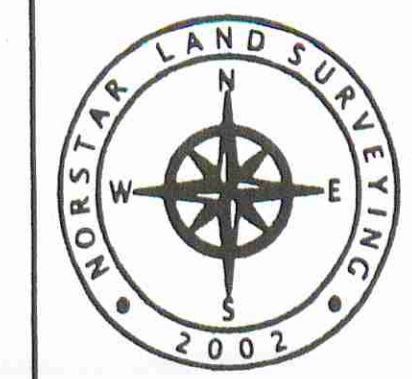
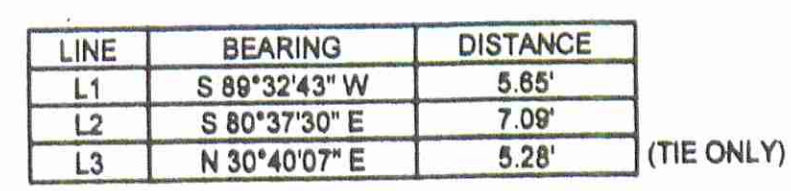




NORSTAR LAND SURVEYING, INC.
192-A N. CHURCH STREET
CONCORD, NC 28025
PH 704 721 6651
FAX 704 721 6653

PREPARED FOR: Domenic Polzella
#9132 Bob Beatty Road
CITY OF CHARLOTTE MECKLENBURG COUNTY, NC
BOUNDARY AND TOPOGRAPHICAL SURVEY

DATE January 4, 2008					
SCALE 1" = 30'					
NLS NO. 07168					
DRAWN BY S. Kimrey					
CHECKED BY D. Garrott					
SHEET	1	OF	1		

1. Existing Zoning R-4; Propose B-2(CD)/O-1(CD)
2. The property is a Charlotte-Mecklenburg local historic landmark and a contributing property of the Croft National Register Historic District.
3. Historic structures will remain with no additions. Non-contributing modern structures were built under the auspice of the Landmarks Commission and will remain with no proposed additions.
4. Any pertinent alterations to the property will receive a required Certificate of Appropriateness prior to implementation in order to comply with these provisions of this petition.
5. The garage structure encroaches into the rear yard with the requested change of zoning. As recommended by the Landmarks Commission, the building should not be amended, and the applicant is requesting a variance for the one leg of the rear yard, case number 09041.
6. The 3-bay garage will be used for parking requirements. The half floor above as well as other house accessory structures will be used as storage.
7. The 50 foot buffer associated with the Davis Lake development (Rezoning Petition 1991(c)) will be used to meet required buffer abutting R-9 PUD, class B @ B.2(CD) & class C @ O.1(CD) as allowed per the City of Charlotte Zoning Ordinance, section 12.302(5). All existing trees will remain.
8. The Davis Lake buffer has existing mature canopy trees and natural evergreen undergrowth, picket fences and berms for buffer as noted on the plan.
9. Existing buildings will remain unchanged below the 40 foot maximum height.
10. All new lighting will be shielded with full cut-off
11. Existing driveways and parking areas will be maintained with alterations to meet new requirements. New parking areas are sited in a manner that has the most minimal impact on the rural character of the overall property. The material of surface cover will be gravel with hard surface for accessible parking.
12. The Northern Transit Line proposed right-of-way is labeled on the plan. This line will establish a new property line with a new setback that is also labeled. The parking on the plan is established to meet the future setback. The required road improvements will be implemented upon the final design and initiation of the Transit Line.
13. The parking calculations are for Office: 3146 SF/300=11 vehicles total, 1 handicap-2 bicycles total, 1 covered. Business-Wholesale: 1980 SF/400=5 vehicles total, 1 handicap-2 bicycles total, 1 covered.



A.B.
Architecture, PA

9200 Bob Beatty Road
Charlotte, NC 28269
704* 494* 4400
FAX* 494* 4030
albarchitecture@aol.com
www.albarchitecture.com

HISTORIC CROFT PROPERTY REZONING AND VARIANCE
HISTORIC S. W. DAVIS HOUSE
9132 Bob Beatty Road, Charlotte, NC 28069

PROJ. NO. - 09036
ISSUED - 29 JULY 09
REVISED - 17 SEPT 09
▲

OF: ONE

