



TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Ph: 910-897-3140 • Fax: 910-897-5543
www.erwin-no.org

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Memo To: Anna Ford, VFG Realty
From: Snow Bowden, Town Manager
Re: BOA-2023-005
Date: June 22, 2023
Ms. Ford

Please let this letter serve as a verification that the hardship variance that you request for the parcel located at 405 Mason Drive with corresponding Harnett County Tax PIN # 0596-59-4975.000 was approved by the Board of Adjustments on Monday, June 19th, 2023. The setbacks for the new stick built single family dwelling that you have applied for are listed below:

Front- 30 feet
Side- no variance granted, the set back is ten feet from both side property lines
Rear- 25 feet

The \$100 fee for this permit has already been paid. It was previously paid for on 3/7/2023 but the site plan had to be changed and required a hardship variance.

Please submit a foundation survey to the Town once the foundation is completed to ensure the house is placed as shown on the site plan submitted to the Town of Erwin. If you have any questions or need any additional information from the Town of Erwin please let me know.

Regards,

Snow Bowden
Town Manager



Town of Erwin
Zoning Application & Permit
Planning & Inspections Department

Permit #

Rev Sep 2014

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	BVA Builders, Inc.	Property Owner	J & T BOAS, Inc.
Home Address	300 Benson Rd St 110	Home Address	117 Brittonville Ct
City, State, Zip	Garner, NC, 27529	City, State, Zip	Garner, NC 27529
Telephone	919.520.2181	Telephone	919.779.1890
Email	aford@bva-builders.com	Email	btford@bva-builders.com

Address of Proposed Property	1405 Mason Dr Erwin, NC		
Parcel Identification Number(s) (PIN)	0596-59-4975	Estimated Project Cost	\$150,000
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.	New Construction - Single Family Home. 3 bed, 2 bath, 1004 sq ft		
Description of any proposed improvements to the building or property	New Construction		
What was the Previous Use of the subject property?	Vacant Land		
Does the Property Access DOT road? /	NO		
Number of dwelling/structures on the property already	0	Property/Parcel size	175.09 x 100.24 x 76.52 x 145.05
Floodplain SFHA	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Watershed	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetlands	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
MUST 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 foregoing 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.

Anna Ford	Anna Ford	6/22/23
Print Name	Signature of Owner or Representative	Date

For Office Use		Existing Nonconforming Uses or Features	
Zoning District	R-10	Other Permits Required	Conditional Use <input type="checkbox"/> Building <input type="checkbox"/> Fire Marshal <input type="checkbox"/> Other <input type="checkbox"/>
Front Yard Setback	35'	Requires Town Zoning Inspection(s)	Foundation <input type="checkbox"/> Prior to C. of O. <input type="checkbox"/>
Side Yard Setback	10'	Zoning Permit Status	Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/>
Rear Yard Setback	35'	Fee Paid: All/Partial	Date Paid: Staff Initials:

Comments	New street built SFD
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Signature of Town Representative: Snow Beach	Date (Approved/Denied): 6/22/23
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- Paid for previous permit 3/7/2023
- Please contact Harriet Condo Developer James to obtain building permits 910-590-7525
- Wetland Variance Granted by BOA 2022-005
- F- 30 foot setback
- R- 25' front setback

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