



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

Permit #  
**24-0178**

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	Family Building Company II LLC	Property Owner	
Home Address	1016 Mockingbird Drive	Home Address	
City, State, Zip	Raleigh, NC 27615	City, State, Zip	
Telephone	919-995-5927	Telephone	
Email	permitting@familybuildingco.com	Email	

Address of Proposed Property	204 3rd St.		
Parcel Identification Number(s) (PIN)	1507-13-6445.000	Estimated Project Cost	200,000
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.	New Single Family Home		
Description of any proposed improvements to the building or property	New Single Family Home		
What was the Previous Use of the subject property?	Vacant		
Does the Property Access DOT road?	No		
Number of dwelling/structures on the property already	0	Property/Parcel size	0.17 acres
Floodplain SFHA <u>Yes</u> <input checked="" type="checkbox"/> <u>No <input checked="" type="checkbox"/></u>	Watershed <u>Yes</u> <input checked="" type="checkbox"/> <u>No <input checked="" type="checkbox"/></u>	Wetlands <u>Yes</u> <input checked="" type="checkbox"/> <u>No <input checked="" type="checkbox"/></u>	
<b>MUST</b> circle one that applies to property	Existing/Proposed Septic System <u>Or</u> 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.

Matthew Szalecki	<i>Matthew Szalecki</i>	4/30/24
Print Name	Signature of Owner or Representative	Date

**For Office Use**

Zoning District	B10	Existing Nonconforming Uses or Features	NA
Front Yard Setback	35 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	10 ft	Requires Town Zoning Inspection(s)	<input checked="" type="checkbox"/> Foundation <input type="checkbox"/> Prior to C. of O.
Rear Yard Setback	35 ft	Zoning Permit Status	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		Fee Paid: \$100.00	Date Paid: Staff Initials:

Comments: Variance approved for parcel in the amount of 25.10 ft for frontage width & 2523 sqft for side

Signature of Town Representative:	<i>[Signature]</i>	Date Approved/Denied:	6/18/24
-----------------------------------	--------------------	-----------------------	---------

Trades from Harnett County

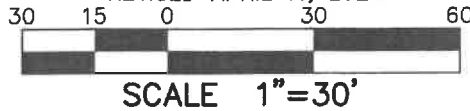
SURVEY FOR

**FAMILY BUILDING COMPANY**

204 3RD STREET  
 PIN# 1507-13-6445  
 D.B. 750, PAGE 755  
 P.B. 3, PAGE 35

TOWN OF ERWIN  
 HARNETT COUNTY, NORTH CAROLINA

MARCH 21, 2024  
 REVISED APRIL 11, 2024

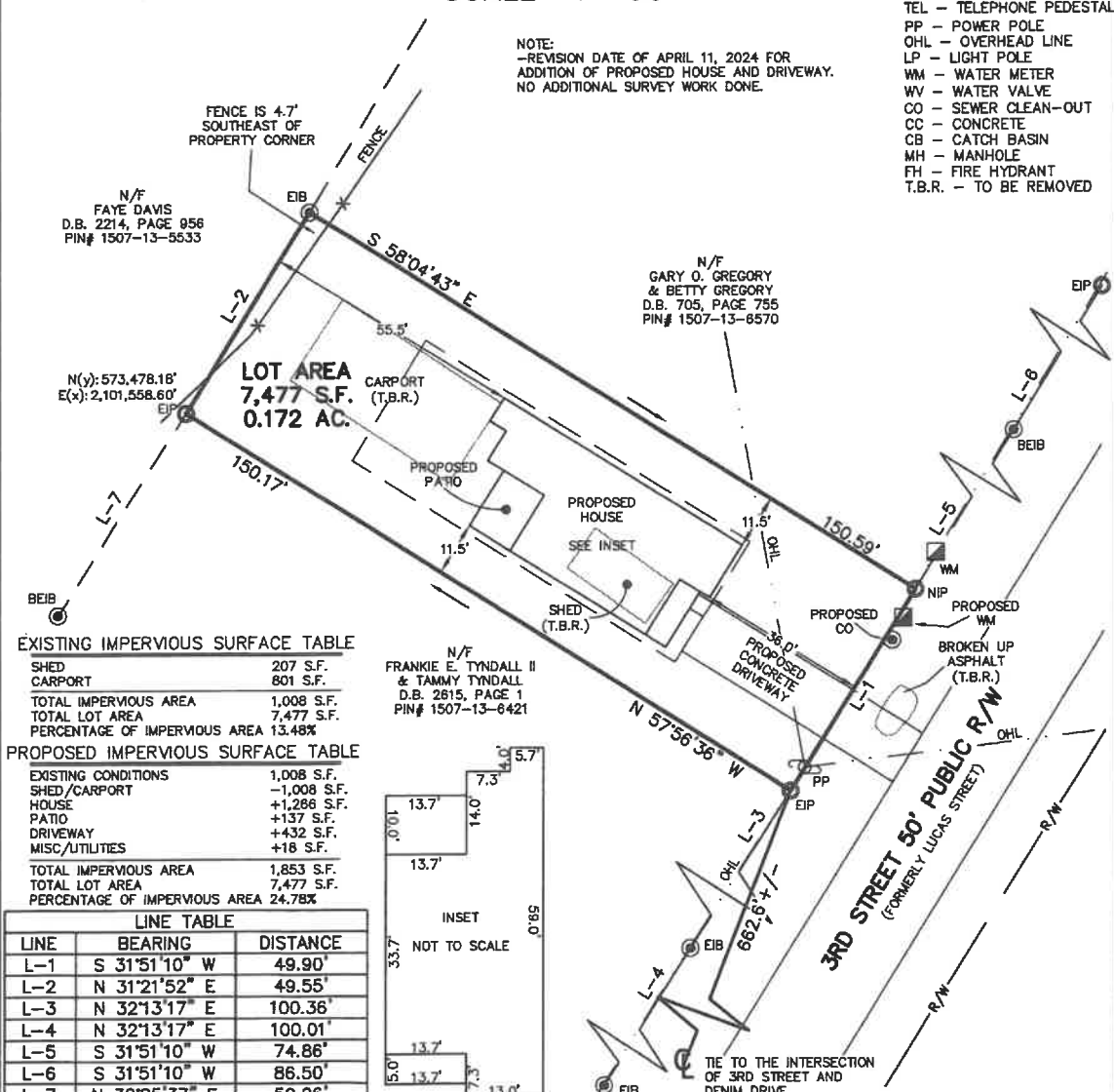


**VICINITY MAP**

**LEGEND:**

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- MH - MANHOLE
- FH - FIRE HYDRANT
- T.B.R. - TO BE REMOVED

NOTE:  
 -REVISION DATE OF APRIL 11, 2024 FOR  
 ADDITION OF PROPOSED HOUSE AND DRIVEWAY.  
 NO ADDITIONAL SURVEY WORK DONE.



N/F  
 FAYE DAVIS  
 D.B. 2214, PAGE 956  
 PIN# 1507-13-5533

N/F  
 GARY O. GREGORY  
 & BETTY GREGORY  
 D.B. 705, PAGE 755  
 PIN# 1507-13-6570

N/F  
 FRANKIE E. TYNDALL II  
 & TAMMY TYNDALL  
 D.B. 2615, PAGE 1  
 PIN# 1507-13-6421

**EXISTING IMPERVIOUS SURFACE TABLE**

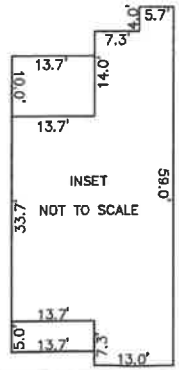
SHED	207 S.F.
CARPOR	801 S.F.
<b>TOTAL IMPERVIOUS AREA</b>	<b>1,008 S.F.</b>
<b>TOTAL LOT AREA</b>	<b>7,477 S.F.</b>
<b>PERCENTAGE OF IMPERVIOUS AREA</b>	<b>13.48%</b>

**PROPOSED IMPERVIOUS SURFACE TABLE**

EXISTING CONDITIONS	1,008 S.F.
SHED/CARPOR	-1,008 S.F.
HOUSE	+1,286 S.F.
PATIO	+137 S.F.
DRIVEWAY	+432 S.F.
MISC./UTILITIES	+18 S.F.
<b>TOTAL IMPERVIOUS AREA</b>	<b>1,853 S.F.</b>
<b>TOTAL LOT AREA</b>	<b>7,477 S.F.</b>
<b>PERCENTAGE OF IMPERVIOUS AREA</b>	<b>24.78%</b>

**LINE TABLE**

LINE	BEARING	DISTANCE
L-1	S 31°51'10" W	49.90'
L-2	N 31°21'52" E	49.55'
L-3	N 32°13'17" E	100.36'
L-4	N 32°13'17" E	100.01'
L-5	S 31°51'10" W	74.86'
L-6	S 31°51'10" W	86.50'
L-7	N 32°05'37" E	50.26'



**CMP**  
 Professional Land Surveyors  
 C-1525  
 333 S. White Street  
 Post Office Box 1253  
 Wake Forest, N.C. 27588  
 (919)556-3148

I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

*[Signature]* 4/12/2024  
 PROFESSIONAL LAND SURVEYOR L-3835

**NORTH CAROLINA**  
 PROFESSIONAL  
 LAND SURVEYOR  
 SEAL  
 L-3835  
 JASON L. PANCIERA