



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 4:00 PM Tuesday, October 27, 2026 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

1. Draft Minutes for 072826

Quasi-Judicial Proceeding

1. Case 26-02 – Variance – 909 Front Street
2. Case 26-03 – Variance 1501 Front Street

New Business

1. 2027 Board of Adjustment Meeting Schedule

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC

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Town of Beaufort Board of Adjustment Regular Meeting 4:00 PM Tuesday, July 28th, 2026 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes

Call to Order

Chair Reeve called the July 28th, 2026 Board of Adjustment regular meeting to order at 4:00 pm.

Roll Call

Members Present: Cathy Reeve, Chair; Jay Bumpus, Wendi Oliver, Joe Provenzano, Charles Harrell

Members Absent: Bruce Sheldon

A quorum was declared with five members present.

Staff Present:

Charlie Rocci, Senior Town Planner
Michelle Eitner, Town Planner
Jill Quattlebaum, Town Attorney

Brad Fockler, Code Enforcement Officer
Laurel Anderson, Board Secretary

Agenda Approval

Member Oliver made the motion to approve the Agenda and Member Provenzano made the second. Chair Reeve took a vote that was unanimous.

Voting yea: Chair Reeve, Member Bumpus, Member Oliver, Member Provenzano, Member Harrell

Minutes Approval

1. BOA Draft Minutes for 112525

Member Oliver made the motion to approve the Agenda and Member Harrell made the second. Chair Reeve took a vote that was unanimous.

Voting yea: Chair Reeve, Member Bumpus, Member Oliver, Member Provenzano, Member Harrell

Administration of Oaths

Chair Reeve gave the Quasi-Judicial Statement as follows: This hearing is a quasi-judicial evidentiary hearing. That means it is like a court hearing. State law sets specific procedures and rules concerning how this board must make its decision. The board must base its decision upon competent, relevant and substantial evidence in the record. It is a decision constrained by the standards in the ordinance and based on the facts presented. All applications for variances must be consistent with the Town of Beaufort's Land Development Ordinance (LDO). If you will be speaking as a witness, please focus on the facts and standards, not personal preference or opinion. Participation is limited. This meeting is open to the public. Everyone is welcome to watch. Parties with standing have rights to participate fully. Parties may present evidence, call witnesses and make legal arguments. Parties are limited to the applicant, the local government and individuals who can show they will suffer special damages. Other individuals may serve as witnesses when called by the board. For certain topics, this board may hear opinion testimony from expert witnesses. Individuals providing expert opinion must be qualified as experts and provide the factual evidence upon which they base their expert opinion. Witnesses must swear or affirm their testimony. At this time, we will administer the oath for all individuals who intend to provide witness testimony.

Secretary Anderson administered the Oath to Mrs. Eitner and Mr. Brad Wintermute, applicant.

Quasi-Judicial Proceeding

1. Case #26-01 Variance Request - 1021 Ann Street

Chair Reeve asked for disclosure or ex-parte communication by any board members and there were none. Mrs. Eitner presented the staff review of Case #26-01 and submitted all exhibits in the packet and presentation into evidence. Brad and Deborah Wintermute, owners of 1021 Ann Street, requested a variance to construct an addition to their existing single-family home that would be no closer than six feet, four inches from the Fulford Street side property line, an encroachment of three feet, eight inches into the required 10-foot side street setback applicable to corner lots under LDO Section 7-F-4, Table 7-18, within the RS-5 Residential Single-Family zoning district.

Mrs. Eitner explained that the property sits at the northwest corner of Ann Street and Fulford Street. The home was constructed in 1920, predating zoning regulations, and is a nonconforming structure as it relates to the Fulford Street setback. The lot, while deeded as a 52.5-foot by 165-foot rectangle, is effectively trapezoidal in usable width because the platting of Fulford Street created an angled eastern boundary, reducing the rear width to approximately 42.5 feet.

The proposed addition would carry the existing building line northward along the Fulford Street side, resulting in a diminishing setback due to the angle of the lot, reaching its closest point of six feet, four inches at the northeast corner. A wraparound covered porch is the element that falls within the variance area. A new accessory structure is also proposed but is expected to meet dimensional requirements and is not part of the variance request.

Mrs. Eitner also noted that the current impervious surface coverage stands at approximately 43%, within the RS-5 limit of 50%, though coverage was not formally calculated on the submitted drawings. Adjustments to paving materials or the accessory structure footprint could be used if needed to remain compliant. She explained the approval procedure for a variance to be granted, noting that specific findings of fact must be met with items A through D of subsection 2 being the list of requirements and the applicant bears the burden of proving these findings. Mrs. Eitner then offered all exhibits in the agenda packet and her presentation into evidence.

Board members asked several clarifying questions regarding impervious coverage, the location of the proposed garage, and the scope of the renovation. Mrs. Eitner confirmed that the existing porch already does not conform to the 10-foot setback, sitting approximately eight feet from the right-of-way. She also suggested that a condition could be applied to any granted variance requiring the encroaching porch area to remain open or screened, and not be enclosed with solid walls.

Applicant Presentation

Applicant Brad Wintermute presented photographs of the property and a rendering of the proposed addition as viewed from both Fulford Street and Ann Street. He clarified the sequencing of events: the design was initially based on the assumption that the deeded lot was a full 52.5-foot rectangle, as he bought the house without having an official survey completed. After staking out the proposed addition on the property and finding the setback appeared closer than expected, he contacted the Town, was advised to obtain a survey, and discovered that the Fulford Street right-of-way had reduced the effective lot width on the rear portion to 42.5 feet - a condition that has existed for over 100 years and predates both the current ownership and the original dwelling.

Mr. Wintermute explained that the proposed two-story addition's main wall exceeds the required 10-foot setback and is conforming; only the covered wraparound porch at the northeast corner of the addition falls within the variance request. The side porch along Fulford Street is five feet, ten inches in depth, and the total porch runs approximately 29 feet, six inches northward from the existing structure, extending roughly 21 feet, six inches beyond the current eight-foot porch. He affirmed he was not proposing any encroachment into the Fulford Street right-of-way itself.

Mr. Wintermute then addressed each of the four required findings of fact for a variance:

He argued that the strict application of the 10-foot setback creates an **unnecessary hardship** because the RS-5 standard was written for a conforming 50-foot wide lot, which would provide a 35-foot building envelope. His lot's effective rear width of 42.5 feet compresses the building envelope disproportionately, an outcome the standard was not designed to produce.

He asserted the hardship is **peculiar to this property**, arising from the over-100-year-old angled right-of-way encroachment that reduced the effective lot width — a condition unique to this parcel and not shared by neighboring properties on standard lots.

He stated the hardship was **not self-created**, as neither he nor Deborah Wintermute caused the Fulford Street right-of-way configuration. The condition predates zoning, predates the dwelling, and predates their ownership. He noted there is no private mechanism to remedy the encroachment.

Finally, he argued the variance is **consistent with the spirit and intent** of the LDO, as continuing the established building line does not create new sight-line, traffic, or safety concerns, does not impede pedestrian or emergency access, and maintains the existing relationship between the structure and Fulford Street. He stated his goal was architectural coherence - an addition that appears as though it has always been part of the home - rather than a disjointed tack-on.

Board members asked clarifying questions about the width and depth of the porch, the history of the survey, the position of the street pavement relative to the right-of-way line, and whether a future sidewalk on Fulford Street could be impacted. Mr. Wintermute noted that the pavement of Fulford Street itself is contained within the right-of-way and that the porch would be nearly 10 feet from the pavement edge. He also noted that other houses along Fulford Street are similarly nonconforming grandfathered structures.

Confusion arose during Board discussion as to whether the addition would encroach into the right-of-way itself. Mrs. Eitner clarified that the proposal remains entirely within the applicant's property lines — the issue is solely that the porch would be less than 10 feet from the property line, not that it would enter the Fulford Street right-of-way.

A neighboring property owner spoke from the audience and indicated no objection to the variance request.

Board Deliberation and Findings of Fact

The Board proceeded to deliberate on each of the four required findings:

After further discussion the Board voted on the following Findings of Fact:

- a. *Unnecessary hardship would result from the strict application of the Land Development Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.*

Member Harrell made the motion to approve Finding of Fact #1 given that the strict application of the ordinance would result in unnecessary hardship, and Member Oliver made the second. Chair Reeve took a vote that was unanimous:

Voting yea: Chair Reeve, Member Bumpus, Member Oliver, Member Provenzano, Member Harrell

- 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.*

Member Provenzano made the motion to approve Finding of Fact #2 due to the orientation of the existing structure in relationship to the property lines, and Member Harrell made the second. Chair Reeve took a vote:

Voting yea: Chair Reeve, Member Oliver, Member Provenzano, Member Harrell

Voting nay: Member Bumpus

- 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.*

Member Provenzano made the motion to approve Finding of Fact #3 as the homeowner's actions did not result in the hardship, and Member Harrell made the second. Chair Reeve took a vote that was unanimous:

Voting yea: Chair Reeve, Member Bumpus, Member Oliver, Member Provenzano, Member Harrell

- d. *Based on the neighbors being consulted and testimony of the applicant the spirit of the ordinance was being upheld. 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.*

Member Oliver made the motion for Finding of Fact #4 because the variance does meet the spirit, purpose, and intent of the Ordinance, and Member Harrell made the second. Chair Reeve took a vote that was unanimous:

Voting yea: Chair Reeve, Member Bumpus, Member Oliver, Member Provenzano, Member Harrell

Variance Approval

Following affirmative votes on all four findings, the Board discussed imposing a condition that the porch area within the variance encroachment remain open air or screened, with no solid wall enclosures permitted in the future. The applicant confirmed he was amenable to this condition. Ms. Quattlebaum confirmed that screening would be permissible under the condition.

Chair Reeve then asked for a motion for the approval of the variance.

Member Harrell made the motion for the approval of the variance with the condition that the entire addition/encroachment within the setback area remain either open air or a screened porch with no solid enclosures, and Member Provenzano made the second.

Chair Reeve took a vote that was unanimous.

Voting yea: Chair Reeve, Member Bumpus, Member Oliver, Member Provenzano, Member Harrell

Written Order

After a short break, Ms. Quattlebaum presented a handwritten order memorializing the four findings of fact and the condition that the encroaching addition remain open air or a screened porch. The order was circulated among Board members for review.

Member Oliver made the motion to approve the Order as presented and Member Provenzano made the second. Chair Reeve took a vote that was unanimous:

Voting yea: Chair Reeve, Member Bumpus, Member Oliver, Member Provenzano, Member Harrell

Ms. Quattlebaum indicated the order would be revised and provided to Ms. Anderson for coordination with the Chair for signature.

Chair Reeve formally closed Case #26-01.

Commission / Board Comments

Chair Reed inquired about the timeline for election of officers. Ms. Anderson advised that, given the time of year, the election would be deferred to either the end of the year or the beginning of next year, coinciding with the meeting to approve the upcoming year's calendar.

Staff Comments

Ms. Eitner introduced new Senior Planner, Charlie Rocci, who said a few words about his academic and professional history.

Adjourn

Member Oliver made the motion to adjourn and Member Provenzano made the second. Chair Reeve took a vote that was unanimous.

Voting yea: Chair Reeve, Member Bumpus, Member Oliver, Member Provenzano, Member Harrell

Chair Reeve then declared the meeting adjourned at 5:15 p.m.

Catherine Reeve, Chair

Laurel Anderson, Board Secretary



Town of Beaufort, NC

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Town of Beaufort Board of Adjustment Regular Meeting 4:00 P.M. October 27, 2026 – Train Depot – 614 Broad Street

AGENDA CATEGORY: Quasi-Judicial Proceeding
SUBJECT: Case 26-02 – Variance – 909 Front Street

BRIEF SUMMARY:

Charlie and Martha Harrell, owners of subject property 909 Front Street (PIN 730506393073000), have requested a variance to the nonconforming side setback from 5 feet to 3.5 feet to build an addition for a first-floor bedroom built to ADA standards. Furthermore, the applicant is also requesting that the entire existing structure receive a variance as it is currently encroaching into the western side setback. Legal council has directed town staff to treat this case as two separate variance requests, requiring findings of fact determinations for both requests.

REQUESTED ACTION:

Conduct Evidentiary Hearing
Decision on Request

EXPECTED LENGTH OF PRESENTATION:

15 Minutes (Presentation from Staff)

SUBMITTED BY:

Charlie Rocci, Senior Planner

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Board of Adjustment Members
From: Charlie Rocci, Senior Planner
Date: October 27, 2026
Case: #26-02 – Variance – 909 Front Street

THE REQUEST: Charlie and Martha Harrell, owners of subject property 909 Front Street (PIN 730506393073000), have requested a variance to the nonconforming side setback from 5 feet to 3.5 feet to build an addition for a first-floor bedroom built to ADA standards. Furthermore, the applicant is also requesting that the entire existing structure receive a variance as it is currently encroaching into the western side setback. Legal counsel has directed town staff to treat this case as two separate variance requests, requiring findings of fact determinations for both requests.

BACKGROUND:

Property Owner: Charlie and Martha Harrell
 Property Address: 909 Front Street
 PIN: 730506393073000
 Zoning District: R-8 Residential Medium Density District.
 Flood Zone: AE 8' (effective and preliminary FIRMs)
 Lot Dimensions: See survey included in application package
 Existing Land Use: Single-family residential
 Utilities: Town water and wastewater

EXHIBITS:

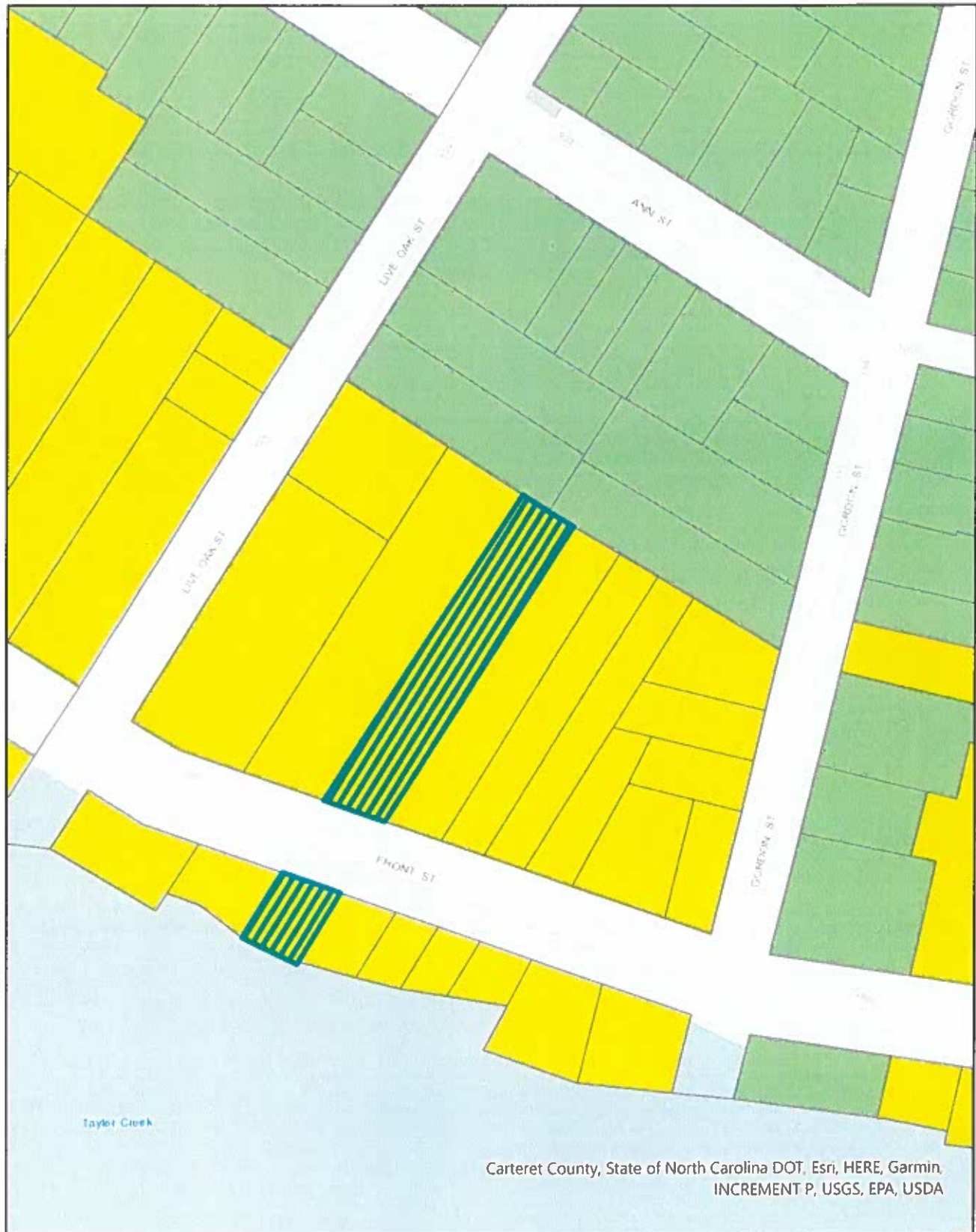
Exhibit A – Staff Report
 Exhibit B – Vicinity Map
 Exhibit C – Zoning Map
 Exhibit D – Variance Application Package
 Exhibit E – Notification Certification
 Exhibit F – LDO Section 7.C R8 Zoning District
 Exhibit G – LDO Section 11.C Nonconformities

Case #26-02
909 Front Street
Exhibit B - Vicinity Map



Case #26-02
909 Front Street
Exhibit C - Zoning Map

1.





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: Martha M, Harrell

Applicant Address: P.O. Box 53203, Fayetteville, NC 28305

Phone Number: 9106248842 Email: N/A

Property Owner Name: Same as Above

Address of Property Owner: 909 Front Street

Phone Number: 9106248842 Email: N/A

PROPERTY INFORMATION

Property Address: 909 Front Street

15-Digit PIN: 73050639307000 Lot/Block Number: N/A

Size of Property (in square feet or acres): .40 acres

Current Zoning: R-8 Is the property in the Historic District? National

Current Use of Property: ☒ Residential ☐ Vacant ☐ Commercial ☐ Other: _____

Applicant Signature _____ Date of Signature _____

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.

OFFICE USE ONLY

Revised 8/2020

Received by: _____ Reviewed for Completeness By: _____

Date: _____ Date Deemed Complete and Accepted: _____

REQUIRED ATTACHMENTS FOR A VARIANCE TO THE BEAUFORT ZONING REGULATIONS

Please provide the following as attachments to the variance request form:

- ☒ 1. A statement explaining the following:
 - The **specific requirements** of the Town of Beaufort that the applicant is asking to be varied (for example: the number of required parking spaces, any yard setbacks, height of a structure etc.) Please reference the exact chapter and section of the Land Development Ordinance (LDO) in question.
 - The **EXACT amount** of variance that is being requested. For example, the reduction of a placement of a structure by 5 feet within a setback area; a reduction of parking spaces by 7; or an increase in the amount of permitted signage by 16 square feet, etc.
 - The **reason for requesting the Variance**, including an explanation of why the Variance should be considered based on the criteria outlined in Section 21-I (1) of the LDO and any other relevant Sections of the Ordinance that may specifically pertain to the project (see attached excerpts of the code).
- ☒ 2. A site plan of the property drawn to scale and includes:
 - A North Arrow;
 - All property lines and accurate property line dimensions;
 - The adjacent streets and names;
 - The location of all easements (if applicable);
 - The location of all existing structures (if applicable);
 - The proposed location of new or expanded structures;
 - The current and proposed building setbacks from all property lines; and,
 - All parking areas, landscaping, and any other requirements of the zoning regulations.
- ☒ 3. A TYPED list all property owners (with addresses) within 100 feet of the boundary lines of all properties requesting the variance (notification of adjacent property owners by the Town is required by North Carolina law).
- ☒ 4. Any additional materials such as photographs of the surrounding properties, elevations of proposed structures or information that the applicant would like to present to the Board of Adjustment relevant to the requested variance.
5. Plans or other documents submitted for the Variance should be in an electronic/digital method as well as one paper copy.

APPLICATIONS ARE DUE 15 WORKING DAYS BEFORE A REGULAR BOARD MEETING.

Section 21. Board of Adjustment

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 the *Land Development Ordinance* (herein known as *the LDO* or *the 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 Board of Adjustment (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 the LDO, 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 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.

K) *Burden of Proof for Variances.*

2) The applicant for a variance (request) shall have the burden of proof and persuasion.

L) *Board Action on Variances.*

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 (see above reference) 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 (see above reference) 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. The 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).

Variance Application Attachment:

1.

- I am requesting a variance from Section 7-C-3 (Setbacks for R-8 Zoning District) and more specifically Section 11-C (Nonconformity) from a current setback of 5 feet to 3.5 feet or a variance of 1.5 feet for a distance of 72.4 feet. This request would cover the existing house and front porch of 46.4 feet and the requested addition of 26 feet. (A little over 100 sq. ft.)
- A reduction in the west property line setback from 5 feet to 3.5 feet for a distance of 72.4 feet and for the structure only.
- The variance is being requested so that an addition can be added to the rear of the structure for a downstairs bedroom to accommodate my declining condition on my feet. The first story bedroom built to ADA standards would allow me to function and maneuver better through the house.

Unfortunately, due to how the structure was built years ago, being so close to the westside property line, it is difficult to add additional space without some sort of variation for the additional square footage.

My hardship is not a result of my actions as the house was built probably before zoning laws and based on information from the State the whole block of 900 Front Street probably did not meet zoning requirements. Please also consider this request as an attempt to make the entire house meet the Town's requirements as the west side of the house does not meet the side setbacks even with the non-conforming allowance of a 5-foot setback. We have spoken with some of our neighbors and the concern of safety or justice so far has not been an issue with them.

In conclusion, my goal is to add a new bedroom to the rear of my existing house for my medical condition and in the process make the rest of my house meet the Town laws with the variance.

2.

See Attached Survey of the property

3. Adjacent Owners

905 Front Street

WAGNER PROPERTY MANAGEMENT LLC
710 ARENDELL ST
MOREHEAD CITY, NC 28557-4278

911 Front Street

JOHN & DEBORAH KINCHELOE
105 MILBY CT
ROCKY MOUNT, NC 27804

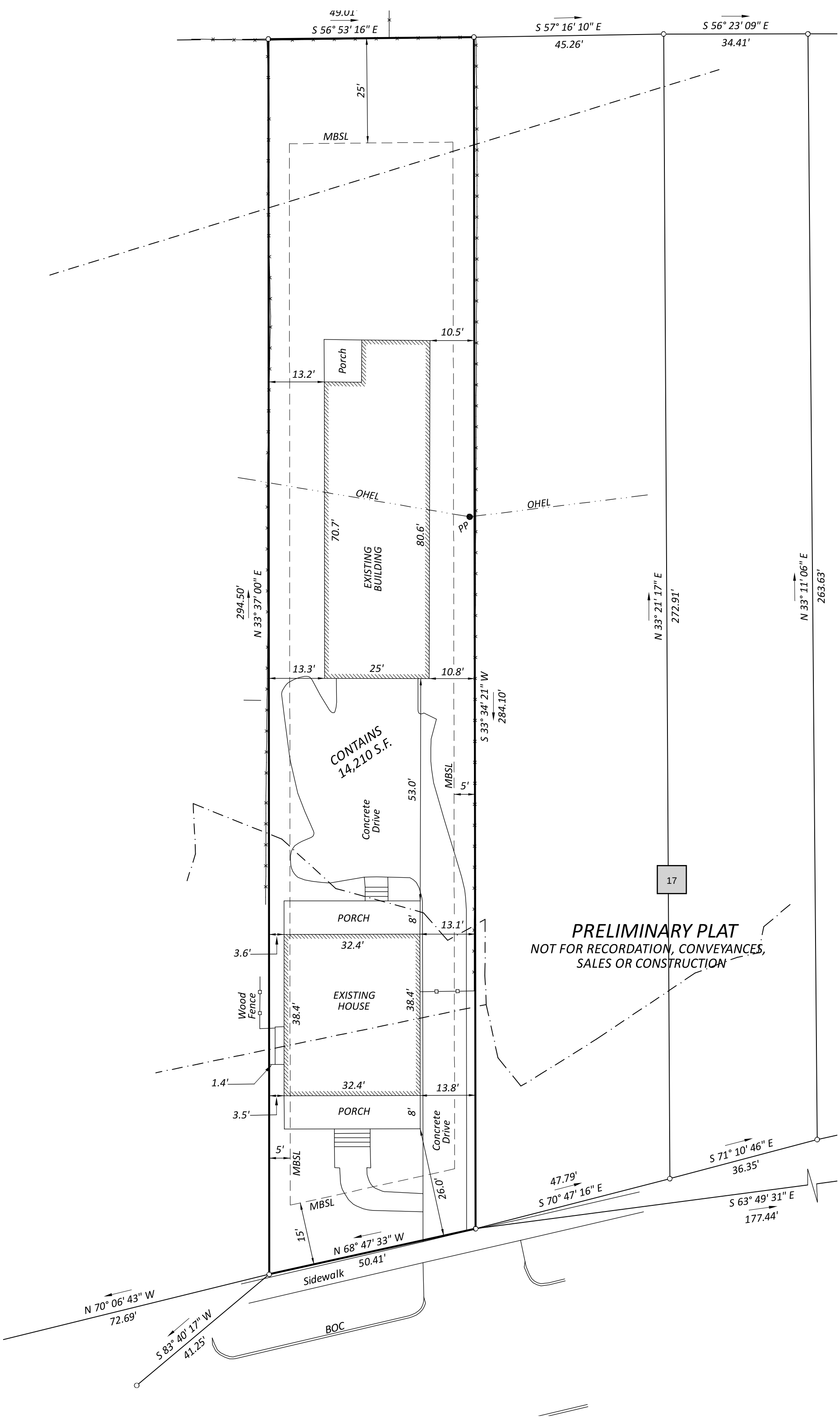
110 Live Oak Street

THE SUSAN ARRINGTON BOYD REVOCABLE LIVING TRUST
110 LIVE OAK ST
BEAUFORT, NC 28516-2237

109 Gordon Street

MARY JANE DICKSON
109 GORDON ST
BEAUFORT, NC 28516-2232

4. See Property Information
5. Attached Plans







REVISIONS			
REF.	DESCRIPTION	DWN.	APPD.
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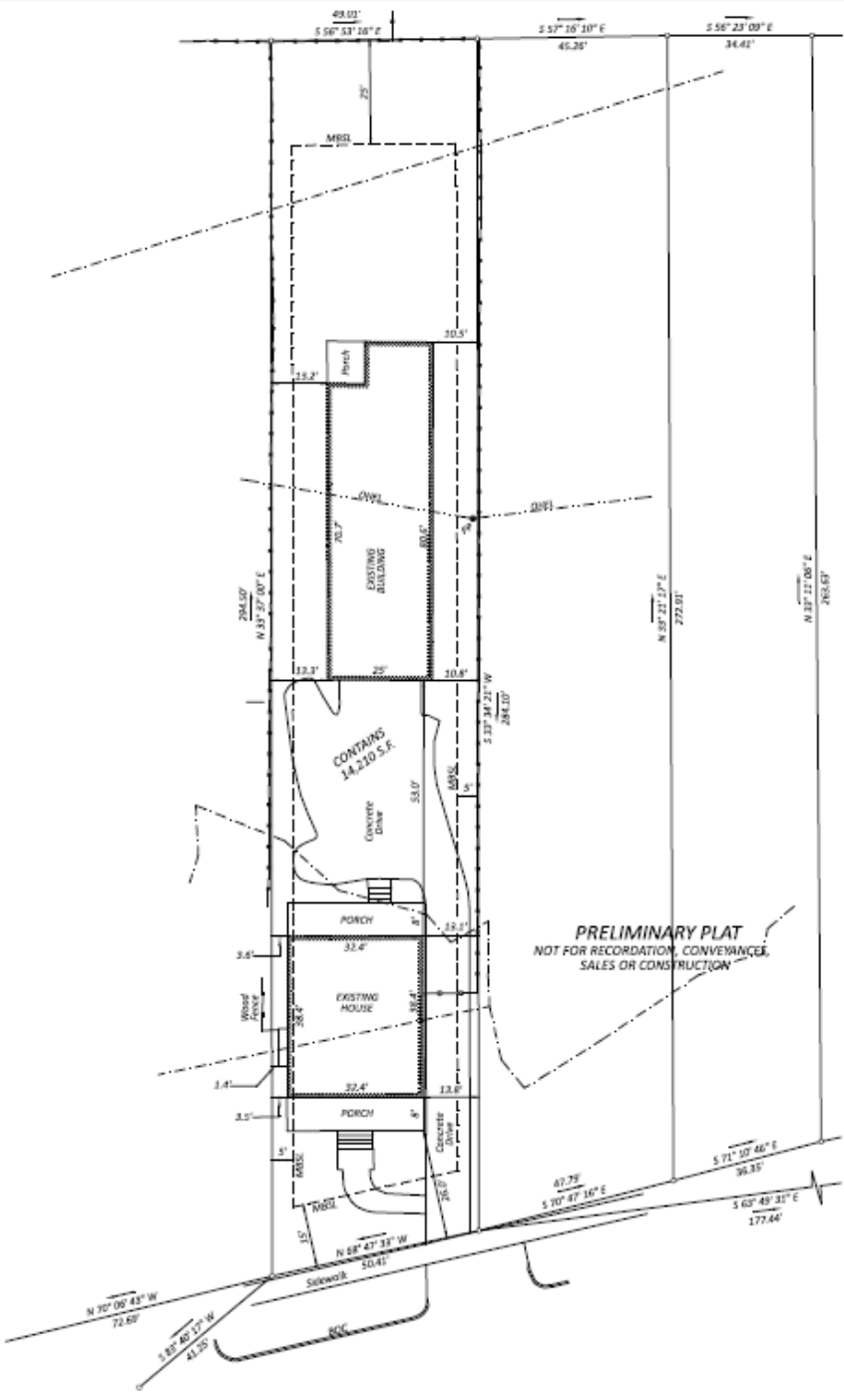
OWENS CONST., Inc., GENERAL CONTRACTOR
828 WEST BEAUFORT RD.
BEAUFORT, NORTH CAROLINA 28516
PHONE: (252) 504-3163 FAX: (252) 504-3163
E-MAIL: owensconstructionusa@gmail.com LICENSE #: L49773

PROJECT:
DATE:

REAR ELEVATIONS
909 FRONT STREET
BEAUFORT, N.C. 28516

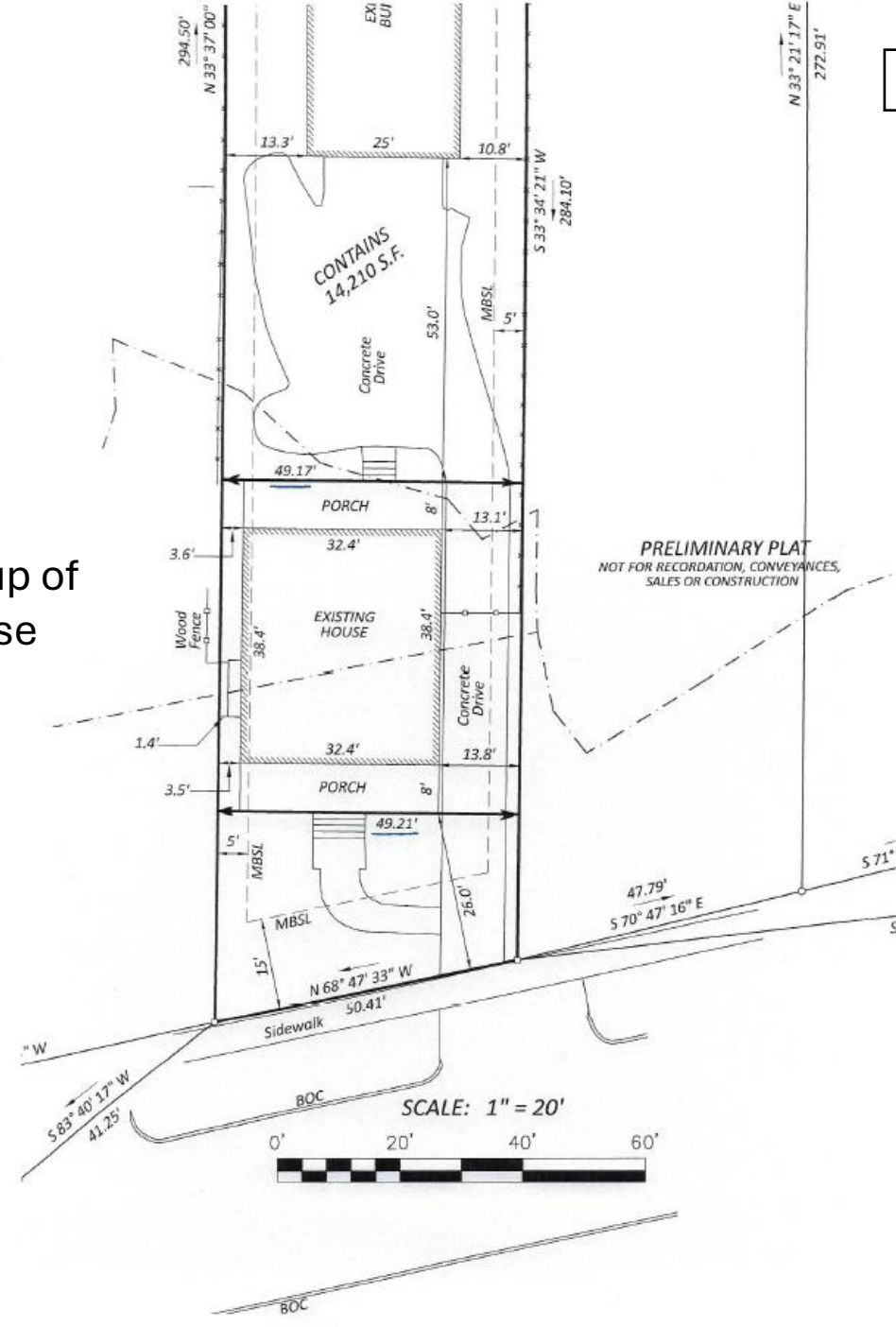
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SHEET 3 OF

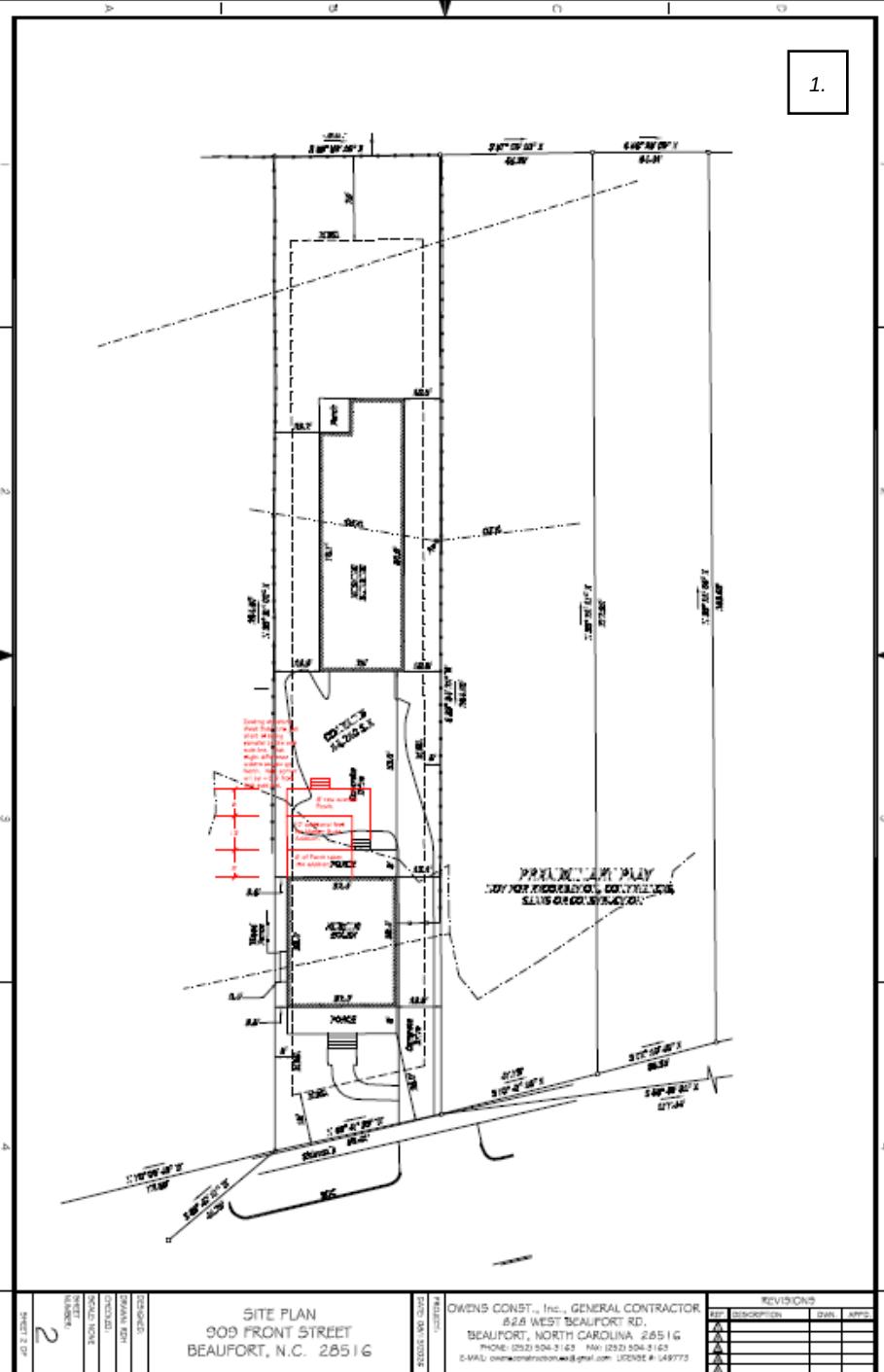
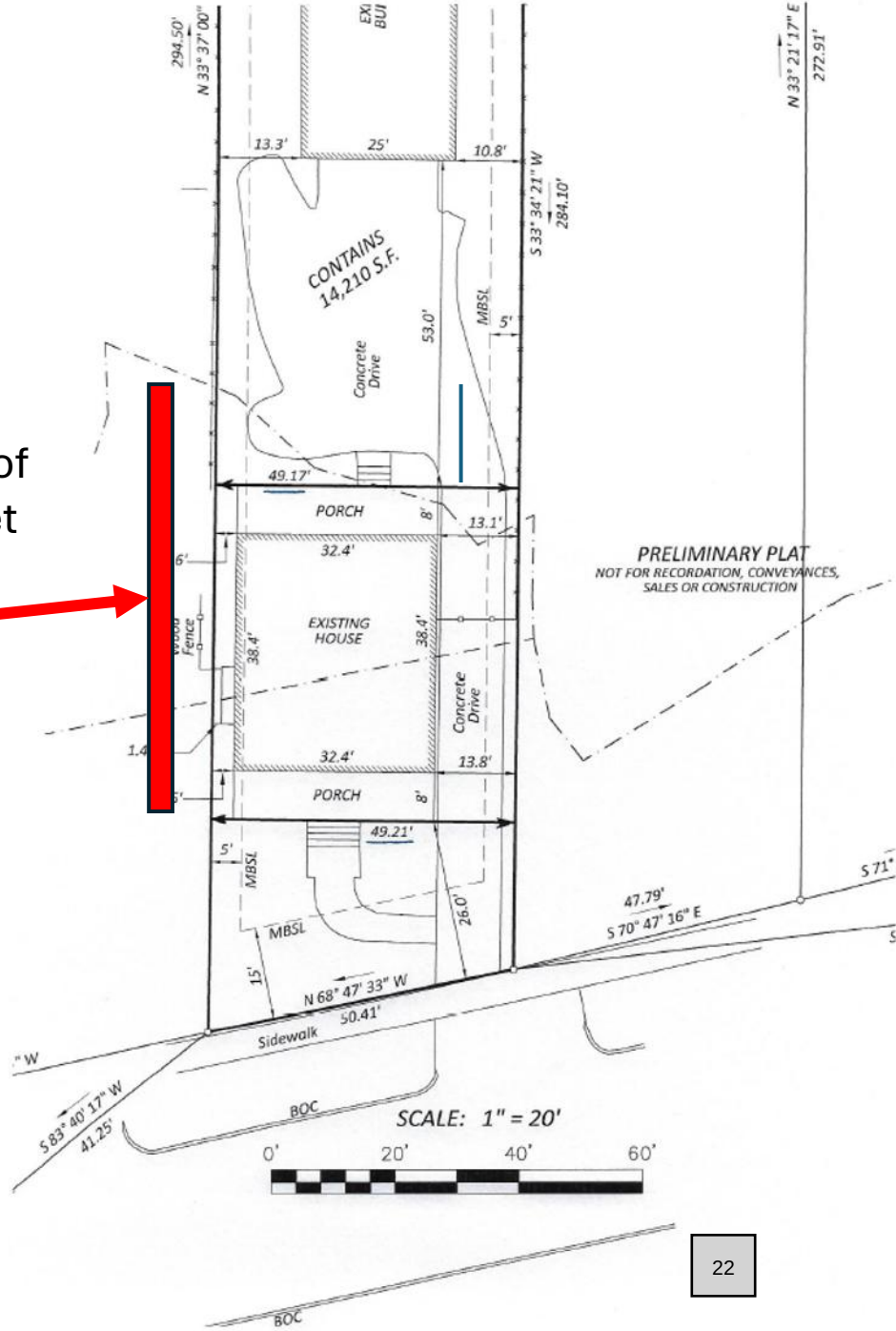


Survey of
entire property

Blow up of
house



Variance Location of
1.5 feet for 72.4 feet



Existing Rear Elevation



EXISTING REAR ELEVATION

Proposed Rear Elevation



RENOVATION / ADDITION REAR ELEVATION

OWENS CONST., Inc., GENERAL CONTRACTOR
828 WEST BEAUFORT RD.
BEAUFORT, NORTH CAROLINA 28516
PHONE: (252) 504-3163 FAX: (252) 504-3163
E-MAIL: owensconstruction@gmail.com LIC# NC# 148773

PROJECT:
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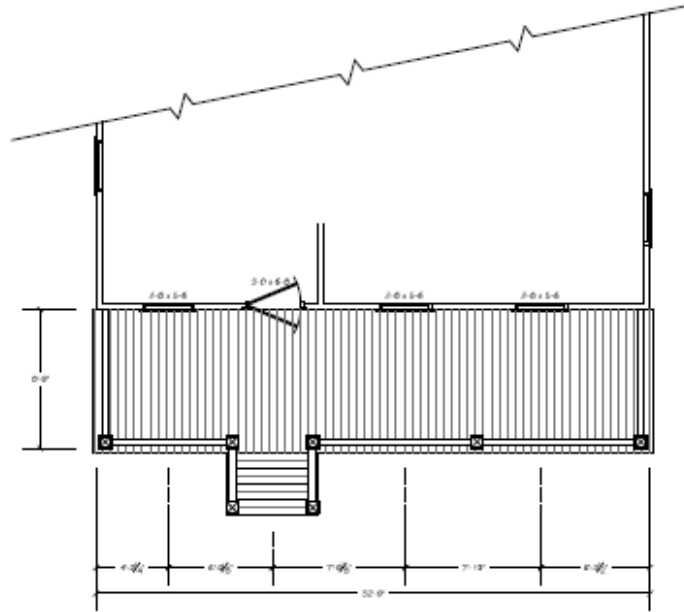
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909 FRONT STREET
BEAUFORT, N.C. 28516

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SCALE: NONE
SHEET NUMBER:

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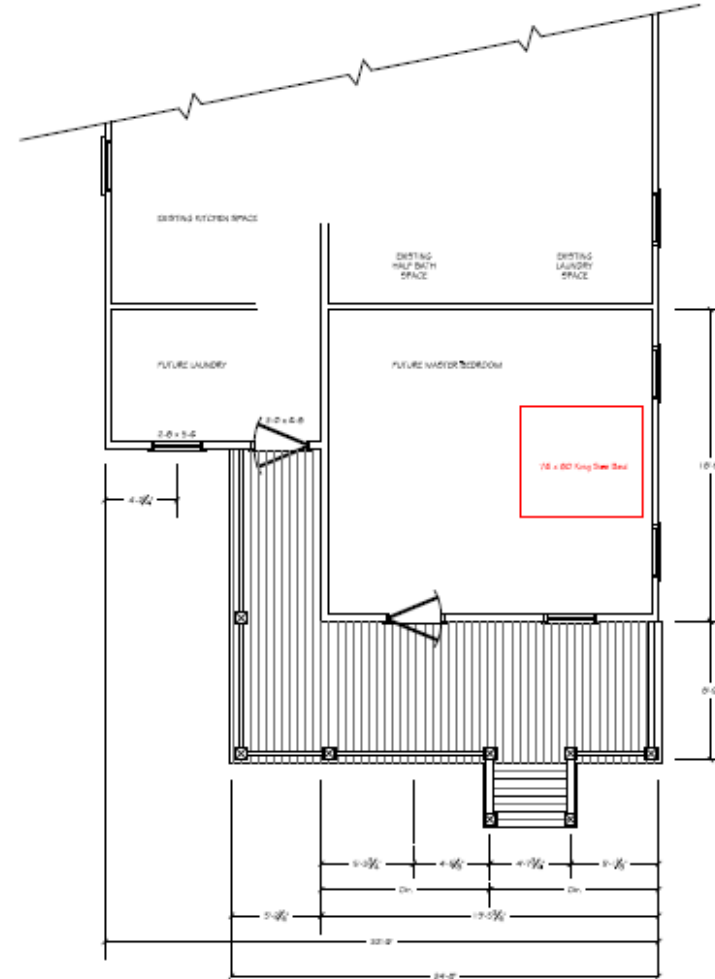
SHEET 3 OF

Existing Rear Porch



EXISTING (Partial / Rear) FLOOR PLAN

Proposed Rear Addition



RENOVATION / ADDITION (Partial / Rear) FLOOR PLAN

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OWEN5 CONST., Inc., GENERAL CONTRACTOR
 828 WEST BEAUFORT RD.
 BEAUFORT, NORTH CAROLINA 28516
 PHONE: (252) 504-3163 FAX: (252) 504-3163
 E-MAIL: owen5construction@gmail.com LICENSE # 140773

PROJECT:
 DATE:

FLOOR PLANS
 909 FRONT STREET
 BEAUFORT, N.C. 28516

DESIGNED:
 DRAWN: RDM
 CHECKED:
 SCALE: NONE
 SHEET NUMBER:

6
 SHEET 6 OF 6



1970's Photo
Showing previous house

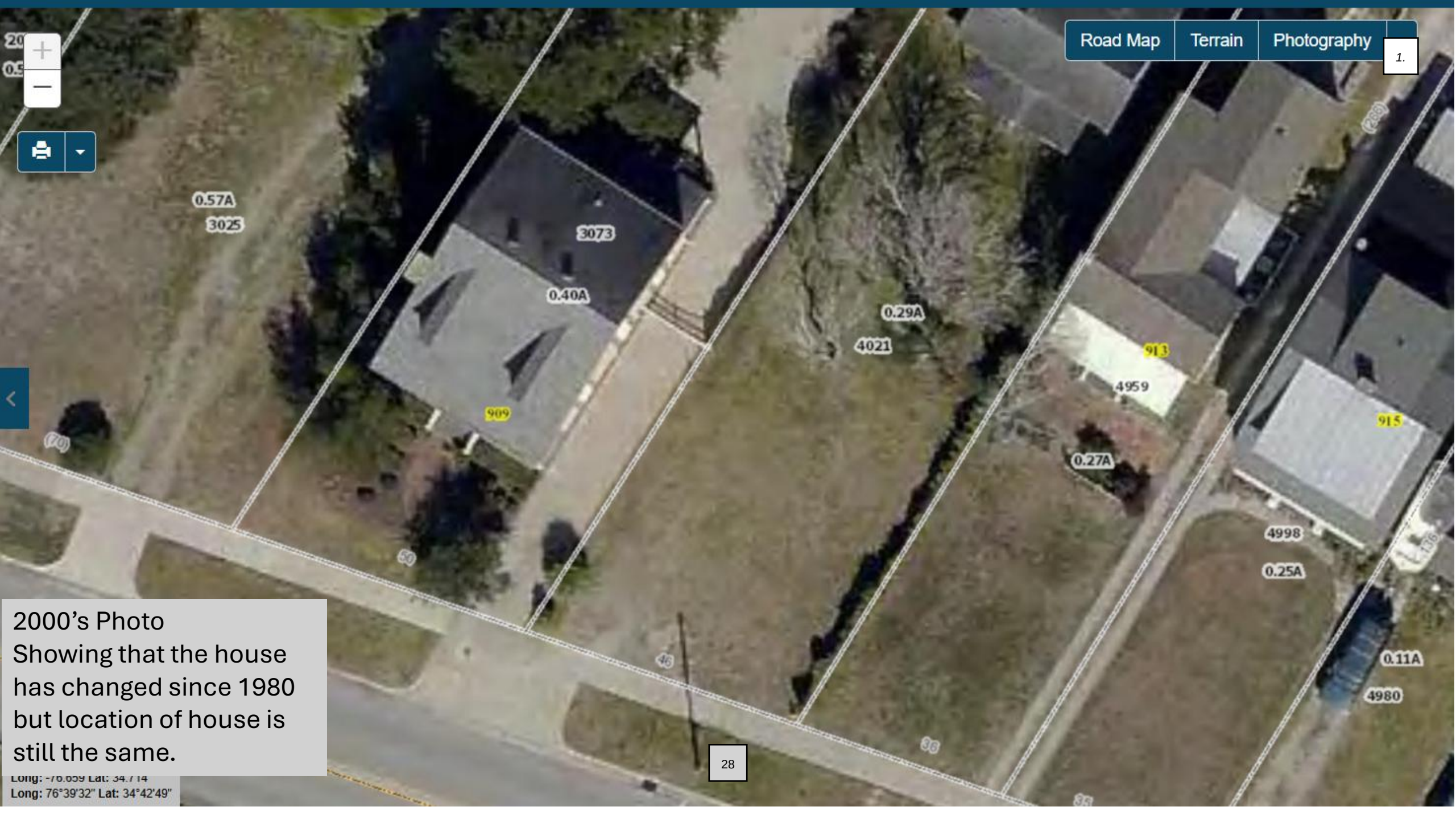
Map Scale: 1 inch = 20 feet
Long: -76.659 Lat: 34.714
Long: 76°39'32" Lat: 34°42'49"

26





1980's Photo
Showing house had
changed from the
previous house



2000's Photo
Showing that the house
has changed since 1980
but location of house is
still the same.

Long: -76.659 Lat: 34.714
Long: 76°39'32" Lat: 34°42'49"



Town of Beaufort
701 Front St. • P.O. Box 390 • Beaufort, N.C. 28516
252-728-2141 • 252-728-3982 fax
www.beaufortnc.org

Notification Certification
Case #26-02 909 Front Street Adjacent Neighbors
Variance Request – October 27, 2026 Board of Adjustment meeting

Martha Harrell PO Box 53203 Fayetteville NC, 28305	Wagner Property Management LLC 701 Arendell St Morehead City NC 28557-4278
John and Deborah Kincheloe 105 Milby Ct Rocky Mount NC, 27804	The Susan Arrington Boyd Revocable Living Trust 110 Live Oak St Beaufort NC, 28516
Mary Jane and Minton Dickson 109 Gordon St Beaufort NC, 28516	

I, *Charlie Rocci*, Senior Planner for the Town of Beaufort NC, do hereby certify the above property owners, applicants, and adjacent property owners were each mailed a letter and vicinity map on October 13, 2026, regarding a request for a Variance at 909 Front Street. A sign was posted on the subject property on October 13, 2026 regarding the same. The variance request will be heard at the October 27, 2026 Board of Adjustment meeting at the Town Hall Conference Room, 701 Front Street, Beaufort, NC, at 4:00 p.m.

Charlie Rocci
Signed

10/13/26
Date

Mayor Sharon Harker
Commissioner Dexter Matthews • Commissioner Melvin Cooper
Commissioner Paula Gillikin • Commissioner *[Signature]* LoPiccolo • Commissioner Sarah Spiegler
Town Manager Matt Zapp

o) Management of the Recreational Vehicle Park.

- i) It shall be unlawful for a person to park or store a manufactured home in a recreational vehicle park for longer than seven days. However, one manufactured home may be allowed within an RV park to be used as an office and/or residence of the persons responsible for the operation and maintenance of the park.
- ii) It shall be the duty of the operator of an RV park to keep an accurate ledger containing a record of all occupants of the RV park. The operator shall keep the ledger available at all times for inspection by law enforcement officials, public health officials, and other officials whose duties necessitate acquisition of the information contained in the ledger.
- iii) The ledger shall contain the following information:
 - Name and permanent address of the occupants of each space;
 - Dates entering and exiting the park; and,
 - The vehicle license plate number with the state of issuance for the license plate, make, and type of vehicle for each car, truck, camping vehicle, etc. staying within the RV park.

C) ***R-8 Residential Medium Density District.***

This residential zoning district is established as a medium density zoning district in which the principle use of the land is for single-family dwelling units. The regulations of this zoning district are intended to provide areas of the community for those persons desiring residences in relatively medium density areas. 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 R-8 district shall be a minimum of eight thousand square feet (8,000 ft²).

2) Minimum Lot Width.

All lots in the R-8 district shall have a minimum lot width of sixty feet (60') 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 7-9 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-8	25 feet	25 feet	8 feet	35 feet

Table 7-10 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-8	25 feet	20 feet	25 feet	8 feet	35 feet

Table 7-11 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-8	25 feet	15 feet	8 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.

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.

Antenna Co-Location on Existing
Tower
Athletic Field, Public
Carport
Community Garden
Dock
Dwelling, Single-Family
Family Care Homes
Garage, Private Detached
Government/Non-Profit Owned/
Operated Facilities & Services
Group Home
Home Occupation

Neighborhood Recreation Center,
Indoor/Outdoor, Private
Neighborhood Recreation Center,
Public
Park, Public
Public Utility Facility
Resource Conservation Area
Shed
Swimming Pool (Personal Use)
Temporary Construction Trailer
Utility Minor
Vehicle Charging Station

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

Accessory Dwelling Unit
Athletic Field, Private
Bed & Breakfast
Cemetery/Graveyard
Club, Lodge, or Hall
Concealed (Stealth) Antennae & Towers
Day Care/Child Care Home
Golf Course, Privately-Owned
Golf Driving Range

Marina
Outdoor Amphitheater, Public
Preschool
Produce Stand/Farmers' Market
Public Safety Station
Religious Institution
Satellite Dish Antenna
School, Post-Secondary
Utility 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 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



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
4:00 P.M. October 27, 2026 – Train Depot – 614 Broad Street**

AGENDA CATEGORY: Quasi-Judicial Proceeding
SUBJECT: Case 26-03 – Variance 1501 Front Street

BRIEF SUMMARY:

Scott Strother, prospective purchaser of the subject property 1501 Front Street (PIN 730507589802000), has requested a variance to the minimum lot size of RS-5 which would allow him to subdivide the subject property into two lots under the minimum required 5,000 square feet.

REQUESTED ACTION:

Conduct Evidentiary Hearing
Decision on Request

EXPECTED LENGTH OF PRESENTATION:

15 Minutes (Presentation from Staff)

SUBMITTED BY:

Charlie Rocci, Senior Planner

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Board of Adjustment Members
From: Charlie Rocci, Senior Planner
Date: October 27, 2026
Case: #26-03 – Variance – 1501 Front Street

THE REQUEST: Scott Strother, prospective purchaser of the subject property 1501 Front Street (PIN 730507589802000), has requested a variance from the minimum lot size of RS-5 which would allow him to subdivide the subject property into two lots under the minimum required 5,000 square feet.

Property Owner: The Christopher Lee Graham Revocable Trust Agreement
 Property Address: 1501 Front Street
 PIN: 730507589802000
 Zoning District: RS-5 Residential Single-Family 5 Development District.
 Flood Zone: X-Shaded (effective and preliminary FIRMs)
 Lot Dimensions: See survey included in application package
 Existing Land Use: Single-family residential
 Utilities: Town water and wastewater

EXHIBITS:

Exhibit A – Staff Report
 Exhibit B – Vicinity Map
 Exhibit C – Zoning Map
 Exhibit D – Variance Application Package
 Exhibit E – Notification Certification
 Exhibit F – LDO Section 7.F RS-5 Zoning District

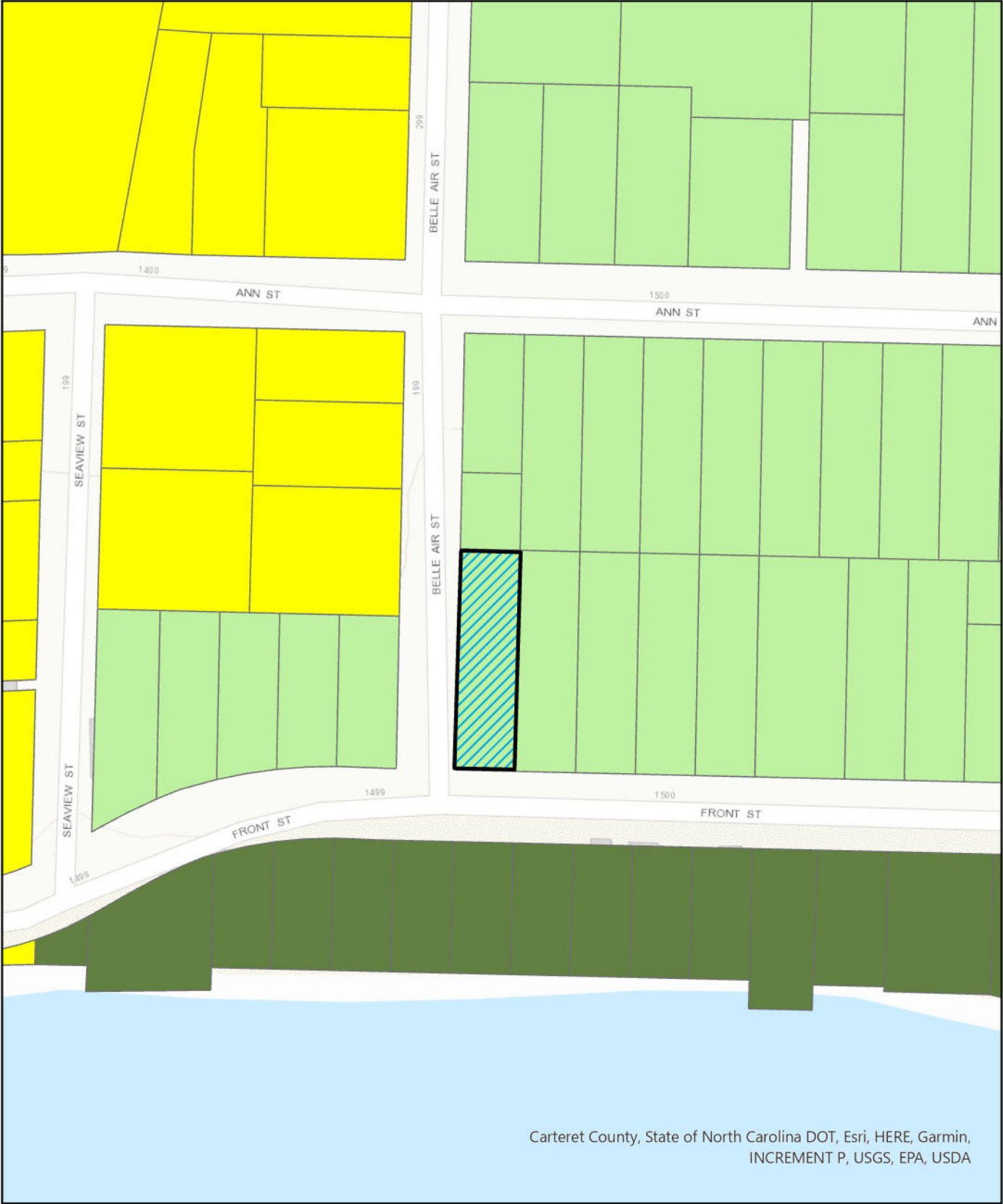
Case #26-03
1501 Front Street
Minimum Lot Size Variance

2.



Carteret County Tax Department, Carteret County Information Technology
Department- GIS Division, NC CGIA, Microsoft, Vantor

Case #26-03
1503 Front Street
Variance to Minimum Lot Size





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: Scott Strother
 Applicant Address: 903 Queensferry Rd., Cary, NC 27511
 Phone Number: [REDACTED] Email: [REDACTED]
 Property Owner Name: The Christopher Lee Graham Revocable Trust Agreement
 Address of Property Owner: 861 Highway 101 Beaufort NC 28516
 Phone Number: [REDACTED] Email: [REDACTED]

PROPERTY INFORMATION

Property Address: 1501 Front Street, Beaufort, NC 28516
 15-Digit PIN: 730507589802000 Lot/Block Number: Lot 23
 Size of Property (in square feet or acres): 9,233 SF +/- (0.21 Ac +/-)
Current Zoning: RS-5 Is the property in the Historic District? Confirm with Town
 Current Use of Property: ☒ Residential ☐ Vacant ☐ Commercial ☐ Other: _____
 Applicant Signature: [Signature] Date of Signature: 10-1-2026
 Property Owner Signature (if different than above): Emily Parker Graham dotloop verified 10/01/26 8:33 PM EDT KSYK-II6Y-1Q3A-LWAW Date of Signature: 10/01/2026

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.

OFFICE USE ONLY

Revised 8/2020

Received by: _____ Reviewed for Completeness By: _____

Date: _____ Date Deemed Complete and Accepted: _____

REQUIRED ATTACHMENTS FOR A VARIANCE TO THE BEAUFORT ZONING REGULATIONS

Please provide the following as attachments to the variance request form:

- ☒ 1. A statement explaining the following:
 - The **specific requirements** of the Town of Beaufort that the applicant is asking to be varied (for example: the number of required parking spaces, any yard setbacks, height of a structure etc.) Please reference the exact chapter and section of the Land Development Ordinance (LDO) in question.
 - The **EXACT amount** of variance that is being requested. For example, the reduction of a placement of a structure by 5 feet within a setback area; a reduction of parking spaces by 7; or an increase in the amount of permitted signage by 16 square feet, etc.
 - The **reason for requesting the Variance**, including an explanation of why the Variance should be considered based on the criteria outlined in Section 21-I (1) of the LDO and any other relevant Sections of the Ordinance that may specifically pertain to the project (see attached excerpts of the code).
- ☒ 2. A site plan of the property drawn to scale and includes:
 - A North Arrow;
 - All property lines and accurate property line dimensions;
 - The adjacent streets and names;
 - The location of all easements (if applicable);
 - The location of all existing structures (if applicable);
 - The proposed location of new or expanded structures;
 - The current and proposed building setbacks from all property lines; and,
 - All parking areas, landscaping, and any other requirements of the zoning regulations.
- ☒ 3. A TYPED list all property owners (with addresses) within 100 feet of the boundary lines of all properties requesting the variance (notification of adjacent property owners by the Town is required by North Carolina law).
- ☒ 4. Any additional materials such as photographs of the surrounding properties, elevations of proposed structures or information that the applicant would like to present to the Board of Adjustment relevant to the requested variance.
5. Plans or other documents submitted for the Variance should be in an electronic/digital method as well as one paper copy.

APPLICATIONS ARE DUE 15 WORKING DAYS BEFORE A REGULAR BOARD MEETING.

Section 21. Board of Adjustment

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 the *Land Development Ordinance* (herein known as *the LDO* or *the 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 Board of Adjustment (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 the LDO, 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 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.

K) *Burden of Proof for Variances.*

2) The applicant for a variance (request) shall have the burden of proof and persuasion.

L) *Board Action on Variances.*

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 (see above reference) 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 (see above reference) 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. The 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).

SUPPORTING STATEMENT FOR VARIANCE

1501 Front Street, Beaufort, North Carolina 28516

Applicant: Scott Strother, prospective purchaser

Current Property Owner: The Christopher Lee Graham Revocable Trust Agreement

Parcel: Lot 23, Beaufort Housing Corp. | PIN 730507589802000

Existing parcel area: approximately 9,233 square feet (0.21 acre)

Current zoning: RS-5

1. Specific requirement requested to be varied

The applicant requests a variance from the RS-5 minimum lot-area requirement in the Town of Beaufort Land Development Ordinance, Section 7(F)(1), which requires a minimum lot size of 5,000 square feet. The requested relief is limited to minimum lot area so that the existing approximately 9,233-square-foot parcel may be divided into two single-family residential lots as shown on the preliminary lot-split survey prepared by James I. Phillips Land Surveying dated September 28, 2026.

2. Exact amount of variance requested

Proposed lot	Proposed area	RS-5 minimum	Variance requested
Lot 1	4,743 SF +/-	5,000 SF	257 SF reduction (5.14%)
Lot 2	4,490 SF +/-	5,000 SF	510 SF reduction (10.20%)

No variance from the permitted residential use is requested. Future development would remain subject to all other applicable Town requirements and approvals.

3. Basis for the request and required findings

a. Unnecessary hardship. Strict application of the 5,000-square-foot minimum prevents the existing approximately 9,233-square-foot parcel from being divided into two RS-5 lots. The property is approximately 50 feet wide and 184.7 feet deep, and the proposed lots are intended to remain in single-family residential use. The requested relief is limited to the lot-area deficiency necessary for the proposed two-lot configuration.

b. Conditions peculiar to the property. The request arises from the existing dimensions and total area of this specific parcel. At approximately 9,233 square feet, the parcel is 767 square feet short of the 10,000 square feet necessary to create two 5,000-square-foot lots without relief. Its long, narrow configuration and frontage along Front Street and Belle Air Street are existing physical characteristics shown on the survey.

c. Hardship not created by the applicant or property owner. The applicant is a prospective purchaser and has not yet closed on the property. The parcel's existing dimensions, configuration, and total land area predate the applicant's proposed acquisition and were not created by the applicant. The requested variance addresses those existing parcel conditions in connection with the proposed residential subdivision.

d. Spirit, purpose, and intent; public safety and substantial justice. The proposed lots would remain for single-family residential development consistent with the residential character contemplated by RS-5. The preliminary plat depicts approximately 50-foot lot widths, and the request does not seek a change in permitted use. Future construction would remain subject to applicable setbacks, building, utility, access, stormwater, floodplain, historic-district (if applicable), and other Town requirements.

4. Supporting plan

The preliminary lot-split survey dated September 28, 2026, prepared by James I. Phillips Land Surveying, is submitted with this application and depicts the existing parcel boundaries and dimensions and the proposed division into Lot 1 and Lot 2.

Applicant signature: Wesley Hoff Date: 10-1-2026



STAMM DELLARIE D
STAMM MICHAEL T
106 BELLE AIR STREET
Parcel #: 730507589915000
Deed Ref: 1884-424 5/1/2026
Plat Ref: 1-226

VERNON JAMES W ETUX ALISON P
1503 FRONT STREET
Parcel #: 730507589862000
Deed Ref: 1527-431
Plat Ref: 1-226

BELLE AIR STREET
60' PUBLIC RW

LOT 2
4,490 SF ±
0.10 Ac ±

LOT 1
4,743 SF ±
0.11 Ac ±



SURVEYOR'S CERTIFICATION
I, JAMES I. PHILLIPS III, CERTIFY THAT THIS PLAT WAS DRAWN BY ME (X), DRAWN UNDER MY SUPERVISION (), FROM AN ACTUAL SURVEY MADE BY ME (X), MADE UNDER MY SUPERVISION (), THAT THE RATIO OF PRECISION AS CALCULATED BY COORDINATE METHOD IS 1 TO 0.000+ REGISTRATION NUMBER, AND SEAL THIS 28TH DAY OF SEPTEMBER, A.D. 2025

JAMES I. PHILLIPS III RLS NO. L-3151

THIS IS AN EXISTING PARCEL OF LAND



GRID TIE
N: 358810.7205
E: 2705988.1037
EL: 6.96
LAT: 34°42'46.560101"
LON: -76°39'02.206768"

LEGEND
EIP EXISTING IRON PIPE
EIR EXISTING IRON ROD
ECM EXISTING CONCRETE MONUMENT
EA EXISTING AXLE
EN EXISTING NAIL
EPA EXISTING PA NAIL
PNT NOTHING EXISTING OR SET
NGS NORTH CAROLINA GEODETIC SURVEY
NGS NATIONAL GEODETIC SURVEY
RW MONUMENT MONUMENT
SIP SET IRON PIPE
SIR SET IRON PIPE
SCM SET CONCRETE MONUMENT
EA SET AXLE
EN SET NAIL
EPA SET PA NAIL
OP OVERHEAD POWER
NOT HELD (NOT CONSIDERED) PART OF SURVEY
NHWL NORMAL HIGH WATER LINE
AEC AREA OF ENVIRONMENTAL CONCERN
NAVD83 NORTH AMERICAN VERTICAL DATUM
NAD83 NORTH AMERICAN HORIZONTAL DATUM
PP POWER POLE
UT UNDERGROUND TELEPHONE
UP UNDERGROUND POWER
UWL UNDERGROUND WATER
DZ DRILL HOLE
MN MAGNETIC NAIL
SMN SET MAGNETIC NAIL

FRONT STREET SR 1212
60' PUBLIC RW

NOTES
AREAS BY COORDINATE METHOD

PRELIMINARY LOT SPLIT
SCOTT STROTHER
1501 FRONT STREET
LOT 23 BEAUFORT HOUSING
TOWN OF BEAUFORT, BEAUFORT
CARTER COUNTY, N.C.
SCALE 1"=20'

42

PRESENT OWNER: THE CHRISTOPHER LEE GRAHAM REVOCABLE TRUST AGREEMENT		REVISIONS
DEED REF: 1849-354		
MAP REF: 1125		
SHEET 1 OF 1		
JOB #: 25-104		
DATE OF FIELD SURVEY: 9/27/2025	DATE OF MAPPING: 9/28/2025	
SURVEY BY: JIP	DRAWN BY: JIP	CHECKED BY: JIP
JAMES I. PHILLIPS LAND SURVEYING		
PO BOX 2103, 379 Arrington Rd., Beaufort, N.C. 28516		
252-728-5848 phone jphillipsurvey@gmail.com		

SURVEYOR'S DISCLAIMER
NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN. HOWEVER, NO VISIBLE EVIDENCE OF CEMETERIES OR UTILITIES ABOVE GROUND OR OTHERWISE WAS OBSERVED BY THE SURVEYOR OTHER THAN THOSE SHOWN ON THIS MAP.

PROPERTY OWNERS WITHIN 100 FEET

Variance Application - 1501 Front Street, Beaufort, North Carolina 28516

Typed property-owner notification list prepared from the Carteret County 100-foot buffer owner data supplied for the subject property. The mailing address shown is the owner's mailing address in that data, which may differ from the property address.

#	Property address	Property owner	Owner mailing address
1	1503 FRONT ST BEAUFORT NC 28516	VERNON JAMES W ETUX ALISON P	1503 FRONT ST BEAUFORT NC 28516
2	1500 FRONT ST BEAUFORT NC 28516	WILEY JAMES K ETUX SHARON B	2302 BEECHRIDGE RD RALEIGH NC 27608
3	105 BELLE AIR ST BEAUFORT NC 28516	LEWIS PROPERTIES BEAUFORT LLC	228 HOWLAND PARKWAY C/O PAMELA HUFF LEWIS BEAUFORT NC 28516
4	1410 FRONT ST BEAUFORT NC 28516	C & E REALTY INVESTMENTS LLC	PO BOX 3886 GREENVILLE NC 27836
5	1505 FRONT ST BEAUFORT NC 28516	CUMMINS BRADLEY ETUX PRESCOTT	408 METCALF STREET NEW BERN NC 28562
6	1506 ANN ST BEAUFORT NC 28516	CRUSE NORMAN B ETUX ANNETTE	PO BOX 817 WILLISTON NC 28589
7	106 BELLE AIR ST BEAUFORT NC 28516	STAMM DELLARIE D / STAMM MICHAEL T	618 STONY RIDGE RD PINNACLE NC 27043
8	1407 FRONT ST BEAUFORT NC 28516	STILL LIFE PARTNERS LLC	C/O LUCIA MARSHALL 32 DUMPLING DR JAMESTOWN RI 02835
9	1502 FRONT ST BEAUFORT NC 28516	GOLD W A ETUX ANN J	1907 STANTON RD KINSTON NC 28501
10	1502 ANN ST BEAUFORT NC 28516	BARNETT WILLIAM HALE TRUSTEE	204 MEL OAKS DR CHAPEL HILL NC 27516
11	103 BELLE AIR ST BEAUFORT NC 28516	INSCOE CLARA A ET VIR DAVID W	103 BELLE AIR STREET BEAUFORT NC 28516

Total surrounding property-owner records listed: 11.



TOWN OF BEAUFORT
701 FRONT ST.
PO BOX 390
BEAUFORT, NC 28516-0390

2.

INVOICE #

27-00202

INVOICE DATE: 10/02/26

DUE DATE:

ACCOUNT ID: SCOTT035 PIN: [REDACTED]

SCOTT STROTHER
903 QUEENSFERRY RD
CARY, NC 27511

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		BOA #26-03 1501 FRONT ST		
1.0000	APPFEE	Other Application Fees BOA #26-03 1501 FRONT ST	300.000000	300.00
			TOTAL DUE:	\$ 300.00

RECEIVED

OCT - 2 2026

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

TOWN OF BEAUFORT
701 FRONT ST.
PO BOX 390
BEAUFORT, NC 28516-0390

INVOICE #: 27-00202
DESCRIPTION: BOA #26-03 1501 FRONT ST
ACCOUNT ID: [REDACTED]
DUE DATE:
TOTAL DUE: \$ 300.00

SCOTT STROTHER
903 QUEENSFERRY RD
CARY, NC 27511



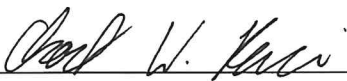


Town of Beaufort
701 Front St. • P.O. Box 390 • Beaufort, N.C. 28516
252-728-2141 • 252-728-3982 fax
www.beaufortnc.org

Notification Certification
Case #26-03 1501 Front Street Adjacent Neighbors
Variance Request – October 27, 2026 Board of Adjustment meeting

Dellarie and Michael Stamm 618 Stony Ridge Rd Pinnacle NC, 27043-9181	James and Alison Vernon 1503 Front St Beaufort NC, 28516-2313
James and Sharon Wiley 2302 Beechridge Rd Raleigh NC, 27608-1430	Paul and Gina Bennett 531 Oaklawn Ave Winston Salem, NC 27104-2339
David and Clara Inscoe 103 Belle Air St Beaufort NC, 28516	The Christopher Lee Graham Revocable Trust Agreement 861 Highway 101 Beaufort NC, 28516-7718

I, *Charlie Rocci*, Senior Planner for the Town of Beaufort NC, do hereby certify the above property owners, applicants, and adjacent property owners were each mailed a letter and vicinity map on October 13, 2026, regarding a request for a Variance at 1501 Front Street. A sign was posted on the subject property on October 13, 2026 regarding the same. The variance request will be heard at the October 27, 2026 Board of Adjustment meeting at the Town Hall Conference Room, 701 Front Street, Beaufort, NC, at 4:00 p.m.


Signed

10/13/26
Date

F) 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 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.

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
Family Care Homes	Swimming Pool (Personal Use)
Garage, Private Detached	Temporary Construction Trailer
Government/Non-Profit Owned/Operated Facilities & Services	Utility Minor
Home Occupation	Vehicle Charging Station
Neighborhood Recreation Center,	

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

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



Town of Beaufort, NC

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Board of Adjustment Meeting

4:00 PM Tuesday, October 27, 2026 – 614 Broad Street- Train Depot

AGENDA CATEGORY: New Business

SUBJECT: 2027 Board of Adjustment Schedule

BRIEF SUMMARY:

Laurel Anderson has provided the draft schedule for the Board of Adjustment for calendar year 2027.

REQUESTED ACTION:

Please review and vote to approve the 2027 Board of Adjustment meeting schedule

EXPECTED LENGTH OF PRESENTATION:

5 minutes

SUBMITTED BY: Charlie Rocci, Senior Planner

Proposed
Board of Adjustment Meeting Dates
2027
(Fourth Tuesday of the Month)
4:00 p.m.

Submission Deadline	Meeting Date
1.5.2027	1.26.2027
2.2.2027	2.23.2027
3.2.2027	3.23.2027
4.6.2027	4.27.2027
5.4.2027	5.25.2027
6.1.2027	6.22.2027
7.6.2027	7.27.2027
8.3.2027	8.24.2027
9.7.2027	9.28.2027
10.5.2027	10.26.2027
11.2.2027	11.23.2027
12.7.2027	12.28.2027