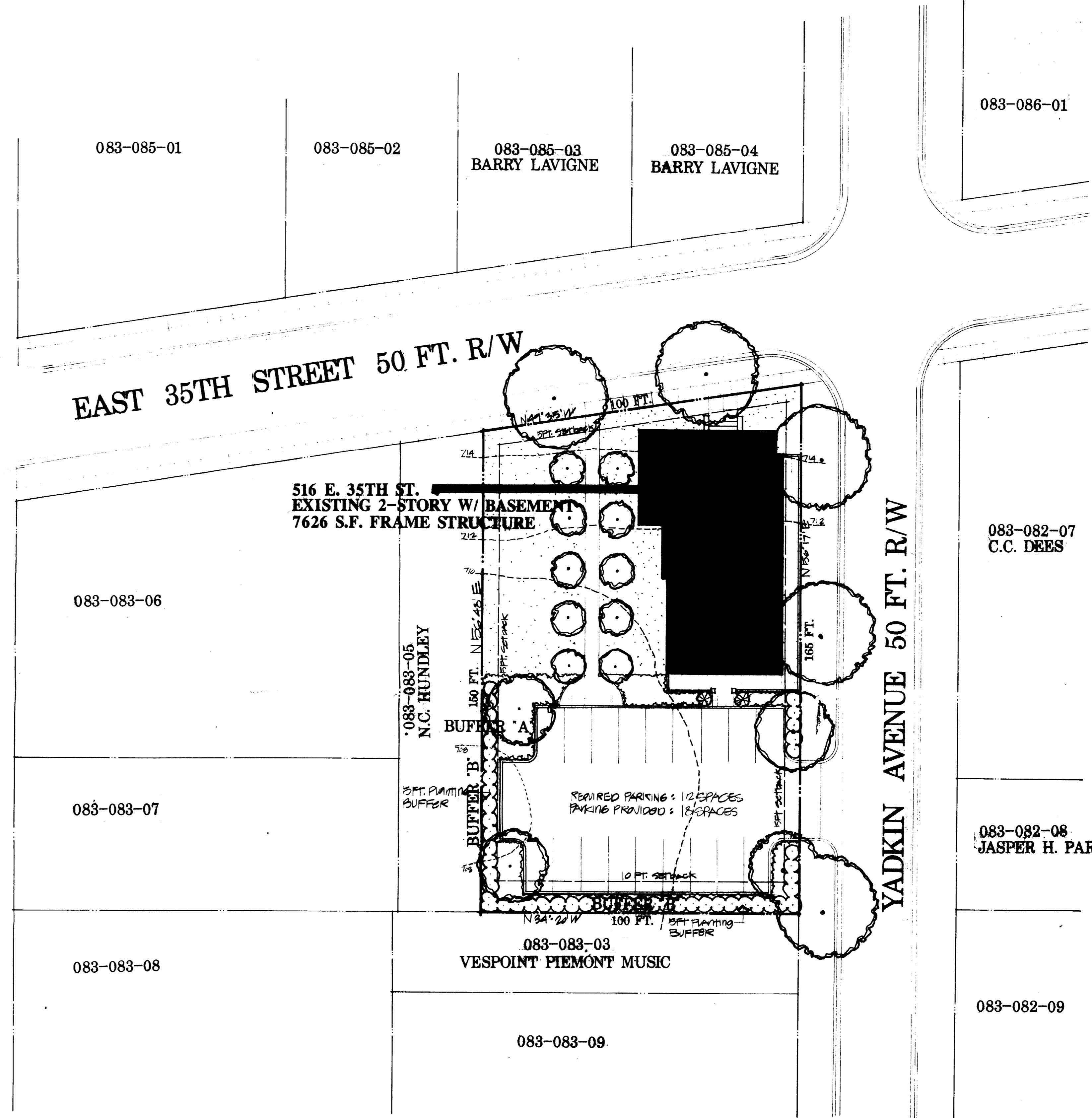
**TOTAL BUILDING AREA:** 7,626 SF

Standard	Min. Require.	Exist. Cond.
Lot Area	5,000 SF	15,750 BF
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) = 526 SF
Maximum Height	40 Feet	± 35 Feet

NORTH DAVIDSON STREET 50 FT. R/W

**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



**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

Project Number: 8724

Project Name: N. Charlotte Hotel Renovation

Drawing by: JW

Date: 12-21-87

Reviewed by:

Approved by:

Date:

Revisions	No.	Date	Desc.	By

OLD N. CHARLOTTE HOTEL RENOVATION

516 EAST 35TH STREET

**AEC, PA.**

Architectural Engineering Concepts, P.A.

1712 Cleveland Ave.  
Charlotte, NC 28203  
(704) 377-2258

Sheet No: SP1

S. Ave