

ZONING PERMIT

Town of Banner Elk

PO Box 2049, Banner Elk, North Carolina 28604
Telephone (828) 898-5398 - Fax (828) 898-4568

Permit Number _____

Date _____ PIN# _____ Zoning District _____

Property Owner _____

Physical Address _____

In Town [] ETJ [] Annexation Requested: Yes [] No [] N/A []

Flood Zone Class _____ Map Reference _____

Mailing Address _____

Phone _____ Email _____

If Different Than Owner

Applicant _____

Applicant Mailing Address _____

Applicant Phone _____ Email _____

1) Permit Request:

New Construction [] Change In Use [] Addition to Building [] Additional Use []

2) Residential Use [] Commercial Use [] 3) Is this a Multi-Business Building Yes [] No []

4) Is Project in a Subdivision: Yes [] No [] 5) Are there Restrictive Covenants: Yes [] No []

6) Are ARG's Required: Yes [] No [] 7) Driveway Permit Yes [] No []

If Applicable

Type of Business _____

Project/Business Name _____

I certify that the forgoing information, together with the drawings and specifications submitted are accurate to the best of my knowledge and agree to the terms and conditions as established by the Town of Banner Elk Municipal Code relating to the development or building of this project.

Signature of Applicant: _____ Date: _____

New Construction or Building Addition

If the permit requested is for New Construction or a Building Addition, attach a site plan showing setbacks and a side elevation plan showing build height from grade. Additional detail should indicate parcel size, road connections, drainage, driveways, culverts, landscaping, unique land features, parking, outdoor lighting, percentage of impervious surface, total area of land disturbance, stormwater mitigation and other requirements specific for the use being requested as maybe needed to review the project.

Contractor _____

Contractor Mailing Address _____

Contractor Phone _____ Email _____

Impervious Surface Calculation Sheet

This calculation sheet is a necessary attachment for all land use/zoning applications involving additional square footage being added to a parcel. Because of the impact of storm water runoff on surface water, The Town of Banner Elk Stormwater Ordinance limits the amount of impervious surface coverage allowed in residential and commercial areas. In order to assure compliance with this ordinance, an accurate calculation of the amount of impervious surface coverage is needed. A short definition of impervious surface is “any constructed hard surface that prevents or slows the flow of water into the soil”. Examples of impervious surfaces include rooftops, buildings, sidewalks, parking lots, patios, and roads or driveways made of asphalt, concrete or gravel.

The complete ordinance can be found in Town of Banner Elk Code of Ordinances, Title XV Land Usage, Section 152.028, Table C and Section 152.033 Stormwater Management

Lot Dimensions: _____ Total Lot Area: _____ Average Grade of Slope: _____

Use the following table to Calculate Total Impervious Surface Area:

Impervious Surface Item	Dimensions	Area (ft ²)
Proposed or Existing Building		
Proposed Addition		
Proposed Accessory Building or Garage		
Existing Accessory Building 1		
Existing Accessory Building 2		
Sidewalk(s)		
Patio(s) & Deck(s)		
Driveway & Parking Area (Including gravel surfaced areas)		
Other		
		Total:
Total Impervious Area%: Formula=Area(ft ²)/Total Lot Area		

I certify that the above information is true and accurate to the best of my knowledge and that I have included all existing and proposed impervious surfaces. I understand that supplying erroneous information may result in the need to remove impervious surfaces if it is discovered that the maximum coverage has been exceeded.

Signature of Applicant: _____ Date: _____

TOWN STAFF USE ONLY

Check List

Site Sketch Plan Submitted (1' = 40'): Yes [] No [] N/A []

Setbacks Shown: Front _____ Back _____ Side _____

Setbacks Required: Front _____ Back _____ Side _____

Height of Building: _____ Total Square Footage of Building _____

Lineal Footage of Street Frontage: _____ Lineal Footage of Building: _____

Total Lot Area: _____ Average Grade of Slope: _____

Percentage of Impervious Surface _____ Total Area of Land Disturbance _____

Parking: Yes [] No [] N/A []

Road Connections: Yes [] No [] N/A []

Drainage/Driveways/Culverts Addressed: Yes [] No [] N/A []

Stormwater: Yes [] No [] N/A []

Outdoor Lighting: Yes [] No [] N/A []

Landscaping: Yes [] No [] N/A []

Unique Land Features: Yes [] No [] N/A []

Town Water and Wastewater Available: Yes [] No [] N/A []

Private Well & Septic: Yes [] No [] N/A []

Other Buildings: Yes [] No [] N/A []

Solid Waste: Yes [] No [] N/A []

Special Issues to be Addressed:

Fee Calculations

Water System Development Fee: _____

Wastewater System Development Fee: _____

Other Related Fees: _____

Zoning Permit: _____ /1,000 x \$1.00 = _____
(Project Cost) (Minimum Fee \$30.00)

Total Due: \$ _____

TOWN STAFF USE ONLY

Additional Information:

Amount Paid: _____ Date Paid: _____

Zoning Administrator: _____ Date: _____

Compliance Checked: _____ Date: _____

Site Plan Requirements

The following items must be included with any permit request unless expressly provided that the information is not required for the permit being requested. Plan must be stamped by a certified engineer, architect or surveyor.

Plat/Site Plan showing:

- Lot Lines
- Setbacks
- Building Footprint with Square Footage
- Decks/Patios Footprint with Square Footage
- Driveways and Parking Areas with Square Footage
- Impervious Surface Square Footage and Percentage of Parcel
- Road Connections
- Culvert Locations
- Contour Lines
 - Calculated - Average Slope of Parcel
 - Calculated - Average Elevation of Building Footprint
- Unique Land Features
- Areas of Excavation
- Areas Requiring Retaining Walls

Building Plans:

- Showing Elevations
- Showing Total Building Height
- Showing Total Square Footage
 - Building
 - Decks/Patios