

Zoning Permit

CITY OF CREEDMOOR

Community Development Office
Granville County, North Carolina
211 North Main
Creedmoor, NC 27522
(919) 528-3332



Permit Number: 880001

ADDRESS: 2634 BOWDEN DRIVE

PARCEL NO.: 180603221139

ZONING: SFR

LOT #: 187 3A

FALLS LAKE WATERSHED: Lower

ISSUED TO: Knight Home Builders, LLC

IMPERVIOUS SURFACE: 0

P.O. Box 306

NOTES:

Creedmoor, NC 27522

PERMIT TYPE: Zoning Permit - Residential Accessory

PERMIT DATE: 04/16/2019

FEE: \$75.00

EXPIRATION DATE: 10/16/2019

NOTES: Build sun room on existing deck. No change in footprint.

It is hereby certified that the above use as shown on the plats and plans submitted with the applicaiton conforms with all applicable provisions of the City of Creedmoor Development Ordinance. The issuance of this permit does not allow the violation of City of Creedmoor Zoning Ordinances or other governing regulations.

The applicant is responsible for obtaining a building permit from Granville County Inspections Department located at 122 Williamsboro St, Oxford, NC (if required) prior to commencing work on the proposed improvement. A final zoning inspection must be scheduled by the applicant.

Approved By:


Zoning Inspector

City of Creedmoor

Zoning Compliance Permit Application

Date 4-16-19Zoning Compliance Permit/Application # 880001

Application for ☐ Construction of a building ☐ Relocation of a building ☐ Alteration of a building
☐ Change of Use ☒ Other

Applicant Information

Name KNIGHT HOME BUILDERS LLC Phone 919-528-6655Mailing Address PO BOX 306, CREEDMOOR NC 27522

Property Address (if different from mailing address) _____

Property Owner Information (if different from applicant)

Name DAVID & ANNA GRISCOM Phone 336-514-2124Mailing Address 2634 BOWDEN DR CREEDMOOR NC 27522

Contractor Information

Name KNIGHT HOME BUILDERS LLC Phone 919-528-6655

Mailing Address _____

Primary State License # 71206 Classification LIMITED Exp. Date 1-1-20

Description of Property

Tax Map ID/PIN # 180603221139 Is property within 100-year Floodplain? ☐ Yes ☒ No

Lot Dimensions (As apply)

Length 119.28Width 66.53Area 0.240 ACRESFrontage from Right-of-Way N/AIs this a corner lot? YES

Structure Dimensions

Length 30'Width 45'Height 32'Principal Structure SINGLE FAMILYAccessory Structure SUN ROOM

Type of Use ☒ Single Family Residential ☐ Industrial ☐ Accessory
☐ Multi-Family Residential ☐ Commercial ☐ Institutional

Existing Structures on Property

- ☐ Vacant Lot (No Buildings/Manufactured Homes on Property)
☐ Accessory Bldg (Including Detached Carports, Garages, and Storage Buildings)
☐ Manufactured Home
☒ Site-Built Home
☐ Commercial/Industrial Building

Utility Services

☒ City Water ☐ Well ☒ City Sewer ☐ Septic Tank ☐ Gas ☒ Electricity

Is Structure in the Right-of-Way of Any of the Following (Check all that apply):

☐ City Utilities ☐ Railroad ☐ NCDOT or City Road ☐ Proposed Thoroughfare ☒ None

Description of Zoning

Zoning District SFR ☒ City Limits ☐ Extraterritorial Jurisdiction (ETJ)

Building Setbacks

	REQUIRED	PROPOSED
Front yard	30'	
Rear yard	20'	
Side yard, left	10'	
Side yard, right	10'	
Height	21	
Maximum lot coverage	21	
Maximum density	21	

Comments**Description of Proposed Work** BUILD SUNROOM ON EXISTING DECK**Required Attachments**

1. A site plan or sketch that shows the **LOCATION** of all proposed building(s), driveway(s), **WATER AND SEWER LINES**, **WATER AND SEWER SERVICE METERS**, setbacks from the property lines/right-of-ways, all primary and accessory buildings (existing or proposed), all building dimensions and any off-street parking or loading areas or other site elements.
2. For all new construction of primary buildings, a copy of the recorded plat/survey will need to be attached to this application. A copy can be obtained from the Register of Deed's office.
3. **Driveway Permit Application with required attachments.**

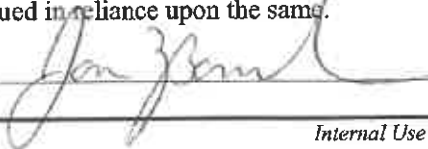
Notes

1. An approved Permit shall expire and be cancelled unless the work authorized by it shall have begun within six (6) months of its issue date, or if the work authorized is suspended or abandoned for a period of one year, unless vested rights are requested, then this permit is valid for a period of two (2) years.
2. The Planning Department must be notified to make on-site inspections once the setback lines have been identified on site (for new construction.)
3. The Planning Department will attempt to make zoning determinations within four (4) business days of submission of a fully completed application.

Owner/Applicant Statement

I certify that I am the property owner or truly represent the property owner(s). I certify that the foregoing statements are accurate and correct to the best of my knowledge. I understand that the City of Creedmoor is not bound by oral or written assertions or representations of its staff members. I agree to conform to all City of Creedmoor Ordinances and Laws of the State of North Carolina regulating such work and any plans or specifications submitted. Any violation of the Zoning Ordinances will be grounds for revoking this permit and any other permits issued in reliance upon the same.

Signature of Applicant

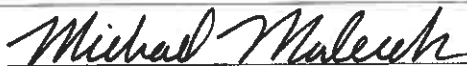


Date

4/16/19*Internal Use Only*☒ Approved☐ Disapproved

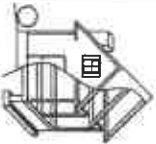
Comments

Signature of Zoning Official



Date

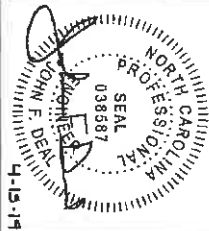
4-16-19



Company Licence # P-1011
(919) 890-6958

PO Box 31081, Raleigh, NC 27622
John@On-SiteResidentialEngineering.com

ON-SITE
Residential Engineering



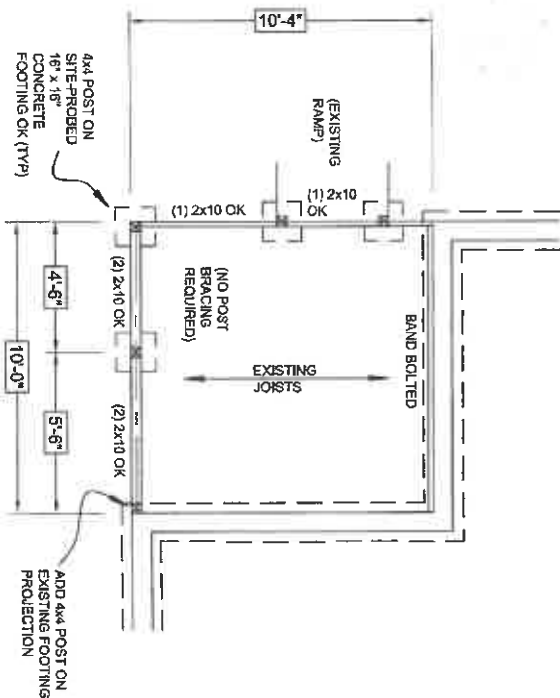
This engineering project is to provide structural plans to add a roof and walls over an existing Deck to create a new Sunroom. This structural plan is based on the site observation by John F. Deal, PE on April 15, 2019. The Engineer's seal applies only to structural items specifically shown on this plan.

PROJECT	19-146
LOCATION	2634 Bowden Drive, Creedmoor
CLIENT	Knights Home Builders
CONTACT	knighthomebuildersilc@gmail.com
DATE	April 15, 2019

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2018 NC RESIDENTIAL CODE DESIGN LOADS

LIVE LOADS	
WIND SPEED	115 mph
WIND EXPOSURE	"B"
SEISMIC DESIGN CATEGORY	"B"
DECKS AND BALCONIES	40 psf
GENERAL LIVING SPACE	40 psf
ROOF	20 psf
DEAD LOADS	
FLOOR / CEILING	10 psf
ROOF	7 psf
EXTERIOR WALL	13 psf



FOUNDATION STRUCTURAL PLAN

SCALE: 1/4" = 1'-0"

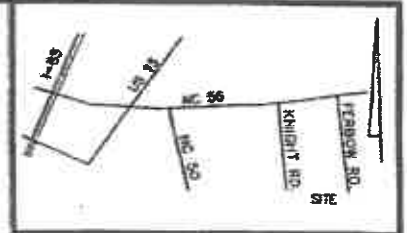
MM 4-16-19

LEGEND:

LINES SURVEYED _____
 LINES NOT SURVEYED _____
 FENCE _____
 MIN. SETBACK(PLAT) _____
 EXISTING 1/2" PIPE _____
 NO POINT FOUND OR SET _____
 EX. CONC. MONUMENT _____
 UTILITY BOX _____
 SEWER CLEANOUT _____
 WATER METER _____

NOTES:

- 1) ALL DISTANCES ARE HORIZONTAL GROUND.
- 2) THIS IS A SURVEY OF AN EXISTING PARCEL.
- 3) SEE RECORD PLAT FOR CONTROL TIE AND NOTES.
- 4) NO ENCROACHMENTS OBSERVED.
- 5) NO FEMA DESIGNATED FLOOD AREAS ON THIS LOT PER FIRM 3720180600J, 4-16-07



VICINITY MAP

NO SCALE

REFERENCES:

PB 22 PG. 129
 DB 1655 PG 515-516

MIN. SETBACKS(PLAT)

FRONT= 30'
 REAR= 20'
 SIDE= 10'
 SIDE ST=15'

EX. IMPERVIOUS AREAS

HOUSE= 1360 SQ. FT. ±
 STOR. BLDG.= 127 SQ. FT. ±
 WOOD RAMP= 160 SQ. FT. ±
 WOOD DECK= 107 SQ. FT. ±
 ALL CONCRETE= 703 SQ. FT. ±
 TOTAL= 2457 SF/ 23.5%

BOWDEN DRIVE
 40' PUBLIC R/W

BRG=N 76°00'42" E Ch. LEN=85.83'
 L=86.01' R=380.00'
 16.3ft

R=25.00' L=42.72'
 Ch. LEN=37.71'
 BRG=S 48°32'28" W

Proposed patio room
 on a new deck. No
 change in footprint.

N 23°58'01" W 119.28'
 (199)

MM

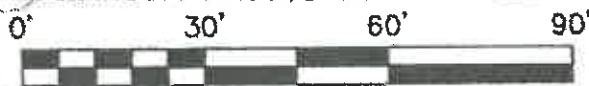
4-16-19

I, JOHN S. COLLIER, CERTIFY THAT THIS
 MAP WAS DRAWN BY ME FROM AN ACTUAL
 SURVEY BY ME OR MY ASSISTANT
 ACTING UNDER MY DIRECT SUPERVISION
 ON 2/6/19 AND IS CORRECT
 TO THE BEST OF MY KNOWLEDGE AND
 BELIEF. I ALSO CERTIFY THAT THE ERROR
 OF CLOSURE AS CALCULATED BY THE
 COORDINATE METHOD IS 1: 10,000 +/-

THE BOUNDARIES NOT SURVEYED
 ARE SHOWN AS BROKEN LINES PLOTTED
 FROM INFORMATION FOUND IN BOOK
 PB 22 PAGE 129 THAT THIS MAP
 WAS PREPARED IN ACCORDANCE WITH
 NCBSLS RULE .1600.

WITNESS MY SIGNATURE AND SEAL
 THIS 6TH DAY OF JAN 2019

John S. Collier
 PROFESSIONAL LAND SURVEYOR, L-3879



S 75°37'21" W 66.53'
 (188)

CURRENT OWNER(S): DAVID R. & ANNA S. W. GRISSOM
 NORA LEE GRISSOM
 2634 BOWDEN DR.
 CREEDMOOR, NC 27522
 LOT 187, GOLDEN POND SUBD. PH-3A
 PIN:180603221139, REID 23447
 BRASSFIELD TWP. GRANVILLE COUNTY, NC.

THIS SURVEY IS OF THE IMPROVEMENTS TO THE PROPERTY.

SURVEY FOR

CHAMPION WINDOW CO.

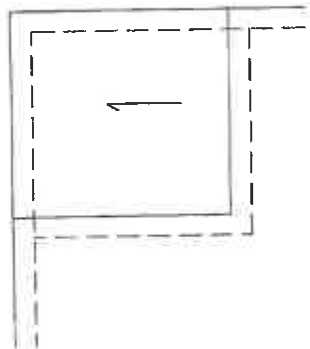
PREPARED BY

JOHN S. COLLIER, PLS, L-3879
 PROFESSIONAL LAND SURVEYOR
 3407 BAUGH ST. RALEIGH, NC. 27
 919-876-8727

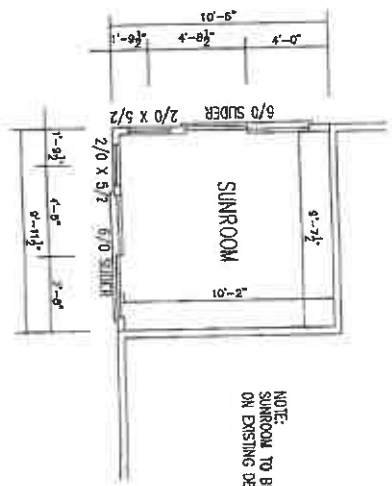
Scale: 1"=30' Date: 2/06/19 LT: 121

Drawn: JSC Checked: DHS FB: 28/11

GRANVILLE RESIDENTIAL INC. DOES NOT ASSUME LIABILITY FOR ANY VIOLATION OF OR CONSTRUCTION VIOLATIONS OF THESE PLANS. A INFORMATION MUST BE OBTAINED PRIOR TO CONSTRUCTION OF CONSTRUCTION. DIMENSIONS GIVEN OVER OTHER DIMENSIONS.

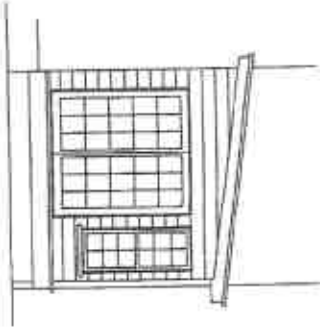


ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

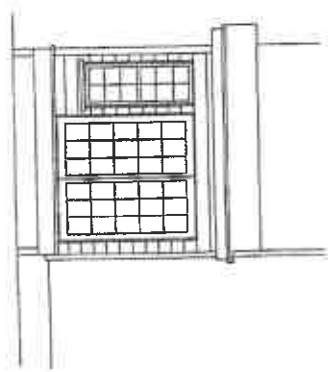


FLOOR PLAN
SCALE: 1/4" = 1'-0"

- NOTES:
- 1) 8'-0" CLG HGT (8'-1 1/2" PL HGT) (U.N.O.)
 - 2) SET WINDOWS @ 6'-8" A.F.F. (U.N.O.)
 - 3) WALLS FOUNDED @ 4" NOM. (U.N.O.)
 - 4) ELECTRICAL BY BLDG.
 - 5) DIMENSIONS ARE TO FINISH (U.N.O.)
 - 6) CONSULT WINDOW MANUF. SPEC. FOR EXPRESS REQ'D.



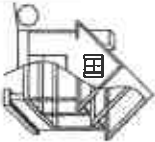
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

MM 4-16-19

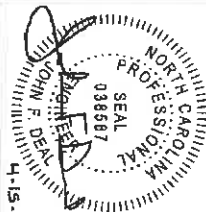
PROJECT: KNIGHT HOME BUILDER GRISSOM SUNROOM		DRAWN BY: CPB DATE: 4-8-19		GRANVILLE RESIDENTIAL INC.	
		REVISIONS:		P.O. BOX 2199 202 HILLSBORO ST. OXFORD, NC 27565	
		SHEET:		TEL: (919) 690-1051	
		PLAN:		FAX: (919) 690-4769	



Company License # P-1011
(919) 880-6958

PO Box 31091, Raleigh, NC 27622
john@On-SiteResidentialEngineering.com

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Residential Engineering

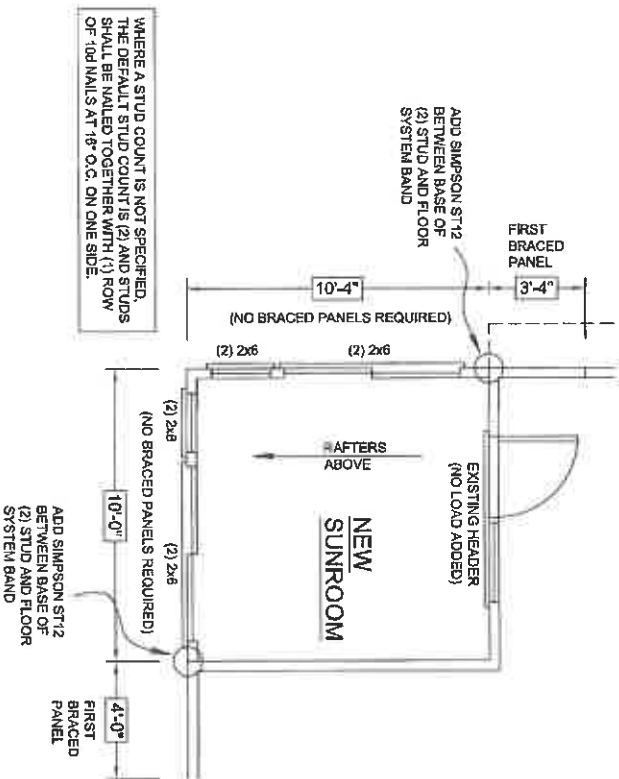


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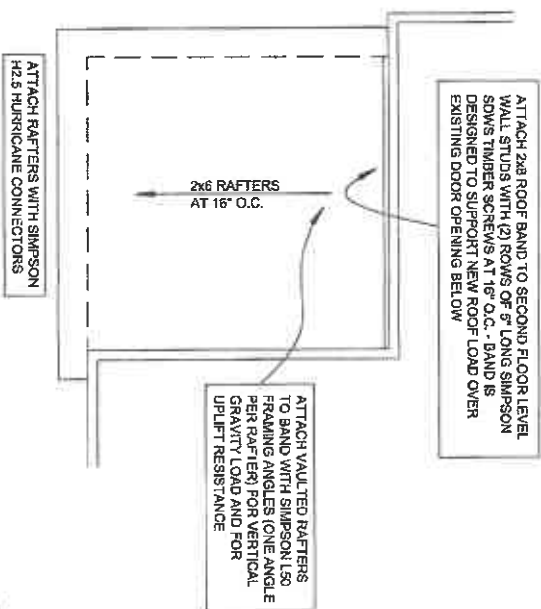
BECAUSE THE SPACE TO BE ENCLOSED IS ALREADY INSIDE THE CIRCUMSCRIBED RECTANGLE OF THE HOME FOR WALL BRACING, THE BRACED WALL PANELS IN THE EXISTING EXTERIOR WALLS COUNT FOR LATERAL RESISTANCE FOR THE NEW ENCLOSED SPACE. BOTH OF THE NEW WALLS ARE LESS THAN 12' LONG, SO THEY DO NOT REQUIRE A BRACED PANEL. NO ADDITIONAL BRACING IS NEEDED TO ADD THE PORCH. EXCEPT TO ADD THE SIMPSON ST12 STAPLS AS SHOWN BETWEEN THE BASE OF THE WALL AND THE FLOOR SYSTEM BAND TO MEET ANCHORING REQUIREMENTS WHEN THE FIRST BRACED PANEL IS NOT AT THE END OF THE BRACED WALL LINE.



FIRST FLOOR STRUCTURAL PLAN

SCALE: 1/4" = 1'-0"

- ROOF FRAMING STRUCTURAL NOTES**
- 1) ROOF FRAMING SHALL BE SPF #2 OR SYP #2
 - 2) STRUCTURAL ROOF MEMBERS SHALL NOT BE DRILLED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN R802.7.
 - 3) WOOD STRUCTURAL PANELS USED FOR ROOF SHEATHING SHALL MEET THE REQUIREMENTS OF TABLE R503.2.1.(1)



ROOF STRUCTURAL PLAN

SCALE: 1/4" = 1'-0"

MM
4-16-19