

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	953	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	18150	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 B16 M23-352	15615	369	1 LT
08312506	L TOONS LLP	908 E 35TH ST	CHARLOTTE	NC	28205	L28 UIM	12214	695	1 LT
08312608	NEW LIFE THEOLOGICAL SEMINARY	PO BOX 790106	CHARLOTTE	NC	28206	L4-11 B16 M230-14	13747	962	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	962	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 (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.

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

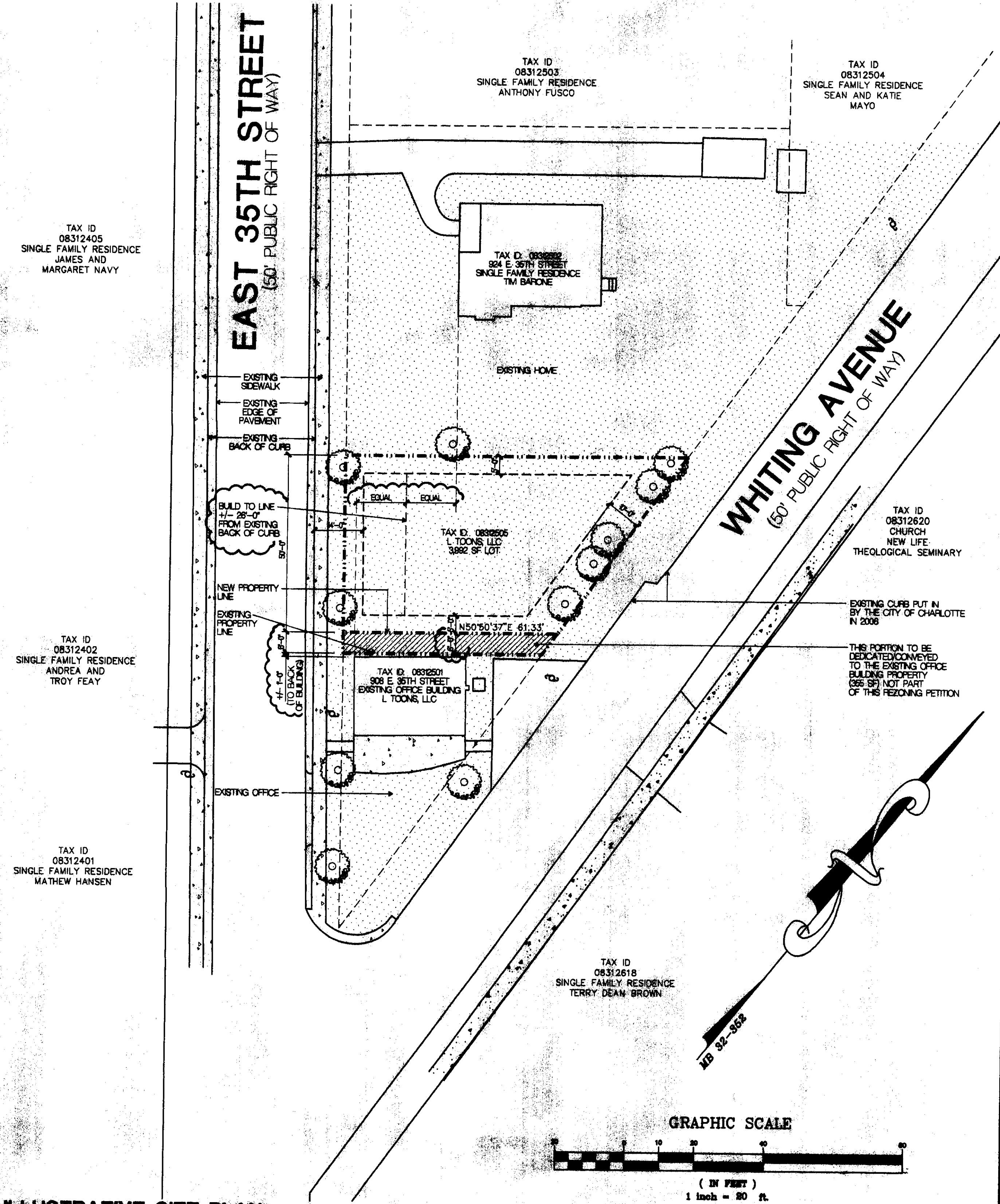
Total sf of the lot (proposed use as one single family detached residence) after rezoning is 3992.

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 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.



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

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

● FEBRUARY 26, 200

CONTACT:

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PETITIONER:

L TOONS
908 EAST 35TH STREET
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.
- 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:

INS 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.
FILE SEARCH OR ENVIRONMENTAL INVESTIGATION
EDLIN SURVEYING CO.

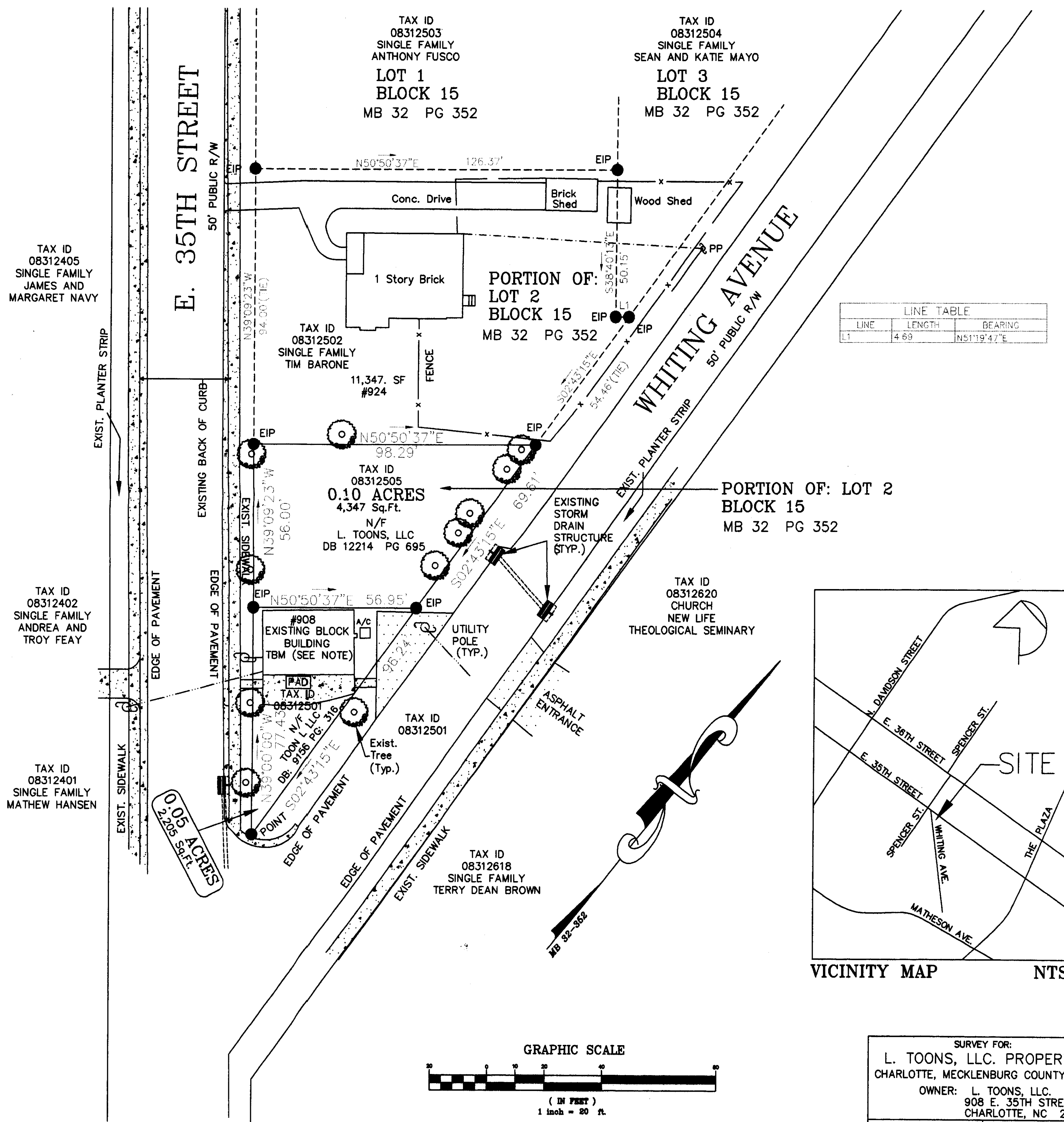
LEGEND:

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

M. Medlin, certify that this plat was drawn under my supervision from an actual survey made under
 vision ; that the boundaries not surveyed are clearly indicated as drawn from information found in
 12214, page 695 ; that the ratio of precision as calculated is 1: 10,000 +; that this plat
 pared in accordance with G.S. 47-30 as amended. Witness my original signature, registration
 and seal this 26th day of MAY, A.D. 2005.



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

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