

Mecklenburg County, NC POLARIS  
Property Ownership Land Records Information System  
Adjoining Owner's Report  
Buffer Distance: 100 Feet  
2/26/2007 11:30:57 AM  
Click Here to Open Owner's List (Comma-Delimited)

Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Legal Description	Deed Book	Deed Page	Land Area
08312401	MATTHEW HANSEN	3200 SPENCER ST	CHARLOTTE	NC	28205	L12 & P11 B14 M230-14	11673	963	2 LT
08312402	ANDREA D FEAY AND TROY E FEAY	915 E 35TH ST	CHARLOTTE	NC	28205	L13 B14 M230-14	18819	631	1 LT
08312403	CHARLAINE ADAMS MINISH	917 E 35TH ST	CHARLOTTE	NC	28205	L14 B14 M230-14	18160	483	1 LT
08312405	JAMES E NAVY AND MARGARET NAVY	925 E 35TH ST	CHARLOTTE	NC	28205	L15-17B14M230-14 E 35TH ST	04086	472	3 LT
08312501	TOONS L LLC	908 E 35TH ST	CHARLOTTE	NC	28205	B15 M230-14	09156	316	0 AC
08312502	TIMOTHY MICHAEL BARONE	924 E 35TH ST	CHARLOTTE	NC	28205	P2 B15 M32-352	15915	399	1 LT
08312505	L TOONS LLP	908 E 35TH ST	CHARLOTTE	NC	28205	L2B UM	12214	695	1 LT
08312608	NEW LIFE THEOLOGICAL SEMINARY	PO BOX 790106	CHARLOTTE	NC	28206	L4-11 B16 M230-14	13747	982	8 LT
08312618	TERRY DEAN BROWN	3141 WHITING AV	CHARLOTTE	NC	28205	L1-2 & P3 B16 M230-14	14007	892	1 LT
08312620	NEW LIFE THEOLOGICAL SEMINARY	PO BOX 790106	CHARLOTTE	NC	28206	L1-3 B16 M230-14	13747	982	1 LT

FOR PUBLIC HEARING  
PETITION NO : 2007-69  
REZONING:  
Mr. & Mrs. L. Toons Residence  
Monday February 26, 2007

REQUESTED ZONING CHANGE:

FROM: R5 TO : UR-1 (Urban Residential 1) (CONDITIONAL)

Data and Notes :

1. Size : 0.09 Acres / 3992 sf
2. Present zoning : R 5 ( Vacant lot)
3. Proposed zoning : UR-1 (C.D)
5. Existing parking : on street
6. Future required parking : Per sec. 9.408  
Minimum of 1 ( Maximum of 2 ) off street parking spaces will be provided
7. 40' maximum height.
8. 14' setback will be maintained from back of the existing curb along 35<sup>th</sup> street.
9. Please note that as recently as 2006 the 35<sup>th</sup> street and whiting ave. have gone through an extensive curb and Gutter and side walk improvements. The existing sidewalk at 35<sup>th</sup> street is right at the curb all along the 35<sup>th</sup> street.
9. Site will meet tree ordinance requirements.
10. Storm water requirements, if any will meet city regulations.

"The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply."

12. MAY 18, 2007

Total sf of the lot ( proposed use as one single family detached residence ) after rezoning is 3992.

A front porch, if one is provided, will be 6' deep and at least half the width of the façade.

There will not be any garages facing 35<sup>th</sup> street. There may be a covered or semi open carport or a simple driveway access From 35<sup>th</sup> street side. Petitioner is not planning on a garage in the back. However the petitioner would like to reserve the right to have a garage in the back of the property along Whiting Ave.

Petitioner is committed to preserve the trees along whiting Ave. However the petitioner reserves the right to remove any of these trees with the city arborist's approval.

The petitioner is seeking an exemption to the 6' sidewalk behind the 8' planting Strip along 35<sup>th</sup> st. Petitioner will work with city engineering to resolve this issue.

A tree may be removed for an installation of a driveway from Whiting Ave. side with consultation with the city arborists.

Along 35 st. 6' sidewalk, 8' back from the existing curb to be installed if required as part of building permit. Petitioner reserves the right to a variance to this requirement.

MAY 25, 2007

APPROVED BY  
CITY COUNCIL  
JUN 18 2007

**URBANA**  
URBAN DESIGN & ARCHITECTURE  
3116 NORTH DAVIDSON STREET  
SUITE 230  
CHARLOTTE, NC 28205  
ph: 704.334.1648  
fx: 704.334.1649  
www.urbana-architecture.com

CONTACT:  
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**MR. & MRS. L TOONS RESIDENCE**  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY  
NORTH CAROLINA

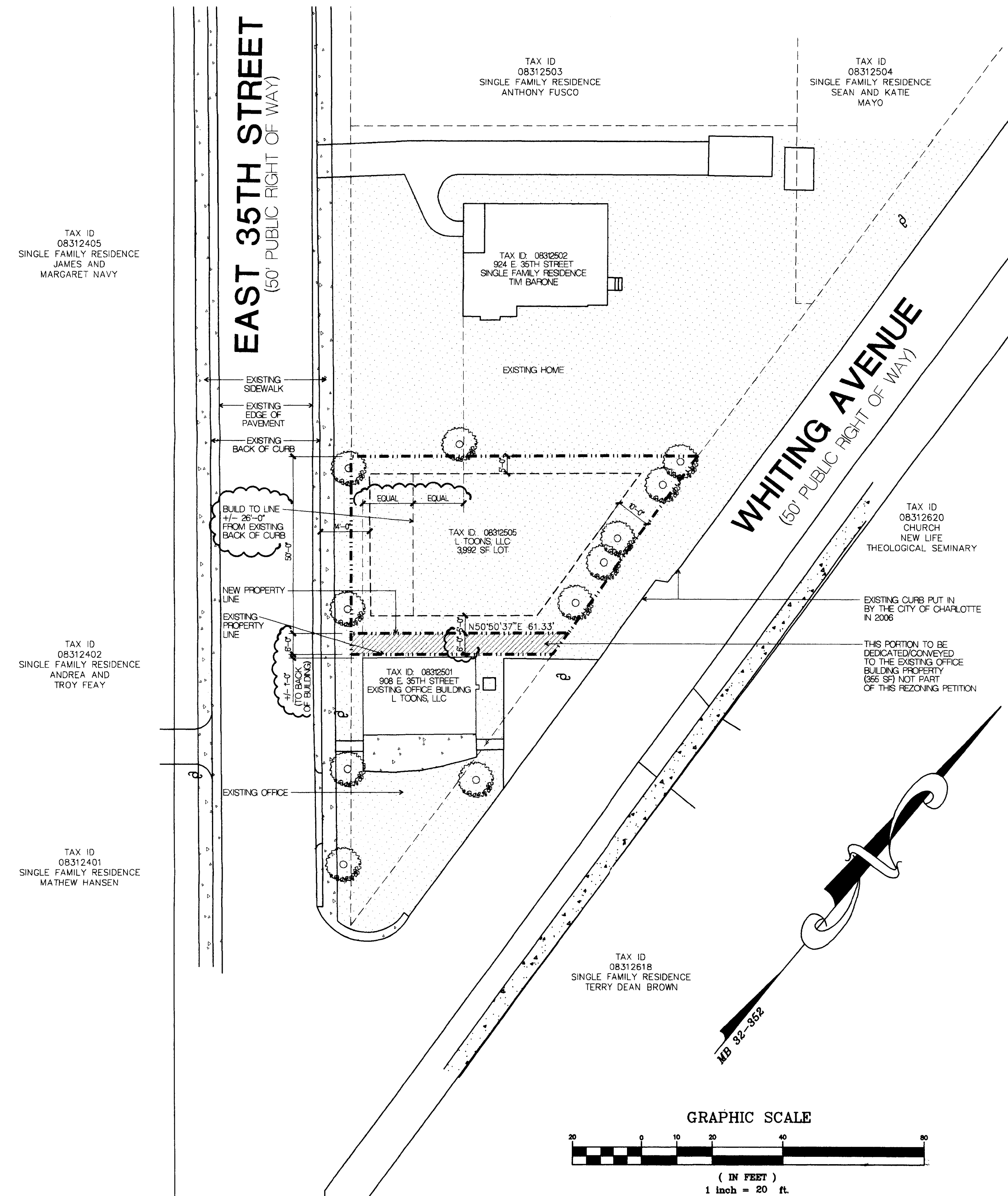
PETITIONER:  
**L TOONS**  
908 EAST 35TH ST  
CHARLOTTE, NC  
28205

ILLUSTRATIVE SITE PLAN  
REZONING PETITION  
#2007-69

FOR PUBLIC HEARING

REVISIONS:  
APRIL 20, 2007  
MAY 18, 2007  
MAY 25, 2007

● FEBRUARY 26, 2007



ILLUSTRATIVE SITE PLAN  
SCALE: 1" = 20'-0"

**CONTACT:**  
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**PETITIONER:**  
 L TOONS  
 908 EAST 35TH ST  
 CHARLOTTE, NC  
 28205

**SURVEY**

**REZONING PETITION #2007-69**

**FOR PUBLIC HEARING**

**REVISIONS:**

**FEBRUARY 26, 2007**

I, DAVID M. MEDLIN A REGISTERED LAND SURVEYOR No. L-4286, CERTIFY TO ONE OF THE FOLLOWING AS INDICATED:

- a. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- b. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- c. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AND EXISTING STREET;
- d. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE;
- e. THAT THE SURVEY IS A CONTROL SURVEY.
- X f. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- g. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (a) THROUGH (f) ABOVE.

**NOTES:**

1. IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. NO N.C.G.S. MONUMENT WITHIN 2000 FEET OF THE SITE.
3. THIS SURVEY IS NOT SUBJECT TO THE SUBDIVISION ORDINANCE OF THE CITY OF CHARLOTTE.
4. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY MEDLIN SURVEYING CO.
5. REFERENCES:  
 MB 32 PG 352  
 DB 12214 PG 695  
 DB 9156 PG 316  
 AS RECORDED IN MECK. CO. REGISTER OF DEEDS OFFICE.
6. SUBJECT PROPERTY IS ZONED R-5.
7. SUBJECT TRACT IS NOT IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA PANEL# 3701590168E - DATED 02/04/2004.
8. FINISH FLOOR OF EXISTING BLDG. (908 E. 35TH ST.) WAS USED AS SITE BENCHMARK WITH ASSUMED ELEVATION OF 100.00 ft.

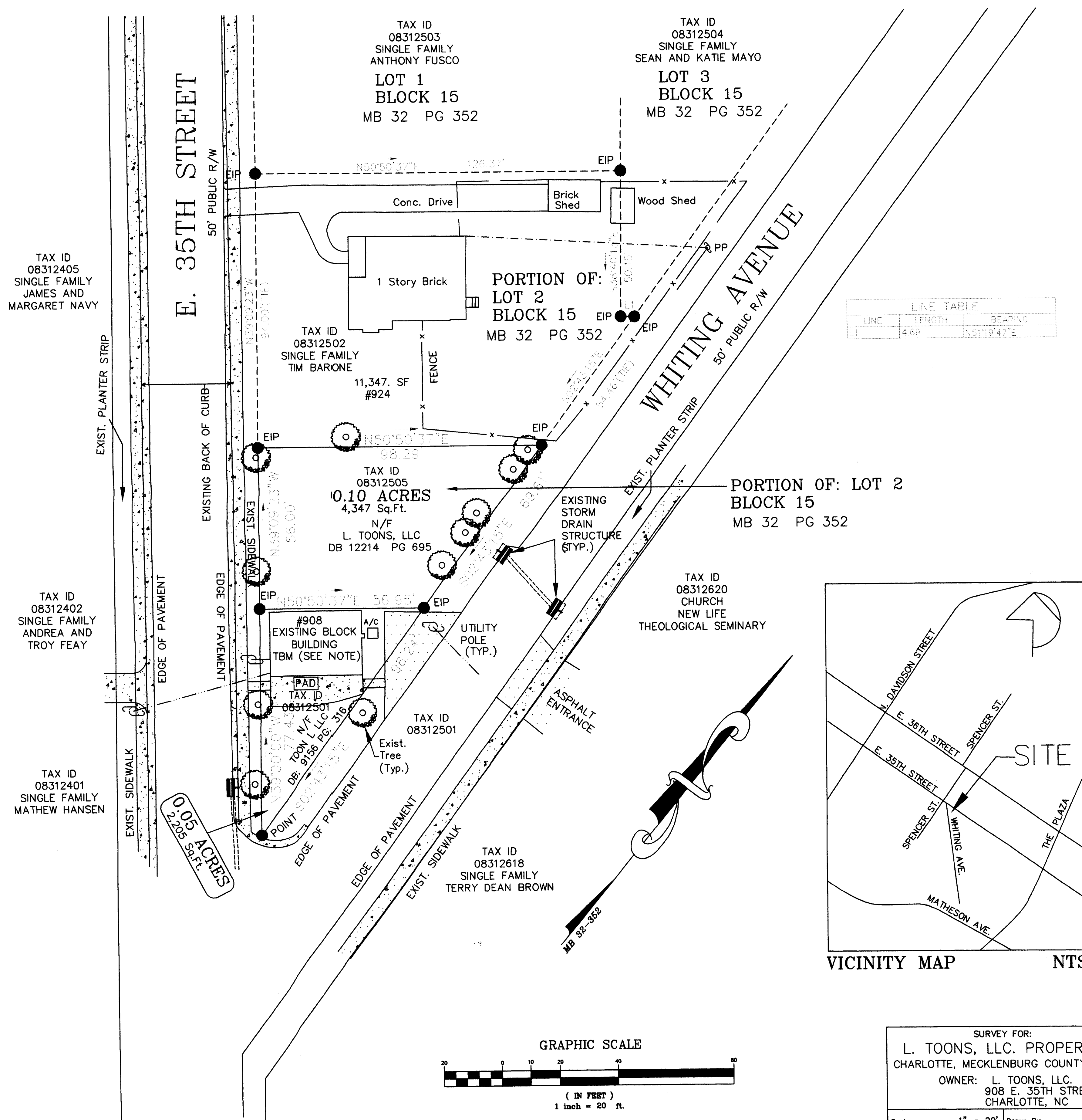
**LEGEND:**

- SY : SIDE YARD SETBACK
- M.B.L. : MINIMUM BUILDING LINE
- R/W : RIGHT OF WAY
- SIP : SET IRON PIN
- EIP : EXISTING IRON PIN
- N/F : NOW OR FORMERLY
- PP : POWER POLE

**DEVELOPMENT DATA**

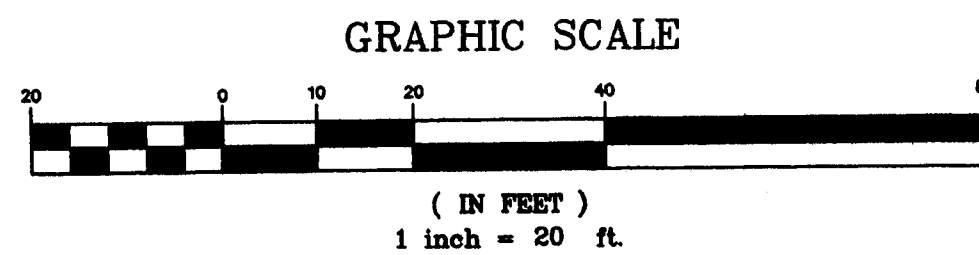
TAX PARCEL NO.: 083-125-01 & 05  
 ZONING CLASSIFICATION: R-5

I, David M. Medlin, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as drawn from information found in book 12214, page 695; that the ratio of precision as calculated is 1: 10,000 +/-; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 26th day of MAY, A.D. 20 07.



LINE TABLE

LINE	LENGTH	BEARING
1	4.69	N51°19'47"E



SURVEY FOR:  
 L. TOONS, LLC. PROPERTY  
 CHARLOTTE, MECKLENBURG COUNTY, NC.  
 OWNER: L. TOONS, LLC.  
 908 E. 35TH STREET  
 CHARLOTTE, NC 28205

Scale: 1" = 20'  
 Date: 05-26-05  
 Drawn By: DMM  
 Job No.: BABAK EMADI