



## **Town of Beaufort, NC**

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516  
252-728-2141 - 252-728-3982 fax - [www.beaufortnc.org](http://www.beaufortnc.org)

### **Town of Beaufort Board of Adjustment Regular Meeting 4:00 PM Tuesday, November 26, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting**

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**Call to Order**

**Roll Call**

**Agenda Approval**

**Minutes Approval**

- [1.](#) BOA Draft Minutes for 082624

**Administration of Oaths**

**Quasi-Judicial Proceeding**

- [1.](#) Variance Request for 133 Holly Lane

**New Business**

- [1.](#) 2025 Planning Board Meeting and Submittal Calendar

**Commission / Board Comments**

**Staff Comments**

**Adjourn**



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**Town of Beaufort Board of Adjustment Regular Meeting  
6:00 PM Monday, August 26, 2024  
Minutes**

**Call to Order**

Chair Oliver called the August 26, 2024 Board of Adjustment regular meeting to order at 6:00 pm.

**Roll Call**

Members Present: Wendi Oliver, Chair; Cathy Reeve, Vice-Chair; Ann Carter, and Nick Wilson

Members Absent: Clark Patton, Charles Harrell, Alternate and Bruce Sheldon, Alternate

A quorum was declared with four members present.

Staff Present: Mr. Kyle Garner, Planning Director, Ms. Jill Quattlebaum, Town Attorney; Ms. Laurel Anderson, Board Secretary

**Agenda Approval**

Chair Oliver noted the Agenda should be amended to reflect the Items of Consent from “307 Front Street” to “121 Olga Road”.

*Member Carter made the motion to approve the amended Agenda and Member Wilson made the second. Chair Oliver took a vote that was unanimous.*

*Voting yea: Chair Oliver, Vice-Chair Reeve, Member Carter, Member Wilson*

**Minutes Approval**

Chair Oliver asked if there were any changes to the July 22, 2024 Meeting Minutes.

*Member Carter made the motion to approve the Minutes and Vice-Chair Reeve made the second. Chair Oliver took a vote that was unanimous.*

*Voting yea: Chair Oliver, Vice-Chair Reeve, Member Carter, Member Wilson*

**Items of Consent**

- 1. Approval of the Order to Deny a Variance for 121 Olga Road

*Member Carter gave the motion to approve the Order and Chair Oliver gave the second. Chair Oliver took a vote that was unanimous.*

*Voting yea: Chair Oliver, Vice-Chair Reeve, Member Carter, Member Wilson*

**Commission / Board Comments**

There were no Board comments.

**Staff Comments**

Mr. Garner noted that there would be a Board of Adjustment meeting in October. Ms. Quattlebaum reminded the members of the open meetings law and that all ex parte communication was prohibited.

**Adjourn**

*Member Carter made the motion to adjourn and Member Wilson made the second. Chair Oliver took a vote that was unanimous.*

*Voting yea: Chair Oliver, Vice-Chair Reeve, Member Carter, Member Wilson*

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**Wendi Oliver, Chair**

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**Laurel Anderson, Board Secretary**



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**Town of Beaufort Board of Adjustment Regular Meeting  
4:00 P.M. November 26, 2024 – 614 Broad Street – Train Depot**

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**AGENDA** Quasi-Judicial Proceeding  
**CATEGORY:**  
**SUBJECT:** Variance Request for 133 Holly Lane

**BRIEF SUMMARY:**

Christy Maroules, property owner of 133 Holly Lane (PIN 731610360250000), has requested a variance to maintain a wooden fence along the western property line that is up to 4.5ft taller than the height limitation of 6ft required in LDO Section 19.E.

**REQUESTED ACTION:**

Conduct Evidentiary Hearing  
Decision on Request

**EXPECTED LENGTH OF PRESENTATION:**

15 Minutes (Presentation from Staff)

**SUBMITTED BY:**

Michelle Eitner, Town Planner

**BUDGET AMENDMENT REQUIRED:**

N/A



# STAFF REPORT



**To:** Board of Adjustment Members  
**From:** Michelle Eitner, Town Planner  
**Date:** November 26, 2024  
**Case:** #24-03 – Variance – 133 Holly Lane

**THE REQUEST:** Christy Maroules, property owner of 133 Holly Lane (PIN 731610360250000), has requested a variance to maintain a wooden fence along the western property line that is up to 4.5ft taller than the height limitation of 6ft required in LDO Section 19.E.

**BACKGROUND:**

Applicant: Christy Maroules  
Property Owners: Robert O Fowler and Wife, J. Christy Maroules  
Property Address: 133 Holly Lane (Beaufort’s Extra Territorial Jurisdiction [ETJJ])  
PIN: 731610360250000  
Zoning District: Residential Single-Family District (R20)  
Flood Zone: AE-6  
Lot Dimensions: See survey included in application package  
Existing Land Use: Single-family residential  
Utilities: Septic system and private water

**EXHIBITS:**

- Exhibit A – Staff Report
- Exhibit B – Vicinity Map
- Exhibit C – Variance Application with attachments and photos
- Exhibit D – Notification Certification
- Exhibit E – LDO Section 7.A Residential Single-family (R-20) Zoning District
- Exhibit F – LDO Section 19.E Screening, Fencing, and Buffer Yard Standards - Fences and Walls



# VARIANCE REQUEST VICINITY MAP - 133 HOLLY LANE

1.

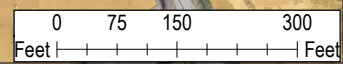
## Legend

### ZONING

R-20



6





**APPLICATION FOR A VARIANCE OF LAND DEVELOPMENT STANDARDS FOR THE TOWN OF BEAUFORT**

**Instructions:**

Please complete the application below, include all the required attachments, and the **application fee of \$300.00** and return to the Beaufort Town Hall, 701 Front Street or P.O. Box 390, Beaufort, N.C., 28516. Incomplete applications will not be processed but **will be** returned to the applicant. Please contact Planning and Inspections at 252-728-2142 with any questions.

**APPLICANT INFORMATION**

Applicant Name: Christy maroules  
Applicant Address: 133 Holly Lane, Beaufort, NC 28516  
Phone Number: 252-728-6745 Email: christy.maroules@gmail.com  
Property Owner Name: Christy maroules  
Address of Property Owner: 133 Holly Lane, Beaufort, NC 28516  
Phone Number: 252-728-6745 Email: christy.maroules@gmail.com

**PROPERTY INFORMATION**

Property Address: 133 Holly Lane, Beaufort, NC 28516  
15-Digit PIN: 731610360250000 Lot/Block Number: L6 Phase IV  
Size of Property (in square feet or acres): 1.34 acres Howland Rock  
Current Zoning: R-20 Is the property in the Historic District? no  
Current Use of Property:  Residential  Vacant  Commercial  Other: \_\_\_\_\_  
Applicant Signature: [Signature] Date of Signature: 9-27-2004  
Property Owner Signature (if different than above): \_\_\_\_\_ Date of Signature: \_\_\_\_\_

An application fee of \$300.00, is to be paid by either cash, money order, or check made payable to the "Town of Beaufort" and must accompany this application. The complete application, payment, and supporting material must be received by Town Staff at least 15 working days prior to a regularly scheduled Board of Adjustment meeting date.

Please refer to the Town's **Land Development Ordinance, Section 3** and all other pertinent sections, for the information required to accompany this application.  
The Town's website address is [www.beaufortnc.com](http://www.beaufortnc.com).

**OFFICE USE ONLY** Revised 8/2020

Received by: \_\_\_\_\_ Reviewed for Completeness By: \_\_\_\_\_  
Date: \_\_\_\_\_ Date Deemed Complete and Accepted: \_\_\_\_\_

Christy Maroules  
133 Holly Lane  
Beaufort, NC 28516

September 27, 2024

Town of Beaufort Board of Adjustment  
701 Front Street  
Beaufort, NC 28516

Dear Board of Adjustment members,

My name is Christy Maroules, and I reside at 133 Holly Lane, Beaufort, NC in Howland Rock Subdivision which is in the Town of Beaufort ETJ.

I am seeking a variance for my existing fence along my side yard property that I had installed in 2019. Pursuant to the Town of Beaufort Land Development Ordinance Section 19.E(1) " side and rear yards may be enclosed by fences or walls six feet (6') high." The LDO states that " wooden or other privacy type fences may not exceed six feet(6') in height."

In 2019 Seegars Fence Company installed a wooden privacy fence along my side yard that was seven feet(7') high with eight feet(8') and nine feet (9') arches in order to afford me privacy from the adjacent property, specifically from the adjacent front and side porches and the garage windows. The necessity for the variation in height is because my yard slopes downward from the road towards the rear lot line. Therefore, the exact amount of the variance that I am requesting varies from the six feet (6') height limit as you progress down my fence from Holly Lane towards my rear property line. I am seeking the variance to allow for an increase in height two and one- half feet (2 1/2') varying down the fence to four and one- half feet(4 1/2'). The dimensions vary because my existing fence was cut and planed at various heights while I was away. Posts that were seven feet (7') vary from six feet four inches (6'4") to six feet six inches (6'6"), and those eight feet (8') vary from six feet nine inches (6'9") to seven feet five inches (7'5") and those nine feet (9') vary from eight feet (8') to eight feet eight inches (8'8"). To repair the damage, I had a two feet (2') lattice topper installed to compensate for the differences in height of the posts and the arches.

I am seeking a variance because a strict application of the Town of Beaufort Land Development Ordinance would affect my health, safety and welfare and would cause me an extreme financial hardship. In 2019 when the fence was installed, neither Robert Dodge, who was the prior owner, nor I were aware of the Town of Beaufort enforcement in Howland Rock Subdivision as it pertains to fences. Although Howland Rock is in the Town of Beaufort ETJ, residents in the subdivision were not aware of enforcement by the Town of Beaufort. There are several violations that have been so for years. I made an honest mistake and erected a fence that would provide me privacy from the adjacent front and side porches and the garage windows of Robert's house because my natural buffer had been cut without my permission.

In 2017 when I was away in Kinston, Robert Dodge hired Larry Styron to do some clearing on his property. However, Robert was not present when the work was done, and MY natural buffer was clear cut. Robert and I planted some trees and shrubs and put out sod and lived adjacent to each other for two years as good neighbors without a need for a fence.

In 2019 when Robert decided to sell his property, I decided to install the fence. I contracted with Seegars Fence Company in July 2019 to install a seven foot (7') arched fence, and the fence was installed November 2019 for the first time, but the materials were defective. Seegars came out a second time and installed a fence, but it was not the correct height. Finally in June of 2020, Seegars installed the

third fence which was constructed to cover the areas of my concern, the porches and garage windows. The final fence was installed with eight feet (8') and nine feet (9') arches to accommodate my privacy. The reason for the variation in heights is the way my side yard slopes downward from the road to the rear property which was affected by the clearing in 2017.

Mr. Dodge sold to Patricia Grant, the current owner of 127 Holly Lane in September 2020. Although Ms. Grant purchased the adjacent property, she did not move down from New York until 2022. Until her arrival, there were three, sometimes four, men living next door along with an Australian cattle herd dog named Taz. Neither she, nor Mr. Kispert, her roommate, ironically who installs fences around Beaufort, ever complained about the fence. In addition, Jeff Vreugdenhil, who is a Howland Rock HOA board member and the ETJ representative to the Town of Beaufort Planning Board, never said anything, despite Mr. Vreugdenhill's considerable interest in my property over the last two years involving a culvert the neighbors crushed. It was only after I had gone to the expense of having additional six feet (6') high panels installed along the side yard from my existing fence towards the road to deter their dog from charging and startling me in my yard and a lattice topper to mitigate the damage to my fence, that my fence was brought to the attention of the Town of Beaufort. I would suffer a substantial financial hardship as the expense for the above-mentioned was almost \$2000.00 and was not a result of my actions, but theirs for failing to leash their dog forcing me to take preventative measures. Only after I mitigated the damage to my existing fence was it brought to the Town of Beaufort's attention.

For over three (3) years, the neighbors have been asked by me and the HOA board to restrain Taz and put him on a leash. Taz is very aggressive and charges with a ferocious bark that is extremely startling.

In April of 2022, they erected a split rail fence along their side yard, but it served no purpose for restraining Taz.

I am a dog sitter for friends who do not want to kennel their dogs. I regularly kept Sindi Austin's dog, Bella, but I had to cease that pleasure for fear something may happen to Bella, as Taz was constantly in my yard and on my porches barking at my doors.

In July 2023 at Howland Rock's annual meeting, it was announced that individual property owners are responsible for dealing with unleashed dogs and that the Board would not take action. I had committed to keep a friend's Boston terrier, Yoda, in February when she was traveling to Kansas to meet her new born granddaughter.

In December 2023 I spoke to Mr. Kispert and stated "I wish you would put your dog on a leash." When he asked why I told him I was tired of being startled in my own yard. It fell on deaf ears.

In January 2024 I filed a formal complaint at Animal Control. Despite these efforts, they continued to allow Taz to roam unleashed and another dog, which appeared to be part pit bull, moved in with them.

In February 2024 I had three six feet (6') high panels installed prior to Yoda's stay in an attempt to prevent any confrontation with Taz and the other dog. Yoda's stay was without incident. The panels definitely thwarted any conflict.

In April 2024 my 98 year old mother, who resides in Greenville, had a medical emergency, and was in the hospital. I was away in Greenville a lot for two weeks caring for her until I could find 24/7 caregivers. When I returned, I discovered that my fence installed had been cut and the arches planed down two feet (2'). I presume done in retaliation for the panels I had erected in February.

In May 2024 I tried to repair the fence and had a two feet (2') lattice topper installed on the damaged

fence. I mitigated as best I could with the condition of the fence and as quickly as I could because some areas of the fence were cut down such that I could reach over the fence. I am only five feet two inches (5'2"). Both Ms. Grant and Mr. Kispert are considerably taller.

In July 2022 I posted a "NO TRESPASSING " sign on my property because Mr. Kispert had been operating a construction business from the house, and his vehicles and construction truck were crushing the ditch culvert. I have a drainage easement on my property that services my end of the neighborhood. The incident escalated to me calling the law for trespass, albeit I did not press charges. Jeff Vreugdenhill, became involved and convinced the HOA Board that my front yard, that I was trying to protect, was actually Department of Transportation property. In August I was proven correct at my meeting with the Town Manager to address the certified letter I had received. I own to Holly Lane, subject to a Department of Transportation right of way.

In August 2022 I was served with papers for Communicating Threats which Ms. Grant alleged I had texted her. Instead of attempting to discuss the matter with me, Ms. Grant swore out a warrant against me. After three court appearances the case was ultimately dismissed in November 2022. I prevailed as Ms. Grant had been communicating with someone other than me.

In November 2022 after my case was dismissed, they installed flood light bulbs on their garage fixtures, positioned them to shine in my home and proceeded to spotlight me. In addition, Ms. Grant placed a lamp in the bay window over the garage with a flood bulb and no shade increasing the light nuisance.

Ms. Grant has utilized the room over the garage as a separate living quarters since 2021 even though I do not believe it is permitted for such use by the Town of Beaufort. I know it is in violation of Howland Rock covenants, but the Board refuses to act.


If I am not mistaken, I believe that Ms. Eitner stated the reason the Town of Beaufort was in Howland Rock was enforcement of another property owner operating a business from his home which is also a restrictive covenant violation. My troubles all began when I complained of Mr. Vreugdenhil operating a landscaping business and Mr. Kispert operating a construction business out of the subdivision. I attempted to handle the matter myself, as the Board refused to act and because I was unaware the Town of Beaufort enforced these violations in Howland Rock.

Once again, I attempted to resolve the issue with my neighbor's unleashed dogs by first communicating with Mr. Kispert, then notifying Animal Control and lastly installing additional panels on my side yard. Despite another fence similar to mine at the other end of North Shore Drive, I was the only property owner noticed with a violation at that time.

I submit the aforementioned actions demonstrate the malicious, willful, wanton and egregious behavior of my neighbors and my safety, health and welfare in this small corner of Howland Rock subdivision outweighs the public safety in this incident.

Furthermore, in keeping with the purpose and intent of the Ordinance, I would direct your attention to another fence in the subdivision that is in excess of six feet (6') high, yet Michelle Eitner explained to me that although it was higher than six feet (6'), the fence was compliant because the fence boards were only six feet (6') and the excessive height was because the fence was elevated and did not go to the ground. My lattice topper is analogous with this rationale in spirit. What was once solid boards on my fence are now lattice and allow an openness that did not exist prior to my fence being damaged. Moreover, my side yard fence only obstructs a view into my home and has little to no bearing on the adjacent property's water view. If anything, the lattice topper provides my neighbors with a view that did not exist prior to the repairs to my side yard fence.

In closing I submit that without a variance I would suffer unnecessary hardship from strict application of the Ordinance as I have a unique property without any natural buffer and a six feet (6') high fence will not provide me the privacy and security needed to protect me in light of the close proximity of their garage to my home. My fence obstructs their view into my dwelling with no bearing on their water view. I would suffer significant financial hardship in addition to the expense I have already incurred attempting to repair my fence which was damaged. My safety, health and welfare in this corner of Howland Rock outweighs the public safety, health and welfare. Another wooden fence in the subdivision exceeding six feet (6') in height has been determined to be compliant with the zoning ordinance. So for substantial justice to be achieved, I request my application for a variance be granted and my existing fence with the new lattice topper be permitted to remain as it is.

Respectfully submitted,  
  
Christy Maroules

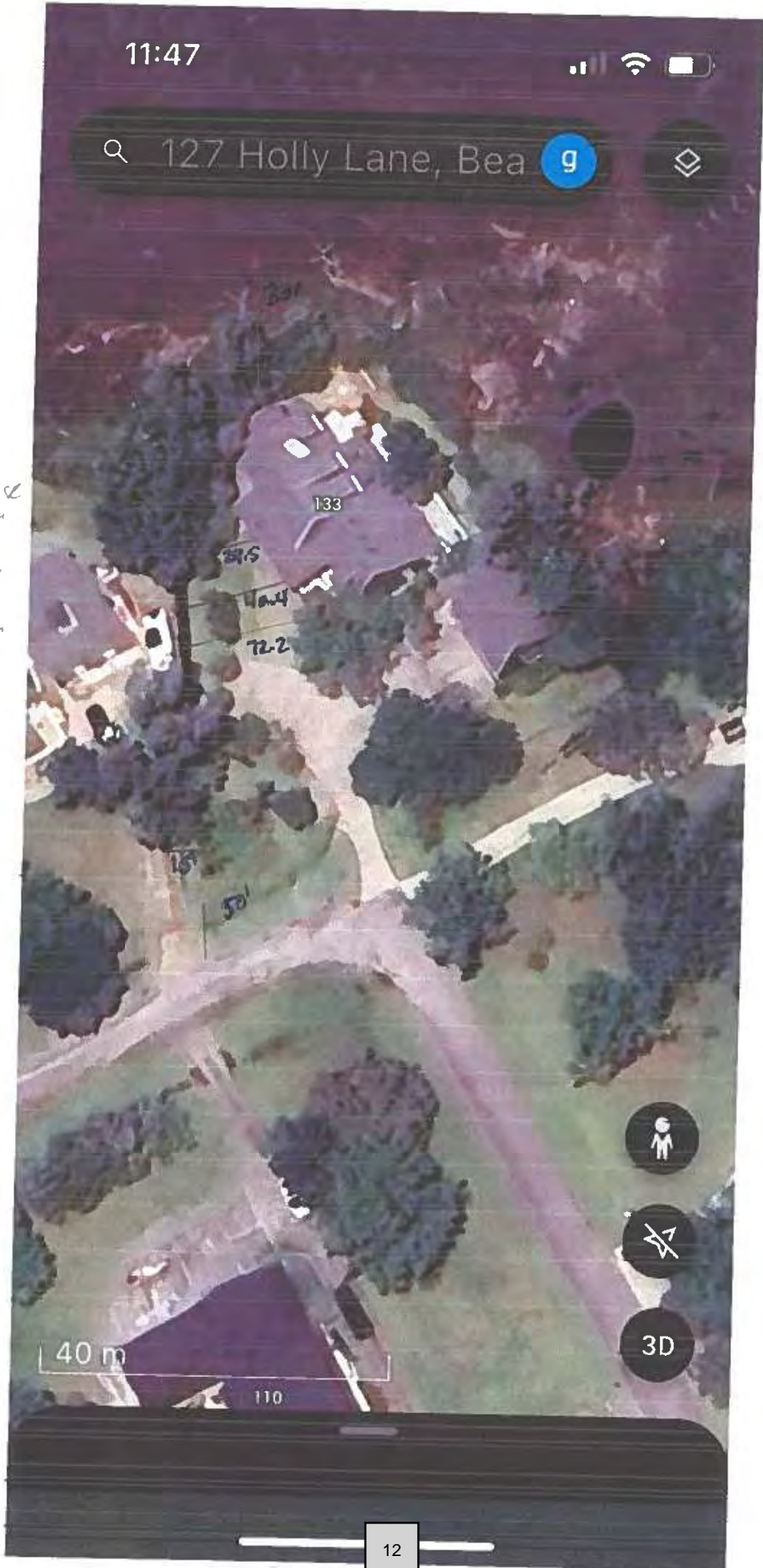
11:47



127 Holly Lane, Bea



Distances  
from Fence to House  
29' 5"  
40' 4"  
72' 2"



List of Adjacent Property Owners Within 100 feet

Hunter and Julie Young  
119 Holly Lane  
Beaufort, NC 28516

Patricia Grant  
127 Holly Lane  
Beaufort, NC 28516

Kyle and Linda Swain  
107 North Shore Drive  
Beaufort, NC 28516

Crane Dauksys  
110 North Shore Drive  
Beaufort, NC 28516



Celebrating over 65 Years!



P.O. Box 430  
 Newport, NC 28570  
 Phone: 252-223-2260  
 Fax: 252-223-2168

**CHAIN LINK • WOOD • ORNAMENTAL • PVC • ACCESS CONTROL • CUSTOM FABRICATION**

Proposal Submitted To: Maroules, Christy Attn: Christy Maroules christy.mourales@gmail.com	Date 7/10/2019	Bid # NPNP03982
Street 133 Holly Ln	Job Name MOURALES	
City, State, and Zip Code Beaufort, NC 28516	Job Location 133 HOLLY LN, BFT, NC	Fax Number Job Phone 252-728-6745

We hereby propose the following work:

Furnish and install approx. 80 LF of 7' high WOOD, PRIVACY fence as described:

Materials:

- 4"x4"---ALL POSTS (w/ concrete footings)
- 2"x4"---HORIZONTAL NAILERS, 4/SECTION
- 1"x6"---VERTICAL PICKETS, MIN. SPACING
- GALVANIZED NAILS

	<b>\$2,158.00 (7' ARCHED)</b>
<b>Additional section</b>	<b><u>\$216.00</u></b>
<b>New total</b>	<b>\$2,374.00</b>

In submitting this proposal, it is assumed that there is no underlying ROCK or concrete on the property which will necessitate drilling or blasting, or any other unusual conditions involving extra labor in the erection of this fence and that the fence right of way will be marked by the owner or general contractor and will be clear, graded, and ready to receive the fence. If any of the above conditions are encountered, or any additions or changes are made by the customer, additional charges will be made at current market prices. It shall be the responsibility of the owner to advise workers of the location of any underground cables, lines, etc. If such are not marked properly, the owner assumes responsibility for them. Should an account not be paid as agreed, any cost of collection including interest and attorney's fees, etc. shall be paid by the customer.

Payment to be made as follows:  
**50% Deposit Balance Due Upon Completion**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to industry practices. Any alteration or deviation from above specifications involving extra costs, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation and General Liability Insurance.

Proposed By: Colton Wright

Customer Acceptance: \_\_\_\_\_

Date: \_\_\_\_\_

Acceptance of Proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. If proposal is submitted to a tenant of rental property, then the tenant represents that they are the authorized agent for the owner for the purposes of the contracted improvements to real property and is duly authorized to sign this contract.

Note: This proposal may be withdrawn if not accepted within 10 days

From: **Christy Maroules** <[christy.maroules@gmail.com](mailto:christy.maroules@gmail.com)>  
Date: Tue, Jun 16, 2020, 4:05 PM  
Subject: Re: FW: Seegars Fence - Newport Invoice # 101926  
To: Brenda Haun <[brenda.haun@seegarsfence.com](mailto:brenda.haun@seegarsfence.com)>

Afternoon.... yes I am. And I absolutely adore Cody and AJ. They were so polite and truly wanted to satisfy the customer!! I would love to send the home office a letter stating how pleased I am with their performance. I told Clint they spoke my language! Thank you so much for your efforts to get it right! Couple weeks and it will be a year since Colton and I first discussed it. Will drop you a check in the mail first thing in the morning!! Thanks again for making me very happy. I told the guys to tell Clint that I am a happy camper and a fabulous poster child for Seegars!

With kind regards,

J. Christy Maroules

On Tue, Jun 16, 2020, 3:40 PM Brenda Haun <[brenda.haun@seegarsfence.com](mailto:brenda.haun@seegarsfence.com)> wrote:

Hi Christy:

Clint said you were happy with the fence and that makes me happy! ☺ Thank you for your patience.

Your invoice is attached as per your request.

Have a great day!

Brenda S. Haun

Office Manager

**Seegars Fence Newport**

PO Box 430

Newport, NC 28570

252-223-2260

252-223-2168 (F)

[brenda.haun@seegarsfence.com](mailto:brenda.haun@seegarsfence.com)

[www.SeegarsFence.com](http://www.SeegarsFence.com)

# Triple H Carpentry

Invoice #16 05-23-2024

510 Neptune Drive  
Cape Carteret, NC 28584  
910-330-8729

Christy Maroules  
133 Holly Lane  
Beaufort, NC

### BALANCE DUE

Total

# \$1,938.65

## Fence Add-on

Thank you for your business!

Item Description	Quantity	Price Per	Total
Add topper to fence			
<b>Materials:</b>			\$813.65
<b>Labor:</b>			\$1,125.00
		Subtotal	\$1,938.65
		Tax - 0.7%	\$0.00
<b>TOTAL</b>			<b>\$1,938.65</b>

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JAMES L. POWELL, REGISTERED LAND SURVEYOR, CERTIFY THAT THIS MAP WAS DRAWN BY ME OR DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME OR AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDE AND DEPARTURES IS 1:10,000. WITNESS MY HAND AND SEAL THIS 16th DAY OF APRIL, 1933, A.D.

J. Powell  
REGISTERED LAND SURVEYOR



CARTERET COUNTY, NORTH CAROLINA

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT JAMES L. POWELL IS A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND KNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT BY HIM AND THAT HE IS A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, THIS 16th DAY OF APRIL, 1933.



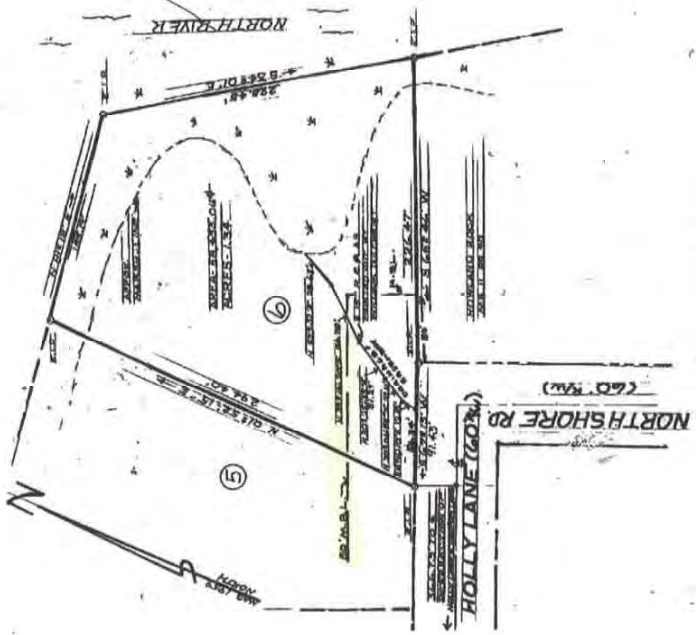
NORTH CAROLINA, CARTERET COUNTY  
The foregoing certification of James L. Powell is hereby certified to be correct in this instrument on personal registration and recorded in this office on:

Book 28 Page 469  
This 17th day of April, 1933, at W. O'clock A.M.

Sharon Piper  
Register of Deeds

Richard Malley  
Witness, Deputy

1. JAMES L. POWELL, REGISTERED LAND SURVEYOR, NO. 1133, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THEREIN, "X" OR "S":
  - 1. THAT THIS MAP IS OF A PRESENT THAT CHANGES A SUBDIVISION OF LAND EITHER THE LAND OF A COUNTY OR SUBDIVISION THAT HAS AN EXISTING DEED RECORD IN THIS OFFICE;
  - 2. THAT THIS MAP IS OF A PRESENT THAT CHANGES A SUBDIVISION OF LAND EITHER THE LAND OF A COUNTY OR SUBDIVISION THAT HAS AN EXISTING DEED RECORD IN THIS OFFICE;
  - 3. THAT THIS MAP IS OF A PRESENT THAT CHANGES A SUBDIVISION OF LAND EITHER THE LAND OF A COUNTY OR SUBDIVISION THAT HAS AN EXISTING DEED RECORD IN THIS OFFICE;
  - 4. THAT THIS MAP IS OF A PRESENT THAT CHANGES A SUBDIVISION OF LAND EITHER THE LAND OF A COUNTY OR SUBDIVISION THAT HAS AN EXISTING DEED RECORD IN THIS OFFICE;
  - 5. THAT THIS MAP IS OF A PRESENT THAT CHANGES A SUBDIVISION OF LAND EITHER THE LAND OF A COUNTY OR SUBDIVISION THAT HAS AN EXISTING DEED RECORD IN THIS OFFICE;
  - 6. THAT THIS MAP IS OF A PRESENT THAT CHANGES A SUBDIVISION OF LAND EITHER THE LAND OF A COUNTY OR SUBDIVISION THAT HAS AN EXISTING DEED RECORD IN THIS OFFICE;



MAP PREPARED FOR  
LOT 6 PHARSE IV HOWLAND ROCK  
BEAUFORT TOWNSHIP CARTERET CO., N.C.  
JANUARY 15, 1932. SCALE 2 1/2" = 100'  
BY J. L. POWELL  
REGISTERED LAND SURVEYOR NO. 1133

CERTIFICATE OF APPROVAL FOR RECORDING  
I HEREBY CERTIFY THAT THE SUBDIVISION MAP SHOWING HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION MAP ACT AND THAT THE SAME IS APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS IN CARTERET COUNTY.  
5-13-33  
SHE  
J. Powell  
REGISTERED SURVEYOR

28-469

5-18-43

# Carteret County, N.C.



Set backs  
 Front: 50'  
 Side: 15'  
 Rear: 30'



September 23, 2024

The information displayed by this website is prepared for the inventory of real property found within this jurisdiction and is compiled from records, deeds, plats, and other public records and data. Users of this information are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this site. Carteret County does not guarantee that the data and map services will be available to users without interruption or error. Furthermore, Carteret County may modify or remove map services and access methods at will.







8:28 Sat, May 18

28%



✦ Fix lighting ✕

3:42 Tue, May 14 @ @

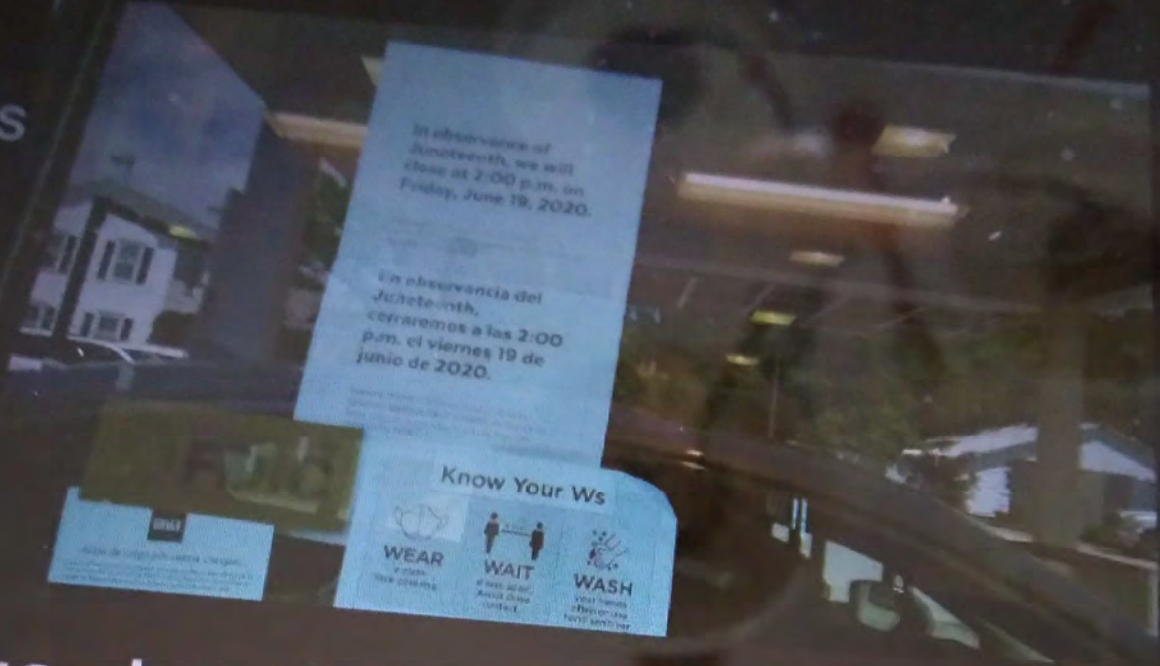
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Photos Wed, Jun 17, 2020

Memories

Library



Tue, Jun 16, 2020

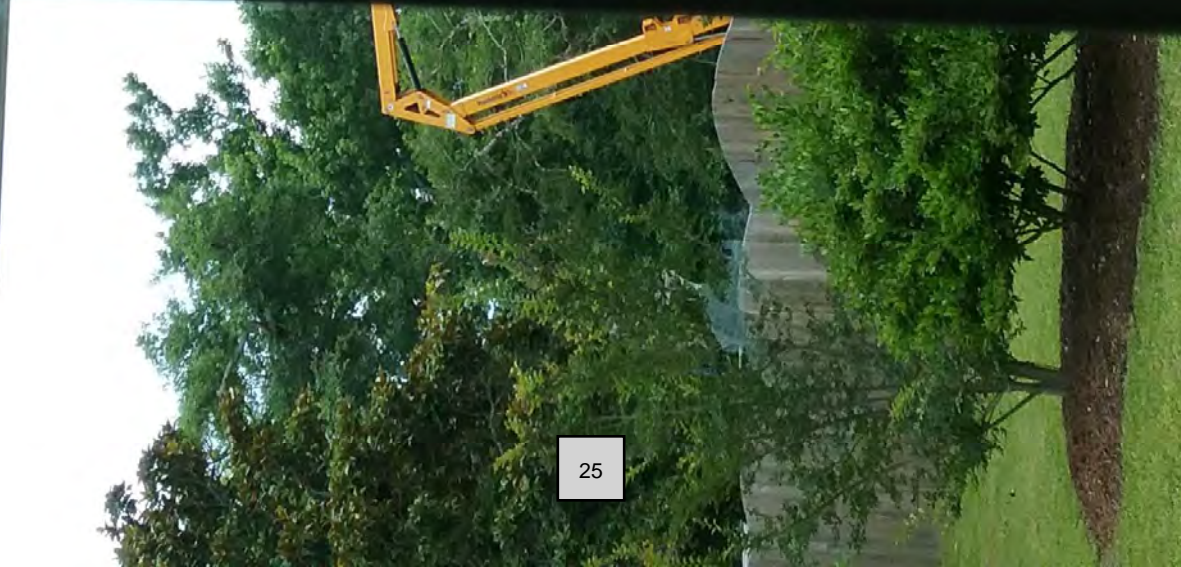


# Doorbell?

## Devices

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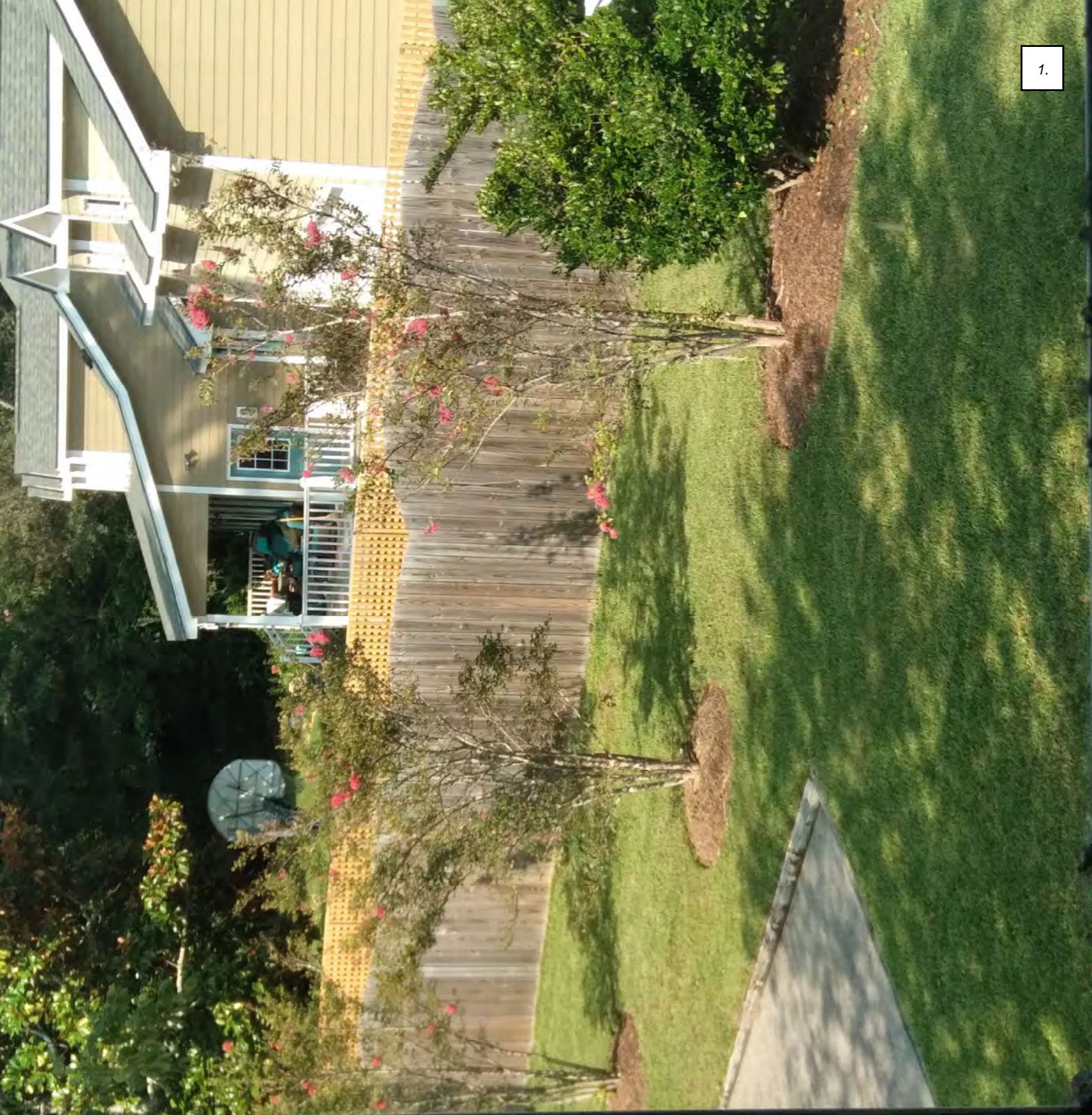






1.





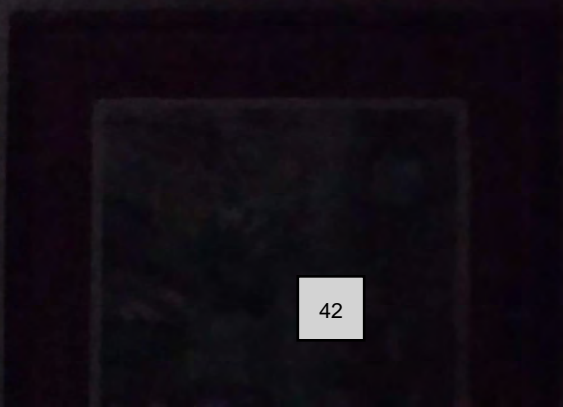
























Town of Beaufort  
701 Front St. • P.O. Box 390 • Beaufort, N.C. 28516  
252-728-2141 • 252-728-3982 fax  
[www.beaufortnc.org](http://www.beaufortnc.org)

**Notification Certification**  
**Case #24-03 133 Holly Lane Adjacent Neighbors**  
**Variance Request – November 26, 2024 Board of Adjustment meeting**

GRANT PATRICIA 127 HOLLY LANE BEAUFORT, NC 28516	SWAIN R KYLE ETUX LINDA P 107 NORTH SHORE ROAD BEAUFORT, NC 28516
DAUKSYS CRANE PHILLIP 110 N SHORE DRIVE BEAUFORT, NC 28516	FOWLER ROBERT O ETUX J CHRISTY 133 HOLLY LANE BEAUFORT, NC 28516

I, *Michelle Eitner*, Town Planner for the Town of Beaufort do hereby certify the following:

- The above property owners, applicants, and adjacent property owners were each mailed a letter and vicinity map on October 11, 2024, regarding a request for a Variance at 133 Holly Lane.
- A sign was posted on the subject property on October 11, 2024 regarding the same.
- An error (6:00pm meeting time instead of the new 4:00pm meeting time) was found in the original letters, so a second corrected letter was mailed as well on October 11, 2024.
- On October 18, a schedule conflict was discovered regarding the October meeting date, so the agenda item was moved to the November 26<sup>th</sup> regular meeting.
- The applicant was called on October 18 to notify her of the meeting date change.
- The sign was removed from the subject property on October 21.
- The adjacent property owners were called on October 22 to notify them of the meeting date change:
  - o Patricia Grant 631-804-8408
  - o Crystal Dauksys 252-876-1726 (left message, no response)
  - o Linda Swain 252-241-4226 (left message, no response)
- New letters with updated meeting date were mailed November 12 to the above property owners.
- A sign was posted on subject property on November 12 with the updated meeting date.

The variance request will be heard at the November 26, 2024 Board of Adjustment meeting at the Train Depot, 614 Broad Street, Beaufort, NC, at 4:00 p.m.

Signed

11/12/24

Date

Mayor Sharon Harker  
Commissioner Melvin Cooper • Commissioner Paula Gillikin  
Commissioner John LoPiccolo • Commissioner Bucky Oliver • Commissioner Sarah Spiegler  
Interim Town Manager Charles Burgess

## SECTION 7 Residential Zoning Districts

### A) **R-20 Residential Single-Family District.**

This residential district is intended to maintain a compatible mixture of single-family residential and bona fide farm uses with a density of two families per acre in accordance with the North Carolina State Board of Health recommendations for residential areas without public water and public sewer, and to prevent the development of blight and slum conditions.

1) Minimum Lot Size.

All lots in this district shall be a minimum of twenty thousand square feet (20,000 ft<sup>2</sup>).

2) Minimum Lot Width.

All lots in the R-20 district shall have a minimum lot width of one hundred feet (100') at the minimum building line.

3) Building Setback and Building Height Requirements and Limitations.

Subject to the exceptions allowed in this Ordinance, each structure on a lot in this zoning district shall be set back from the boundary lines of the lot at least the distances provided in the tables set forth in this section. The building height limitation in this district is provided in the tables set forth in this section.

**Table 7-1 Interior Lot Requirements**

<i>District</i>	<i>Front Setback (Right-of-Way)</i>	<i>Rear Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
R-20	30 feet	25 feet	15 feet	40 feet

**Table 7-2 Corner Lot Requirements**

<i>District</i>	<i>Designated Front (Right-of-Way) Setback</i>	<i>Designated Side (Right-of-Way) Setback</i>	<i>Rear Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
R-20	30 feet	30 feet	25 feet	15 feet	40 feet

**Table 7-3 Double Frontage Lot Requirements**

<i>District</i>	<i>Designated Front (Right-of-Way) Setback</i>	<i>Designated Rear (Right-of-Way) Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
R-20	30 feet	25 feet	15 feet	40 feet

4) Accessory Building Setback Requirements.

All accessory buildings shall comply with all setback provisions of this Ordinance, including but not limited to Section 2(F), Section 6 and Section 15 of this Ordinance.

5) Permitted Uses.

Agritourism	Home Occupation
Antenna Co-Location on Existing Tower	Manufactured Home
Aquaculture	Neighborhood Recreation Center Indoor/Outdoor, Private
Assisted Living	Neighborhood Recreation Center, Public
Athletic Field, Public	Nursing Home
Athletic Field, Private	Park, Public
Carport	Produce Stand/Farmers' Market
Club, Lodge, or Hall	Public Utility Facility
Community Garden	Religious Institution
Dock	Resource Conservation Area
Dwelling, Single-Family	Satellite Dish Antenna
Family Care Homes	Shed
Farming, General	Swimming Pool (Personal Use)
Forestry	Temporary Construction Trailer
Garage, Private Detached	Utility Minor
Government/Non-Profit Owned/ Operated Facilities & Services	Vehicle Charging Station
Group Home	

6) Special Uses. (*Special Uses* requirements may be found in Section 20 of this Ordinance).

Accessory Dwelling Unit  
Bed & Breakfast  
Boat Sales/Rentals  
Cemetery/Graveyard  
Concealed (Stealth) Antennae &  
Towers  
Day Care/Child Care Home  
Dry Boat Storage  
Golf Course, Privately Owned  
Golf Driving Range  
Kennel, Indoor Operation Only  
Kennel, Indoor /Outdoor Operation  
Marina  
Museum  
Office: Small Business  
Other Free Standing Towers  
Outdoor Amphitheater, Public  
Preschool  
Public Safety Station  
School, K-12  
School, Post-Secondary  
Utility Facility

the owner or developer of said lot shall provide all screening/buffering and buffer yard requirements between the two uses.

**E) Fences and Walls.**

- 1) In all residential zones, fences and walls not over four feet (4') high may project into or may enclose any front yard. In no case shall a fence or wall over four feet (4') high be extended closer to the street right-of-way line or easement which parallels the front property line, than the front corner of the main building situated on the lot or twenty-five feet (25') from said street right-of-way or easement. No fence may be constructed on or into a public street right-of-way or easement. Side and rear yards may be enclosed by fences or walls six feet (6') high. Unless otherwise specified, metal fences shall not exceed four feet (4') in height and shall have a mesh smaller than five inches (5"). Wooden or other privacy-type fences may not exceed six feet (6') in height. All fences in the Historic District must be approved by the BHPC.
- 2) Only conforming nonresidential land uses, with the exception of the TR District, may have a solid or open fence or wall erected to a maximum height of ten feet (10') except as required by this Ordinance. An open fence or wall is one which has openings throughout and where clear vision is possible from one side to the other on a horizontal plane and such openings occupy fifty percent (50%) or more of the area of the fence or wall. A fence or wall which does not qualify as an open fence or open wall shall maintain a setback at entrances and exits of the site to provide an adequate sight distance easement as depicted in Section 19(E)(3).
- 3) A fence or wall which does not qualify as an open fence or open wall shall maintain a setback at entrances and exits of the site to provide an adequate sight distance easement. Such easement shall be established as an isosceles triangle having legs thirty-five feet (35') in length on each corner side of the entrance or exit. The same sight distance easement shall be applied to the corners of nonresidential lots which are typified by a street intersection.
- 4) The setback and yard requirements of this Ordinance shall not apply to a retaining wall not more than five feet (5') high, as measured from the lowest ground elevation to the top of the wall. The BOA may permit, by variance, a retaining wall greater than five feet (5') high due to the topography of the lot if such wall is necessary.

**F) Screening/Buffering of Open Storage Areas.**

Any open storage area not enclosed within the confines of a building, such as boxes, crates, trash piles, machinery, and merchandise with open display (windows) which result from the commercial operation it is associated with, shall be enclosed or hidden from view along any property lines adjacent to a residential zone by a wall, fence, and/or screening/buffering in a manner acceptable to the Zoning Administrator. This provision shall apply in any nonresidential use adjacent to a residential zone and all properties affected by this provision shall comply within three years after adoption of this Ordinance. In the TR and General Business (B-1) districts, there shall be no open storage as an accessory or other use.

**G) Location of Buffer Yards.**

Buffer yards should be located on the outer perimeter of a lot or parcel, extending to the lot's boundary line. Buffer yards may be located in whole or in part within any side yard, and rear yard setbacks. Buffer yards shall not be located on any portion of a public or private road right-of-way and/or utility easement unless written approval is obtained by the Town's Public Works Department and/or the easement holder.



**Town of Beaufort, NC**

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**Town of Beaufort Board of Adjustment Meeting  
4:00 PM Tuesday, November 26, 2024 – Train Depot**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** 2025 Planning Board Meeting and Submittal Calendar

**BRIEF SUMMARY:**

Our new administrative support specialist, Laurel Anderson, has developed the 2025 meeting and submittal calendar for the coming year. We ask that each member review the proposed dates and inform us of any conflicts at the November meeting.

**REQUESTED ACTION:**

Discussion on Proposed Calendar  
Decision on Proposed Calendar

**EXPECTED LENGTH OF PRESENTATION:**

5 Minutes

**SUBMITTED BY:**

Kyle Garner, AICP  
Planning & Inspections Director

**BUDGET AMENDMENT REQUIRED:**

N/A

**\*Proposed\***  
**Board of Adjustment Meeting Dates**  
**2025**  
**(Fourth Tuesday of the Month)**

Submission Deadline	Meeting Date
1.7.2025	1.28.2025
2.4.2025	2.25.2025
3.4.2025	3.25.2025
4.1.2025	4.22.2025
5.6.2025	*5.28.2025
6.3.2025	6.24.2025
7.1.2025	7.22.2025
8.5.2025	8.26.2025
9.2.2025	9.23.2025
10.7.2025	10.28.2025
11.4.2025	11.25.2025
12.2.2025	12.23.2025

\* Meeting date moved due to schedule conflict