

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Complete All Fields

FY2009

Petition #: 2009-072

Date Filed: 7/27/09

Received By: MHC

OWNERSHIP INFORMATION:

Property Owner: DOMENIC POLZELLA, DAVID & LEIGH POLZELLA

Owner's Address: 9132 BOB BEATTY RD City, State, Zip: CHARLOTTE, NC 28269

Date Property Acquired: 27 APRIL 2007 Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 9132 BOB BEATTY, RD CHAR. NC 28269

Tax Parcel Number(s): 02753252

Current Land Use: SINGLE FAMILY RESIDENCE W/ HOME OFFICE

Size (Sq.Ft. or Acres): 1.68 ACRES

ZONING REQUEST:

Existing Zoning: R-4 Proposed Zoning: B-2 (CD) O-1 (CD)

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):

SEE ATTACHED 'REZONING NARRATIVE'

ALLEN L BROOKS - ALB ARCHITECTURE PA
Name of Agent

DOMENIC POLZELLA / DAVID & LEIGH POLZELLA
Name of Petitioner(s)

9200 BOB BEATTY RD STUDIO C-D
Agent's Address

9132 BOB BEATTY RD
Address of Petitioner(s)

CHARLOTTE, NC 28269
City, State, Zip

CHARLOTTE NC 28269
City, State, Zip

704-494-4400- 704-494-4030
Telephone Number Fax Number

704-494-3660 704-921-9003
Telephone Number Fax Number

ALB@BELL SOUTH.NET
E-Mail Address

pony.zamboni@bellsouth.net
E-Mail Address leighp@summerourdev.com

[Signature]
Signature of Property Owner if other than Petitioner

[Signature] Daig R. Full
Signature Leigh Polzella

ALLEN L BROOKS
(Name Typed / Printed)

DOMENIC POLZELLA, DAVID POLZELLA, LEIGH
(Name Typed / Printed)

2009-072

REZONING NARRATIVE

The applicants own and operate and also live on a site zoned I-1 called Asbury Park that is a special events facility located 380 feet north of the subject property. B-2 (CD) zoning would allow a commercial catering kitchen classified in Section 9.802 (8) as a use permitted by right for a bakery including manufacturing of goods for sale on premises. It would occupy a 1980 SF metal barn structure on the subject property to better utilize the locally designated historic residential structure known as the S. W. Davis House on an adjoining property zoned O.1 (CD) for an office component or a Bed & Breakfast in conjunction with the special events facility for weddings and family celebrations.

This property along with the Croft Schoolhouse, the S. W. & C. W. Davis General Store and others are part of the National Register of Historic Places District known as Croft, a railway community between Charlotte and Huntersville.

Bob Beatty Road is a small loop road about one quarter mile in length to access properties across Highway 115 and Norfolk Southern railroad tracks where the Northern transit line is being planned. The subject property is the only residential zoning currently accessing the road. I-2 is across the road to the west and far north. B1 is adjacent north and south. I-1 is to the far south. R-9 PUD Davis Lake development with a dedicated buffer zone is to the east accessed from David Cox Road to the south.