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): 21302167, 21302168, 21302169, 21302170, 21302171, 21302172, 21302173

Address of property: 105, 109, 115, 119, 125, 129 & 133 Matthews Township Pkwy, Matthews NC 28105

Location of property: seven lots are located along NC51 near the intersection with Sardis rd

Lot 1: 105 Matthews Township Pkwy, Matthews NC 28105

Title to the property was acquired on July 10, 2020
and was recorded in the name of Saleem Barakzai
whose mailing address is 105 Matthews Township Pkwy, Matthews NC 28105

The deed is recorded in Book 16866 and Page 965 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-VS       Requested zoning classification: no change
Lot 2: 109 Matthews Township Pkwy, Matthews NC 28105
Title to the property was acquired on January 21, 2019
and was recorded in the name of Meklit A. Tekle
whose mailing address is 109 Matthews Township Pkwy, Matthews NC 28105

The deed is recorded in Book 33247 and Page 952 in the office of the Register of Deeds for Mecklenburg County.

Lot 3: 115 Matthews Township Pkwy, Matthews NC 28105
Title to the property was acquired on March 6, 2012
and was recorded in the name of Oleg Kio
whose mailing address is 115 Matthews Township Pkwy, Matthews NC 28105

The deed is recorded in Book 27103 and Page 216 in the office of the Register of Deeds for Mecklenburg County.

Lot 4: 119 Matthews Township Pkwy, Matthews NC 28105
Title to the property was acquired on March 6, 2020
and was recorded in the name of Oleg Konyk
whose mailing address is 119 Matthews Township Pkwy, Matthews NC 28105

The deed is recorded in Book 33444 and Page 662 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-VS Requested zoning classification: no change

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 2
Lot 5: 125 Matthews Township Pkwy, Matthews NC 28105
Title to the property was acquired on December 30, 2003
and was recorded in the name of Huseyn B. Oguz
whose mailing address is 1131 Mourfield Rd, Knoxville TN 37922

The deed is recorded in Book 16632 and Page 545 in the office of the Register of Deeds for Mecklenburg County.

Lot 6: 129 Matthews Township Pkwy, Matthews NC 28105
Title to the property was acquired on October 8, 2020
and was recorded in the name of Nikolaos George Politis
whose mailing address is 129 Matthews Township Pkwy, Matthews NC 28105

The deed is recorded in Book 34255 and Page 215 in the office of the Register of Deeds for Mecklenburg County.

Lot 7: 133 Matthews Township Pkwy, Matthews NC 28105
Title to the property was acquired on August 16, 2018
and was recorded in the name of Shannon J. Dwin nell
whose mailing address is 133 Matthews Township Pkwy, Matthews NC 28105

The deed is recorded in Book 25710 and Page 459 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R- VS
Requested zoning classification: no change

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 3
List reason(s) why zoning should be changed (use separate sheet if necessary):

Residents of "The Meadows at Matthews" neighborhood are asking for a change in zoning conditions to allow a 6ft fence in the front setback.

Our neighborhood of seven houses is currently in the R-VS zoning district which restricts fence height to 4ft in the front setback. "The Meadows at Matthews" neighborhood has several unique challenges that a 6ft privacy fence would solve.

Here are a few of them:
- our formal front yards of the 7 properties de facto serving as a backyard due to the peculiar design of the neighborhood
- the recent tornado destroyed all the vegetation that used to be a barrier from busy NC51
- there is 100 ft setback requirement from NC51, which makes it impossible to have any privacy with current fence height restrictions

All of the neighbors are willing to comply with additional conditions like proper vegetation requirements and reasonable setback from the right of way.
Saleem Barakzai
Print name of property owner
105 Matthews Township Pkwy
Property owner's mailing address
Matthews NC 28105
Property owner's mailing address, continued
Property owner's mailing address, continued
Saleem.Barakzai@charlottenc.gov
Property owner's phone number/email address

Meklit A. Tekle
Print name of property owner
109 Matthews Township Pkwy
Property owner's mailing address
Matthews NC 28105
Property owner's mailing address, continued
Property owner's mailing address, continued
trmekli13@gmail.com
Property owner's phone number/email address

Signature of property owner (must be original)

Signature of property owner (must be original)

Signature of agent (if any)

Signature of agent (if any)

Print name of agent

Print name of agent

Agent's mailing address

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Agent's phone number/email address

Petitioner other than owner (if any)

Petitioner other than owner (if any)

Print name of petitioner

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

Petitioner's phone number/email address
Signature of property owner (must be original)

Oleg Kio
Print name of property owner
115 Matthews Township Pkwy
Property owner's mailing address
Matthews NC 28105
Property owner's mailing address, continued
Property owner's mailing address, continued
olegkio@gmail.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

Petitioner other than owner (If any)
Print name of petitioner
Petitioner's mailing address
Petitioner's mailing address, continued
Petitioner's mailing address, continued
Petitioner's phone number/email address
Huseyn B. Oguz
Print name of property owner
1131 Mourfield Rd
Property owner's mailing address
Knoxville TN 37922
Property owner's mailing address, continued

baki_oguz@hotmail.com
Property owner's phone number/email address

Nikolacs George Politis
Print name of property owner
129 Matthews Township Pkwy
Property owner's mailing address
Matthews NC 28105
Property owner's mailing address, continued

nikpolitis89@yahoo.com
Property owner's phone number/email address
Shannon J. Dwinnell
133 Matthews Township Pkwy
Matthews NC 28105
shannondwinnell@att.net

Petitioner other than owner (if any)
Print name of petitioner
Petitioner's mailing address
Petitioner's mailing address, continued
Petitioner's mailing address, continued
Petitioner's phone number/email address
List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.
See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

21302113
TAX PARCEL
THEODORE HARAKAS
PROPERTY OWNER NAME(S)
139 MATTHEWS TOWNSHIP PKWY
OWNER MAILING ADDRESS
MATTHEWS NC 28105
OWNER MAILING ADDRESS, CONTINUED

21302138
TAX PARCEL
ANN C DICKERSON
PROPERTY OWNER NAME(S)
108 SARDIS GROVE LN
OWNER MAILING ADDRESS
MATTHEWS NC 28105
OWNER MAILING ADDRESS, CONTINUED

21302141
TAX PARCEL
DANIEL JOHN DYKSTRA
PROPERTY OWNER NAME(S)
200 SARDIS GROVE LN
OWNER MAILING ADDRESS
MATTHEWS NC 28105
OWNER MAILING ADDRESS, CONTINUED

21302137
TAX PARCEL
JAMIE HUNDLEY
PROPERTY OWNER NAME(S)
100 SARDIS GROVE LN
OWNER MAILING ADDRESS
MATTHEWS NC 28105
OWNER MAILING ADDRESS, CONTINUED

21302140
TAX PARCEL
MILEY E PARRISH
PROPERTY OWNER NAME(S)
124 SARDIS GROVE LN
OWNER MAILING ADDRESS
MATTHEWS NC 28105
OWNER MAILING ADDRESS, CONTINUED

21329105
TAX PARCEL
TRIPLE E ASSOCIATES
PROPERTY OWNER NAME(S)
C/O J RONALD MARTIN CPA
OWNER MAILING ADDRESS
1850 E THIRD ST,STE 305 CHARLOTTE NC 28204
OWNER MAILING ADDRESS, CONTINUED

21302139
TAX PARCEL
KAMIL KHOURY
PROPERTY OWNER NAME(S)
9501 HARROWHILL LN
OWNER MAILING ADDRESS
BURKE VA 22015
OWNER MAILING ADDRESS, CONTINUED

21329106
TAX PARCEL
PHILIP A FLEISCHMAN
PROPERTY OWNER NAME(S)
108 PINEVILLE MATTHEWS RD
OWNER MAILING ADDRESS
MATTHEWS NC 28105
OWNER MAILING ADDRESS, CONTINUED
<table>
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<th>TAX PARCEL</th>
<th>PROPERTY OWNER NAME(S)</th>
<th>OWNER MAILING ADDRESS</th>
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<tr>
<td>22702747</td>
<td>RIBBON HOME SPV 1 LLC</td>
<td>227 W 4TH ST STE 237</td>
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<td></td>
<td></td>
<td>CHARLOTTE NC 28202</td>
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<tr>
<td>22702748</td>
<td>PAUL NICHOLAS JR STACK</td>
<td>PO BOX 2250</td>
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<td></td>
<td>MATTHEWS NC 28105</td>
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<tr>
<td>22702749</td>
<td>FAMILY TRUST GREENE</td>
<td>130 BUBBLING WELL RD</td>
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<td>MATTHEWS NC 28105</td>
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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 before July 28, 2021

Town Board of Commissioners formally accepts application and sets Public Hearing date 8/9/2021 O.K.

Notices sent via mail to affected/adjacent property owners on or before 8/29/2021 O.K.

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 9/13/2021 O.K.

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 9/28/2021 O.K.

Town Board of Commissioners approves or denies application 10/11/2021 O.K.

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development CaseAppearances 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.

Saleem Barakzai 7/23/2021

Meklit A. Tekle 07/23/21

Oleg Kio 7/22/2021

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 11
Rezoning-Application
Final Audit Report

Created: 2021-07-19
By: Oleg Konyk (konyk88@yahoo.com)
Status: Signed
Transaction ID: CBJCHBCAAABAAH\Voysg5HDdLSkwZhZ03EN8R4MeVrl

"Rezoning-Application" History

Document created by Oleg Konyk (konyk88@yahoo.com)
2021-07-19 - 9:18:26 PM GMT

Document emailed to H B Oguz (baki_oguz@hotmail.com) for signature
2021-07-19 - 9:19:31 PM GMT

Email viewed by H B Oguz (baki_oguz@hotmail.com)
2021-07-19 - 9:19:37 PM GMT

Document e-signed by H B Oguz (baki_oguz@hotmail.com)
Signature Date: 2021-07-22 - 2:05:09 PM GMT - Time Source: server

Agreement completed.
2021-07-22 - 2:05:09 PM GMT

Adobe Sign
Existing wall height

wall is only 45 inches tall

Properties within 100 ft for public hearing notification