



To: Rezoning Memos

From: April Vernon, Zoning Technician
N&BS Code Enforcement

Date: 5/05/2015

Re: Rezoning Petition# 2015-074

Date Filed: 4 Staff Reviewer: CHARLOTTE\advernon Address: 3800 DAVIS DRIVE
Parcel ID: 23106506 Zoning District: R3 Petition#

Subdivision Name: NA

Project Description: DECK (AROUND POOL)

Through Lot: No

SETBACKS: Front: 0 Left Side:6 Right Side:6 Rear: 45

(Measured from OVERHANGS for Accessory Structures and Indicated on Plot Plans)

Front Setbacks measured from Back of Curb or Property Line (front Porch)? Property Line

Rear Deck/Rear Porch: Encroach into rear setback more than 25%?(If YES, must DENY) No

Building Height: Does the building height exceed the maximum allowed? No

Townhouse: Does property maintain 400 sq. ft. of open space? N/A

Accessory Structure: Taller than 1 story or 24 feet in height? (If Yes, No Quick Review on this Project)

No

Does the accessory structure exceed the total square footage of the heated area located on the first floor of the principal structure? No

Garages, Driveways, & Parking Pads: Does garage meet 20' minimum setback per Table

12.206(3)? **(Must Show on Plot Plan)** N/A (If No, must adjust appropriate setback or deny)

Maximum Building Coverage for parcel? 0%

Does Project with other existing structures exceed maximum building coverage? No



Nonconforming structure and use issues: List all issues existing on the property:

Historic District: Located in Historic District? (If YES, COA MUST BE ATTACHED) No

Watershed Overlay: Project located in Watershed Overlay District? No

Watershed Percentage Allowed? 0% District?

Max. Impervious allowed? 0 Square Feet.

Impervious survey required? (HOLD System Generated)

Storm Water Protection Elevation (SWPE or FFE): No

SWIM Buffer located on parcel? Yes

Will project encroach into SWIM Buffer? (HOLD System Generated): No

Tree Save recorded on parcel? No

Will project encroach in Tree Save? (Must place HOLD for Tree Save):

Mobile/Manufactured Home approval request? (Review 11.306, Place HOLD for compliance) No

Verify Use: Will HOLD be placed to Verify Use for any reason? No

Pier/Dock Approval Request: (Review 12.515(2), Place HOLD for compliance) No

List all HOLDS and Remarks:

DEMOLITION ONLY: (MUST LIST 2 RESOURCES THAT PROPERTY IS NOT IN HISTORIC DISTRICT OR HISTORIC PROPERTY)

Will accessory structures remain?

(If YES, accessory structures must be removed or building permits in place for reconstruction of dwelling)

/2/2015

Property Owner(s): 1700 South, LLC

Owners Address: 147 N. Main Street, Mount Holly, NC 28120

Tax Parcel Number(s): 12306406

Location of Property: 1708 South Blvd.

Existing Zoning: B-1

Proposed Zoning: TOD-M



N&BS Code Enforcement-Zoning & Permitting Review:

Staff has no comment at this time.