

# OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

FY2002

Petition #: 2001-139

Date Filed: 08-01-01

Received By: SSpencer

## OWNERSHIP INFORMATION:

Property Owner: Monte & Jessica Ritchey, and Oakland Avenue, LLC

Owner's Address: PO Box 33366 City, State, Zip: Charlotte, NC 28233

Date Property Acquired: 1995 (522 & 526 Oakland), 1996 (545 Hawthorne Lane), 1999 (603 Hawthorne Lane), 2001 (539 Hawthorne, 530 & 534 Oakland) Utilities Provided: (Water) CMUD (Sewer) CMUD  
(CMUD, Private, Other) (CMUD, Private, Other)

**LOCATION OF PROPERTY** (Address or Description): Property Located at Street Addresses: 539 Hawthorne Lane, 545 Hawthorne Lane, 603 Hawthorne Lane, 522 Oakland Avenue, 526 Oakland Avenue, 530 Oakland Avenue, and 534 Oakland Avenue (Survey Provided for Convenience)

Tax Parcel Number(s): 080-204-10, 080-204-11, 080-204-12 (a portion), 080-204-06, 080-204-05, 080-204-04, 080-204-03 (a portion) respectively

Current Land Use: (3) 1920's single family homes, 2 1920's quadrplexes, 2 vacant

Size (Sq.Ft. or Acres): (excluding alley) 61,404 SF

## ZONING REQUEST:

Existing Zoning: Varies; 5 lots are R-22, one is B1 and one is O2 Proposed Zoning: UR-2

Purpose of Zoning Change: *(Include the maximum # of residential units or non-residential square footages):*  
The proposed district allows for a more appropriate density at this location. The proposed district also makes capturing the density tastefully more viable as a result of decreased yards. We intend to realize a 1.1 F.A.R. to be applied to uses allowed under the requested district.



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**Name of Agent**

\_\_\_\_\_  
Agent's Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
E-Mail Address

\_\_\_\_\_  
Signature of Property Owner if other than Petitioner

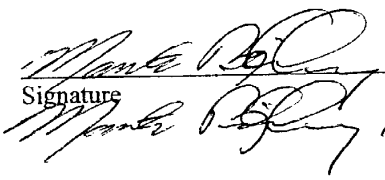
Monte Ritchey  
**Name of Petitioner(s)**

PO Box 33366  
Address of Petitioner(s)

Charlotte, NC 28204  
City, State, Zip

704 34 5516 704 334 4896  
Telephone Number Fax Number

conformity@mindspring.com  
E-Mail Address

  
\_\_\_\_\_  
Signature