

Town of Benson

\$50 Fee



ZONING CLEARANCE APPLICATION – RESIDENTIAL

Project #: _____

This application is intended for all projects related to residential construction, including: new single- and two-family home construction, new additions to existing homes, the construction of accessory buildings, the construction of accessory dwellings (2nd homes), and interior renovations. Please include a site plan/plot plan showing the scope of work intended and existing conditions such as septic systems and wells, if present. Site plan examples are provided for your reference.

Jurisdiction: ☐ Town of Benson Town Limits

☐ ETJ

Property Address/Location: _____ Parcel/Tax ID #: _____

Name of Subdivision or Mobile Home Park: _____ Lot #: _____

Proposed Project Type (select only one option, as each of these must be reviewed/permitted separately):

☐ New Home Construction

☐ Accessory Dwelling (2nd Home)

☐ Addition to Existing Home

☐ Accessory Structure (shop, garage, pool)

☐ Renovations Only (no additions)

☐ Fence

Impervious Surface Area: Lot Size (Sq Ft.) _____ Total Impervious Surface (Sq Ft.) _____ Percentage _____

Building Size: _____ Percent Coverage _____

If Building a New Home, Select the Home Type: ☐ Site- or Stick-Built

☐ Modular

☐ Manufactured

If Building an Accessory Building: Total Square Footage: _____

Building Height: _____

Description of Project: _____

Proposed Minimum Building Setbacks

- Building setbacks are **the minimum required distance from the structure (home) to the property line.**
- If any structure proposed for construction/expansion is **within 5ft** of a minimum building setback, the property lines **must** be located by a licensed land surveyor.

Proposed Setbacks: FRONT _____ ft. REAR _____ ft. LEFT SIDE _____ ft. RIGHT SIDE _____ ft.

Water Source: Is the source: ☐ EXISTING ☐ PROPOSED ☐ PUBLIC ☐ PRIVATE (well)

Sewer Source: Is the source: ☐ EXISTING ☐ PROPOSED ☐ PUBLIC ☐ PRIVATE (septic)

Access: Is the source: ☐ EXISTING ☐ PROPOSED ☐ PUBLIC (street) ☐ PRIVATE (easement)

I hereby certify that the information provided on and attached to this application is accurate to the best of my knowledge as of the date of my signature. Also, I have illustrated all existing conditions (easements, septic system, floodplain, etc.) on the site plan required to be submitted with this application.

Applicant's Name: _____

Applicant Signature: _____ Date: _____

Mailing Address: _____

Email Address: _____ Phone: _____

Town of Benson



RESIDENTIAL SITE PLAN EXAMPLE

This example site plan below is provided as a guide for the information that must be included on your submitted site plan for a complete Planning Department review of your proposed project. Please illustrate where you propose to construct your new project, whether it be a new home, an addition to an existing home, an accessory building, or a pool.

Provide the distance between your new structure and all property lines so that minimum building setbacks can be verified. It is extremely important that your property lines are located prior to starting construction. Building a structure within a minimum building setback will result in the failing of your inspection and you will be required to demolish and/or relocate the portion of the structure found to be within the minimum building setback.

If you are unaware of your property line locations, you will need to contact a licensed professional land surveyor to either mark your property corners or draft a to-scale site plan to submit. Your minimum building setbacks are determined by your property's zoning designation. If you do not know your property's zoning and/or minimum building setbacks, please contact the Planning Department at 919-894-3553.

SITE PLAN EXAMPLE (NEW HOME, ACCESSORY STRUCTURE, AND HOME ADDITION)

