VICINITY



RUTGERS AVENUE

EDGE OF PAVEMENT

S 60°54'26" E 77.57'

N 60°54'34" W 72.91'

In lieu of curb and gutter petitioner is dedicating the ROW on the E side of the 500-600 Blocks of Ligustrum Street.

10'-0" 6'-0" 4'-0"

30' FRONT SETBACK

EXISTING SINGLE STORY DUPLEX

5' SIDE SETBACK (EXISTING CONDITION)

762

ADJACENT PROPERTY ZONING = R-4

LIGUSTRUM STREET

N 28°59'24" E 269.20'

14' SETBACK

PRIVACY FENCE

12'-0"

PATIO

S 28°57'02" W 260.43'

760

EDGE OF PAVEMENT

10' REAR SETBACK

29'-0"

PATIO

12'-0"

38'-0"

5' SIDE SETBACK

N 67°20'23" W 78.22'

N 67°05'39" W 72.54'

S 65°59'05" E 41.26'

6' CHAIN LINK FENCE

REZONING PETITION 2020-138-ADD

DEVELOPMENT DATA

- 0.472 ACRE (20,565 SF)
- TAX PARCEL 08705510
- EXISTING ZONING R-4
- PROPOSED ZONING UR-2(CD)
- 4 RESIDENTIAL UNITS
- AS PER UR-2(CD)
- FLOOR AREA RATIO PER THE ORDINANCE
- BUILDING HEIGHT WILL BE PER THE ORDINANCE
- 2 BUILDINGS
- PARKING WILL BE PER THE ORDINANCE
- OPEN SPACE WILL BE PER THE ORDINANCE

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO ADD PERMITTED USES - TO ALLOW AN ADDITIONAL DUPLEX ON LOT FOR A TOTAL OF 4 UNITS

SURVEY INFORMATION PROVIDED BY:
J. ERIC CLEMMER, P.L.S.

SITE PLAN
Scale: 1" = 40'-0"

A SITE PLAN for
NEVINS HOLDINGS GROUP LLC
4200 RUTGERS AV, CHARLOTTE, NC 28206

11.16.2020

GLEN STANCIK DESIGN/BUILD
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