



City of Henderson
Development Services Department
Post Office Box 1434 | 134 Rose Avenue
Henderson, N. C. 27536
Phone (252) 430-5700 Fax (252) 492-7935
www.ci.henderson.nc.us

ZONING PERMIT

Construction, Name Change, or Change of Use of a Building

PERMIT TYPE: Zoning

PERMIT DATE: May 5, 2022

PERMIT #: ZP-22-0088

FEE: \$100.00

ISSUED TO: JONATHAN OSBORNE
415 BEECHWOOD TRL
HENDERSON, NC 27536

PROPERTY INFORMATION

PARCEL NO: 0050 04019

SIZE OF LOT (ACRE):

SIZE OF PROPOSED BLDGS:

EXISTING BLDGS:

OWNER: JONATHAN OSBORNE

OWNER ADDRESS:

MORE ADDRESS

ZONING REQUIREMENTS

Zoning: R15	Jurisdiction: City	Min. Lot Area: 15000	Lot Width: 90
Front Setback: 30	Left Setback: 15	Right Setback: 15	Rear Setback: 30
Maximum Height of Structure: 35			Max % of Cover:
Off Street Parking Spaces:	Graveled / Paved:		Flood Zone:
CITY WATER:	CITY SEWER:	WELL:	SEPTIC:

PERMIT DETAILS

Use No.: 1.1 Single Family Detached

Definition: Dwelling, Single- family. A detached building designed for or occupied exclusively by one family. A "HUD Code home" or trailer is not included in this definition, regardless of the degree of performance of its attachment to the land.

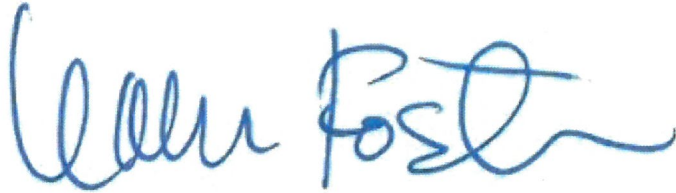
Parking Requirements: 2.00 spaces per dwelling unit

Supplemental Regulations:

DETAILS:

The issuance of this zoning permit allows the permit holder and or owner, to begin the process for which this permit has been issued; i.e. changing a use, applying for a building permit, change of name/ownership, including conditional use / special use projects. Prior to issuance of the Certificate of Zoning Compliance, please note that your project and / or property for which this permit was issued must be inspected by a Development Services staff person prior to opening, or operating the business. Please call 252-438-5700 to schedule that appointment. Moving into or operating a business that has not been inspected by this office and /or has not been issued a Certificate of Zoning Compliance will be considered in violation of the City of Henderson Zoning Ordinance and subject to penalties and additional fees (Article 900 City of Henderson Zoning Ordinance).

Sincerely,



Karen Foster, Zoning Administrator
(252) 430-5723, kfoster@ci.henderson.nc.us

Paid by: JONATHAN OSBORNE

Amount Paid: \$100.00

How: MONEY ORDER

Check #: 4994

Received by: DH

Receipt #: 705857

Date Paid: 04/22/2022



CITY OF HENDERSON
DEVELOPMENT SERVICES
CERTIFICATE OF ZONING COMPLIANCE
RESIDENTIAL APPLICATION
\$100 FEE

134 ROSE AVENUE
 HENDERSON NC 27536
 252-430-5723 phone
 252-492-7935 fax
www.ci.henderson.nc.us

Section 902: Certificate of Zoning Compliance Required: No occupied or vacant land, and no existing or new structure shall hereafter be changed, constructed, erected, repaired, altered, added to, moved onto a lot, in whole or in part, until a certificate of zoning compliance shall have been issued by the Zoning Administrator or a Special Use Permit issued by the Board of Adjustment which finds that the proposed use will be in compliance with the requirements of this Ordinance. **A ZONING PERMIT ISSUED BY THE DEVELOPMENT SERVICES STAFF SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.**

Application Instructions: Complete all applicable sections of this form. No application will be processed by the Development Services Department until a complete application and all required documents are received. A scaled site plan must be submitted with application.

Owner's Name (As Listed on Tax Records)*:	Applicant's Name:	Contractor's Name: (If applicable)
Jonathan Osborne	Jonathan Osborne	
Street Address:	Street Address:	Street Address:
5299 Twin Ct	5299 Twin Ct	
City, State Zip	City, State Zip	City, State Zip
Grand Blanc, MI 48439	Grand Blanc, MI 48439	
Contact phone #:	Contact phone #:	Contact phone #:
248-251-2746	248-251-2746	
Email Address:	Email Address:	Email Address:
Jrosborne7@gmail.com	Jrosborne7@gmail.com	

*If the owner is different from the tax record, you must provide proof of ownership.

PLEASE ANSWER THE FOLLOWING QUESTIONS:

1. What existing structure is currently on the property? **NEW...**
- ☒ Vacant lot or tract: (no buildings located on property). **Property Address**
- ☒ Site-Built Home or Modular Home **Build** **415 Beechwood Trail**
- ☐ Mobile Home **Parcel ID 0050 04019**
- ☐ Accessory Building(s): (including detached carports, garages, storage buildings).
2. How many primary buildings are located on the property? 1

Palmer address is a relative they were staying with at the time the land was purchased. KF 9/3/2022

3. What is the size of each building? 44' x 90'

4. What is proposed for the property? Please state the proposed size.

- ☒ Site-built or Modular Home 44' x 90' ☐ Addition to Existing Home: _____' x _____'
- ☐ Duplex size: _____' x _____' ☐ Handicap Ramps: _____' x _____'
- ☐ Mobile Home: _____' x _____' ☐ Name of Mobile Home Park: _____
- ☐ Carport or Garage: _____' x _____' ☐ Storage Building(s): _____' x _____'
- ☐ Swimming Pool: _____' x _____' ☐ Fencing required (Pool Only): _____' x _____'
- ☐ Home Office or Cyber Business: _____' x _____' ☐ Other Uses: _____' x _____'
- ☐ Describe Family Care Home (if applicable): _____

I certify that all of the statements made in this application and any attached documents are true, complete and correct to the best of my knowledge and belief and are made in good faith. I understand that false information may be grounds for rejection of this application. Authorized City of Henderson representatives are granted right of entry to make evaluations or inspections and to release information upon public request.

Jonathan Osborne
Applicant Name

4/22/22
Date

[Signature]
Signature of Property Owner or Authorized Agent

4/22/22
Date

FOR DEVELOPMENT SERVICES DEPARTMENT ONLY

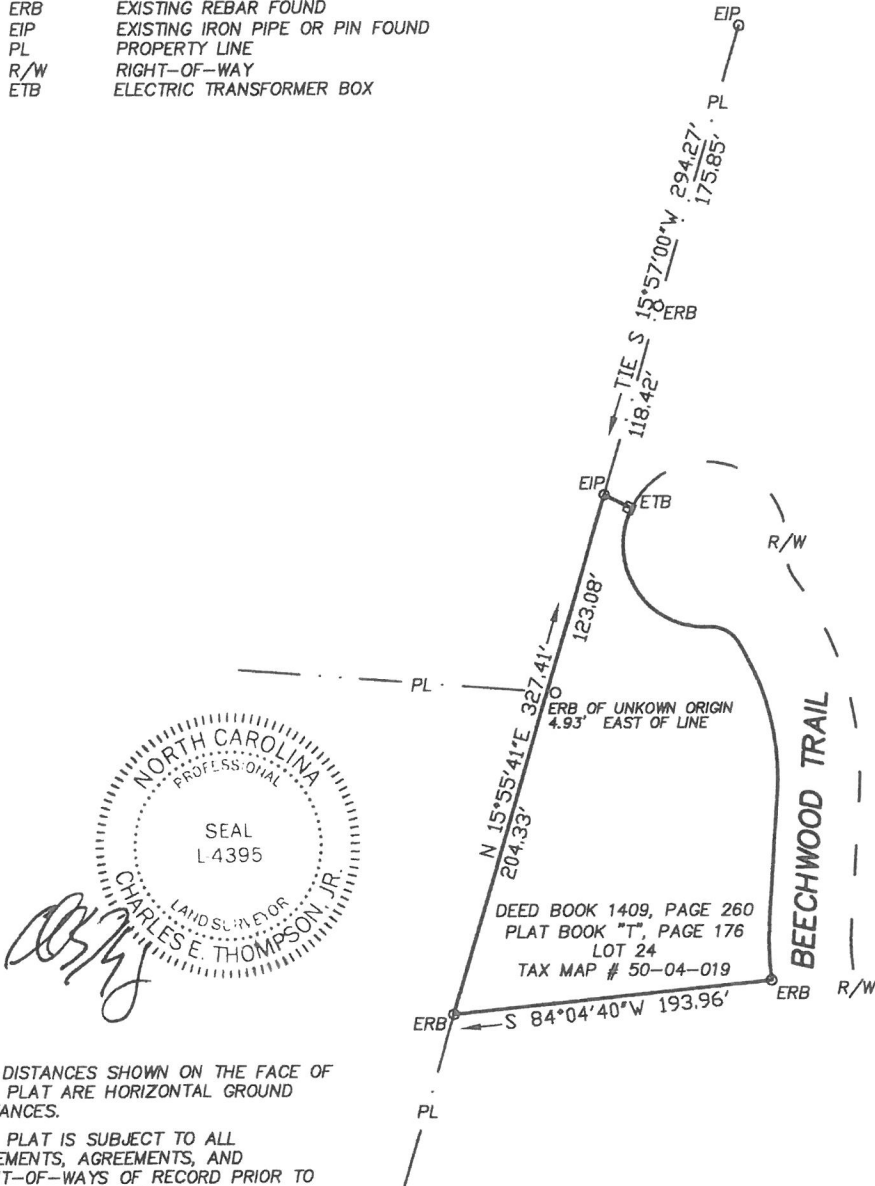
Received By: <u>DH</u>	PIN #: <u>0050 09019</u>
Date Paid: <u>4/22/22</u> How Paid: <u>CK</u>	City or ETJ: _____ Zoning: _____
Check #: <u>4994</u> Receipt#: <u>105857</u>	Front Setback: _____ Side Setback: _____
Proposed Use: <u>Western Union</u>	Rear Setback: _____ Lot Width: _____
<u>Jonathan Osborne</u>	

CHARLES' SURVEYING
LICENSE NUMBER: F-1326
133 BRISTOL MEADOWS ROAD
KITTRELL, N.C. 27544
PHONE # 252-213-9599

MARK LINES & CORNERS FOR
JONATHAN OSBORNE
CITY OF HENDERSON
HENDERSON TOWNSHIP
VANCE COUNTY, NORTH CAROLINA
SCALE 1" = 100' APRIL 19, 2022
FILE # 91-22-032-S
TAX MAP # 50-04-019

LEGEND

ERB EXISTING REBAR FOUND
EIP EXISTING IRON PIPE OR PIN FOUND
PL PROPERTY LINE
R/W RIGHT-OF-WAY
ETB ELECTRIC TRANSFORMER BOX



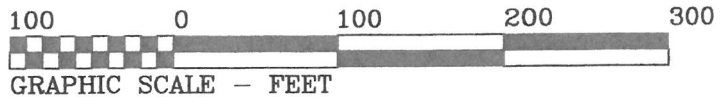
ALL DISTANCES SHOWN ON THE FACE OF THIS PLAT ARE HORIZONTAL GROUND DISTANCES.

THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS PLAT.

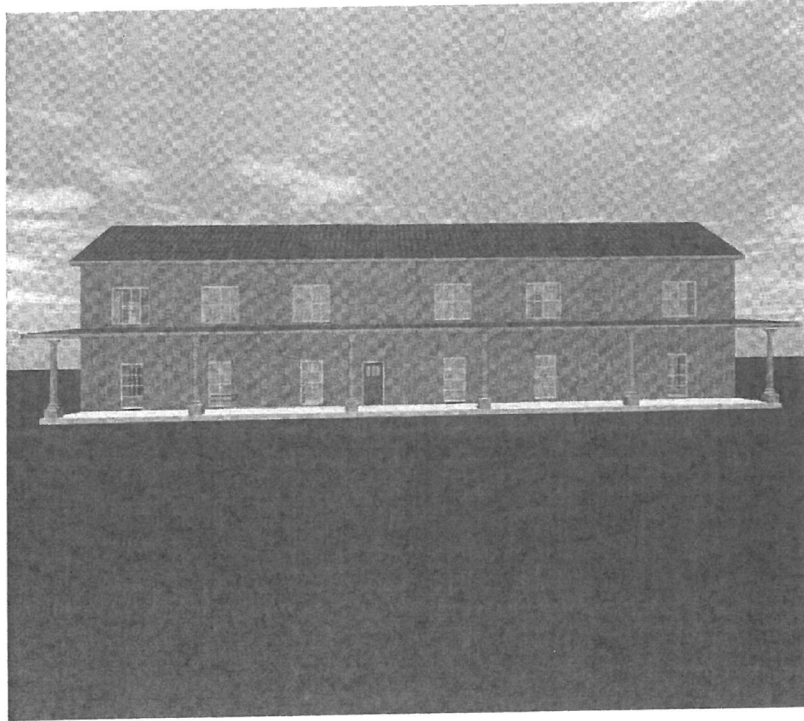
I CERTIFY THAT THE PROPERTY CORNERS AND OR LINES SHOWN HEREON WERE LOCATED UNDER MY SUPERVISION IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING (21-56.1602.). THE REFERENCES USED TO LOCATE THE LINES AND OR CORNER IDENTIFIED ON THIS DRAWING ARE SHOWN HEREON. INVESTIGATION INTO THE ADJOINING PROPERTIES WERE NOT NECESSARILY DONE. VISIBLE ENCROACHMENTS, IF ANY, ARE SHOWN HEREON.

CHARLES E. THOMPSON, JR.,

P.L.S. L-4395

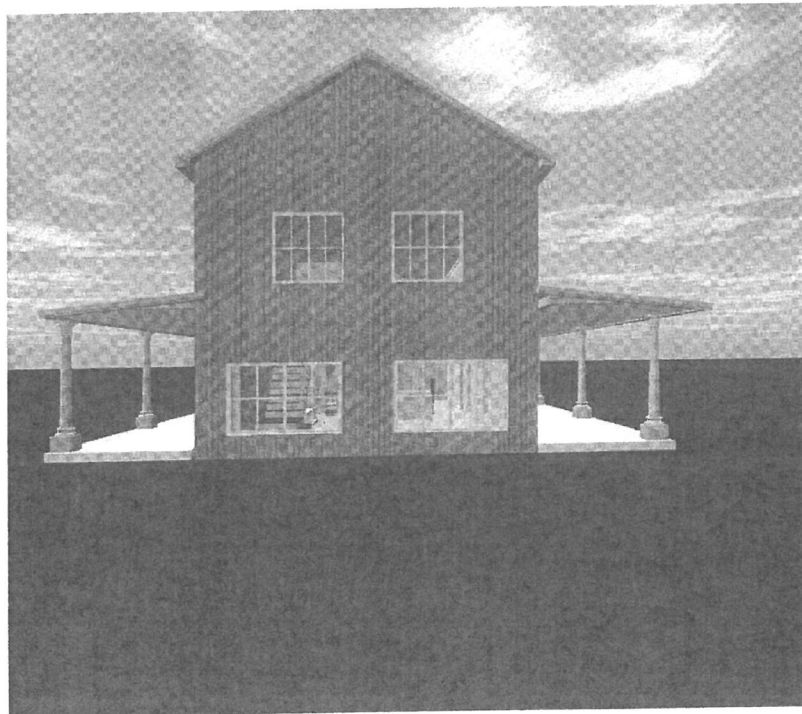


Front



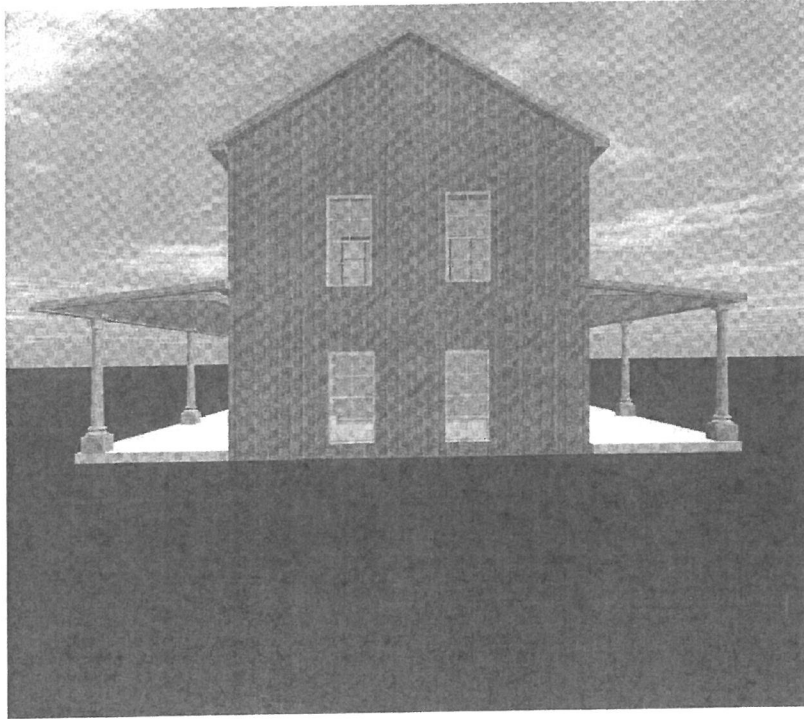
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Ride side



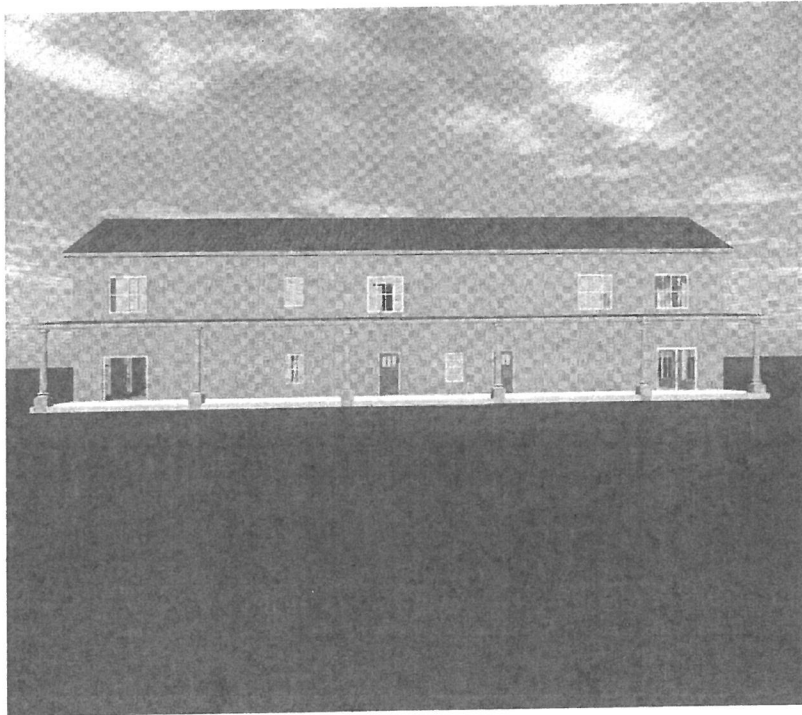
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LEFT side



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BACK



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