



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

Permit #
26-084

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	Eric Locklear	Property Owner	Villa Casa LLC.
Home Address	1213 Narron Farm Road	Home Address	PO Box 805
City, State, Zip	Zebulon NC 2759	City, State, Zip	Wake Forest NC
Telephone	919-995-5892	Telephone	443-845-2223
Email	lcklrrc@yahoo.com	Email	villacasalle@gmail.com

Address of Proposed Property	206 W 1 <sup>st</sup> St. Erwin NC 28339		
Parcel Identification Number(s) (PIN)	06059710050006	Estimated Project Cost	
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.	Remodel. We are not changing footprint of property		
Description of any proposed improvements to the building or property	We are replacing all mechanical, windows, flooring, cabinets, drywall, plumbing, electrical, siding, complete gut		
What was the Previous Use of the subject property?	Single Family Housing		
Does the Property Access DOT road?	Yes		
Number of dwelling/structures on the property already	2	Property/Parcel size	91407 SQFT LOT
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	
<u>MUST</u> circle one that applies to property <u>Existing/Proposed Septic System</u> Or Existing/Proposed County/City Sewer			

**Owner/Applicant Must Read and Sign**

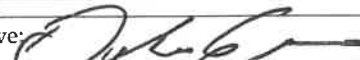
The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the forgoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. The undersigning party understands 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.

Eric Locklear		
Print Name	Signature of Owner or Representative	Date

**For Office Use**

Zoning District	B-8	Existing Nonconforming Uses or Features	NA
Front Yard Setback	25 ft	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	8 ft	Requires Town Zoning Inspection(s)	<input type="checkbox"/> Foundation <input type="checkbox"/> Prior to C. of O.
Rear Yard Setback	25 ft	Zoning Permit Status	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		Fee Paid: <u>NOVED</u>	Date Paid: <u>NA</u> Staff Initials: <u>DME</u>

Comments	NO expansion of current home. Interior Renovations.
----------	---

Signature of Town Representative: 	Date: <u>Approved</u> / Denied: <u>11/20/25</u>
---	---

Hannett County Central Permitting for trade Permits.

1. The first part of the paper is devoted to a general discussion of the problem of the existence of solutions of the system of equations (1) and (2) for arbitrary values of the parameters  $\alpha$  and  $\beta$ . It is shown that for arbitrary values of  $\alpha$  and  $\beta$  the system of equations (1) and (2) has a unique solution in the class of functions which are continuous in the domain  $G$  and have continuous first derivatives in the domain  $G$ .

**P. E. TEAGUE, P.E., PLLC**  
2705 WATERLOO CT., RAL, NC 27613  
PETEAGUE50@GMAIL.COM.COM  
(919)247-2572

November 12, 2025

(Lic. #P-0207)

To: Eric Locklear

Subject: 206 West North Street  
Erwin, NC

To Whom It May Concern,

The following observations have been made on subject project after a site inspection has been conducted to evaluate the structure of the house. A complete renovation project is taking place to the house.

**Roof Framing:**

1. Collar ties consisting of 2x6's on every rafter is needed in this case.
2. H2.5 hurricane clips on every rafter is required per NC Residential Building Code.
3. In the new addition section, the rafters are 2x6 rafters at 24" on center. I recommend installing 2x6 rafter in between each one to make it 12" on center.

**Ceiling Framing:**

1. An existing (2)2x10 is insufficient to support loads to create a 10'-6" opening. I recommend replacing the beam with a bottom flush (2)9.25" LVL beam with (3) stud columns on either end. If the point load on the interior end created by the new stud column does not land on an existing masonry pier then I recommend installing a 6x6 post with 18"x18"x8" concrete footing directly under the stud column above. Solid blocking is required in the crawl space under the point load loads created by the new stud columns.
2. All ceiling joists need to be 2x6's at 16" on center throughout the house. In the front section by the front door a (2)2x8 bottom flush beam with (2)stud columns on either end be installed to break up the long continuous span from exterior side walls.
3. The laundry room opening needs a (2)2x10 beam with (2) stud columns on the addition and another (2)2x10 beam with (2) stud columns on the interior side.
4. The laundry room exterior door does not have room for a regular timber header so I recommend 4x4x 1/4" steel tube over the door with a stud column and king on either side.
5. All exterior windows and doors need at least a (2)2x8 header with a stud column and king on either end.
6. In the vaulted ceiling section, install 2x6 collar ties on every rafter to vault the ceiling. Furr down the vaulted rafters to install the required R38 insulation or install closed cell foam insulation without the furr down.

**First Floor Framing:**

1. The existing masonry piers are too far apart to support the live floor loads supporting the existing floor joists running right to left. So, I recommend installing 6x6 posts with 18"x18"x8" concrete footing in the middle third span of the over span between piers.
2. The back addition floor joists that run front to back are supported with dry stacked CMU block. This is unacceptable and the 40 pounds live loads are not being supported. I recommend installing 8"x16" solid masonry piers with 16"x30"x8" concrete footings at 5'-0" on center to support the existing girder beam.
3. Storm water runoff is running back toward the house foundation walls, because the ground is flat by foundation walls. The subsurface soils are getting over saturated with storm water runoff. I recommend installing ABC stone (Aggregate Base Coarse - "Crush & Run" base material) at the surface around the perimeter of the house at the exterior foundation wall of the house. Create a slope with the ABC stone (6"-8" from the ground up the brick wall) that causes the storm water

to run away from the foundation wall then re-install mulch or grass. Install ½ round wells at the existing vents to achieve the proper slope for drainage around any air vents if they are too close to the ground. Fill the ½ round with drainage stone and weep hole to discharge any storm water collected. I recommend installing gutters and downspouts to properly disperse storm water off the roof system. The downspouts at each location needs minimum 36" solid corrugated pipes on the ends or extend to the edge of the natural area.

The above-listed determinations and recommendations are made in compliance with common engineering principles and the intent of the 2018 edition of the *North Carolina Residential Building Code*. The conclusions are based on limited visual observations made at the subject project site. Destructive testing or monitoring was not performed or requested. All work is to conform to applicable provisions of current building standards. All conclusions are considered accurate to the extent of evidence available and conditions at the time of evaluation. All opinions and conclusions are subject to revision based on receipt of new or additional information. If you have any questions or additional issues arise, please feel free to call me at (919)247-2572.

Sincerely,



Patrick E. Teague, P.E.



11/12/25