



TOWN OF ERWIN

P.O. Box 459 · Erwin, NC 28339
Ph: 910-897-5140 · Fax: 910-897-5543
www.erwin-nc.org

Mayor
Randy L. Baker
Mayor Pro Tem
Ricky W. Blackmon
Commissioners
Alvester L. McKoy
Timothy D. Marbell
Charles L. Byrd
David L. Nelson
William R. Turnage

Memo To: George Randall Center

From: Snow Bowden, Town Manager

Re: Zoning Verification for 1103 Warren Road Erwin, NC 28339- Harnett County Tax
Pin 0596-99-7786.000

Date: March 21st, 2023

Mr. Center,

Please let this letter serve as a verification of a variance that was granted by the Erwin Board of Adjustments at their meeting on Monday, March 20th. The variance that you requested to allow a 1,200 square foot accessory structure was approved by the Board of Adjustments. The case number for this variance is/was BOA-2023-002.

The building will need to be at least ten feet set back from the side and rear property lines. The structure will also need to be set back at least ten feet from your existing home. The building cannot be used for any commercial or business type of activity. It needs to be used as a garage for storage as stated on your variance application. Please let this letter serve as approval to obtain any building or other trade permits from Harnett County Development Services. They can be reached by phone at 910-893-7525.

If you have any other questions or need any additional information please let me know. I can be reached by phone at 910-591-4200 or by email at townmanager@erwin-nc.org.

Regards,

Snow Bowden
Town Manager

Due by 2/24/2023 at 5PM \$300 fee

Shirley Bower
912-591-4223

- Site Plan needed



Variance Application (February 2011)

Name of Applicant	George R Center	Property Owner	George R Center
Mailing Address	1103 Warren RD	Mailing Address	1103 Warren RD
City, State, Zip	ERWIN NC. 28339	City, State, Zip	ERWIN NC. 28339
Telephone	850-230-6563	Telephone	850-230-6563
Email	gcenter04@gmail.com	Email	
Address of Subject Property		1103 Warren RD ERWIN NC 28339	
Parcel Identification Number(s) (PIN) of Subject Property			

Variance Description: On a separately attached document, please state the particular zoning regulation for which the variance is being requested. Also state the requested variance (For instance, in the case of a setback variance request: If the required side yard setback is 12' and the applicant can only meet a 10' setback; then the applicant will be requesting a 2' variance from the 12' setback requirement.). Please attach a site plan with all appropriate dimensional notations needed to demonstrate the variance request if applicable.

Findings of Fact: The following are the findings of fact associated with a variance request. Applicant is to note that all of the following findings must be found in the affirmative in order for the requested variance to be granted. The applicant is requested to review each of these findings and answer the same to the best ability of the applicant. Responses to each of these findings may be attached to this application on a separate document.

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- b. Granting the variance the requested will not confer upon the applicant any special privileges denied to other residents of the district in which the property is located.
- c. A literal interpretation of the provisions of this ordinance will deprive the applicant of rights commonly enjoyed by other residence of the district in which the property is located.
- d. The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare.
- e. The special circumstances are not the result of the actions of the applicant.
- f. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.

Owner/Applicant Must Read and Sign

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the forgoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. The undersigning party understands that any incorrect information submitted may result in the revocation of this application. The undersigning party authorizes the Town of Erwin to review this request and conduct a site inspection to ensure compliance to this application as approved.

George R Center
Print Name

George R Center
Signature of Owner or Representative

2-24-2023
Date



Variance Application Information

**Part 9
Chapter 4
Article 10**

Board of Adjustments

§ 9-4101.2 Powers and duties.

The Board of Adjustment shall have the following powers and duties:

To authorize upon appeal in specific cases variance from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in undue hardship, so that the spirit of this ordinance shall be observed and substantial justice done.

A charge shall be made to the appellant according to town policy in order to cover administrative and advertising costs (Subsection (d)).

A public hearing shall be held at which all of the following conditions must be found to exist:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- b. Granting the variance the requested will not confer upon the applicant any special privileges denied to other residents of the district in which the property is located.
- c. A literal interpretation of the provisions of this ordinance will deprive the applicant of rights commonly enjoyed by other residence of the district in which the property is located.
- d. The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare.
- e. The special circumstances are not the result of the actions of the applicant.
- f. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.

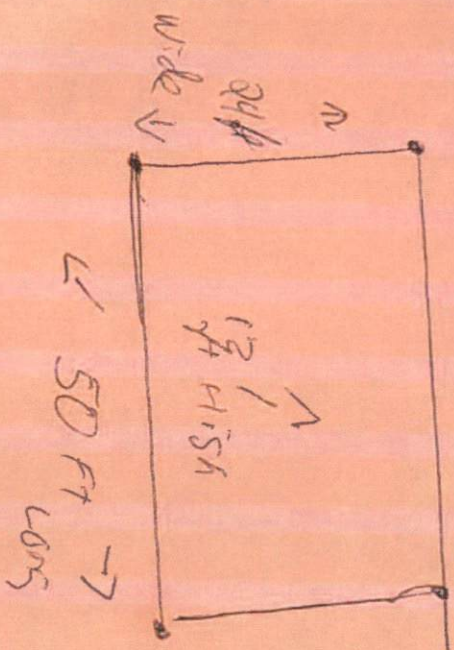
In considering all proposed variances from this ordinance the Board shall, before making any finding in a specified case, first determine that the proposed variance will not constitute any change in the zone shown on the zoning map and will not impair an adequate supply of light and

air to adjacent property, or materially increase the public danger of fire and safety, or materially diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, morals, and general welfare.

No permitted use of land in other districts shall be considered grounds for the issuance of a variance. Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any expressly or by implication prohibited by the terms of this ordinance in said district.

In granting a variance the Board may attach thereto such conditions regarding the location, character, and other features of the proposed building, structure, or use as it may deem advisable in furtherance of the purposes of this ordinance. Violation of such conditions and safeguards when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance.

My Name is George Center
I and my wife have lived at 1103
Warren Rd. in ERwin for over 2 years
We love our town & community I have
asked for this petition to build
my garage I have ALWAYS dreamed of.
I AM gonna turn 65 in April and
PLAN on Retireing soon. I have
Aquired several old cars that I
want to restore in my new garage.
and I AM A V. Avid. car buff.
and motorcycle buff. I only want
to work on my toys. so I wont be
working on public vehicles, I hope
you will grant my petition and God Bless
George R Center 2/24/2023 1304





Town of Erwin
Zoning Application & Permit
 Planning & Inspections Department

Permit #

Rev Sep2014

Each application should be submitted with an attached plot/site plan with the proposed use/structure showing lot shape, existing and proposed buildings, parking and loading areas, access drives and front, rear, and side yard dimensions.

Name of Applicant	George Center	Property Owner	George Center
Home Address	1103 Warren Rd	Home Address	1103 Warren Rd
City, State, Zip	Erwin NC 28339	City, State, Zip	Erwin NC 28339
Telephone	910-916-0880	Telephone	910-916-0880
Email	faust.beckiel@yahoo.com	Email	faust.beckiel@yahoo.com

Address of Proposed Property	1103 Warren EP		
Parcel Identification Number(s) (PIN)	0596-79-77X.00	Estimated Project Cost	
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.	access structure on existing lot		
Description of any proposed improvements to the building or property			
What was the Previous Use of the subject property?			
Does the Property Access DOT road?	y		
Number of dwelling/structures on the property already	0	Property/Parcel size	1.69
Floodplain SFHA	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Watershed	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Wetlands	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
MUST circle one that applies to property	Existing/Proposed Septic System <input checked="" type="checkbox"/> Or Existing/Proposed County/City Sewer		

Owner/Applicant Must Read and Sign

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the forgoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. The undersigning party understands that any incorrect information submitted may result in the revocation of this application. Upon issuance of this permit, the undersigning party agrees to conform to all applicable town ordinances, zoning regulations, and the laws of the State of North Carolina regulating such work and to the specifications of plans herein submitted. The undersigning party authorizes the Town of Erwin to review this request and conduct a site inspection to ensure compliance to this application as approved.

George Center	George Center	3-21-23
Print Name	Signature of Owner or Representative	Date

For Office Use

Zoning District	R-15	Existing Nonconforming Uses or Features	none
Front Yard Setback	10'	Other Permits Required	<input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Building <input type="checkbox"/> Fire Marshal <input checked="" type="checkbox"/> Other
Side Yard Setback	10'	Requires Town Zoning Inspection(s)	<input checked="" type="checkbox"/> Foundation <input checked="" type="checkbox"/> Prior to C. of O.
Rear Yard Setback	10'	Zoning Permit Status	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
Fee Paid: —		Date Paid: —	Staff Initials: —

Comments	garage on lot need building permit
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Signature of Town Representative: <i>[Signature]</i>	Date Approved/Denied: 3/21/2023
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BOA 223-002 approved on 3/21/2023

- contact Harnett County Development Services to obtain permits 910-893-7525
- Turn in zoning verification letter w/ application