



Charlotte-Mecklenburg Planning, Design, & Development

DATE: March 14, 2019

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 1997-090 James M. Howell

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.

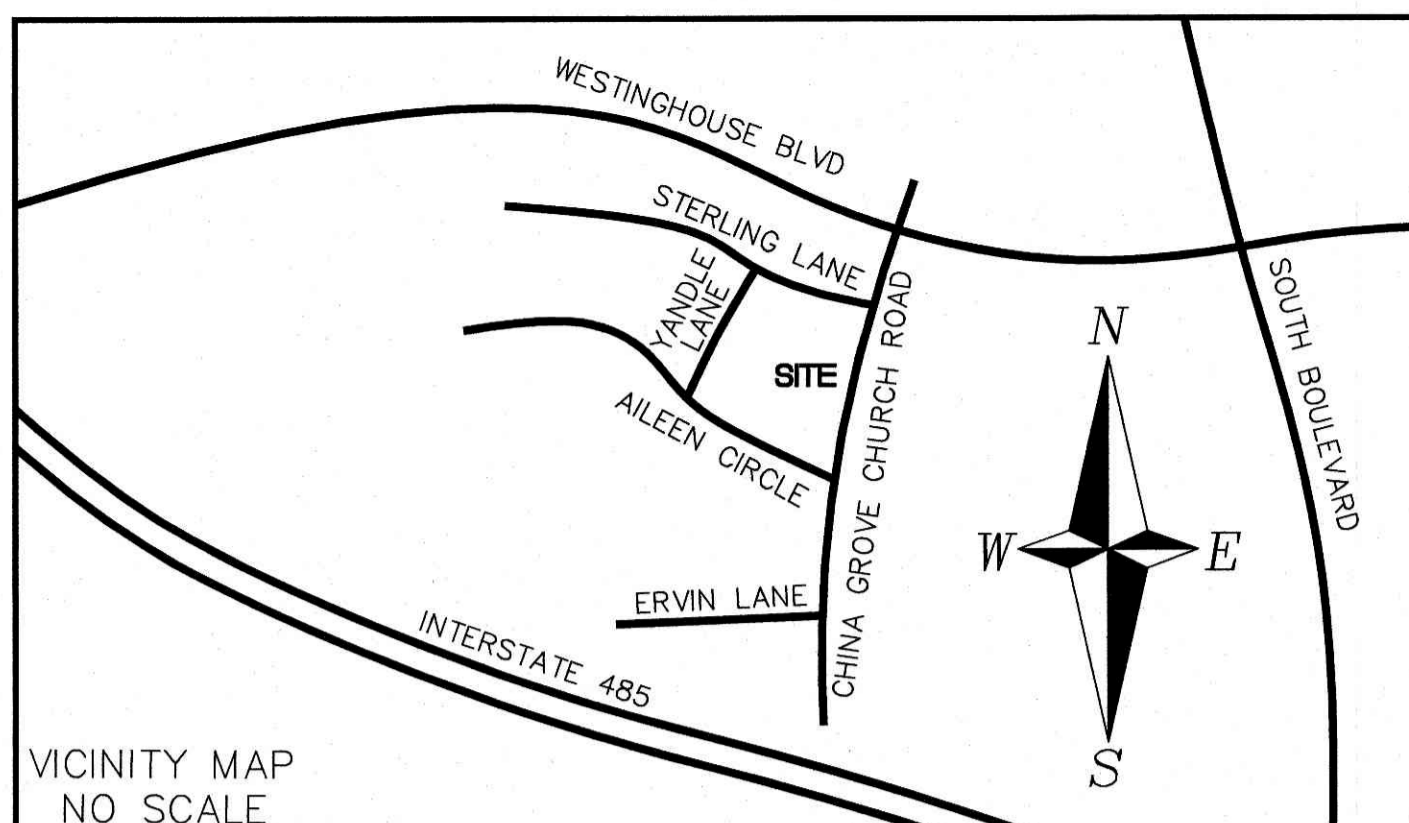
- To allow a modification to the site plan to comply with the Subdivision Ordinance and new lot layout.

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.

Signage was not reviewed as part of this request.



VICINITY MAP
NO SCALE

ZONING: R-4
USE: CHURCH

NOW OR FORMERLY
CHINA GROVE AME ZION CHURCH
DEED: 00127-109
PARCEL ID # 205-111-09

ZONING: R-4
USE: RESIDENTIAL

NOW OR FORMERLY
LW LAND LLC
DEED: 27220-687
PARCEL ID # 205-202-02

ZONING: R-4
USE: RESIDENTIAL

NOW OR FORMERLY
BORGIN PROPERTIES LLC
DEED: 31248-516
PARCEL ID # 205-113-04

ZONING: R-4
USE: RESIDENTIAL

NOW OR FORMERLY
BORGIN PROPERTIES LLC
DEED: 31248-516
PARCEL ID # 205-113-05

ZONING: R-4
USE: RESIDENTIAL

NOW OR FORMERLY
BORGIN PROPERTIES LLC
DEED: 31248-516
PARCEL ID # 205-113-06

ZONING: R-4
USE: RESIDENTIAL

NOW OR FORMERLY
BORGIN PROPERTIES LLC
DEED: 31248-516
PARCEL ID # 205-113-07

ZONING: R-4
USE: RESIDENTIAL

NOW OR FORMERLY
BORGIN PROPERTIES LLC
DEED: 31248-516
PARCEL ID # 205-113-08

ZONING: R-4
USE: RESIDENTIAL

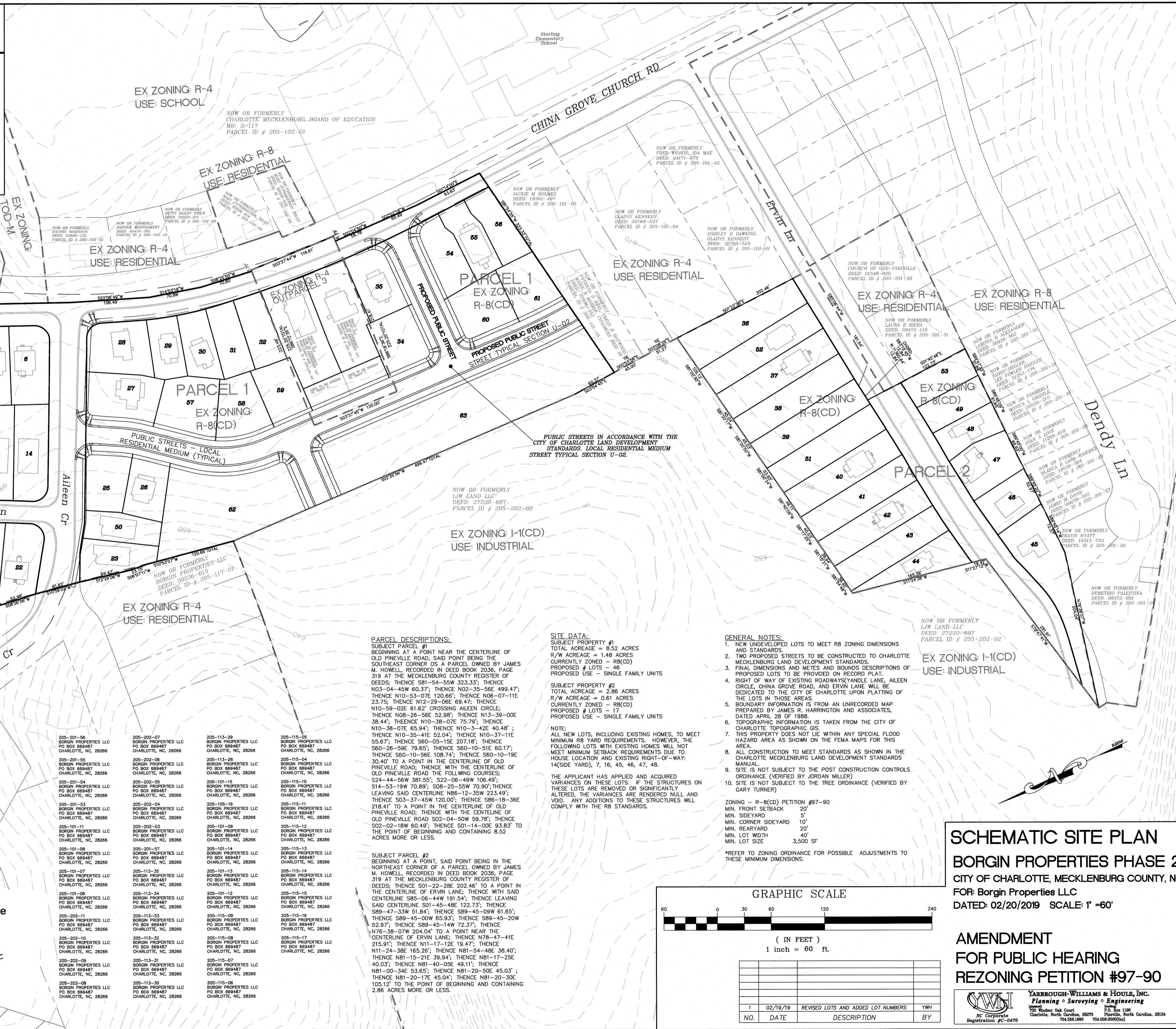
NOW OR FORMERLY
BORGIN PROPERTIES LLC
DEED: 31248-516
PARCEL ID # 205-113-09

ZONING: R-4
USE: RESIDENTIAL

NOW OR FORMERLY
BORGIN PROPERTIES LLC
DEED: 31248-516
PARCEL ID # 205-113-10

ZONING: R-4
USE: RESIDENTIAL

NOW OR FORMERLY
BORGIN PROPERTIES LLC
DEED: 31248-516
PARCEL ID # 205-113-11



EX ZONING: R-4
USE: SCHOOL

NOW OR FORMERLY
CHARLOTTE MECKLENBURG BOARD OF EDUCATION
MD: 13-117
PARCEL ID # 205-102-01

EX ZONING: R-8
USE: RESIDENTIAL

NOW OR FORMERLY
JACKIE M HOLMES
DEED: 16083-487
PARCEL ID # 205-101-03

EX ZONING: R-4
USE: RESIDENTIAL

NOW OR FORMERLY
GLADYS KENNEDY
DEED: 30768-527
PARCEL ID # 205-101-04

EX ZONING: R-4
USE: RESIDENTIAL

NOW OR FORMERLY
SHIRLEY J HARRINGTON
GLADYS KENNEDY
DEED: 30768-529
PARCEL ID # 205-101-01

EX ZONING: R-4
USE: RESIDENTIAL

NOW OR FORMERLY
LAWRENCE D MANSBERRY
DEED: 29473-118
PARCEL ID # 205-201-51

EX ZONING: R-8
USE: RESIDENTIAL

NOW OR FORMERLY
LAWRENCE D MANSBERRY
DEED: 29473-118
PARCEL ID # 205-201-51

EX ZONING: R-8
USE: RESIDENTIAL

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USE: RESIDENTIAL

NOW OR FORMERLY
LAWRENCE D MANSBERRY
DEED: 29473-118
PARCEL ID # 205-201-51

EX ZONING: R-8
USE: RESIDENTIAL

EX ZONING: R-4
USE: RESIDENTIAL

NOW OR FORMERLY
LW LAND LLC
DEED: 27220-687
PARCEL ID # 205-202-02

EX ZONING: R-4
USE: RESIDENTIAL

NOW OR FORMERLY
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DEED: 27220-687
PARCEL ID # 205-202-02

EX ZONING: R-4
USE: RESIDENTIAL

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USE: RESIDENTIAL

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DEED: 27220-687
PARCEL ID # 205-202-02

EX ZONING: R-4
USE: RESIDENTIAL

NOW OR FORMERLY
LW LAND LLC
DEED: 27220-687
PARCEL ID # 205-202-02

EX ZONING: R-4
USE: RESIDENTIAL

PARCEL DESCRIPTIONS:

SUBJECT PARCEL #1
BEGINNING AT A POINT NEAR THE CENTERLINE OF OLD PINEVILLE ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF A PARCEL OWNED BY JAMES M. HOWELL, RECORDED IN DEED BOOK 2036, PAGE 319 AT THE MECKLENBURG COUNTY REGISTER OF DEEDS; THENCE S81-54-55W 323.33'; THENCE N03-04-45W 60.37'; THENCE N02-35-56E 499.47'; THENCE N10-53-07E 120.66'; THENCE N06-07-11E 23.75'; THENCE N12-29-06E 69.47'; THENCE N10-59-02E 61.62' CROSSING AILEEN CIRCLE; THENCE N08-26-56E 52.98'; THENCE N13-39-00E 38.44'; THENCE N10-38-07E 75.79'; THENCE N10-38-07E 65.94'; THENCE N10-3-42E 40.48'; THENCE N10-35-41E 52.04'; THENCE N10-37-11E 55.67'; THENCE S60-05-15E 207.18'; THENCE S60-26-59E 79.65'; THENCE S60-10-51E 60.17'; THENCE S60-10-51E 108.74'; THENCE S60-10-19E 30.40' TO A POINT IN THE CENTERLINE OF OLD PINEVILLE ROAD; THENCE WITH THE CENTERLINE OF OLD PINEVILLE ROAD THE FOLLOWING COURSES; S24-44-56W 381.55'; S22-06-49W 108.49'; S14-53-19W 70.89'; S08-25-55W 70.90'; THENCE LEAVING SAID CENTERLINE N86-12-35W 223.49'; THENCE S03-37-45W 120.00'; THENCE S86-18-36E 218.41' TO A POINT IN THE CENTERLINE OF OLD PINEVILLE ROAD; THENCE WITH THE CENTERLINE OF OLD PINEVILLE ROAD S02-04-50W 59.78'; THENCE S02-02-18W 60.49'; THENCE S01-14-00E 93.83' TO THE POINT OF BEGINNING AND CONTAINING 8.52 ACRES MORE OR LESS.

SUBJECT PARCEL #2

BEGINNING AT A POINT, SAID POINT BEING IN THE NORTHEAST CORNER OF A PARCEL OWNED BY JAMES M. HOWELL, RECORDED IN DEED BOOK 2036, PAGE 319 AT THE MECKLENBURG COUNTY REGISTER OF DEEDS; THENCE S01-22-28E 202.46' TO A POINT IN THE CENTERLINE OF ERVIN LANE; THENCE WITH SAID CENTERLINE S85-06-44W 191.54'; THENCE LEAVING SAID CENTERLINE S01-45-48E 122.73'; THENCE S89-47-33W 51.84'; THENCE S89-45-09W 61.65'; THENCE S89-45-00W 59.93'; THENCE S89-45-20W 52.97'; THENCE S89-45-14W 72.37'; THENCE N76-38-07W 204.04' TO A POINT NEAR THE CENTERLINE OF ERVIN LANE; THENCE N78-47-41E 215.91'; THENCE N11-17-12E 19.47'; THENCE N11-24-38E 165.26'; THENCE N81-54-48E 38.40'; THENCE N81-15-21E 39.94'; THENCE N81-17-25E 40.03'; THENCE N81-40-05E 49.11'; THENCE N81-00-34E 53.65'; THENCE N81-50E 45.03'; THENCE N81-20-17E 45.04'; THENCE N81-20-30E 105.12' TO THE POINT OF BEGINNING AND CONTAINING 2.86 ACRES MORE OR LESS.

SITE DATA:

SUBJECT PROPERTY #1
TOTAL ACREAGE = 8.52 ACRES
R/W ACREAGE = 1.48 ACRES
CURRENTLY ZONED - R8(CD)
PROPOSED # LOTS - 46
PROPOSED USE - SINGLE FAMILY UNITS

SUBJECT PROPERTY #2

TOTAL ACREAGE = 2.86 ACRES
R/W ACREAGE = 0.61 ACRES
CURRENTLY ZONED - R8(CD)
PROPOSED # LOTS - 17
PROPOSED USE - SINGLE FAMILY UNITS

NOTE:

ALL NEW LOTS, INCLUDING EXISTING HOMES, TO MEET MINIMUM RB YARD REQUIREMENTS. HOWEVER, THE FOLLOWING LOTS WITH EXISTING HOMES WILL NOT MEET MINIMUM SETBACK REQUIREMENTS DUE TO HOUSE LOCATION AND EXISTING RIGHT-OF-WAY: 14(SIDE YARD), 7, 16, 45, 46, 47, 48.

THE APPLICANT HAS APPLIED AND ACQUIRED VARIANCES ON THESE LOTS. IF THE STRUCTURES ON THESE LOTS ARE REMOVED OR SIGNIFICANTLY ALTERED, THE VARIANCES ARE RENDERED NULL AND VOID. ANY ADDITIONS TO THESE STRUCTURES WILL COMPLY WITH THE R8 STANDARDS.

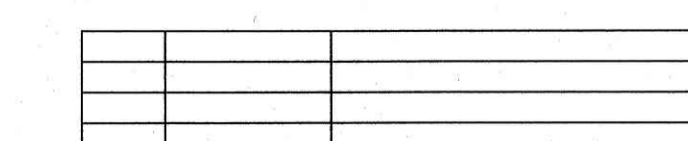
GENERAL NOTES:

1. NEW UNDEVELOPED LOTS TO MEET R8 ZONING DIMENSIONS AND STANDARDS.
2. TWO PROPOSED STREETS TO BE CONSTRUCTED TO CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS.
3. FINAL DIMENSIONS AND METES AND BOUNDS DESCRIPTIONS OF PROPOSED LOTS TO BE PROVIDED ON RECORD PLAT.
4. RIGHT OF WAY OF EXISTING ROADWAYS(YANDLE LANE, AILEEN CIRCLE, CHINA GROVE ROAD, AND ERVIN LANE WILL BE DEDICATED TO THE CITY OF CHARLOTTE UPON PLATING OF THE LOTS IN THOSE AREAS.
5. BOUNDARY INFORMATION IS FROM AN UNRECORDED MAP PREPARED BY JAMES R. HARRINGTON AND ASSOCIATES, DATED APRIL 28 OF 1988.
6. TOPOGRAPHIC INFORMATION IS TAKEN FROM THE CITY OF CHARLOTTE TOPOGRAPHIC QIS.
7. THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA MAPS FOR THIS AREA.
8. ALL CONSTRUCTION TO MEET STANDARDS AS SHOWN IN THE CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
9. SITE IS NOT SUBJECT TO THE POST CONSTRUCTION CONTROLS ORDINANCE (VERIFIED BY JORDAN MILLER)
10. SITE IS NOT SUBJECT TO THE TREE ORDINANCE (VERIFIED BY GARY TURNER)

ZONING - R-8(CD) PETITION #97-90
MIN. FRONT SETBACK 20'
MIN. SIDEYARD 5'
MIN. CORNER SIDEYARD 10'
MIN. REARYARD 20'
MIN. LOT WIDTH 40'
MIN. LOT SIZE 3,500 SF

*REFER TO ZONING ORDINANCE FOR POSSIBLE ADJUSTMENTS TO THESE MINIMUM DIMENSIONS.

GRAPHIC SCALE



NO.	DATE	REVISED LOTS AND ADDED LOT NUMBERS	YWH
1	02/19/19		

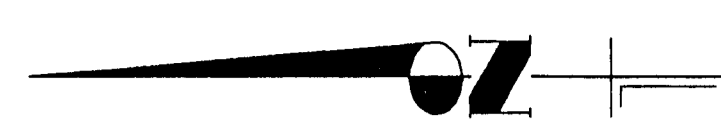
Attached to Administrative
Approval

Solomon A. Fortune
Solomon A. Fortune

SCHEMATIC SITE PLAN
BORGIN PROPERTIES PHASE 2
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR: Borgin Properties LLC
DATED: 02/20/2019 SCALE: 1" = 60'

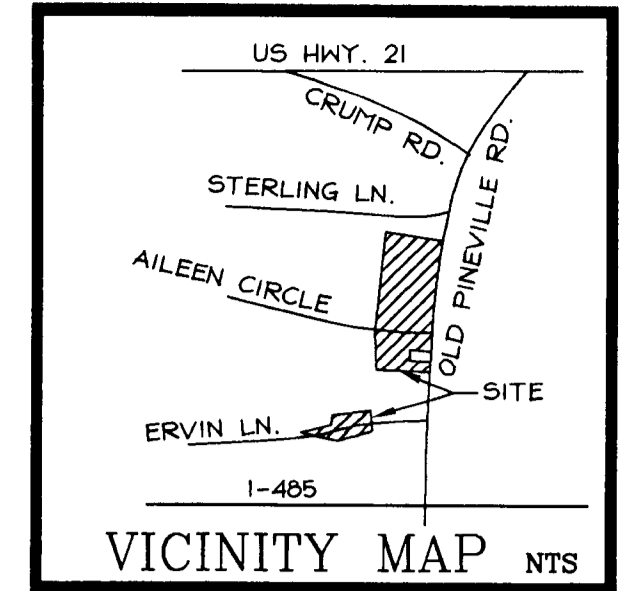
AMENDMENT
FOR PUBLIC HEARING
REZONING PETITION #97-90

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
100 Windsor Oak Court, Charlotte, North Carolina 28279
P.O. Box 1198, Florence, South Carolina 29504
704.556.1900 704.556.0505(ext)



GENERAL NOTES:

1. NEW UNDEVELOPED LOTS TO MEET R-8 ZONING DIMENSIONS AND STANDARDS.
2. TWO PROPOSED 40' R/W STREETS TO BE CONSTRUCTED TO CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS.
3. FINAL DIMENSIONS AND METES AND BOUNDS DESCRIPTIONS OF PROPOSED LOTS TO BE PROVIDED ON RECORDED PLAT.
4. RIGHT OF WAY OF EXISTING ROADWAYS (TANGLE LANE, AILEEN CIRCLE, OLD PINEVILLE ROAD AND ERVIN LANE) WILL BE DEDICATED TO THE CITY OF CHARLOTTE UPON PLATTING OF THE LOTS IN THOSE AREAS.
5. BOUNDARY INFORMATION IS FROM AN UNRECORDED MAP PREPARED BY JAMES R. HARRINGTON & ASSOCIATES, DATED APRIL 28 OF 1988.
6. TOPOGRAPHIC INFORMATION IS TAKEN FROM CITY OF CHARLOTTE TOPO #374.
7. THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA MAPS FOR THIS AREA.
8. ALL CONSTRUCTION TO MEET STANDARDS AS SHOWN IN CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS.

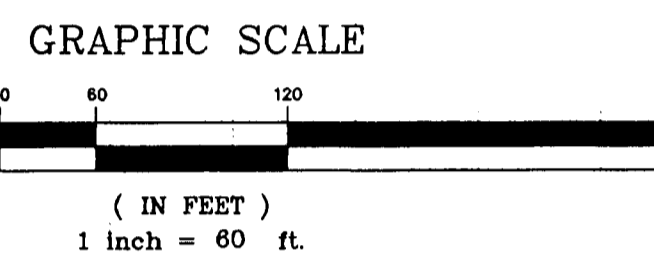
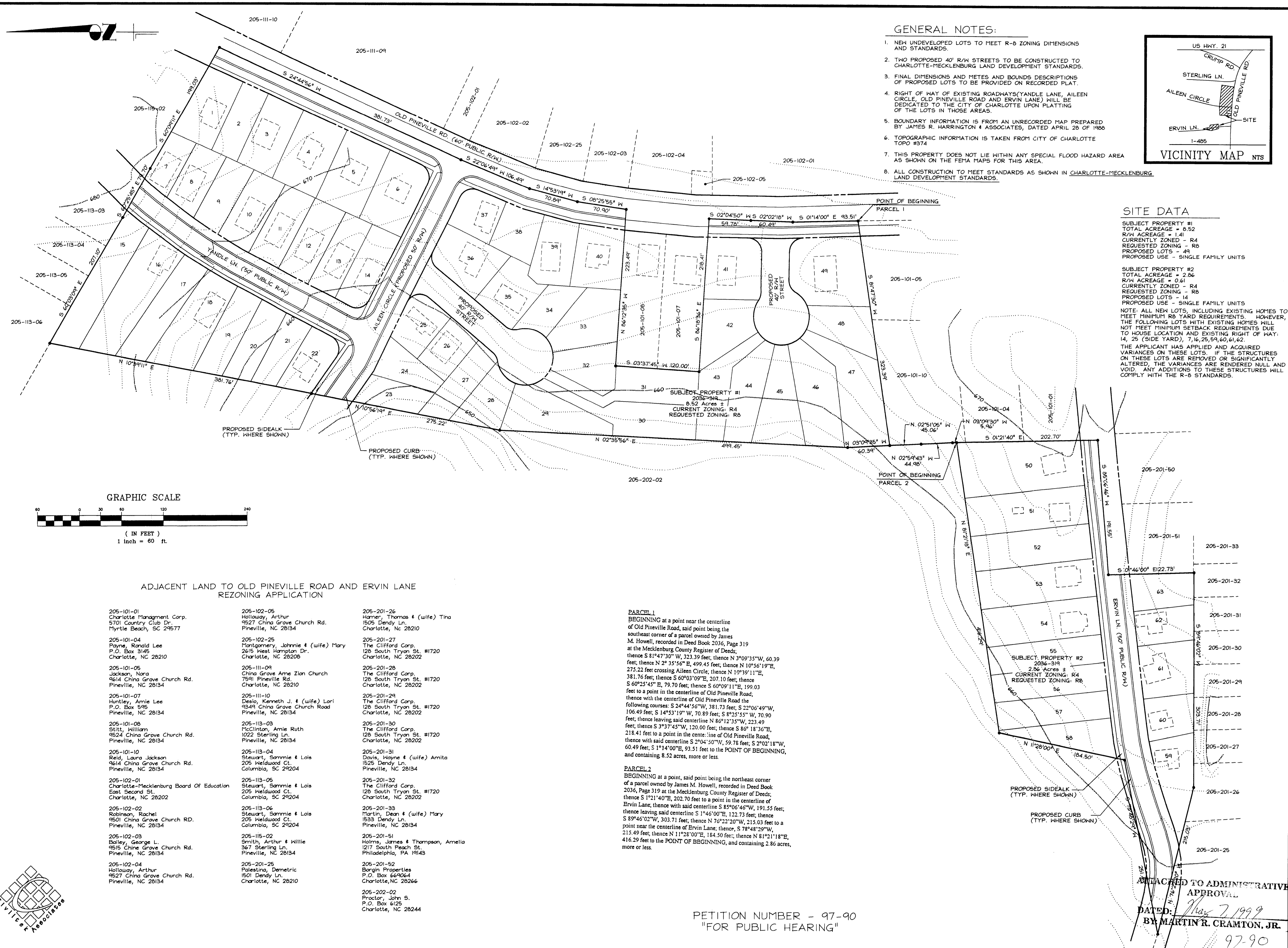


SITE DATA

SUBJECT PROPERTY #1
 TOTAL ACREAGE = 2.86
 R/W ACREAGE = 1.41
 CURRENTLY ZONED = R4
 REQUESTED ZONING = R8
 PROPOSED LOTS = 41
 PROPOSED USE = SINGLE FAMILY UNITS

SUBJECT PROPERTY #2
 TOTAL ACREAGE = 0.61
 R/W ACREAGE = 0.61
 CURRENTLY ZONED = R4
 REQUESTED ZONING = R8
 PROPOSED LOTS = 14
 PROPOSED USE = SINGLE FAMILY UNITS

NOTE: ALL NEW LOTS, INCLUDING EXISTING HOMES TO MEET MINIMUM R8 YARD REQUIREMENTS. HOWEVER, THE FOLLOWING LOTS WITH EXISTING HOMES WILL NOT MEET MINIMUM SETBACK REQUIREMENTS DUE TO HOUSE LOCATION AND EXISTING RIGHT OF WAY: 14, 25 (SIDE YARD), 7, 16, 25, 54, 60, 61, 62. THE APPLICANT HAS APPLIED AND ACQUIRED VARIANCES ON THESE LOTS. IF THE STRUCTURES ON THESE LOTS ARE REMOVED OR SIGNIFICANTLY ALTERED, THE VARIANCES ARE RENDERED NULL AND VOID. ANY ADDITIONS TO THESE STRUCTURES WILL COMPLY WITH THE R-8 STANDARDS.



ADJACENT LAND TO OLD PINEVILLE ROAD AND ERVIN LANE REZONING APPLICATION

- | | | |
|--|--|---|
| 205-101-01
Charlotte Management Corp.
5701 Country Club Dr.
Myrtle Beach, SC 29577 | 205-102-05
Holladay, Arthur
9527 China Grove Church Rd.
Pineville, NC 28134 | 205-201-26
Honey, Thomas E (wife) Tina
1505 Dendy Ln.
Charlotte, NC 28210 |
| 205-101-04
Payne, Ronald Lee
P.O. Box 3145
Charlotte, NC 28210 | 205-102-25
Montgomery, Johnnie E (wife) Mary
2615 West Hampton Dr.
Charlotte, NC 28208 | 205-201-27
The Clifford Corp.
128 South Tryon St. #1720
Charlotte, NC 28202 |
| 205-101-05
Jackson, Nora
9614 China Grove Church Rd.
Pineville, NC 28134 | 205-101-04
China Grove Amze Zion Church
7891 Pineville Rd.
Charlotte, NC 28210 | 205-201-28
The Clifford Corp.
128 South Tryon St. #1720
Charlotte, NC 28202 |
| 205-101-07
Huntley, Annie Lee
P.O. Box 595
Pineville, NC 28134 | 205-111-10
Dealo, Kenneth J. & (wife) Lori
9349 China Grove Church Road
Pineville, NC 28134 | 205-201-29
The Clifford Corp.
128 South Tryon St. #1720
Charlotte, NC 28202 |
| 205-101-08
Sitt, William
9524 China Grove Church Rd.
Pineville, NC 28134 | 205-113-03
McClinton, Amie Ruth
1022 Sterling Ln.
Pineville, NC 28134 | 205-201-30
The Clifford Corp.
128 South Tryon St. #1720
Charlotte, NC 28202 |
| 205-101-10
Reid, Laura Jackson
9614 China Grove Church Rd.
Pineville, NC 28134 | 205-113-04
Sleaurt, Sammie E Lois
205 Meldwood Ct.
Columbia, SC 29204 | 205-201-31
Davis, Wayne E (wife) Anita
1525 Dendy Ln.
Pineville, NC 28134 |
| 205-102-01
Charlotte-Mecklenburg Board of Education
East Second St.
Charlotte, NC 28202 | 205-113-05
Sleaurt, Sammie E Lois
205 Meldwood Ct.
Columbia, SC 29204 | 205-201-32
The Clifford Corp.
128 South Tryon St. #1720
Charlotte, NC 28202 |
| 205-102-02
Robinson, Rachel
9501 China Grove Church Rd.
Pineville, NC 28134 | 205-113-06
Sleaurt, Sammie E Lois
205 Meldwood Ct.
Columbia, SC 29204 | 205-201-33
Martin, Dean E (wife) Mary
1533 Dendy Ln.
Pineville, NC 28134 |
| 205-102-03
Bailey, George L.
9515 China Grove Church Rd.
Pineville, NC 28134 | 205-115-02
Smith, Arthur E Millie
367 Sterling Ln.
Pineville, NC 28134 | 205-201-51
Holms, James E Thompson, Amelia
1217 South Peach St.
Philadelphia, PA 19143 |
| 205-102-04
Holladay, Arthur
9527 China Grove Church Rd.
Pineville, NC 28134 | 205-201-25
Polesino, Demetric
1501 Dendy Ln.
Charlotte, NC 28210 | 205-201-52
Borlin Properties
P.O. Box 64964
Charlotte, NC 28266 |
| | 205-202-02
Practor, John S.
P.O. Box 6125
Charlotte, NC 28244 | |

PARCEL 1
 BEGINNING at a point near the centerline of Old Pineville Road, said point being the southeast corner of a parcel owned by James M. Howell, recorded in Deed Book 2036, Page 319 at the Mecklenburg County Register of Deeds; thence S 81°47'30" W, 323.39 feet; thence N 10°56'19" E, 79.70 feet; thence S 60°03'09" E, 207.10 feet; thence N 2° 35'55" E, 499.45 feet; thence N 10°56'19" E, 275.22 feet crossing Aileen Circle; thence N 10°39'11" E, 381.76 feet; thence S 60°03'09" E, 207.10 feet; thence S 60°23'49" E, 79.70 feet; thence S 60°09'11" E, 199.03 feet to a point in the centerline of Old Pineville Road; thence with the centerline of Old Pineville Road the following courses: S 24°44'56" W, 381.73 feet; S 22°06'49" W, 106.49 feet; S 14°53'19" W, 70.89 feet; S 8°25'55" W, 70.90 feet; thence leaving said centerline N 85°12'35" W, 233.49 feet; thence S 3°37'45" W, 120.00 feet; thence S 80° 18'36" E, 218.41 feet to a point in the centerline of Old Pineville Road, thence with said centerline S 2°04'30" W, 59.78 feet; S 2°02'18" W, 60.49 feet; S 1°14'00" E, 93.51 feet to the POINT OF BEGINNING, and containing 8.52 acres, more or less.

PARCEL 2
 BEGINNING at a point, said point being the northeast corner of a parcel owned by James M. Howell, recorded in Deed Book 2036, Page 319 at the Mecklenburg County Register of Deeds; thence S 1°21'40" E, 202.70 feet to a point in the centerline of Ervin Lane; thence with said centerline S 89°06'46" W, 191.55 feet; thence leaving said centerline S 1°46'00" E, 122.73 feet; thence S 89°46'02" W, 303.71 feet; thence N 7°22'20" W, 215.03 feet to a point near the centerline of Ervin Lane; thence, S 78°48'39" W, 215.49 feet; thence N 11°28'00" E, 184.50 feet; thence N 81°21'18" E, 416.29 feet to the POINT OF BEGINNING, and containing 2.86 acres, more or less.

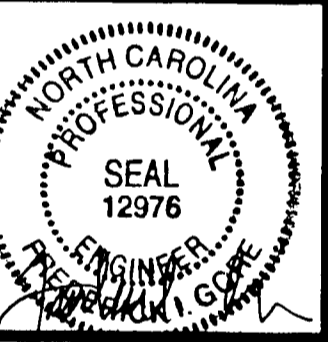
PETITION NUMBER - 97-90
 "FOR PUBLIC HEARING"

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: May 7, 1999
 BY MARTIN R. CRAMTON, JR.
 97-90

Civiltek Associates
 Engineering Planning Surveying
 1318 E8 Central Ave.
 Charlotte, NC 28205
 (704) 344-1966

Rezoning Plan
 for
 11.38 Ac. Tract
 City of Charlotte,
 Mecklenburg County, North Carolina

Revisions:



Drawn by: D.E.S.
 Approved by: F.I.G.
 Date: 6/27/97
 Job name: ERVIN/REZONE

Scale: 1"=60' (H) (V)

Sheet No. 1 of 1

CHARLOTTE - MECKLENBURG
 PLANNING COMMISSION
 INTER - OFFICE COMMUNICATION

TO: Robert Brandon
 Zoning Administrator

DATE: May 7, 1999

FROM: Martin R. Cramton, Jr.
 Planning Director

SUBJECT: Administrative Approval for Petition No. 97-90 by James M. Howell, Tax Parcels # 205-113-13, 205-115-01, 205-101-09 and 06, 205-202-01 and 52.

Attached is a revised plan to reflect the Zoning Board of Adjustment variance to note that lots with existing structures are not required to meet the R-8 district requirements. We have reviewed this plan and find the changes to be minor. Please use this plan when evaluating requests for building permits or certificates of occupancy.