

# CAROLINA BEACH

Board of Adjustment Meeting

Monday, September 20, 2021 – 6:00 PM

Council Chambers, 1121 N. Lake Park Boulevard, Carolina Beach, NC



---

## AGENDA

### CALL TO ORDER

### APPROVAL OF MINUTES

1. Approval of BOA Meeting Minutes from February 2021

### DISCUSSION ITEMS

2. Variance to the required 20' front yard setback to 5' for 206 Lake Drive Lot 10R Block 51A
3. Variance to the required 25' front yard setback of 9.1' for 511 Harper

### NON-AGENDA ITEMS

### ADJOURNMENT



## AGENDA ITEM COVERSHEET

---

**PREPARED BY:** Gloria Abbotts, Senior Planner

**DEPARTMENT:** Planning

**MEETING:** Board of Adjustment – 20 SEP 2021

**SUBJECT:** Approval of BOA Meeting Minutes from February 2021

---

**BACKGROUND:**

The minutes from the most recent BOA meeting (February 2021) are attached for review and approval.

**ACTION REQUESTED:**

Review and recommend changes or approve as written.

**RECOMMENDED MOTION:**

Make a motion to approve or deny the minutes from the November 2019 Meeting.

# CAROLINA BEACH

Board of Adjustment Meeting

Tuesday, February 16, 2021 - 6:00 PM

Council Chambers, 1121 N. Lake Park Boulevard, Carolina Beach, NC



---

## MINUTES

### CALL TO ORDER

Chairman Hartsell called the meeting to order at 6:00 PM.

### PRESENT

Chairman Wayne Hartsell

Board Member Jullena Jones Shelley

Board Member Paul Levy

Board Member Teresa Shue

### ABSENT

Board Member Amanda Nestor

Board Member Patrick Boykin

### ALSO PRESENT

Planning Director Jeremy Hardison

Chairman Hartsell said with only four members present, any motion would have to have all four in favor to pass. He gave the applicant the option to delay until the next meeting or proceed. The decision was made to proceed.

### APPROVAL OF MINUTES

Approval of BOA Meeting Minutes from November 2019

**ACTION:** Motion to approve the minutes

Motion made by Board Member Shue, Seconded by Board Member Jones Shelley

Voting Yea: Chairman Hartsell, Board Member Jones Shelley, Board Member Levy, Board Member Shue

*Motion passed 4-0*

### DISCUSSION ITEMS

Variance to the required 7.5' side yard setback to 5.9' for 167 Delaware Ave Lot 18

The following individuals were sworn in: Ned Barnes, Steve Shuttleworth, and Jeremy Hardison.

The applicant, J&S Land Development LLC, is requesting a variance of 1.6 feet from Section Sec. 40-74: Dimensional Standards for Lots and Principal Structures, which requires a 7.5-foot side yard setback. The property is located at 167 Delaware Avenue and is in the R-1B zoning district. It consists of two 60-by-105-foot lots that were platted in 1939 as part of the Northern Section of Carolina Beach (Lots

18/19 Blk 204). The former owner of the property purchased the two lots in 1955 and built the current single-family house in 1963. The house was built 4.1 feet over the property line that encroaches onto Lot 19. When a building is proposed over property lines, the lots should have been combined into one lot at the time of permitting. This was never done, and the heirs of the property sold both lots to the applicant.

To resolve the situation, the applicant proposes to relocate the interior property line 10 feet to the north to create a 50-foot lot width for Lot 19 from the original 60-foot width. The minimum lot width of the R-1B zoning district and per the subdivision regulations is 50 feet. The existing house would then be reconfigured on a 70-foot-width lot (Lot 18) to solve the encroachment issue onto Lot 19. Any new property line would need to meet the required 7.5-foot side yard setback from the existing house. The existing structure is setback 5.9 feet from the proposed property line. Lot 19 currently has an accessory structure that is proposed to be removed. The applicant is seeking a variance to build on Lot 19 without having any encroachments from Lot 18 on the property.

#### Required Findings

When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the Board of Adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. 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.
3. 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.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

#### Conditions

In granting any variance, the Board may prescribe reasonable and appropriate conditions and safeguards in conformity with this ordinance. Violation of any such conditions or safeguards, when made part of the terms under which the variance is granted, shall be deemed a violation of this ordinance and punishable under Article 19 of the Zoning Ordinance:

If the Board supports the findings, staff recommends the following condition for the variance: The variance is granted for the existing house only, and any new structures on the property shall conform to the setback requirements.

Mr. Hardison presented the details. He said Town staff cannot create variances, so that is why Board consideration of the four required findings is necessary. He said he would answer any questions from the Board.

Board Member Shue asked what the applicant plans to do with the house on the property. Mr. Hardison said his understanding is the reason the applicant has requested the variance is to keep the house and fix it up.

Board Member Levy asked if in the future someone would be allowed to put a second story on the house if it has a 5.9-foot setback. Mr. Hardison said normally what would occur in the situation when something is non-conforming is a 50 percent rule. If the improvements exceed 50 percent of the value of the home, then the property must conform. He said the Board may put something in the ordinance to strengthen that language if needed.

Board Member Shue asked what is going to happen to Lot 19. Mr. Hardison said it will become a buildable lot without any types of encroachments if the variance is granted and the applicant can move the property line over 10 feet.

Board Member Levy asked if it was in the plans to take down the garage so the lot can be developed. Mr. Hardison said yes, the applicant would have to remove the garage.

Board Member Shue asked if water and sewer are connected to Lot 19. Mr. Hardison said yes, water and sewer are in front of that lot.

Board Member Jones Shelley asked if the house on Lot 18 is vacant. Mr. Hardison said he does not think anyone is living there at this time. Board Member Jones Shelley asked if the house has been inspected to see if it's up to code. Mr. Hardison said the Building Inspector has not been out there. He said it's a 58-year-old home that the applicant wants to cosmetically improve.

Ned Barnes of 814 Carolina Beach Avenue North addressed the Board on behalf of the applicant. He gave the following responses to the four required findings:

1. If this is enforced, it would require the applicant to demolish a section of the house on Lot 18, which would be a hardship. The proposed variance would be a win for everyone, including future owners of Lot 19 and the Town for tax revenue purposes.
2. The incident with the former owner not having consideration for setback rules is peculiar to this particular situation. No one knows what occurred with the Inspection Department back during the time this happened.
3. The applicant bought the two lots and discovered the encroachment after having a survey done, so the applicant was not involved with the situation that led to the encroachment.
4. If approved, there is still a buildable lot on Lot 19 by completely removing the encroachment of the structure onto the property.

Mr. Barnes said he and the applicant had discussed that if the variance is approved, they would record the agreement with the Register of Deeds so it's on record that the side setback is 5.9 feet. He said anyone taking title in the future would know that the setback was changed and be fully aware of the situation. He said he or applicant Mr. Shuttleworth would answer any questions from the Board.

Board Member Levy asked if the side setback requirement in other parts of the Town where duplexes are allowed is 6 feet. Mr. Hardison said it's 7.5 feet everywhere other than the downtown area, where there are no setback requirements, or through consideration for a Conditional Use Permit for a special project. He said as far as zoning districts, the minimum is 7.5 feet.

Mr. Shuttleworth said he plans to put a new roof on and new cabinets in the structure, which is not currently occupied but has operating utilities. He said it's a nice beach cottage, and his intent is to keep it as a long-term rental. He said he would like to remove the garage on the lot next door and build on it, but he didn't want to do that and then deal with the encroachment in the future when a new buyer comes in and questions it. He said he doesn't believe the house is structurally sound enough to build on a second story and that he understands the 50 percent rule. He said he is trying to improve conditions as they are right now.

Mr. Barnes said if the variance is not granted, the applicant would have to disclose the encroachment to a prospective buyer and that it would be hard to get title insurance on the property with the structure encroaching. He said Lot 19 is unbuildable as it stands today.

Chairman Hartsell opened the meeting for public comment. No one requested to speak. Chairman Hartsell closed the meeting for public comment.

Mr. Hardison asked the Board to go through each of the four required findings when they are ready to vote so it will be on record. Each Board Member indicated agreement with each of the four required findings.

**ACTION:** Motion to grant the variance with the stipulations that it is for the existing house only and any new structure on the property shall conform to the setback requirements at the time, no second story shall be added, and the garage shall be removed from Lot 19

Motion made by Chairman Hartsell, Seconded by Board Member Jones Shelley

Voting Yea: Chairman Hartsell, Board Member Jones Shelley, Board Member Levy, Board Member Shue  
*Motion passed 4-0*

### **NON-AGENDA ITEMS**

Nominate and Select a Chairperson and a Vice Chairperson for BOA

Chairman Hartsell opened the floor for nominations.

**ACTION:** Nomination of Chairman Hartsell to stay in the role of Chairman

Motion made by Board Member Shue, Seconded by Board Member Jones Shelley

**ACTION:** Motion to close nominations

Motion made by Board Member Levy

Chairman Hartsell said it was so moved and that nominations were closed. He said he will accept the nomination to continue as Chairman.

**ACTION:** Nomination of Patrick Boykin as Vice Chairman  
Motion made by Chairman Hartsell, Seconded by Board Member Shue

**ACTION:** Motion to close nominations  
Motion made by Chairman Hartsell  
Voting Yea: Chairman Hartsell, Board Member Jones Shelley, Board Member Levy, Board Member Shue  
*Motion passed 4-0*

Chairman Hartsell said Board Member Boykin is the new Vice Chairman.

**ADJOURNMENT**

**ACTION:** Motion to adjourn  
Motion made by Board Member Shue, Seconded by Chairman Hartsell  
Voting Yea: Chairman Hartsell, Board Member Jones Shelley, Board Member Levy, Board Member Shue  
*Motion passed 4-0*

The meeting adjourned at 6:26 PM.



RECEIVED  
AUG 30 2021  
*Am*

Application for Variance  
**TOWN OF CAROLINA BEACH, N.C.**

Permit Number: 21V-03

Each application must be printed or typewritten and have all information answered. **It is strongly recommended that the applicant set up a meeting with Planning Staff prior to the submission deadline to ensure the application is complete.** The Town of Carolina Beach requires a licensed attorney to appear in a representative capacity to advocate the legal position of another person, firm, or corporation who is the applicant/owner of record.

Fee: \$450.00 to be submitted with application

This petition will be scheduled for the next possible regular Board of Adjustment meeting. The applicant or a representative should be present at the meeting to answer any questions the Board may have. Board of Adjustment meetings are held on the second (3<sup>rd</sup>) Monday of each month at 6:00 P.M. in the Council Room at the Municipal Administration Building, 1121 N. Lake Park Boulevard, Carolina Beach, NC 28428. Applicants will be informed of any changes in date, time, or location of meetings. Applications and supplementary time for processing and postings are required by the General Statutes of North Carolina.

Applicant Name: The Freeman Group, LLC

Applicant Mailing Address:  
717 Windemere Rd Wilmington NC 28405  
Street Address City State Zip

Applicant Phone Number: mobile/work/home (circle one): 860 978-5911 mobile/work/home (circle one): 860 989 1350

Applicant Email Address: Emily @ Alba.DG.com

Property Owner Name: The Freeman Group LLC

Property Owner Mailing Address:  
717 Windemere Rd Wilmington NC 28405  
Street Address City State Zip

Property address of variance being requested:  
206 Lake Drive

Property Size: \_\_\_\_\_ sq. ft. Zoning Designation: \_\_\_\_\_

Please give a brief description of requested action:  
\_\_\_\_\_



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owner Signature: Emily Krawiecki  
Date: 8/24/2021

Owner Printed Name: Emily Krawiecki

**Variance Requirements**

- |   |
|---|
| 1. The Board of Adjustment conducts a quasi-judicial hearing. You may not contact the Board members once the application has been filed.  |
| 2. The Board of Adjustment is not empowered to modify zoning lines or grant a use variance.   |
| 3. The Board of Adjustment may attach conditions of approval to a variance to protect surrounding properties.   |
| 4. Town Staff will place a public hearing sign on the subject property. The sign must be prominently displayed on the property for at least ten days before the hearing. The property owner is responsible for maintaining the sign during this ten day period. |

## Variance Considerations

The Board of Adjustment will review all variance requests against the criteria below. In the spaces provided, please indicate the *facts* that you intend to show and the *arguments* that you intend to make to the Board.

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made from the property.

Pools are allowed by right in all but three zoning districts. Enforcing a strict interpretation of the ordinance will devalue this property in comparison with other similar properties and to no benefit. The fact is that pools are allowed to be placed in even closer proximity to a right of way by the current ordinance where they are considered to be conforming. See Exhibit 'A'; a standard lot configuration that occurs approximately (50) times in Wilmington Beach alone. The current ordinance allows pools to be placed within 5' of a right of way or adjacent front yard leaving them directly in the view of the adjoining neighbors. Not allowing an in ground pool is not only a hardship it is discriminatory.

2. 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.

This double frontage lot is unique in that it fronts a wetland and not a roadway, see attached 'Exhibit B'. This photo shows the view from the rear of this lot where the proposed pool would be located. While it is true that once upon a time lots were platted here and that someday a developer could through legal process fill and develop these lots it would be an unfortunate event that the town should take upon itself now to prevent. Our towns storm water issues are well documented and losing a large drainage basin like this would be a disservice to the entire community. This lot itself contains delineated wetlands which are only a small part of a much larger basin.

3. 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.

Every attempt was made to design a townhome that would allow for a reasonable size pool to be located in the rear yard. See 'Exhibit C', proposed site plan. The owner and builder were only made aware of the double frontage issue during plan review under the normal permitting process, when a pool was shown on the master site plan.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

We have to ask ourselves what the spirit and intent of a no structures rule in a front yard setback are. The zoning ordinance itself makes distinction between an at grade pool and a pool more than 30" above grade. The most obvious answer is to maintain the street scape. Although it was recently reviewed by Council I do not believe staff accurately portrayed the existing conditions and aforementioned lots where a similar if not identical condition exists and is permitted by the current ordinance. Approving this application to allow a pool to be placed within 10' of a rear lot line is already consistent with portions of the zoning ordinance as it is interpreted today, and would in no way affect or devalue any other properties in the vicinity now or in the future.

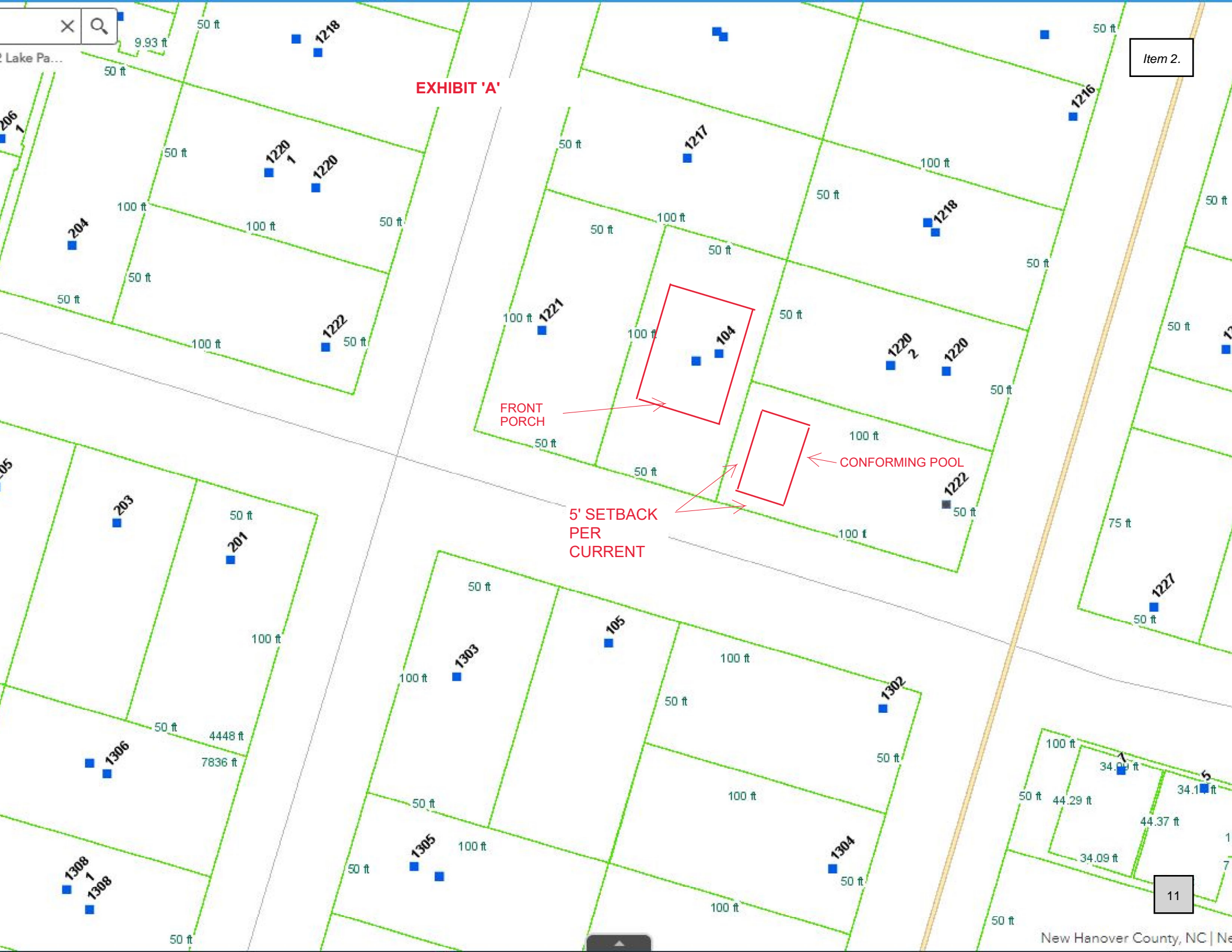


EXHIBIT 'A'

Item 2.

FRONT PORCH

CONFORMING POOL

5' SETBACK PER CURRENT

**EXHIBIT 'B'**



**EXHIBIT 'C'**

BIRMINGHAM AVE.  
50' RIGHT OF WAY

**Item 2.**

- NOTES:
1. SURVEY WAS PERFORMED ON NOVEMBER 4, 2020.
  2. AREAS SHOWN WERE CALCULATED BY COORDINATE METHOD.
  3. SURVEY DONE WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.
  4. SUBJECT PROPERTY REFERENCED AT DB 6281 PG 1869 MB 68 PG 244.
  5. THIS SURVEY IS OF AN EXISTING PARCEL OF PROPERTY AND DOES NOT CREATE A SUBDIVISION.
  6. SETBACKS PROVIDED BY BUILDER.
  7. ZONED "R-1-WB".
  8. PARCEL ID# R09010-015-007-000

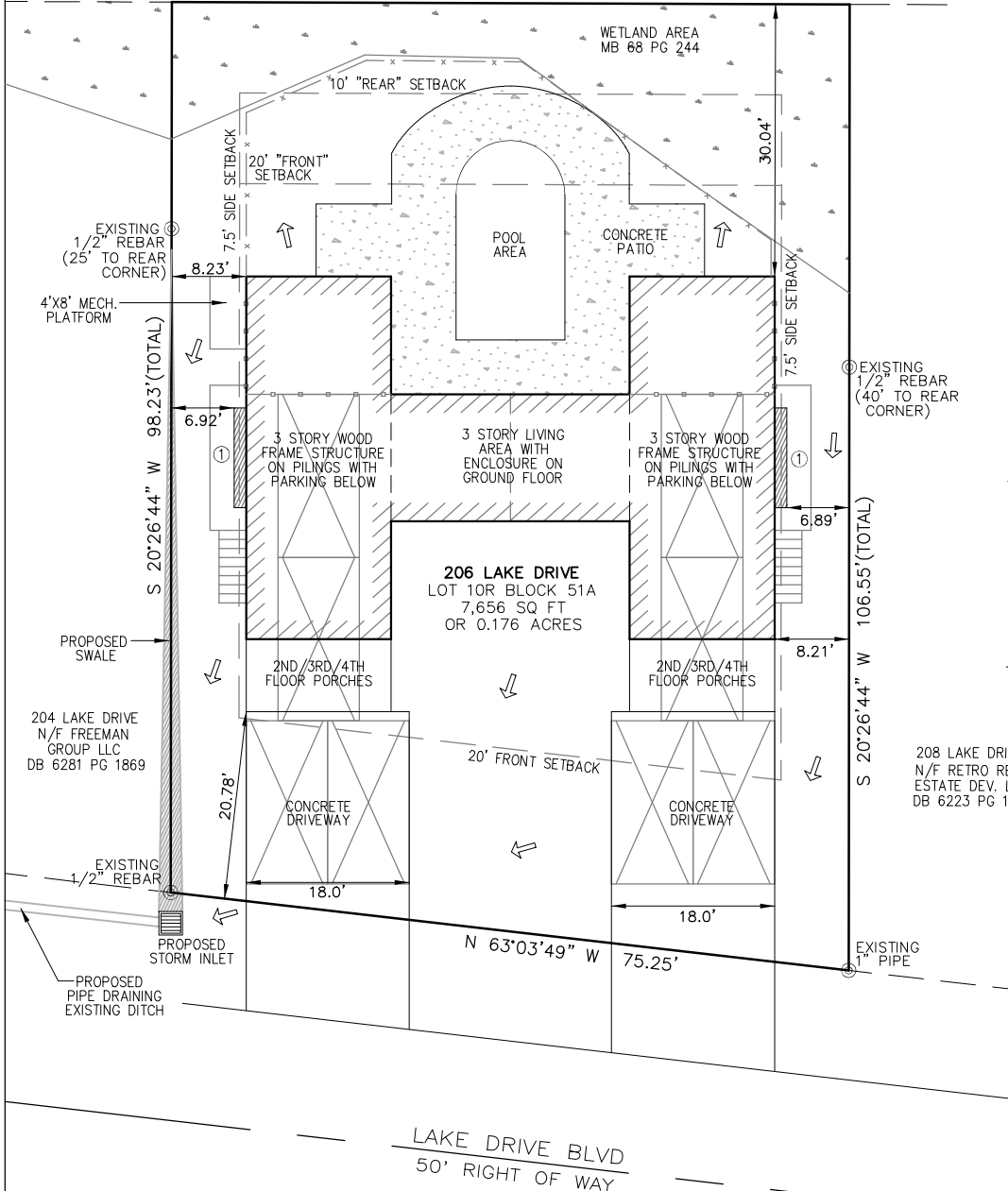
- x - - - x - - - = PROPOSED 4' ALUMINUM FENCE
- o - - - o - - - = PROPOSED WOOD LATTICE ENCLOSURE
- ① = 4'X16' ELEVATED HVAC PLATFORM W/ STEPS

▨ = 3RD STORY CANTILEVER STRUCTURE (11.00' X 1.33')

↘ = PROPOSED DRAINAGE



N 69°25'00" W 74.77'



IMPERVIOUS SURFACE AREA FOR THIS LOT = 3,496± SQ. FT.

HOUSE = 1648± SQ. FT.  
CONCRETE DRIVE = 873± SQ. FT.  
PORCHES = 256± SQ. FT.  
POOL PATIO = 719± SQ. FT.

\*TOTAL ACRES DISTURBED = 0.080 ACRES OR 45.7% OF LOT AREA

SURVEYOR CERTIFICATION

I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information in deed book 6281 page 1869; that the ratio of precision or positional accuracy is 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This 24th day of June, 2021.

Joshua M. McKittrick, PLS



9' x 18' CAR PARKING AREA (8 TOTAL)

FLOOD ZONE NOTE

THIS PARCEL IS LOCATED WITHIN FLOOD ZONES AE-11 AS INDICATED ON FEMA FIRM PANEL NO. 3130, MAP NO. 3720313000K WITH AN EFFECTIVE DATE OF 8/28/2018.

LOT SURVEY/PROPOSED PLOT PLAN

Joshua M. McKittrick  
Land Surveying, PLLC

Firm No.: 1608  
(910)231-5339(CELL)

809 Windgate Drive  
Wilmington, North Carolina  
28412

Date : 6/24/21  
Scale: 1"=20'  
Drawn : JMM  
Chk: JMM  
Proj. No: 20834

206 LAKE DRIVE  
LOT 10R - BLOCK 51A - MB 68 PG 244  
TOWN OF CAROLINA BEACH  
NEW HANOVER COUNTY, NC  
FEDERAL POINT TOWNSHIP



## AGENDA ITEM COVERSHEET

**PREPARED BY:** Gloria Abbotts, Sr Planner

**DEPARTMENT:** Planning &  
Development

**MEETING:** Board of Adjustment – 9/20/2021

**SUBJECT:** Variance to the required 20' front yard setback of 5' for 206 Lake Drive Lot 10R Block 51A

### **BACKGROUND:**

The applicant The Freeman Group, LLC, is requesting a variance of 5' from Section Sec. 40-75. - Dimensional standards for accessory structures that requires a 20' front yard setback. The property is located at 206 Lake Drive and is in the R-1 zoning district. A three story two-unit townhome is currently under construction on the property. The property consists of one 7,656 sq ft lot that was recombined in 2020 (LOT 10R BLK 51A). The lot is considered double frontage because it fronts both Birmingham Ave & Lake Dr rights-of-way. The minimum front yard setback is to be utilized for both frontages. Staff presented a text amendment in May 2021 proposing a 5' setback for pools in the designated rear yard of through lots and Council decided to take no action on the amendment.

To resolve the situation the applicant is seeking a variance of 5' from the front property line on Birmingham Avenue. If approved, the pool would be located out of the wetlands delineated on the lot. The applicant is seeking a variance from the front setback requirement on Birmingham Ave because it is an unimproved right-of way.

### **REQUIRED FINDINGS:**

When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. 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.

3. 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.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

**CONDITIONS:**

In granting any variance, the Board may prescribe reasonable and appropriate conditions and safeguards, in conformity with this ordinance. Violation of any such conditions or safeguards, when made part of the terms under which the variance is granted, shall be deemed a violation of this ordinance and punishable under Article 19 of the Zoning Ordinance:

If the board supports the findings staff recommends the below condition for the variance

The variance is granted for the proposed pool only and any new structures on the property shall conform to the setback requirements.

**Attachments**

1. Application
2. Proposed Site Plan



## AGENDA ITEM COVERSHEET

**PREPARED BY:** Gloria Abbotts, Sr Planner

**DEPARTMENT:** Planning &  
Development

**MEETING:** Board of Adjustment – 9/20/2021

**SUBJECT:** Variance to the required 25' front yard setback to 9.1' for 511 Harper

### **BACKGROUND:**

The applicants Jack and Lisa Greene are requesting a variance of 9.1' from Section Sec. 40-74. - Dimensional standards for lots and principal structures that requires a 25' front yard setback. The property is located at 511 Harper Ave is in the R-3 zoning district. The property consists of one 8,779 sq ft lot, Lot 7R that was recombined in 2020 (LOT 7 (TRACT 2) & LOTS 8-10 (TRACT 1) BLK 101). The owner of the property owns both lots, 511 and 515 Harper. The house under construction was staked incorrectly by the surveyor and built with a setback of 15.9' from the front property line along Harper Avenue. The original site plan submitted along with the permit application proposed the home be placed 16' from the front property line. Staff asked the applicant to change the site plan and bring it into compliance with the required 25' setback. The approved site plan for construction had a proposed setback of 26' from the front property line. Per Sec. 40-73(a)(5) a front yard setback may be reduced to no less than the calculated average front yard setback distance for existing buildings on all lots located wholly or partly within 200 feet. All lots must be in the same zoning district, front the same side of the street, be considered as having the minimum required front yard setback if the lot is vacant, and shall not be reduced to less than 50 percent of the required setback. Per the survey submitted by the applicant, the average setback within 200 feet is 22.3'.

To resolve the situation the applicant requests a 9.1' variance to the required 25' front yard setback. The home under construction meets the minimum required side (7.5') and rear (10') yard setbacks. To come into compliance with the ordinance the home would have to be torn down and rebuilt.

### **REQUIRED FINDINGS:**

When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:



1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. 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.
3. 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.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

**CONDITIONS:**

In granting any variance, the Board may prescribe reasonable and appropriate conditions and safeguards, in conformity with this ordinance. Violation of any such conditions or safeguards, when made part of the terms under which the variance is granted, shall be deemed a violation of this ordinance and punishable under Article 19 of the Zoning Ordinance:

If the board supports the findings staff recommends the below condition for the variance

The variance is granted for the existing house under construction only and any new structures on the property shall conform to the setback requirements.

**Attachments**

1. Application
2. Site Plan submitted with Permit Application – March 10, 2021
3. Approved Site Plan – May 7, 2021
4. Foundation Survey – July 20, 2021
5. Neighboring Properties Setback Map



RECEIVED  
AUG 03 2021  
[Signature]

Application for Variance  
**TOWN OF CAROLINA BEACH, N.C.**

Item 3.

Permit Number: 21V-02

Each application must be printed or typewritten and have all information answered. **It is strongly recommended that the applicant set up a meeting with Planning Staff prior to the submission deadline to ensure the application is complete.** The Town of Carolina Beach requires a licensed attorney to appear in a representative capacity to advocate the legal position of another person, firm, or corporation who is the applicant/owner of record.

Fee: \$450.00 to be submitted with application

This petition will be scheduled for the next possible regular Board of Adjustment meeting. The applicant or a representative should be present at the meeting to answer any questions the Board may have. Board of Adjustment meetings are held on the second (3<sup>rd</sup>) Monday of each month at 6:00 P.M. in the Council Room at the Municipal Administration Building, 1121 N. Lake Park Boulevard, Carolina Beach, NC 28428. Applicants will be informed of any changes in date, time, or location of meetings. Applications and supplementary time for processing and postings are required by the General Statutes of North Carolina.

Applicant

Name: Jack & Lisa Greene

Applicant Mailing Address:

515 Harper Ave Carolina Beach NC 28428  
Street Address City State Zip

Applicant Phone Number: mobile/work/home (circle one): 913-206-2791 mobile/work/home (circle one): \_\_\_\_\_

Applicant Email Address:

lgreene@proag.com, jackbgii@att.net

Property Owner Name: Jack & Lisa Greene

Property Owner Mailing Address:

515 Harper Ave Carolina Beach NC 28428  
Street Address City State Zip

Property address of variance being requested:

511 Harper Ave Carolina Beach NC 28428

Property Size: 8,779 sq. ft. Zoning Designation: R-3

Please give a brief description of requested action:

We are requesting a reduction of the front setback from 25' to 15'.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owner Signature: Jack & Lisa Greene  
Date: 8 / 3 / 2021

Owner Printed Name: Jack & Lisa Greene

**Variance Requirements**

- |   |
|---|
| 1. The Board of Adjustment conducts a quasi-judicial hearing. You may not contact the Board members once the application has been filed.  |
| 2. The Board of Adjustment is not empowered to modify zoning lines or grant a use variance.   |
| 3. The Board of Adjustment may attach conditions of approval to a variance to protect surrounding properties.   |
| 4. Town Staff will place a public hearing sign on the subject property. The sign must be prominently displayed on the property for at least ten days before the hearing. The property owner is responsible for maintaining the sign during this ten day period. |

## Variance Considerations

The Board of Adjustment will review all variance requests against the criteria below. In the spaces provided, please indicate the *facts* that you intend to show and the *arguments* that you intend to make to the Board.

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made from the property.

The new home is already substantially completed. It would cause significant economic waste and would be an undue hardship to have to tear it down and rebuild it to strictly conform to the ordinance. The delay involved with a tear down and rebuild of the new home would also be detrimental to the health and well-being of the family since the home was built so that the owners' father/father-in-law with progressing Alzheimer's can be relocated back to Carolina Beach.

2. 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.

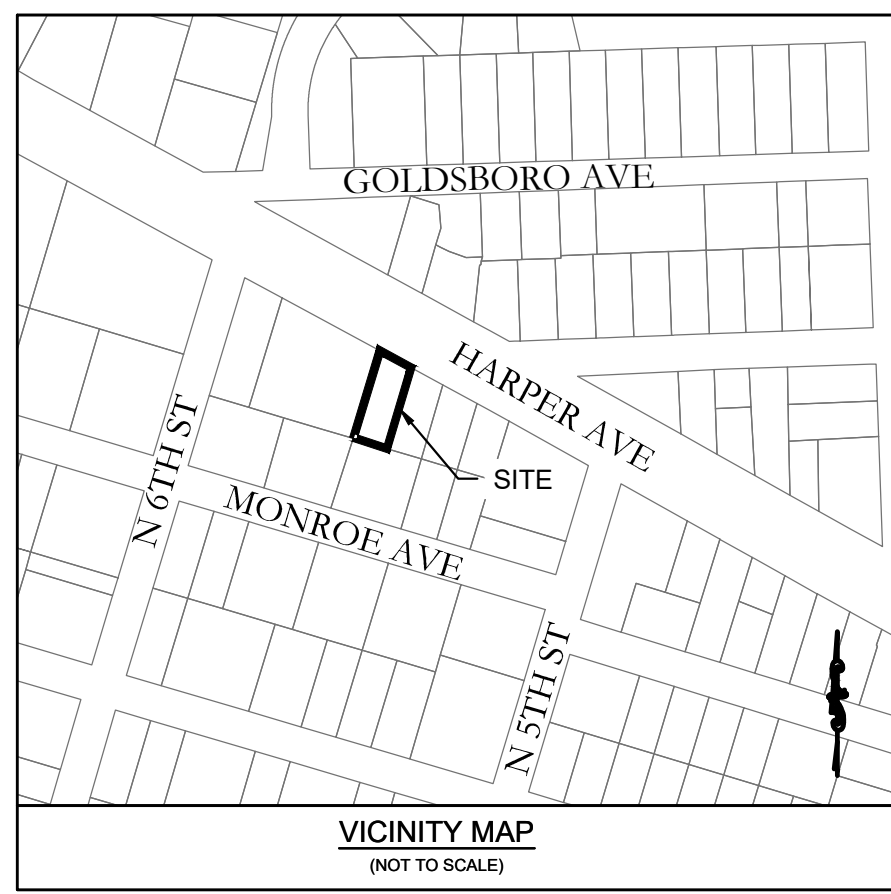
The right of way on Harper Avenue is approximately 80'. Many of the neighboring houses along Harper Avenue have even less of a front yard setback than the home at issue, and this home does not look out of place and is not too close to the road.

3. 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.

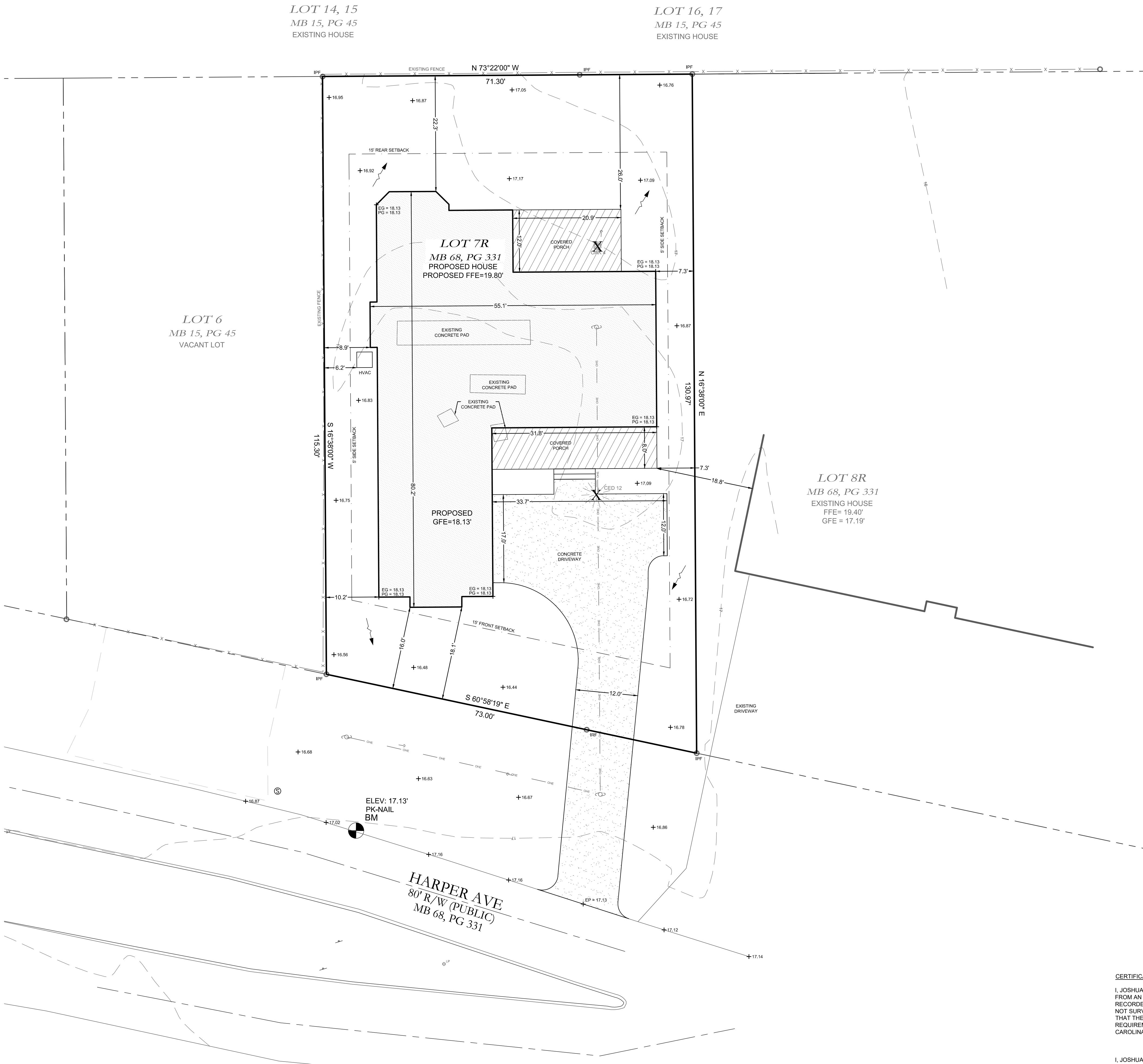
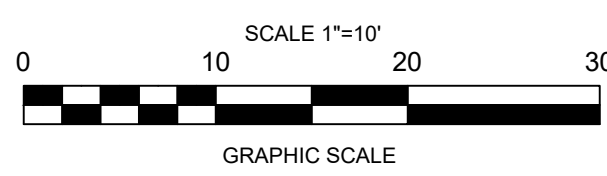
Because other neighboring houses have even less front yard setback than this home, the owners reasonably were not able to recognize that others had made a mistake in staking out the home. Even Carolina Beach inspections did not notice the mistake since the large public right of way combined with the small setback of neighboring houses make this home consistent with its surroundings.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

The purpose of the front yard setback is also so that streets maintain a consistent appearance. On this section of Harper Ave. between N. 5th St. and N. 6th St., there are 7 lots that front on the same side of the road, including the lot at issue. There are four lots to the southeast of 511 Harper, one of which is vacant. The other three lots have the following front yard setbacks: 1. On Lot 5 of MB 15 PG 45/ 507 Harper, setback is 11.2'; 2. On Lot 4 of MB 15 PG 45/505 Harper, setback is 15.4'; 3. On Lots 1 & 2 MB 15 PG 45/501 Harper, setback is only 6.2'. The average setback of these three homes is 10.9'. The setback on the lot at issue is 15.9', which is more than any of the 3 built homes to the southeast. The other two homes to the northwest of the lot at issue (one of which is also owned by the Greenes) have setbacks in excess of the required 25', which is why a variance is required. The granting of this variance would prevent economic waste and allow a father with Alzheimer's to come home without unnecessary delay. Because so many of the neighboring houses have a lesser setback, allowing this variance preserves the appearance of the street and allows fairness and justice.



- NOTES**
- AREA CALCULATED BY COORDINATE METHOD.
  - ALL ELEVATIONS ARE NAVD 88.
  - THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE "X" AS SHOWN BY FEMA PANEL NUMBER 3720313000K IN BRUNSWICK COUNTY WITH AN EFFECTIVE DATE OF AUGUST 28, 2018.
  - UTILITIES AS SHOWN ARE PLOTTED FROM INFORMATION VISIBLE IN THE FIELD AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED PRIOR TO LAND DISTURBING ACTIVITIES.
  - THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
  - CONTOUR INTERVALS = 1'
  - FIELD WORK COMPLETED ON DECEMBER 14TH, 2020.
  - CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE TOWARDS REAR OF PARCEL.
  - ALL GUTTER DOWNSPOUTS TO DIRECT WATER FLOW TO LEFT AND RIGHT SIDE OF PROPERTY.
  - CONTRACTOR TO GRADE FOR POSITIVE DRAINAGE TO PROPOSED SIDE SWALES.
  - SWALES ALONG SIDE YARD SLOPE TO DRAINAGE EASEMENT.
  - IN LIEU OF SIDE DITCHES DIRECTING ROOF DRAIN STORMWATER CONTRACTOR MAY REPLACE WITH DRAINAGE BUBBLER DEVICES WHILE DIRECTING SURFACE STORMWATER FLOW TOWARDS STREET.
  - PROVIDE AND INSTALL SILT FENCE AROUND PERIMETER OF CONSTRUCTION.



- LEGEND:**
- IPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - IRON ROD SET
  - CMF CONCRETE MONUMENT FOUND
  - PKF PK NAIL FOUND
  - PKS PK NAIL SET
  - ⊕ TV TV RISER
  - ⊕ TR TRANSFORMER
  - ⊕ TEL TELEPHONE RISER
  - ⊕ WM WATER METER
  - ⊕ WV WATER VALVE
  - ⊕ FH FIRE HYDRANT
  - ⊕ CO CLEAN-OUT
  - ⊕ SSM SANITARY SEWER MANHOLE
  - ⊕ PP POWER POLE
  - ⊕ T TREES
  - ⊕ GA GUY ANCHOR
  - EXISTING CONTOUR
  - ESMT LINE
  - ADJOINER PROPERTY LINE
  - SETBACK LINE
  - OHE OVER HEAD ELECTRIC LINE
  - R.O.W. LINE

**LOT DATA**  
 PIN: R08818-011-009-000  
 ADDRESS: 511 HARPER AVE. (LOT 7R)  
 OWNER: CHARLES T. & SARA A. GREENE  
 ZONING: R-3  
 DEED: DB 6376, PG 400  
 PLAT: MB 68, PG 331

**LOT AREA = 8,779 SQ. FT. ± 0.20 AC. ±**

**IMPERVIOUS SURFACE AREA FOR THIS LOT = 4,243± SQ. FT.**  
 HOUSE = 2,721± SQ. FT.  
 CONCRETE DRIVE & SIDEWALK = 992± SQ. FT.  
 FRONT PORCH & STEPS = 270± SQ. FT.  
 REAR PORCH = 251± SQ. FT.  
 HVAC = 9± SQ. FT.

**MAX. IMPERVIOUS ALLOWABLE - 50% OF THE LOT TOTAL IMPERVIOUS PERCENTAGE- 48.33%±**

**CERTIFICATE OF ACCURACY AND MAPPING**

I, JOSHUA W. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), THIS 4TH DAY OF MARCH, A.D., 2021.

I, JOSHUA W. TAYLOR, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND, OR ONE OR MORE EXISTING EASEMENTS, AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

*Joshua W. Taylor*  
 JOSHUA W. TAYLOR, PLS LICENSE NO. L-5217

Item 3.

REVISIONS:

CLIENT INFORMATION:  
 HAGOOD HOMES  
 1908 EASTWOOD RD STE 328  
 WILMINGTON, NC

**PARAMOUNT ENGINEERING, INC.**  
 122 Cinema Drive  
 Wilmington, North Carolina 28403  
 (910) 791-6707 (O) (910) 791-6760 (F)  
 NC License #: C-2846

**TOPOGRAPHICAL SITE PLAN**  
 511 HARPER AVE (LOT 7R)  
 CAROLINA BEACH / BLOCK 101  
 PIN: R08818-011-009-000 - MB 68, PG 331  
 TOWN OF CAROLINA BEACH  
 NEW HANOVER COUNTY, N.C.

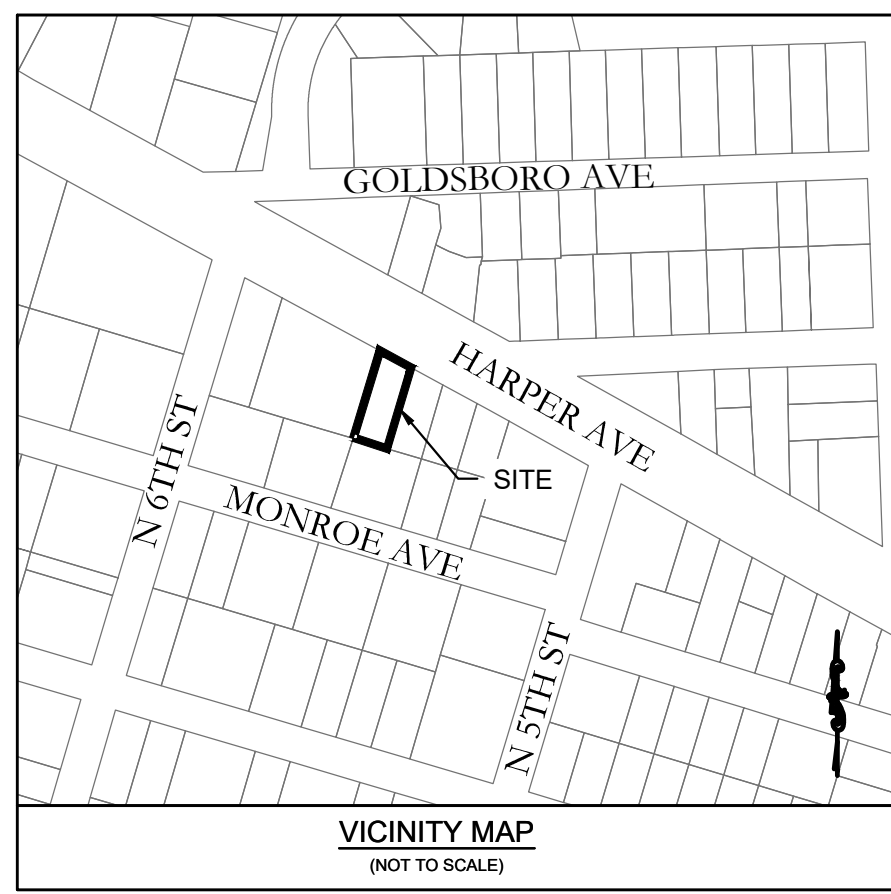
**PROJECT STATUS**  
 CONCEPTUAL LAYOUT:  
 PRELIMINARY LAYOUT:  
 RELEASED FOR CONST.

**DRAWING INFORMATION**  
 12/16/2020  
 1/14/21  
 DATE: 12/16/2020  
 SCALE:  
 DESIGNED:  
 CHECKED:

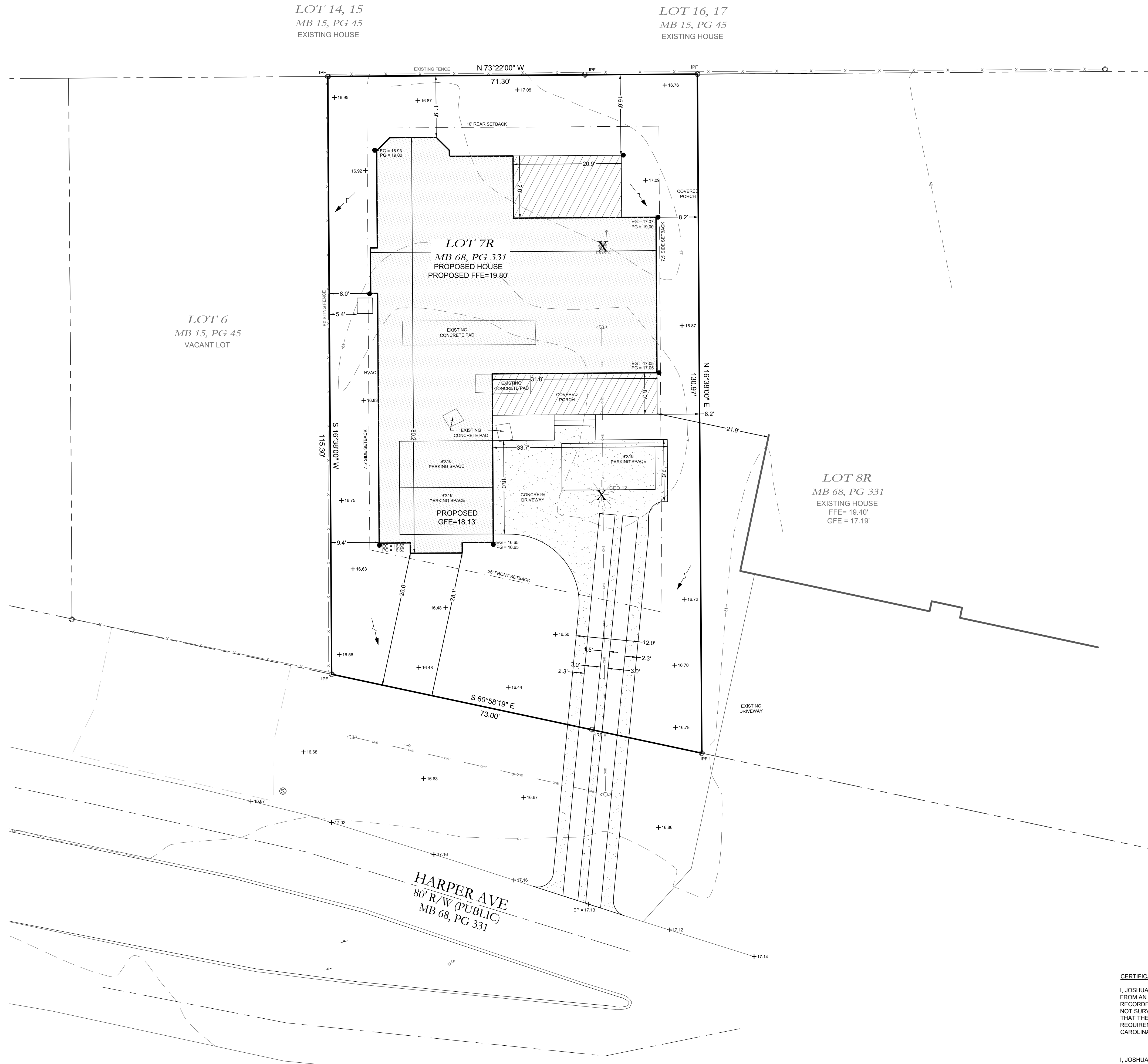
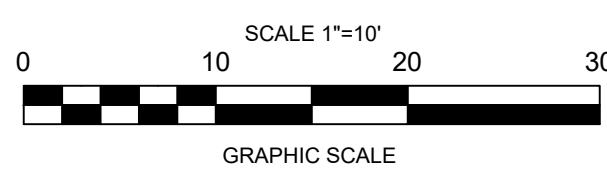
**SEALED**  
 NORTH CAROLINA  
 L-5217  
 03/04/2021  
 JOSHUA W. TAYLOR

**SHEET 1 OF 1**

PEI JOB#: 20489.PE 21



- NOTES**
- AREA CALCULATED BY COORDINATE METHOD.
  - ALL ELEVATIONS ARE NAVD 88.
  - THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE "X" AS SHOWN BY FEMA PANEL NUMBER 3720313000K IN BRUNSWICK COUNTY WITH AN EFFECTIVE DATE OF AUGUST 28, 2018.
  - UTILITIES AS SHOWN ARE PLOTTED FROM INFORMATION VISIBLE IN THE FIELD AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED PRIOR TO LAND DISTURBING ACTIVITIES.
  - THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
  - CONTOUR INTERVALS = 1'
  - FIELD WORK COMPLETED ON DECEMBER 14TH, 2020.
  - CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE TOWARDS REAR OF PARCEL.
  - ALL GUTTER DOWNSPOUTS TO DIRECT WATER FLOW TO LEFT AND RIGHT SIDE OF PROPERTY.
  - CONTRACTOR TO GRADE FOR POSITIVE DRAINAGE TO PROPOSED SIDE SWALES.
  - SWALES ALONG SIDE YARD SLOPE TO DRAINAGE EASEMENT.
  - IN LIEU OF SIDE DITCHES DIRECTING ROOF DRAIN STORMWATER CONTRACTOR MAY REPLACE WITH DRAINAGE BUBBLER DEVICES WHILE DIRECTING SURFACE STORMWATER FLOW TOWARDS STREET.
  - PROVIDE AND INSTALL SILT FENCE AROUND PERIMETER OF CONSTRUCTION.
  - ALL ROOF DRAINS TO BE PIPED TO THE STREET.



- LEGEND:**
- IPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - IRS IRON ROD SET
  - CMF CONCRETE MONUMENT FOUND
  - PKF PK NAIL FOUND
  - PKS PK NAIL SET
  - ⊕ TV TV RISER
  - ⊕ TRF TRANSFORMER
  - ⊕ TEL TELEPHONE RISER
  - ⊕ WM WATER METER
  - ⊕ WV WATER VALVE
  - ⊕ FH FIRE HYDRANT
  - ⊕ CO CLEAN-OUT
  - ⊕ SSM SANITARY SEWER MANHOLE
  - ⊕ PP POWER POLE
  - ⊕ T TREES
  - ⊕ GA GUY ANCHOR
  - ⊕ PRD PROPOSED ROOF DRAIN
  - EXISTING CONTOUR
  - ESMT LINE
  - ADJOINER PROPERTY LINE
  - SETBACK LINE
  - OHE OVER HEAD ELECTRIC LINE
  - R.O.W. LINE

**LOT DATA**  
 PIN: R08818-011-009-000  
 ADDRESS: 511 HARPER AVE. (LOT 7R)  
 OWNER: CHARLES T. & SARA A. GREENE  
 ZONING: R-3  
 DEED: DB 6376, PG 400  
 PLAT: MB 68, PG 331

**LOT AREA = 8,779 SQ. FT. ± 0.20 AC. ±**

**IMPERVIOUS SURFACE AREA FOR THIS LOT = 4,324± SQ. FT.**  
 HOUSE = 2,721± SQ. FT.  
 CONCRETE DRIVE & SIDEWALK = 1,073± SQ. FT.  
 FRONT PORCH & STEPS = 270± SQ. FT.  
 REAR PORCH = 251± SQ. FT.  
 HVAC = 9± SQ. FT.

**MAX. IMPERVIOUS ALLOWABLE - 50% OF THE LOT TOTAL IMPERVIOUS PERCENTAGE- 49.25%±**

**CERTIFICATE OF ACCURACY AND MAPPING**

I, JOSHUA W. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) THIS 7TH DAY OF MAY, A.D., 2021.

I, JOSHUA W. TAYLOR, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND, OR ONE OR MORE EXISTING EASEMENTS, AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

JOSHUA W. TAYLOR, PLS. LICENSE NO. L-5217

Item 3.

REVISIONS:

CLIENT INFORMATION:

HAGOOD HOMES  
 1908 EASTWOOD RD STE 328  
 WILMINGTON, NC

**PARAMOUNT**  
 ENGINEERING & SURVEYING, INC.  
 122 Cinema Drive  
 Wilmington, North Carolina 28403  
 (910) 791-6707 (O) (910) 791-6760 (F)  
 NC License #: C-2846

**TOPOGRAPHICAL SITE PLAN**  
 511 HARPER AVE (LOT 7R)  
 CAROLINA BEACH / BLOCK 101  
 PIN: R08818-011-009-000 - MB 68, PG 331  
 TOWN OF CAROLINA BEACH  
 NEW HANOVER COUNTY, N.C.

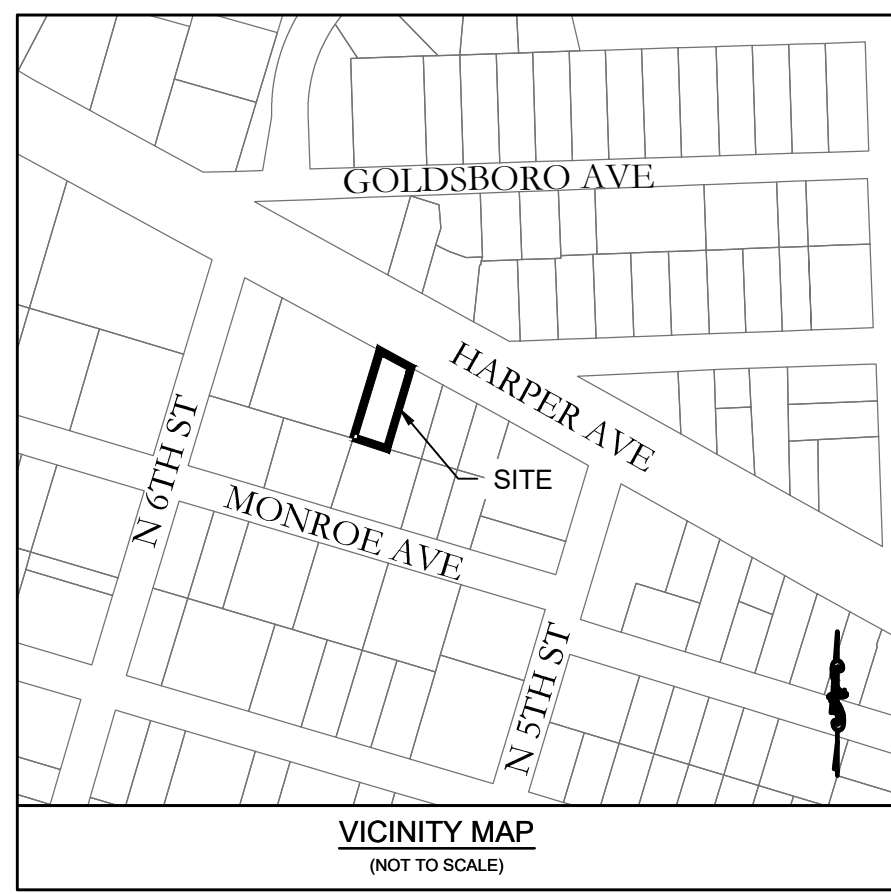
**PROJECT STATUS:**  
 CONCEPTUAL LAYOUT:  
 PRELIMINARY LAYOUT:  
 RELEASED FOR CONST.

**DRAWING INFORMATION:**  
 12/16/2020  
 1/11/21  
 DATE:  
 SCALE:  
 DESIGNED:  
 CHECKED:

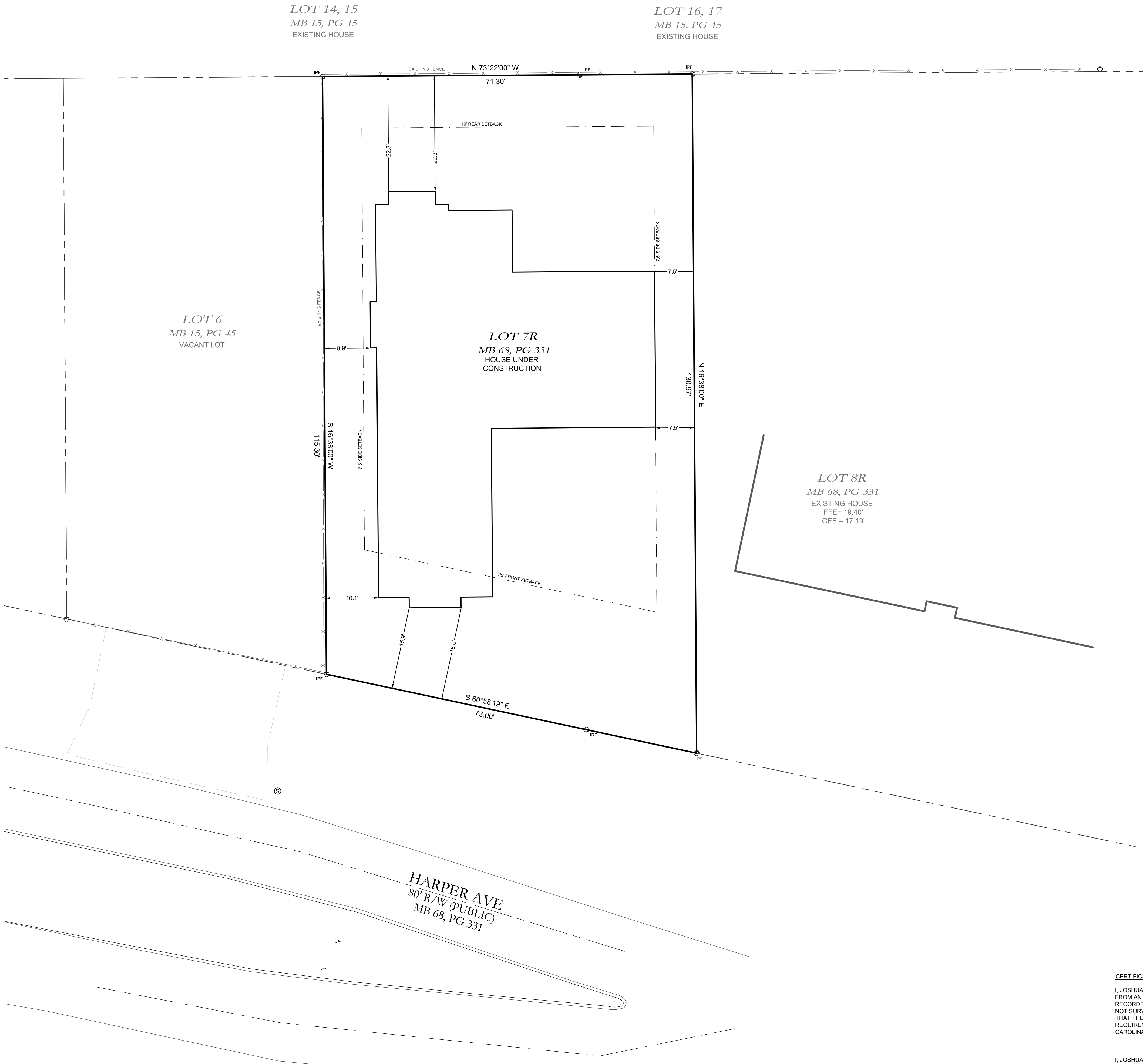
**SEALED:**  
 NORTH CAROLINA  
 L-5217  
 05/07/2021  
 JOSHUA W. TAYLOR  
 SURVEYOR

**SHEET 1 OF 1**

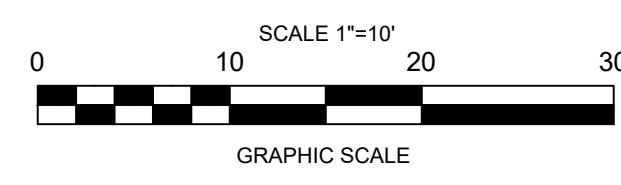
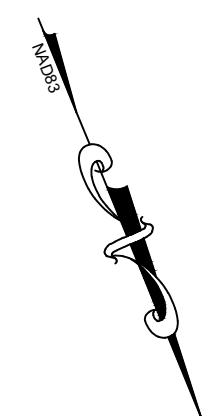
PEI JOB#: 20489.PE



- NOTES**
1. AREA CALCULATED BY COORDINATE METHOD.
  2. ALL ELEVATIONS ARE NAVD 88.
  3. THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE "X" AS SHOWN BY FEMA PANEL NUMBER 3720313000KK IN BRUNSWICK COUNTY WITH AN EFFECTIVE DATE OF AUGUST 28, 2018.
  4. UTILITIES AS SHOWN ARE PLOTTED FROM INFORMATION VISIBLE IN THE FIELD AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED PRIOR TO LAND DISTURBING ACTIVITIES.
  5. THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
  6. FIELD WORK COMPLETED ON JULY 14TH, 2021.

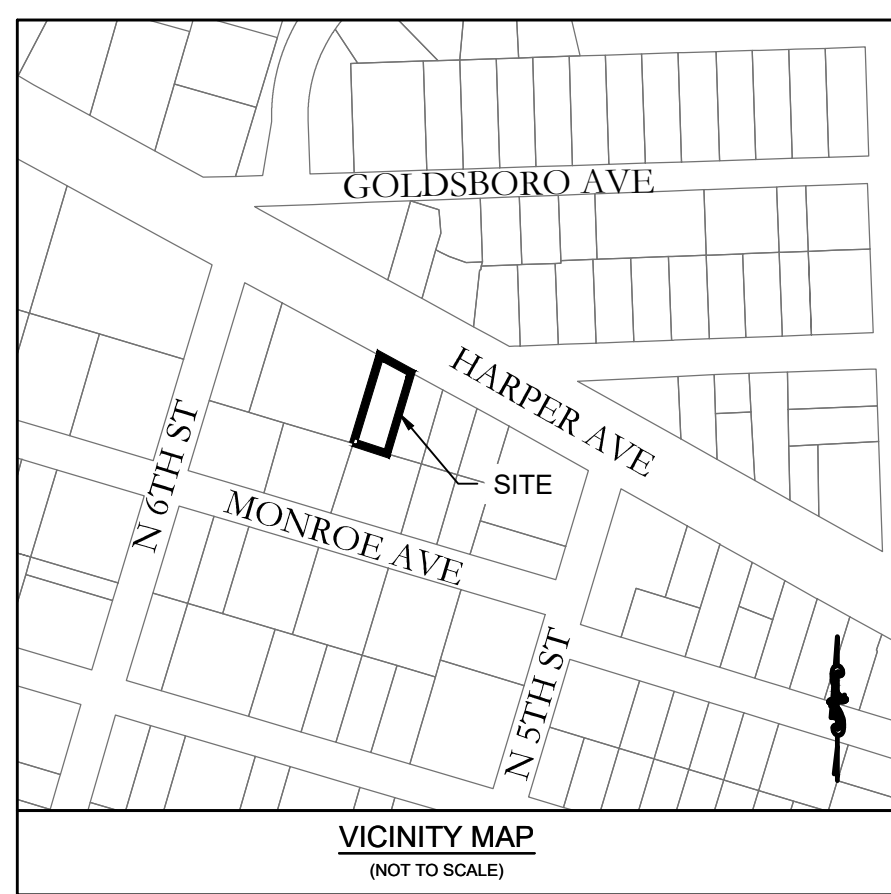


- LEGEND:**
- IPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - IRS IRON ROD SET
  - CMF CONCRETE MONUMENT FOUND
  - PKF PK NAIL FOUND
  - PKS PK NAIL SET
  - ⊕ TV TV RISER
  - ⊕ TR TRANSFORMER
  - ⊕ TEL TELEPHONE RISER
  - ⊕ WM WATER METER
  - ⊕ WV WATER VALVE
  - ⊕ FH FIRE HYDRANT
  - ⊕ CO CLEAN-OUT
  - ⊕ SSM SANITARY SEWER MANHOLE
  - ESMT LINE
  - ADJOINER PROPERTY LINE
  - SETBACK LINE
  - x-x- FENCE LINE



**LOT DATA**  
 PIN: R08818-011-009-000  
 ADDRESS: 511 HARPER AVE. (LOT 7R)  
 OWNER: CHARLES T. & SARA A. GREENE  
 ZONING: R-3  
 DEED: DB 6376, PG 400  
 PLAT: MB 68, PG 331  
 LOT AREA = 8,779 SQ. FT. ± 0.20 AC. ±

Item 3.	REVISIONS:				
CLIENT INFORMATION:					
<b>HAGOOD HOMES</b> 1908 EASTWOOD RD STE 328 WILMINGTON, NC					
<b>PARAMOUNT ENGINEERING, INC.</b> 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846					
<b>FOUNDATION LOCATION SURVEY</b> 511 HARPER AVE (LOT 7R) CAROLINA BEACH / BLOCK 101 PIN: R08818-011-009-000 - MB 68, PG 331 TOWN OF CAROLINA BEACH NEW HANOVER COUNTY, N.C.					
<b>PROJECT STATUS</b> CONCEPTUAL LAYOUT: PRELIMINARY LAYOUT: RELEASED FOR CONST.	<b>DRAWING INFORMATION</b> DATE: 07/15/2021 SCALE: 1"=10' DESIGNED: CHECKED:				
<b>CERTIFICATE OF ACCURACY AND MAPPING</b> I, JOSHUA W. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56-1600) THIS 20TH DAY OF JULY, A.D., 2021.					
I, JOSHUA W. TAYLOR, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND, OR ONE OR MORE EXISTING EASEMENTS, AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.					
SHEET 1 OF 1 JOSHUA W. TAYLOR, PLS LICENSE NO. L-5217					
PEI JOB#: 20489.PE					



**NOTES**

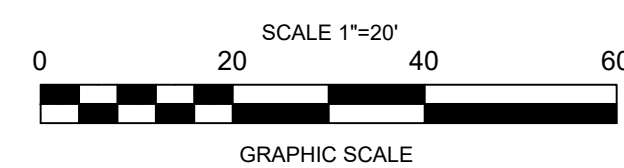
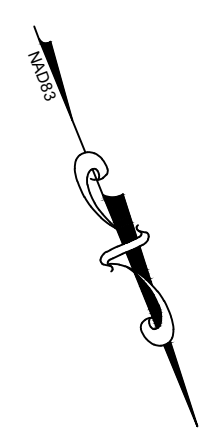
1. AREA CALCULATED BY COORDINATE METHOD.
2. ALL ELEVATIONS ARE NAVD 88.
3. THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE "X" AS SHOWN BY FEMA PANEL NUMBER 3720313000KK IN BRUNSWICK COUNTY WITH AN EFFECTIVE DATE OF AUGUST 28, 2018.
4. UTILITIES AS SHOWN ARE PLOTTED FROM INFORMATION VISIBLE IN THE FIELD AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED PRIOR TO LAND DISTURBING ACTIVITIES.
5. THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
6. FIELD WORK COMPLETED ON 8/24/2021.
7. AVERAGE FRONT YARD SETBACK = 22.30' (NOT INCLUDING HOUSE ON LOT 7R)  
AVERAGE FRONT YARD SETBACK = 21.38' (INCLUDING HOUSE ON LOT 7R)

**LOT DATA**

PIN: R08818-011-009-000  
 ADDRESS: 511 HARPER AVE. (LOT 7R)  
 OWNER: CHARLES T. & SARA A. GREENE  
 ZONING: R-3  
 DEED: DB 6376, PG 400  
 PLAT: MB 68, PG 331  
 LOT AREA = 8,779 SQ. FT. ± 0.20 AC. ±

**LEGEND:**

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRON ROD SET
- CMF CONCRETE MONUMENT FOUND
- PKF PK NAIL FOUND
- PKS PK NAIL SET
- ESMT LINE
- ADJOINER PROPERTY LINE
- - - SETBACK LINE
- x - FENCE LINE



**CERTIFICATE OF ACCURACY AND MAPPING**

I, JOSHUA W. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) THIS 25TH DAY OF AUGUST, A.D., 2021.

I, JOSHUA W. TAYLOR, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND, OR ONE OR MORE EXISTING EASEMENTS, AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

JOSHUA W. TAYLOR, PLS LICENSE NO. L-5217

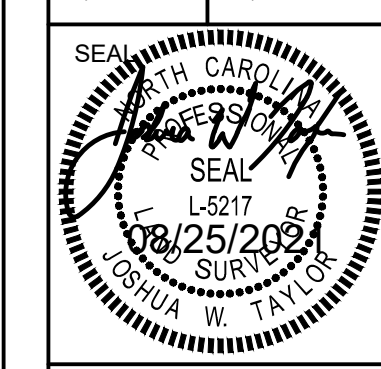
REVISIONS:

CLIENT INFORMATION:  
 HAGOOD HOMES  
 1908 EASTWOOD RD STE 328  
 WILMINGTON, NC

**PARAMOUNT**  
 ENGINEERING, INC.  
 122 Cinema Drive  
 Wilmington, North Carolina 28403  
 (910) 791-6707 (O) (910) 791-6760 (F)  
 NC License #: C-2846

EXISTING CONDITIONS SURVEY  
 511 HARPER AVE (LOT 7R)  
 CAROLINA BEACH / BLOCK 101  
 PIN: R08818-011-009-000 - MB 68, PG 331  
 TOWN OF CAROLINA BEACH  
 NEW HANOVER COUNTY, N.C.

PROJECT STATUS  
 CONCEPTUAL LAYOUT:  
 PRELIMINARY LAYOUT:  
 RELEASED FOR CONST.  
 DRAWING INFORMATION  
 08/25/2021  
 1:40  
 SCALE:  
 DESIGNED:  
 CHECKED:



SHEET 1 OF 1