



2014-620

Reid House, 134 W John St

2014-620

SITE CONDITIONS	
TAX PARCEL NUMBER	193-262-01
EXISTING ZONING	O-15
PROPOSED ZONING	Office District; O (CD)
EXISTING USE	Civic Club
PROPOSED USE	Civic Club
SITE AREA	0.6 Acres
MAXIMUM BUILDING AREA	2,735 sf
MAXIMUM BUILDING HEIGHT	40 ft
REQUIRED PARKING:	10 spaces
PARKING PROVIDED	
MINIMUM SETBACK	30 ft
BUILD-TO LINE	20 ft
MINIMUM SIDE YARD	8 ft and 6 ft
MINIMUM REAR YARD	40 ft
Conditional Notes:	
1. The following uses are permitted: Single family detached; Civic, fraternal, Social Club; General and Professional Office; Museum and art gallery non-commercial; Museum or art gallery; Social gathering, seminar, reception which is ancillary to principal use; Public utility transmission lines; Right of way.	
2. Approvals by the Matthews Historical Foundation and the Charlotte – Mecklenburg Historic Landmarks Commission before any alteration, expansion, or demolition can occur to any structure on the property.	
3. Continuation to allow special events to occur on the property.	



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PARCEL "A"

TAX PARCEL NUMBER	193-262-01
EXISTING ZONING	O-15
PROPOSED ZONING	Office District, O (CD)
EXISTING USE	Office
PROPOSED USE	Office
SITE AREA	0.6 Acres
MAXIMUM BUILDING AREA	2,735 sf
MAXIMUM BUILDING HEIGHT	40 ft
REQUIRED PARKING:	10 spaces
PARKING PROVIDED	
MINIMUM SETBACK	30 ft
BUILD-TO LINE	20 ft
MINIMUM SIDE YARD	8 ft and 6 ft
MINIMUM REAR YARD	40 ft

- Additional Conditional Notes:**
1. Expansions: There shall be no expansions to the existing historical Reid House or other structures on the property without prior approval of the Matthews Historical Foundation or the Charlotte-Mecklenburg Historic Landmarks Commission.
 2. Exterior Alteration and/or Demolition: There shall be no exterior alterations or demolition of the Reid House or other structures on the property without prior approval of the Matthews Historical Foundation or the Charlotte-Mecklenburg Historic Landmarks Commission.
 3. Special Event / Rentals: Special events and rental of the property shall be allowed to continue as previously approved by the Town of Matthews.
 4. Uses: Listed below are the uses from the "O" zoning district permitted for the Reid House:
 - A. Single family detached
 - L. General and Professional Office
 - M. Museum and art gallery non-commercial
 - U. Museum or art gallery
 - W. Social gathering, seminar, reception which is ancillary to principal use