Revised 7/1/19

Town of Fairview

7516 Concord Highway Monroe NC. 28110

RESIDENTIAL ADDITION ZONING PERMIT **RA-40**

_____	_____	**$65**	_____
Permit Number:	Date:	Fee Paid:	Check Number:

_____	_____	_____
Applicant Name:	Phone #:	Email:

_____	_____	_____	_____
Street Address:	City	State	Zip

Lot Information

Street: _____ Lot Number:_____

Property Owner (if different from applicant): _____

Tax Parcel Number:_____ Area: _____ Street Frontage: _____

Subdivision:_____ Phase:_____

Description and Dimensions of Addition:_____

Principal Structure Requirements:

Required:		Proposed
40 feet	Front Setback :	_____
40 feet	Rear Yard Setback	_____
15 feet	Left Side Yard	_____
15 feet	Right Side Yard	_____
35 feet (Max)	Bldg. Height	_____

ATTACH THE FOLLOWING: Two copies of a scaled dimensional survey drawn by and certified as true and correct by a surveyor or engineer registered with the state of North Carolina which shows the shape, dimensions and location of the lot to be built upon, uses and existing structures on the lot. Upon this survey shall be sketched the following : (a) the shape, dimensions, and area of proposed location of proposed structure to be placed upon the lot; (b) all setback lines on the lot once the proposed structure is completed, affirmatively showing that the area of the proposed location will meet all setback requirements, and; (c) any other information that may be needed to insure that the proposed structure is in compliance with all applicable provisions of the Town of Fairview Land Use Ordinance .

I HEREBY CERTIFY that all of the information provided for this application and all attachments is true and correct to the best of my knowledge. I further certify that I am familiar with all requirements of the Town of Fairview Land Use Ordinance concerning this proposed use. I acknowledge that any violation of this ordinance will be grounds for revoking this permit and any subsequent permit issued by the Town of Fairview.

APPLICANT SIGNATURE **DATE**

_____ _____

THIS PERMIT IS: APPROVED _____ DISAPPROVED _____

LAND USE ADMINISTRATOR **DATE**

_____ _____

Comments:_____

Revised 7/1/19

Town of Fairview

7516 Concord Highway Monroe NC 28110

Application for Zoning Compliance **RA-40**

_____	_____	**$100**	_____
Permit Number:	Date:	Fee Paid:	Check Number:

_____ _____ _____

Applicant Name: Phone #: Email:

_____ _____ _____ _____

Street Address: City State Zip

Lot Information

Street: _____ Lot Number:_____

Property Owner (if different from applicant): _____

Tax Parcel Number:_____ Area: _____ Street Frontage: _____

Subdivision:_____ Phase:_____

Principal Structure Requirements:

Required:		As Built:
40 feet	Front Setback :	_____
40 feet	Rear Yard Setback	_____
15 feet	Left Side Yard	_____
15 feet	Right Side Yard	_____
35 feet (Max)	Bldg. Height	_____
120 feet (Min)	Lot Width @ Bldg. Line	_____

Is this a corner lot? YES NO

ATTACH THE FOLLOWING: Two copies of a scaled dimensional survey drawn by and certified as true and correct by a surveyor or engineer registered with the state of North Carolina which affirmatively shows that the building or structure was erected in compliance with the Town of Fairview Land Use Ordinance and the Zoning Permit previously issued.

I HEREBY CERTIFY that all of the information provided for this application and all attachments is true and correct to the best of my knowledge. I further certify that I am familiar with all requirements of the Town of Fairview Land Use Ordinance concerning this proposed use. I acknowledge that any violation of this ordinance will be grounds for revoking this permit and any subsequent permit issued by the Town of Fairview.

APPLICANT SIGNATURE **DATE**

_____ _____

THIS PERMIT IS: APPROVED _____ DISAPPROVED _____

LAND USE ADMINISTRATOR **DATE**

_____ _____

Comments:_____

_____

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Town of Fairview

7516 Concord Highway Monroe NC 28110

Procedure for Obtaining a Zoning Permit for New Residential Addition

Residential Addition Zoning Permit (start of construction)

1. A Zoning Permit is required for residential, institutional and commercial uses.

2. Submit a scaled dimensional Plot Plan drawn by and certified as true and correct by a surveyor or engineer with the State of North Carolina or plot approved by Fairview Land Use Administrator which shows:

   a) exact shape, dimensions, and location of the lot to be built upon
   b) exact shape, dimensions, and location of existing structures on the land
   c) exact shape, dimensions, and location of structures to be developed on the lot
   d) all set back lines on lot
   e) proposed parking facilities (if required)
   f) landscaping and buffering plans (if required)
   g) any other information that may be needed to insure that the proposed construction is in compliance with all applicable provisions of this Ordinance

3. The fee is $65 for each permit.*

Application for Zoning Compliance (completion of construction)

1. No structure may be used or occupied until a certificate of compliance has been issued.

2. Submit a scaled dimensional Physical/Final Survey drawn by and certified as accurate by a surveyor or engineer registered with the State of North Carolina, including the building or structures constructed on the lot.

3. If required, the fee is $100.*

***Checks should be made payable to the *Town of Fairview* and mailed to:**

Town of Fairview
7516 Concord Highway
Monroe, NC 28110