APPLICATION FOR CHANGE IN ZONING CLASSIFICATION
OR CHANGE IN CONDITIONS
(SEE FILING INSTRUCTIONS)

TO: Town of Matthews Board of Commissioners
   Town of Matthews Planning Board
   232 Matthews Station Street
   Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

☑ A change in zoning classification of the property hereinafter described; or
☐ A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 1932511

Address of property: 556 W John St., Matthews, NC 28105

Location of property: 556 W John St, Matthews, NC 28105

Title to the property was acquired on April 14, 2021
and was recorded in the name of Vanessa Elias and Bernardo Rosario
whose mailing address is 5443 Kerry Glen Lane, Charlotte, NC 28226

The deed is recorded in Book 35935 and Page 333-335 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R20
Requested zoning classification: O (CD)
List reason(s) why zoning should be changed (use separate sheet if necessary):

1. Intended use is for general and professional office use.

2. The intended rezoning matches or is consistent with the other parcels in the area.

Signature of property owner (must be original)

Print name of property owner
Vanessa Elias

Property owner's mailing address
5443 Kerry Glen Lane

Property owner's mailing address, continued
Charlotte, NC 28226

Property owner's mailing address, continued

704.258.8483 / eliasvane@yahoo.com

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address
19325112
TAX PARCEL
Timothy & Marie Cooper
PROPERTY OWNER NAME(S)
7102 Davis Dr.
OWNER MAILING ADDRESS
Waxhaw, NC 28173
OWNER MAILING ADDRESS, CONTINUED

19325110
TAX PARCEL
Robert & Carol Maier, & AJKL Realty LLC
PROPERTY OWNER NAME(S)
816 Lynbrook Dr.
OWNER MAILING ADDRESS
Charlotte, NC 28211
OWNER MAILING ADDRESS, CONTINUED

21301119
TAX PARCEL
Aldi (NC) LLC
PROPERTY OWNER NAME(S)
1985 Old Union Church Rd.
OWNER MAILING ADDRESS
Salisbury, NC 28146
OWNER MAILING ADDRESS, CONTINUED

21301110
TAX PARCEL
Aldi (NC) LLC
PROPERTY OWNER NAME(S)
1985 Old Union Church Rd.
OWNER MAILING ADDRESS
Salisbury, NC 28146
OWNER MAILING ADDRESS, CONTINUED

19325203
TAX PARCEL
Brecole Investments LLC
PROPERTY OWNER NAME(S)
P.O.Box 242307
OWNER MAILING ADDRESS
Charlotte, NC 28224
OWNER MAILING ADDRESS, CONTINUED

19325204
TAX PARCEL
Brecole Investments LLC
PROPERTY OWNER NAME(S)
P.O.Box 242307
OWNER MAILING ADDRESS
Charlotte, NC 28224
OWNER MAILING ADDRESS, CONTINUED
SUMMARY OF THE REZONING PROCESS

APPLICANT: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office: 06/30/2021

Town Board of Commissioners formally accepts application and sets Public Hearing date: 07/12/2021

Notices sent via mail to affected/adjacent property owners on or before: 08/30/2021

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning: 09/13/2021

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request 09/28/2021

Town Board of Commissioners approves or denies application: 10/11/2021

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

Signature of Property Owner: ___________________________ Date: 06/29/2021

Signature of Property Owner: ___________________________ Date: 06/29/2021

Signature of Property Owner: ___________________________ Date: ___________________________
*VEGETATION SURVEY*
TREES

1. Glossy Privet  
   Botanical Name: Ligustrum Lucidum  
   Measure: 40”

2. Glossy Privet  
   Botanical Name: Ligustrum Lucidum  
   Measure: 43”

3. Glossy Privet  
   Botanical Name: Ligustrum Lucidum  
   Measure: 59”

4. Black Cherry  
   Botanical Name: Prunus Serotina  
   Measure: 50”

5. Black Walnut  
   Botanical Name: Juglans Nigra  
   Measure: 42”

6. Red Maple  
   Botanical Name: Acer Rubrum  
   Measure: 79”

7. Black Walnut  
   Botanical Name: Juglans Nigra  
   Measure: 70”

SHRUBS

A. Greentem Forythia  
   Botanical Name: Forsythia Viridissima

B. Greentem Forythia  
   Botanical Name: Forsythia Viridissima

C. Crepe Myrtle  
   Botanical Name: Lagetroemia Indica
D. Heavenly Bamboo  
   Botanical Name: Nandina Domestica  

E. Porcelain Berry  
   Botanical Name: Ampelopsis Heterophylla var. vestitia  

**TREES RECENTLY REMOVED**  

(I) Black Walnut  
   Botanical Name: Juglans Nigra  
   Measure: 61”  
   Reason for removal: Foundation of structure damaged – tree planted too close to house/emergency and remedial removal.  

(II) Black Walnut  
   Botanical Name: Juglans Nigra  
   Measure: 43”  
   Reason for removal: Foundation of structure damaged – tree planted too close to house/emergency and remedial removal.  

Submitted by:  
Vanessa Elias (date)  
Bernardo Rosario (date)
June 30, 2021

**Via Hand Delivery**

Town of Matthews Planning Department  
Attn: Jay Camp  
232 Matthews Station Street  
Matthews, North Carolina 28105  
Email: jcamp@matthewsnc.gov

**RE: Application for Change in Zoning Classification – 556 W John St (Parcel 19325111)**

Dear Jay,

We are the owners of the property located at 556 W John Street, Matthews, NC 28105, and we are seeking its rezoning to an O(CD) zoning classification from the current R20 zoning classification. As the Petitioners, we hereby submit the following documents as part of the Application:

1. Document Checklist;
2. Completed Application for Change in Zoning Classification;
3. Site Plan (6 copies and .pdf file);
4. Vegetation Survey pursuant to Section 155.606.8 of the UDO;
5. Polaris 3G map identifying property to be rezoned and boundaries with parcel ID;
6. Physical Survey showing boundaries of areas to be rezoned;
7. Check made payable to the Town of Matthews in the amount of Eight Hundred Dollars ($800.00), which represents the application fee for a non-residential zoning application requesting a change to a parallel traditional zoning district; and
8. USB drive with a complete copy of the Application and supporting documents.

In accordance with the instructions for filling an application for a change in a zoning classification, I have also enclosed addressed, unsealed envelopes (4) for all the property owners neighboring parcel to be rezoned.

Should you have any questions about this, please let me know. Thank you in advance for your assistance with this matter.

Sincerely,

Bernardo Rosario

Vanessa Elias