

CAROLINA BEACH

Board of Adjustment Meeting

Monday, November 18, 2024 – 6:00 PM

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



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

- [1.](#) September 18, 2024 – BOA Minutes

PUBLIC HEARING

- [2.](#) Variance to Chapter 40. Article VII. Fence Regulations from the required 4' height limitation for fences located within the 20' front yard setback for 201 Fayetteville Ave. Applicant: Pleasure Island Holdings, LLC
- [3.](#) Appeal of Article 3: Zoning, Article 5: Flood Damage Prevention, and Article 7: Definitions and Measurement, of the Town's Unified Development Ordinance for 315 Carolina Beach Avenue N. Applicant: Travis Sherry

NON-AGENDA ITEMS

- [4.](#) Scheduling Next Meeting for 3rd week in December

ADJOURNMENT



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Senior Planner

DEPARTMENT: Community
Development

MEETING: Board of Adjustment – November 18, 2024

SUBJECT: September 18, 2024 – BOA Minutes

Action:

Approve the September 18, 2024 minutes

CAROLINA BEACH

Board of Adjustment Meeting

Wednesday, September 18, 2024 - 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 Ken Thompson
- Board Member Wayne Rouse
- Board Member Dan Adams
- Board Member David Marshall

ABSENT

- Vice Chairman Patrick Boykin

ALSO PRESENT

- Community Development Director Jeremy Hardison
- Senior Planner Gloria Abbotts
- Planner Haley Moccia

APPROVAL OF MINUTES

1. April 22, 2024 – BOA Minutes

ACTION: Motion to approve the minutes as written

Motion made by Board Member Rouse, seconded by Board Member Adams

Voting Yea: Chairman Hartsell, Board Member Adams, Board Member Thompson, Board Member Rouse, Board Member Marshall

Motion passed unanimously

PUBLIC HEARING

2. Appeal of Chapter 34 – Streets, Sidewalks and Rights-of-Way, Article III Obstructions
Applicant: Ant Bates Motel, LLC

Individuals planning to speak on the matter were sworn in.

Board Member Thompson disclosed that he has a conflict of interest with this item and requested to recuse himself. Chairman Hartsell said that would leave only 4 members to vote, and they would all have to vote in favor of the appeal for it to pass. He said the applicant may continue the item to another date when 5 voting members are available.

The attorney present on behalf of the applicant said they would like to continue the item to another date.

Board Member Rouse explained that the Board must have a supermajority for votes to pass, so that's why all 4 remaining members would have to vote in favor of the appeal tonight for it to be granted. Chairman Hartsell said hopefully by the next meeting, there would be another alternate available.

Mr. Hardison said Council will need to appoint an additional Board Member to have another alternate.

Prior to the meeting, Vice Chairman Boykin disclosed that he has a conflict of interest with this item and requested to recuse himself. He was in the audience during the meeting.

3. Variance to Chapter 40, Article VII Fence Regulations from the Required 4-Foot Height Limitation for Fences Located within the 20-Foot Front Yard Setback for 201 Fayetteville Avenue
Applicant: Dry Dock Inn

Mr. Hardison said the applicant sent a letter requesting that the item be continued to a later date. He said representatives were unable to attend tonight due to Monday's flooding at the business. There was consensus among the Board to grant the continuance.

DISCUSSION ITEMS

4. Appoint a Chairman and Vice Chairman

ACTION: Motion to nominate Board Member Thompson as Chairman

Motion made by Board Member Rouse, seconded by Board Member Adams

Voting Yea: Chairman Hartsell, Board Member Adams, Board Member Thompson, Board Member Rouse, Board Member Marshall

Motion passed unanimously

Board Member Thompson is the new Chairman.

ACTION: Motion to nominate Vice Chairman Boykin to continue as Vice Chairman

Motion made by Chairman Hartsell

ACTION: Motion to nominate Board Member Rouse as Vice Chairman

Motion made by Board Member Thompson, seconded by Board Member Adams

Voting Vice Chairman Boykin: Chairman Hartsell

Voting Board Member Rouse: Board Member Adams, Board Member Thompson, Board Member Rouse, Board Member Marshall

Board Member Rouse is the new Vice Chairman.

NON-AGENDA ITEMS

None

ADJOURNMENT

ACTION: Motion to adjourn

Motion made by Chairman Hartsell, seconded by Board Member Rouse

Voting Yea: Chairman Hartsell, Board Member Adams, Board Member Thompson, Board Member Rouse, Board Member Marshall

Motion passed unanimously

The meeting adjourned at 6:09 PM.



AGENDA ITEM COVERSHEET

PREPARED BY: Haley Moccia, Planner **DEPARTMENT:** Community Development

MEETING: Board of Adjustment – 11/18/2024

SUBJECT: Variance to Chapter 40. Article VII. Fence Regulations from the required 4' height limitation for fences located within the 20' front yard setback for 201 Fayetteville Ave.

Applicant: Pleasure Island Holdings, LLC

BACKGROUND:

The applicant, Pleasure Island Holdings, LLC, is requesting a variance to allow fencing over 4' within the 20' front yard setback from Sec. 40-204. - Height restrictions that require no fence shall exceed four feet in height when located in the front yard setback.

The property is located at 201 Fayetteville Ave and is in the MX zoning district. The Dry Dock Inn and its pool are located on the property. The Dry Dock Inn consists of two buildings and two pools that span across two parcels of land (300 Lake Park Blvd S & 201 Fayetteville Ave.). Each parcel has its own building and pool. The property associated with this variance is located at 201 Fayetteville and is a 12,499.7 sq ft lot. This property is adjacent to Fayetteville Ave. The building and pool on the lot are considered legal non-conforming structures since they do not meet the minimum setback standards for the zoning district for pools and buildings. Any fencing located within 20' of the front property line can be no taller than 4' or 48" (see attachment 2).

The pool decking the fence is located on is raised above the natural grade of the lot. The town ordinance requires fence height to be measured from the highest point of the fence, not including columns or posts, to the existing natural grade. NC Building Code requires, "the top of the barrier shall be at least 48 inches above grade measured on the side of the barrier that faces away from the swimming pool." Since the elevated pool deck is raised above the natural grade of the lot and could be used as a step to climb a shorter fence, the fence height would need to be measured from the height of the raised pool deck. Therefore, the town would approve a 4' fence measured from the pool deck rather than the natural grade because NC Building Code requires an adequate barrier.

Kyle Sears, with Sears Fence LLC, is the contractor who applied on behalf of the property owner in March 2024 to replace the fencing surrounding the pool located on the property. The

application and supporting site plan materials proposed a 52" tall fence, approximately 4" over the allowed 48" height. Kyle Sears was advised by the town plan reviewer that the fencing within the front setback could not exceed 48". They were told they would need to provide an updated fence section with an adjusted fence height to meet the town ordinance regulations.

On April 9th, 2024, Kyle reached out to the town plan reviewer and asked for a permit update. The plan reviewer reminded Kyle the fence railing cannot go over 48" and the town would need a new fence height. May 10th, 2024, Kyle replied to the town planner and asked if a variance would be possible. The town reviewer told Kyle the owners of the Dry Dock Inn already went through a variance a year prior for a similar issue where the fence was installed without a fence permit and it was installed too tall, so the owners should be aware of this issue. The plan reviewer suggested they try and find other alternatives to avoid a variance. The town reviewer suggested installing a different type of fence that would meet the height requirements. The reviewer also asked if it was possible to anchor the fence posts on the outside of the pool deck, so the bottom horizontal bar sits flush with the pool deck.

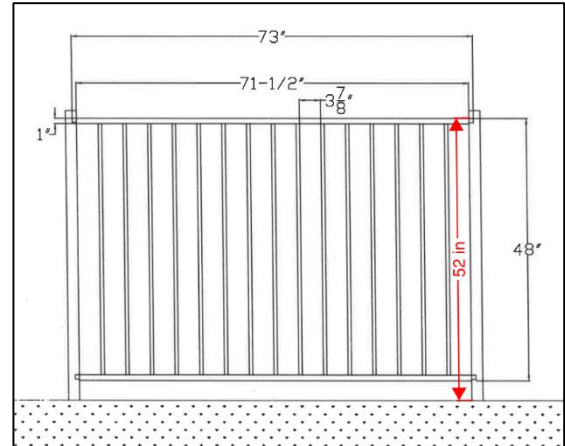


Figure 1. Fence elevations submitted with fence permit application.

The town reviewer told Kyle the owners of the Dry Dock Inn already went through a variance a year prior for a similar issue where the fence was installed without a fence permit and it was installed too tall, so the owners should be aware of this issue. The plan reviewer suggested they try and find other alternatives to avoid a variance. The town reviewer suggested installing a different type of fence that would meet the height requirements. The reviewer also asked if it was possible to anchor the fence posts on the outside of the pool deck, so the bottom horizontal bar sits flush with the pool deck.

After emailing the contractor, the town reviewer gave Andrea Thomas, New Hanover County Health & Human Services reviewer, a call to check if the suggested fencing would meet NC Building Code and Health Department requirements. She said the suggestions were valid and could meet NC Building Code and Health Department requirements while also adhering to the Town Ordinance. She also mentioned she had heard a new fence was already installed onsite. Upon hearing a new fence had been installed, the town reviewer conducted a site visit and confirmed a new fence was installed without a permit and the fence was over 48". The town reviewer emailed the fence contractor and the owner of the property about the fence height violation. When told what their options were, the owner Deanna Lanni, decided they would pursue a variance (See attachment 3).

To resolve the violation situation, the applicant is seeking a variance to the required 4' fence height limitation for fences located within the 20' front yard setback for 201 Fayetteville Ave. If approved, the fence would not need to be replaced or altered to meet the 4' fence requirement.

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 would apply:

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

ATTACHMENTS:

1. Variance Application
2. Setback Site Plan
3. Email Communications
4. Photos



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

Item 2.

Permit Number: _____

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: to be submitted with application in accordance with the Town's annually adopted Rates and Fee Schedule

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 third (3rd) 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. **Application Deadline: 25 days prior to next scheduled meeting.**

Applicant Name: Dry Dock Inn

Applicant Mailing Address:

<u>300 Lake Park Blvd S.</u>	<u>Carolina Beach</u>	<u>N.C.</u>	<u>28428</u>
Street Address	City	State	Zip

Applicant Phone Number: mobile/work/home (circle one): 910-408-8390 mobile/work/home (circle one): _____

Applicant Email Address: deanna@reachprop.com

Property Owner Name: Pleasure Island Holdings, LLC

Property Owner Mailing Address:

<u>1001 Military Cutoff Rd Ste 101</u>	<u>Wilmington</u>	<u>N.C.</u>	<u>28405</u>
Street Address	City	State	Zip

Property address of variance being requested:

201 Fayetteville Ave, Carolina Beach N.C. 28428

Property Size: _____ sq. ft. Zoning Designation: _____

Please give a brief description of requested action:

We are requesting a variance for the back pool fence. The rails are standard 48" but the total height of the fence is 49-1/2" due to the fact our gates need to function and swing open.

Owner Signature: Ladd Gasparovic

Date: 06 / 11 / 2024

Owner Printed Name: Ladd Gasparovic

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.

We ordered the lowest possible (standard) fence rails in height measuring 48" which would pass County Codes and Carolina Beach Codes. However, our fence cannot sit directly on the pool deck at the 48" as it would cause our gate to be inoperable. The perimeter of the block wall is hollow; the fence had to be installed using posts on plate which the plate will not allow the bottom rail to go any lower. The holes could not be core drilled due to the hollow wall.

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.

Unfortunately we can not make the fence the same height by lowering it from its current position without compromising the function of the gate. In order to meet your requirement with the fence in place, the bottom rail will have to rest on the concrete not allowing the gate to function at all. By having the gate stay at its current height and lowering the rest of the fence we still will not have a consistent top rail elevation. Core drilling into the pad is also going to present a challenge to lower the fence further as the block under the pad is hollow, possibly not allowing the concrete for the posts to have somewhere to stop.

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.

We attempted to install the correct fence as per county and town guidelines of 48" and not to exceed 54". We replaced a fence that had noticable holes and gaps and would not pass inspection with the same size fence and dimensions. Our fence is more secure now to the public with a functioning locked gate.

201 Fayetteville Ave

Show search results for 201 Fayettevil...

Item 2.



205

205

201

12

20ft

-77.896 34.031 Degrees

From: Deanna Lanni <deanna@reachprop.com>
Sent: Thursday, May 30, 2024 11:54 AM
To: Haley Moccia
Cc: Kyle Sears
Subject: Re: 24-004950- Dry Dock pool fence

Be Advised: This email originated from outside of the Town of Carolina Beach, NC

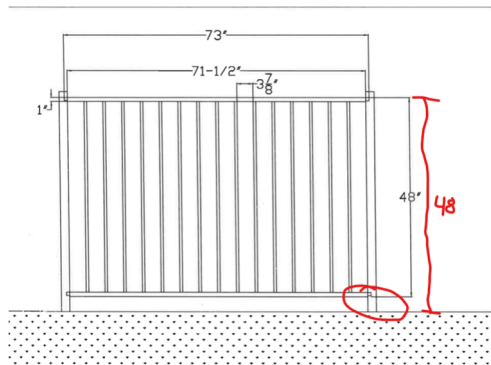
Haley,

I have spoken to Ladd and Kyle regarding our options and Ladd does not want a fence with two different height variations as that will look ridiculous. We are going to go ahead a file for the variance at this point in time. If you could forward the necessary paperwork that would be great. Thank You!

On Thu, May 16, 2024 at 8:39 AM Haley Moccia <haley.moccia@carolinabeach.org> wrote:

Hi Deanna,

In my email to Kyle on April 9th below, the height between cross bars of the fence may be 48", but there is a couple inch gap from that cross section to the concrete pool decking which makes the height of the fence over 48".



Therefore, the proposed fencing would not meet Carolina Beach fencing requirements for fencing within the front set back. I told Kyle this and instead of trying to meet on site or brainstorm other ideas to meet both Town and County pool fencing requirements, you all went ahead and installed the fence without approval... again.

I had asked Kyle if the fence posts could be anchored to the edge of the pool deck instead of on top so the bottom of the cross section could be level with the top of the pool deck (Pic below). I also asked if a different type of fence could be used. When I gave Andrea Thomas a call to check NC Building Code requirements, I asked if a chain link fence could be used to meet NC Building Code requirements and she said it would. There are other options, either possibly through different anchoring or using a different type of fence to meet the Town fence height requirements.



Your options going forward are to either try and anchor the existing fence in a different way (possibly to the side of the pool deck), install a new fence that does not exceed 48", or apply for a variance.

Please let me know which route you will take. I can meet onsite to discuss if needed.

Best,

Haley

[Haley Moccia](#)

Planner

Town of Carolina Beach
1121 N. Lake Park Blvd.
Carolina Beach, NC 28428
910-707-2042
www.carolinabeach.org



From: Deanna Lanni <deanna@reachprop.com>
Sent: Wednesday, May 15, 2024 3:45 PM
To: Haley Moccia <haley.moccia@carolinabeach.org>
Cc: Kyle Sears <kyle@searsfence.com>
Subject: Re: 24-004950- Dry Dock pool fence

Be Advised: This email originated from outside of the Town of Carolina Beach, NC

Haley,

Fencing is sold at heights of 48", 52" and 54" to meet various requirement codes as directed by cities and counties. We went with the lowest one (48") in order to pass code with the town of Carolina Beach AND the county which has less restrictions, as you know. However, you cannot put a 48" fence directly on the ground or pavement or the gates will not function properly and if you move the posts to the exterior it will compromise the integrity of the fencing and the county said we are not allowed to do that. Please advise as we are talking about 1-1/2" variance in order to make sure that our gates work properly otherwise they would be non-functioning.

On Wed, May 15, 2024 at 3:35 PM Haley Moccia <haley.moccia@carolinabeach.org> wrote:

Hi all,

I wanted to check in about my email sent last week. Do you have any updates?

Best,

Haley

Haley Moccia

Planner

Town of Carolina Beach

1121 N. Lake Park Blvd.

Carolina Beach, NC 28428

910-707-2042

www.carolinabeach.org



From: Haley Moccia
Sent: Friday, May 10, 2024 3:10 PM
To: 'Kyle Sears' <kyle@searsfence.com>
Cc: Deanna Lanni <deanna@reachprop.com>; 'anthomas@nhcgov.com' <anthomas@nhcgov.com>
Subject: RE: 24-004950- Dry Dock pool fence

Hi Kyle,

I went by 201 Fayetteville Ave this afternoon and noticed the fence was already installed without a commercial fence permit being issued. The fence is too tall in the front setback. I spoke with Andrea Thomas today at Environmental Health, after receiving your email, and she confirmed the minimum requirements to meet code is 48". Please contact me as soon as possible with a plan to meet the 48" requirement for the fencing located within the front setback.

Best,

Haley

Haley Moccia

Planner

Town of Carolina Beach

1121 N. Lake Park Blvd.

Carolina Beach, NC 28428

910-707-2042

www.carolinabeach.org



From: Haley Moccia
Sent: Friday, May 10, 2024 11:48 AM
To: 'Kyle Sears' <kyle@searsfence.com>
Subject: RE: 24-004950- Dry Dock pool fence

Hi Kyle,

I'll check with NHC Environmental Health Department about the fencing height requirement you mentioned.

Additionally, the Dry Dock Inn has previously done a variance on the fence surrounding the pool on the corner, but this variance was granted after the fence contractor was told it could not exceed 48" and they installed a higher fence anyway. I do not think the Board of Adjustment council members will approve a second one when the owner of Dry Dock already had one granted asking forgiveness after it was installed. This time we have the ability to adhere to the ordinance before the fence is installed. That being said, the owner can go for another variance if they wish, but I would suggest we try and find a way to meet the 48" height before doing that.

Is there a way to put the fence posts on the outside of the pool deck so the bottom horizontal bar sits flush with the pool deck? This way the body of the fence does not exceed 48" from the deck of the pool. Or can you use a different fence type to meet the 48" requirement?

Best,

Haley

[Haley Moccia](#)

Planner

Town of Carolina Beach

1121 N. Lake Park Blvd.

Carolina Beach, NC 28428

910-707-2042

www.carolinabeach.org



From: Kyle Sears <kyle@searsfence.com>
Sent: Friday, May 10, 2024 10:38 AM
To: Haley Moccia <haley.moccia@carolinabeach.org>
Subject: Re: 24-004950- Dry Dock pool fence

Be Advised: This email originated from outside of the Town of Carolina Beach, NC

The exact measurements for proper install of the proposed NC pool compliant fence mounted to the concrete with floor flanges is 49 1/2" from the concrete pad. Can we get a

variance for the 1 1/2" difference since this is the minimum height pool fence for a commercial property required by the state of NC?

Kyle Sears

Sears Fence

Phone: 910-279-7573

Email: kyle@searsfence.com

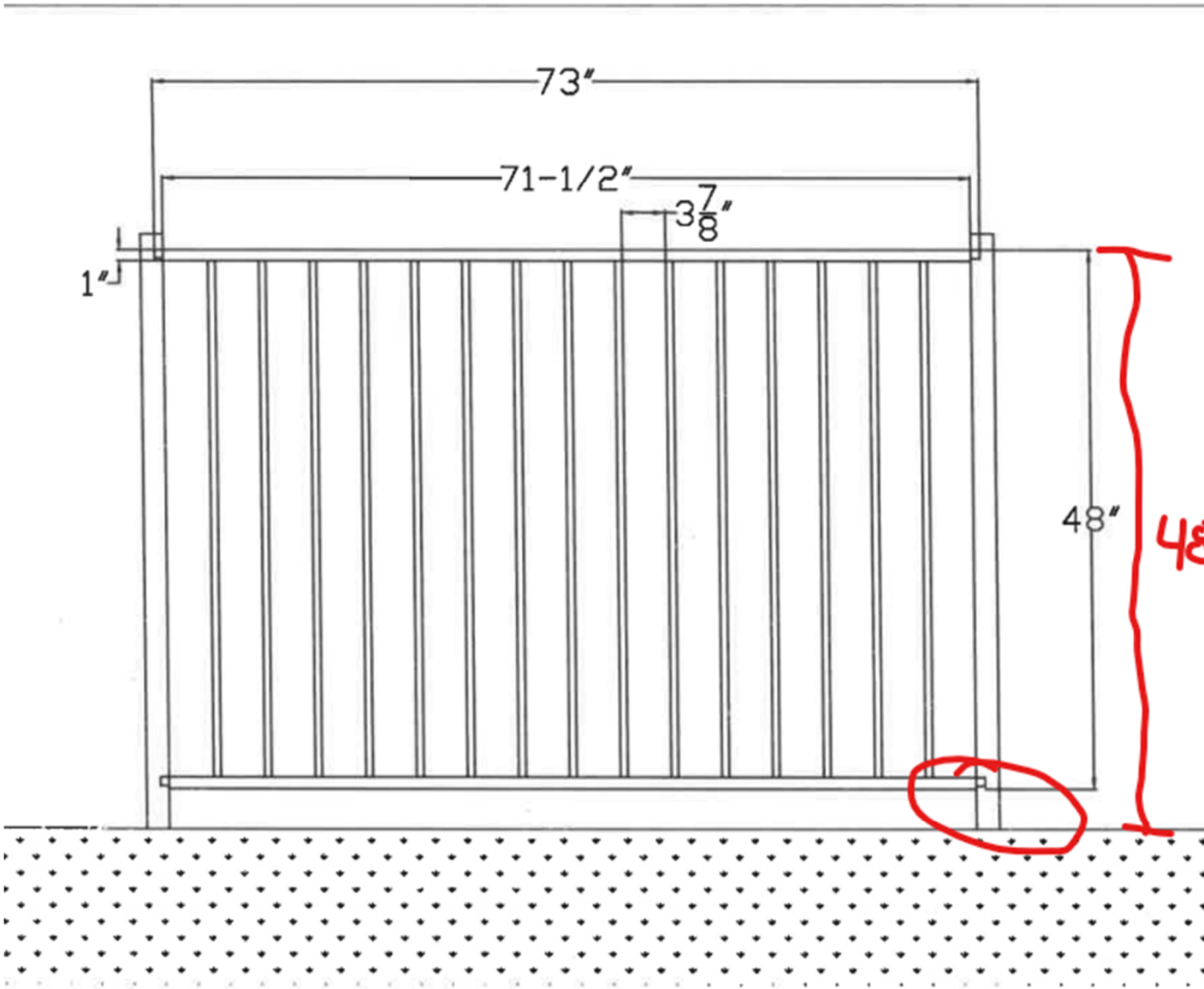
Web: www.searsfence.com

On Tue, Apr 9, 2024 at 1:58 PM Haley Moccia <haley.moccia@carolinabeach.org> wrote:

Hi Kyle,

I took a look at what you are proposing, and our ordinance only allows fences of up to 48" in the front setback measured from the top of the slab or grade. The fence section you submitted shows the main body of the fence being 48" and there is a few inch gap between the main fence section and the slab. Technically, the fence cannot exceed 48" including the gap under the fence. See pic below. I will have to mark it resubmit at the county so you can adjust your plans to meet our fence height requirements for fencing in the front setback.

Let me know if you have any questions.



Haley Moccia

Planner

Town of Carolina Beach

1121 N. Lake Park Blvd.

Carolina Beach, NC 28428

910-707-2042

www.carolinabeach.org



From: Kyle Sears <kyle@searsfence.com>
Sent: Tuesday, April 9, 2024 8:41 AM
To: Haley Moccia <haley.moccia@carolinabeach.org>
Subject: Fwd: 24-004950- Dry Dock pool fence

Be Advised: This email originated from outside of the Town of Carolina Beach, NC

H, Good morning. Can you please look into this for me please?

Kyle Sears

Sears Fence

Phone: 910-279-7573

Email: kyle@searsfence.com

Web: www.searsfence.com

----- Forwarded message -----

From: Thomas, Andrea <anthomas@nhcgov.com>
Date: Mon, Apr 8, 2024 at 3:31 PM
Subject: RE: 24-004950- Dry Dock pool fence
To: Kyle Sears <kyle@searsfence.com>

It looks like Town of CB still needs to complete their review.

Andrea Thomas

Env Hlth Prog Specialist
New Hanover County - Health and Human Services
(910) 798-6663 p | (910) 798-7815 f
anthomas@nhcgov.com
230 Government Center Drive, Suite 140
Wilmington, NC 28403
www.NHCgov.com

From: Kyle Sears <kyle@searsfence.com>
Sent: Wednesday, April 3, 2024 3:00 PM
To: Thomas, Andrea <anthomas@nhcgov.com>
Subject: Re: 24-004950- Dry Dock pool fence

**** External Email: Do not click links, open attachments, or reply until you know it is safe ****

Hi Andrea,

I wanted to check and see if this was complete? According to Coast, I have one pending and one complete but I do not see any fees.

Thank you

Kyle Sears

Sears Fence

Phone: 910-279-7573

Email: kyle@searsfence.com

Web: www.searsfence.com

On Fri, Mar 29, 2024 at 9:29 AM Kyle Sears <kyle@searsfence.com> wrote:

Ok, Thank you.

Kyle Sears

Sears Fence

Phone: 910-279-7573

Email: kyle@searsfence.com

Web: www.searsfence.com

On Thu, Mar 28, 2024 at 10:02 PM Thomas, Andrea <anthomas@nhcgov.com> wrote:

Thank you. I approved with a note that bottom gap needs to 2” or less and the magna latch at 54”. We will need to do a final inspection. Also my approval is pending CB and building safety’s reviews and approvals.

Andrea Thomas

Env Hlth Prog Specialist
New Hanover County - Health and Human Services
(910) 798-6663 p | (910) 798-7815 f
anthomas@nhcgov.com
230 Government Center Drive, Suite 140
Wilmington, NC 28403
www.NHCgov.com

From: Kyle Sears <kyle@searsfence.com>
Sent: Thursday, March 28, 2024 10:58 AM
To: Thomas, Andrea <anthomas@nhcgov.com>
Subject: Re: 24-004950- Dry Dock pool fence

**** External Email: Do not click links, open attachments, or reply until you know it is safe ****

Andrea,

Yes, the latch will be a magna latch top pull lockable magnetic latch with the top pull release mechanism located 54" from the concrete pad.

Kyle Sears

Sears Fence

Phone: 910-279-7573

Email: kyle@searsfence.com

Web: www.searsfence.com

On Thu, Mar 28, 2024 at 7:27 AM Thomas, Andrea <anthomas@nhcgov.com> wrote:

Kyle,

Do you have the specifications for what kind of latch will be used for the gate? It will need to comply with .2528 of the rules. If you can send this information today, that would be great.

Thank you.

Andrea

15A NCAC 18A Fences (a)(7)

Access gates shall comply with the dimensional requirements for fences and shall be equipped to accommodate a locking device. Effective April 1, 2011, pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device except where a gate attendant and lifeguard are on duty. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches from the bottom of the gate, the release mechanism shall require the use of a key, combination or card reader to open or shall be located on the pool side of the gate at least three inches below the top of the gate, and the gate and barrier shall have no openings greater than 0.5 inch within 18 inches of the release mechanism;

Andrea Thomas
Env Hlth Prog Specialist
New Hanover County - Health and Human Services
(910) 798-6663 p | (910) 798-7815 f
anthomas@nhcgov.com
230 Government Center Drive, Suite 140
Wilmington, NC 28403
www.NHCgov.com

--



DEE LANNI
*Dry Dock Inn GM
Property Specialist*
☎ 910-408-8390
✉ deanna@reachprop.com
📍 Wilmington, NC
🌐 ipmcarolinas.com
🌐 drydockinn.com

--



DEE LANNI

*Dry Dock Inn GM
Property Specialist*

📞 910-408-8390

✉ deanna@reachprop.com

📍 Wilmington, NC

🌐 ipmcarolinas.com

🌐 drydockinn.com



From: [Haley Moccia](#)
To: [Gloria Abbotts](#)
Subject: FW: Dry Dock Fence Variance
Date: Tuesday, November 12, 2024 4:57:26 PM
Attachments: [image001.png](#)

[Haley Moccia](#)

Planner

Town of Carolina Beach

1121 N. Lake Park Blvd.

Carolina Beach, NC 28428

910-707-2042

www.carolinabeach.org



From: Ladd Gasparovic <Ladd@reachprop.com>
Sent: Friday, November 8, 2024 8:02 PM
To: Haley Moccia <haley.moccia@carolinabeach.org>
Cc: Deanna Lanni <deanna@reachprop.com>; Book Keeper <bookkeeper@reachprop.com>
Subject: Re: Dry Dock Fence Variance

Be Advised: This email originated from outside of the Town of Carolina Beach, NC

Sorry for the confusion. I'm out of town this weekend and flying back in Monday evening so I won't be able to appear. Sorry, but we'll have to ask to continue it again. As you know, we had catastrophic flooding and we're trying to figure everything out with insurance, the town, etc. There's a possibility we may reconfigure some things. Can we put the variance request on the shelf until we figure it out? We should have clear direction by mid December. If that's not possible, then please let me know next available dates. And please copy bookkeeper@reachprop.com and we'll make sure it gets on my calendar. Thanks!

On Fri, Nov 8, 2024 at 4:41 PM Haley Moccia <haley.moccia@carolinabeach.org> wrote:

|

Hi Deanna,

Thank you for confirming Ladd's availability over the phone. The fence variance will be held November 18th at 6 PM at Town Hall.

Let me know if you have any questions.

Best,

Haley

[Haley Moccia](#)

Planner

Town of Carolina Beach

1121 N. Lake Park Blvd.

Carolina Beach, NC 28428

910-707-2042

www.carolinabeach.org



From: Haley Moccia

Sent: Friday, October 25, 2024 11:15 AM

To: Deanna Lanni <deanna@reachprop.com>; Ladd Gasparovic <Ladd@reachprop.com>

Subject: Dry Dock Fence Variance

Hi Deanna and Ladd,

I wanted to reach out to see if you would be available to go to BOA on November 18th for the pool fence variance?

I also wanted to reach out regarding your demo permit. Keep in mind, as you proposed renovations and demos, the renovations are capped at 49% the value of the structures. This is a FEMA requirement for buildings located in a flood zone and do not

meet current flood height elevations.

The building on 300 Lake Park Blvd S is valued at \$620,300 and could only be renovated up to \$303,947 & and the building at 201 Fayetteville is valued at \$481,400 and can be renovated up to \$235,886. I have attached a document to this email where you can see what renovation activities and materials count toward the cap. Just wanted to let you know as you begin preparing for renovations.

Hope you all are well.

Best,

Haley

[Haley Moccia](#)

Planner

Town of Carolina Beach

1121 N. Lake Park Blvd.

Carolina Beach, NC 28428

910-707-2042

www.carolinabeach.org



T-1	Single/Multi-Family	6000	50 ft	20 ft	10 ft	7.5 ft	29 units/acre	50 ft	40%
-----	---------------------	------	-------	-------	-------	--------	---------------	-------	-----

The applicant informed staff that they would like the storage area to be used as another living unit. However, because the old owners converted the cottage to storage, any renovations to make this structure a livable unit must meet current code. The existing structure is nonconforming to setbacks and flood. The structure is located below the BFE + 2' freeboard. The property is in AE 13' and the topography is approximately 9'. The addition of another livable unit on this property requires parking via an approved parking surface and maneuverings requirements. A Type A landscape buffer of 5' would have to be installed on the property. Type A buffers are required for 3-5 units on one property.

The applicant could renovate the existing storage building to the 2015 conditions up to 49% of the value of the building. The proposed lofted area shall be used as storage only and not exceed 15' in height to meet accessory structure requirements.

Building permit 24-014536 was applied for at New Hanover County and Staff denied the permit on the basis that the existing use for this building is a shed, the structure is in a flood zone, no living space is permitted below BFE + 2, repairs are permitted for storage only. (Attachment 5).

ACTION REQUESTED:

The board of adjustment shall hear and decide appeals of decisions of administrative officials charged with enforcement of the zoning ordinance.

The board can uphold or reverse staff's interpretation of the UDO, Articles 3, 5, and 7.

Attachments:

1. Appeal application
2. Real estate ad
3. 2021 Permit Application
4. 2015 Permit Application
5. NHC Building Permit Application 24-014536 Plans
6. Photos



Application for Appeal TOWN OF CAROLINA BEACH, N.C.

Permit Number: 24-014536

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 (3rd) 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: Travis Sherry Permit # 24-014536

Applicant Mailing Address:

1708 Carolina Beach Ave N Carolina Beach, NC 28428

Street Address

City

State

Zip

Applicant Phone Number: mobile/work/home (circle one): mobile 610-888-6878
mobile/work/home (circle one): _____

Applicant Email Address:

travissherry@gmail.com

Property Owner Name:

Travis Sherry

Property Owner Mailing Address:

1708 Carolina Beach Ave N Carolina Beach, NC 28428

Street Address

City

State

Zip

Section(s) of ordinance being appealed:

Appealing the decision that the structure is to be used for storage only

Please give a brief description of the interpretation:

The zoning committee has determined that the structure at 315 Carolina Beach Ave N be used for storage only.

This is despite the fact that New Hanover County has the structure listed as a habitable dwelling, that it was a habitable dwelling since the 1950's.

and that the taxes being paid on it has been as a habitable dwelling and that has never ceased or changed. *we*

Believe this structure should be a habitable dwelling.

Applicant Signature:

TSC

Date: *10 / 31 / 2024*

Applicant Printed Name:

Travis Sherry

Real Estate Advertisement

Overview

HIGHEST AND BEST OFFERS DUE BY 5/27/21 AT 6PM. Welcome to the Smith Cottages. This amazing property located near the Carolina Beach boardwalk is a rare find here on the island. The property consists of the main house which has been divided into 2 cottages. It has downstairs and upstairs. Downstairs use to be a duplex and that is why it has 2 front doors. Amazing covered front porch with rockers to enjoy the ocean breezes and sounds of summer. This unit consists of 2 bedrooms and 2 full baths, a full kitchen, living room and a den that has a full bed in it now. It could sleep up to 10 people. The upstairs unit has never been rented. The owners use this for themselves. It has 2 bedrooms, 1 full bath, full kitchen and a living area. There is also a wonderful front porch that the owners love to sit and enjoy the happenings on the island. Also there is a back porch where you can view the fishing boats coming in. Both porches have new trex decking. 3rd cottage located out back has 2 bedrooms, 1 full bath, kitchen, living room, front porch with a new front door and a new back porch. It could sleep up to 6 people. The 4th building that serves as a laundry and storage area could easily be turned into a 4th cottage as it once had a bedroom where the storage area is and a bathroom. All of the units have just been painted, new window AC in downstairs living area and 4th cottage. All furnishings convey except for the golf cart, yellow and red surf boards, seagull in upstairs kitchen, ocean plaza picture in upstairs bedroom, life buoy upstairs, pelican picture upstairs, and do not dock sign upstairs bathroom, and dining table in downstairs unit. The power bill is on one bill in the winter-approximately \$218 and in summer-approximately \$405. Their wish is for someone to keep the Smith Cottages alive and to enjoy it as they have for many years. Property "Sold As Is

1121 N. Lake Park Blvd.
Carolina Beach, NC 28428
Phone (910) 458-2999
Fax (910) 458-2997



Permit # COM21-877 Item 3.
(COM21-632)
CANCEL

TOWN OF CAROLINA BEACH
COMMERCIAL BUILDING/ZONING PERMIT APPLICATION
(Condos, Apartments, Commercial Structures & Associated Accessory Uses)

Applications must be printed or typewritten and have all information answered. A "to-scale" plot plan must accompany this application). Incomplete or illegible applications will not be accepted or processed.

APPLICATION is hereby made for a permit to perform the following work which will be done in accordance with the description, survey and plans submitted pursuant to the Town of Carolina Beach Zoning Ordinance, North Carolina State Building Code and all other applicable Local, State and Federal laws and regulations.

PROJECT LOCATION: 315 Carolina Beach Ave N.

SECTION 1 – PROJECT INFORMATION

1) Property Owner's Information:

Name Heather & Travis Shemy Phone # 6105516892
Address 1708 Carolina Beach Ave, N

2) Contractor's Information:

Name Tamarack Building Company Phone # _____
Address _____
Email Address _____

Contractor's License # _____ Classification _____

3) Contact Person for the Project:

Name Heather Shemy Phone # 610551-6892
Email Address heathershemy1@gmail.com

4) Proposed Construction (mark ALL that apply):

- ❖ Type: Single-Tenant ___ Multi-Tenant ___ Mixed Use ___ Multi-Family ___
- ❖ Sub-Type: New Construction ___ Renovation/Repair Alteration/Up Fit/Addition ___ Fence ___
Demolition ___ Accessory Structure ___ Pier ___ Retaining Wall ___ Bulkhead ___ Fill/Grade/Clear ___
Swimming Pool ___ Crossover/Walkway ___

5) Will proposed work create a change of occupancy? Yes ___ No N/A ___

6) Description of Proposed Construction: Basic renovation, new flooring, drywall, cabinets, tile, paint etc

Type of Construction: ___ IA ___ IB ___ IIA ___ IIB ___ IIIA ___ IIIB ___ IV ___ VA ___ VB

Occupancy: ___ A-1 ___ A-2 ___ A-3 ___ A-4 ___ A-5 ___ B ___ E ___ F-1 ___ F2
___ H-1 ___ H-2 ___ H-3 ___ H-4 ___ H-5 ___ I1 ___ I2 ___ I-3 ___ I-4
___ M ___ R-1 ___ R-2 ___ R-3 ___ R-4 ___ S-1 ___ S-2 ___ U

Building Height: 1 stories 15 ft.

Building Area: Total _____ ft² Per floor _____ ft² Heated _____ ft² Unheated (including decks/porches) _____ ft²

TOTAL PROJECT COST (Including Plumbing, Electrical, and Mechanical): \$ 20,000

SECTION 2—LIEN AGENT (If construction costs are \$30,000 or greater)

In accordance with North Carolina General Assembly Session Law 2012-158, Inspection Departments are not allowed to issue any permit where the project cost is \$30,000 or more unless the application is for improvements to an existing dwelling that the applicant uses as a residence OR the property owner has designated a lien agent and provided the inspections office with the information below:

Lien Agent: (If Applicable)

Name of Lien Agent _____ Phone # _____

Agent's Address _____

Agent's Email _____ Entry # _____

SECTION 3 – WORKERS' COMPENSATION (If construction costs are \$30,000 or greater)

Under North Carolina General Statute 87-14, any contractor intending to do work in excess of \$30,000 with three (3) or more employees or one (1) or more subcontractors not covered by their own policies, is required to have Workers' Compensation insurance. Please check the following applicable categories:

- ___ has/have three (3) or more employees and have obtained workers' compensation insurance to cover them
- ___ has/have one or more subcontractor(s) and have obtained workers' compensation insurance to cover them
- ___ has/have one or more subcontractor(s) who has/have their own policy of workers' compensation to cover themselves
- ___ has/have not more than two (2) employees and no subcontractors

It is understood that the Building Inspector may require certificates of coverage for workers, compensation insurance prior to issuance of the permit and at any time during the permitted work from any person, firm or corporation carrying out the work.

SECTION 4 – REQUIREMENTS FOR NEW CONSTRUCTION/OR USE

- **Site Plans are needed for all new construction and additions. All site plans must include the following:**
 1. Name/address/phone of the person preparing plan
 2. Engineer's scale 1" = 40 ft or larger
 3. Title block or brief description of project including all proposed uses
 4. Date
 5. North Arrow
 6. Property and zoning boundaries
 7. Square Footage of the site
 8. Lot coverage (buildings, decks, steps)
 9. Location of all existing and proposed structures and setbacks from property lines of all affected structures to remain on site.
 10. Design of driveways and parking/loading areas with parking spaces individually numbered in sequential order
 11. Adjacent right-of-ways labeled with the street name and right-of-way width
 12. Location of all existing and/or proposed easements
 13. Any additional information as required by Town staff
 14. HVAC & anything intruding on setbacks
- **Construction cannot proceed until after the Zoning Official has approved the Foundation/Piling Survey. The Foundation/Piling Survey must include all setbacks and is required after the foundation inspection. Do NOT proceed with construction until AFTER the foundation survey has been APPROVED.**

- Drainage (water retention) arrangements (i.e., perimeter swale, berm) must be approved by the Public Works Director.
- Prior to obtaining a CO, the following actions must be completed:
 1. All driveways are to be inspected after construction by the Public Works Director (910) 458-2525.
 2. Address numbers attached to structure/dwelling.
 3. Lots must be seeded and/or sodded.
 4. An As-Built Survey for all projects (and an Elevation Certificate if located in a flood zone) prepared by a Registered Land Surveyor is to be submitted to the Town of Carolina Beach.
 5. All final inspections (i.e., mechanical, plumbing, electrical, fire, health) are to be completed & verifications received from New Hanover County Inspections Department PRIOR to scheduling the final building inspection through the Town of Carolina Beach (910)458-8238. The construction site must also be free of all debris and building materials prior to the final building inspection.

SECTION 5 - WATER/SEWER and STORM WATER INFORMATION

Billing Account Information: (REQUIRED)

Billing account will be created in Contractor's name. Contractor must sign this application.

Contractors Tax ID # _____

Connections Requested:

Water _____ Sewer _____ Fire/Sprinkler Tap (Min 2" Meter REQUIRED) _____ Irrigation Meter* _____

of Meters Requested: _____

Requested Meter Size(s) (REQUIRED - If meter size not specified, ¾ inch meter will be installed): _____

*For Townhomes and Condos: Irrigation Account to be Managed by Owners Association? _____

Meter Installation Information:

Note: charges for services begin at the time of meter installation. See page 4 for more information about meter sizes and associated fees.

SECTION 6 - SIGNATURE

I hereby certify that I have examined this complete application and the statements therein are true and correct and that all work shall be done in accordance with the NC State Building Codes and all other applicable Local, State and Federal Laws. The Building Inspector and/or the Zoning Administrator shall be notified of any changes in the plans and specifications for this project.

Signature of legally responsible person: 

Print Name: Heather Sherry Date: 11/15/21

*** SUBMIT PERMIT INFO TO: permits@carolinabeach.org ***

1121 N. Lake Park Blvd.
Carolina Beach, NC 28428
Phone (910) 458-2999
Fax (910) 458-2997



Permit #

Item 3.
COM 22-428

Revision to # COM 21-871

TOWN OF CAROLINA BEACH
COMMERCIAL BUILDING/ZONING PERMIT APPLICATION
(Condos, Apartments, Commercial Structures & Associated Accessory Uses)

Applications must be printed or typewritten and have all information answered. A "to-scale" plot plan must accompany this application). Incomplete or illegible applications will not be accepted or processed.

APPLICATION is hereby made for a permit to perform the following work which will be done in accordance with the description, survey and plans submitted pursuant to the Town of Carolina Beach Zoning Ordinance, North Carolina State Building Code and all other applicable Local, State and Federal laws and regulations.

PROJECT LOCATION: 315 Carolina Beach Ave North

SECTION 1 - PROJECT INFORMATION

1) Property Owner's Information:

Name Heather Sherny Phone # 610-551-6892

Address 1708 Carolina Beach Ave North

2) Contractor's Information:

Name Chris Brand Phone #

Address

Email Address

Contractor's License # 76836 Classification

3) Contact Person for the Project:

Name Heather Sherny Phone # 610-551-6892

Email Address heathersherny1@gmail.com

4) Proposed Construction (mark ALL that apply):

- Type: Single-Tenant ___ Multi-Tenant ___ Mixed Use ___ Multi-Family X
- Sub-Type: New Construction ___ Renovation/Repair X Alteration/Up Fit/Addition ___ Fence ___
Demolition ___ Accessory Structure ___ Pier ___ Retaining Wall ___ Bulkhead ___ Fill/Grade/Clear ___
Swimming Pool ___ Crossover/Walkway ___

5) Will proposed work create a change of occupancy? Yes ___ No X N/A ___

6) Description of Proposed Construction: Adding second floor (Unit #2) to the original permit, Adding HVAC COM 21-871

Type of Construction: ___ IA ___ IB ___ IIA ___ IIB ___ IIIA ___ IIIB ___ IV ___ VA ___ VB

Occupancy: ___ A-1 ___ A-2 ___ A-3 ___ A-4 ___ A-5 ___ B ___ E ___ F-1 ___ F2
___ H-1 ___ H-2 ___ H-3 ___ H-4 ___ H-5 ___ I-1 ___ I2 ___ I-3 ___ I-4
___ M ___ R-1 ___ R-2 ___ R-3 ___ R-4 ___ S-1 ___ S-2 ___ U

Building Height: _____ stories _____ ft.

Building Area: Total _____ ft² Per floor _____ ft² Heated _____ ft² Unheated (including decks/porches) _____ ft²

TOTAL PROJECT COST (Including Plumbing, Electrical, and Mechanical): \$ 8000

SECTION 2—LIEN AGENT (If construction costs are \$30,000 or greater)

In accordance with North Carolina General Assembly Session Law 2012-158, Inspection Departments are not allowed to issue any permit where the project cost is \$30,000 or more unless the application is for improvements to an existing dwelling that the applicant uses as a residence OR the property owner has designated a lien agent and provided the inspections office with the information below:

Lien Agent: (If Applicable)

Name of Lien Agent _____ Phone # _____

Agent's Address _____

Agent's Email _____ Entry # _____

SECTION 3 – WORKERS' COMPENSATION (If construction costs are \$30,000 or greater)

Under North Carolina General Statute 87-14, any contractor intending to do work in excess of \$30,000 with three (3) or more employees or one (1) or more subcontractors not covered by their own policies, is required to have Workers' Compensation insurance. Please check the following applicable categories:

- _____ has/have three (3) or more employees and have obtained workers' compensation insurance to cover them
- _____ has/have one or more subcontractor(s) and have obtained workers' compensation insurance to cover them
- _____ has/have one or more subcontractor(s) who has/have their own policy of workers' compensation to cover themselves
- _____ has/have not more than two (2) employees and no subcontractors

It is understood that the Building Inspector may require certificates of coverage for workers, compensation insurance prior to issuance of the permit and at any time during the permitted work from any person, firm or corporation carrying out the work.

SECTION 4 – REQUIREMENTS FOR NEW CONSTRUCTION/OR USE

- **Site Plans are needed for all new construction and additions. All site plans must include the following:**
 1. Name/address/phone of the person preparing plan
 2. Engineer's scale 1" = 40 ft or larger
 3. Title block or brief description of project including all proposed uses
 4. Date
 5. North Arrow
 6. Property and zoning boundaries
 7. Square Footage of the site
 8. Lot coverage (buildings, decks, steps)
 9. Location of all existing and proposed structures and setbacks from property lines of all affected structures to remain on site.
 10. Design of driveways and parking/loading areas with parking spaces individually numbered in sequential order
 11. Adjacent right-of-ways labeled with the street name and right-of-way width
 12. Location of all existing and/or proposed easements
 13. Any additional information as required by Town staff
 14. HVAC & anything intruding on setbacks
- **Construction cannot proceed until after the Zoning Official has approved the Foundation/Piling Survey. The Foundation/Piling Survey must include all setbacks and is required after the foundation inspection. Do NOT proceed with construction until AFTER the foundation survey has been APPROVED.**

- Drainage (water retention) arrangements (i.e., perimeter swale, berm) must be approved by the Public Works Director.
- Prior to obtaining a CO, the following actions must be completed:
 1. All driveways are to be inspected after construction by the Public Works Director (910) 458-2525.
 2. Address numbers attached to structure/dwelling.
 3. Lots must be seeded and/or sodded.
 4. An As-Built Survey for all projects (and an Elevation Certificate if located in a flood zone) prepared by a Registered Land Surveyor is to be submitted to the Town of Carolina Beach.
 5. All final inspections (i.e., mechanical, plumbing, electrical, fire, health) are to be completed & verifications received from New Hanover County Inspections Department PRIOR to scheduling the final building inspection through the Town of Carolina Beach (910)458-8238. The construction site must also be free of all debris and building materials prior to the final building inspection.

SECTION 5 - WATER/SEWER and STORM WATER INFORMATION

Billing Account Information: (REQUIRED)

Billing account will be created in Contractor's name. Contractor must sign this application.

Contractors Tax ID # _____

Connections Requested:

Water _____ Sewer _____ Fire/Sprinkler Tap (Min 2" Meter REQUIRED) _____ Irrigation Meter* _____

of Meters Requested: _____

Requested Meter Size(s) (REQUIRED - If meter size not specified, ¾ inch meter will be installed): _____

*For Townhomes and Condos: Irrigation Account to be Managed by Owners Association? _____

Meter Installation Information:

Note: charges for services begin at the time of meter installation. See page 4 for more information about meter sizes and associated fees.

SECTION 6 - SIGNATURE

I hereby certify that I have examined this complete application and the statements therein are true and correct and that all work shall be done in accordance with the NC State Building Codes and all other applicable Local, State and Federal Laws. The Building Inspector and/or the Zoning Administrator shall be notified of any changes in the plans and specifications for this project.

Signature of legally responsible person: Heather Sherry

Print Name: Heather Sherry Date: 3/08/22

*** SUBMIT PERMIT INFO TO: permits@carolinabeach.org ***



RECEIVED
6/5/15

Item 3.

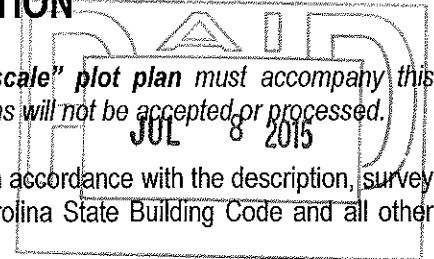


TOWN OF CAROLINA BEACH
1121 N. Lake Park Blvd., Carolina Beach, NC 28428
Tel (910)458-2978 or Fax (910)458-2997

Permit # 15-178
Received 6/5/15

BUILDING/ZONING PERMIT APPLICATION

Applications must be printed or typewritten and have all information answered. A "to-scale" plot plan must accompany this application as well as water/sewer application (if applicable). Incomplete or illegible applications will not be accepted or processed.



APPLICATION is hereby made for a permit to perform the following work which will be done in accordance with the description, survey and plans submitted pursuant to the Town of Carolina Beach Zoning Ordinance, North Carolina State Building Code and all other applicable Local, State and Federal laws and regulations.

PROJECT LOCATION: 315 Carolina Bch AVE North

SECTION 1 - PROJECT INFORMATION

1) Property Owner's Information:

Name Jed and Martha Smith Phone # 770 335 4494
Address 4675 GRAN RIVER GLEN Duluth, GA 30096 Phone # 770 335 1550

2) Contractor's Information:

Name EMIL METZ Phone # 910 200 9303
Address 210 Rutledge DR Wilmington NC 28412
Email Address Emetz@ec.rr.com

Contractor's License # _____ Classification _____ Carolina Beach Privilege License # _____

3) Contact Person for the Project:

Name EMIL METZ Phone # 910 200 9303
Email Emetz@ec.rr.com

4) Proposed Construction: (Please circle below)

Single Family Dwelling - Two-Family - Accessory Building - Swimming Pool - Fence - Sign - Multi-family Dwelling - Commercial - Renovation/Repair/Addition - Hurricane/Storm Repair - Mobile Home - Beach Access/Walkway - Other

Total sq. ft. _____ heated _____ sq.ft. unheated _____ sq.ft. Total Cost of Construction \$ 3,000

5) Description of Proposed Construction

Remove back wall install Headers and over Head door - Build Ramp

Lot coverage _____ % zone _____ height _____ ft. front setback _____ ft. rear setback _____ ft. side setback _____ ft.
Cantilever per side _____ %

Existing Use/Previous Use: cottage turned to ~~garage~~ STORAGE BUILDING

Proposed Use: ~~Garage~~ Storage

If this property is "non-conforming" or located in a flood zone, The Town of Carolina Beach and FEMA require that construction costs CANNOT exceed 50% of the appraised value of the structure. You are required to include with this application, a breakdown of the list of materials, including labor and a drawing of the project.

SECTION 2—LIEN AGENT (If construction costs are \$30,000 or greater)

In accordance with North Carolina General Assembly Session Law 2012-158, Inspection Departments are not allowed to issue any permit where the project cost is \$30,000 or more unless the application is for improvements to an existing dwelling that the applicant uses as a residence OR the property owner has designated a lien agent and provided the inspections office with the information below:

Lien Agent: (If Applicable)

Name of Lien Agent _____ Phone # _____

Agent's Address _____

Agent's Email _____

SECTION 3 – WORKERS' COMPENSATION (If construction costs are \$30,000 or greater)

Under North Carolina General Statute 87-14, any contractor intending to do work in excess of \$30,000 with three (3) or more employees or one (1) or more subcontractors not covered by their own policies, is required to have Workers' Compensation insurance. Please check the following applicable categories:

- ____ has/have three (3) or more employees and have obtained workers' compensation insurance to cover them
 ____ has/have one or more subcontractor(s) and have obtained workers' compensation insurance to cover them
 ____ has/have one or more subcontractor(s) who has/have their own policy of workers' compensation to cover themselves
 ____ has/have not more than two (2) employees and no subcontractors

It is understood that the Building Inspector may require certificates of coverage for workers, compensation insurance prior to issuance of the permit and at any time during the permitted work from any person, firm or corporation carrying out the work.

SECTION 4 – REQUIREMENTS FOR NEW CONSTRUCTION OR USE

- **Site Plans are needed for all new construction and additions. All site plans must include the following:**
 1. Name/address/phone of the person preparing plan
 2. Engineers scale 1"= 40 ft or larger
 3. Title block or brief description of project including all proposed uses
 4. Date
 5. North Arrow
 6. Property and zoning boundaries
 7. The sq.ft. of the site
 8. Lot coverage (buildings, decks, steps)
 9. Location of all existing and proposed structures and setbacks from property lines of all affected structures to remain on site.
 10. Design of driveways and parking/loading areas with parking spaces individually numbered in sequential order
 11. Adjacent right-of-ways labeled with the street name and R/W width
 12. Location of all existing and/or proposed easements
 13. Any additional information as required by Town staff
- **Construction cannot proceed until after the Zoning Official has approved the Foundation/Piling Survey. The Foundation/Piling Survey must include all setbacks and is required after the foundation inspection. Do NOT proceed with construction until AFTER the foundation survey has been APPROVED.**
- **Drainage (water retention) arrangements (i.e. perimeter swale, berm) are to be approved through the Public Works Director.**
- **Prior to obtaining a CO, the following actions must be completed:**
 1. All driveways are to be inspected after construction by the Public Works Director (910)458-2525.
 2. Address numbers attached to structure/dwelling.
 3. Lots must be seeded and/or sodded.
 4. An As-Built Survey for all projects (and an Elevation Certificate if located in a flood zone) prepared by a Registered Land Surveyor is to be submitted to the Town of Carolina Beach.
 5. All final inspections (i.e. mechanical, plumbing, electrical) are to be completed & verifications received from New Hanover County Inspections Department PRIOR to scheduling the final building inspection through the Town of Carolina Beach (910)458-8238. The construction site must also be free of all debris and building materials prior to the final building inspection.

BUILDING/ZONING PERMIT

Permit # 15-178

Issued _____

Project Address 315 CLBAN

I hereby certify that I have examined this complete application and the statements therein are true and correct and that all work shall be done in accordance with the NC State Building Codes and all other applicable Local, State and Federal Laws. The Building Inspector and/or the Zoning Administrator shall be notified of any changes in the plans and specifications for this project.

Signature of legally responsible person (owner/contractor) Emil Metz

Print Name Emil METZ Date 6-5-15

Official Use Only

Building Inspector Richard Lane Date: 7/4/15

Zoning Official Abigail Penner Date: 7/7/15

Parking: Required X Provided X

CAMA X Flood Zone VE B.F.E. 14 ft.- Community Panel - (please circle): 3039 3130-3131 (Map Date: April 3, 2006)

Zoning	\$	<u>X</u>
Building	\$	<u>75</u>
Home Recovery	\$	<u>X</u>
Cert.Occup	\$	<u>X</u>
Utility Fees	\$	<u>X</u>
Total	\$	<u>75</u>



PERSPECTIVE REPRESENTATION
 Rendering may not match elevations or plans and is strictly a representation of a 3D model.

OWNER INITIAL DATE

I CERTIFY THESE DRAWINGS ARE CORRECT IN THEIR ENTIRETY. I UNDERSTAND ALL THE BASIC CONSTRUCTION DETAILS IN SO FAR AS THEY ARE RELATIVE TO THE FLOOR PLAN DESIGN, APPEARANCE AND FUNCTIONALITY OF THE HOME. THESE PLANS REPRESENT THE HOME CONTRACTOR FOR, IN ADDITION, I UNDERSTAND THAT THESE ARE THE FINAL CONSTRUCTION DRAWINGS AND WILL SUPERSEDE "EXHIBIT A" RENDERINGS & FLOOR PLAN THAT WAS ATTACHED TO MY CONTRACT AND OR ANY MODEL, HOME THAT MAY HAVE BEEN VIEWED. I UNDERSTAND THERE CAN BE NO STRUCTURAL CHANGES AFTER THIS DATE.

FINAL INTERNAL REVIEW INITIAL /DATE (AFTER CUSTOMER SIGNATURE)

DESIGN & DRAFTING BY:
 K. CHAVIS
 (919)221-4281
 LELAND, NC
 THE DESIGNER DOES NOT TAKE ANY LIABILITY FOR ANY STRUCTURAL COMPONENTS ASSOCIATED WITH THIS PROJECT

PROJECT: **SHERY SHED**
 STREET: 315 CAROLINA BEACH AVE. N
 CITY: CAROLINA BEACH, NC
 ZIP: 28428
 MODEL: ()
 LAYOUT: COVER SHEET ()

JOB NUMBER:
NH-00-0315

DATE: 05/16/2023
 DRAWN BY KC
 APPROVED BY KC

REVISIONS	
REV #	DATE
REV #1...	
REV #2...	
REV #3...	
REV #4...	

THIS DRAWING IS THE PROPERTY OF BLOOM PRINTS DESIGN + DRAFTING AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR PART WITHOUT PERMISSION

0.00
 SHEET NO.

ABBREVIATIONS

AB: Anchor Bolt ABV: Above AC: Air Conditioning ACC: Access ACOUST: Acoustical ADH: Adhesive ADJ: Adjust AF: Arch Fault AFF: Above Finished Floor AGG: Aggregate ALM: Alarm ALT: Alternate ALUM: Aluminum AMT: Amount ANCH: Anchor AP: Access Panel APPROX: Approximate ASPH: Asphalt AVG: Average	CLG JT: Ceiling Joist CLO: Closet CLR: Clear CMU: Concrete Masonry Unit C.O.: Cased Opening COL: Column CONC: Concrete CPR: Copper CPT: Carpet CRS: Course CTR: Center DBL: Double DEG: Degree DEMO: Demolition DEPT: Department DH: Double Hung DIAG: Diagonal DIA: Diameter DIFF: Diffuser DIM: Dimension DISL: Disposal DN: Down DTL: Detail CW: Dish Washer DWG: Drawing EA: Each EJ: Expansion Joint ELEC: Electrical ENCL: Enclosure ENG: Engineer EQ: Equal EXH: Exhaust EXIST: Existing F TO F: Face to Face FA: Fire Alarm FAST: Fastener, Fasten FB: Floor Break FD: Floor drain FDN: Foundation	FGL: Fiberglass FIN: Finish, finished FIXT: Fixture FLASH: Flashing FLG: Flooring FLR: Floor FLUOR: Fluorescent FP: Fireplace FRM: Frame FT: Foot FTG: Footing FUR: Furring GA: Gauge, Gage GALV: Galvanized GC: General Contractor GEN: General GFI: Ground Fault Interrupted GL: Glass GL BLK: Glass Block GLZ: Glaze GRND: Ground GT: Grout GYP: Gypsum GYP BD: Gypsum Board HB: Hose Bib HDR: Header HGT: Height HM: Hollow Metal HORIZ: Horizontal HW: Hot Water IN: Inch INSUL: Insulation INT: Interior INTERM: Intermediate JST: Joist JT: Joint	KIT: Kitchen KP: Kickplate LCFP: Light Ceiling Fan Package LMS: Limestone LN: Length LNDG: Landing LNDRY: Laundry LNTL: Lintel LT: Light LTG: Lighting LVL: Lintel LVL: Laminated Veneer Lumber MARB: Marble MAS: Masonry MAT: Material MAX: Maximum MFD: Manufactured MFR: Manufacture MIN: Minimum MIR: Mirror MISC: Miscellaneous MLD: Molding MO: Masonry Opening NOM: Nominal NTS: Not To Scale O TO O: Out to Out OC: On Center OH: Overhead OPG: Opening OPP: Opposite OUT: Outlet OVFL: Overflow P. LAM: Plastic Laminate PAR: Parallel	PARTN: Partition PDS: Pull Down Stair PERIM: Perimeter PERP: Perpendicular PH: Phase PL: Plate PLAS: Plaster, Plastic PLBG: Plumbing PLTF: Platform PLYWD: Plywood PNT: Paint PORC: Porcelain PTN: Partition PWR: Power QTY: Quantity R & S: Rod and Shelf RA: Return Air RAD: Radius, Radiator RB: Rubber REBAR: Reinforcing Bar RECP: Receptacle REINF: Reinforcement REF: Refrigerator REQD: Required RF: Roof RGH: Rough RM: Room RO: Rough Opening SCH: Schedule SCR: Screen SECT: Section SF: Square Foot SHT: Sheet SHTG: Sheathing SHLV: Shelves SHWR: Shower SIM: Similar SQ: Square SS: Stainless Steel	STD: Standard STL: Steel STOR: Storage STRT: Straight STRUC: Structural STRUC: Structural SUR: Surface SYP: Southern Yellow Pine SYS: System TEL: Telephone THK: Thick, Thickness THR: Threshold THRU: Through TLT: Toilet TR: Transom TRD: Tread TV: Television TYP: Typical UNFIN: Unfinished UNO: Unless Noted Otherwise VAC: Vacuum VERT: Vertical VIN: Vinyl VLT: Vault VNR: Veneer VT: Vinyl Tile VTR: Vent Through Roof W/O: Without WH: Water Heater W.I.C.: Walk In Closet WIN: Window WP: Waterproof WRSTP: Weatherstripping
--	---	---	--	---	---

GENERAL NOTES

- It is the contractor's responsibility to verify all details and dimensions
- All work shall be performed in accordance with all applicable national, state, and local codes and regulations.
- All dimensions are to rough frame of studs or to the outside of masonry.
- Final cabinet layout will be designed by cabinet supplier.
- All footings to be below frost line and must rest on undisturbed soil capable of handling the building.
- All penetrations are to be sealed in accordance with state and local codes.
- Insulate all Plumbing on exterior walls.

TABLE OF CONTENTS

Cover	Sheet 0.00	Cover Sheet
Architectur	al 1.01	Elevations
	2.01	Floor
		Plans

SYMBOL LEGEND

ROOF SLOPE	KEYNOTE	FLOOR BREAK	SHOWER NICHE	GAS LINE
SECTION & DETAIL	HOSE BIB	SHOWER HEAD	STEP FOUNDATION	REVISIONS

I CERTIFY THESE DRAWINGS ARE CORRECT IN THEIR ENTIRETY. I UNDERSTAND ALL THE BASIC CONSTRUCTION DETAILS IN SO FAR AS THEY ARE RELATIVE TO THE FLOOR PLAN DESIGN, APPEARANCE AND FUNCTIONALITY OF THE HOME. THESE PLANS REPRESENT THE HOME CONTRACTED FOR. IN ADDITION, I UNDERSTAND THAT THESE ARE THE FINAL CONSTRUCTION DRAWINGS AND WILL SUPERSEDE "EXHIBIT A" RENDERINGS & FLOOR PLAN THAT WAS ATTACHED TO MY CONTRACT AND OR ANY MODEL, HOME THAT MAY HAVE BEEN VIEWED. I UNDERSTAND THERE CAN BE NO STRUCTURAL CHANGES AFTER THIS DATE.

FINAL INTERNAL REVIEW INITIAL /DATE (AFTER CUSTOMER SIGNATURE)

DESIGN & DRAFTING BY:
K. CHAVIS
(919)221-4281
LELAND, NC
THE DESIGNER DOES NOT TAKE ANY LIABILITY FOR ANY STRUCTURAL COMPONENTS ASSOCIATED WITH THIS PROJECT

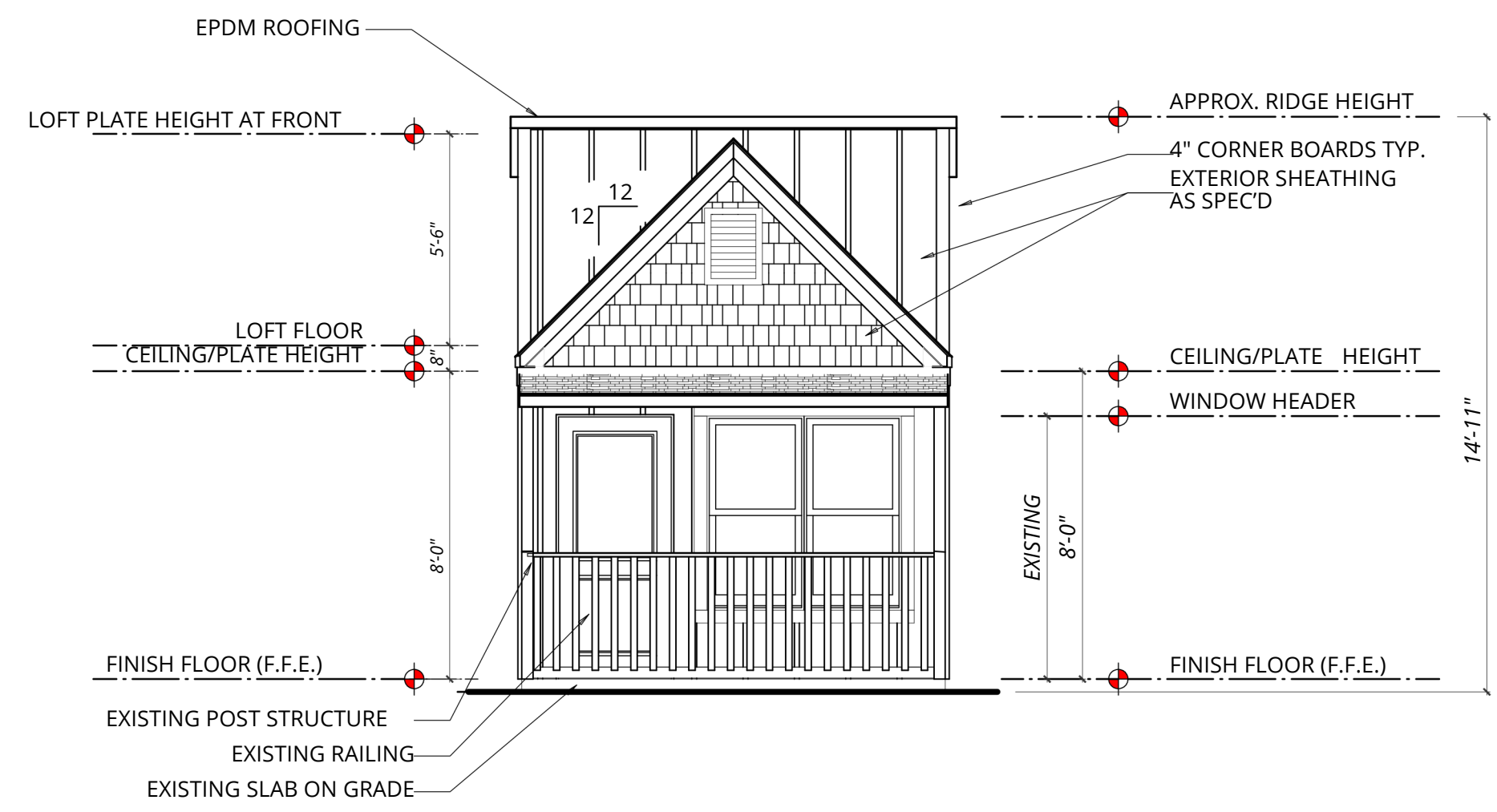
PROJECT: **SHERRY SHED**
STREET: **315 CAROLINA BEACH AVE. N**
CITY: **CAROLINA BEACH, NC**
ZIP: **28428**
SERIES: **()**
MODEL: **()**
LAYOUT: **FRONT ELEVATION ()**

JOB NUMBER:
NH-00-0315

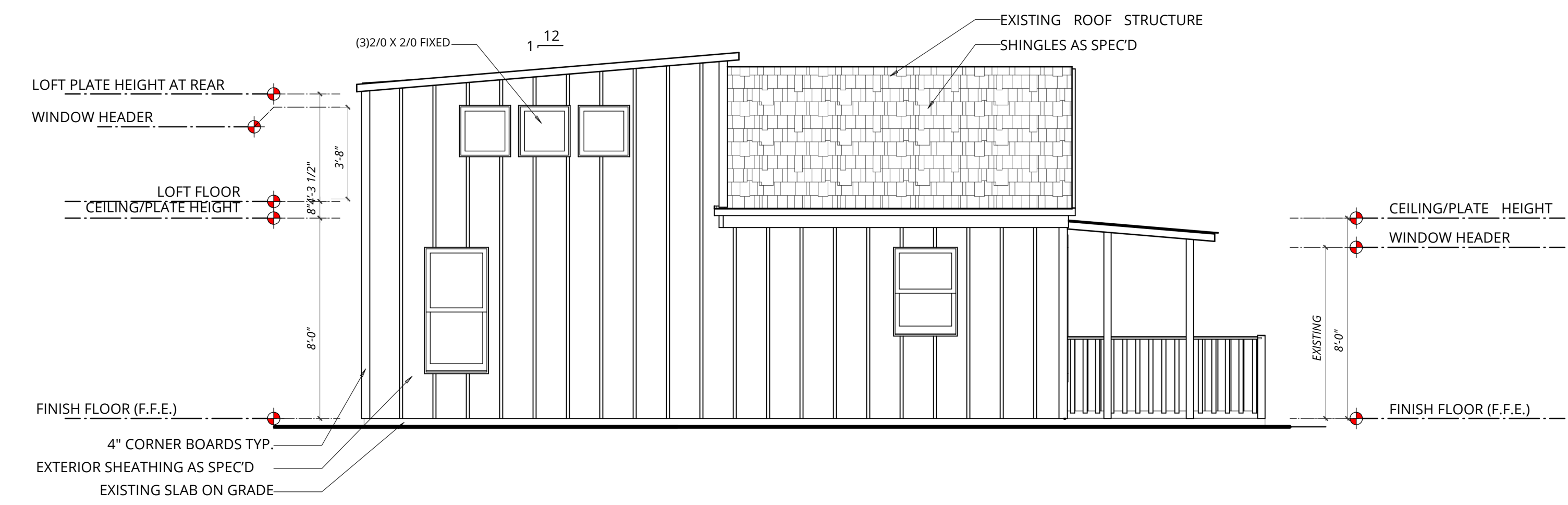
DATE: 05/16/2023
DRAWN BY: BYKC
APPROVED BY: BYKC

REVISIONS	
REV #	DATE
REV #1...	
REV #2...	
REV #3...	
REV #4...	

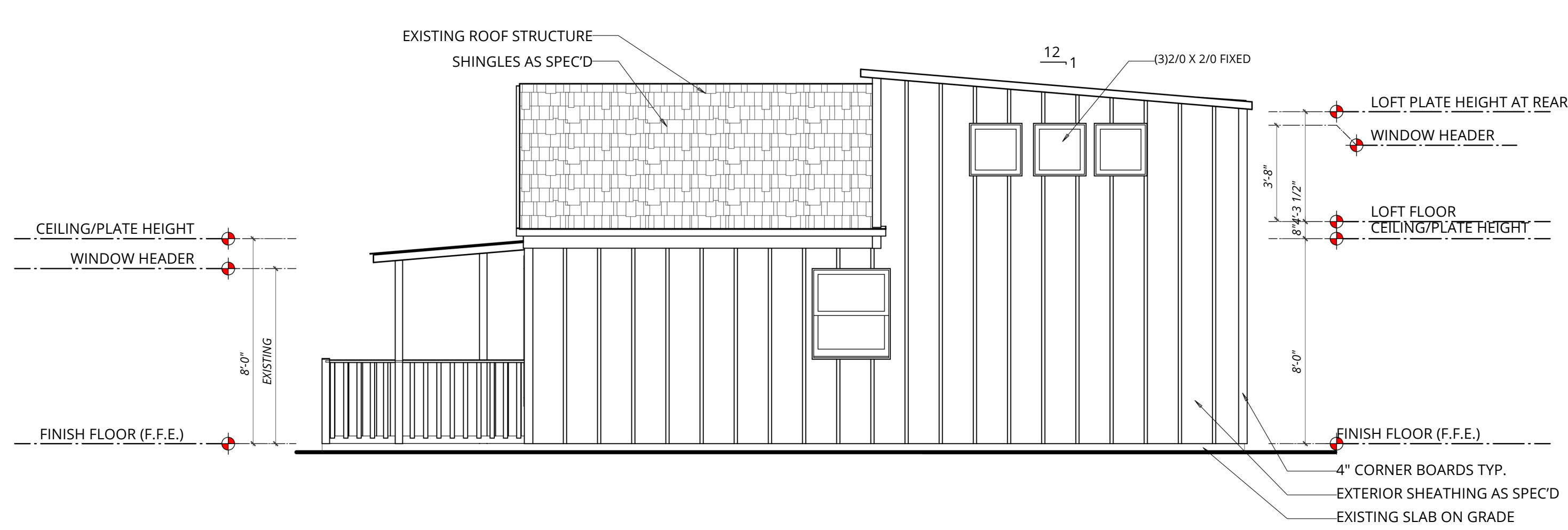
THIS DRAWING IS THE PROPERTY OF BLOOM PRINTS DESIGN + DRAFTING AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR PART WITHOUT PERMISSION



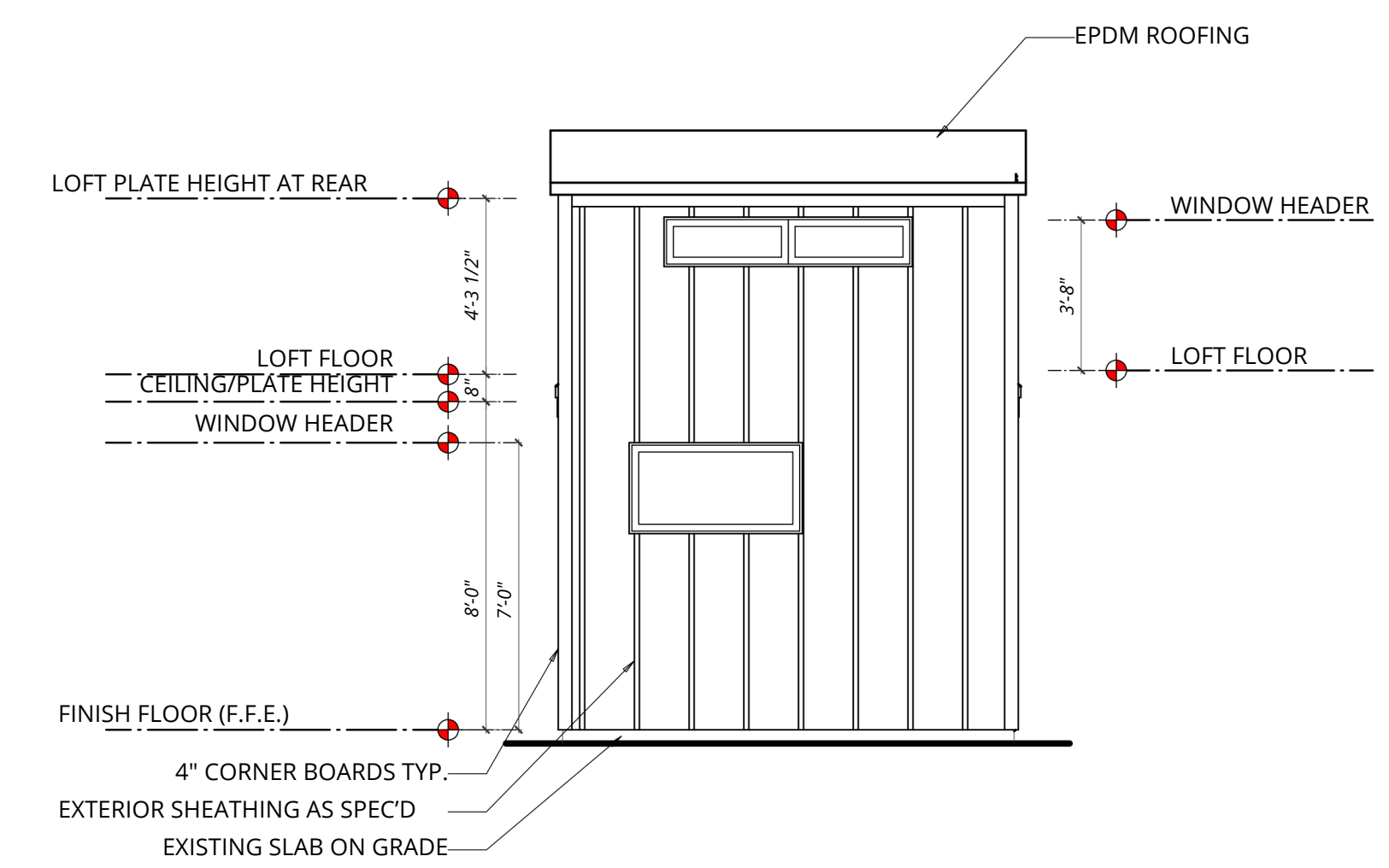
FRONT ELEVATION



LEFT ELEVATION

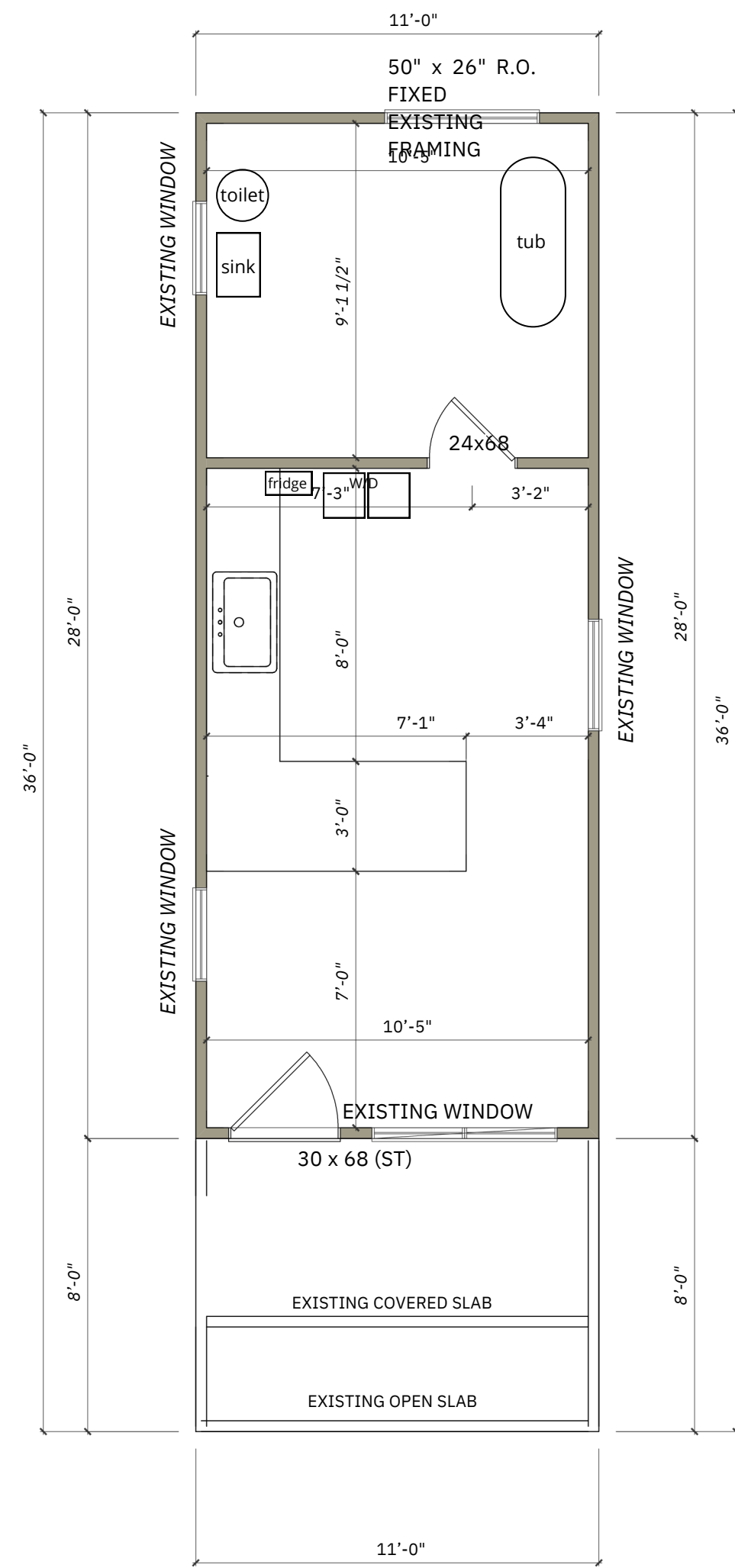


RIGHT ELEVATION

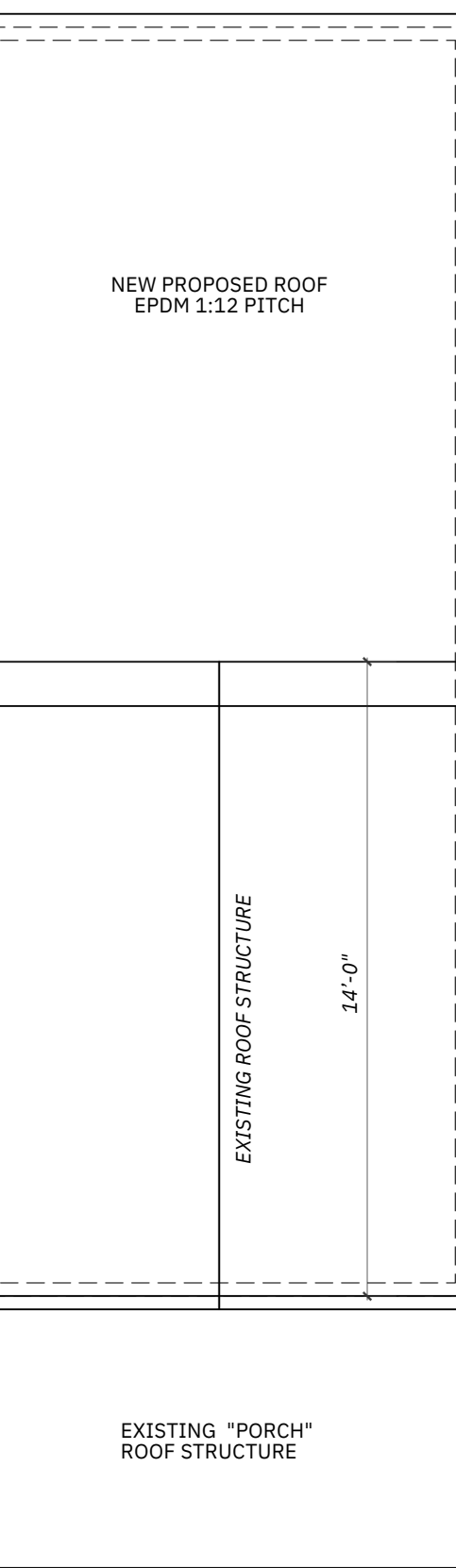
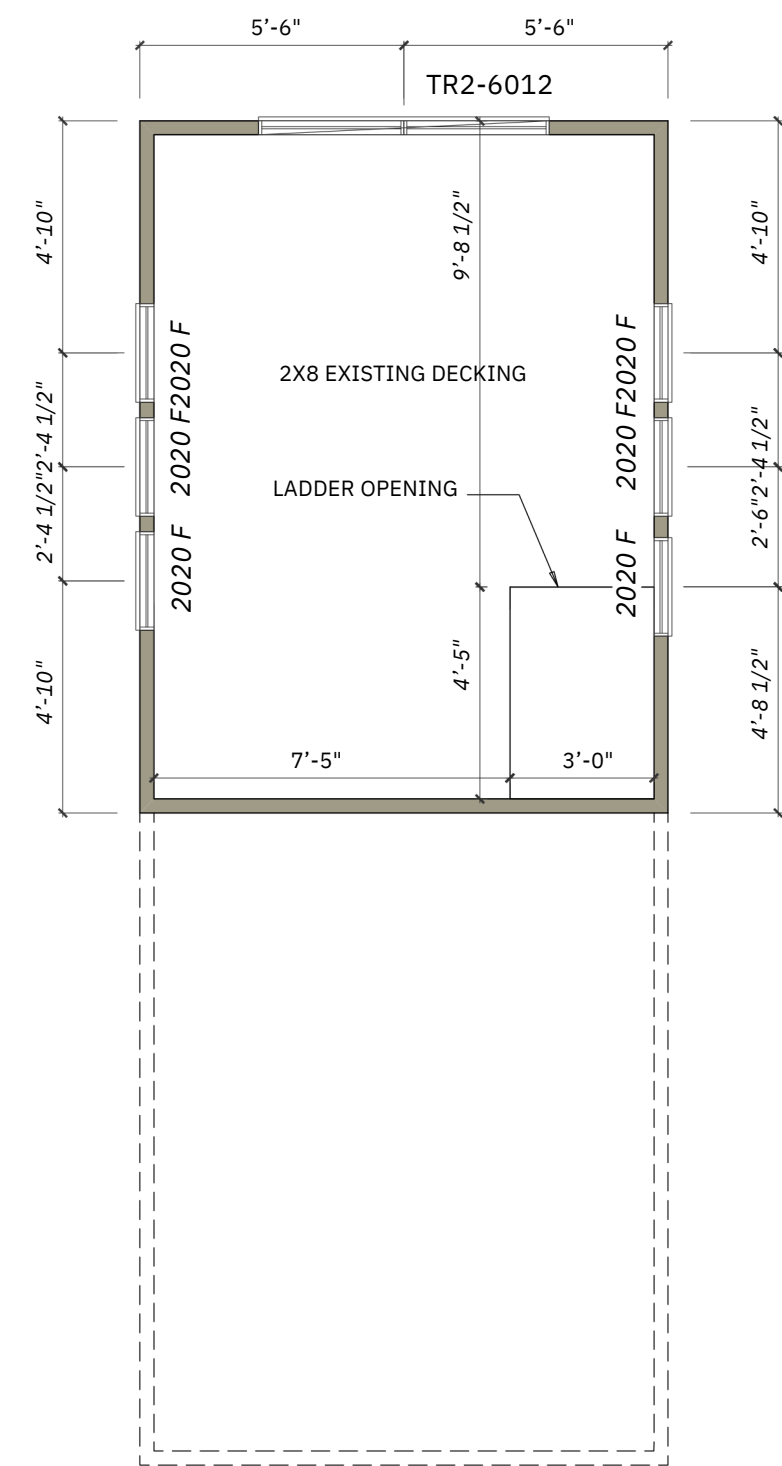


REAR ELEVATION

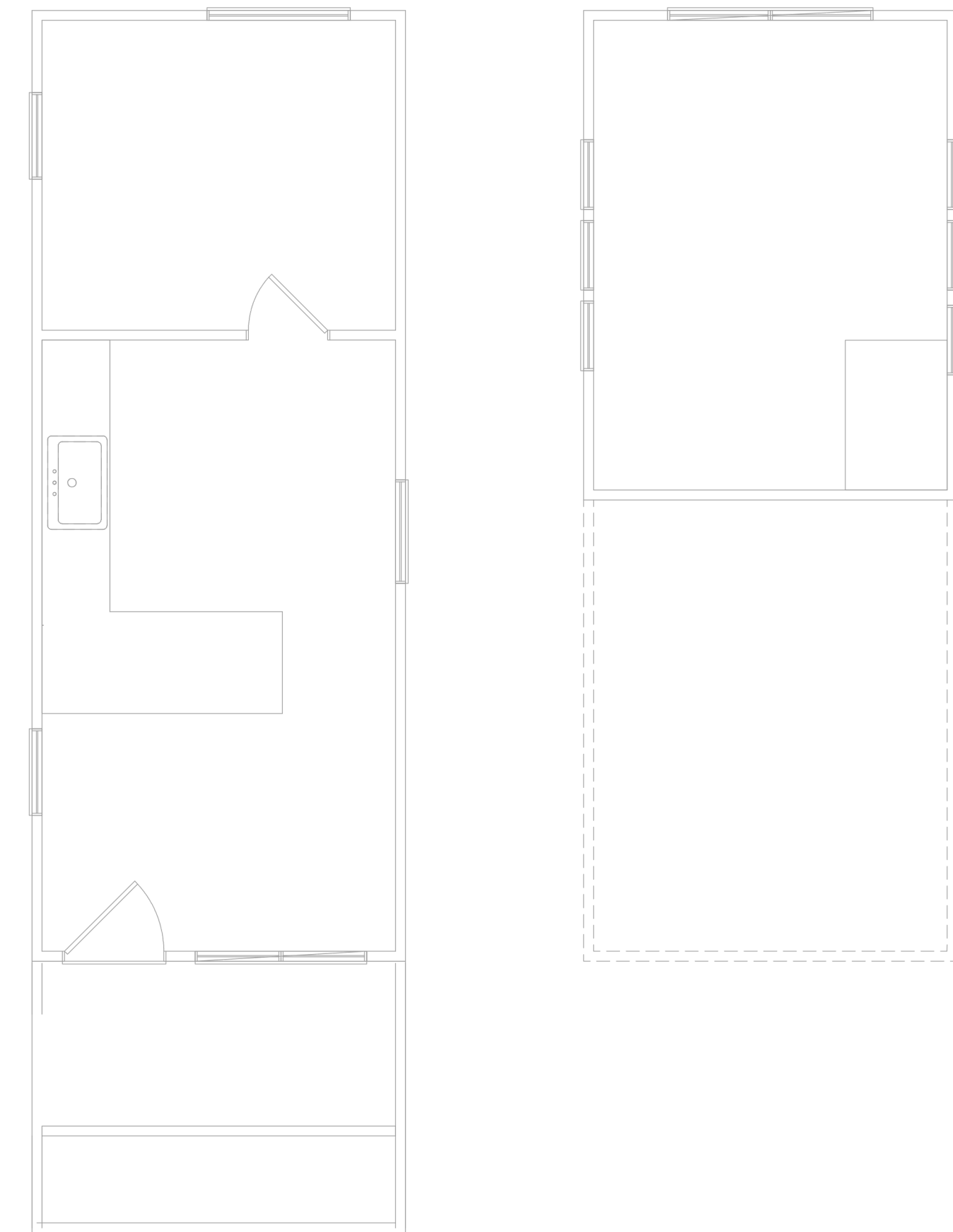
1 ELEVATIONS
1.01 SCALE: 1/4" = 1'-0"



FLOOR PLAN



ROOF PLAN



ELECTRICAL REFERENCE FOR CONTRACTOR USE

For Storage Use Only

FRAMING NOTES:

- 1). Box out 4 1/2" Not 5"
- 2). Do Not set in for plywood at slab.
- 3). Ask supervisor about HVAC/Storage areas.
- 4). Ask supervisor about 9 1/2" overhangs.
- 5). Double up bottom plate @ ext. walls (cut 1 1/2" off ext. studs).
- 6). Use materials list provided by supervisor.
- 7). Do all vinyl preparation for vinyl contractor (fir porches/corners, etc.). 8). Uplift on house and porch walls (ask supervisor about rear porch).
- 9). See Elevation Sheets for Plate/Ceiling heights
- 10). Set windows at 7'-0" above finish floor (A.F.F.) U.N.O.
- 11). Dimensions are from face of framing. Int. walls figured at 3 1/2"
- 12). NOTIFY CONTRACTOR OF ANY FRAMING DISCREPANCIES. 13). Roof trusses to be designed and engineered by supplier.
- 14). Do not scale drawings for framing purposes.
- 15). Verify options.

Item 3.

OWNER INITIAL DATE

I CERTIFY THESE DRAWINGS ARE CORRECT IN THEIR ENTIRETY. I UNDERSTAND ALL THE BASIC CONSTRUCTION DETAILS IN SO FAR AS THEY ARE RELATIVE TO THE FLOOR PLAN DESIGN, APPEARANCE AND FUNCTIONALITY OF THE HOME. THESE PLANS REPRESENT THE HOME CONTRACTED FOR. IN ADDITION, I UNDERSTAND THAT THESE ARE THE FINAL CONSTRUCTION DRAWINGS AND WILL SUPERSEDE "EXHIBIT A" RENDERING & FLOOR PLAN THAT WAS ATTACHED TO MY CONTRACT AND OR ANY MODEL HOME THAT MAY HAVE BEEN VIEWED. I UNDERSTAND THERE CAN BE NO STRUCTURAL CHANGES AFTER THIS DATE.

FINAL INTERNAL REVIEW INITIAL (DATE) (AFTER CUSTOMER SIGNATURE)

DESIGN & DRAFTING BY:
K. CHAVIS
(919)221-4281
LELAND, NC

THE DESIGNER DOES NOT TAKE RESPONSIBILITY FOR ANY STRUCTURAL COMPONENTS ASSOCIATED WITH THIS PROJECT

PROJECT: SHERRY SHED
STREET: 315 CAROLINA BEACH AVE. N
CITY: CAROLINA BEACH, NC
ZIP: 28428

SERIES: ()
MODEL: ()
LAYOUT: FIRST FLOOR PLAN ()

JOB NUMBER:
NH-00-0315

DATE: 05/16/2023
DRAWN BY: BYKC
APPROVED BY: BYKC

REV DATE	REV #
	REV #1...
	REV #2...
	REV #3...
	REV #4...

THIS DRAWING IS THE PROPERTY OF BLOOM PRINTS DESIGN + DRAFTING AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR PART WITHOUT PERMISSION

2.01
SHEET NO.

1 PLAN INFORMATION
2.01 SCALE: 1/4" = 1'-0"







AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Senior Planner

DEPARTMENT: Community
Development

MEETING: Board of Adjustment – November 18, 2024

SUBJECT: Scheduling Next Meeting for 3rd week in December

Action:

Discuss availability for next meeting.