

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
CITY OF LUMBERTON, NORTH CAROLINA
APPLICATION FOR A VARIANCE
***** FLOOD DAMAGE PREVENTION ORDINANCE*****

TO: THE BOARD OF ADJUSTMENT OF THE CITY OF LUMBERTON

Applicant:

Owner (if different from Applicant):

1.

(Name)

(Name)

(Address)

(Address)

City/State/Zip

City/State/Zip

(Telephone)

(Telephone)

2. Description of Property:

(Address)

(Deed Book)

(Page)

(Map Book)

(Page)

(Frontage)

(Area)

3. Tax Map Identification:

(Township)

(Map)

(Block)

(Parcel)

4. Proposed Use of Property: _____

5. Zoning District Designation of Property: _____

6. Variance requested to requirement of Section 35-: _____

7. Purpose of Variance: _____

8. Development Site Plan: See Appendix A of Land Use Ordinance.

9. Notice of Hearing: All property owners within 150' of the perimeter of the property subject of this petition must be notified by first class mail. Please attach list of all such property owners as reflected on the current tax Assessor's Roll with current mailing addresses, Taxing Township, Map Number, Block Number, and parcel Number.

10. Factors Required to Grant a Variance: When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following "factors". In the spaces provided on the reverse side, indicate the facts that you intend to show and the arguments that you intend to make so that the Board may conclude that the factors exist. (No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.):

(Over)

(a) The danger that materials may be swept onto other lands to the injury of others;

(b) The danger to life and property due to flooding or erosion damage;

(c) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners;

(d) The importance of the services provided by the proposed facility to the community;

(e) The necessity of the facility of a waterfront location as defined under Article 2 of this article as a functionally dependent facility, where applicable;

(f) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

(g) The compatibility of the proposed use with existing and anticipated development

(h) The relationship of the proposed use of the comprehensive plan and floodplain management program for that area;

(i) The safety of access to the property in times of flood for ordinary and emergency vehicles;

(j) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and

(k) The cost of providing government services during the after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas electrical and water systems and streets and bridges;

I certify that all of the information presented by me in this Application is accurate to the best of my knowledge, information and belief.

(Applicant Signature)

(Date)

(Owner Signature)

(Date)

(Received By)

(Date)

Effective July 1, 2018

GENERAL INFORMATION

THE FOLLOWING PERMIT FEES ARE CURRENT AS OF JULY 1, 2018 NO BUILDING, ELECTRICAL, PLUMBING, MECHANICAL OR OTHER PERMITS ISSUED BY THE DEPARTMENT SHALL BE VALID UNTIL FEES HAVE BEEN PAID TO THE CITY OF LUMBERTON.

PERMITS WILL BE ISSUED BETWEEN THE HOURS OF 8:00 AND 10:00 A.M. AND 3:30 - 5:00 PM IN THE INSPECTIONS DEPARTMENT AT THE MUNICIPAL BUILDING, 500 N. CEDAR STREET, LUMBERTON.

FOR MORE INFORMATION ON PERMIT FEES, PLEASE CALL THE PLANNING DEPARTMENT AT 671-3838.

I. BUILDING PERMITS

A. NEW CONSTRUCTION, ADDITIONS, AND ALTERATIONS:
\$3.50 PER \$1,000 CONSTRUCTION VALUE
\$50.00 MINIMUM

B. REROOF OR REPAIR TO ROOF:
\$3.50 PER \$1,000 CONSTRUCTION VALUE
\$50.00 MINIMUM

C. BUILDING DEMOLITION:
RESIDENTIAL \$100.00
COMMERCIAL 0.1-10,000 SQFT. \$150.00
10,001+ \$250.00

D. MOVING PERMIT: \$100.00

II. INSULATION
\$0.020 PER SQUARE FOOT HEATED FLOOR
(\$40.00 MINIMUM)

III. ELECTRICAL
\$40.00 APPLICATION FEE PLUS

\$5.00 PER 220 VOLT OUTLET
\$0.50 PER 110 VOLT OUTLET
\$5.00 PER MOTOR

SERVICE CHANGE & REPAIR
UP TO 200 AMP \$40.00
201 AMP+ \$60.00

IV. PLUMBING

A. \$40.00 APPLICATION FEE PLUS:
\$5.00 PER FIXTURE

B. SPRINKLER SYSTEM
\$0.03 PER SQUARE FOOT FLOOR AREA

V. MECHANICAL

\$40.00 APPLICATION FEE PLUS:

A. AIR CONDITIONING & HEAT PUMPS

0.1 - 5 TONS	\$20.00
5.1 - 50 TONS	\$25.00
50+ TONS	\$60.00
SPLIT SYSTEMS ADD	\$ 5.00

***B. FOSSIL FUEL BURNING EQUIPMENT**

0.1 - 50,000 BTU	\$15.00
50,000 - 100,000 BTU	\$20.00
100,000 - 200,000 BTU	\$25.00
200,001+ BTU	\$30.00

C. REFRIGERATION

(COMPRESSOR RATING)

0.1 - 5 TONS	\$15.00
5.1 - 15 TONS	\$20.00
15 + TONS	\$30.00

D. COOKING EQUIPMENT HOODS

(COMMERCIAL ONLY)

0.1 - 10 SQ.FT.	\$20.00
10.1 - 50 SQ.FT.	\$25.00
50.1 - 100 SQ.FT.	\$30.00
100+ SQ.FT.	\$40.00

EXHAUST FANS \$5.00

VENTILATION EQUIPMENT
(OTHER THAN RESIDENCES) \$20.00

MODIFICATION, REPAIR OR REPLACEMENT OF DUCT
WORK \$30.00

***E. GAS PIPING** \$30.00

* NO APPLICATION FEE

VI. MISCELLANEOUS FEES

*A. ABC COMPLIANCE	\$40.00
*B. DAYCARE COMPLIANCE	\$40.00
*C. FUEL TANK PRESSURE TEST	\$40.00
*D. POWER OUTS (VACANT)	\$40.00
*E. COMMERCIAL FIRE ALARM	\$40.00

VII. MOBILE HOMES

\$30.00 SET UP FEE
\$30.00 ELECTRICAL FEE
\$30.00 PLUMBING FEE

\$30.00 REINSPECTION FEE

VIII. SIGNS

A. NEW SIGN

1. OUTDOOR ADVERTISING
OFF PREMISES \$100.00 PER SIDE

2. PRINCIPLE USE

0 - 50 SQ.FT.	\$50.00
51+ SQ.FT.	\$100.00

3. COMMERCIAL ACCESSORY - \$10.00 PER SIDE

4. TEMPORARY - \$10.00 PER SIDE

B. MODIFICATION

ALL SIGNS \$25.00 PER SIDE

VIII. OTHER FEES

A. CONDITIONAL USE PERMIT

1. APPLICATION FEE	\$250.00
2. SUBDIVISION - PAYABLE AT FINAL PLAT STAGE	
A. PER LOT W/IMPROVEMENTS	\$50.00
B. PER LOT W/O IMPROVEMENTS	\$20.00

B. VARIANCE OR APPEAL TO ADMINISTRATIVE DECISION:
APPLICATION \$250.00

C. REZONING PETITION
APPLICATION \$250.00

D. ANNEXATION PETITION
APPLICATION \$100.00

E. LAND USE PERMIT (ZONING) \$ 25.00

F. ZONING CERTIFICATION LETTER \$ 5.00

G. SITE PLAN REVIEW

(LESS THAN 1 ACRE)	\$ 50.00
(FROM 1 TO 4.9 ACRES)	\$150.00
(5 ACRES & LARGER)	\$250.00
3 RD & EACH ADDITIONAL REVIEW	\$ 50.00

H. LAND USE ORDINANCE \$ 30.00

COPIES

8.5" X 11" (14")	\$.25
11" X 17"	\$.50
18" X 24"	\$ 2.00
24" X 36"	\$ 3.00
30" X 42"	\$ 4.00

DEPARTMENT OF PLANNING & INSPECTIONS

DEVELOPMENT REVIEW PROCEDURES

PLAN REVIEW

CHAPTER 35 OF THE LUMBERTON CITY CODE REQUIRES THE PREPARATION AND SUBMITTAL OF DEVELOPMENT PLANS FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE DEPARTMENT COORDINATES THIS FUNCTION FOR THE CITY AND ADVISES APPLICANTS OF THEIR RESPONSIBILITIES RELATIVE TO PLAN SUBMISSION, PERMIT ISSUANCE, AND FEE PAYMENT.

MOST BUILDING PERMITS CAN BE ISSUED WITHIN 2 TO 4 WORKING DAYS WHILE MOST TRADE PERMITS CAN BE ISSUED UPON APPLICATION. THE INFORMATION REQUIRED TO BE DISCLOSED FOR THE ISSUANCE OF A PERMIT IS REFLECTED ON THE APPLICATIONS OR ON THE SITE PLAN CHECK LIST, ALL OF WHICH ARE AVAILABLE AT THE DEPARTMENT.

BUILDING PERMITS FOR CHANGE OF USE, NEW CONSTRUCTION, ADDITIONS, ETC. REQUIRE THE SUBMISSION OF DETAILED DEVELOPMENT SITE PLANS AS WELL AS CONSTRUCTION DRAWINGS AND SPECIFICATIONS.

REVIEW BY OTHER AGENCIES

THE TYPE OR LOCATION OF A DEVELOPMENT PROPOSAL MAY REQUIRE THE REVIEW OF PLANS AND SPECIFICATIONS BY STATE OR FEDERAL AGENCIES. WHILE THE APPLICANT IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE REGULATIONS OF OTHER AGENCIES, THE DEPARTMENT WILL ROUTE PLANS TO THE RELEVANT CITY AGENCIES FOR REVIEW AND COMMENT. PERMITS MAY NEED TO BE OBTAINED FROM THESE AGENCIES AND FEES PAID.

IN ADDITION, AUTHORIZATION TO USE A TRACT OF LAND MAY REQUIRE THE APPROVAL OF THE LUMBERTON CITY COUNCIL OR BOARD OF ADJUSTMENT; THESE APPROVALS ARE SUBJECT TO A PUBLIC HEARING PROCESS AND CAN REQUIRE SEVERAL MONTHS TO CONCLUDE.

OTHER FEES

FEES MY BE ASSESSED BY STATE AND FEDERAL AGENCIES AS WELL AS THE OTHER CITY AGENCIES. EXAMPLES INCLUDE THE PUBLIC WORKS DEPARTMENT FEES FOR DRIVEWAY CUTS, WATER CONNECTION, SEWER CONNECTION, AND STORM DRAINAGE, ALSO THE ELECTRIC UTILITIES DEPARTMENT FEES FOR SERVICE CONNECTIONS.

THESE FEES AS, APPROPRIATE, MUST BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

MUNICIPAL PLANNING AUTHORITY

**THE CITY OF LUMBERTON ENFORCES
COMPREHENSIVE LAND USE CODES WITHIN ITS
CORPORATE LIMITS AND EXTRATERRITORIAL
JURISDICTION. QUESTIONS ABOUT THE LOCATION OF
ITS PLANNING BOUNDARY SHOULD BE DIRECTED TO
THE PLANNING DEPARTMENT AT (910) 671-3838.**

MUNICIPAL UTILITIES

THE CITY OF LUMBERTON IS A FULL SERVICE UTILITY PROVIDER OFFERING WATER, SANITARY SEWER, AND ELECTRIC UTILITY SERVICES.

CONTACT PERSONS

<u>DEPUTY CITY MANAGER</u> BRANDON LOVE	272-1346
<u>INTERIM PLANNING DIRECTOR</u> ARTRIEL KIRCHNER	671-3977
<u>INSPECTIONS DIRECTOR</u> BEN ANDREWS	671-3837
<u>BUILDING INSPECTORS</u> BOBBY RAY MEARES	671-3839 671-3840
<u>CODE ENFORCEMENT OFFICER</u> STEPHANIE CANADY	671-3842
<u>FIRE INSPECTOR</u> JOE OLIVER	671-3841
<u>COMMUNITY DEVELOPMENT ADMINISTRATOR</u> BRIAN NOLLEY	671-3844
<u>PUBLIC WORKS DIRECTOR</u> ROB ARMSTRONG	671-3851
<u>ELECTRIC UTILITIES DIRECTOR</u> LAMAR BRAYBOY	671-3865

Planning & Inspections Fee

CITY OF LUMBERTON



PERMIT FEE SCHEDULE EFFECTIVE JULY 1, 2018