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This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aformentioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.									
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Page 1 of 1

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

FOR PUBLIC HEARING

REQUESTED ZONING CHANGE:

FROM: R5 TO : UR-10 (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 (CD)

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 35th street.

9. Please note that as recently as 2006 the 35th street and whiting ave. have gone through an extensive curb and Gutter and side walk improvements. The existing sidewalk at 35th street is right at the curb all along the 35th street.

9. Site will meet tree ordinance requirements.

A corefeet

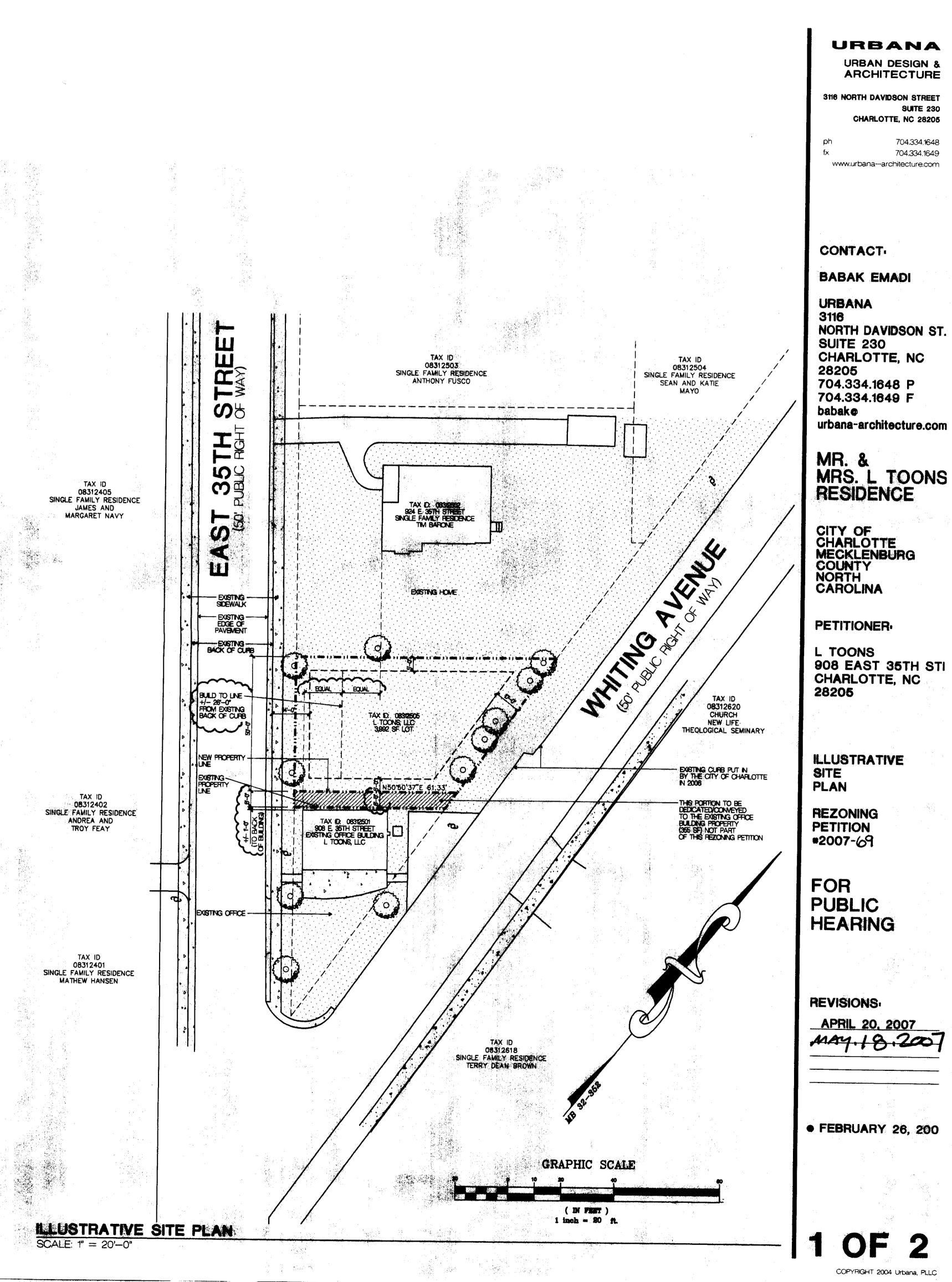
10. Storm water requirements, if any will meet city regulations.

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 facade. There will not be any garages facing 35th street. There may be a covered or semi open carport or a simple driveway access From 35th 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 35th st. Petitioner will work with city engineering to

resolve this issue.



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

- 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.
- 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 AVALILABLE 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:

PINS ON ALL LOT CORNERS UNLESS OTHERWISE

C.G.S. MONUMENT WITHIN 2000 FEET OF THE SITE. SURVEY IS NOT SUBJECT TO THE SUBDIVISION ANCE OF THE CITY OF CHARLOTTE.

LAT IS SUBJECT TO ALL EASEMENTS OF RECORD. TLE SEARCH OR ENVIRONMENTAL INVESTIGATION DLIN SURVEYING CO.

ENCES:

52 PG 352 2214 PG 695

156 PG 316

CORDED IN MECK. CO. REGISTER OF DEEDS OFFICE.

CT PROPERTY IS ZONED R-5.

CT TRACT IS NOT IN A SPECIAL FLOOD HAZARD AREA TERMINED BY FEMA PANEL# 3701590168E - DATED 02/04/2004. FLOOR OF EXISTING BLDG. (908 E. 35th ST.) WAS USED TE BENCHMARK WITH ASSUMED ELEVATION OF 100.00 ft.

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

LEGEND:

TAX ID 08312401 SINGLE FAMILY MATHEW HANSEN

TAX ID

08312402

SINGLE FAMILY

ANDREA AND

TROY FEAY

TAX ID

08312405 SINGLE FAMILY

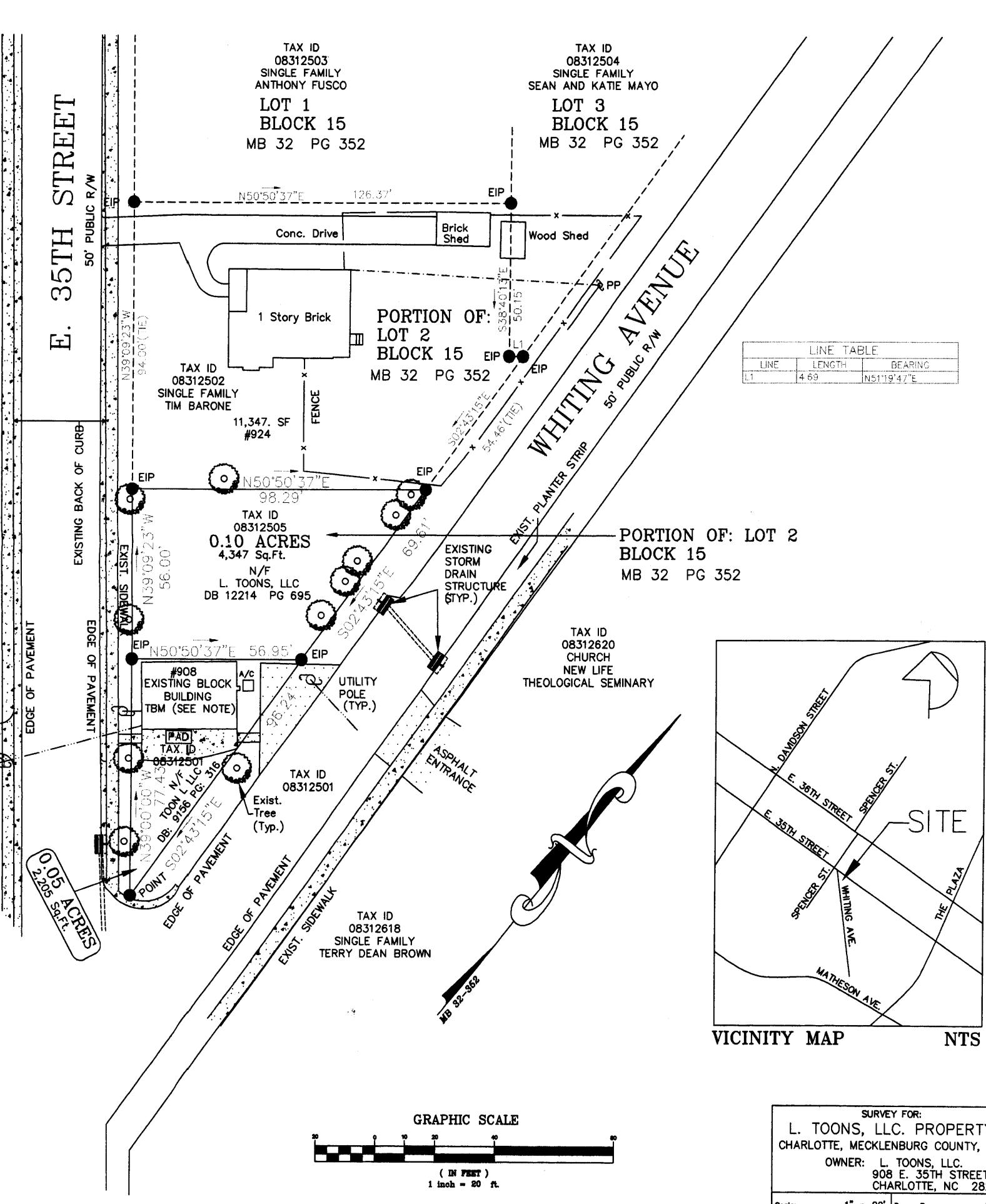
JAMES AND

MARGARET NAVY

DEVELOPMENT DATA

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

M. Medlin, certify that this plat was drawn under my supervision from an actual survey made under ervision ; that the boundaries not surveyed are clearly indicated as drawn from information found in <u>12214</u>, page <u>695</u>; that the ratio of precision as calculated is 1: <u>10,000</u>+; that this plat bared in accordance with G.S. 47-30 as amended. Witness my original signature, registration and seal this <u>26th</u> day of <u>MAY</u>, A.D. 20<u>05</u>.



L. TOONS, LLC. PROPERTY CHARLOTTE, MECKLENBURG COUNTY, NC. OWNER: L. TOONS, LLC. 908 E. 35TH STREET CHARLOTTE, NC 28205 1" = 20' Drawn By: DMM 05-26-05 Job No .: BABAK EMADI

المحاد المحتر

URBANA URBAN DESIGN & ARCHITECTURE

3116 NORTH DAVIDSON STREET SUITE 230 CHARLOTTE, NC 28205

704.334.1648 ph 704.334.1649 www.urbana-architecture.com

CONTACT

BABAK EMADI

URBANA 3116 NORTH DAVIDSON ST. **SUITE 230** CHARLOTTE, NC 28205 704.334.1648 P 704.334.1649 F babako urbana-architecture.com

MR. & MRS. L TOONS RESIDENCE

CITY OF CHARLOTTE **MECKLENBURG** COUNTY NORTH CAROLINA

PETITIONER:

L TOONS 908 EAST 35TH STREET CHARLOTTE, NC 28205

SURVEY

REZONING PETITION ***2007-69**

FOR PUBLIC HEARING

REVISIONS

• FEBRUARY 26, 2007



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