



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

Town of Beaufort Board of Adjustment Regular Meeting 6:00 PM Monday, February 24, 2020 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

1. Minutes from November 25, 2019

Administration of Oaths

1. Swearing in of New Member
2. Election of Officers

New Business

1. Variance Request for 800 Ann Street

Public Comment

Commission / Board Comments

Staff Comments

Adjourn



TOWN OF BEAUFORT
BOARD OF ADJUSTMENT REGULAR MEETING
 NOVEMBER 25, 2019, 6:00 p.m.
 Train Depot, 614 Broad Street, Beaufort, N.C.

The Town of Beaufort Board of Adjustment held their regularly scheduled meeting on Monday, November 25, 2019, in the Train Depot on 614 Broad Street, Beaufort, North Carolina. Those in attendance were:

Members:

Charles Davis, Chair
 Pete Evans, Vice Chair
 Robert Terwilliger

Staff:

Kyle Garner, Planning Director
 Kate Allen, Town Planner
 Denice Winn, Board Secretary
 Jill Quattlebaum, Town Attorney

1. **Call to Order/Pledge of Allegiance:**

With Chair Davis presiding, the meeting was called to order. The Chair asked all those in attendance to stand and join in the Pledge of Allegiance.

2. **Roll Call:**

Secretary Winn conducted a roll call and declared a quorum. Member Oliver was not in attendance.

3. **Adoption of Agenda:**

A motion was made and seconded to adopt the meeting agenda as it was amended.

4. **Approval of the Minutes:**

A motion was made and seconded to approve the August 26, 2019 minutes as they stand.

5. **Administration of Oaths and Items of Consideration:**

The secretary administered the oath to all of those wishing to give testimony on the item under consideration.

Variance Request for 208 Gordon Street:

Chair Davis opened the Public Hearing and asked Kate Allen, Town Planner, to go over Case #19-05, 208 Gordon Street.

- Variance request is to allow 5' – 9.5" encroachment into the rear setback and 4' – 8.5" into the side yard setback in order to provide sheltered off-street vehicle parking during inclement weather.
- As required by General Statutes, letters were mailed out to the adjacent property owners, a sign was posted on the site and an advertisement of the public hearing was posted in the Carteret News Times (local) newspaper.
- Subject property is currently zoned RS-5 Residential.
 - Setback Requirements
 - Front: 20 Feet
 - Rear: 15 Feet
 - Side: 5 Feet
 - Impervious Surface Coverage Restrictions
 - Maximum 50%
- The subject property is an existing, conforming lot of record.
- The residence on the subject property is an existing nonconforming structure as it does not meet the front setbacks of the RS-5 Residential District.

- The allowable impervious surface coverage for this lot is 3,842.5 square feet.
 - The existing impervious surface coverage is 3,352.35 square feet
 - The proposed impervious surface coverage is 3,339.19 square feet
- The subject property is not located within a Special Flood Hazard Area.

Attachments:

- Excerpts from the Town of Beaufort Land Development Ordinance.
 - Section 7: RS-5 Residential Single-Family 5 Development District
 - Section 11: Nonconformities
 - Section 21: Board of Adjustment
- Maps
 - Aerial
 - Zoning
 - Topography
- Vicinity Map & Notified Property Owners.
- Applicant Materials.
- Carteret County Tax Parcel Card.

Beginning discussions were over the setbacks and what the requirements for the variance are. The board was trying to get an understanding of the impervious areas, where they wanted to take the new structure out to and why the existing building did not need a variance when it was constructed.

George Carter, an architect for the homeowner/applicant was available to answer any questions and explain to the board what the homeowner/applicant wanted to do with the property. Mr. Carter explained where the structure would be placed on the property and the type of structure. Mr. Carter stated that the homeowner/applicant would be willing to rebuild/replace the existing fence of the neighbors once the carport was built. Mr. Carter explained why the variance was important to them in order to put the carport where they were asking and that it was the most aesthetically pleasing way to have it in that area.

Rachel Michaels, adjacent property owner at 210 Gordon Street, spoke about her concerns over the setbacks and her children wanting to build on her property in the future. It was explained that when that time came she would have to request a variance at that time.

Chair Davis asked Secretary Winn if there were any letters or anything from adjacent property owners and Secretary Winn responded no.

Board Member Terwilliger brought up the challenge of going all the way to the property line and how the guidelines do not allow for it to go more than 50% to the edge. Mr. Terwilliger also brought up the existing building on the property and possibly repurposing that for part of the garage.

Board Member Evans discussed the fact that there are four statutory requirements that need to be met in order to grant the variance. All of these findings of fact would need to be met.

Board Member Weeks stated that he felt they would have a hard time meeting the first of the four requirements to grant the variance.

The board had a lengthy discussion trying to come up with a different alternative using the existing building or coming in from the other side of the property to put in a carport. Mr. Carter explained that it would be more costly for the homeowner/applicant and that this was the most affordable alternative for her. It was explained to Mr. Carter that part of the findings of the board has to be that additional options were looked at.

Chair Davis explained to Mr. Carter that the board is normally a board of five members but there are only four here tonight and it takes a 4/5 majority to complete.

Chair Davis asked if anyone of the board members would like to make a motion.

Board Member Evans made a motion that they approve the variance as requested. Chair Davis asked for a second and stated if there is no second then the motion dies. Board Member Evans then said that a motion needed made to deny rather than leaving it out there. Board Member Weeks then made a second to the motion.

Board Member Evans then began going through the Findings of Facts:

- a. Finding of Fact #1: Unnecessary hardship would result from the strict application of the Chapter. It shall not be necessary to demonstrate that, in absence of the variance, no reasonable use can be made of the property. Board Member Evans said, I am going to vote there is no hardship in the sense that what the applicant proposes to do; the construction of a shelter/carport can be accomplished by other means without requiring a variance. Chair Davis wanted clarification as to whether the board was voting to disagree or agree with this. Town Attorney Quattlebaum said that a motion needed to be made for a finding of fact that finding of fact #1 unnecessary hardship is not caused by the denial of the variance. Board Member Evans, I will move that unnecessary hardship is not caused by the denial of the variance. Chair Davis asked for a vote and for all those in favor to raise their right hand, the vote was unanimous.
- b. Finding of Fact #2: The hardship results from conditions that are particular to the property that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. Board Member Evans, this is a common problem, this area is a RS-5 and discussed the width of the property and the problems with this in the neighborhood. Board Member Evans made a motion that we disapprove or state that this hardship does not result from a condition that is peculiar to the property. Chair Davis asked for all those in favor to raise their right hand, the vote was unanimous.
- c. Finding of Fact #3: The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing propter with knowledge that circumstance exist that may justify the granting of a variance shall not be regarded as self-created hardship. Board Member Evans, well this property as we understand it, this building was here before the property owner purchased the property, so the hardship did not result by the actions taken by the applicant. Chair Davis, all those in favor of Board Member Evans' motion signify by raising your right hand, the vote was unanimous.
- d. Finding of Fact #4: The requested variance is consistent with the spirit, purpose and intent of the ordinance such as public safety, security and substantial justice is achieved. Board Member Terwilliger, if you agree with this we are saying it is conforming within the boundaries that is the problem. Board Member Evans, yeah, I think #4 is going to need to reflect that the requested variance is not consistent with the spirit and so forth. Chair Davis, all those in favor of this, Board Member Terwilliger, not consistent, that is right, not consistent, signify by raising your right hand, the vote was unanimous.

Chair Davis, at this point I think we should close the hearing. Board Member Evans, no we still need to vote. Town Attorney Quattlebaum stated that there is still a motion to approve the variance on the floor. At this point Chair Davis closed the hearing and asked all those in favor of approving the variance to signify by raising their right hand, no one raised their hand. Town Attorney Quattlebaum then said to make a motion to disapprove the variance based on the Findings of Fact already entered into the record.

Chair Davis, do I hear a motion to deny the variance based on the Findings of Fact that are in the record. Board Member Terwilliger said so moved and Board Member Evans made a second. Chair Davis asked for those in favor of the motion to signify by raising their right hand, the vote was unanimous and the motion failed.

The next item on the agenda was the 2020 Board of Adjustment meeting calendar. Board Member Terwilliger made a motion to approve the calendar as stated. Board Member Evans made a second to this motion. Chair Davis asked for all of those in favor to approve the calendar as it stands to signify by raising their right hand, the vote was unanimous in favor.

6. **Staff Comments:**

Kyle Garner, Planning and Inspections Director, came forward to let the board know that he and the town attorneys will be going to Greenville in January to go over the updates that have been made to the Statutes by the North Carolina State Legislature.

Mr. Garner also mentioned that tonight was Debbie Graham's last meeting. The Board of Adjustment was her first meeting when she came to work 11 years ago and now it is her last official meeting. He thanked Ms. Graham for her dedication and hard work over the years. Mr. Garner stated that Dee Winn will be taking over from Ms. Graham. Mr. Garner also announced that there will be a floating reception for Ms. Graham tomorrow between the hours of 3:30pm and 5:00pm at Town Hall in the Conference Room.

Ms. Graham stated she had received a text from Board Member Wendi Oliver stating that she was ill and not able to attend.

Chair Davis asked if there as any action that needed to be taken to make Ms. Winn the new secretary. Mr. Garner stated that he thought it would be appropriate to make a motion to make Ms. Winn the new secretary for the board. Board Member Evans made a motion to designate Dee Winn as board secretary, replacing the retiring Debbie Graham. Board Member Weeks made the second to the motion and the vote was unanimous.

Chair Davis, Board Member Terwilliger and Board Member Evans all thanked Ms. Graham for her hard work and dedication over the years.

7. **Adjournment:**

A motion was made and seconded to adjourn the meeting

Charles Davis, Chair

Denice Winn, Board Secretary



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Town of Beaufort Board of Adjustment Regular Meeting 6:00 P.M. February 24, 2020 – 614 Broad Street – Train Depot

AGENDA CATEGORY: New Business
SUBJECT: Variance Request for 800 Ann Street

BRIEF SUMMARY:

Applicant is requesting three variances to allow for:

- A 16.4' encroachment from Ann Street;
- A 6.32' encroachment from Marsh Street
- A variance from the 50% impervious surface requirement in the RS-5 Zone to an increase of 54.25%.

REQUESTED ACTION:

Conduct Evidentiary Hearing
Decision on Request

EXPECTED LENGTH OF PRESENTATION:

15 Minutes (Presentation From Staff)

SUBMITTED BY:

Kyle Garner, AICP Planning Director

BUDGET AMENDMENT REQUIRED:

N/A

Memo

To: Town of Beaufort Board of Adjustment
From: Kyle Garner, AICP Planning Director
Date: February 11, 2020
Re: Variance Request for 800 Ann Street

Applicant: Charles & Julia Wells

Property Owner: Same

Property Address: 800 Ann Street

PIN: 730506390652000

Property Zoning District: RS-5 Residential Single Family District

Flood Zone: X

Existing use: Single Family Residential

Lot Dimensions: 55.51' & 55.49' (Per Survey Wide)

99.24' & 99.27' (Per Survey Deep)

5,508.7ft² (Existing Lot of Record)

Request: Applicant is requesting three variances to allow for:

- A 16.4' encroachment from Ann Street;
- A 6.32' encroachment from Marsh Street
- A variance from the 50% impervious surface requirement in the RS-5 Zone to an increase of 54.25%.

Property Information: The Applicant has supplied the Board with a Survey/Site Plan and the reason for the variance request. See attached information from Applicant.

Facts:

- Subject property is currently zoned RS-5 Residential
 - Setback Requirements Corner Lot (Table 7-18)
 - Front: 20 Feet (Designated Front ROW)
 - Side 10 Feet (Designated Side ROW)
 - Rear: 15 Feet
 - Side: 5 Feet
 - Impervious Surface Coverage Restrictions
 - Maximum 50%
- The subject property is an existing, conforming lot of record.
- The residence on the subject property is an existing nonconforming structure as it does not meet the front setbacks of the RS-5 Residential District.

- The allowable impervious surface coverage for this lot is 2,754.35 square feet
 - The existing impervious surface coverage is 2,988.66 square feet (54.25% per survey)
 - The proposed impervious surface coverage is 2,983.81 square feet (54.16% per survey)
- The subject property is not located within a Special Flood Hazard Area
- In November 2009 this property was rezoned from R-8 to RS-5 as part of the creation of the new RS-5 Zoning District and the lot area was made conforming however another non-conformity was created as the impervious surface of the lot was greater than 50% per ordinance.
- Prior to the 2009 rezoning both the structure (setbacks) and lot (under 8,000 sq. ft.) were non-conforming.
- To Staff's knowledge the site does not suffer from any topographic issues or environmental issues which would create a hardship.

Attachments:

1. Excerpts from the Town of Beaufort Land Development Ordinance
 - A. Section 7: RS-5 Residential Single-Family 5 Development District
 - B. Section 11: Nonconformities
 - C. Section 21: Board of Adjustment
2. Maps
 - A. Aerial
 - B. Zoning
 - C. Topography
3. Vicinity Map & Notified Property Owners
4. Applicant Materials

RS-5 Residential Single-Family 5 Development District.

This residential district classification is intended for existing or older neighborhoods characterized by single-family residences on relatively smaller lots and provides reduced setback requirements and a defined street orientation. The purpose of this district is to provide relief to existing lots of record which make them difficult to be developed as single-family residences. The RS-5 district has a fifty percent (50%) lot coverage restriction which must be maintained. No buildings, houses, or structures, excepting noncommercial docks or piers as specified in section 2-H of this Ordinance, will be erected on the south side of Front Street in this district. Uses in this district which require potable water or sanitary sewer must be connected to both municipal water and municipal sewer.

1) Minimum Lot Size.

All lots in the RS-5 district shall be a minimum of five thousand square feet (5,000 ft²).

2) Residential Density.

- a) All lots in the RS-5 district shall be limited to one single-family detached dwelling per lot.
- b) All lots in the RS-5 district shall not exceed an impervious surface area requirement of fifty percent (50%).

3) Minimum Lot Width.

All lots in the RS-5 district shall have a minimum lot width of fifty feet (50') at the minimum building line.

4) 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 7-17 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>
RS-5	20 feet	15 feet	5 feet	35 feet

Table 7-18 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>
RS-5	20 feet	10 feet	15 feet	5 feet	35 feet

Table 7-19 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>
RS-5	20 feet	20 feet	5 feet	35 feet

Where a lot extends across Front Street, the above setbacks shall apply to the portion of the lot north of Front Street. The docks or piers permitted on the south side of Front Street will be subject to an eight feet (8') side setback, or any more restrictive setback required by CAMA, or the regulations promulgated thereunder.

5) Accessory Building Setback Requirements.

All accessory buildings must comply with the setback requirements as set forth in section 2-F of this Ordinance, section 6 of this Ordinance, section 15 of this Ordinance, and all sections of this Ordinance.

6) Permitted Uses.

Antenna Co-Location on Existing Towers	Indoor/Outdoor, Private Neighborhood Recreation Center, Public
Athletic Field, Public	Park, Public
Carport	Public Safety Station
Community Garden	Public Utility Facility
Dock	Resource Conservation Area
Dwelling, Single-Family	Shed
Garage, Private Detached	Swimming Pool (Personal Use)
Government/Non-Profit Owned/Operated Facilities & Services	Temporary Construction Trailer
Home Occupation	Utility Minor
Neighborhood Recreation Center,	Vehicle Charging Station

7) Special Uses (*Special Uses* text may be found in section 20 of this Ordinance).

Accessory Dwelling Unit	Golf Driving Range
Athletic Field, Private	Marina
Bed & Breakfast	Outdoor Amphitheater, Public
Cemetery/Graveyard	Preschool
Club, Lodge, or Hall	Religious Institution
Concealed (Stealth) Antennae & Towers	Satellite Dish Antenna
Golf Course, Privately Owned	School, Post-Secondary
	Transportation Facility

SECTION 11 Nonconformities

A) *Intent.*

Nonconforming situations may continue subject to certain limitations, until they are removed, discontinued, or made conforming. Nonconforming situations shall not be enlarged, expanded, extended, enhanced, or used as grounds for adding other prohibited structures or prohibited uses. Nonconforming uses are declared to be incompatible with permitted uses within the various zoning districts.

B) *Application.*

This Ordinance shall affect all land, structures, and uses of land and structures and shall apply as follows:

1) New Uses and Construction.

After the effective date of this Ordinance, all new uses, structures, and development shall comply with this Ordinance, including their specific zoning district regulations.

2) Conforming Uses and Structures.

Land, structures, and uses of land or structures which comply with this Ordinance including the zoning district regulations, may be continued provided any structural changes, additions, or changes in use must conform fully to this Ordinance.

3) Nonconforming Uses and Structures.

Nonconforming situations may be continued only subject to the limitations stated herein, and should eventually be discontinued under the provisions of this Ordinance.

C) *Continued Use of Nonconforming Property.*

Nonconforming properties may be continued in use as set forth below:

1) Nonconforming Lots of Record.

In any zoning district permitting residential dwellings by right, a residential dwelling and customary accessory building may be erected on any single nonconforming lot lawfully recorded before the adoption of this Ordinance or amendment hereto provided this single lot is not adjacent to another lot of record under the same ownership and, if combined, would allow for the meeting of all area and setback requirements established within this Ordinance. This provision shall apply if the single lot fails to meet the minimum lot size or width requirement of the zoning district. Yard space and other dimensional requirements of the zoning district shall continue to apply, however, variances of such requirements shall be obtained by action of the Board of Adjustment (BOA) except no petition for a variance is necessary if other yard spaces are met and the following setbacks are met:

Table 11-1 Minimum Nonconforming Lot Requirements

<i>Width – Lot of Record</i>	<i>Side Setback</i>	<i>Front Setback</i>
30-49 feet	5 feet	15 feet
50-59 feet	6 feet	15 feet
60-69 feet	7 feet	20 feet

2) Adjoining Lots.

When two or more lots with continuous frontage are in single ownership at any time after the adoption of this Ordinance and such lots are individually less than the

minimum area or width required in a district, such lots shall be considered as a single lot or several lots of required area and width (if sufficient land exists) and shall be combined to the extent necessary to achieve a lot or lots of the area and width required in the district. Such lots shall comply with all yard space and other dimensional requirements of the district.

D) *Nonconforming Structure.*

A lawful structure which existed at the time of adoption or amendment of this Ordinance, or was grandfathered under the previous zoning ordinance, but which does not comply with this Ordinance by other restrictions relating to the structure, may be continued so long as it remains otherwise lawful, subject to the following limitations:

1) Enlargements, Alterations.

Nonconforming structures shall not be enlarged and shall not be altered in any way which increases their nonconformity, but may be altered to minimize their nonconformity.

2) Moving.

If nonconforming structures are moved off the lot or moved within the lot for any reason, they shall thereafter conform to the regulations of the Ordinance.

3) Repairs and Maintenance.

Ordinary maintenance, repairs, and alterations of a nonconforming structure are permitted provided they do not increase the area or the nonconformity. Normal maintenance, repairs, and alterations shall be considered work not exceeding fifty percent (50%) of the structure's replacement cost within any twelve-month consecutive period.

4) Deteriorated and Dilapidated Structures.

If any nonconforming structure becomes physically unsafe or unlawful due to lack of repairs or maintenance and is declared by an authorized official to be unsafe or unlawful by reason of its physical condition, the structure shall not be restored, repaired, or rebuilt except in conformity with this Ordinance. This shall not prevent strengthening or restoring to a basically safe condition of any unsafe building or part thereof directed by the authorized official charged with protecting public health or safety.

5) Substantially Damaged Structures.

If a nonconforming structure or nonconforming portion of a structure is damaged or destroyed by any means to an extent greater than fifty percent (50%) of its replacement cost at the time of the damage, it may be reconstructed only in conformity with this Ordinance.

6) Residential Exception.

When a single-family residential nonconforming structure is damaged by fire, flood, wind, or act of God, the structure may be repaired and restored to its pre-event dimensions on the pre-event footprint provided the structure meets all applicable building codes.

E) *Nonconforming Uses.*

A use of land and/or structure which was lawful prior to the adoption of this Ordinance but which does not comply with the use regulations of this Ordinance, may be continued so long as it remains otherwise subject to the following provisions:

1) Extensions, Enlargements.

No nonconforming use of land or structures shall be enlarged, expanded, increased, or extended beyond the floor space and land area occupied or be carried on in a more intensive manner than existed at the time of the adoption of this Ordinance, except a nonconforming use may be extended within a structure to any parts already clearly arranged and designed for such use.

2) Relocation on Lot.

No nonconforming use of land shall be relocated or significantly rearranged in whole or in part on the same lot unless it thereafter conforms to this Ordinance.

3) Discontinuance.

If active operation of a nonconforming use is discontinued for any reason for a continuous period of one hundred eighty days or superseded at any time by a permitted use, any subsequent use of the land shall conform fully to this Ordinance.

4) Changes of Use.

A nonconforming use of land (only) shall not be changed to any use other than a use permitted in the zoning district. A nonconforming use of a structure and premises may be changed to another nonconforming use if:

- a) No significant structural alterations are made; and,
- b) The approved new use is more in character with the uses normally permitted in the zoning district than the previous nonconforming use.

5) Deteriorated and Dilapidated Structures.

If a structure or part thereof occupied by a nonconforming use is damaged, destroyed, or becomes deteriorated to an extent greater than fifty percent (50%) of its replacement cost at the time of damage or discovery of deterioration, the structure may not be repaired for or to a nonconforming use.

6) Uses Permitted as Special Exceptions.

Any use which is permitted as a special exception in a district shall not be considered a nonconforming use but shall, without the necessity of further action, be considered a conforming use. This provision shall not diminish the right of the Board of Commissioners (BOC) to impose conditions on such use in a proceeding initiated by any interested part and considered in the manner of a special exception.

7) Residential Exceptions.

Nonconforming single-family detached residential uses shall comply with all requirements of this section. However, an existing nonconforming single-family detached residential use may be enlarged, expanded, and/or altered provided no enlargement, expansion, or alteration will:

- a) Result in the structure exceeding building height limits in the zoning district;
- b) Reduce the building site area required in the zoning district; and,
- c) Encroach into any required front yard, side yard, and rear yard setback areas. If approved, such use shall be considered a special exception and may be accompanied by appropriate conditions and safeguards as required by this Ordinance.

SECTION 21 Board of Adjustment

The Board of Adjustment (BOA) is a “quasi-judicial” administrative body whose purpose is (i) to hear and decide appeals from and review any order, requirement, decision, or determination made by an administrative official charged with the enforcement of this Ordinance; (ii) to issue variances as authorized by this section and state law; and, (iii) to issue special use permits when required by this Ordinance. The responsibilities of the BOA are authorized and set forth by N.C.G.S. 160A, Article 19 (3).

A) **Organization of the Board of Adjustment.**

1) Board Membership.

The BOA shall consist of five regular and two alternate members. Three regular and one alternate member shall reside within the corporate limits of the Town of Beaufort and be appointed by the Town’s Board of Commissioners (BOC). Two regular and one alternate member shall be appointed by the Carteret County Board of Commissioners (CC BOC) and shall reside within the Town’s extraterritorial jurisdiction (ETJ). If despite good faith efforts, enough residents of the ETJ cannot be found to fill the seats reserved for such residents, the CC BOC may appoint other residents of the county to fill these seats. If the CC BOC fails to appoint ETJ members needed within ninety days after receiving a resolution requesting such action from the Town, the BOC may make the necessary appointments.

2) Term Limits.

BOA regular members and alternate members shall be appointed to serve a three-year staggered term and members may continue to serve until their successors have been appointed. Members may be reappointed to successive terms without limitation. Vacant seats and unexpired terms shall be filled by the BOC or the CC BOC as necessary.

3) Removal from Board.

- a) Regular BOA members may be removed by the BOC at any time for failure to attend three consecutive meetings or for failure to attend seventy-five percent (75%) of the meetings within any twelve month period or for any other good cause related to performance of duties. Such failure will constitute a voluntary resignation of the member. Upon the request of the member proposed for removal, the BOC shall hold a hearing on the removal before it becomes effective.
- b) Alternate members may also be removed for repeated failure to attend or participate in meetings when requested to do so in accordance with BOA established procedures. Upon request of the alternate member proposed for removal, the Town’s BOC shall hold a hearing on the removal before it becomes effective.
- c) If a regular member or alternate member moves outside their particular planning jurisdiction within the Town it shall constitute a resignation of the member from the BOA.
- d) If for reasons other than mentioned herein a member resigns from the board, a written notice shall be delivered to the Town Clerk at the member’s earliest convenience.

4) ETJ Members Rights.

ETJ regular members shall have equal rights, privileges, and duties as town members and may vote on all matters considered by the board regardless of whether or not the property affected lies within their planning jurisdiction.

5) Notification of Absences.

Regular members shall promptly notify the board secretary if they are unable to attend or participate in an upcoming meeting. The secretary shall notify an alternate member to attend when necessary. Assignments shall be rotated among the alternate members. When seated, any alternate member in attendance shall have the same powers and duties as the regular member they replace, including the ability to constitute a quorum for the purpose of the meeting regardless of whether the alternate is a regular or ETJ member.

B) ***Meetings of the Board of Adjustment.***

- 1) The BOA shall establish a regular meeting schedule and shall meet frequently enough so the board can take action on the issues for which they are appointed.
- 2) All meetings of the board shall be open to the public and whenever feasible, the agenda for each board meeting shall be made available to the public at least three business days in advance of the meeting.
- 3) The minutes of all meetings and hearings of the BOA shall be retained by the board secretary or his/her designee and all minutes shall be a public record once adopted by the BOA. This shall include all findings of fact and decisions of the board.
- 4) The Chairman of the BOA will have the authority to cancel a meeting of the BOA when notified by the Planning and Inspections Department there is no business to be considered at the meeting.

C) ***Quorum.***

1) Quorum Requirements.

- a) A majority of the members of the BOA board in attendance shall constitute a quorum at all meetings of the BOA. A quorum for the Board of Adjustment shall consist of a minimum of four members of the board qualified to vote.
- b) All actions of the BOA shall be taken by majority vote, a quorum being present.

2) Withdrawal from Meeting.

Any member who has withdrawn from the meeting without being excused shall be counted as present for the purposes of determining whether a quorum is present.

D) ***Deciding Cases.***

1) Voting.

- a) The concurring vote of four-fifths of the board shall be necessary to grant a variance.
- b) A majority of the members shall be required to decide any other quasi-judicial matter or to determine an appeal made in the nature of certiorari.
- c) For the purposes of this subsection, vacant positions on the board and members who are disqualified from voting on a quasi-judicial matter shall not be considered members of the board for calculation of the requisite majority if there are no qualified alternates available to take the place of such members.

2) Failure to Vote.

Once a member is physically present at a board meeting, any subsequent failure to vote shall be recorded as an affirmative vote unless the member has been excused in accordance with subsection D-3 of this section or has been allowed to withdraw from the meeting in accordance with subsection D-4 of this section.

3) Conflicts.

A member of the board shall not participate in or vote on any quasi-judicial matter in a manner which would violate affected persons' constitutional rights to an impartial decision maker. Impermissible conflicts include but are not limited to the following:

- a) A member having a fixed opinion prior to hearing the matter which is not susceptible to change;
- b) A member having undisclosed ex-parte communications;
- c) A member having a close familial business, or other associational relationship with an affected person;
- d) A member having direct or indirect financial interest in the outcome of the matter.

4) Voting Procedures Due to Conflict.

If an objection is raised to a member's participation and the member does not recuse himself or herself, the remaining members shall by majority vote rule on the objection.

5) Roll Call Vote.

A roll call vote shall be taken upon request of any member.

E) **Board of Adjustment Officers.**1) Election of Officers.

- a) Officers will be elected during the first February meeting of the year of the BOA and by majority vote of its entire membership (excluding vacant seats).
- b) The board shall elect one of its members to serve as chairperson (chair) and preside over the board's meetings. The chair should always be one of the regular members. No chair may succeed them self for more than two consecutive terms.
- c) The board shall elect one member to serve as vice-chairperson (vice-chair). The vice-chair shall serve as acting chair in the chair's absence and at such times, he/she shall have the same powers and duties as the chair.
- d) A secretary will be appointed by majority vote of the members either from within its membership or outside. The secretary shall produce all necessary clerical items for the board including public notices, minutes, correspondence, etc. as directed by the chair.
- e) The persons so designated to fill these positions shall serve in these capacities for a term of one year. The officers may be eligible for reappointment.
- f) Vacancies may be filled for the unexpired terms of the chair and vice-chair only by majority vote of the board membership (excluding vacant seats).

2) Rules of Order.

The chair shall decide on all points of order and procedure consistent with the *The Zoning Board of Adjustment*, by Michael B. Brough and Philip P. Green, Jr., as updated; and the modified version of *Roberts Rules of Order*, as updated.

3) Chairpersons Rights.

- a) The chair or any member temporarily acting or appointed by the chair may administer oaths to witnesses coming before the board.
- b) The chair and vice-chair may take part in all deliberations and vote on all issues.

F) **Powers and Duties of Board of Adjustment.**

1) The BOA shall hear and decide:

- a) Appeals from and review of any order, decision, requirement, or determination made by the administrative official charged with the enforcement of this Ordinance, as provided in subsection H of this section.
 - b) Applications for variances, as provided in subsection I of this section.
 - c) Questions involving interpretations of the location boundary lines on the Official Zoning Map or ordinance text requirements as provided in subsection J of this section.
 - d) Any other matter the board is required to act upon by any other Town Ordinance or state law.
- 2) The board may adopt rules and regulations governing its procedures and operations not inconsistent with the provisions of this chapter.

G) *Public Notice of Hearings of the Board.*

- 1) Notice of hearings conducted pursuant to this section shall be mailed to the person or entity whose appeal, application, or request is the subject of the hearing; to the owner of the property which is the subject of the hearing if the owner did not initiate the hearing; to the owners of all parcels of land abutting the parcel of land which is the subject of the hearing, and to all owners of parcels within 100 feet of such land, and to any other persons entitled to receive notice as provided by this section. In the absence of evidence to the contrary, the Town may rely on the county tax listing to determine owners of property entitled to mailed notice. The notice must be deposited in the mail at least 10 days, but not more than 25 days, prior to the date of the hearing. Within the same time period, the planning staff shall also prominently post a notice of the hearing sign on the site which is the subject of the hearing or on an adjacent street or highway right-of-way. Such sign(s) shall be at least eighteen inches by twenty-four inches (18"x24") in dimension. The sign shall contain the following message:

NOTICE

This property is subject to a Zoning Hearing.

Contact Town Hall for more information at 252-728-2141.

Such sign may include additional information deemed relevant by the administrator of this Ordinance. If more than one contiguous lot or parcels of land are included in the variance application proposal, the Town may nonetheless post only one sign.

- 2) A public hearing shall be held by the BOA for an appeal, a variance, or an interpretation as described in subsection F of this section. A notice of the public hearing shall be given once a week for two successive calendar weeks and published in a newspaper having general circulation in Town. The notice shall be published the first time not less than ten days or not more than twenty-five days before the date affixed for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.
- 3) The person or persons mailing the notice of hearing pursuant to this section shall certify to the BOA the proper notice has been provided and such certificate shall be deemed conclusive in the absence of fraud.

H) *Appeals.*

1) Appeal Procedures.

- a) An appeal from any final order, decision, requirement, or determination of a Town official charged with the enforcement of this Ordinance may be taken to the BOA

by any person aggrieved. An appeal is taken by filing a written notice of appeal specifying the grounds thereof to the Town and the BOA. A notice of appeal shall be considered filed with the Town and the BOA when delivered to the Town's Planning and Inspections Department, and the date and time of filing shall be entered on the notice of appeal by staff.

- b) An appeal must be made within thirty days after the date of the decision or order appealed from.
- c) Whenever an appeal is filed, Town staff shall forthwith transmit to the BOA all papers constituting the record relating to the action of the appeal.

2) Stay of the Appeal.

An appeal stays all actions by the Town official seeking enforcement of or compliance with the order or decision appealed from, unless the official certifies to the BOA, because of the facts stated in the certificate, a stay would, in his/her opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed except by order of the BOA or a court, issued on application of the party seeking the stay, for due cause shown, after notice to the official.

3) Modifications to Appeals.

The BOA may reverse or affirm (wholly or partly) or may modify the order, requirement, decision, or determination appealed from and shall make any order, requirement, decision or determination which in its opinion should be made in the case before it. To this end, the board shall have all the powers of the officer from whom the appeal was taken.

I) ***Variances.***

The power of variances is to be sparingly exercised and only in rare instances and under exceptional circumstances and with due regard to the main purpose of this Ordinance: to preserve the property rights of others. No change in permitted uses may be authorized by variance.

1) Application Submittal.

An application for a variance shall be submitted to the BOA by filing a copy of the application with the Town.

2) Findings for the Variance.

When practical difficulties or unnecessary hardships would result from carrying out the strict letter of this Ordinance, the BOA shall have the power to vary or modify any of the regulations or provisions of the Ordinance so the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. A variance may be granted only upon an affirmative finding of the following:

- a) Unnecessary hardship would result from the strict application of this Chapter. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property;
- b) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance;
- c) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that

may justify the granting of a variance shall not be regarded as a self-created hardship; and,

- d) The requested variance is consistent with the spirit, purpose, and intent of this Chapter, such that public safety is secured, and substantial justice is achieved.

J) *Interpretations.*

- 1) The BOA is authorized to interpret the zoning map and to pass upon disputed questions of lot lines or district boundary lines and similar questions. If such questions arise in the context of an appeal from a decision of the zoning official, they shall be handled as provided in subsection H of this section.
- 2) An application for a map interpretation shall be submitted to the BOA by filing a copy of the application with the Town. The application shall contain sufficient information to enable the board to make the necessary interpretation.
- 3) Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:
 - a) Boundaries indicated as approximately following the centerlines of alleys, streets, highways, streams, or railroads shall be construed to follow such centerlines;
 - b) Boundaries indicated as approximately following lot lines in the Town or ETJ limits shall be construed as following such lines, limits, or boundaries;
 - c) Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of a change in the shoreline shall be construed as continuing to follow such shorelines;
 - d) Where a district boundary divides a lot or where distances are not specifically indicated on the Official Zoning Map, the boundary shall be determined by measurement using the scale of the Official Zoning Map; and,
 - e) Where any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply only to the portion of such streets or alleys added thereto by virtue of such vacation or abandonment.

K) *Burden of Proof in Appeals, Interpretations, and Variances.*

- 1) When an appeal is taken to the BOA in accordance with subsection H of this section, the appellant has the burden of proof and persuasion.
- 2) The applicant for a variance shall have the burden of proof and persuasion.

L) *Board Action on Appeals and Variances.*

1) Appeals.

With respect to appeals, a motion to reverse, affirm, or modify the order, requirement, decision, or determination appealed from shall include insofar as practicable, a statement of the specific reasons or findings of fact which support the motion. If a motion to reverse or modify is not made or fails to receive the four-fifths vote necessary for adoption, a motion to uphold the decision appealed from shall be in order. This motion is adopted as the board's decision if supported by more than one-fifth of the board's voting membership in attendance. (excluding vacant seats)

2) Granting a Variance.

Before granting a variance, the BOA must take a separate vote and vote affirmatively by a four-fifths majority, on each of the four required findings stated in subsection I-2

of this section. A motion to make an affirmative finding on each of the requirements set forth in subsection I-2 of this section shall include a statement of the specific reasons or findings of fact supporting such motion.

3) Denying a Variance.

A motion to deny a variance shall be made if any one or more of the four required findings set forth in subsection I-2 of this section are not satisfied or if the application is incomplete. A motion to deny a variance shall include a statement of the specific reasons or findings of fact which were not met and therefore caused the denial of the variance. This motion is adopted as the board's decision if supported by more than one-fifth of the board's voting membership in attendance (excluding vacant seats).

M) ***Review of Board's Decisions.***

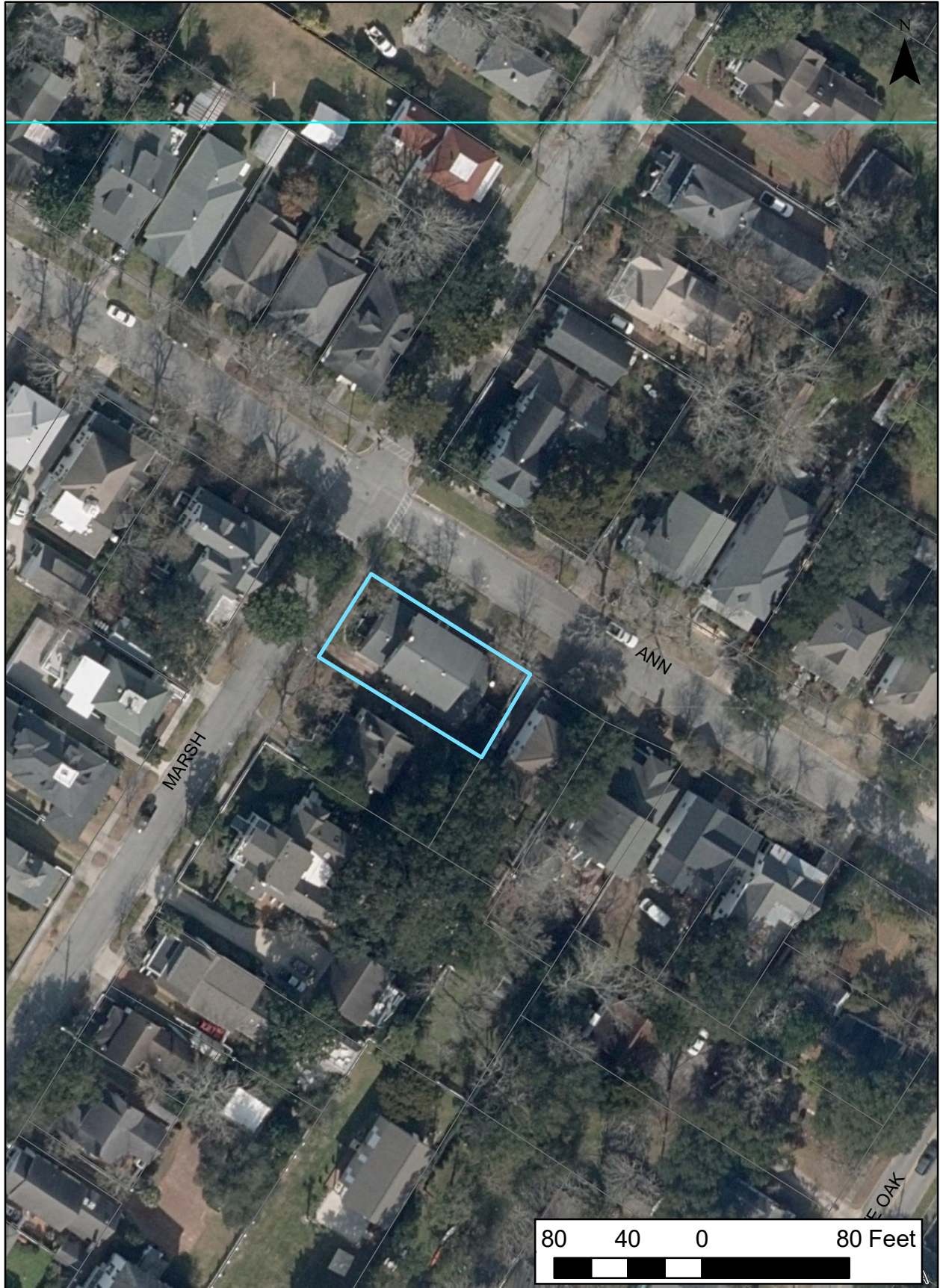
Every decision of the board shall be subject to review by the Superior Court by proceedings in the nature of certiorari. Any petition for review by the Court shall be filed with the Clerk of Superior Court within thirty days after a written copy thereof is delivered to every aggrieved party who has filed a written request for such copy with the secretary or the chairperson of the board at the time of its hearing of the case, whichever is later. The decision of the board should be delivered to the aggrieved party either by personal service, or by registered or certified mail.

N) ***Deadlines for Applications to the Board.***

All applications and supporting materials shall be submitted to the Town's Planning and Inspections Department fifteen business days prior to the next regularly scheduled BOA meeting. Informational packets shall be delivered to board members seven days prior to the scheduled meeting.

800 Ann Street Aerial Map

1.



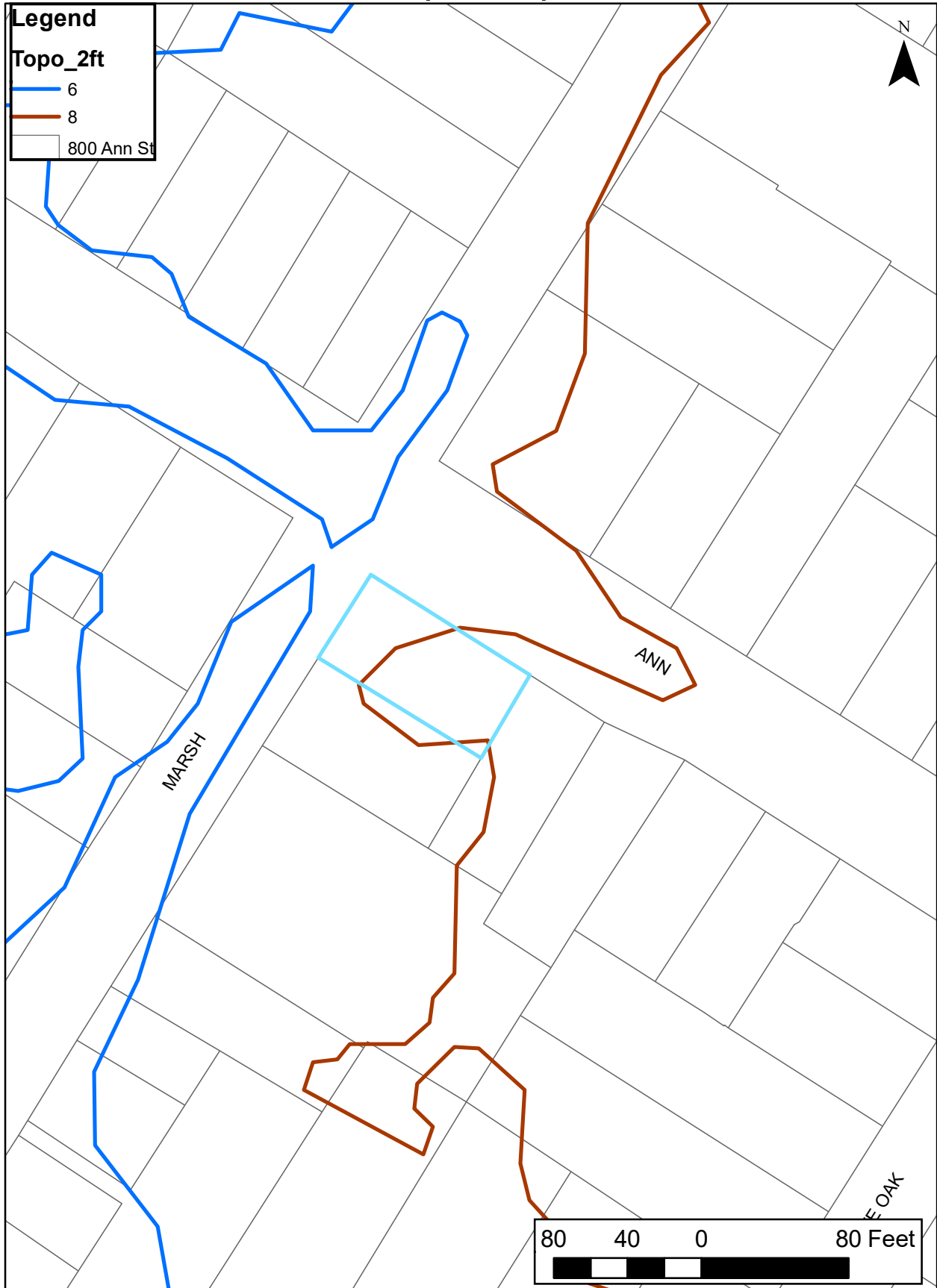
800 Ann Street Zoning Map

1.



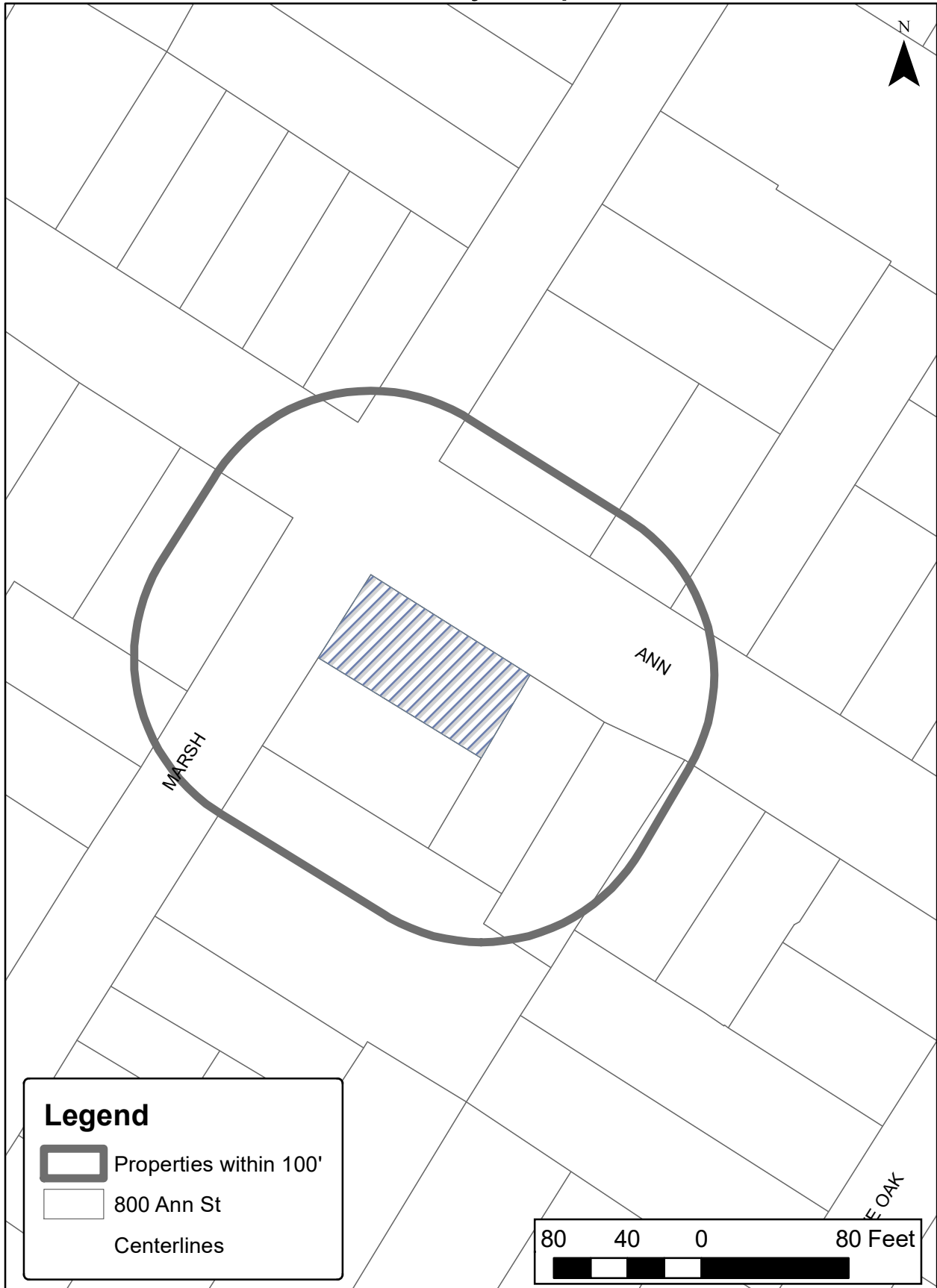
800 Ann Street Topo Map

1.



800 Ann Street Vicinity Map

1.



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>AIL_ST/</u>	<u>MAIL_ZIP</u>
BULA,CHRISTINE ETAL GEOFFREY	1017	NEW DOVER ROAD	APEX	NC	27502
GOULD,DON E ETUX ELIZABETH P	806	ANN STREET	BEAUFORT	NC	28516
HAMILTON,ELIZABETH WOODARD L/T	1721	N COUNTRY DRIVE	CASTLE HAYNE	NC	28429
INGRAM,SUNNY SHANNON	275	KEROUAC DRIVE	WAYNESVILLE	NC	28786
LASLEY,JAMES DAVID	8645	KINGS ARMS WAY	RALEIGH	NC	27615
LLEWELLYN,CHARLES III ETUX DEB	114	MARSH STREET	BEAUFORT	NC	28516
MCQUEEN,CHAPMAN ETUX SHANNON	1002	E WILLOWBROOK DRIVE	BURLINGTON	NC	27215
PRATT,TRAPAS S ETUX MELISSA K	1712	RIVER DRIVE	MOREHEAD CITY	NC	28557
STANCIL,PAULA FULGHUM L/T	717	ANN STREET	BEAUFORT	NC	28516
WELLS,CHARLES E ETUX JULIA M	7113	NORTH RIDGE DRIVE	RALEIGH	NC	27615



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

1.

Instructions:

Please complete the application below, include all the required attachments, and the **application fee of \$200.00** 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 Town Hall at 252-728-2141 with any questions.

APPLICANT INFORMATION

Applicant Name: Charles & Julia Wells
Applicant Address: 7113 North Ridge Dr., Raleigh NC 27615
Phone Number: 919-247-4015 Email: charleswells58@yahoo.com

Property Owner Name: Charles & Julia Wells
Address of Property Owner: 800 Ann St. Beaufort, NC 28516
Phone Number: 919-247-4015 Email: charleswells58@yahoo.com

PROPERTY INFORMATION

Property Address: 800 Ann St. Beaufort, NC 28516
15-Digit PIN: 730506390652000 Lot/Block Number: Lot 28
Size of Property (in square feet or acres): 5508.70 ft²
Current Zoning: RS-5 Is the property in the Historic District? No
Current Use of Property: ☒ Residential ☐ Vacant ☐ Commercial ☐ Other: _____
Julia Wells Charles Wells 1-29-2020
Applicant Signature Date of Signature

Property Owner Signature (if different than above) Date of Signature

An application fee of \$200, either in cash, money order, or check made payable to the "Town of Beaufort" 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 Planning Board [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.

OFFICE USE ONLY

Revised

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

Impervious Space Variance - RS-5 Residential Single-Family 5 Development District Section 5(F)

The owners of 800 Ann St. are requesting a variance to the impervious space requirement of 50%. Currently the impervious space is 54.25% per the survey dated 2-24-2017, which was the same upon purchase in 2011. The owners want to put a front and side porch, adding impervious space, but at the same time changing existing impervious space to pervious space. The new impervious space percentage would be 54.16%. This requirement is in RS-5 Residential Single-Family 5 Development District Section 5(F). See drawing indicating areas of change.

The owner is requesting a variance of 4.16% above the requirement of 50% impervious space. However, this is less than the existing impervious space at 800 Ann St. of 54.25%.

Owner desires to add the front and side porches to enhance the architecture of the property to be more in line with the surrounding Beaufort properties. The front porch is also desired for protection from the weather for the front entry as there is no protection today. The owner did not know that they were exceeding the impervious space requirement at time of purchase. Knowing the requirement now, the owner is making every effort to meet the requirement by removing existing impervious space and not exceeding existing percentage.

Front Porch Setback Variance - RS-5 Residential Single-Family 5 Development District Section 7(F)

The owners of 800 Ann St. are requesting a variance of the 20' setback requirement on the frontage of their property. The setback per the survey dated 2-24-2017 states the setback is 16.4' (based on average to front porches on the 800 block on Ann St per surveyor Jim Phillips). Currently the property is showing a variance of 6.54' to the 16.4' survey setback and 11.14' to the required 20' setback. The owner is requesting a variance of a setback of 15.54' to the 16.4' setback of 20' to the 20' setback.

Side Porch Setback Variance - RS-5 Residential Single-Family 5 Development District Section 7(F)

The owners of 800 Ann St. are requesting a variance of the 10' setback requirement on the Marsh Street side of their property. The owner is requesting a variance of a

Application for a Variance of Land Development Standard for The Town of Beaufort
setback of 6.32' to the 10' setback to add a 12' porch which leaves 3.68' to the property
line.

The owner is requesting a setback variance on Ann St. (front) of 20' and a setback
variance on Marsh St. (side) of 6.32'.

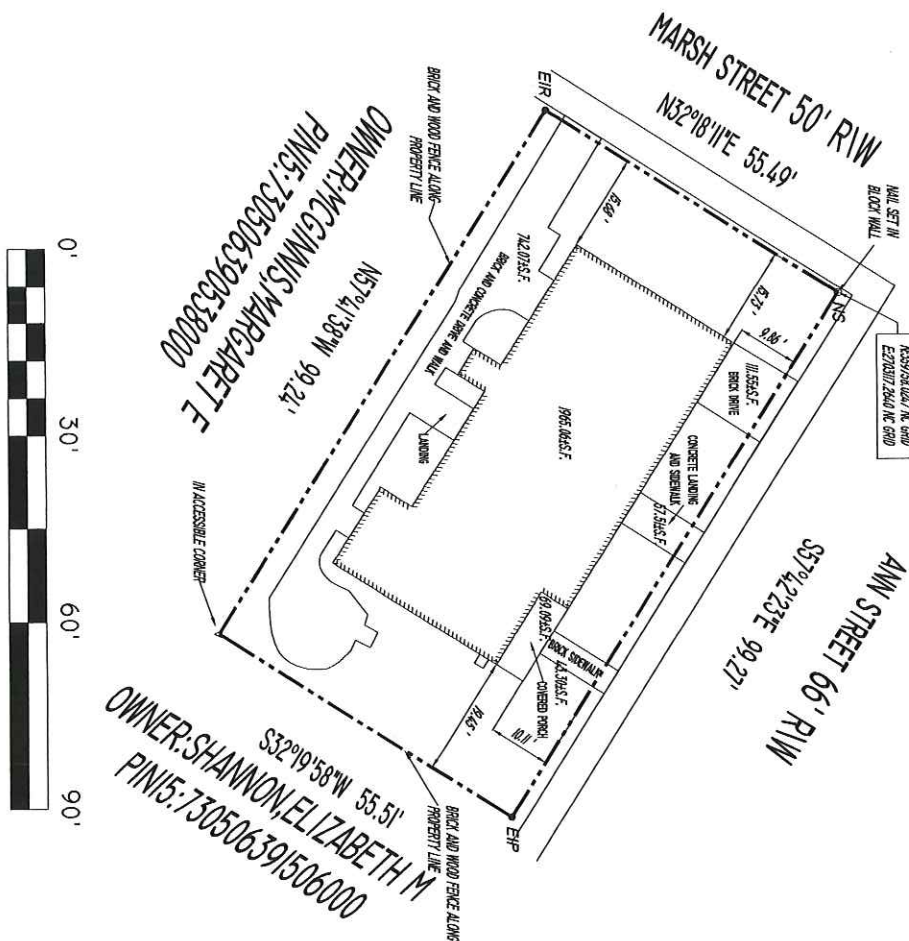
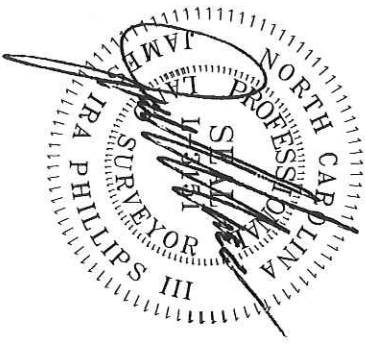
Owner desires to add the front and side porches to enhance the architecture of the
property to be more in line with the surrounding Beaufort properties. The front porch is
also desired for protection from the weather for the front entry as there is no protection
today. The owner did not know that they were exceeding front setback requirement at
time of purchase. Many properties along the adjacent blocks of Ann St. and Marsh St.
have porches or steps that extend to the sidewalk. (700. 704 and 801 Ann St and 104
and 107 Marsh St.)

[illegible] $0.13 \pm AC.$

INVERHOUS CALCULATIONS
2988.66 SF TOTAL INVERHOUS
5508.7 SF TOTAL LOT AREA
54.25 % OF THIS LOT IS INVERHOUS MATERIALS
(BUILDING FOOTPRINTS, DRIVES, WALLS)

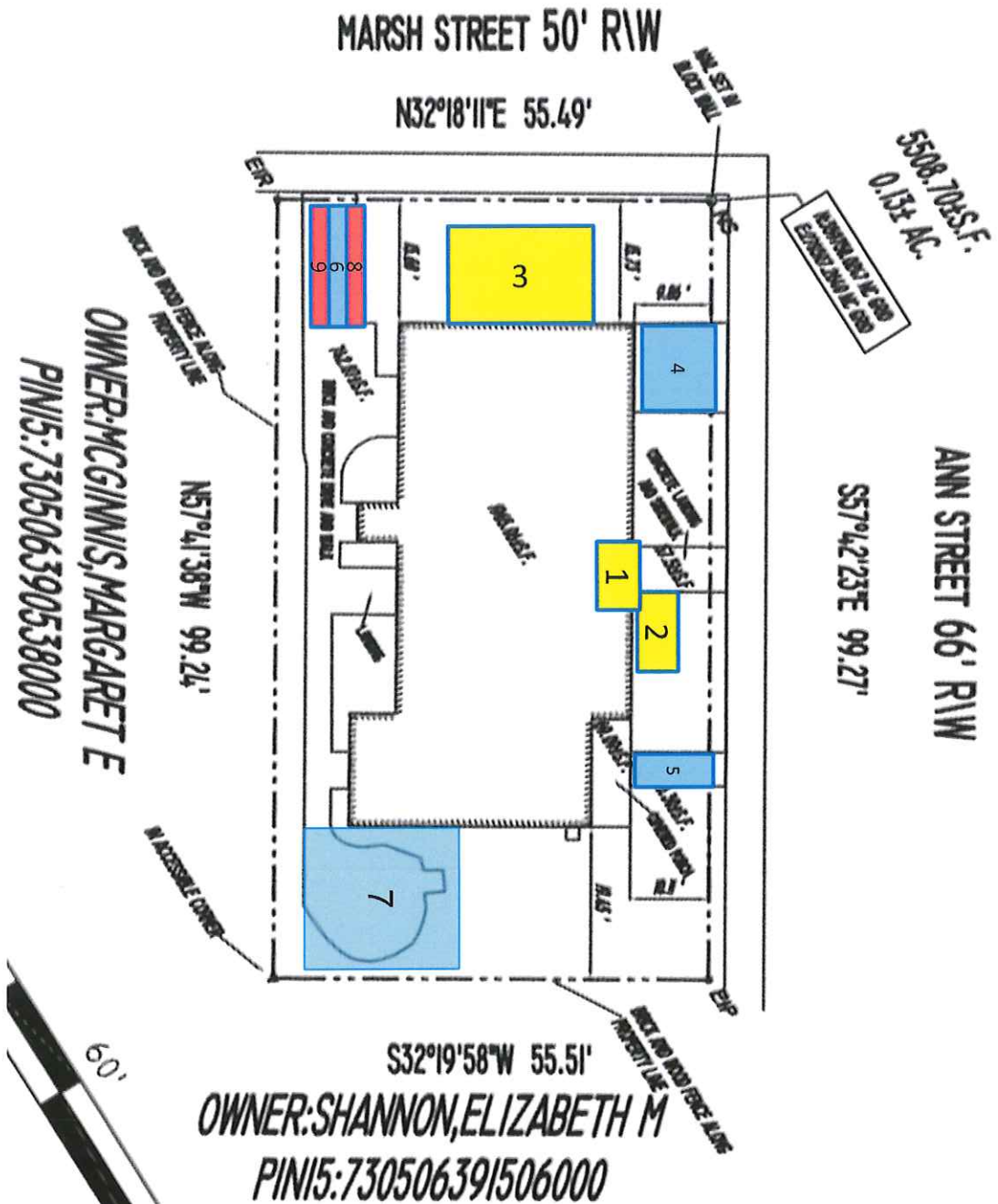
I, JAMES I. PHILLIPS III, CERTIFY THAT THIS PLAT WAS DRAWN BY ME OR DRAWN UNDER MY SUPERVISION AND FROM AN ACTUAL SURVEY MADE BY ME OR MADE UNDER MY SUPERVISION () THAT THE RATIO OF PRECISION AS CALCULATED BY COORDINATE METHOD IS 1/10,000; REGISTRATION NUMBER, AND SEAL THIS 25TH DAY OF FEBRUARY, A.D. 2017.

THIS IS AN EXISTING PARCEL OF LAND



**BOUNDARY SURVEY WITH IMPERVIOUS
LOCATIONS FOR
CHARLES E & JULIA M WELLS
800 ANN ST
TOWN OF BEAUFORT, BEAUFORT TOWNSHIP
CARTERET COUNTY, N.C.
SCALE 1"=30'**

JAMES I. PHILLIPS LAND SURVEYING
PO BOX 2103, 379 ARRINGTON RD., BEAUFORT, N.C. 28516
252-728-5848 PHONE **EMAIL JIP3@COASTALNET.COM**

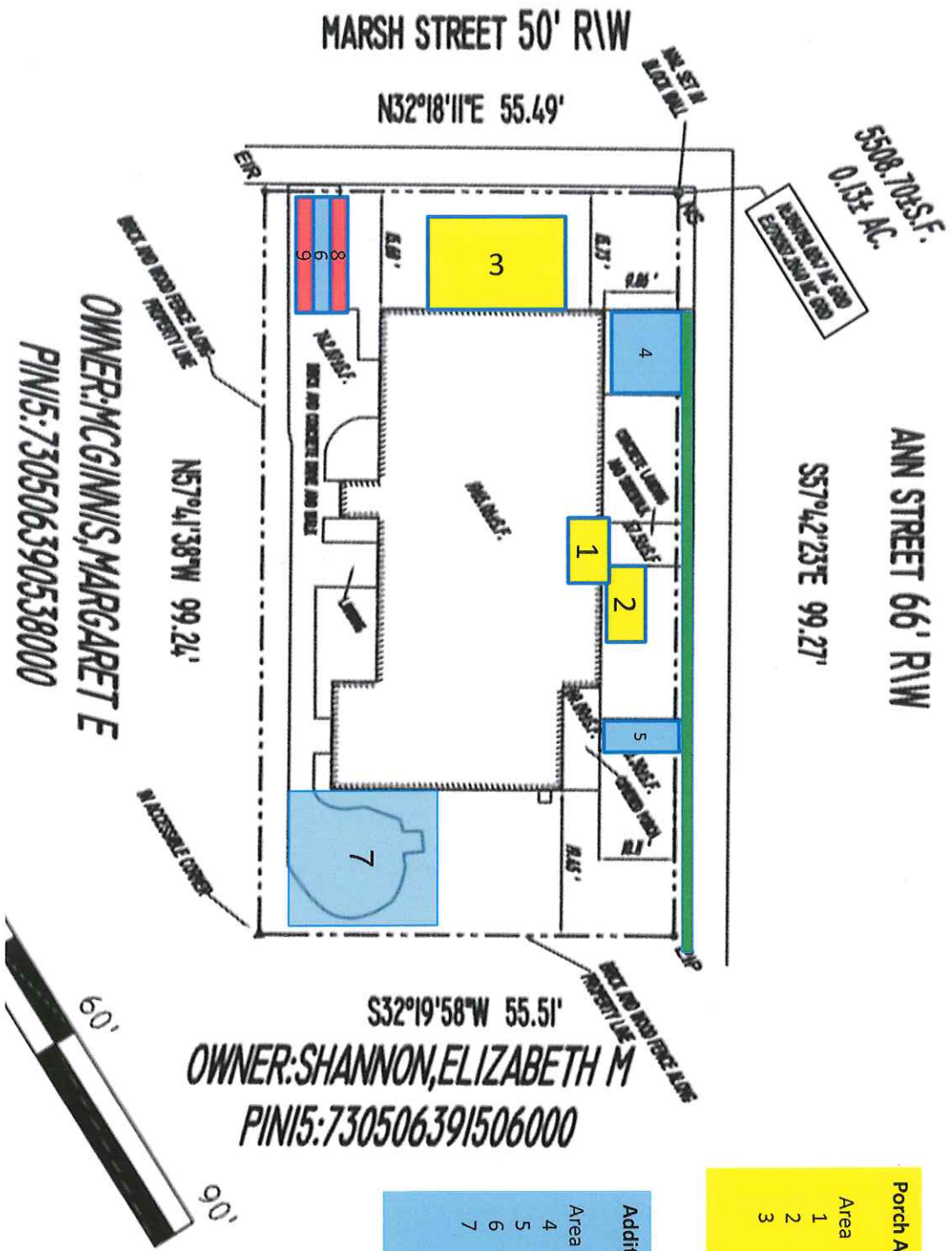


Porch Area that adds to Impervious		
Area	Size	Sq-ft
1	10 x 9	90
2	10 x 9	90
3	20 x 12	240
		420

Additional Pervious Area		
Area	Size	Sq-ft
4	9.86 x 11.32	111.55
5	10.11 x 4.28	43.3
6	3 x 15	45.0
7		225
		424.85

Other Potential - Convert Impervious to Pervious		
Area	Size	Sq-ft
8	2.5 x 15	37
9	2.5 x 15	37
		74

- Impervious Calculations
- Total Lot Area: 5508.7
- | | Impervious | % |
|------------|------------|-------|
| • Current: | 2988.66 | 54.25 |
| • After | 2983.81 | 54.16 |



Porch Area that adds to Impervious			
Area	Size	Sq-ft	
1	10 x 9	90	
2	10 x 9	90	
3	20 x 12	240	
		420	

Additional Pervious Area			
Area	Size	Sq-ft	
4	9.86 x 11.32	111.55	
5	10.11 x 4.28	43.3	
6	3 x 15	45.0	
7		225	
		424.85	

Other Potential - Convert Impervious to Pervious			
Area	Size	Sq-ft	
8	2.5 x 15	37	
9	2.5 x 15	37	
		74	

Pervious Space Not Included in Calc		
2 x 90.25	180.5	

• Impervious Calculations – Impact of Including previous space not
part of survey

- Total Lot Area: 5508.7
Impervious %
- Current: 2988.66 54.25
- After 2983.81 54.16
- Impact of Green Area: (Additional pervious space)
- Total Lot Area: 5689.2 Impervious %
2983.81 52.4

Neighbors of 800 Ann St

Address	Owner	Owner Address
804 Ann St	Sunny Shannon Ingram	275 Kerouac Dr., Waynesville, NC 28786
806 Ann St	Don & Elizabeth Gould	Same
118 Marsh St	Trapas & Melissa Pratt	1712 River Dr, Morehead City, NC 28557
114 Marsh St	Charles & Deb Llewellyn	Same
117 Marsh St	Andrew & Rebecca Shores	1922 St. Mary's St., Raleigh, NC 27608
716 Ann St	Jame David Lasley	8645 Kings Arms Way, Raleigh, NC 27615
712 Ann St	John Cartner	Same
801 Ann St	Chapman & Shannon McQueen	1002 East Willowbrook Dr, Burlington, NC 27215
805 Ann St	Elizabeth Woodard Hamilton	1721 N County Dr., Castle Hayne, NC 28429
807 Ann St	David & Anna King	Same
717 Ann St	Paula Stancil	Same
715 Ann St	Ian Douglas & Trac Huckabee	Same

WELLS ADDITION

800 ANN STREET

BEAUFORT, NC

Before ordering any materials or doing any work, each contractor shall verify all measurements and shall be responsible for the correction of same. No extra charge or compensation will be allowed on account of the drawing, and difference, which may be found, shall be assumed to be the error of the contractor. Before proceeding with the work, while every attempt has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error. It is the sole responsibility of the contractor and/or builder to determine whether the plans conform to local, state, or other building codes. If required, plans for a building shall be prepared by a professional engineer or an architect licensed in that jurisdiction. Where such laws, building regulations or codes apply, compliance is the responsibility of the customer. The builder shall be responsible for checking and verify all dimensions before starting work.

FRONT STREET HOME DESIGNS, INC. COPYRIGHT 2017

These drawings have NOT been reviewed or certified by a Licensed Engineer or Architect. Front Street Home Designs is not a licensed architect or engineer and makes no warranties regarding the fitness, structural integrity or soundness of the proposed structure. The client is advised to consult with a Licensed Architect, Licensed Engineer, and/or Licensed General Contractor as well as the governing Building Code Official before starting construction.

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR BUILDER TO CONFORM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDING AND/OR STRUCTURES AS REQUIRED BY NORTH CAROLINA UNIFORM BUILDING CODE, LOCAL AGENCIES, LOCAL GOVERNMENTS, AND LOCAL REGULATORY BODIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

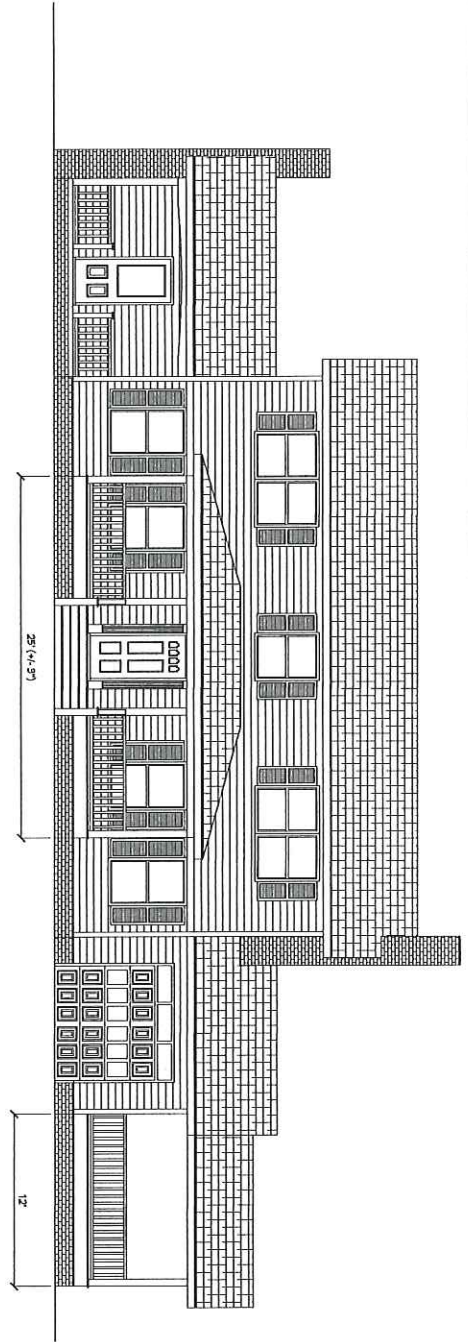
WELLS ADDITION
800 ANN STREET
BEAUFORT, NC 28516



Front Street Home Designs, Inc
Beaufort, NC 28516
(252) 725-1956

A I
BD
Professional Member

DESIGN: RSH	CHECKED: RSH
DATE: 12/12/2020	
SCALE: 1/8" = 1'	
JOB NO: 2204-WELLS	
SHEET 1 OF 3	
COVER	

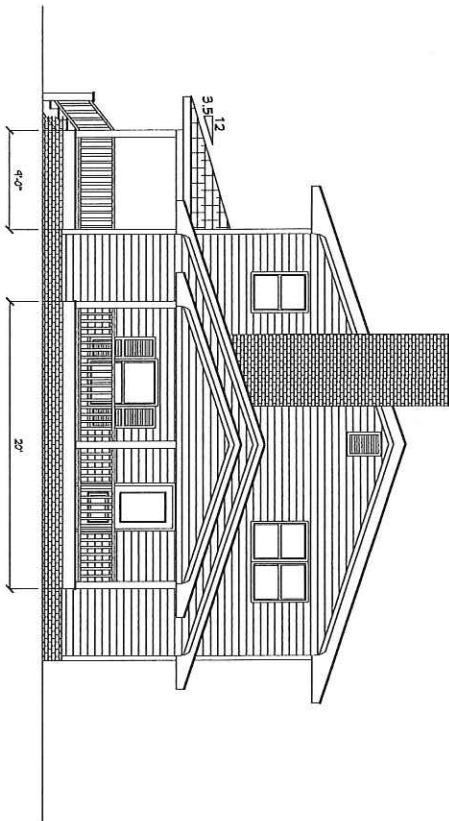


FRONT ELEVATION

SCALE: $\frac{3}{4}" = 1'$



EXISTING ELEVATION



RIGHT ELEVATION

SCALE: $\frac{3}{4}" = 1'$

NOTES:

1. All construction shall meet or exceed all state and local codes.
2. All construction shall be in accordance with the following codes and regulations:
NORTH CAROLINA STATE BUILDING CODE FOR RESIDENTIAL CONST.
3. Contractor/Owner verify ALL dimensions.

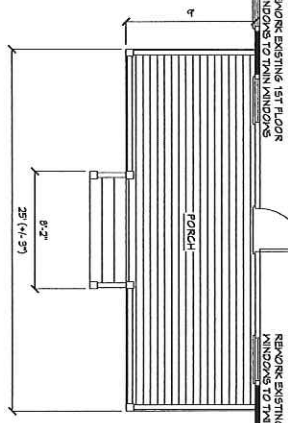
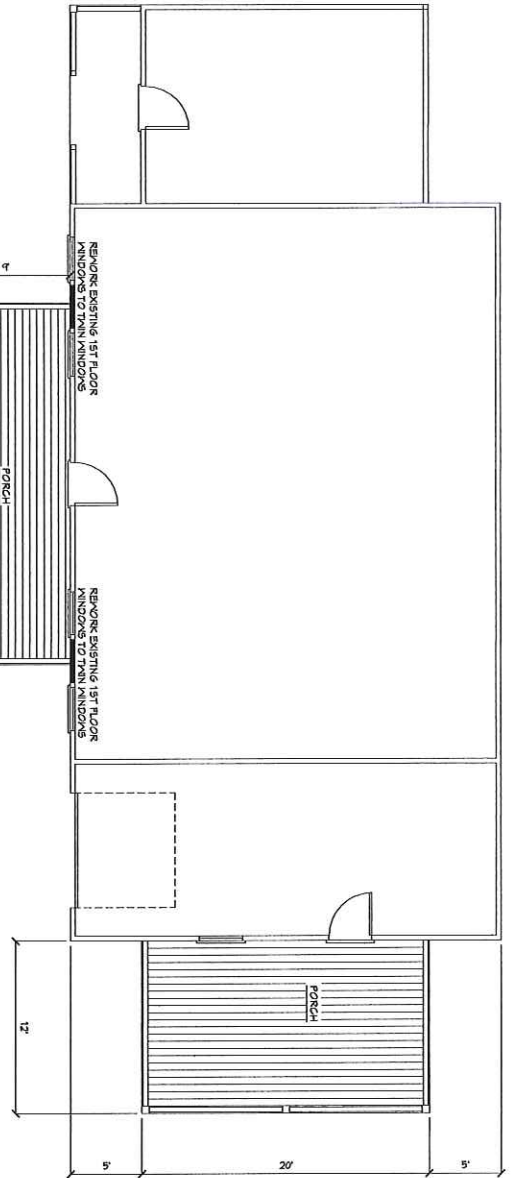
WELLS ADDITION
800 ANN STREET
BEAUFORT, NC 28516



Front Street Home Designs, Inc
Beaufort, NC 28516
(252) 725-1956

A I B D
Professional Memb

DRAWN: RSH	CHECKED: RSH
DATE: 12/1/2020	
SCALE: 1/4" = 1'	
JOB NO: 020-WELLS	
SHEET 2 OF 3	
ELEVATIONS	



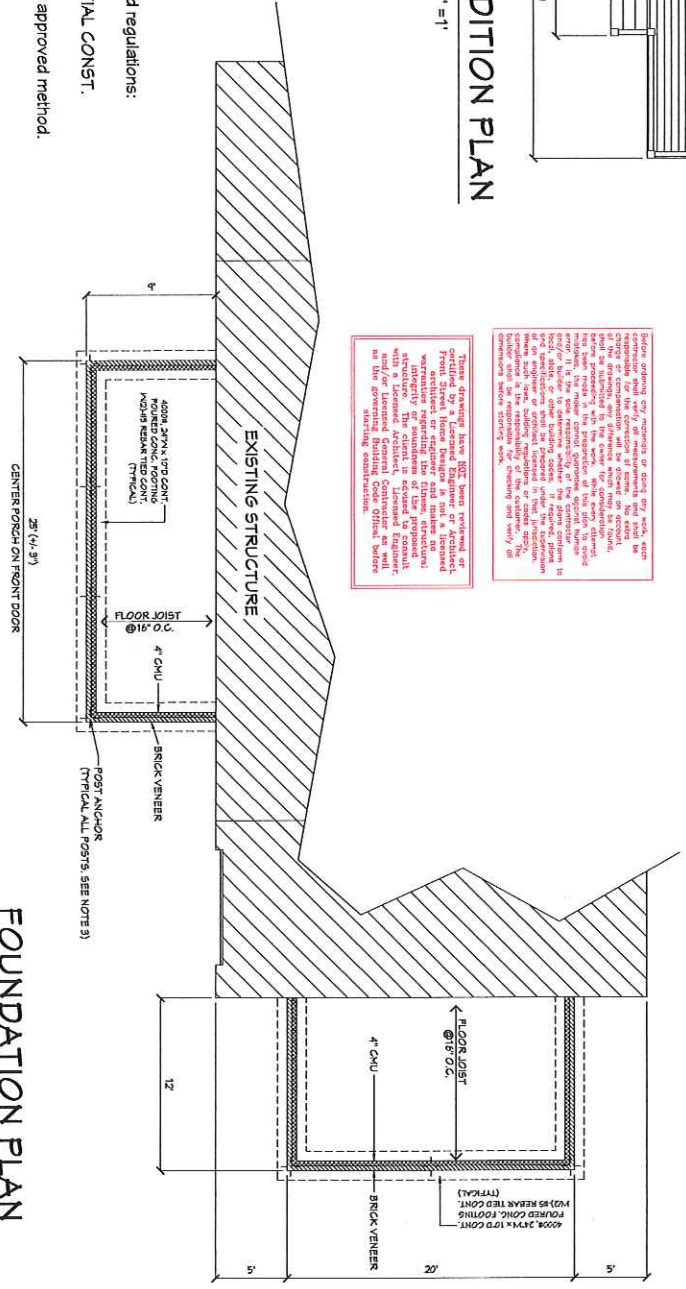
1ST FLOOR ADDITION PLAN

SCALE: $\frac{1}{4}'' = 1'$

NOTES:

1. All construction shall meet or exceed all state and local codes.
2. All construction shall be in accordance with the following codes and regulations:
NORTH CAROLINA STATE BUILDING CODE FOR RESIDENTIAL CONST.
3. Roof structure to be tied to foundation through porch post via code approved method.
4. Contractor/Owner verify ALL dimensions.

These drawings have NOT been reviewed or approved by a Licensed Professional Engineer or Licensed Professional Architect. The drawings are intended to be used as a guide only and are not to be used for construction. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.

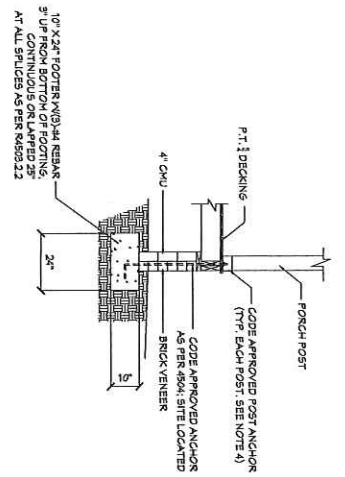


FOUNDATION PLAN

SCALE: $\frac{1}{4}'' = 1'$

TYPICAL DETAIL

N.T.S.



WELLS ADDITION
800 ANN STREET
BEAUFORT, NC 28516



Front Street Home Designs, Inc
Beaufort, NC 28516
(252) 725-1956

A I B D
Professional Member

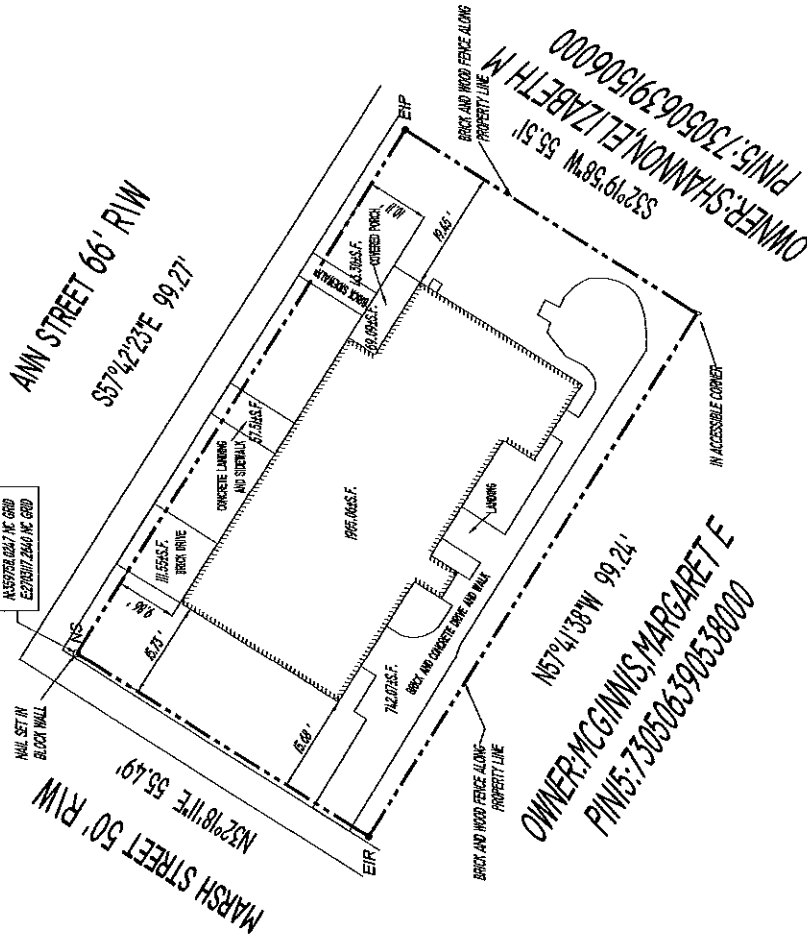
BOUNDARY SURVEY WITH IMPERVIOUS
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CARTERET COUNTY, N.C.
SCALE 1"=30'

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252-728-5848 PHONE
EMAIL JIP3@COASTALNET.COM



DEED REF: BOOK PAGE 1395/77	PRESENT OWNER'S NAME MAP REF: BOOK PAGE TAX PLOT: 130506390652000 SHEET 1 OF 1 JOB # 17-142	DATE OF FIELD SURVEY: 2-24-2017 DATE OF MAPPING: 2-24-2017	SURVEY BY: JRP	DRAWN BY: JRP	CHECKED BY: JRP
REVISIONS:					

INFERVIOUS CALCULATIONS
 TOTAL INFERVIOUS 2908.66 SF
 TOTAL LOT AREA 5500.7 SF
 54.25 % OF THIS LOT IS INFERVIOUS MATERIALS
 (BUILDING FOOTPRINTS, DRIVE, WALKS)

 $5508.70 \pm S.F.$
 $0.13 \pm A.C.$ [illegible]

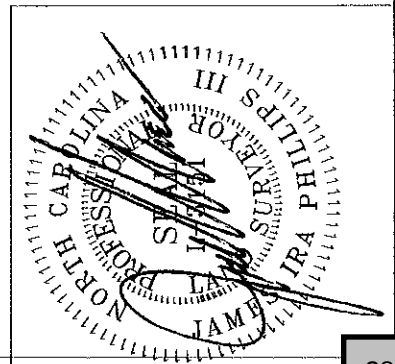
NC GRID RAD 1983 (2011)

SUPERVISORS CERTIFICATION

I, JAMES H. PHILLIPS III, CERTIFY THAT THIS PLAT WAS DRAWN BY ME (Q), DRAWN UNDER MY SUPERVISION (Q), FROM AN ACTUAL SURVEY MADE BY ME (Q), MADE UNDER MY SUPERVISION (Q), THAT THE RATIO OF PRECISION AS CALCULATED BY COORDINATE METHOD IS 1/10000; REGISTRATION NUMBER, AND SEAL THIS 25TH DAY OF FEBRUARY, A.D. 2007.

JAMES I. PHILLIPS III RLS MD. L-3151

THIS IS AN EXISTING PARCEL OF LAND



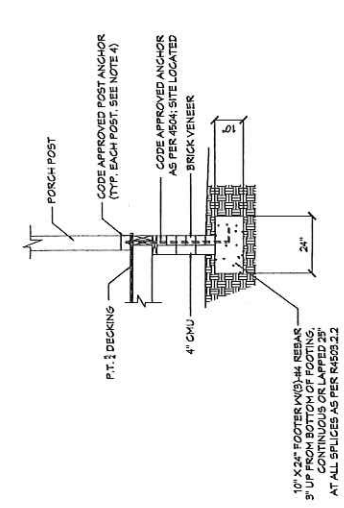
WELLS ADDITION 800 ANN STREET BEAUFORT, NC

Before ordering any materials or doing any work, each contractor shall verify all measurements and shall be responsible for the correction of same. No extra charge or compensation will be allowed on account of errors or omissions in the drawings. The contractor shall be responsible for the accuracy of the work, and shall be submitted to the owner for consideration before proceeding with the work. While every attempt has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error. It is the sole responsibility of the contractor and/or builder to determine whether the plans conform to local, state, and federal building codes. The contractor and/or builder shall be responsible for obtaining all necessary permits and for compliance with all applicable laws, building regulations or codes apply. Where such laws, building regulations or codes apply, compliance is the responsibility of the customer. The builder shall be responsible for checking and verify all dimensions before starting work.

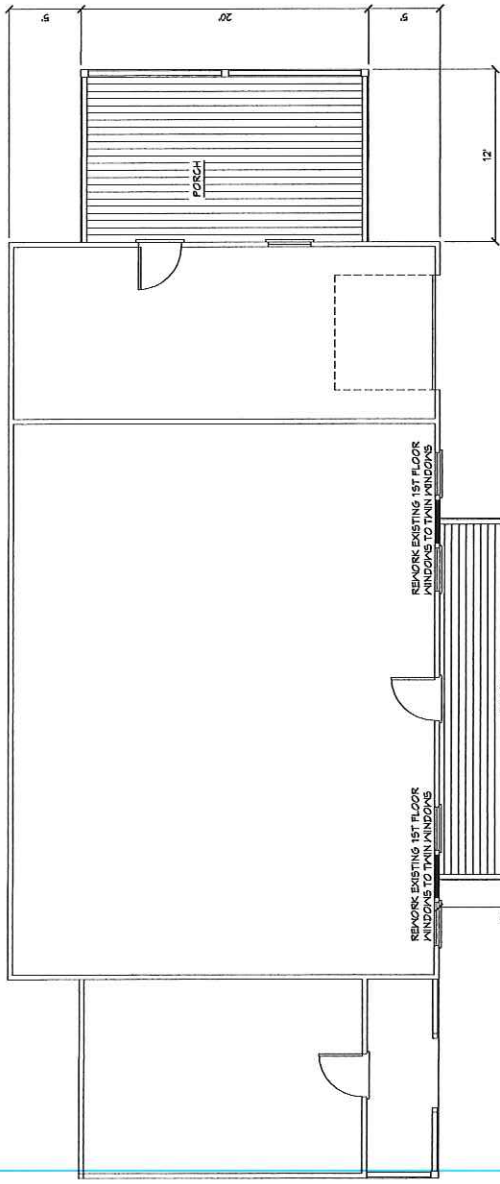
FRONT STREET HOME DESIGNS, INC. COPYRIGHT 2017

These drawings have NOT been reviewed or certified by a Licensed Engineer or Architect. Front Street Home Designs is not a licensed architect or engineer and makes no warranties regarding the fitness, structural integrity or soundness of the proposed structure. The client is advised to consult with a Licensed Architect, Licensed Engineer, and/or Licensed General Contractor as well as the governing Building Code Official before starting construction.

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR BUILDER TO CONFORM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDING AND/OR STRUCTURES AS REQUIRED BY NORTH CAROLINA UNIFORM BUILDING CODE, LOCAL AGENCIES, LOCAL GOVERNMENTS, AND LOCAL REGULATORY BODIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.



TYPICAL DETAIL
N.T.S.



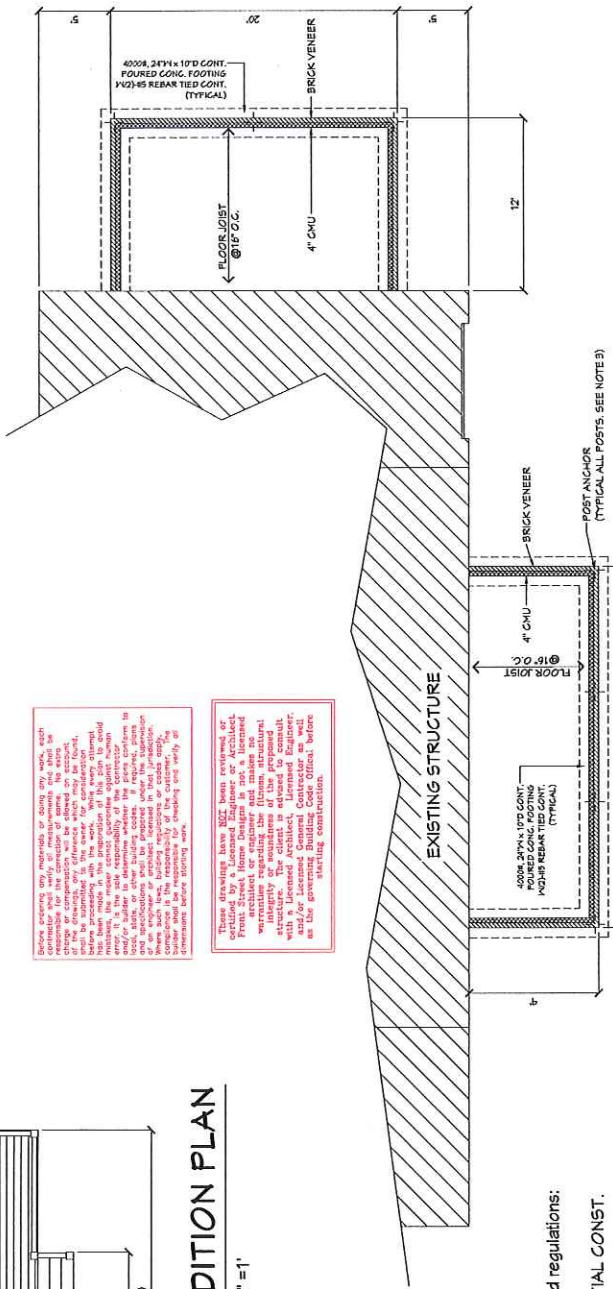
Before entering any materials or doing any work, each contractor shall verify all measurements the architect has provided. If any discrepancy is found, the contractor shall notify the architect immediately. If the contractor proceeds with the work without notifying the architect, the contractor shall be responsible for any errors or omissions. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The contractor shall be responsible for obtaining all necessary approvals from the local authorities. The contractor shall be responsible for obtaining all necessary approvals from the local authorities. The contractor shall be responsible for obtaining all necessary approvals from the local authorities.

This drawing has been reviewed by Front Street Home Designs, Inc. as a Licensed Architect and Professional Engineer. We warrant that the design and construction of the structure shall comply with all applicable codes and regulations. We warrant that the design and construction of the structure shall comply with all applicable codes and regulations. We warrant that the design and construction of the structure shall comply with all applicable codes and regulations.

1ST FLOOR ADDITION PLAN
SCALE: 1/4" = 1'

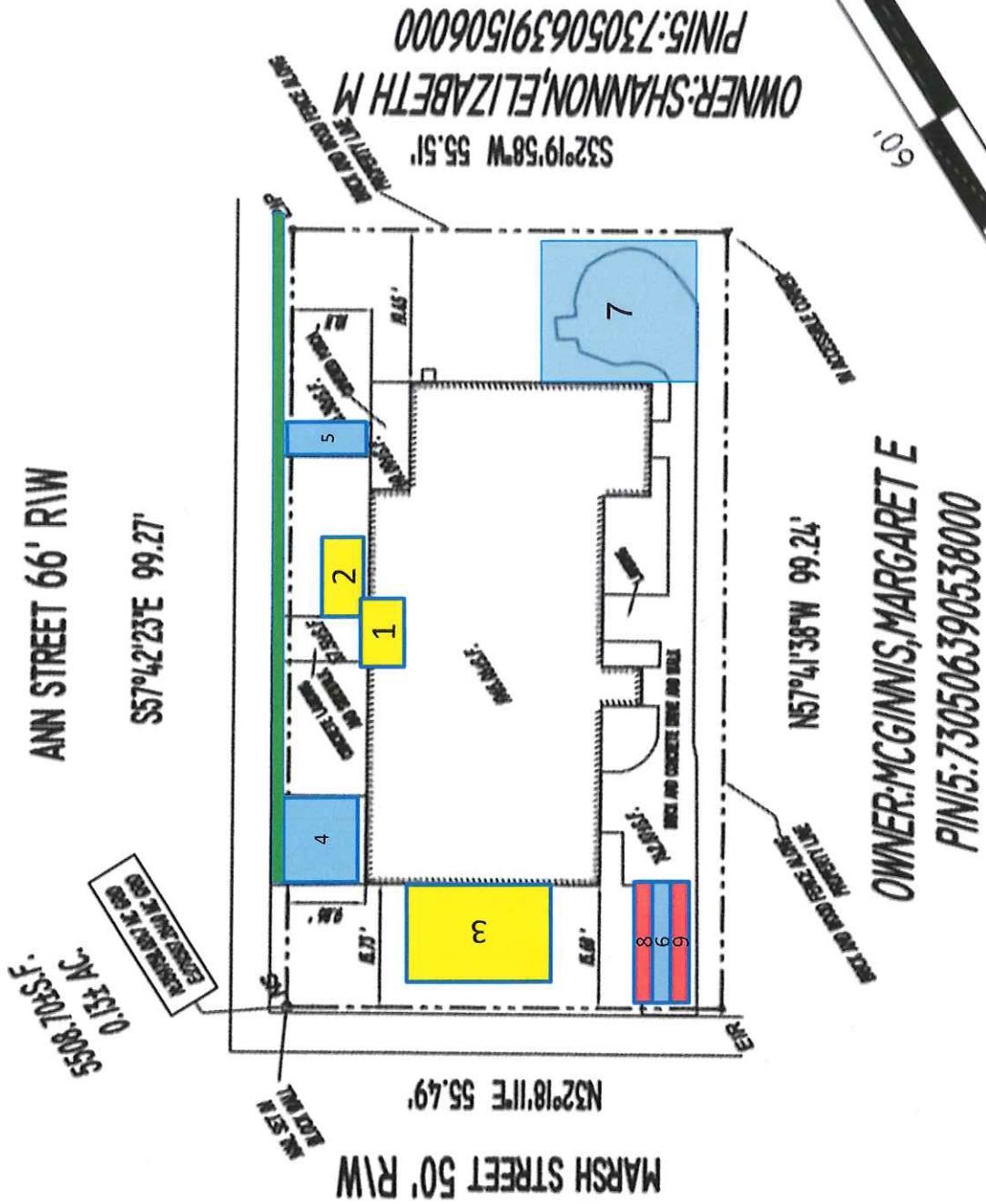
NOTES:

1. All construction shall meet or exceed all state and local codes.
2. All construction shall be in accordance with the following codes and regulations:
NORTH CAROLINA STATE BUILDING CODE FOR RESIDENTIAL CONST.
3. Roof structure to be tied to foundation through porch post via code approved method.
4. Contractor/Owner: verify ALL dimensions.



FOUNDATION PLAN
SCALE: 1/4" = 1'

- Impervious Calculations
- Total Lot Area: 5508.7
- Current: 2988.66 Impervious % 54.25
- After 2983.81 54.16



- Impervious Calculations – Impact of Including previous space not part of survey
- Total Lot Area: 5508.7
- | | Impervious | % |
|------------|------------|-------|
| • Current: | 2988.66 | 54.25 |
| • After | 2983.81 | 54.16 |
- Impact of Green Area: (Additional pervious space)
- | | Total Lot Area: 5689.2 | Impervious | % |
|--|------------------------|------------|------|
| | | 2983.81 | 52.4 |