

Z-57-94 Wake Forest Road, east side, being Parcels 6221 and 5144, Tax Map 1704.16, Block 83, rezoned to Neighborhood Business Conditional Use with the following conditions dated 8/9/94

1. Only those uses that are allowed in O&I-1 plus the sale of antiques, the businesses of interior designers and the sales by interior designers of home furnishings that are typically sold by interior designers from their shop locations.
2. All on-site parking spaces will be confined to the currently existing gravel parking and driveway areas which shall remain unchanged other than through regular landscape and yard maintenance. This condition shall not apply should the property be put to use in a manner which, as a result of city ordinances, shall require on-site parking in excess of that in the currently existing parking and driveway areas. In such case, the parking and driveway areas may be expanded in conformance with city ordinances to provide additional parking. The installation of asphalt or concrete paving shall not constitute a change to the parking areas as provided herein. Equally, the future expansion of the parking/driveway areas into the area presently occupied by the garage shall not constitute a change to the parking areas as provided herein.
3. No tree larger than 12" in caliper four feet above the ground level shall be removed from the site except in the case of disease or damage.
4. In the event the owner at any time in the future should desire to make any modifications or additions to the currently existing principal building on the property which would require the issuance of a building permit, any building permit application shall be accompanied by a written statement from a professional architect licensed to practice in the State of North Carolina which shall confirm that such proposed addition or modification is consistent with the character and architecture of the existing principal building. Nothing herein shall prevent the owner from demolishing any building on the site at any time in the future
5. At such time that the principal building on the property has been demolished, for whatever reason, conditions 2-4 above shall become null and void.