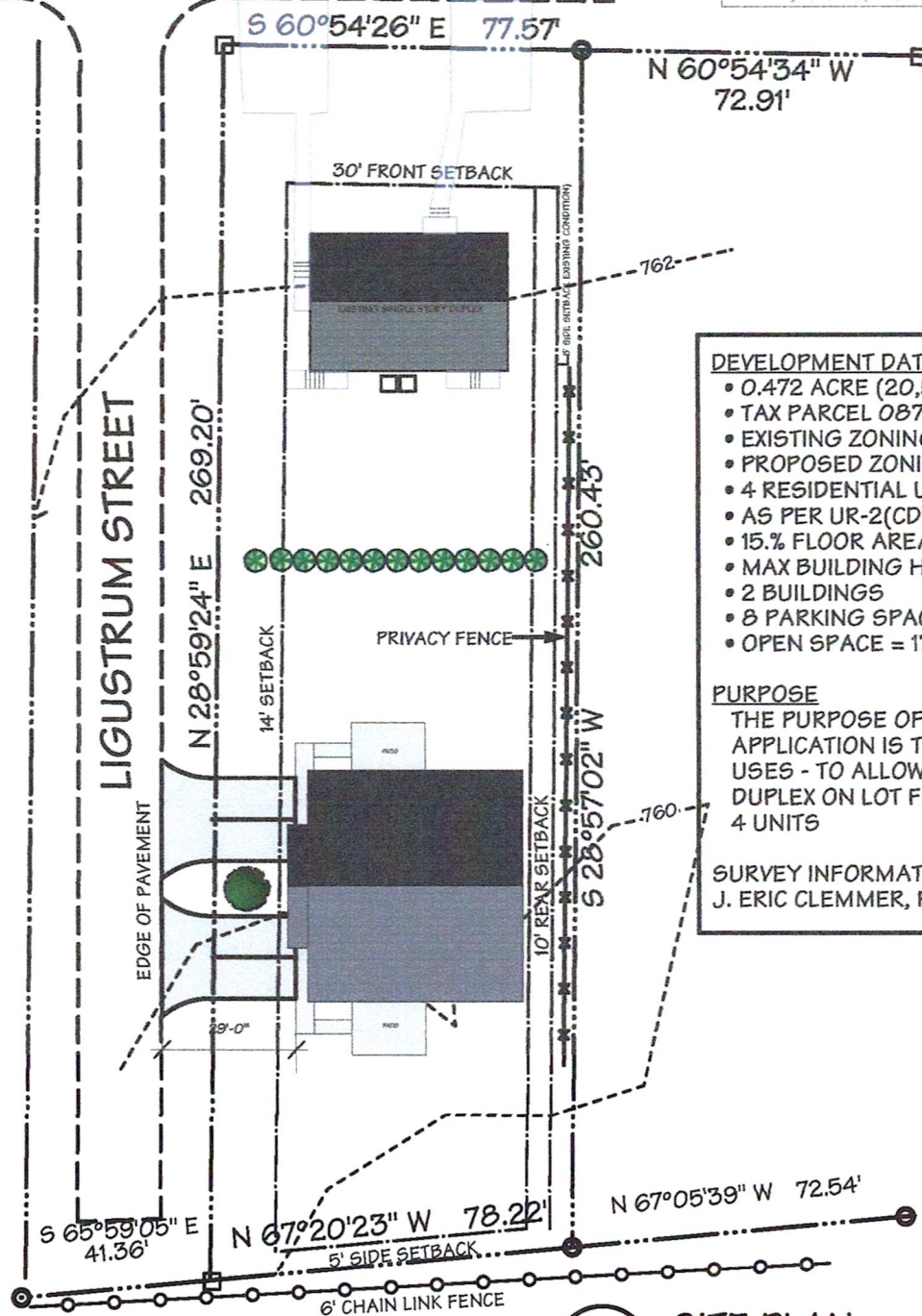


VICINITY



RUTGERS AVENUE

EDGE OF PAVEMENT



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)
- 15% FLOOR AREA RATIO
- MAX BUILDING HEIGHT = 15'-0"
- 2 BUILDINGS
- 8 PARKING SPACES
- OPEN SPACE = 17,365 S.F.

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

07.21.2020

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