

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)									
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 aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.									
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 8P11 B14 M230-14	11673	963	2 LT
08312402	ANDREA D FEAY AND TROY E FEAY	815 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	18190	483	1 LT
08312405	JAMES E NAVY AND MARGARET L 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	28205-1611	B15 M230-14	09156	316	0 AC
08312502	TIMOTHY MICHAEL BARONE	924 E 35TH ST	CHARLOTTE	NC	28205-1611	P2 B15 M32-352	15915	399	1 LT
08312505	L TOONS LLP	908 E 35TH ST	CHARLOTTE	NC	28205	L28 UM	12214	895	1 LT
08312608	NEW LIFE THEOLOGICAL SEMINARY	PO BOX 790106	CHARLOTTE	NC	28206-4910	L4-11 B16 M230-14	13747	962	8 LT
08312618	TERRY DEAN BROWN	3141 WHITING AV	CHARLOTTE	NC	28205	L1-2 8P3 B16 M230-14	14007	892	1 LT
08312620	NEW LIFE THEOLOGICAL SEMINARY	PO BOX 790106	CHARLOTTE	NC	28206-4910	L1-3 B16 M230-14	13747	962	1 LT

p://maps2.co.mecklenburg.nc.us/website/realestate/AdjoiningOwners.asp?SelectedPid=... 2/26/2007

SITE PLAN COMMENTS
2007-69

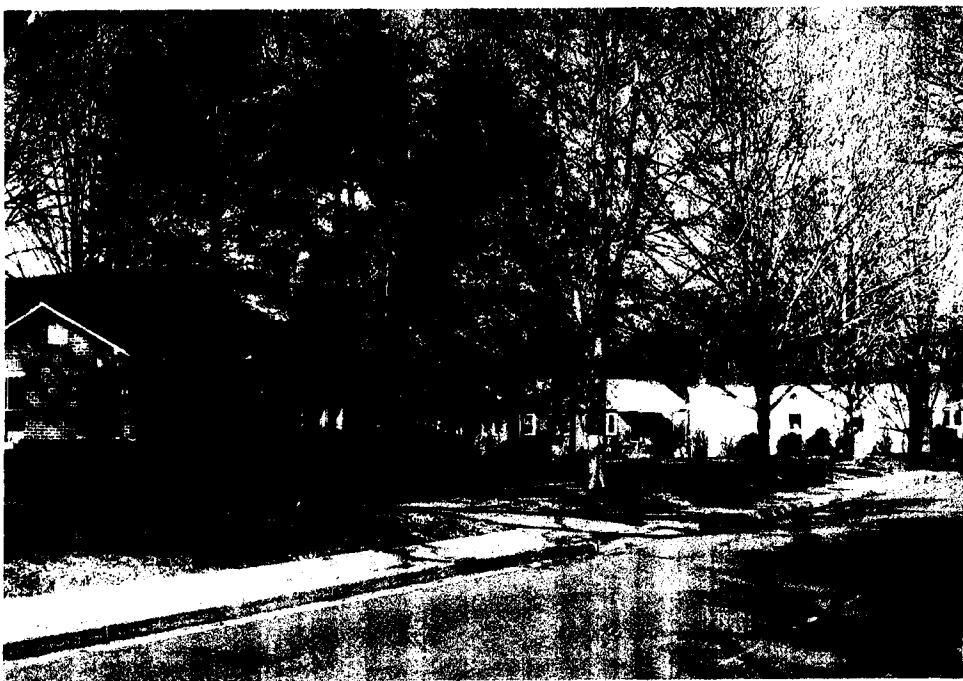
1. The existing survey shows a 56-foot lot width. The proposed site plan shows a 50-foot lot plus 7 feet transferred to the neighboring lot. The math doesn't work. 7' was to the building. We have revised the plans to show 6' to the property line behind the existing building.

Also, is the 3992 sf shown the existing lot or what will be left after the rezoning??
Total sf of the lot after rezoning is 3992.

2. A note needs to be added to the site plan committing to provide at least 20 feet between the sidewalk and front of garage.
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.

3. A note needs to be added committing to a minimum six-foot sidewalk and eight-foot planting strip along Whiting Ave. Street trees need to be planted unless urban forestry determines that they would be incompatible with the existing preserved trees.

Please visit the existing curb to side walk to trees condition all along the 35th street. As early as last year the city spent time and effort to add + adjust curb and guttering all along 35th st. Whiting Ave. and NoDa in general. The improvements respected the existing conditions along the 35th st. frontage.
The new 8' planting + 6' sidewalk would not only look odd but also take the existing mature trees out!



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(CD)(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.

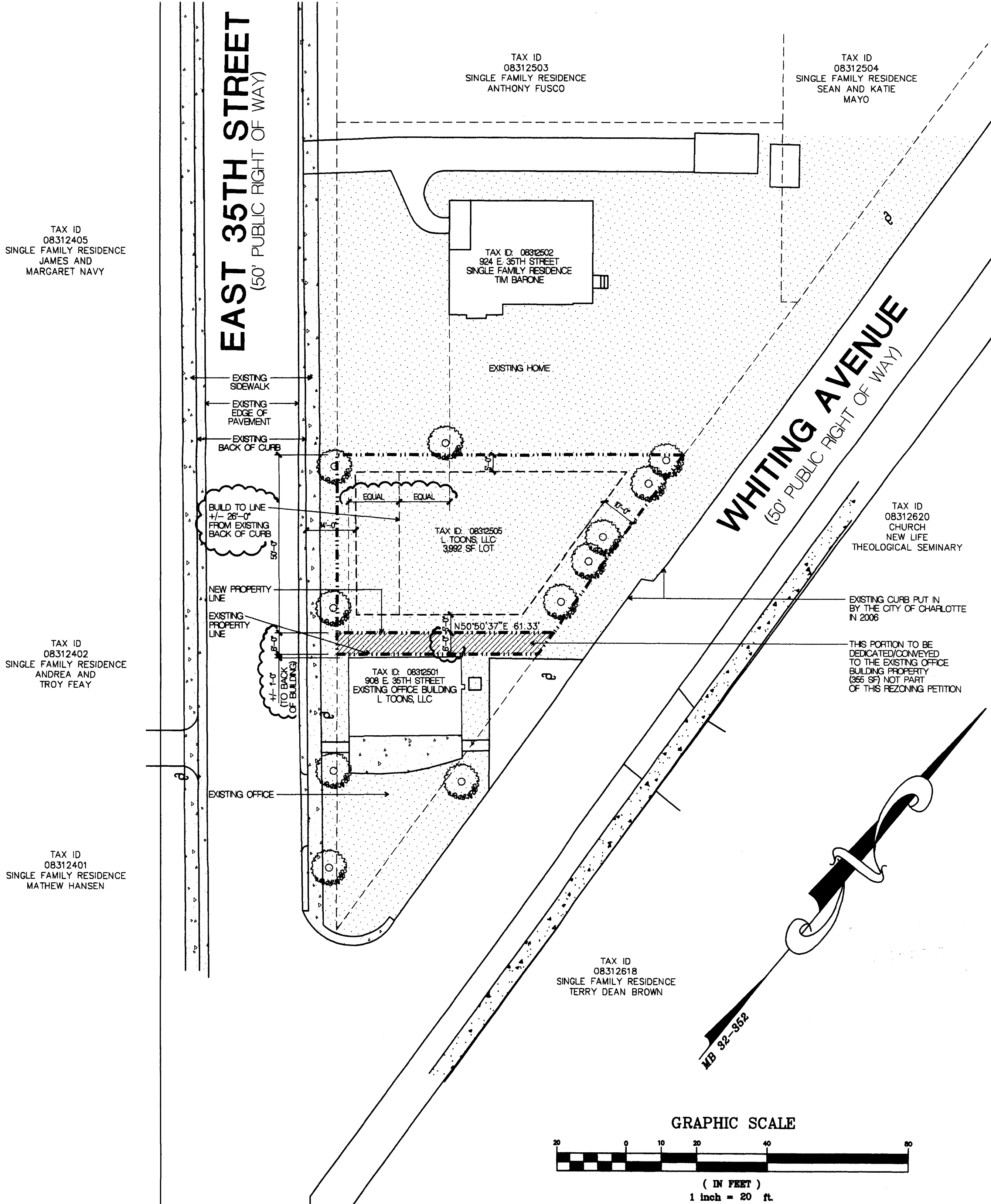
10. Storm water requirements, if any will meet city regulations.

"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."

4. A note needs to be added committing to preservation of the existing trees shown on the site plan. This means a larger setback along Whiting Ave.
Petitioner is committed to preserve the trees without larger set back along whiting Ave. A strong storm took out one of the pines (almost past maturity) 2 years ago.
5. The setback on both streets needs to be measured from the future curbline. Contact CDOT to establish the future curbline, if different from the existing curbline. However, the building should recognize the established setbacks by having a setback that is an average of the buildings on each side.
Petitioner will comply with the min. 14' setback from the future back of curb on 35th st. and Whiting ave.
Site plan is revised to show the average set back of the buildings on each side along 35th st. , to 26' to the build to line.
Please note up to 3' of steps may extend into this 26' build to line.
As early as last year the city spent time and effort to add + adjust curb and guttering all along 35th st. Whiting Ave. and NoDa in general. The improvements respected the existing conditions along the 35th st. frontage.

Along Whiting Ave. (Rear of the lot) Petitioner could revise the set back to measure from future curb line. However this would bring the 10' setback very close to the tree line. As early as last year the city spent time and effort to add + adjust curb and guttering all along Whiting Ave. and NoDa in general. Please note on the survey + site plan that the recent asphalt curbing put in place by the city varies in location and dimension.
Petitioner is committed to preserve the trees and is willing to measure the 10' from the zigzag curbline along Whiting Ave. or 14' future back of curb.

6. The site plan needs to modify the requested zoning district to UR-1(CD). It also needs to note the proposed use as one single family detached residence.
Will comply.



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:

BABAK EMADI

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

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

FEBRUARY 26, 2007

CONTACT:

BABAK EMADI

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

MR. &
MRS. L TOONS
RESIDENCE

CITY OF
CHARLOTTE
MECKLENBURG
COUNTY
NORTH
CAROLINA

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:

- 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;
- 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;
- THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
- THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE;
- THAT THE SURVEY IS A CONTROL SURVEY.
- ☒ 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;
- 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:

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

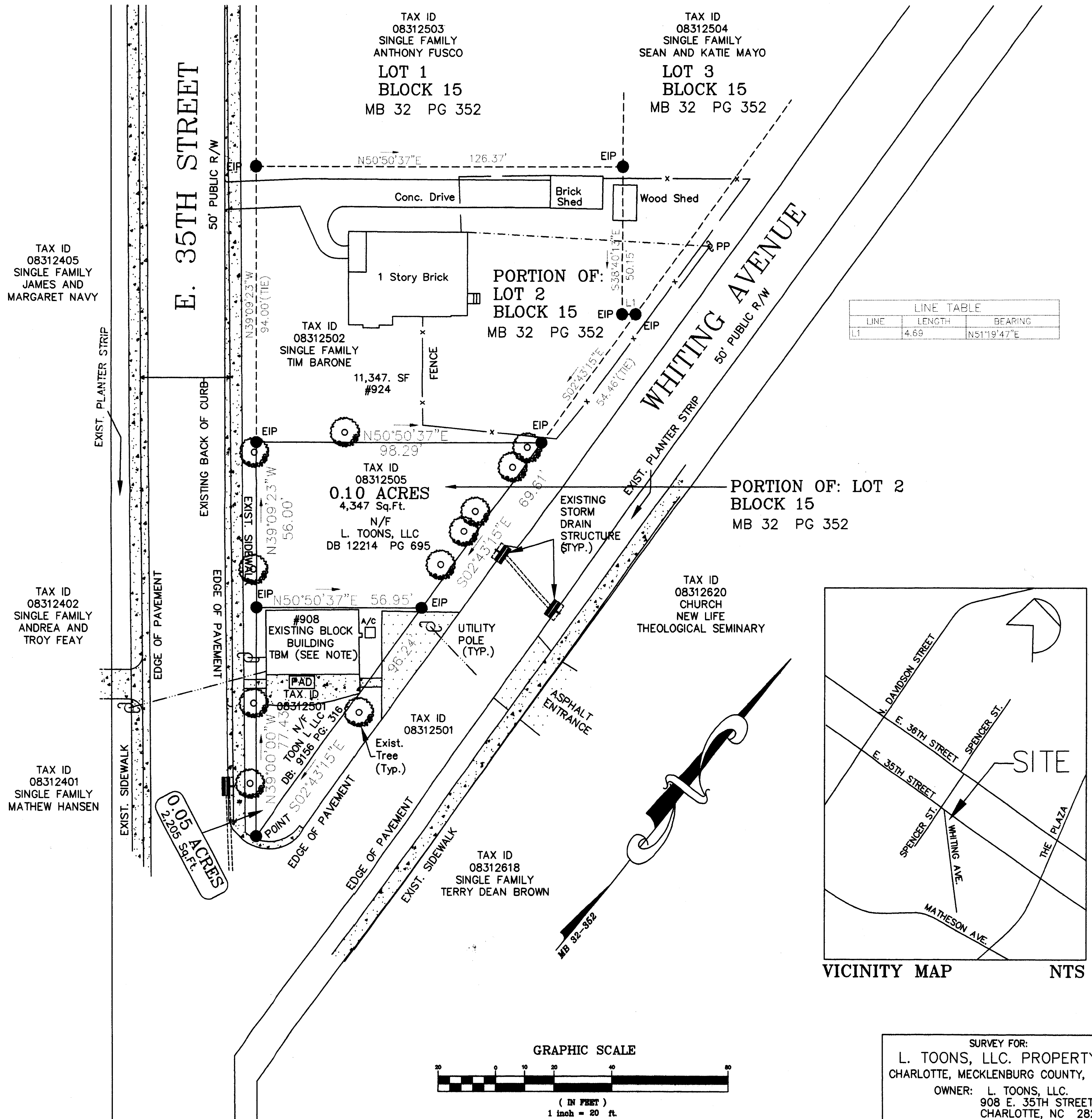
LEGEND:

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. 2005.



LINE TABLE		
LINE	LENGTH	BEARING
L1	4.69	N51°19'47"E