



**PLAN DETAILED REPORT PRES-008428-2024
FOR CITY OF SANFORD/LEE COUNTY/ BROADWAY**

Plan Type: Site Plan (Residential)	Project:	App Date: 03/15/2024
Work Class: Renovation	District: Broadway	Exp Date: 03/15/2025
Status: Approved	Square Feet: 0.00	Completed: 03/15/2024
Valuation: \$0.00	Assigned To: Anne Mauro	Approval Expire Date: 03/15/2025
Description: RA MIN BLDG SETBACKS FRONT=30' REAR=30' LEFT=15' RIGHT=15' PARCEL ID 9681-75-4737.000 ADDITION TO HOME		

Parcel:	Address: 54 Seminole Fields Dr Broadway, NC 27505	Main	Zone:
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Contractor W.I.T.'S REMODELING INC. PO BOX 1133 BROADWAY, NC 27505 Business: 919-708-2316	Applicant W.I.T.'S REMODELING INC. PO BOX 1133 BROADWAY, NC 27505 Business: 919-708-2316
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Note	Created By	Date and Time Created
1. HOME ADDITION PARCEL OF RECORD NEEDS ADDRESS RP-318-2024 ACREAGE: 1.40 JURISDICTION: BROADWAY PLAT MAP REFERENCE: PC2021/163 SUBDIVISION: HARRINGTON PROPERTIES LOT #: 1 INFRASTRUCTURE: WATER – PRIVATE SEWER – PRIVATE ACCESS – PUBLIC WATERSHED: NO FLOOD HAZARD AREA: NO (NO DEVELOPMENT IN FLOOD ZONE) FEMA MAP #: N/A FEMA DATE: N/A	Anne Mauro	03/15/2024
2. RP-318-2024	Anne Mauro	03/15/2024

SANFORD / LEE COUNTY / BROADWAY ZONING CLEARANCE APPLICATION - RESIDENTIAL



115 Chatham Street, Sanford, NC 27330

919.718.4656

zoning@sanfordnc.net

Please complete this form and submit it for review either in person or via email (zoning@sanfordnc.net).
A site plan is also typically required for a complete submittal. This is Step 1 in the project approval process.

Jurisdiction: Sanford, including ETJ Lee County Broadway, including ETJ

Property Location: 54 Seminole Fields Dr Broadway Parcel #/Tax ID #: _____

Name of Subdivision or MHP: _____ Plat Reference: _____ Acreage: _____

Description of Project: 3 Rooms 1 Bath Rms addition To
Right side of home.

Proposed Minimum Building Setbacks

An example of a principal building is a house. Examples of an accessory building are a shed, storage building, detached garage, etc. Building setbacks are the distance from the property lines and/or right-of-way line of a public street to the structure. If any structure proposed for construction/expansion is within 5ft of a minimum building setback, the property lines must be located by a licensed land surveyor. This is also required if the location of your proposed structure is shifted to within 5ft of a minimum building setback line by the Lee County Environmental Health Department as part of the septic system approval process.

Principal Building: FRONT 30 ft. REAR 30 ft. LEFT SIDE 15 ft. RIGHT SIDE 15 ft.

Accessory Building: FRONT _____ ft. REAR _____ ft. LEFT SIDE _____ ft. RIGHT SIDE _____ ft.

What is the maximum height of the accessory building? _____ ft.

Water Source: Is the source: EXISTING PROPOSED PUBLIC PRIVATE (well)

Sewer Source: Is the source: EXISTING PROPOSED PUBLIC PRIVATE (septic)

Access: Is the source: EXISTING PROPOSED PUBLIC (street) PRIVATE (easement)

Are you proposing to subdivide the property? YES NO

If "YES" please note that a *Minor Subdivision Application* is also required.

I hereby certify that the information provided on & attached to this application is accurate to the best of my knowledge as of the date of my signature. Also, I have illustrated all existing conditions (easements, floodplain, etc.) on the site plan required to be submitted with this application.

Applicant's Name (print): Lawrence Curtis

Applicant's Name (signature): [Signature] Date: 3-11-2024

Mailing Address: PO Box 1133 Broadway NC

Email Address: WitsRemodeling97@gmail.com Phone: 919-708-2316

Received by
Anne 3/11/24

EnerGov Case #: _____

RP File: RP-318-2024

Please contact NCDOT Lee County Maintenance before starting construction to ensure your project does not adversely impact existing NCDOT drainage systems.

Point of Contact: Mr. Boyce Anthony Bostic
Contact Information: babostic@ncdot.gov 919-775-3122 or 910-331-3112
Office Location: 1502 S. 7th Street, Sanford, NC 27330

THIS SECTION TO BE COMPLETED BY STAFF - DEVELOPMENT REQUIREMENTS

Zoning District: RA Site Plan Required: YES NO

Comment: Home Addition

REQUIRED Principal Building Setbacks: FRONT: 30 ft REAR: 30 ft LEFT: 15 ft RIGHT: 15 ft

REQUIRED Accessory Building Setbacks: FRONT: — ft REAR: — ft LEFT: — ft RIGHT: — ft

Accessory Building Height: — Refer to UDO §5.1.4 regarding height of accessory structures within principal building setbacks.

Parking: Spaces Required: — Spaces Provided: —

Comment: N/A

Floodplain: YES NO FEMA Map #: N/A Map Date: N/A

Comment: N/A

If there is proposed land disturbing activities or development within the 100-year floodplain, a local Floodplain Development Permit Application is also required to be approved. Based on the information provided in the application, additional documents and/or information may be required. Verify compliance with the UDO Article 13 Flood Hazard Area Regulations.

Watershed: YES NO Comments: N/A

Verify compliance with the UDO Article 4, Section 4.14 Watershed Conservation Overlay District. Be aware that there are two categories of watersheds, protected and critical.

Is the site within an overlay zoning district? YES NO

Comment: N/A

I hereby certify that the information above is accurate to the best of my knowledge as of the date of signature and approval of this certificate; however, the UDO and Ordinances may change at the discretion of respective governing Boards. The interpretation of the Ordinances may change periodically.

[Signature] Date 3/15/24

Planning Authorization _____ Date _____
Comment: _____

Please be aware of the Project Approval Process detailed below:

STEP 1
Zoning & Design Review

- Submit Zoning Clearance Permit Application
- Submit Site Plan
- **Contact:** zoning@sanfordnc.net or 919.718.4656

STEP 2
Lee Co. Environmental Health
(if no public sewer available)

- Provide Copy of Zoning Approval
- Submit Soil Evaluation or Septic Re-Evaluation Application
- Submit a Site Plan
- **Contact:** envhealth@leecountync.gov or 919.718.4641

STEP 3
Building Inspections

- Provide Copies of Zoning and (if applicable) Septic Permit Approvals
- Submit Building Plans/Construction Drawings for Review
- **Contact:** paulette.harmon@sanfordnc.net or 919.718.4654

Site Plan Example

