



Town of Erwin  
**Zoning Application & Permit**  
 Planning & Inspections Department

Permit #  
**24-0064**

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	Kevin Tyndall	Property Owner	Kevin Tyndall
Home Address	464 Lucas Rd	Home Address	464 Lucas Rd
City, State, Zip	Dunn NC 28334	City, State, Zip	Dunn NC 28334
Telephone	910-237-4237	Telephone	910-237-4237
Email	tyndallbuildersinc@gmail.com	Email	e-same

Address of Proposed Property	464 Lucas Rd Dunn NC 28334		
Parcel Identification Number(s) (PIN)	1506-49-1883.020	Estimated Project Cost	120,000-
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.	Addition to residential home of 710 sqft, living area.		
Description of any proposed improvements to the building or property	New addition of living space		
What was the Previous Use of the subject property?	Residential Home		
Does the Property Access DOT road?			
Number of dwelling/structures on the property already	2	Property/Parcel size	.577
Floodplain SFHA <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Watershed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>MUST</b> circle one that applies to property	Existing/Proposed Septic System 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.

Kevin Tyndall		8/17/23
Print Name	Signature of Owner or Representative	Date

**For Office Use**

Zoning District	B-15	Existing Nonconforming Uses or Features	NA
Front Yard Setback	35ft	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	10ft	Requires Town Zoning Inspection(s)	<input type="checkbox"/> Foundation <input type="checkbox"/> Prior to C. of O.
Rear Yard Setback	35ft	Zoning Permit Status	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		Fee Paid: \$100	Date Paid: VB Staff Initials: DME

Comments	addition to existing house. Trades permit needed
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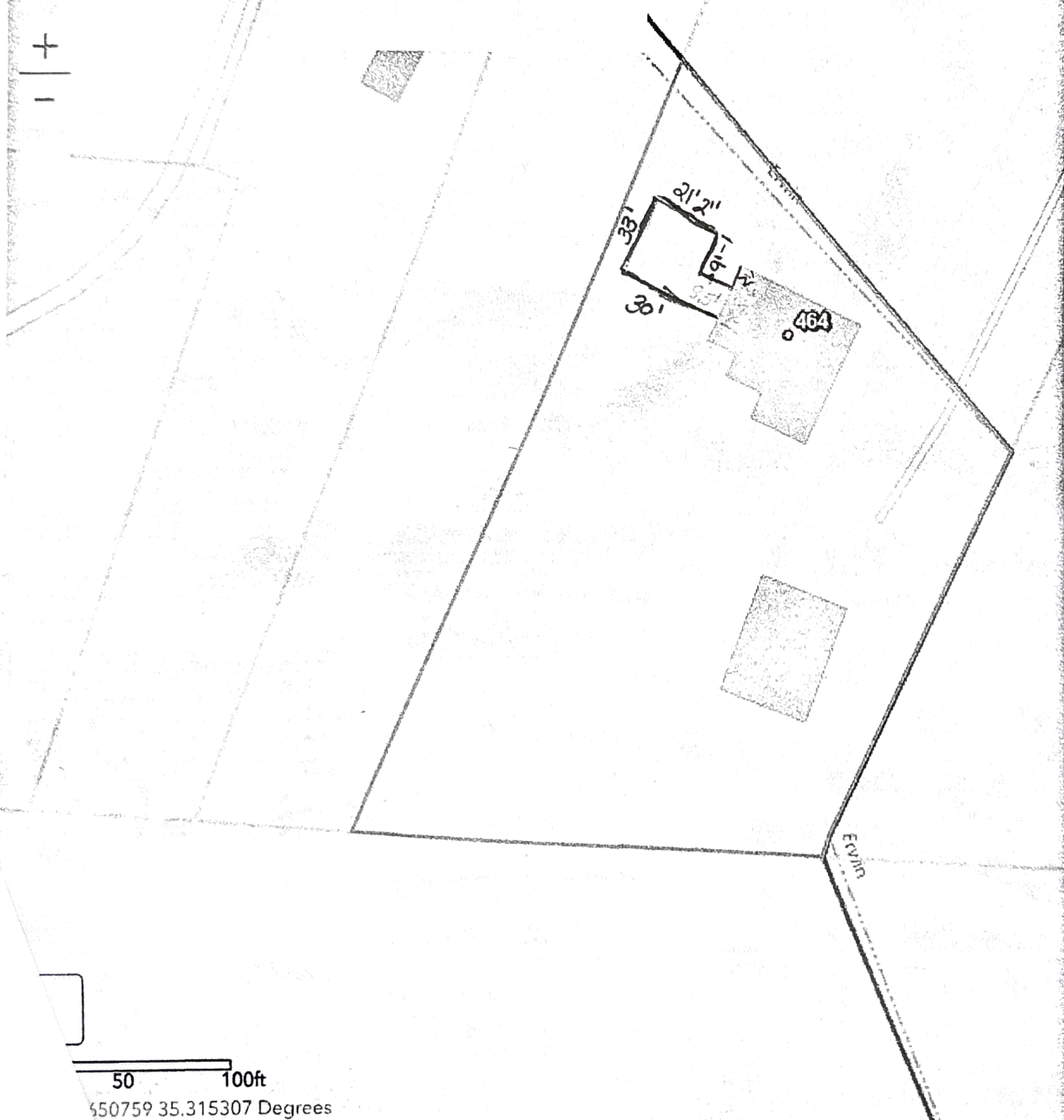
Signature of Town Representative:	Date Approved/Denied: 11/6/24
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**PAID**  
 NOV 06 2023  
 CHK 4939  
 TOWN OF ERWIN



▼ 464 LUCAS RD DUNN, NC X 🔍

Show search results for 464 LU...



Print

Map Title:

Harnett GIS

Layout:

Landscape (8.5x11)

Format:

PDF

Advanced

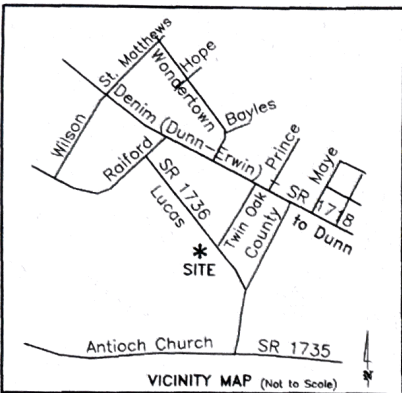
Print

*7ft to front prop. line*

*30ft to Rt prop line*

50 100ft

550759 35.315307 Degrees



- LEGEND:**
- Subject Boundary (Lines Surveyed)
  - Lines Not Surveyed
  - Old Property Line
  - C/L Centerline
  - R/W Right of Way Lines
  - Stream or watercourse
  - Overhead Electric Lines
  - MBL Minimum Building Setback Lines
  - EIP/ES Existing Iron Pipe or Stake
>
  - ECM Existing Concrete Monument
  - EPK Existing P.K. Nail
  - ECIP Existing Crimped Iron Pipe
  - ECS Existing Cotton Spindle (spike)
  - ISS Iron Stake Set
  - Δ Calculated Point
  - Ac. Acres
  - Sq.Ft. Square Feet
  - ± United States Survey Feet
  - Easmt. Easement
  - NAD 83 North American Datum of 1983
  - N.C.G.S. North Carolina Geodetic Survey
- RCP Reinforced Concrete Pipe
  - PP Power Pole
  - TP Telephone Pedestal
  - Trans. Electric Transformer
  - MH Manhole
  - WM Water Meter
  - FH Fire Hydrant
  - D.B. Deed Book
  - M.B. Map Book
  - PIN Parcel Identifier Number

- GENERAL SURVEY NOTES:**
- Iron Stakes set of all property corners unless noted otherwise.
  - Mag. Nails set at all points in asphalt road surfaces, unless noted otherwise.
  - All owners and parcel information taken from County GIS.
  - All distances/dimensions are Horizontal ground distances in US Survey feet unless otherwise indicated.
  - Areas determined by coordinate method.
  - No attempt was made to locate any underground utilities.
  - Prior to any excavation call 811.
  - A complete title search was not provided nor performed during this survey. A licensed attorney should be consulted regarding correct ownership, the existence of any easements, covenants or other restrictions and encumbrances not shown on maps and deeds referenced herein.
  - No environmental features were located during this survey. Wetlands, ponds, streams and other special landforms may be located within the boundaries surveyed.

North Carolina  
Harnett County

I, Robert Edward Godwin, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision (as described in Book 2874, Page 876), that the boundaries not surveyed are shown as broken lines plotted from information found in references as shown herein; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G. S. 47-50 as amended. Witness my original signature, registration number and seal this the 15th day of June, A.D. 2012.

I further certify that this survey is of another category, such as the recombination of existing parcels, a division of heirs, a court ordered survey or other exception to the definition of subdivision.

*Robert E. Godwin, Jr.*  
Robert E. Godwin, Jr., P.L.S.  
Registration Number: L-3790



FOR REGISTRATION REGISTER OF DEEDS  
HARNETT COUNTY, NC  
2012 JUN 15 03:57:53 PM  
BK:2012 PG:363-364 FEE:\$21.00

INSTRUMENT # 201200566

**CERTIFICATION OF OWNERSHIP AND CONSENT**  
I hereby certify that I am the owner or authorized agent of the land described in Deed Book 2176, Page 393; and that I hereby acknowledge that I have reviewed this plat and adopt it with my free consent.

June 15, 2012 SEE MAP  
Date Tax Parcel ID#

*Kevin Earl Tyndall*  
Agent  
Kevin Earl Tyndall, Owner or Agent  
1014 W. Core Road, Dunn, NC 28334

No Approval Necessary by the Planning Board of the Town of Erwin.

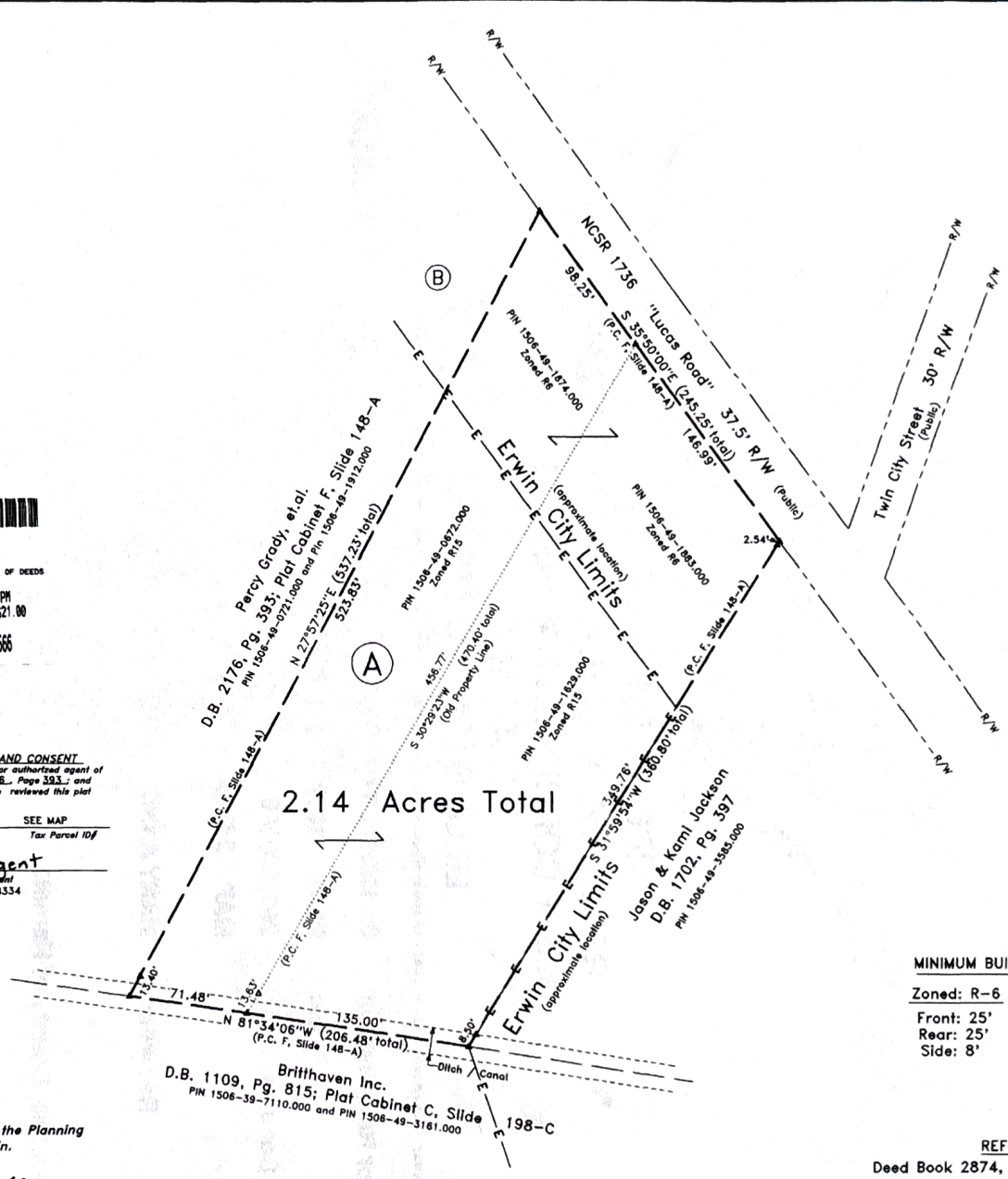
6/15/12 *John Palk*  
Date Code Administrator

State of North Carolina  
County of Harnett  
I, *Shelak Burnett*  
Review Officer of Harnett Co., certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

*Shelak Burnett* 6/15/12  
Review Officer Date

HARNETT COUNTY, N.C.  
FILED DATE June 15, 2012 TIME 3:57 pm  
MAP NUMBER 2012-363

REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
By *Kimberly S. Hargrove*  
(Deputy) Register Of Deeds  
Harnett County Map Number 2012-363



**MINIMUM BUILDING SETBACKS:**

Zoned: R-6	Zoned: R-15
Front: 25'	Front: 35'
Rear: 25'	Rear: 35'
Side: 8'	Side: 10'

**REFERENCE:**  
Deed Book 2874, Page 876 (Tracts I and II);  
Plat Cabinet F, Slide 148-A;

"MAPPED ONLY ~ LOT RECOMBINATION"

Revisions:	Map For: <b>Kelvin Earl Tyndall</b>	<b>STREAMLINE LAND SURVEYING, Inc.</b> NC FIRM C-1898 870 NC 55 W, Coats, N.C. 27521 Phone: 910-897-7715 Fax: 910-897-7284	
TOWNSHIP: Duke	COUNTY: Harnett	DATE: 6-11-2012	SURVEYED BY: --- FIELD BOOK ---
STATE: NORTH CAROLINA	TOWN: Erwin	SCALE: 1" = 50'	DRAWN BY: M.G.G. DRAWING FILE NO. ---
ZONE: R6 & R15	Parcel Number: SEE MAP	FILE: DATA\1506\120611TY	120611TY

