

Conditional Use Certification

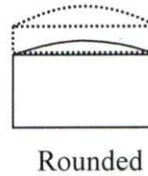
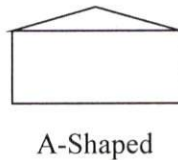
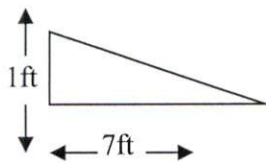
M. Jose Jesus Don Pablo Peru, understand that because I have obtained a Conditional
(Print Name)

Use Permit from the Harnett County Board of Adjustment for the use of a SWMH
located in a RA30 Zoning District, I am required to meet the following Special
Conditions before a final Certificate of Occupancy will be issued for the home/business.

Conditions: _____

***Note:** If you have obtained a Conditional Use Permit for a manufactured home and are required to meet any of the following conditions (**Pitched Roof, Masonry Foundation, Underpinning, Removal or Landscaping of the Towing Apparatus**) then please be aware of the minimum standards below.

Pitched Roof: The home must have a pitched roof, for a manufactured home, whether A-shaped or rounded, which has a minimum rise of twelve (12) inches for every seven (7) feet of width. (See diagram)



Note: Most Rounded roofs will not meet this requirement! Some raised/boxed round roofs will pass.

Masonry Foundation: The home must be underpinned, the underpinning must be installed in good workmanship-like manner along the entire base of a manufactured home, except for ventilation and crawl space requirements, and consisting of the following: brick, cinder block, or stone masonry.

Standard Underpinning: The home must be underpinned, the underpinning must be designed for a manufactured home & installed in good workmanship-like manner along the entire base of a manufactured home, except for ventilation and crawl space requirements, and consisting of the following: metal with a baked-on finish of uniform color; a uniform design and color vinyl; or brick, cinder block, and stone masonry as well as artificial stone masonry.

Towing Device: The homes moving apparatus must be removed, underpinned or landscaped.

Age Of Home: The home must have been constructed after July 1st 1976.

JJ
Signature of Property Owner

12-04-24
Date

AGENDA
HARNETT COUNTY BOARD OF ADJUSTMENT
Harnett County Development Services
420 McKinney Parkway
Lillington, NC 27546
(Tuesday) November 12, 2024 @ 6:00 p.m.

PUBLIC HEARING

Procedure to be followed at each Board of Adjustment Meeting:

- | | |
|---|---|
| 1. Call to order | 8. Cross-examination from the Board and others |
| 2. Invocation | 9. Close Conditional Use Hearing |
| 3. Swearing in of witnesses | 10. Deliberation by Board of Adjustment |
| 4. Briefing on application being considered | 11. Findings of Fact Checklist |
| 5. Public Hearing opened | 12. Decision by Board of Adjustment or Other Motion |
| 6. Testimony from applicant | 13. Approval of Minutes |
| 7. Testimony from other witnesses | 14. Board in Closed Session |

Special Use –New Business

1. BOA 2409-0002. Jose Jesus Peru & Mayra Sotomayor. A Singlewide Manufactured Home in an RA-30 Zoning District; Pin # 0577-58-8551.000; 4.26 acres; Lillington Township; SR # 2021 (Titan Roberts Road).
2. BOA2410-0001. Farrar B Family Limited Partnership C/O Wayne Farrar / Angelica McLaurin. A Singlewide Manufactured Home in an RA-30 Zoning District; Pin # 0518-86-2800.000; 67.4 acres; Upper Little River Township; SR # 1245 (Mt. Olive Church Road).
3. BOA2408-0006. Miguel Angel Guerrero Villa / Miguel & Cristian Rodriguez. A Social Hall in an RA-30 Zoning District; Pin # 1603-05-1155.000; 16.2 acres; Grove & Black River Township; SR # 1505 (Piney Grove Road).
4. BOA2409-0001. F and S Land Development, LLC. Offices for Business or Professional Uses in an RA-30 Zoning District; Pin #'s 0645-19-2986.000 & 0646-10-2128.000; 2.07 acres; Buckhorn Township; NC Hwy 42.
5. BOA2410-0002. Celestino Narvarez Gutierrez. Masonry & Landscaping Services in an RA-20 M Zoning District; Pin # 1611-00-3658.000; .85 acres; Grove Township; SR # 1558 (Ebenezer Church Road).



Board of Adjustment Post Meeting Procedures

RE: SPECIAL USE PERMIT REQUEST
APPLICATION/PERMIT # BOA2409-0002
REQUESTED LAND USE: Singlewide Manufactured Home in an RA-30 Zoning District
PIN # 0577-58-8551.000

On November 12, 2024 the Harnett County Board of Adjustment **APPROVED** the above referenced special use permit request.

In order to validate an approval, all required developmental permits must be obtained, and the applicant must adhere to the specified conditions that may have been placed on the approved special use permit.

- Special conditions were placed on the Special Use approval.
- Special conditions were **not** placed on the Special Use approval.

This special use approval **does not** complete your developmental compliance process.

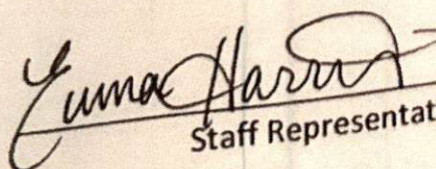
If specified conditions were imposed on your special use approval, you must verify acceptance of the specified conditions by completing a signed affidavit supplied to you by the Planning Department. This verification **must** be completed prior to proceeding with your additional developmental requirements.

For residential approvals, submit this verification of approval to Harnett County Central Permitting to begin your building or set-up application process.

For non-residential approvals, an application must be submitted to the Harnett County Developmental Review Board. This application may be obtained in person from the Planning Department or by visiting our website at: <https://www.harnett.org/planning/development-review-board.asp>. Upon approval from the Developmental Review Board, you may apply for your required permits from Harnett County Central Permitting.

All required submittals, reviews, approvals, permits and approved inspections must be completed in order to render the developmental process complete.

Please contact the Harnett County Planning Department at (910) 893-7525 option 2 with any questions.


Staff Representative