



Town of Erwin
Zoning Application & Permit
Planning & Inspections Department

Permit #
26-095

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	Christopher Perez	Property Owner	Katherine Serrell
Home Address	1620 Batten Farm	Home Address	
City, State, Zip	Selma, NC, 27576	City, State, Zip	
Telephone	919-215-4218	Telephone	
Email	Chris@mondragonhomes.com	Email	

Emily Rodriguez

Address of Proposed Property	1507-01-6702 Lot 6		
Parcel Identification Number(s) (PIN)	1507-01-8222	Estimated Project Cost	\$300,000
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.	Single Family Home New Construction		
Description of any proposed improvements to the building or property	New home construction		
What was the Previous Use of the subject property?	Field / Un-used		
Does the Property Access DOT road?	No		
Number of dwelling/structures on the property already	0	Property/Parcel size	.93
Floodplain SFHA Yes * No	Watershed Yes * No	Wetlands Yes * No	
MUST circle one that applies to property			
Existing/Proposed Septic System		Or * City Water / City Sewer	
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.

Christopher Perez		Nov 14th, 2025
Print Name	Signature of Owner or Representative	Date

For Office Use

Zoning District	H-10	Existing Nonconforming Uses or Features	NA
Front Yard Setback	35 Ft	Other Permits Required	Conditional Use Building Fire Marshal Other
Side Yard Setback	10 Ft	Requires Town Zoning Inspection(s)	Foundation Prior to C. of O.
Rear Yard Setback	35 Ft	Zoning Permit Status	Approved Denied
		Fee Paid: \$100	Date Paid: Staff Initials:

name not with 62 permit

Comments: Trades from Central Permitting / Water & Sewer connection

Signature of Town Representative:	Date Approved/Denied: 11/29/25
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submit Foundation survey/request Foundation inspection from the Town of Erwin for setbacks when Foundation is laid

through Hammett hogpen water

2 car parks required