

NEW PROPOSED  
SINGLE FAMILY RESIDENCE  
2037 ARBUTUS AVE.  
UNION HEIGHTS  
NORTH CHARLESTON, SC

T.M.S. # 466-08-00-167  
ZONING DISTRICT: R1  
FLOOD ZONE: X  
BUILDING CODE: IRC 2015

Front Setback - 5ft (street average)  
Side Setback - 5ft + 3ft - total side 9ft  
Rear Setback - 15% x 50ft = 7.5ft

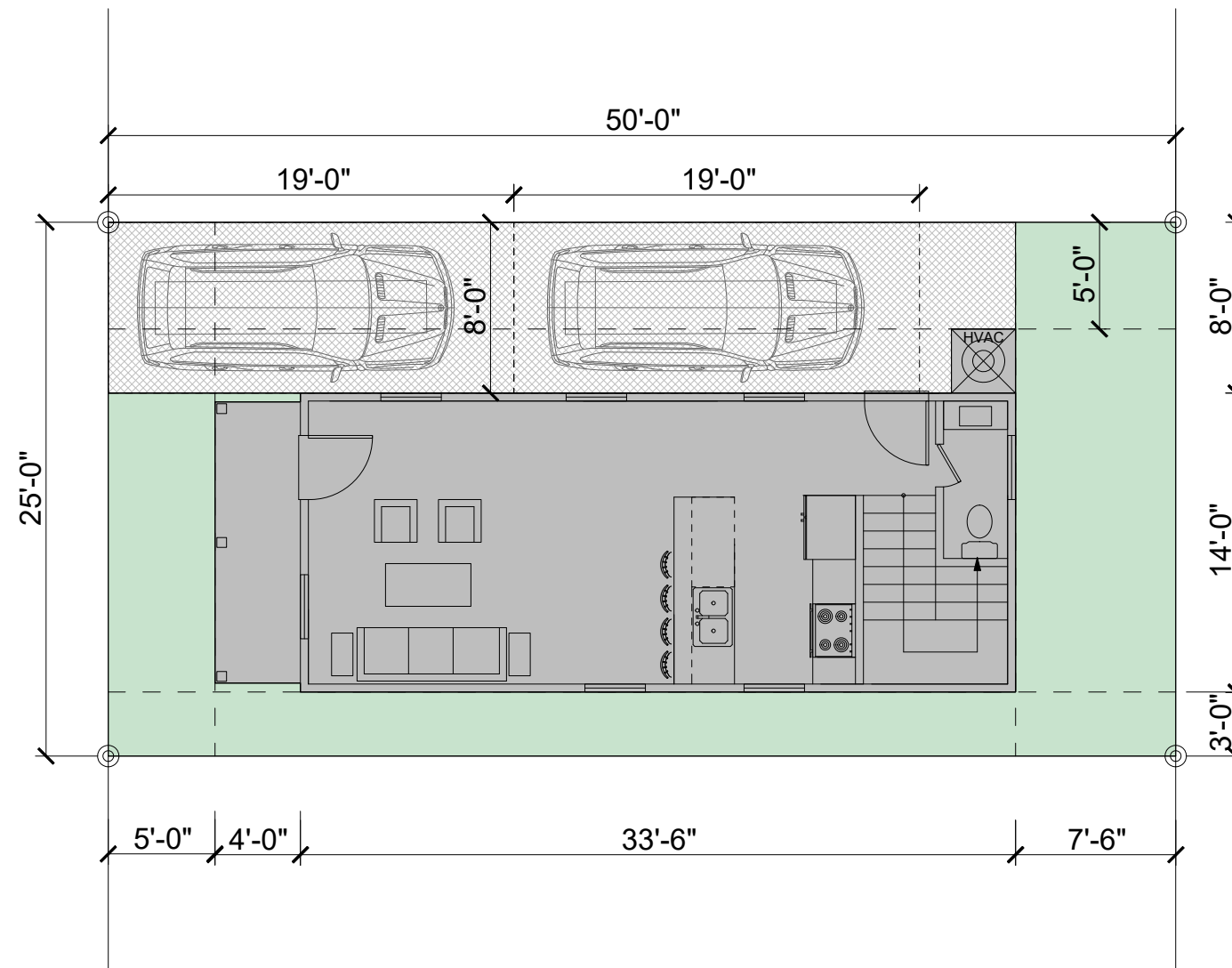
Lot Size - 50ft x 25ft = 1,250 sqft  
Lot Coverage Area = 530 sqft  
Lot Coverage Allowed = 65%  
Lot Coverage Proposed = 43%

PARKING REQUIRED = 2 SPACES  
PARKING PROVIDED = 2 SPACES

VARIANCE REQUEST

DRIVEWAY WIDTH OF 8FT

ARBUTUS AVE (25ft Right of Way)



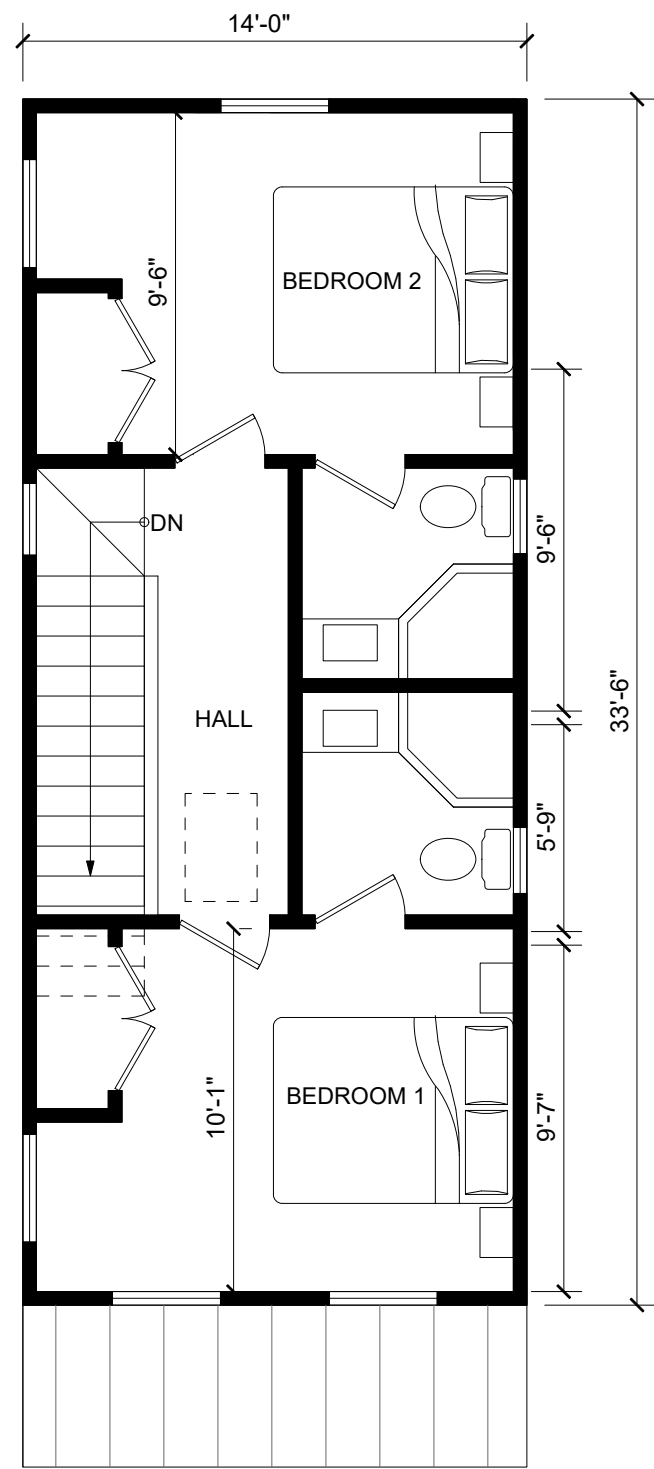
938 sqft Cottage  
25ft x 50ft Lot  
Union Heights

COPYRIGHT 2019 JJR DEVELOPMENT, LLC,  
42 BROAD ST. CHARLESTON SC, - ALL RIGHTS RESERVED

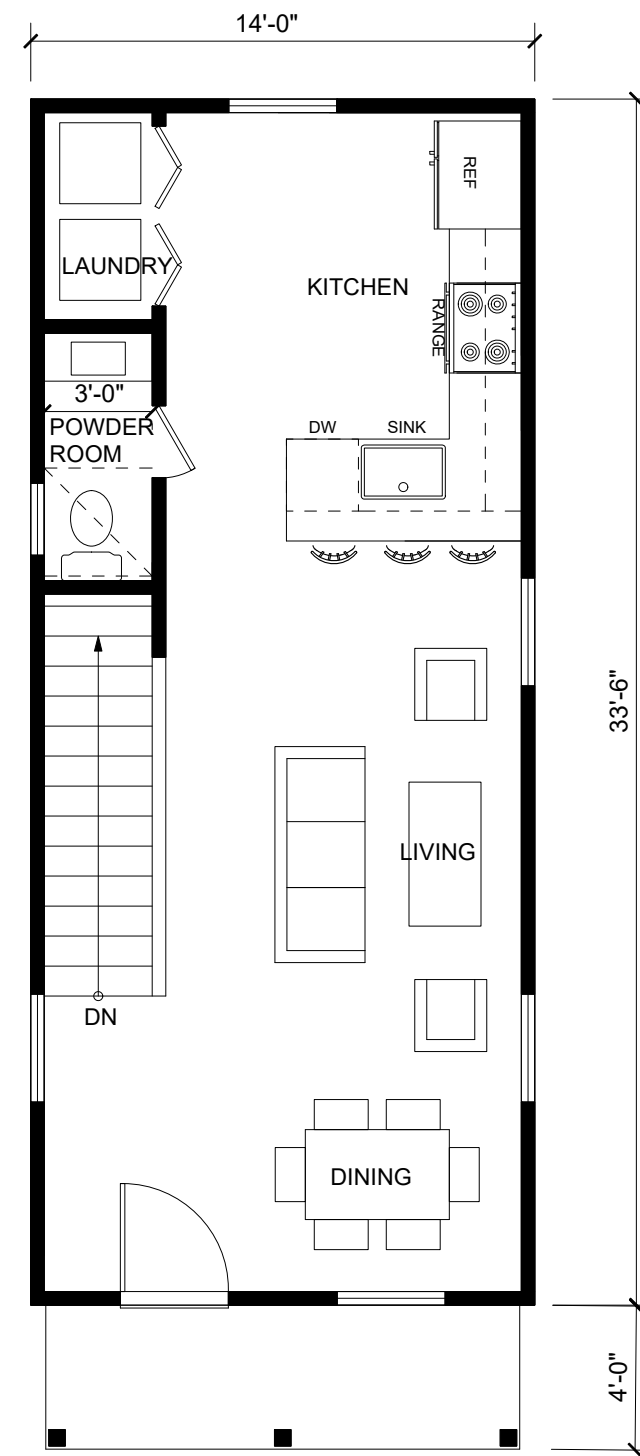
TYPICAL  
SITE PLAN  
SCALE: 1/8" = 1'0"



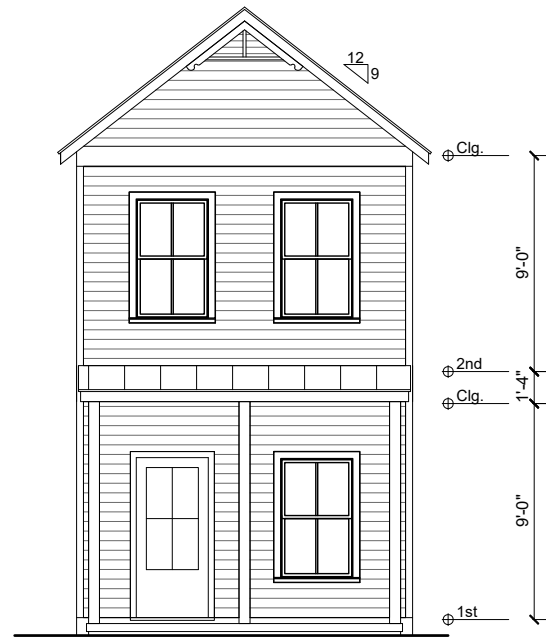
**A-1**  
NOVEMBER 8, 2019



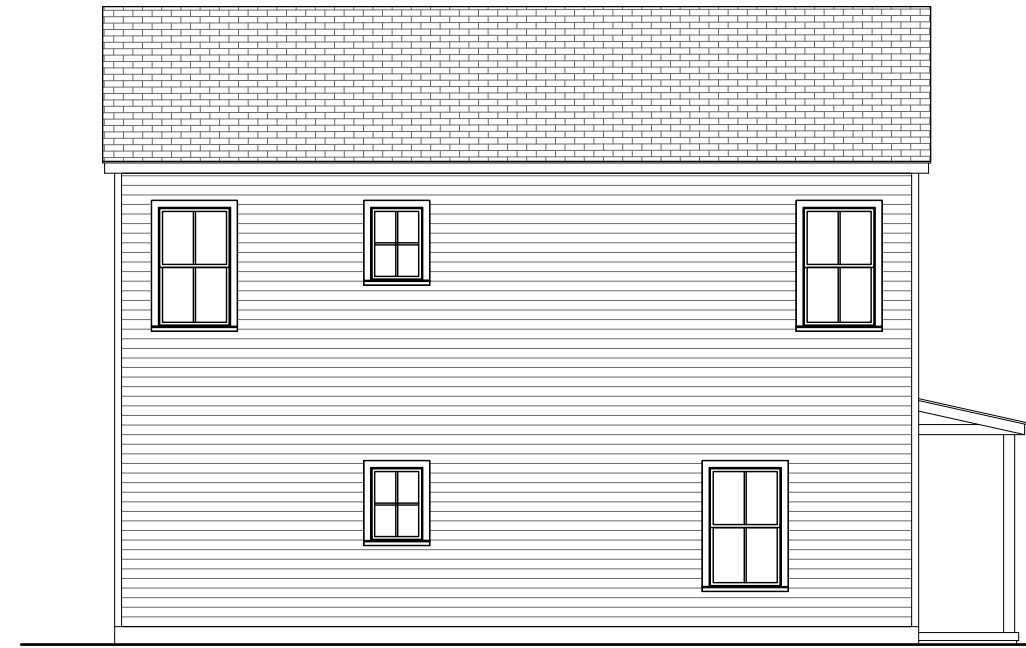
2ND FLOOR PLAN



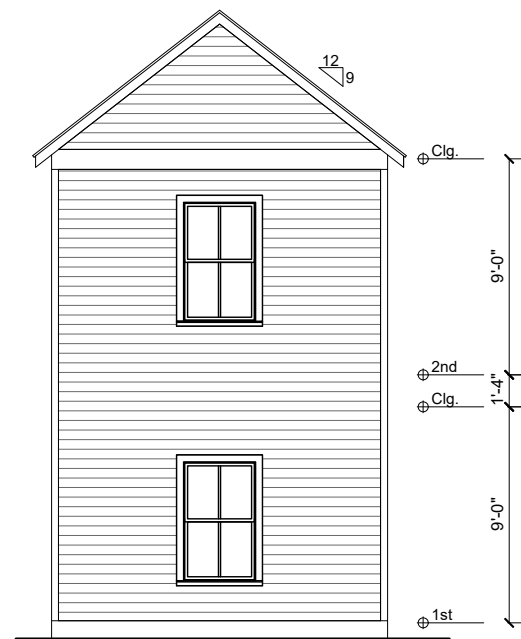
1ST FLOOR PLAN



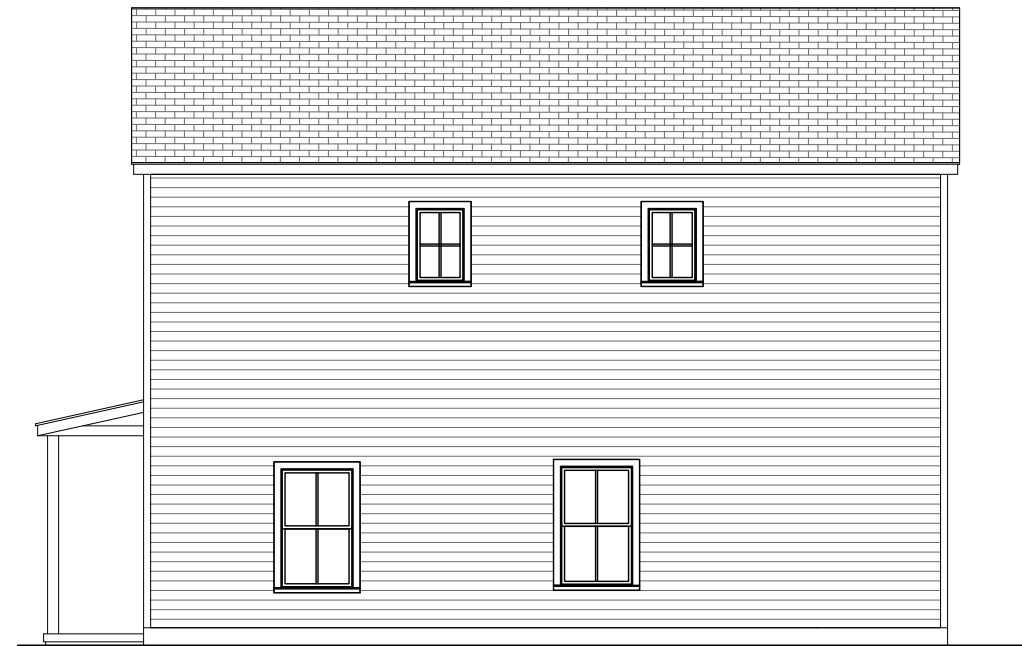
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION