

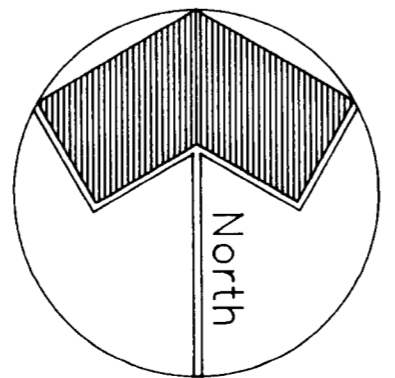
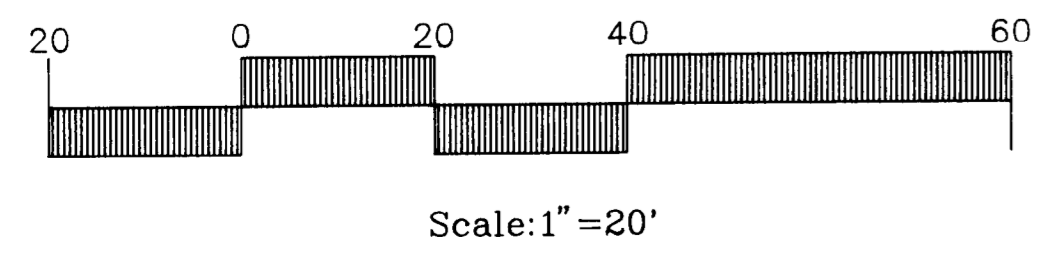
APPROVED BY CITY COUNCIL
DATE March 15, 1993
Kenneth & Jeanne England

Schematic Site Plan

Proposed Bed and Breakfast

3726 Providence Road
Charlotte, North Carolina
Petition No. [REDACTED]

DPR # 92065 Date: 11-30-92

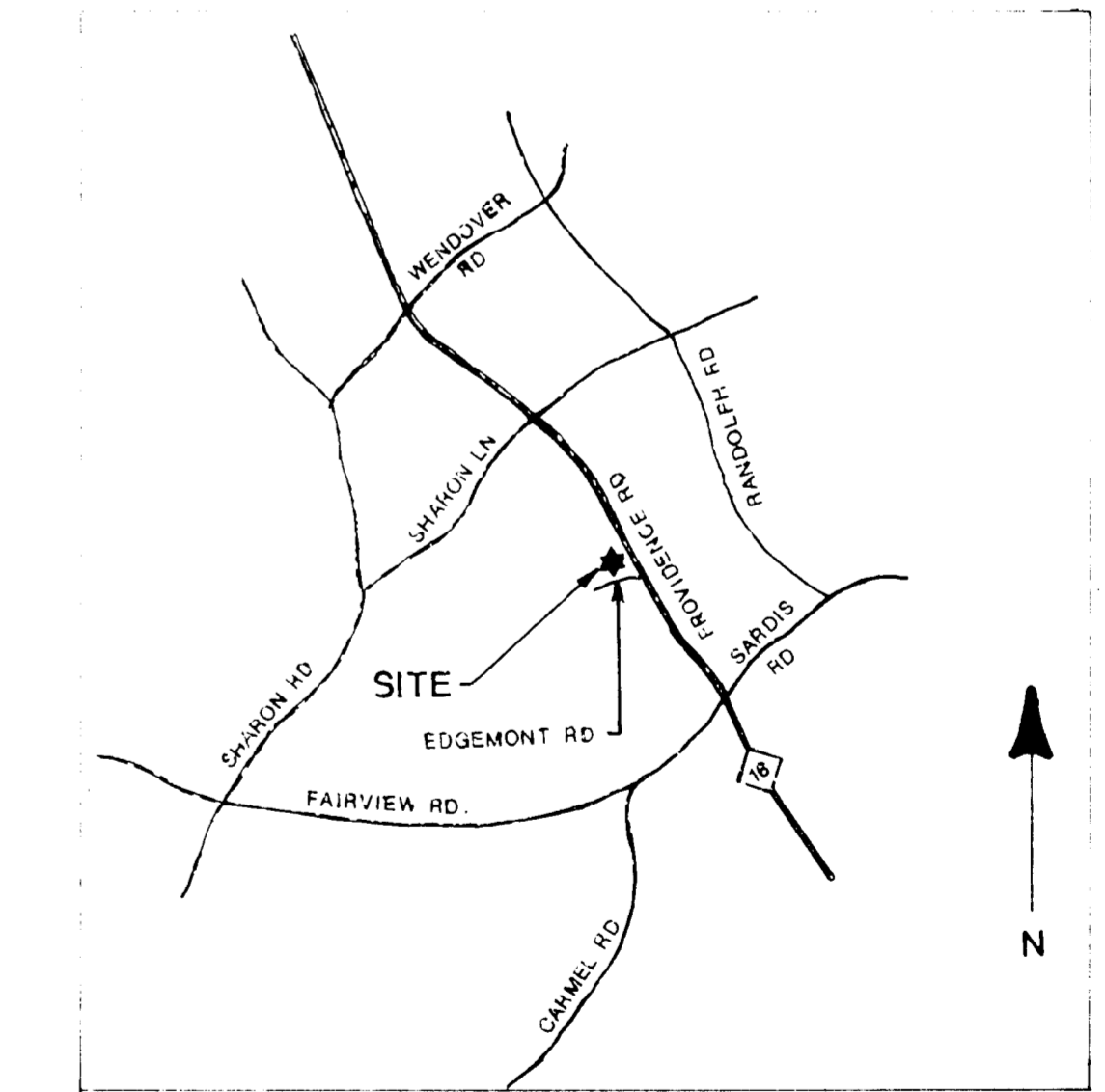


Development Data

Existing Zoning — R-3
Proposed Zoning — R-8MF(CD)
Site Area — 0.48 Ac.
Proposed Use — Bed & Breakfast

Development Notes

- IMPROVEMENTS AND STRUCTURES PERMITTED ON THIS PROPERTY SHALL BE LIMITED TO THAT WHICH CURRENTLY EXISTS ON THE SITE, EXCEPT FOR DRIVEWAY MODIFICATIONS NOTED ON PLAN. REPAIRS, MINOR EXTERIOR MODIFICATIONS OR INTERIOR RENOVATIONS WILL BE PERMITTED.
- USES OF THE PROPERTY WILL BE LIMITED TO SINGLE FAMILY RESIDENTIAL AND BED AND BREAKFAST (BOARDING HOUSE PER SECTION 9.302(1) OF ZONING ORDINANCE). INN SHALL BE LIMITED TO A MAXIMUM OF 8 BOARDERS IN NOT MORE THAN 4 BEDROOMS.
- SCREENING AND BUFFERS SHALL BE PROVIDED AS SHOWN ON PLAN AND TO MEET ALL ORDINANCE REQUIREMENTS.
- PARKING SHALL BE PROVIDED AS SHOWN. (6 PROVIDED, 6 REQUIRED)
- SIGNAGE MAY BE PROVIDED IN ACCORDANCE WITH PROVISIONS OF ZONING ORDINANCE; HOWEVER IDENTIFICATION SIGNAGE SHALL BE SIMILAR TO THAT WHICH EXISTS AT THE SITE. (SEE SKETCH ON PLAN)
- DRIVEWAYS DO NOT MEET CDOT RECOMMENDED POLICY FOR WIDTH OR MINIMUM DISTANCE FROM PROPERTY LINE. IN ORDER TO MAINTAIN RESIDENTIAL SCALE OF THIS SITE AND STREETScape ALONG PROVIDENCE RD. AND EDMONT DRIVE, AND TO AVOID DAMAGE TO EXISTING TREES, THIS PETITION SPECIFICALLY REQUESTS THAT THE DRIVEWAY IMPROVEMENTS BE LIMITED TO THOSE SHOWN ON PLAN.
- SITE SHALL MEET REQUIREMENTS OF CITY TREE ORDINANCE AS IT MAY BE AMENDED FROM TIME TO TIME.
- ADDITIONAL HIGHWAY 16 R/W EQUAL TO 50' FROM THE EXISTING CENTERLINE WILL BE DEDICATED PRIOR TO ISSUANCE OF A CHANGE OF USE PERMIT.
- BOUNDARY AND SURVEY INFORMATION TAKEN FROM A PHYSICAL SURVEY BY ZOUTEWELLE LAND SURVEYORS, SURVEY DATED FEBRUARY 25, 1991. (MODIFIED BY DPR BASED UPON FIELD OBSERVATION OF ACTUAL DRIVEWAY LOCATION).



Vicinity Map



DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
2036 East Seventh Street
Charlotte, NC 28204
704/332-1204

For Public Hearing Plan (1-15-'93)