

NEW RESIDENTIAL ZONING APPLICATION

Town of Leland, North Carolina



102 Town Hall Dr., Leland, NC 28451
www.townofleland.com
FEE \$51.00

Economic & Community Development
Phone 910-371-3390 Fax 910-371-1073
Fees are subject to change without notice

All pages must be completely filled out before application is accepted. For assistance completing this application, contact the Economic & Community Development Planning Department

Applicant Information:

Contact Name: _____

Company (if applicable): _____

Mailing Address: _____ City/State/Zip: _____

Phone: _____ Alt. Phone: _____ Fax Number: _____

Email: _____

Email addresses are only used by this office for correspondence with the applicant if needed.

Property Information:

Property Owner's Name: _____

Property Address: _____ City/State/Zip: _____

Parcel #: _____ Total acreage: _____

Water Source:

- Well
- H2Go
- Town of Leland
- BCPU

Sewage Treatment:

- Septic
- H2Go
- Town of Leland
- BCPU

Zoning District:

- R-20 R-15 R-6 RMH O&I
- C-1 C-2 C-3 PUD MF
- T-2 T-3 T-4 T-4O T-5 SD-1

Proposed use of structure:

Height: _____ Total SF: _____

Flood Hazard Area Yes No

If Yes, Zone _____ as per FIRM panel _____

CERTIFICATION:

I certify that I am authorized to make this application, that the information provided is correct to the best of my knowledge, and that I am authorized to grant, and do grant, permission to the local zoning official and local building official to enter on the property described above for the purpose of inspections. I understand that if this application is approved, that failure to meet any conditions of the approval shall result in the revocation of any permit(s) based upon this certificate. Failure to do so could result in fines and/or revocations of this zoning compliance permit should it be approved.

Applicant's Signature

Date

After consideration and review of the zoning compliance permit application, I have determined that the applicant is in compliance with all Town ordinances, which relate to structures erected or situated within the Town.

Zoning Official's Signature

Date

SEE PAGE 2 FOR PLAN REQUIREMENTS

Applicant is required to attach plans, drawn to scale, or use the box below to show the following items clearly delineated:

- | | |
|--|---|
| <input type="checkbox"/> Property lines | <input type="checkbox"/> Areas of Environmental Concern |
| <input type="checkbox"/> Location of the proposed structure | <input type="checkbox"/> Floodplain Zones per FIRM Panel |
| <input type="checkbox"/> Other structures locate on the property | <input type="checkbox"/> Elevation plan |
| <input type="checkbox"/> Location of well & septic tank, if applicable | <input type="checkbox"/> Erosion control requirements |
| <input type="checkbox"/> Front yard setback | <input type="checkbox"/> Setbacks for adjacent structures |
| <input type="checkbox"/> Rear yard setback | <input type="checkbox"/> Flood Hazard Areas |
| <input type="checkbox"/> Side yard setback | |

More information

Be advised: if you intend to install any accessory structures (pool, shed, fence, etc.) during initial construction, or you are applying for a pool of any type, location and setbacks of all accessory structures must be shown on the submitted plans here. Failure to do so will result in the property owner having to obtain a separate zoning compliance permit for each.

You may be required to submit plans drawn by a registered surveyor.

You may also be required to located, stake and flag all corners and boundaries of the subject property

Residential Zoning Application Check off List

The Following Information Received From the Town of Leland Zoning Ordinance
Article II. Section 30-32 and Section 30-33

Complete the following guide for prompt permit application processing

- 1. Furnish a site plan of the property **drawn to scale and showing the location of any proposed construction/improvements, floodplain zone and map panel number. You must also submit a copy of the drawings in 8x11 size or a pdf file.**
 - This diagram **is** to be drawn by a surveyor and any such layout **must** be to scale and **must** clearly show the location of the property and any proposed improvements.
 - This site plan also **must** show the location of any Areas of Environmental (AEC) Concern (contact: Town of Leland Floodplain Manager (910)332-4815 and Department Environment Natural Resources 910-395-3900).
 - This site plan **must** show the location of Flood Hazard Areas (see office map)
 - This plot plan **must** show property lines, floodplain zone as per FIRM Panel number, location of structures proposed to be built/alterd and other buildings on the property, location of the well and septic tank, front, rear and side setbacks, driveways, adjoining land uses and/or streets also in R-6 and PUD districts - adjoining lot uses either built, proposed with setbacks are to be shown or if vacant state on plot plan "vacant."
 - Elevation Plan sheet showing height of the structure **must** be submitted.
- 2. **Install** erosion control material inside sidewalk, curb and ditch the entire length of property. (Preferably landscaping mat eight foot wide pinned in.)
- 3. Locate the boundaries and corners of the property for which the permit is requested. Boundaries and corners **must** be located and staked or flagged.

A permit will not be issued until such time as the property has been marked in such a fashion that its boundaries and corners can be located. **If, after the permit is issued, it is determined that the corners and boundaries were improperly located, the permit will immediately be revoked and activities shall cease.**

- 4. Once the above is completed **sign and return** this check off list with **completed application**. Pay fee(s) and submit the completed Zoning Compliance Permit Application with all applicable information to the Town of Leland, 102 Town Hall

Permits are processed normally in 5-7 business days.

Applicant

Date