



Town of Erwin

Zoning Application & Permit

Planning & Inspections Department

Permit #
25-0122

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	Charlene Maahs	Property Owner	Beverly Stewart
Home Address	8005 Knightdale Blvd.	Home Address	130 Edna John Ct.
City, State, Zip	Knightdale, NC 27545	City, State, Zip	Dunn, NC 28334
Telephone	336-245-1176	Telephone	6824079235
Email	raleighaccounting@tarheelbasement systems.com	Email	bevdenis40@gmail.com
Address of Proposed Property		130 Edna John Ct. Dunn, NC 28334	
Parcel Identification Number(s) (PIN)		Estimated Project Cost	18000.00
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.		In accordance with the engineer report, we will repair the foundation and crawlspace structure.	
Description of any proposed improvements to the building or property		In accordance with the engineer report, we will repair the foundation and crawlspace structure.	
What was the Previous Use of the subject property?		Residential	
Does the Property Access DOT road?		N/A	
Number of dwelling/structures on the property already		Property/Parcel size	
Floodplain SFHA <u>Yes</u> <u>X</u> No		Watershed <u>Yes</u> <u>X</u> No	
		Wetlands <u>Yes</u> <u>X</u> No	
MUST circle one that applies to property			
<input checked="" type="radio"/> Existing Proposed Septic System Or <input type="radio"/> 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.

Charlene Maahs		3/21/2025
Print Name	Signature of Owner or Representative	Date

For Office Use

Zoning District	RD	Existing Nonconforming Uses or Features	Structure newly placed shed
Front Yard Setback	40 ft	Other Permits Required	<input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Building <input type="checkbox"/> Fire Marshal <input type="checkbox"/> Other
Side Yard Setback	12 ft	Requires Town Zoning Inspection(s) <input type="checkbox"/> Foundation <input type="checkbox"/> Prior to C. of O.	
Rear Yard Setback	40 ft	Zoning Permit Status	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		Fee Paid: <u>W</u>	Date Paid: <u>NA</u> Staff Initials: <u>DME</u>

Comments	repair foundation & crawl space, NO expansion of home
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Signature of Town Representative:	Date Approved/Denied: 3/24/25
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W. Harrison Welch, PE
Stonewall Structural Engineering, PLLC
9203 Baileywick Rd. #200
Raleigh, NC 27615
(919)407-8663



Joshua Zinkan
Tar Heel Basement Systems
8005 Knightdale Blvd.
Knightdale, NC 27545

Re: Review of Proposed Foundation Repairs — 130 Edna John Court, Dunn, NC 28334

Mr. Zinkan,

At your request, Stonewall Structural Engineering (SSE) was consulted to review and provide recommendations for interior foundation repairs/replacements proposed by Tar Heel Basement Systems at the above referenced address. The purpose of the proposed foundation repair(s) is to address issues observed by Tar Heel Basement Systems while on-site March, 5 2025.

Conditions Evaluated

Based on the information provided by Tar Heel Basement Systems, we understand the subject structure to be a double wide manufactured home (*see pictures 1-2*). Indicators such as "left," "right," "front," and "back" are referenced as viewing the front of the home.



Picture 1 – Front of Home
(130 Edna John Court, Dunn, NC 28334)



Picture 2 – Typical Interior Foundation

The following foundation issues were observed by Tar Heel Basement Systems while on-site:

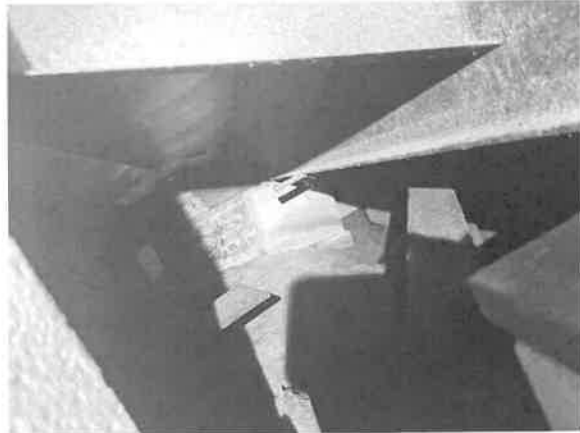
1. A total of seven (7) masonry piers were either significantly leaning, out of contact with the chassis beam, or had failed (*see pictures 3-5*).
 - a. Drainage concerns and evidence of soil erosion was noted in the crawlspace (*see picture 6*).

In order to address the foundation issues noted above, Tar Heel Basement Systems has proposed the following foundation repair(s):

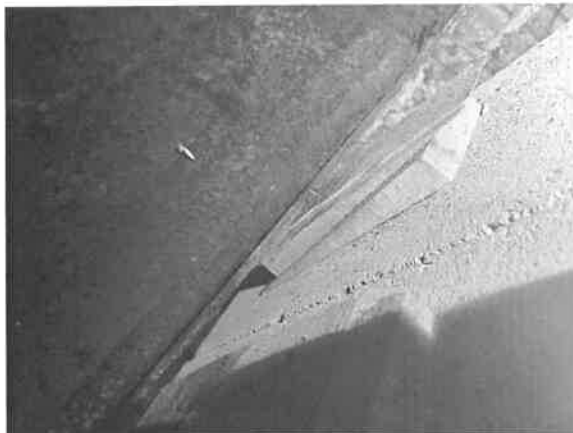
1. Replace each of the leaning/failed masonry piers using an IntelliJack support.
2. A perimeter crawlspace drain.



Picture 3 – Leaning and Failed Foundation Elements



Picture 4 – Leaning Foundation Elements



Picture 5 – Pier out of Contact with Chassis Beam



Picture 6 – Evidence of Water Intrusion

Engineering Assessment and Recommendations

The failed foundation elements have likely been the result of the observed soil erosion.

Based on our review of the information provided, the proposed foundation repairs are recommended to be installed as follows:

1. **Replace each of the failed/leaning foundation piers with an IntelliJack support on well-compacted 24"x24"x18" gravel footings. Jacks should be located at the same location of the currently failed piers.**
 - **Fasten the IntelliJacks to the Chassis beam using Simpson "XQ1S1214" Self-Tapping screws.**
2. **Install an in-ground drain along the inside perimeter of the foundation walls with discharge through the low point of the crawlspace to the exterior of the home and discharge at least 3' from the perimeter of the structure onto soils adequately sloped away from the home.**

General Comments and Limitations

The determinations above were made in accordance with common engineering principles and the intent of the 2018 edition of the *North Carolina Residential Building Code*. Our review and assessment of the proposed foundation repair(s) was limited to the information provided by Tar Heel Basement Systems, and SSE was not consulted to visit the subject project site. As such, SSE is not liable for any issues arising beyond the scope of information provided to SSE. Should additional information become available, or if site conditions are found to vary from those reported, SSE is to be notified and consulted regarding possible impacts to the structure's integrity and/or the effectiveness of the recommendations presented.

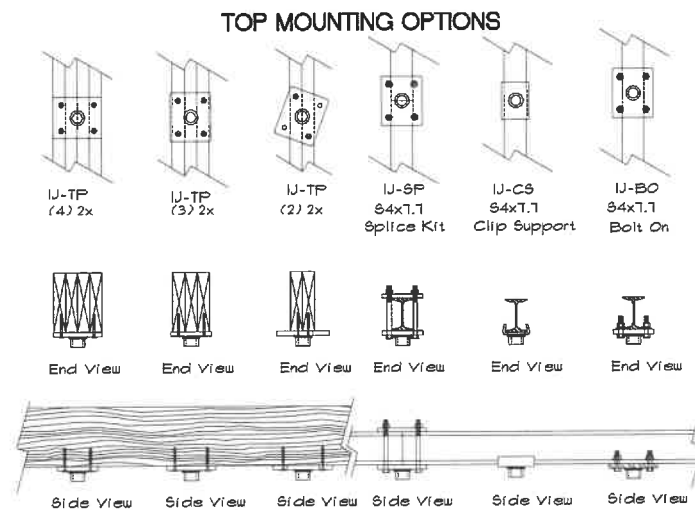
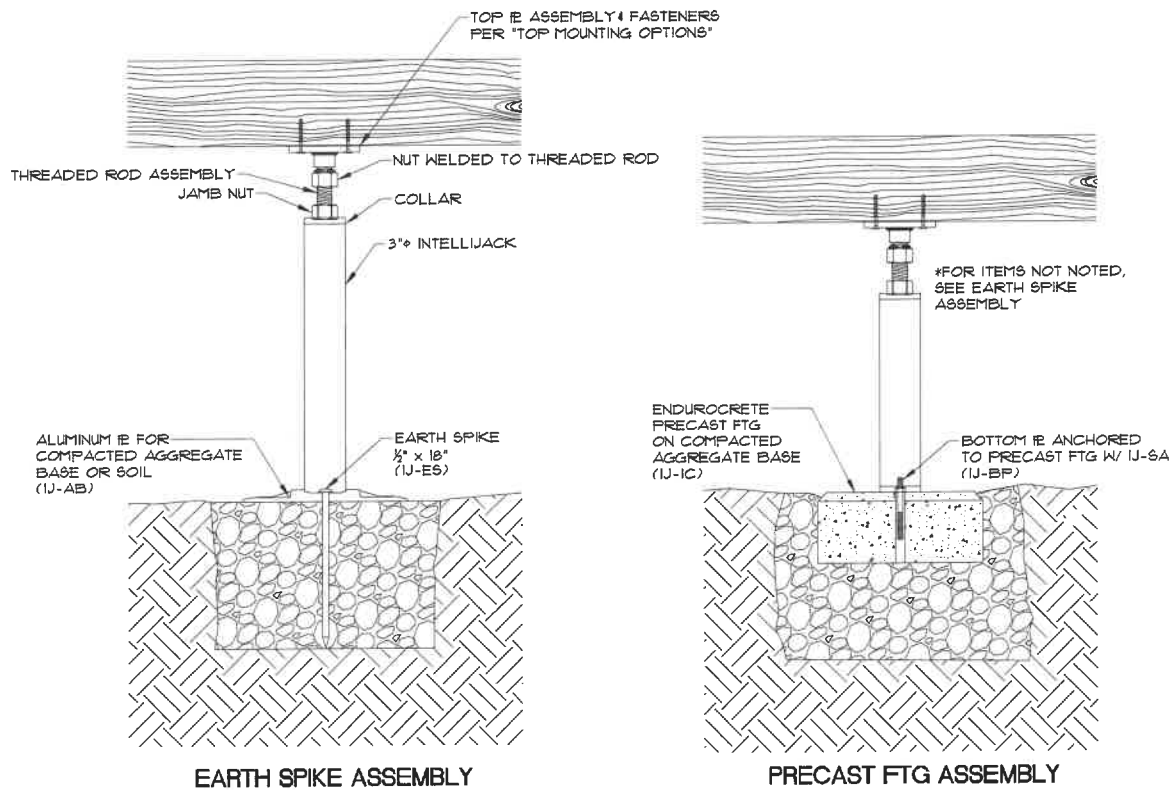
Sequencing, and means and methods of construction are considered to be beyond the scope of this report. A qualified contractor is to provide adequate temporary shoring prior to cutting or removing any structural load-bearing elements. All work is to conform to applicable provisions of current building standards. Please feel free to contact us should you have any questions or concerns regarding this matter.

Sincerely,
W. Harrison Welch, PE
Stonewall Structural Engineering, PLLC
Lic. #P-0951



03/17/2025

DETAIL ADDENDUM



Detail 1 – Typical IntelliJack Detail

EIT Joshua Zinman
 Project: Crawfishpox
 Date: 5 March 2025
 Homeowner: Beverly Stewart
 Recommendations: Drainage and Jacks
 All projects subject to permit/engineer approval

