PROJECT SUMMARY

PROJECT LOCATION:	352 E CHARLES ST. MATTHEWS, NC 28105
OWNER(S):	PRESSLEY, JUDY L PRESSLEY, JERRY W PRESSLEY, LYNN
APPLICANT:	LAURA BUDD
CURRENT ZONING:	RESIDENTIAL - R-12
PROPOSED ZONING:	OFFICE - O (CD)
EXISTING USE:	SINGLE FAMILY RESIDENCE
PROPOSED USE:	PROFESSIONAL OFFICE

SUMMARY REQUEST

The applicant requests a rezoning of the existing property from Residential - R-12 to Office - O (CD). An addition will be constructed on the rear of the existing building and the property will be used as legal offices for the The Budd Law Group.

SUMMARY OF PROPOSED CONDITIONS

The existing single family residence is 1,177sf, was built in 1947 and has a shingled roof with a gable at each end. The existing house has wood siding with a brick base.

The applicant proposes to remove the existing residence as it will not serve to function as an office due to building size, The Americans with Disabilities Act, available electric service, and existing mechanical unit size and efficiency.

The new structure will contain 3,150sf on the ground floor and a 1,000sf second story loft area. The architectural style of the new structure will be residential in nature and scale.

There will be a new 18'-0" concrete access drive to the parking area in the rear of the building. There will be 13 parking spaces, one of which is handicap accessible.

There will be an ADA compliant ramp on the north side of the building.

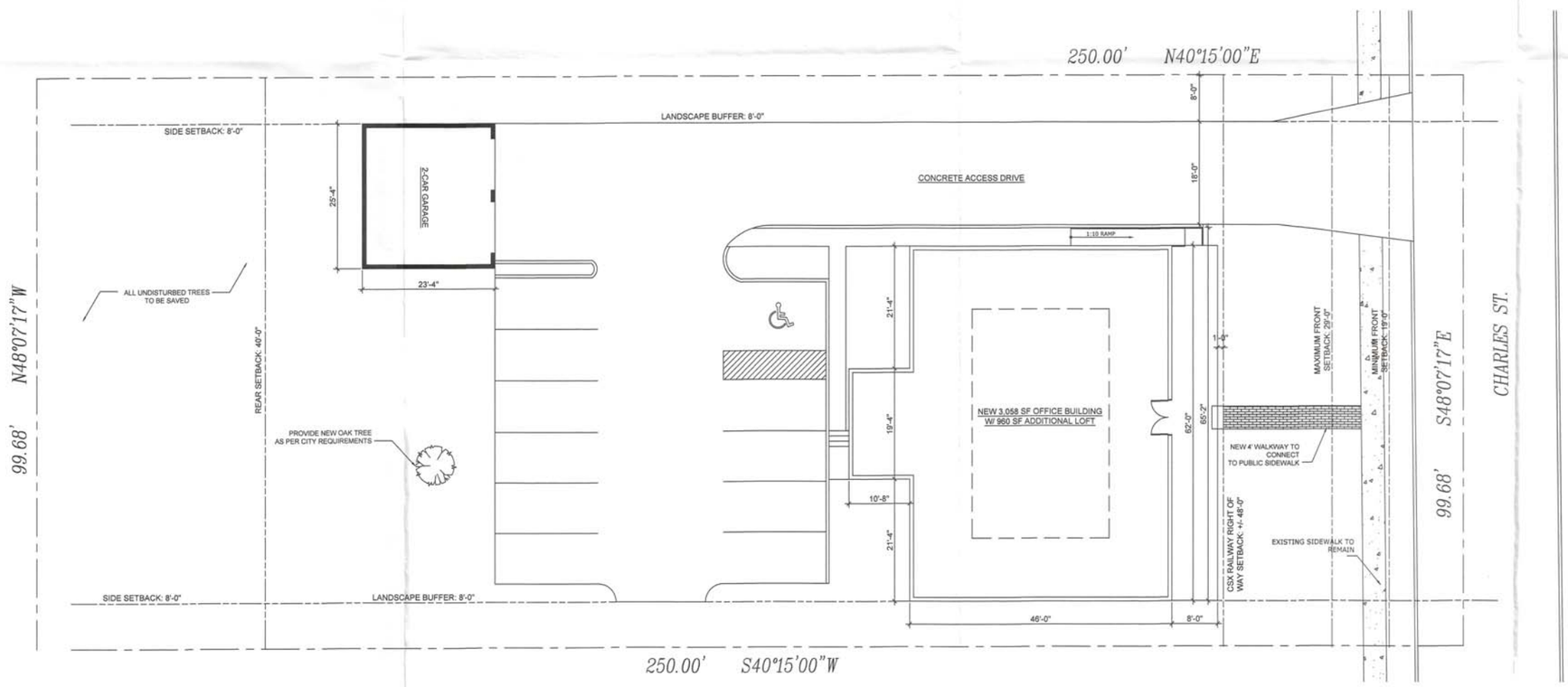
All uses in Office are allowed.

Lot Size: 0.57 Acres
Parcel ID: 21501408
Required Parking: 10 Spaces
Proposed Parking: 13 Spaces

Required Setbacks
Front: 19'-0" Minimum
29'-0" Maximum
NOTE: There is a CSX Right of Way setback of +/- 48'-0" from the front property line as noted on the site plan. Exact location of setback to be verified by surveyor.

Side: 8'-0" Minimum

Rear: 40'-0" Minimum



R-12 to O(CD)
Includes Attached Elevations

Board of Commissioners
APPROVED
11/14/2016
Lori Canapinno, Town Clerk

1 **SITE PLAN**

SCALE: 3/32" = 1'-0"

SIA
STUBBS | ARCHITECTURE
richard@stubbsarchitecture.com
407-782-4482

GENERAL NOTES:
1. EXISTING SITE CONDITIONS ARE BASED ON THE SURVEY PREPARED BY Q.N. HUNEYCUTT: L-1103 - DATED 9/28/04.

The Budd Law Group
Offices
352 E Charles St.
Matthews, NC 28105

Revisions

No.	Description	Date

PROPOSED SITE PLAN

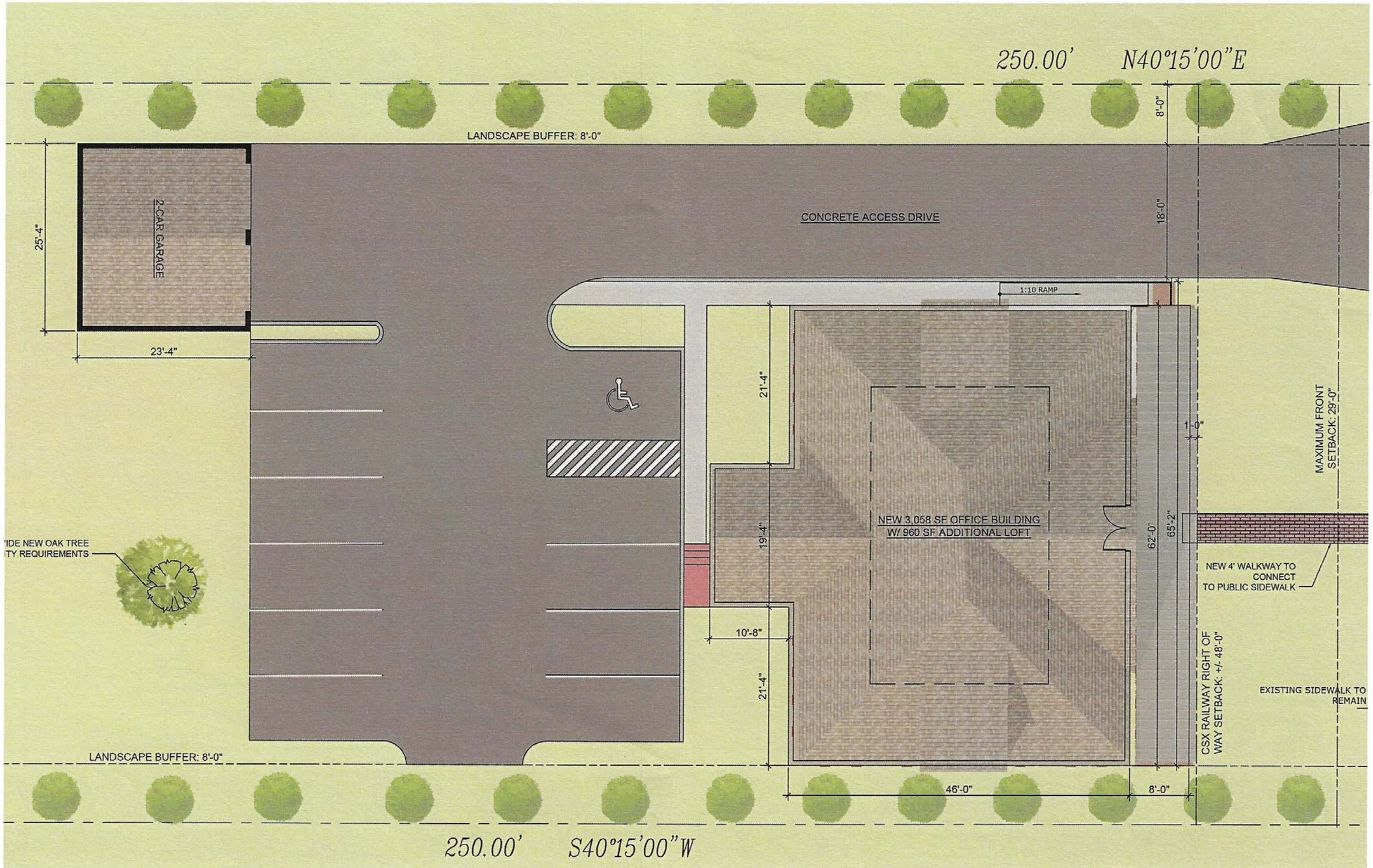
Drawn:
Checked:
Date: 11/3/16

RZ-2

Project #: 2016.30

2016-648
rcvd 3-14-17

BUDD
LAW GROUP


250.00' N40°15'00"E
LANDSCAPE BUFFER: 8'-0"
8'-0"
18'-0"
CONCRETE ACCESS DRIVE
2-CAR GARAGE
25'-4"
23'-4"
1:10 RAMP
21'-4"
1'-8"
MAXIMUM FRONT SETBACK: 29'-0"
NEW 3,058 SF OFFICE BUILDING
W/ 960 SF ADDITIONAL LOFT
19'-4"
62'-0"
65'-2"
'IDE NEW OAK TREE
TY REQUIREMENTS
NEW 4' WALKWAY TO CONNECT TO PUBLIC SIDEWALK
10'-8"
21'-4"
CSX RAILWAY RIGHT OF WAY SETBACK: +/- 48'-0"
EXISTING SIDEWALK TO REMAIN
LANDSCAPE BUFFER: 8'-0"
46'-0"
8'-0"
250.00' S40°15'00"W