



**PETITIONER'S STATEMENTS:** This section is reserved for the petitioner to state factual information in support of the rezoning request. Any comments should be typed or written in block print on a separate piece of paper.

- 1) Please state the consistency of the proposed zoning map amendment with the Town's Land Use Plan and any other applicable Town-adopted plan(s).
  - a. We are simply asking to recombine 205 and 209 Charlotte Ave to be CBD. As adjoining properties for the same business, 205 Charlotte is currently zoned CBD as it takes up the majority of the property. We would like for 209 Charlotte Ave to reflect the same zoning as it is currently being utilized under 205 Charlotte Ave.
- 2) Please describe the compatibility of the proposed rezoning with the property and surrounding area.
  - a. It is compatibility with the CBD zoning due to its location to the immediate proximity to the CBD and its adjoining property's (205 Charlottes) zoning already being CBD.
- 3) Please discuss the benefits and detriments of the proposed rezoning for the landowner, the immediate neighbors and the surrounding community.
  - a. Benefits: 1) Enables the entire property as a whole to function and operate under the same zoning while under one business entity.
  - b. Detriment: 1) The CBD would extend 100ft west into the mixed use district.
- 4) Please explain the public need for additional land to be zoned to the classification requested.
  - a. This will allow us, as property and business owners of both 205 and 209 Charlotte to utilize all benefits of CBD under one business entity.
- 5) Please discuss the impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.
  - a. No additional known impacts

- 6) Please include a description of the existing zoning patterns (zoning districts including overlay districts) and existing built environment (densities, building heights, setbacks, tree cover, buffer yards).
  - a. It is consistent that general zoning of the surrounding properties are CBD and MX zoning.
- 7) Include any additional arguments on behalf of the map amendment requested.
  - a. As the property owner of both parcels of land and operating under one business entity, we would like to see the same zoning apply to 209 Charlotte Ave so all business related decisions and operations fall under the same zoning guidelines.