

**'FOR PUBLIC HEARING'**

**PETITION NO. 97-26**

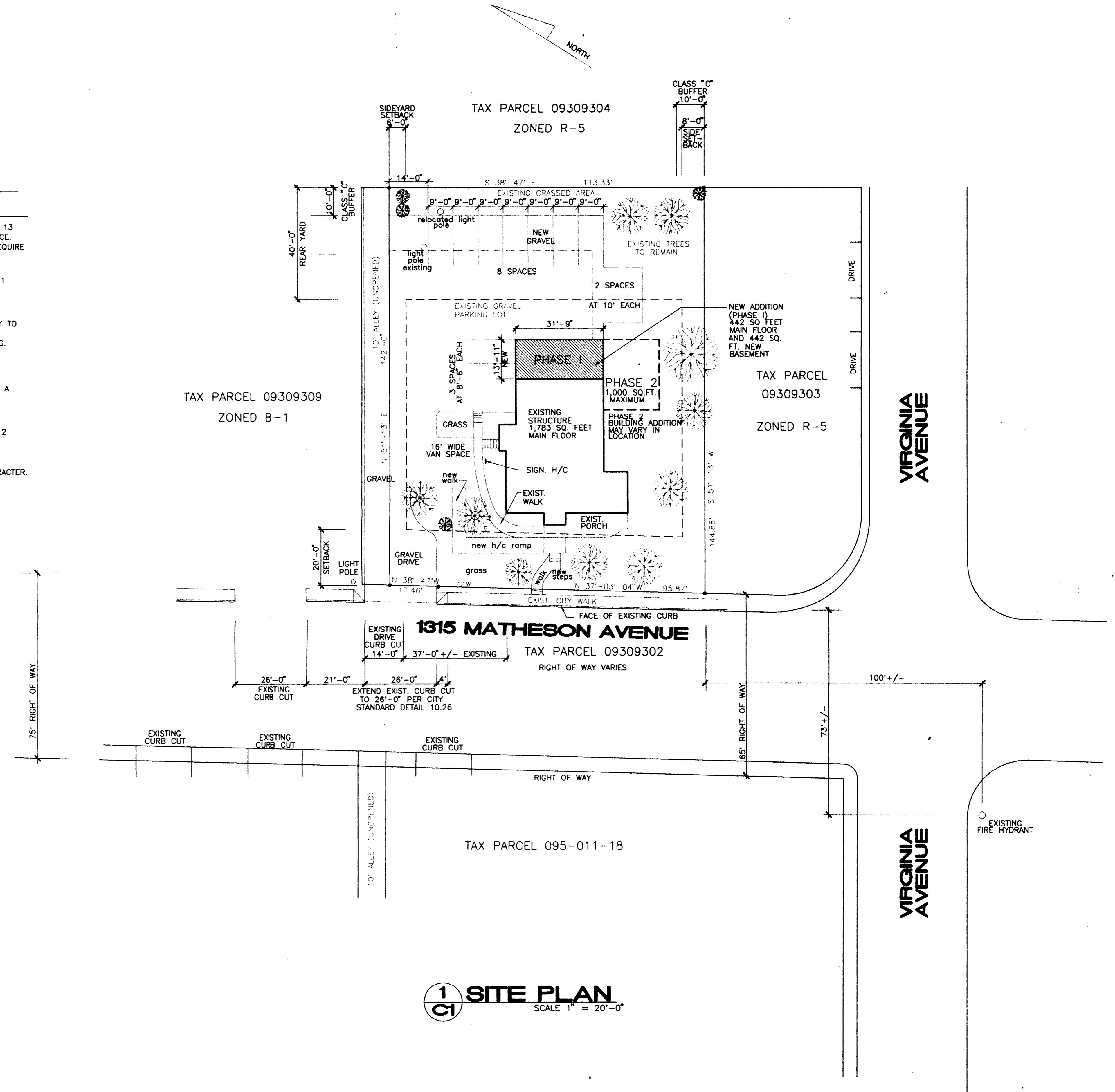
**FEBRUARY 14, 1997**

**STATEMENT OF RESTRICTIVE CONDITIONS**

**PARKING NOTES**

1. BASED ON 2,225 MAIN FLOOR DENTIST OFFICE AREA AND 442 BASEMENT SQ. FT. = 2,667 SQ. FT. DIVIDED BY 200 SQ. FT., 13 MINIMUM PARKING SPACES WILL BE REQUIRED. THIS PLAN SHOWS 14 TOTAL SPACES INCLUDING 1 HANDICAPPED SPACE. OF THE 14 SPACES, ONE WILL BE REQUIRED TO BE HANDICAPPED (VAN SPACE 16' WIDE). PHASE 2 EXPANSION WOULD REQUIRE 4 ADDITIONAL SPACES WHICH WOULD BE LOCATED AT REAR OF SITE
2. A NEW HANDICAPPED RAMP WILL BE REQUIRED TO ALLOW ACCESSIBILITY TO THIS OFFICE BUILDING. BASED ON THE PHASE 1 ADDITION, THE PETITIONER, DR. STEPHANIE BALLENTINE, RESERVES THE RIGHT TO PURSUE A ZONING VARIANCE OF 8' FROM THE FRONT BUILDING SETBACK OF 20' TO INSTALL A HANDICAPPED RAMP UP TO THE FIRST FLOOR LEVEL.
3. ONLY ONE BUSINESS IDENTIFICATION SIGN PERMITTED UP TO SIX (6) SQ. FT. (FACE SIZE) AND MUST BE ATTACHED DIRECTLY TO FRONT OF THE STRUCTURE. SIGN MAY NOT BE ELECTRIFIED OR PROTRUDE FROM THE FACE OF THE STRUCTURE IN EXCESS OF SIX (6) INCHES. A DETACHED SIGN OF SIX (6) SQ. FT. MAXIMUM WILL BE INSTALLED IN FRONT OF BUILDING.
4. THE OCCUPANCY USE OF THE BUILDING WILL BE LIMITED TO OFFICE PURPOSES ONLY.
5. THE EXISTING SINGLE STORY (WITH BASEMENT) STRUCTURE IS TO BE MAINTAINED IN ITS PRESENT PHYSICAL APPEARANCE AS A DWELLING. FUTURE ADDITIONS (PHASE 1 AND PHASE 2) SHALL ALSO MAINTAIN ITS PHYSICAL APPEARANCE AS A DWELLING.
6. THE EXISTING STRUCTURE WILL NOT BE ALTERED WITH THE EXCEPTION OF THE PHASE 1 ADDITION AND THE FUTURE PHASE 2 ADDITION OF 1,000 SQ. FT. MAXIMUM. THE PETITIONER WILL DETERMINE IF THE PHASE 2 ADDITION IS ONE STORY OR ONE STORY WITH BASEMENT.
7. ALL NEW ADDITIONS WILL BE ARCHITECTURALLY COMPATIBLE TO THE EXISTING STRUCTURE AND MAINTAIN A RESIDENTIAL CHARACTER.
8. ALL EXISTING TREES INDICATED ON THIS SITE PLAN ARE TO REMAIN.
9. ALL TRASH PICK-UP WILL BE BY CITY CURBSIDE PICK-UP. THERE WILL BE NO TRASH DUMPSTERS ON THIS PROPERTY.
10. NO DETACHED LIGHTS WILL BE ERRECTED ON THE LOT. THERE IS ONE EXISTING DETACHED LIGHT WHICH WILL REMAIN.
11. A 10 FOOT CLASS "C" BUFFER WILL BE INSTALLED ON RIGHT SIDE AND REAR YARD WHICH ABUTTS RESIDENTIAL.

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**ZONING CODE SUMMARY**

PROJECT NAME: DR. STEPHANIE BALLENTINE  
 OWNER: DR. STEPHANIE BALLENTINE PHONE # (704)-334-6907  
 PLANS PREPARED BY: WILLIAM E. BRUCE PHONE # (704)-334-8022  
 ZONING: 0-6 (CD) PROPOSED 0-1 (CD) JURISDICTION: CHARLOTTE  
 PROPOSED USE: DENTAL OFFICE ADDITION  
 BUILDING HEIGHT: 18' FEET. STORIES: ONE  
 PROPOSED BUILDING COVERAGE: 2,225 FIRST FL. SQ. FT. GROSS FLOOR AREA: 2,667 SQ. FT. (BOTH FLOORS)  
 LOT SIZE: 16,050 APPX. SQ. FT. NUMBER OF UNITS/SUITES: ONE

**YARD REQUIREMENTS:**  
 SETBACK (FRONT): 20 FT. FROM R/W. FT. FROM C/L OF R/W  
 SIDE YARD (R): 8 FT. SIDE YARD (L): 8 FT.  
 REAR YARD: 40 FT.

**REQUIRED BUFFERS:** EXISTING  
 FRONT:  YES /  NO FT. REAR:  YES /  NO 10' CLASS "C" FT.  
 SIDE (R):  YES /  NO 10' FT. SIDE (L):  YES /  NO FT.

**REQUIRED SCREENING:** EXISTING  
 FRONT:  YES /  NO REAR:  YES /  NO  
 SIDE (R):  YES /  NO SIDE (L):  YES /  NO  
 PARKING ONLY:  YES /  NO

PAVEMENT COVERAGE: SQ. FT./ACRES  
 PARKING DATA: (SPECIFY REQUIREMENTS) 1 SPACE PER 200 SF. BUILDING AREA

REQUIRED: 13 PROVIDED: 14 HANDICAP: 1 COMPACT: \_\_\_\_\_  
 ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.  
 EXISTING FLOOR AREA: 1,783 SQ.FEET  
 PHASE 1 EXPANSION: 884 SQ.FEET  
 TOTAL: 2667 SQ.FEET

**1 SITE PLAN**  
 SCALE 1" = 20'-0"

Project: **DR. STEPHANIE BALLENTINE**  
 1315 MATHESON AVENUE  
 CHARLOTTE, NORTH CAROLINA  
 Sheet Title: **SITE PLAN**

Scale: 1" = 20'-0"  
 Date Drawn: 02/14/97  
 Revisions:  
 No. Date  
 No. Date  
 No. Date  
 No. Date

APPROVED BY CITY COUNCIL  
 DATE 4/22/97  
 Project Number **96120**  
 Sheet **C-1**

PLOT THIS DRAWING TO LIMITS AT SCALE 1" = 240'

C:\96120\96120C1 Thu Feb 13 10:17:07 1997 PLOTTED BY TED BROWN