



NORTH HAVEN

RESIDENTIAL HOME CARE

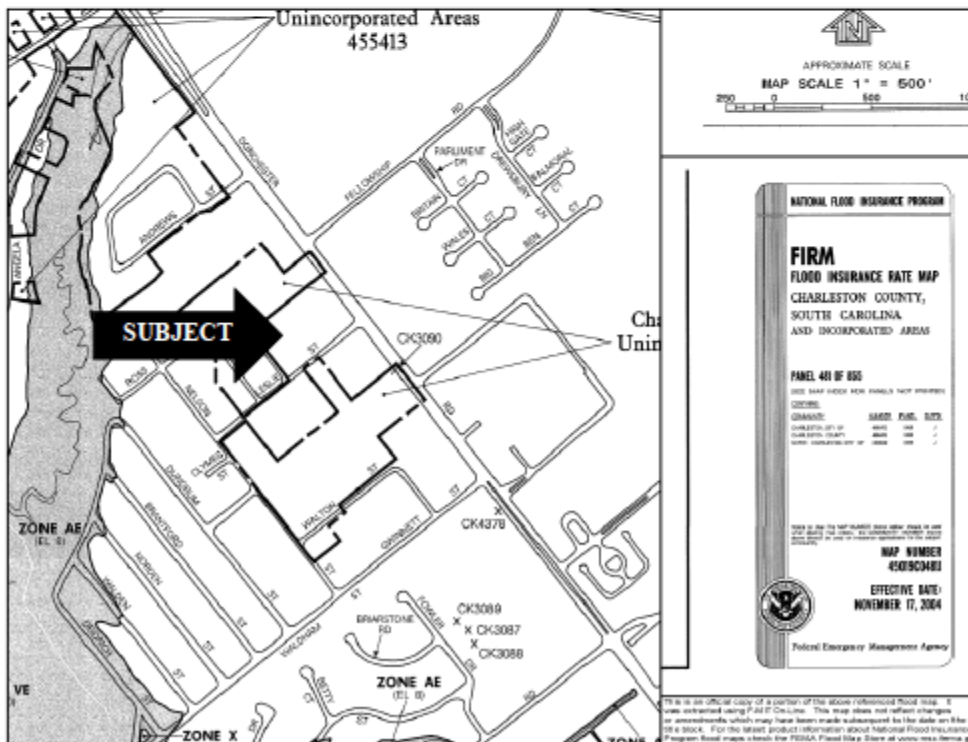
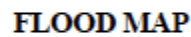
Business Entity: North Haven Residential Home Care, INC

Real Estate Entity: NHALF, LLC

Site Description

LOCATION	4326 Leslie Street, North Charleston, SC
ACCESS	Access is from Leslie Street, a paved road within a 50' right-of-way. It is located off of Dorchester Road.
AREA	The subject property is identified on Charleston County Tax Maps TMS 4108-02-00 as parcel 041. We found a plat titled "MAP OF FETTERESSA SUBDIV., CHARLESTON COUNTY, SC." The plat was prepared by W.L. Gaillard, and was dated June 20, 1956. The plat labels the subject as Parcel 4 in Tract B. It does not have an acreage amount shown but does show the dimensions as 95' x 288.2'. By my calculations this is 27,379 square feet or 0.628 acres.. We have utilized this size amount to complete this appraisal. Should a subsequent survey indicate a different size, my land value estimate may need adjusting. (Note: The plat labels Leslie Street as Hopkins Street. The name of the street has been changed since this plat was prepared in 1956.)
EXCESS/SURPLUS LAND	The rear of the site is vacant and could be utilized for expansion of the facility. According to the City of North Charleston, the existing facility is required to have 1 parking space for every dwelling unit. Since there are eight bedrooms, the existing facility needs 8 parking spaces. I counted 5 existing spaces, so three spaces will need to be provided behind the existing building. I have estimated that 0.23 acres or 10,070 square feet is surplus land.
EASEMENTS	None Noted. We assume that normal utility easements are within the street right-of-way.
ENCROACHMENTS	None noted
FLOOD ZONE	Flood Zone X FEMA Map Number 45019C0481J Map Revised: November 17, 2004
ZONING	R-2, Multi-Family, North Charleston
TOPOGRAPHY	Mostly Level
UTILITIES	All Available
SITE IMPROVEMENTS	One Assisted Living Facility and Site Improvements
SITE SUITABILITY	Multi-Family or Single Family Use







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Front View of Subject



**Leslie Street toward
Dorchester Road**



**Opposite View on Leslie
Street**

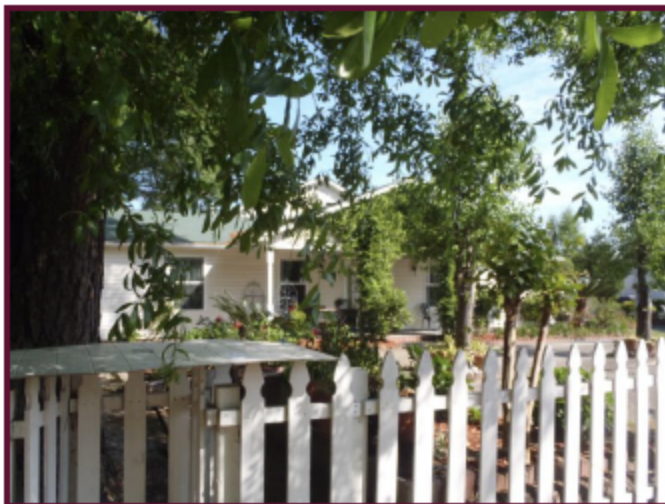


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Signage



Another Front View



Rear View



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Another Rear and Side View



Side View



Living and Dining Room



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Kitchen



Kitchen

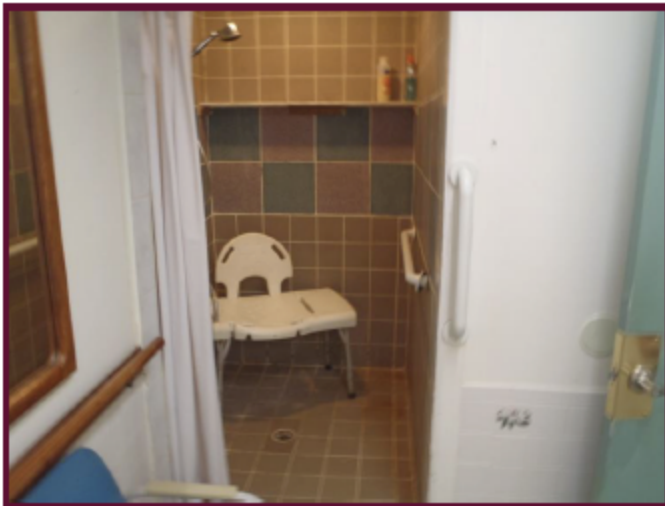


**Handicap Accessible
Bathroom**



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**Shower in Handicap
Accessible Bathroom**



Other Bathroom



Laundry Room



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Typical Bedroom



**Another Typical
Bedroom**



Surplus Land at the Rear



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IMPROVEMENT TO PROPERTY

The subject site is improved with one building that is utilized as a residential care facility. It is 3,741 square feet and was constructed in 1996. It appeared to be a cement block structure constructed on a concrete slab. The exterior is covered with vinyl siding. The roof has asphalt shingles with vinyl gutters and aluminum downspouts to divert rain water. The windows were vinyl single hung with storm windows. The interior of the building is divided into living/dining room area, office, works quarters (including bathroom), kitchen, eight bedrooms, and two full bathrooms. The flooring is commercial vinyl tile. The walls were painted sheetrock and the ceilings were blown aggregate with fluorescent lighting.

Site improvements include a curb cut leading into a paved parking lot with curb and gutter, landscaping, and signage. Parking is designed to be on the side of the building. The buildings are in average condition.

Exhibits relative



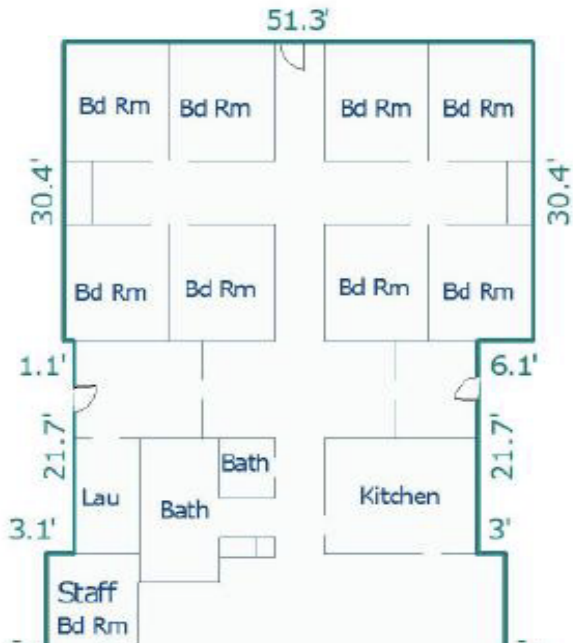
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SUBJECT FLOOR PLAN

AREA CALCULATIONS SUMMARY				BUILDING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GBA1	First Floor	3741.37	3741.37	First Floor		
P/P	Porch	182.00	182.00	50.2	x 24.4	1224.88
				21.7	x 44.1	956.97
				51.3	x 30.4	1559.52

SUBJECT SKETCH



SURPLUS LAND ESTIMATE





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ZONING

According to the City of North Charleston's GIS Map, the subject property is zoned R-2, Multi-family district. The R-2 District is described as follows:

Section 5-2. R-2, Multi-family residential district:

It is the intent of this section that the R-2 zoning district be established and reserved for medium-to-high density residential purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single and multi-family dwellings and to discourage any encroachment of commercial, industrial or other uses capable of adversely affecting the residential character of the district.

(a) *Permitted uses:* The following uses shall be permitted in the R-2 zoning district:

1. Multi-family dwellings such as duplexes, triplexes, quadraplexes, stacked apartments and garden and cluster units.
2. All uses permitted in the R-1 zoning district.
3. Shared dwellings.

(b) *Conditional uses:* The following uses shall be permitted in any R-2 zoning district subject to the stated conditions:

1. All conditional uses permitted in the R-1 zoning district as shown in section 5-1(b), providing the applicable conditions are met.
2. Town, row or patio houses provided that all conditions of subsection (c) are met as determined by the zoning administrator.



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(c) *Special additional*

regulations for town or row houses: In order to promote the general welfare of the city through the appropriate intermingling of town or row houses with other housing types, the following regulations shall be applied to town houses or row houses:

1. *Maximum number of contiguous units.* Not more than eight (8) such dwellings shall be constructed or attached together in a continuous row. No row shall exceed two hundred (200) feet in length. The front shall not form long, unbroken lines or row housing, but shall be staggered at the front of the building line at least every fourth dwelling unit.
2. *Fencing.* The rear yards of such dwellings, except that portion used for automobile parking and driveways shall be separated by a fence or wall for a minimum distance of eight (8) feet from the rear main building line. Such fence or wall shall be of brick, masonry, or other material having a life of not less than ten (10) years. The minimum height of such fence or wall shall be six (6) feet.
3. *Clothes drying.* All yard areas used for the drying of clothes shall be screened from ground-level view of the adjoining yards and lots.
4. *Exemption from filing formal subdivision applications.*
 - a. An application for the subdivision of an existing lot into two (2) or more lots for town, row or patio houses shall be subject only to the approval of the zoning administrator under the applicable provisions of this ordinance; provided, that the construction of such houses shall be commenced within six (6) months of the date of the permit, and completed within a reasonable time thereafter.



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b. The original plat of the subdivision of an existing lot shall be stamped by the zoning administrator: "Approved for Town, Row or Patio Houses Only."

(Ord. No. 1985-17, 3-28-85; Ord. No. 1985-69, 10-24-85; Ord. No. 1987-20, 4-9-87; Ord. No. 2006-48, 7-25-06; Ord. No. 2009-51, 9-24-09)

(d) R-2 district, multi-family residential:

1. Front yards:

- a. The minimum front yard depth for buildings in multi-family districts shall be twenty (20) feet;
- b. The minimum front yard depth for town and row houses is twenty-five (25) feet on interior units. A minimum twenty (20) foot setback shall be required on end units where automobile parking or storage within the residence with entry from the front. If parking can be accommodated on the end or rear of units or on property held in common by the townhouse development owners having adequate access to a dedicated public street, the front setback may be reduced to ten (10) feet.

2. Side yards:

- a. The minimum side-yard depth for buildings in multi-family districts shall be (ten) 10 feet.
- b. For row-houses or townhouses, a side yard at least ten (10) feet in width shall be provided between the end of a row and a side lot line or side street line.

3. Rear yards:

- a. The rear yard setback in the R-2 district shall not be less than twenty (20) feet. Forty (40) per cent of the area of the rear yard may be occupied by a one-story accessory building not more than eighteen (18) feet in height to the ridge, or the height of the existing residence,



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whichever is less, and at least six (6) feet from any structure and three (3) feet from any interior line.

b. For row-houses or townhouses, the rear yard depth shall be at least twenty (20) feet from the main building line to the rear property line. Such measurements shall be made without regard to attached or detached storage, utility or covered patio areas. There shall be added to the above requirements an additional ten (10) feet of rear yard depth where automobiles are parked or stored in the rear yard.

c. When townhouses or row-houses are located within a district (overlay or otherwise) requiring buffers, the minimum required setbacks shall be equal to the greater of (i) the required buffer plus five (5) feet; or (ii) the setbacks otherwise specified within this or other sections of the Zoning Code.

4. *Lot width:*

a. For townhouses or row-houses, the minimum width of the portion of the lot on which each town house unit is to be constructed shall be eighteen (18) feet. Where common parking is provided, the minimum lot width may be reduced to fourteen (14) feet. Where side yards are required, the minimum lot width shall be increased accordingly.

5. *Maximum lot occupancy:* Seventy (70) per cent.

(Ord. No. 1985-17, 3-28-85; Ord. No. 1995-52, 10-24-95; Ord. No. 1996-46, 8-22-96; Ord. No. 1997-32, 5-22-97; Ord. No. 1998-51, 5-28-98; Ord. No. 1998-85, 9-24-98; Ord. No. 1998-107, 12-22-98; Ord. No. 2005-21, 4-28-05; Ord. No. 2006-10, 3-23-06; Ord. No. 2007-75, 10-25-07; Ord. No. 2009-50, 9-24-09)



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CITY OF NORTH CHARLESTON ZONING MAP

