



Town of Erwin
Zoning Application & Permit
Planning & Inspections Department

Permit #

26-094

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.

*May
Revised*

Name of Applicant	Christopher Perez	Property Owner	Katherine Serrell
Home Address	1620 Batten Farm	Home Address	6613 Quiet Cove Court
City, State, Zip	Selma, NC, 27576	City, State, Zip	Raleigh NC, 27612
Telephone	919-215-4218	Telephone	910-322-1725
Email	Chris@mondragonhomes.com	Email	Kitserrell@gmail.com

Address of Proposed Property	1507-01-6702 Lot 5		
Parcel Identification Number(s) (PIN)	1507-01-7234	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	1.08
Floodplain SFHA <u>Yes</u> * <u>No</u>	Watershed <u>Yes</u> * <u>No</u>	Wetlands <u>Yes</u> * <u>No</u>	
<u>MUST</u> circle one that applies to property	Existing/Proposed Septic System <u>Or</u> * 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

*name
not
with
signature*

For Office Use

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

Comments	Trades from Central Permitting. Water/sewer connection from
Signature of Town Representative:	Date Approved/Denied: 11/24/25

*submit Foundation survey/request
Foundation inspection from the
Town of Erwin for setbacks
when Foundation is laid*

*Homeb Regiana
water.*

2 car parks required

