

Tab 5

TOWN OF ORIENTAL ZONING COMPLIANCE APPLICATION

Date: 2/13/24 Application No. _____ (Town issued) Zone: MU-1
 Fee paid: Cash _____ Check _____ Commercial
 Check one: Multi-family _____ Subdivision _____ Addition _____ Deck _____ Shed _____ Renovation _____
 Circle: If renovation, enlarging? Y N More than 50% size or value change? Y N
 Y N New Construction
 Name of Site Owner: Maureen Jones
 Mailing Address of Site Owner: 6114 Raccon Run
 Phone Number: 1-503-757-0148
 Name of Applicant (if different): Mr. Gary Peterson
 Does this project involve a change of use: No

Name of Contractor: Shane Harris Construction Phone No. 252.249.7200
 GC License No: 76559 Mailing Address: 4771 Florence Rd.,
I have read and understand all chapters of the Growth Management Ordinance and Town of Oriental General Ordinances and agree to abide by all rules and regulations concerning construction in Oriental.
[Signature] Merritt, NC 28556
 Signature

Development Standards:	For Official Use Only:	
	Compliant	Non Compliant
A. Building Height (excludes steeples, bell towers, chimneys, ventilation, dormers) Total Height: Above Grade: <u>27' - 4"</u> Above Mean Sea Level: <u>4.5'</u> (Existing) Height of highest eaves measured from adjacent grade: <u>18' - 11"</u> Roof Pitch: (min 4/12, max 12/12): <u>7/12</u>	_____	_____
B. Total Building Area percentage (existing and proposed-buildings only, dripline, not foundation): <u>2,814</u> Percentage of lot area covered (building area/lot area X100): <u>28.14%</u>	_____	_____
C. Total Impervious Area percentage (all roofed and paved surfaces): <u>3,277</u> Impervious surface/building area X100): <u>32.77%</u>	_____	_____
D. Distance of closest building to street right of way: <u>15' - 1"</u>	_____	_____
Distance of closest building to all other property lines: <u>7' - 1"</u>	_____	_____
E. Does the facility require a backflow/cross connection device/assembly? <u>Yes</u>	_____	_____
F. Lot area: Number of units: <u>1</u>	_____	_____
G. Number of multi family residences: <u>N/A</u> Number of off-street parking spaces: <u>11</u> width of spaces: <u>9'</u> length of parking spaces: <u>20'</u> Any additional parking off-site?: <u>No</u> How will spaces be demarcated? <u>Concrete Bumper</u> If more than 4 spaces, can all get to street without backing? <u>Yes</u> does parking serve 3 or more units? <u>N/A</u> parking lot surface: <u>No. 57, Aashto</u> parking lot landscape plan: <u>To be determined.</u> Business use of the residence: (sq ft): <u>N/A</u> Multi Unit dwellings with one bedroom per unit: <u>N/A</u> Motel, Hotel, Bed and Breakfast (# rooms available): <u>N/A</u> Restaurants: Gross floor area: <u>2,578</u> # seats <u>76.60</u> Marinas: Number of slips: <u>N/A</u> Other businesses: gross floor area: <u>N/A</u> Number of businesses on premises: <u>1</u>	_____	_____
H. Lot Area, non-residential:	_____	_____

Gross Area: 2,814 (total floor area of all buildings)

Lot area: 10,000

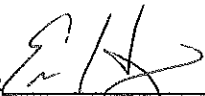
Floor area ratio: 28.14

Marinas- (5 slips or more):

slips: N/A

lot area: N/A

I. Bay River Metropolitan Sewer District approval:


signature/ date

J. Existing trees on property surveyed by Tree Board to note Town trees to be protected

I certify that the above information accurately describes the proposed project. I understand that the Town will neither provide water service nor approve Bay River sewer connection to this project site if this project is built out of compliance with the Town of Oriental Growth Management Ordinance.

Property Owner Signature: 

Date: 3/6/24

Pamlico County Building Inspector below this line only

Is this plan compliant with the Pamlico County Flood Prevention Ordinance? _____

Building Inspector Signature _____ Date _____

Oriental staff use below this line

Approval issued: _____ Date _____

If not approved, notice sent: _____ date: _____

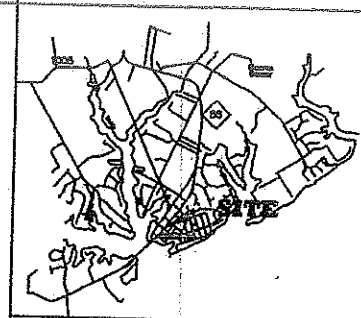
Refer to Planning Board: _____ Date: _____

Land Use Administrator: _____ Date: _____

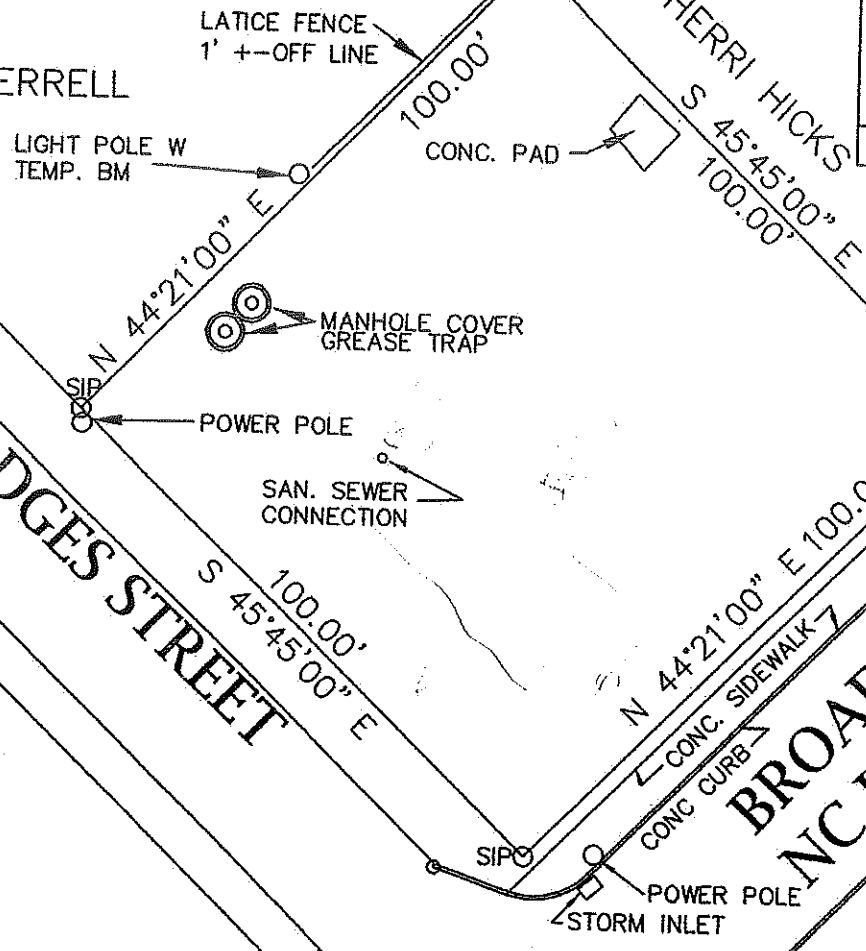
Planning Board Member: _____ Date: _____

N/F
JAMES TERRELL

N/F
SHERRI HICKS



LOCATION MAP NTS



DEED BOOK 262, PG 627



THE PRESENT OWNER, ACCORDING TO PAMLICO CO. GIS,
IS MAUREEN JONES
THIS PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 6)
ACCORDING TO FEMA FIRM DATA

I, WILLIAM E. MARLOWE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
N.C. GS 170, SECTION 1(1)(c)

William E. Marlowe
WILLIAM E. MARLOWE, P.L.S.

9-17-2023
DATE

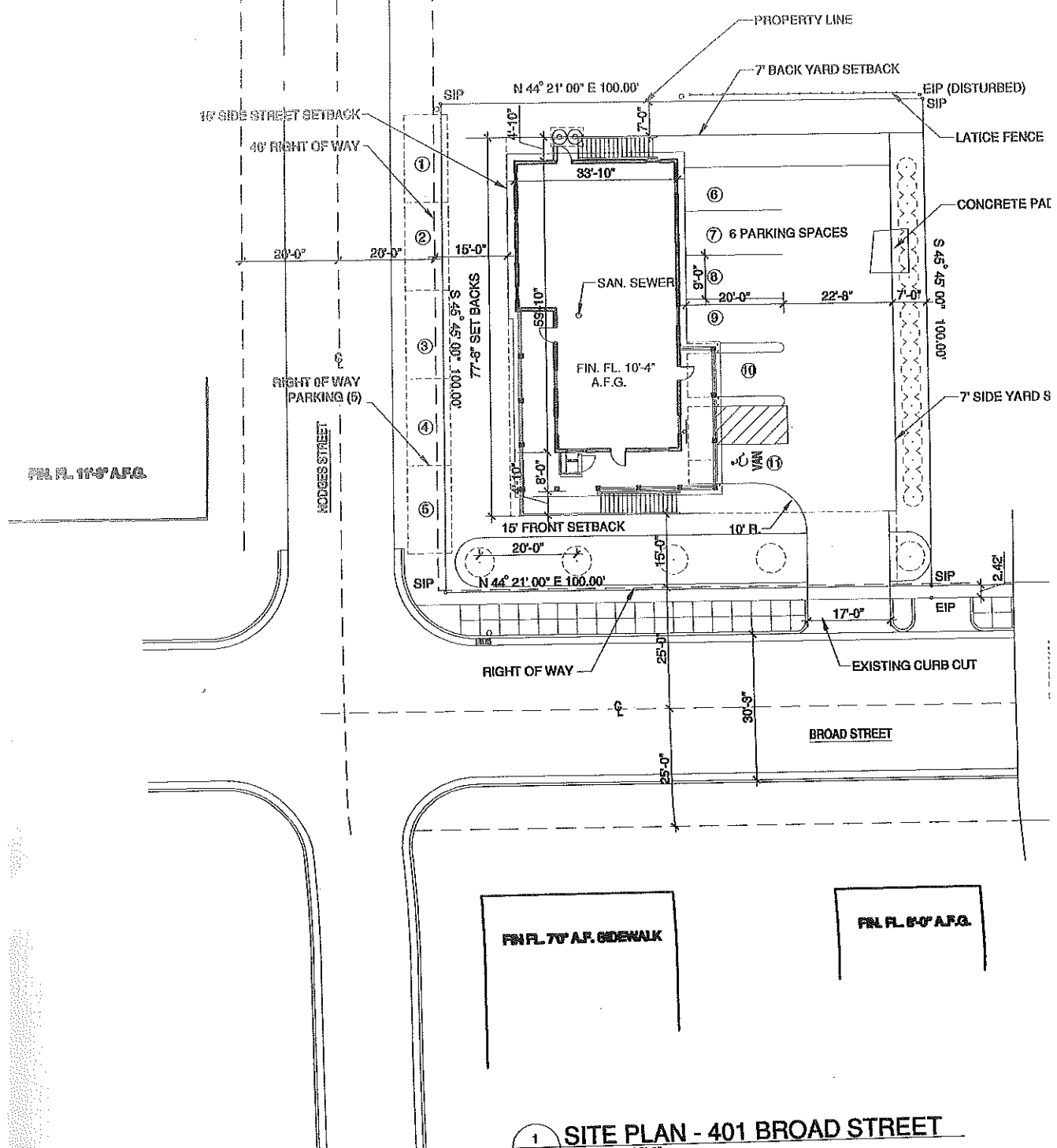


I, William E. Marlowe, do hereby certify that to the best of my knowledge and belief, this Plat, drawn under my supervision, represents a field survey conducted under my supervision (Ref. deed description recorded in Book 714, Page 892, etc.) (other); that the boundaries not surveyed are clearly noted, as Drawn from information found in Book 714, Page 892; that the ratio of precision, as calculated, is greater than 1 in 10,000; that this Plat was prepared in accordance with G.S. 47-30 as amended.
That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street. NC GS 47-30, Section 1(1)(c)
Witness my original signature and seal this 17th day of SEPTEMBER, 2023.

William E. Marlowe
6-3813

RESURVEY		
DRAWN	DATE	MAUREEN JONES
	09/16/23	401 BROAD STREET
APPROVED	TOWNSHIP	ORIENTAL, NC
		TAX ID J082-158
SCALE	SHEET	PROJECT NO.
1" = 30'		231186

WILLIAM E. MARLOWE, PLS
1109 GILGO ROAD, ORIENTAL, NC 28571
252-249-9852



1 SITE PLAN - 401 BROAD STREET
 A 1.0 SCALE 1" = 20'-0"

ZONING - MU-1



NORTH



Application # _____

Fee paid: _____

Land Use Application

Owner	Applicant/Agent	Business
Maureen Jones,	Mr. Gary Peterson,	Architecture
Mailing Address	Site Address	Phone
6114 Raccoon Run,	401 Broad Street,	1.503.757.0148
Description of Use/Project/Activity		
Bakery / Wine Bar		

Other Permits Required
Town of Oriental Zoning Compliance

Is the Proposed Use allowable according to covenants and HOA regulations at the proposed site? N/A

Growth Management District Yes Building Vacant? (Y/N) How Long? N/A

Proposed Use Bakery/ Wine Bar GMO Section 8.000 Reataurant, MU-1

	Lot Size/Area (required)	Setbacks (proposed)	Action	Application #
Lot Area:	<u>10,000 S.F.</u>	_____	Land Use Permit (Y/N)	_____
Lot Width:	<u>100</u>	_____	Special Use Permit (Y/N)	_____
Lot Depth:	<u>100</u>	_____	Street Closing (Y/N)	_____
Front:	_____	_____	Subdivision Approval (Y/N)	_____
Street Side:	_____	_____	Variance (Y/N)	_____
Side:	_____	_____	Site Plan (Y/N)	_____
Rear:	_____	_____	Appeal/Interpretation (Y/N)	_____
Height:	<u>27'-4"</u>	_____	Amendment (Y/N)	_____

Size of Structure:
Length: 77'-6" Width: 41'-2" Gross Building Area 2,578 Number of Stories 1

parking spaces on-site 11 signage (requires sign permit?) Yes

Comments:

See Attachment

Signature of Applicant *Maureen Jones*
 Signature of Owner *Maureen Jones*
 Approved By _____

Date 3/5/24
 Date 3/6/24
 Date _____

Comments:

The building consists of 2,578 S.F. of new construction, of which 588 S.F. of interior dining area. Out siding dining area consist of three porches totaling 561 S.F. Total dining area of 1,149 S.F. divided by 15 S.F. (Table 1004.1.2 NCBC) results in 76.60 clients. Total dining area of 1,149 divided by current parking standards equals 9.62 parking spaces. ($588 / 100 \text{ S.F.} = 5.88$, $561 / 150 \text{ S.F.} = 3.74$) There are 10 on site parking spaces and 1 van accessible space resulting in a total of 11 spaces. The van accessible space is the result of a compromise reached with the Pamlico County Building Inspector.