

# CAROLINA BEACH

Board of Adjustment Meeting

Monday, December 16, 2024 – 6:00 PM

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



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## AGENDA

### CALL TO ORDER

### CONFLICT OF INTEREST

*Members of Board of Adjustment shall not vote on recommendations, permits, approvals, or other issues where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member or a member has a close familial, business, or other associational relationship. No member shall be excused from voting except upon those matters as noted, above, or upon those others involving the consideration of his own financial interest or official conduct. (160D-109)*

### APPROVAL OF MINUTES

1. November 18, 2024 – BOA Minutes

### PUBLIC HEARING

2. Variance to the required 20' front yard setback for 1621 S Lake Park Blvd.

Applicant: Philip Humphrey, pghARCHITECTURE, PC

### NON-AGENDA ITEMS

### ADJOURNMENT



## AGENDA ITEM COVERSHEET

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

**DEPARTMENT:** Community  
Development

**MEETING:** Board of Adjustment – December 16, 2024

**SUBJECT:** November 18, 2024 – BOA Minutes

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**Action:**

Approve the November 18, 2024 minutes

# CAROLINA BEACH

Board of Adjustment Meeting

Monday, November 18, 2024 - 6:00 PM

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



## MINUTES

### CALL TO ORDER

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

### PRESENT

- Chairman Ken Thompson
- Vice Chairman Wayne Rouse
- Board Member Wayne Hartsell
- Board Member Patrick Boykin
- Board Member Dan Adams

### ALSO PRESENT

- Community Development Director Jeremy Hardison
- Senior Planner Gloria Abbotts
- Planner Haley Moccia
- Board Attorney Matt Nichols

### APPROVAL OF MINUTES

**September 18, 2024 – BOA Minutes**

**ACTION:** Motion to approve the minutes as written  
 Motion made by Vice Chairman Rouse, seconded by Board Member Adams  
 Voting Yea: Chairman Thompson, Vice Chairman Rouse, Board Member Hartsell, Board Member Boykin, Board Member Adams  
*Motion passed unanimously*

### PUBLIC HEARING

**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: Pleasure Island Holdings, LLC**

Ms. Moccia said after the applicant confirmed the ability to attend tonight, they realized they had a scheduling issue and emailed a letter asking for a continuance. She said the Board may vote tonight or continue this item until the next meeting.

**ACTION:** Motion to approve the continuance  
 Motion made by Vice Chairman Rouse, seconded by Board Member Hartsell  
 Voting Yea: Chairman Thompson, Vice Chairman Rouse, Board Member Hartsell, Board Member

Boykin, Board Member Adams  
*Motion passed unanimously*

**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 North  
Applicant: Travis Sherry**

Applicant Travis Sherry has filed for an appeal of staff's determination that the structure in the northwest corner of the property at 315 Carolina Beach Avenue North is to be used as storage only. The applicant purchased the property in July 2021. The property consists of the main house, which has been divided into 2 units – 1st floor and 2nd floor – another unit in the southwestern corner, and the storage building in the northwestern corner.

The applicant applied for and received a building permit to renovate the main home on the property. As renovations continued, Town staff noticed that work was being done to the storage structure in the rear. Staff met with the owners to discuss options because the work was not listed on the description of work for the building permit.

In 2015, the previous owners of the property applied for a permit to convert the existing non-conforming northwestern cottage into a storage building. They removed the bathroom and installed 2 large double doors to utilize the building for storage.

The only way the building could be converted into living space would be through a change of use permit. The structure shall meet all current requirements for setbacks, flood elevations, and parking, and have a Type A landscape buffer. Parking must be provided for all 4 units on the property.

The applicant informed staff that they would like the storage area to be used as another living unit. However, because the previous owners converted the cottage to storage, any renovations to make this structure a livable unit must meet current code. The existing structure is non-conforming to setbacks and flood. The structure is located below the base flood elevation (BFE) + 2-foot freeboard. The property is in AE 13 feet, and the topography is approximately 9 feet. The addition of another livable unit on this property requires parking via an approved parking surface and maneuvering requirements. A Type A landscape buffer of 5 feet 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 feet 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, and repairs are permitted for storage only.

The Board 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 Unified Development Ordinance (UDO) Articles 3, 5, and 7.

Individuals planning to speak on the matter were sworn in.

Chairman Thompson asked if any Board Members have any ex parte communication, bias, or conflict of interest to disclose in this matter. Vice Chairman Rouse said the applicant called him asking general questions about the Board, and Vice Chairman Rouse told him he couldn't talk about this matter coming before the Board. Vice Chairman Rouse said the conversation was not substantive. Mr. Sherry, the applicant, said he did not have any objection to Vice Chairman Rouse voting on this matter.

Mr. Hardison presented the details. He reviewed the history of the property and the timeline of events.

Vice Chairman Rouse asked if the applicant may consider other plans to put an additional dwelling unit on this property in another location should the Board affirm staff's decision. Mr. Hardison said yes, as long as it meets zoning and flood requirements for a dwelling unit.

Board Member Boykin asked how much parking would be required if this was turned into a residential building. Mr. Hardison said 6-7 spaces. Board Member Boykin asked if staff has looked at the property to see if the lot can accommodate this. Mr. Hardison said no and added that if the structure is treated as an existing residential unit, current parking would be grandfathered in and there would be no trigger to add more. However, he said if the determination is upheld that the structure is storage and they apply for it to become a residential unit, then that would trigger additional parking requirements.

**ACTION:** Motion to open the public hearing

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

Voting Yea: Chairman Thompson, Vice Chairman Rouse, Board Member Hartsell, Board Member Boykin, Board Member Adams

*Motion passed unanimously*

Mr. Sherry of 1708 Carolina Beach Avenue North gave background about his family and their interest in the property. He said they put in an offer to buy the Smith Cottages in August 2021 and were selected from 5 other offers because they are not developers and planned to modernize the historic structures while retaining their charm and offering them as an upscale place for island visitors to stay. He said they applied for the permit to renovate the structure in question and it was granted, so they began renovation work, only to be informed by the Town 1 month later that they must stop because the permit would be canceled. Mr. Sherry said he was told Town staff thought the permit was for the front structure, which is a 2-story 25-foot house. He said they had already spent \$7,000 on the renovations.

Mr. Sherry said when he was told he needed a new permit because the structure was considered storage and not residential, he learned someone had applied in 2015 as a contractor on behalf of the previous owners for the change of use. He said the previous owners told him they never applied to change the use and had never hired or even talked to the person who applied on their behalf. Mr. Sherry said the previous owners certified that the previous applicant never did any work for them and

they had never seen the permit application or received any correspondence from the Town about it. In addition, he said there is no copy on file of a finalized permit issued based on this 2015 application, and he presented a November 2020 survey that shows the property as a dwelling. Mr. Sherry also said County tax records list this structure as a dwelling, and it has always and continuously been taxed as a dwelling. He showed examples of work done on the other buildings and said as a dwelling, this structure would bring \$100,000 of annual revenue to the island for restaurants and other businesses. He asked the Board to deem this structure a dwelling based on the facts he presented.

Board Member Adams asked if the previous owners showed any proof of payment to indicate who actually did the work on the structure in question. Mr. Sherry said another contractor – not the one who submitted the 2015 application – did all the work for them, adding that any work done was not based on that application.

Board Member Boykin asked if the former property owners were aware there had been modifications to the structure. Mr. Sherry said yes, but they were not aware there was a change of use from residential to storage.

Chairman Thompson asked how long the previous property owners owned the property. Mr. Sherry said the same family owned the property since the 1950s and operated the structures as rentals.

Vice Chairman Rouse asked how they would be renting out the structure in question after the bathroom was removed. Mr. Sherry said the previous owners were renting out this structure until they decided to put a golf cart in it and have it for their own use. He said although a toilet is not in the structure, the plumbing is still there. Vice Chairman Rouse asked if it is the same structure it was before they began storing the golf cart in it. Mr. Sherry said they switched doors, but it's the same structure.

Chairman Thompson asked if anyone from the public wanted to speak. No one came forward.

Mr. Sherry added that if staff's decision is upheld and the structure is affirmed as storage, they likely will not be able to meet the parking requirements to change the use to residential. He said they have not presented a plan for this because in their mind, the use of the structure was not changed and it is currently residential.

Chairman Thompson asked about the process for changing a use. Mr. Hardison said once an application is submitted, paid for, and approved by staff, then a property would be authorized for the work required to change the use. He said once the work is done, then the change of use has actually occurred, but if the work is never done and the permit is revoked or discontinued, then it would not be considered a change of use.

Chairman Thompson asked if there is a validation process for people authorized to file a change of use permit. Mr. Hardison said the person who filed the 2015 application was a contractor, and he would not think a contractor would rip out a bathroom and store a golf cart in the structure without permission of the property owners. He said he hesitates to believe the previous property owners had

no knowledge of what was occurring on their property. However, Mr. Hardison said a homeowner is not required to sign an application requesting a change of use.

In addition, Mr. Hardison read a real estate advertisement from 2021 that states, “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,” so he contended there was some acknowledgment that the structure was storage.

Mr. Sherry said although the advertisement stated the building was being used for storage, it did not say there was a change of use, and he contended that no one would claim it could “easily be turned into a 4th cottage” knowing the stringent requirements for changing a use from storage to residential. He said the previous owners did not live here and simply wanted a place to store their golf cart when they were not present.

Chairman Thompson asked for a summary of what would have to be done to get the structure considered residential if the current storage interpretation stands. Mr. Hardison said the applicant would have to raise it, move it away from the property lines, and meet the parking requirements. Chairman Thompson asked if any neighbors were opposed to what the applicant is seeking and said he assumed they were not because no one requested to speak earlier. A man from the audience spoke up and was sworn in.

Albert Taylor of 317 Canal Drive, an owner of Joy Lee Apartments, which is next door to the structure in question, said he was not planning to speak but wanted to clear up some missing key components. Mr. Taylor said when the work was being done in 2015, the previous property owners told his family they were turning the structure into a personal garage. He said the man who did the work was not a contractor and speculated that the name on the 2015 application was an alias used by this person because he didn’t want to use his real name. Mr. Taylor said he wants to see the structure put back to something because for the past 3 years it has been a deteriorating open shell and an eyesore allowing elements to enter. He said he is also concerned that if the current owners have to meet setback requirements, the earth being moved could damage his property. Mr. Taylor said he has no objections to the structure being a residential unit and wants to see it get fixed one way or the other, but he contends it was the previous owners’ intention to convert it to storage.

**ACTION:** Motion to close the public hearing

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

Voting Yea: Chairman Thompson, Vice Chairman Rouse, Board Member Hartsell, Board Member Boykin, Board Member Adams

*Motion passed unanimously*

Mr. Nichols reminded the Board that because this is an appeal, they simply need to vote on whether staff’s determination should be upheld, reversed, or modified. He said unlike a variance hearing, only a simple majority is required, not a 4/5 vote. Mr. Nichols encouraged the Board to state the basis for their decision for the record.

Chairman Thompson mentioned that perhaps the County has been charging residential tax rates for the structure because the process for a change of use does not call for paperwork being shared with the County. Mr. Hardison said he doesn't know what the County's process is for updating records, but they do get copies of the permits.

Chairman Thompson brought up the possibility that the person who applied for the 2015 was not authorized to do so, but he said it seems to him that the criteria to convert this property to storage was met and as a result there are a new set of regulations for changing it back to residential. He said he doesn't see any place where it looks like the Town made a mistake in this scenario.

Board Member Adams said he is concerned that the Town granted the recent permit based on the application that describes the structure as 15 feet tall. Chairman Thompson said he doesn't see that as confirmation that the structure in question is a residential unit, just that it was an error to assume it was for the main house. He asked for some details about how much the applicant has spent on renovating the structure.

**ACTION:** Motion to open the public hearing

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

Voting Yea: Chairman Thompson, Vice Chairman Rouse, Board Member Hartsell, Board Member Boykin, Board Member Adams

*Motion passed unanimously*

Mr. Sherry said they have spent over \$7,000, and had they not been granted the permit by the Town they would never have done any work, including ripping off the roof and leaving it vacant and exposed as they have tried to find ways to move forward. He said he does not believe the structure is storage, and the previous owner sent a signed letter saying he doesn't know the person who submitted the 2015 application.

Mr. Hardison said staff acknowledges there was not a unit number on the recent permit application, but staff was under the impression from the contractor that the work being applied for was in the main house because the contractor met with Town staff within the main house and work was being done in there.

Mr. Sherry said he thinks it was clear based on the application saying it was for a 1-story 15-foot structure, and that's the permit that was given. He said to his knowledge, there was never any meeting in the main house between the contractor and Town staff.

Vice Chairman Rouse said he has a lot of empathy for the applicant and would like to see a way to make the situation work, but the neighbor's testimony that the structure was changed to storage with intention swings him to think Town staff was not wrong in their determination. He said the work was done, the structure was used for golf cart storage, and the advertisement said the space was being used as storage, so it seems like it's storage and he doesn't see how it can be determined that staff was wrong. Vice Chairman Rouse said it is not uncommon on the island for people to do work under someone else's contractor license if they don't have one.



Board Member Hartsell asked Mr. Taylor if he remembers the structure in question being rented. Mr. Taylor said yes, up until 2015.

A woman from the audience spoke up and was sworn in.

Heather Sherry of 1708 Carolina Beach Avenue North, wife of the applicant and an owner of the property at 315 Carolina Beach Avenue North, said she does think it was the intent of the previous owners to turn the structure into storage, but she doesn't believe they had any idea that by doing that it would create a ripple effect of not being able to convert it back, and she and her husband were not aware of this when they purchased it, again referencing the advertisement that said it could "easily be turned into a 4th cottage," just as it was easily used for storage. Mrs. Sherry said there is a lot of ambiguity with this situation, and if they are not able to make this a residence as it currently is, they will likely have to demolish this structure and lose out on a place to offer for rent to visitors. She said she thinks some mistakes were made, and she has a hard time grasping that they are going to be penalized for those mistakes when they are trying to put something back better than it was to improve the Town and the property.

Mr. Sherry asked what testimony the Board would need to hear to believe that the 2015 permit was not a valid permit based on the previous owners. Mr. Nichols said the applicant has the burden of setting forth evidence and having people present to testify on his behalf, and it's not the Board's position to provide an answer to this type of question. Mr. Sherry said he did this with the signed letter from the previous owners, but Mr. Nichols said that is not the same as having someone here to answer questions of the Board under oath.

**ACTION:** Motion to close the public hearing

Motion made by Vice Chairman Rouse, seconded by Board Member Boykin

Voting Yea: Chairman Thompson, Vice Chairman Rouse, Board Member Hartsell, Board Member Boykin, Board Member Adams

*Motion passed unanimously*

**ACTION:** Motion to affirm staff's determination

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

Voting Yea: Chairman Thompson, Vice Chairman Rouse, Board Member Boykin, Board Member Adams

Voting Nay: Board Member Hartsell

*Motion passed 4-1*

**DISCUSSION ITEMS**

**Scheduling Next Meeting for 3rd Week in December**

Mr. Hardison said there are a couple of items that will need to go before the Board soon, and the next date for a meeting would be December 16.

Vice Chairman Rouse said he is in favor of December 16 because it's about as far away as they can get from the approaching holidays, and that's the latest it should be scheduled.

Board Member Hartsell said he would like to skip a December meeting and move it to January, but Vice Chairman Rouse said he thinks the two pending matters have the right to be heard in a timely manner. Chairman Thompson agreed that he would rather not have applicants wait until January 20. There was consensus among the Board for the next meeting to be on December 16.

### **NON-AGENDA ITEMS**

Mr. Hardison brought up the possibility of scheduling training for the Board before the January meeting. There was consensus among the Board for the training to be on January 10 at 1:00 PM, although Board Member Boykin said he would not be available that day.

### **ADJOURNMENT**

**ACTION:** Motion to adjourn

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

Voting Yea: Chairman Thompson, Vice Chairman Rouse, Board Member Hartsell, Board Member Boykin, Board Member Adams

*Motion passed unanimously*

The meeting adjourned at 7:20 PM.



## AGENDA ITEM COVERSHEET

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

**DEPARTMENT:** Planning &  
Development

**MEETING:** Board of Adjustment – 12/16/2024

**SUBJECT:** Variance to the required 20' front yard setback for 1621 S Lake Park Blvd.  
Applicant: Philip Humphrey, pghARCHITECTURE, PC

### **BACKGROUND:**

The applicant is requesting a variance of up to 7' from Article 3 of the UDO that requires a 10' front yard setback. The property is located at 1621 Lake Park Blvd S and is in the MF zoning district. The property consists of a 0.68-acre lot, Lots 1-3, 20-22 BLK 2 Wilmington Beach. The existing use is a Motel. There is an existing permit for renovation work at the property.

There is an existing walkway structure that is 3'-11¾" from the front property line. The existing walkway is raised and has steps leading up to the front door. The applicant would like to provide an accessible route for entry to the common spaces of the building. The applicant would like to construct an ADA compliant ramp in the current footprint of the walkway. To meet ADA requirements, the ramp would have to be expanded by 10.5". The ramp railing is proposed to be greater than 30" from the adjacent grade. Structures below 30" are permitted within the setback. However, a variance must be granted to accommodate the railing.

To resolve the situation the applicant requests up to a 7' variance to the required 10' front yard setback. The structure meets the minimum required side (7.5'), corner side (12.5') and rear (10') yard setbacks.

### **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 the UDO:

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

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

**ATTACHMENTS:**

1. Application
2. Plans
3. Photo of existing



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: Philip Humphrey/pghARCHITECTURE, pc

Applicant Mailing Address:

4006 Park Avenue Wilmington North Carolina 28403
Street Address City State Zip

Applicant Phone Number: mobile/work/home (circle one): 910-297-9570 mobile/work/home (circle one): Mobile

Applicant Email Address: pgharchitecture@gmail.com

Property Owner Name: Rob McCord, 1621 Lake Park Boulevard LLC

Property Owner Mailing Address:

676 Swedeford Rd East/Suite 350B Wayne PA 19087
Street Address City State Zip

Property address of variance being requested:

1621 Lake Park Boulevard S

Property Size: 30,000 sq. ft. Zoning Designation: MF

Please give a brief description of requested action:

In order to provide an accessible route to common area doors on building's west side, the owner is requesting a variance

to increase the existing front yard setback encroachment by 10"-11".

Owner Signature: *Rob McCord*

Date: 11/04/2024

Owner Printed Name: Rob McCord

### 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 hardship is created by limiting the opportunity for patrons with disabilities to access common areas provided by the establishment.

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 structure was built in 1968, prior to the zoning ordinance. Enactment of the ToCB Zoning Ordinance created a non-conforming encroachment on the front yard setback.

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.

The ADA requires that alterations to primary function areas of an existing building also provide an accessible path of travel to the area.

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 requested variance will not reduce public safety and will provide equal access to the establishment's amenities to all patrons.

**Issue: Local Laws, Ordinances, and Regulations****Common Problem:**

City governments may fail to consider reasonable modifications in local laws, ordinances, and regulations that would avoid discrimination against individuals with disabilities.

**Result:**

Laws, ordinances, and regulations that appear to be neutral often adversely impact individuals with disabilities. For example, where a municipal zoning ordinance requires a set-back of 12 feet from the curb in the central business district, installing a ramp to ensure access for people who use wheelchairs may be impermissible without a variance from the city. People with disabilities are therefore unable to gain access to businesses in the city.

**City Zoning**

City zoning policies were changed to permit this business to install a ramp at its entrance.

**Requirement:**

City governments are required to make reasonable modifications to policies, practices, or procedures to prevent discrimination on the basis of disability. Reasonable modifications can include modifications to local laws, ordinances, and regulations that adversely impact people with disabilities. For example, it may be a reasonable modification to grant a variance for zoning requirements and setbacks. In addition, city governments may consider granting exceptions to the enforcement of certain laws as a form of reasonable modification. For example, a municipal ordinance banning animals from city health clinics may need to be modified to allow a blind individual who uses a service animal to bring the animal to a mental health counseling session. 28 C.F.R. §§ 35.130(b)(7) and 35.136.

<https://www.ada.gov/resources/ada-city-governments/>



Existing Elevation	
Revision 1	Form Drawing: April 26, 2024
Revision 2	Revisions
Revision 3	
Revision 4	
Revision 5	
Revision 6	
Revision 7	
Revision 8	
Revision 9	
Revision 10	

### Oceaner Motel

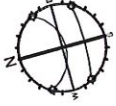
Abertown - Level 3  
1621 Lake Park Blvd S  
Wilmington, NC 28403428



**pgH ARCHITECTURE**

910-297-9570  
4005 PARK AVENUE  
WILMINGTON, NORTH CAROLINA  
pg.h@architect.com



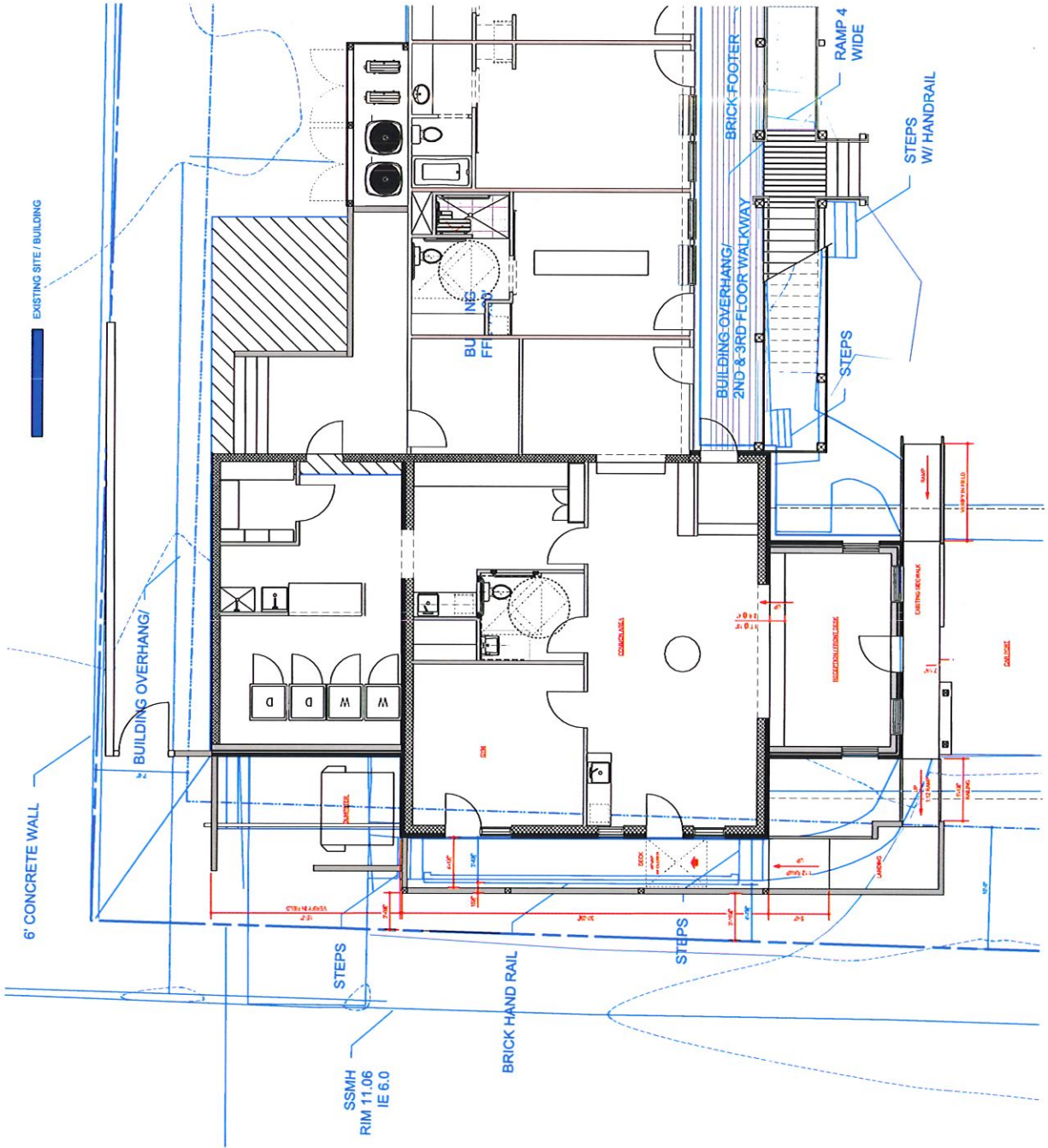


Project Name	Front Seaback
Project No.	
Revision	
Date	April 25, 2024
Drawn By	
Checked By	
Approved By	

Oceaneer Motel  
 Abstraction - Level 3  
 1621 Lake Park Blvd S  
 Wilmington, NC 28403428

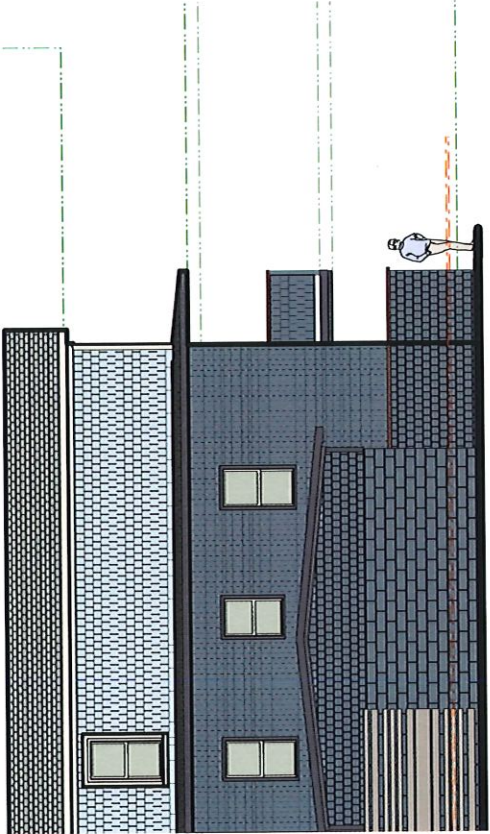


pg|ARCHITECTURE  
 910-297-9570  
 4006 PARK AVENUE  
 WILMINGTON, NORTH CAROLINA  
 pg|architect@igmail.com

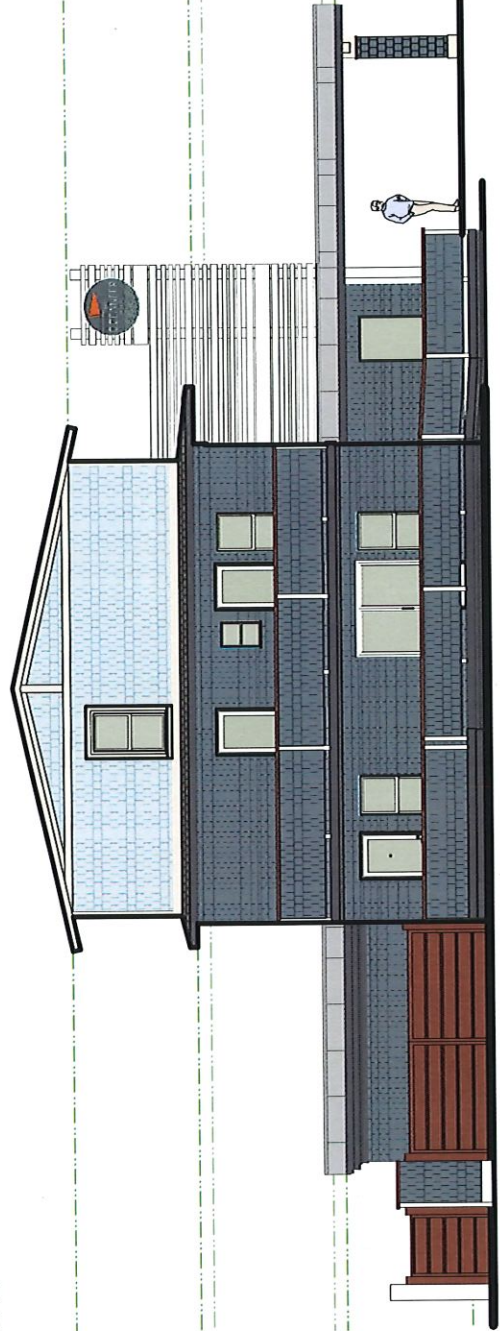


8 Site Plan  
 BD2  
 scale 1/4" = 1'-0"



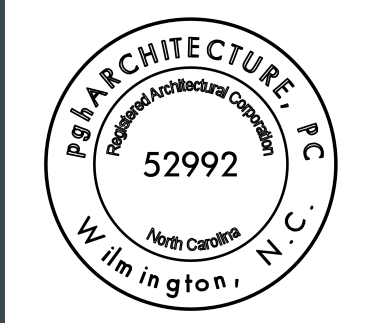


1 North Elevation 0 4 FT  
 scale 1/8" = 1'-0"  
 BD3

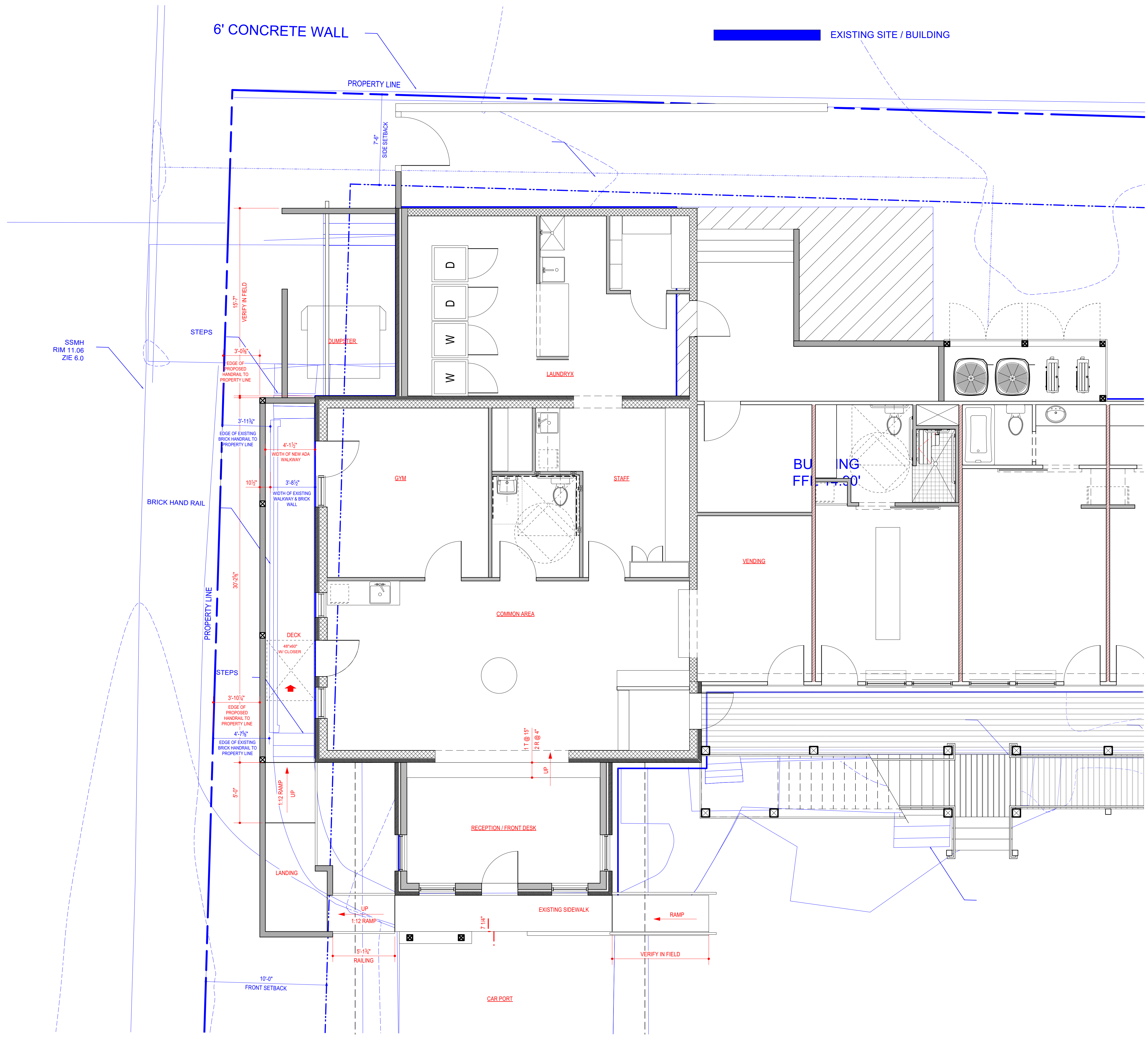


2 West Elevation 0 4 FT  
 scale 1/8" = 1'-0"  
 BD3

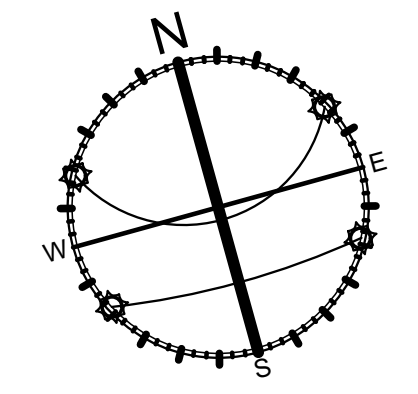


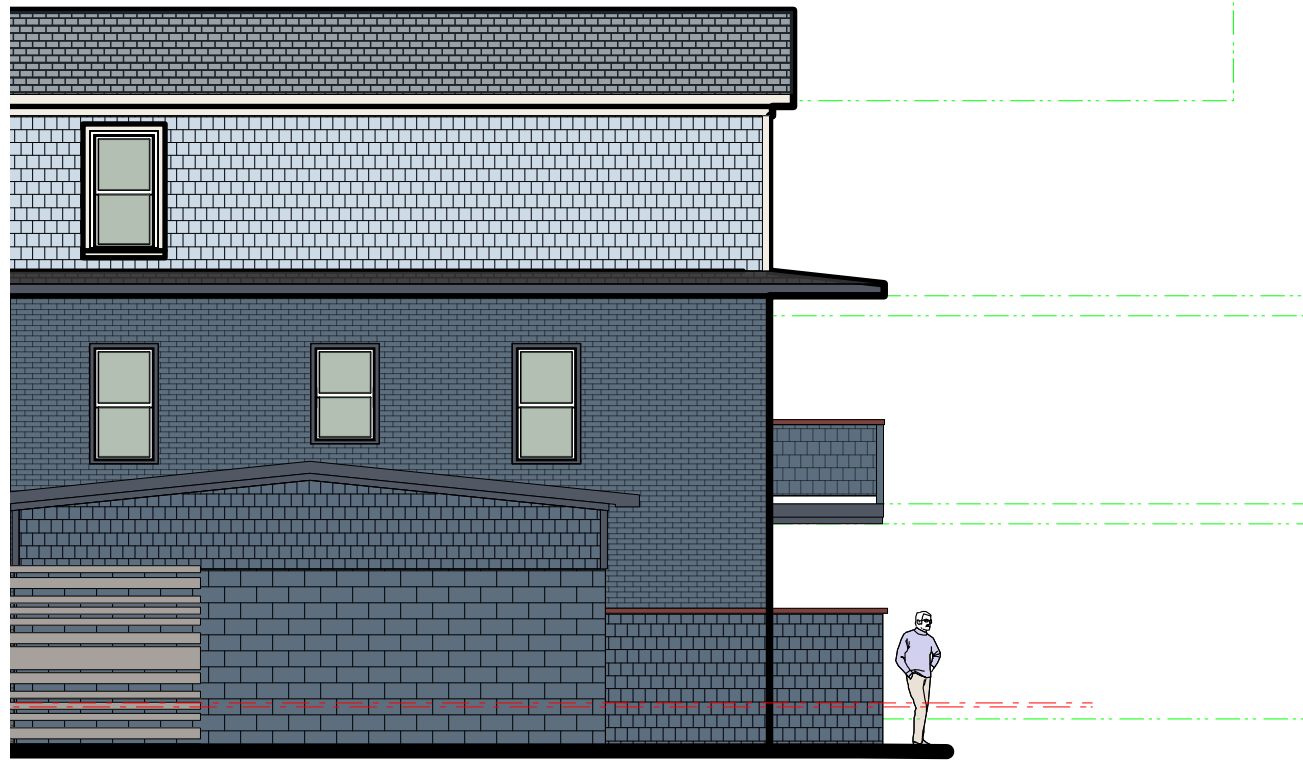


Revision	Revisions
Revision 1	Permit Drawings - April 26, 2024
Revision 2	
Revision 3	

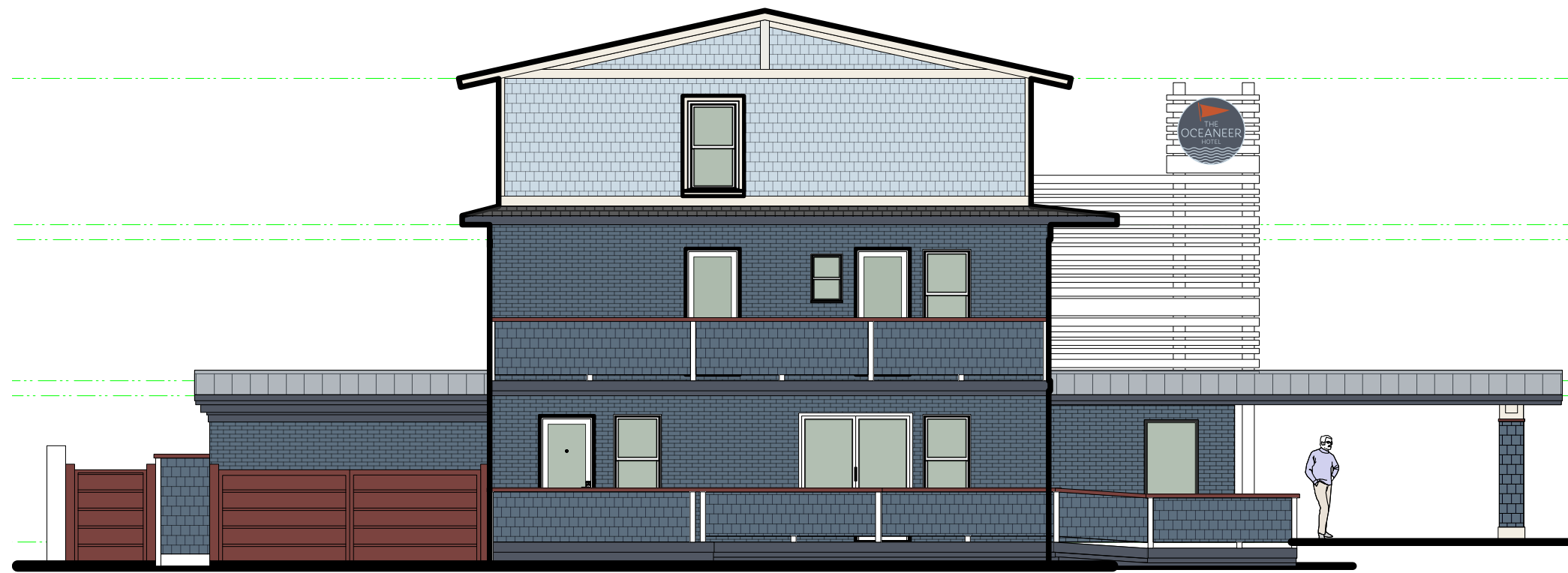


**8 Site Plan**  
BD1 scale 1/4" = 1'-0"





1 North Elevation  
BD3 scale 1/8" = 1'-0" 0 4 FT



2 West Elevation  
BD3 scale 1/8" = 1'-0" 0 4 FT

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Oceaneer Motel  
Alteration - Level 3  
1621 Lake Park Blvd S  
Wilmington, NC 28403-428

New Elevation

Permit Drawings	: April 26, 2024
Revisions	
Revision 1	
Revision 2	
Revision 3	
DATE	BY
pg ARCHITECTURE, P.C. 2024	





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Existing Elevation

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