



**PLANNING &  
DEVELOPMENT SERVICES  
DEPARTMENT**

July 2, 2026

Costello Real Estate and Investments  
c/o Lauren Kniss  
[lauren.kniss@costellorei.com](mailto:lauren.kniss@costellorei.com)

**RE: Zoning Verification for 904 SW Maynard Road  
#26-ZL-10658 Wake County PIN: 0753966843 REID: 0510714**

Dear Lauren Kniss:

The undersigned certifies:

1. The Town of Cary has jurisdiction with respect to matters pertaining to zoning requirements, building codes, and subdivision regulations for the above referenced property and further, that the Planning and Development Services Department is charged with responsibility for enforcing zoning and subdivision regulations in Cary's jurisdiction.
2. The undersigned is an employee of the Town of Cary Planning and Development Services Department and is authorized by the Planning Director to issue this certification.
3. This certification is based on a review of ordinances and regulations in effect on July 2, 2026.
4. This letter is for zoning verification purposes only and does not authorize use of the property. All necessary approvals must be obtained from appropriate Cary departments and other required entities before a use may be established on the property.
5. The current zoning designation for the above referenced property is Residential 12 (R-12). A list of uses allowed in the R-12 district is in Cary's [Land Development Ordinance \(LDO\) Table 5.1-1](#).
6. The property is in the Watershed Protection Overlay District, Swift Creek Watershed sub-area. For information regarding development restrictions and requirements within the Watershed Protection Overlay District, please refer to [Land Development Ordinance \(LDO\) Section 4.4.6](#).
7. The property is not governed by a Master Sign Plan; therefore, sign regulations for this site are governed by [Chapter 9](#) of the Land Development Ordinance (LDO).
8. According to our research on June 18, 2026, staff knows of no facts that constitute a violation of a land-use statute, ordinance, permit, or any other official action concerning land use and authorized by NCGS Chapter 160D, Articles 7 or 8, associated with the subject property. No inspection has been conducted in association with writing this letter.
9. This letter shall not be construed as a determination that a particular use and/or structure is a permitted use and/or structure or complies with certain criteria and standards reviewed as part of a site or subdivision plan review, building permit application, or other required types of permits

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and approvals. Criteria include, but are not limited to: setbacks; parking requirements; building codes; etc.

10. This letter shall not be construed as a determination that a particular use complies with applicable regulations of any other jurisdiction.
11. For information regarding building permit records, Certificates of Occupancy, building violations and fire violations, please contact the Town of Cary Development Services by email at [311@carync.gov](mailto:311@carync.gov).

If you have questions, please contact me at [erin.puckett@carync.gov](mailto:erin.puckett@carync.gov) or (919) 380-5991.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Puckett', with a horizontal line extending to the right.

Erin Puckett, AICP  
Planning Manager