

TOWN OF LAKE LURE
LAKE STRUCTURE PERMIT APPLICATION

Permit Fee \$400

Permit # LSP-

Permit Fee \$240 for Decktop Accessory Structure

Approved: ____	Rejected: ____	
Variance Required: ____	Variance #: ____	Approving Official: _____
Variance Approval Date: _____		Date: _____
As-Built Survey required? ____		(Stabilization type approved by: _____, ECO)
Shoreline Stabilization required: Type 1 2 3		

Please complete all sections of application. Use ink/no pencil.

To-scale site plan, certified plans, and fees must be submitted with this application.

Applicant name: _____ Application date: _____

Mailing address: _____

Daytime phone: _____ Email: _____

Name and address of owner of upland property* (if not applicant): _____

Address of upland property* _____

*Upland property is the land adjacent to the shoreline where the structure is proposed.

Map ____ Block ____ Lot ____ Parcel/Tax PIN _____ Shoreline width _____

Current zoning of upland lot _____

STRUCTURE(S) PROPOSED (check all that apply):

Dock ____ Pier ____ Boathouse/Roofed Structure ____ Deck ____ Cluster mooring ____

Boardwalk ____ Float ____ Ramp ____ Marina ____ Seawall ____ Other ____

Decktop Accessory Structure ____ (Requires approval by the Lake Structure Appeals Board)

Proposed Use of Structure _____

GENERAL INFORMATION:

Property owner's liability insurance company and policy no. _____

Contractor name: _____ Est. Construction/Repair Cost \$ _____

Does the owner have a residence on this lot or an adjoining lot? Yes ____ No ____

A seawall is: in place ____ to be built ____ not required ____ Rip-Rap: Yes/No

List all existing lake structures on property and show on plans: _____

A refundable *deposit of compliance* in the amount of: \$ _____ is included: Yes/No

(\$500 for structures or alterations \$1,001 - \$4,999 / \$1,000 for structures or alterations \$5,000 up)

SITE / STRUCTURE SPECIFICATIONS:

	Seawall	Other Lake Structures
Distance from structure to opposite shore	N/A	
Distance from structure to side lot line	N/A	/
Structure Height / Length / Width / Area	/ / /	/ / /
Height above deck (Decktop Acc. Structure only)	N/A	
Water depth at end of structure	N/A	
Construction materials		
Covered or uncovered (roof?)	N/A	
Number of boat slips and/or moorings	N/A	
Any waste water system?	N/A	

No structure shall hereafter be erected or maintained within the lake boundary of Lake Lure within the corporate limits of the town and no use made of the water surface and land thereunder or any facility or structure located thereon, except in conformity with the Town of Lake Lure Lake Structure Regulations, or amendments thereto. Use of any lake structure as temporary or permanent living quarters is prohibited. Issuance of a permit or certificate for a lake structure does not confer any rights to ownership of land or water owned by the town.

Issuance of this permit does not abrogate the right of the Town of Lake Lure to flood to the 995 feet above sea level contour line, which right was conferred to the town by deed. Additionally, the town shall not be liable for harm to any structure erected on the waters of Lake Lure pursuant to this permit, absent gross negligence. Issuance of the permit does not constitute a waiver of any rights or defenses available to the town in the event of any damage or loss occurring to said structures.

The applicant understands that structures are allowed on Lake Lure only by permission of the town and the continued permission by the town to allow a structure on the lake does not confer any rights of ownership or possession. A building permit from the Rutherford County Building Inspections Department must be secured before construction begins.

Acceptance of the permit and the privileges conferred therein constitutes an acceptance of these terms.

Owner or agent: _____ Date: _____

<i>For office use only</i>	
Date of final inspection _____	
Date refund of deposit of compliance was requested _____	
_____	_____
Approving Official	Date

Permits for seawalls also require approval by the U.S. Army Corps of Engineers and the North Carolina Division of Water Quality

Lake Structure Permit Application Checklist
According to Chapter 6, Article III of Town of Lake Lure Code of Ordinances

Unless authorized by us, your application is not complete until we have received the following items:

- _____ Application form completed to the best of applicant’s knowledge. Please use ink and write legibly.
- _____ Completed Floodplain Development Permit
- _____ To-scale site plans, w/structure(s) dimensions, location relative to the shoreline & boundary lines
- _____ Map of the measurable shoreline of the upland lot showing the shoreline length
- _____ Plans certified by a licensed architect or engineer, drawn to scale, showing the height, length, width, and configuration of the proposed installation
- _____ Proof of liability insurance coverage against claims for bodily injury, death or property damage occurring in or about the lake structure in the amount of at least \$500,000 per occurrence
- _____ Documents showing approval of fuel storage and dispensing systems from any appropriate federal, state and local agencies (if required)
- _____ Proof of ownership of a residence or residence under construction on the upland lot or an adjoining lot (boathouses only)
- _____ 404 Permit/401 Certification from US Army Corps of Engineers and NC Division of Water Resources for seawalls, shoreline stabilization, and marinas with 10 slips or more
- _____ Application fee
- _____ Deposit of compliance (refundable upon issuance of CO)

PLEASE NOTE

Construction pursuant to the issuance of a lake structure permit must commence within six months of approval and may not, thereafter, cease for a period of twelve consecutive months or the permit shall become invalid. If the structure for which a permit was approved has not received a lake structure certificate (passed final inspection) within two years after the date of approval, the applicant shall be required to renew the permit and comply with all regulations in effect on the date of renewal.

The final approval of the construction shall require an inspection and certification by the Lake Structure Administrator that the structure was built substantially in accordance with the approved plans. Where plans submitted for a dock, pier or boathouse show that any portion of the new structure or addition to an existing structure will be within 20 feet of either side lot line as extended into the lake or within five feet of the maximum distance the structure is allowed to extend into the lake, a survey prepared by a registered land surveyor or civil engineer shall be made to insure that the proposed structure has been located as shown on the approved plans. The survey shall also indicate the location of roof overhangs, decks, and any other appurtenances that extend beyond the walls of any boathouse. This survey shall be submitted to the Lake Structure Administrator for review. The Lake Structure Administrator shall have the authority to require a survey where there is a question regarding the location of a new seawall in relation to the approved plans. All approved structures, upon final inspection, shall be issued a lake structure certificate.