

CAROLINA BEACH

Board of Adjustment Meeting

Tuesday, February 17, 2026 – 6:00 PM

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



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. November 3, 2025– BOA Minutes

PUBLIC HEARING

2. Consider a variance to Article 3. Sec. 3.13 - Dimensional Requirements for exceeding 40% lot coverage for a new construction home located at 1516 Pinfish Ln.

Applicant: Floyd Construction Company Inc.

NON-AGENDA ITEMS

3. Appoint a Co-chair of the Board of Adjustment

ADJOURNMENT



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Senior Planner

DEPARTMENT: Community
Development

MEETING: Board of Adjustment – February 17, 2026

SUBJECT: November 3, 2025– BOA Minutes

Action:

Approve the minutes

CAROLINA BEACH

Board of Adjustment Meeting

Monday, November 3, 2025 - 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 Patrick Boykin
Board Member Dan Adams
Board Member Dana White

ABSENT

Board Member Wayne Hartsell

ALSO PRESENT

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

APPROVAL OF MINUTES

September 15, 2025 – BOA Minutes

ACTION: Motion to approve the minutes as written

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

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

Motion passed unanimously

PUBLIC HEARING

Consider a Variance to Article 3. Sec. 3.6 Accessory Use Standards for the Front Yard Setback for Accessory Structures Located at 606 Cape Fear Boulevard

Applicant: Amanda Michael

Applicant Amanda Michael is requesting a variance from Section 3.6 of the Unified Development Ordinance (UDO) Accessory Use Standards. The property is located at 606 Cape Fear Boulevard and is in the R-3 zoning district. The property is 10,450 square feet. The applicant is requesting a variance to the front setback for accessory structures.

Accessory structures are required to meet the front setback of the zoning district, which is 25 feet from the front property line. The applicant is seeking a variance of up to a 4.8-foot encroachment into the front setback, which would allow the proposed accessory structure to have a setback of 20.2 feet from the front property line.

The applicant would like to build an accessory structure forwardly adjacent to the existing pool. The building is proposed to be 19 feet by 25 feet. For this size to fit, the applicant is asking for a variance of 4.8 feet to the front 25-foot front setback.

Individuals planning to speak on the matter were sworn in.

Ms. Anderson presented the details. She reviewed the four required criteria the Board must consider in the decision-making process:

1. Unnecessary hardship would result from the strict application of the ordinance.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
3. The hardship did not result from actions taken by the applicant or property owner.
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.

Ms. Anderson reviewed the history of the property, noting that the home was built in 2016, portions of two lots were combined in 2017, and the existing pool was added in 2018. She clarified that the R-3 zoning district mandates a 25-foot front setback and prohibits accessory structures from locating within that setback. Ms. Anderson added that the application also contained a request for a variance to allow four plumbing fixtures instead of three, but that isn't part of this variance request because it's not a dimensional requirement.

ACTION: Motion to open the public hearing

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

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

Motion passed unanimously

Ms. Michael explained that previous surveys had not accurately shown her home's front deck, which led to errors in initial drawings. She described the partial lot she purchased in 2017 and how existing setback requirements had forced her pool to be placed unusually far forward, limiting the usable space for additional structures. Ms. Michael stated that the proposed pool house would include storage, office space, and an entertainment area, and she emphasized the difficulty of carrying pool equipment long distances across the property. She also noted that the house is more than 50 feet from the road and the property is enclosed by a 6-foot privacy fence, which she felt would minimize the visual impact of the proposed structure.

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 Boykin, Board Member Adams, Board Member White

Motion passed unanimously

Chairman Thompson asked if there are considerations other than aesthetics or compliance, such as utilities. Ms. Anderson said there are no utility considerations but added that while other residential zoning districts have front setbacks of 20 feet, R-3 has a larger setback because of its larger lots and lower density.

Vice Chairman Rouse said the Board must be cognizant of the fact that granting one variance for accessory use standards could result in more requests coming forward.

Chairman Thompson said the Board faces the challenge of applying rules uniformly. He said they must be careful about making decisions that could establish a precedent.

Board Members went through each required finding for the variance request.

Regarding finding 1, the following disagreed: Chairman Thompson, Vice Chairman Rouse, Board Member White, Board Member Boykin, and Board Member Adams. Therefore, finding 1 failed 0-5.

Regarding finding 2, the following disagreed: Chairman Thompson, Vice Chairman Rouse, Board Member White, Board Member Boykin, and Board Member Adams. Therefore, finding 2 failed 0-5.

Regarding finding 3, the following agreed: Chairman Thompson, Vice Chairman Rouse, Board Member White, Board Member Boykin, and Board Member Adams. Therefore, finding 3 passed 5-0.

Regarding finding 4, the following disagreed: Chairman Thompson, Vice Chairman Rouse, Board Member White, Board Member Boykin, and Board Member Adams. Therefore, finding 4 failed 0-5.

ACTION: Motion to deny a variance to Section 3.6 Accessory Use Standards to allow an accessory structure to encroach up to 4.8 feet into the front setback located at 606 Cape Fear Boulevard because it did not meet the four findings of fact

Motion made by Chairman Thompson, seconded by Vice Chairman Rouse

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

Motion passed unanimously

NON-AGENDA ITEMS

None

ADJOURNMENT

ACTION: Motion to adjourn

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

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

Board Member White
Motion passed unanimously

The meeting adjourned at 6:25 PM.



AGENDA ITEM COVERSHEET

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

MEETING: Board of Adjustment – 2/17/2026

SUBJECT: Consider a variance to Article 3. Sec. 3.13 - Dimensional Requirements for exceeding 40% lot coverage for a new construction home located at 1516 Pinfish Ln.

Applicant: Floyd Construction Company Inc.

BACKGROUND:

The applicant is requesting a variance from Section Sec. 3.13 - Dimensional Requirements (See Attachment 1). The property is located at 1516 Pinfish Ln. and is in the MH zoning district. The property is 5000 sq ft. The applicant built a new construction duplex on the subject property and is requesting a variance to the 40% lot coverage allowance because the building exceeds 40% the size of the lot (2000 sf). Lot coverage consists of the footprint of the home, covered decks, elevated decks, staircases, and cantilevered architecture. Lot coverage does not include the roof overhang. In this case the house is 2000 sf and there is an additional covered rear porch that is 57 sf, making the total lot coverage 2057 sf.

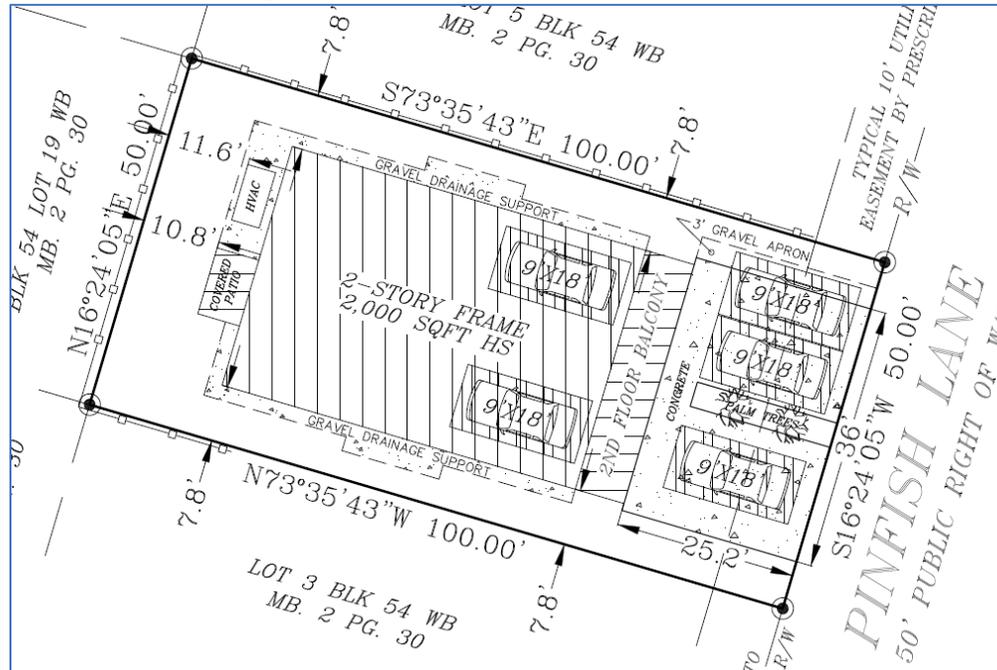
The home was approved at 2,000 sf in size when the permits were issued (Attachment 2). The approved square footage included the footprint of the home and the front covered porch. The approved plans did not include a covered rear porch, which was added later without updating the building permit or notifying the town. The town never received a foundation survey part way through the build and was not aware of the rear covered porch until the final as-built survey was submitted at the end of construction.

CURRENT UDO REGULATIONS:

Table 3.3 Dimensional Standards for Lots and Principal Structures, Residential Districts									
Zoning District	Min. Lot Size (square feet)	Min. Lot Width (feet)	Min. Front Setback (feet)	Min. Rear Setback (feet)	Min. Side Setback (feet)	Residential Max. Density	Max. Height (feet)	Max. Lot Coverage	Max. Impervious Coverage
MH	5,000	50	20	10	7.5	15 units/acre	50	40%	65%

PROPOSAL:

The applicant built a covered rear porch without permits which caused the home to exceed lot coverage requirements. The applicant is proposing a variance of 57 sf for a total lot coverage of 2,057 sf or 41.14% lot coverage.



REQUIRED FINDINGS:

When unnecessary hardships 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 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.

ATTACHMENTS:

1. Application
2. Approved building plans and Proposed Site Plan
3. Final As-Built Survey



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

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: Floyd Construction Co., Inc. by Ned M. Barnes, Attorney

Applicant Mailing Address:

<u>1009 N. Lake Park Blvd. Pleasure Island Plaza A-3 Carolina Beach, NC 28428</u>			
Street Address	City	State	Zip

Applicant Phone Number: mobile/work/home (circle one): (910)458-4466 mobile/work/home (circle one): (910)540-5523

Applicant Email Address:

stevefloyd@floydprop.com /reception@nedbarnes.com

Property Owner Name: Floyd Construction Co., Inc.

Property Owner Mailing Address:

<u>5416 Raeford Road Fayetteville, NC 28304</u>			
Street Address	City	State	Zip

Property address of variance being requested:

1516 Pinfish Lane, Carolina Beach, NC 28428

Property Size: 4989 sq. ft.

Zoning Designation: _____

Please give a brief description of requested action:

Applicant is requesting a variance from the lot coverage of 40%.

Owner Signature: [Signature] Attorney for Ployd Construction
Date: NOV 19 / 2025 Co. Inc

Owner Printed Name: Neal M. Barnes, Attorney for Ployd Construction Co. Inc

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 owner and contractor added the rear deck, which was inspected by the New Hanover County Building Inspector. At no time was the owner informed that the deck exceeded the allowable foot print, until after it's construction.

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

This is a 50 X 100 foot lot as opposed to other platted lots that are 50 X 125 or 50 X 150.

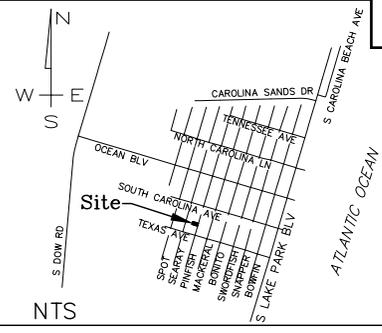
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

The deck was built with the understanding that it was within the allowable square footage. It was not until after the deck was built that the owner was notified by the Town of Carolina Beach and the New Hanover Inspector that it exceeded the allowable square footage.

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 owner has installed at much expense a drainage area that completely surrounds the home to prevent any runoff. The structure as built complies with all side, front, and rear setbacks. There is no hardship whatsoever with any adjacent property owners, nor does it create any public safety concerns whatsoever.

M.B. 2 PC. 30



LOCATION MAP

LOT 20

LOT 19

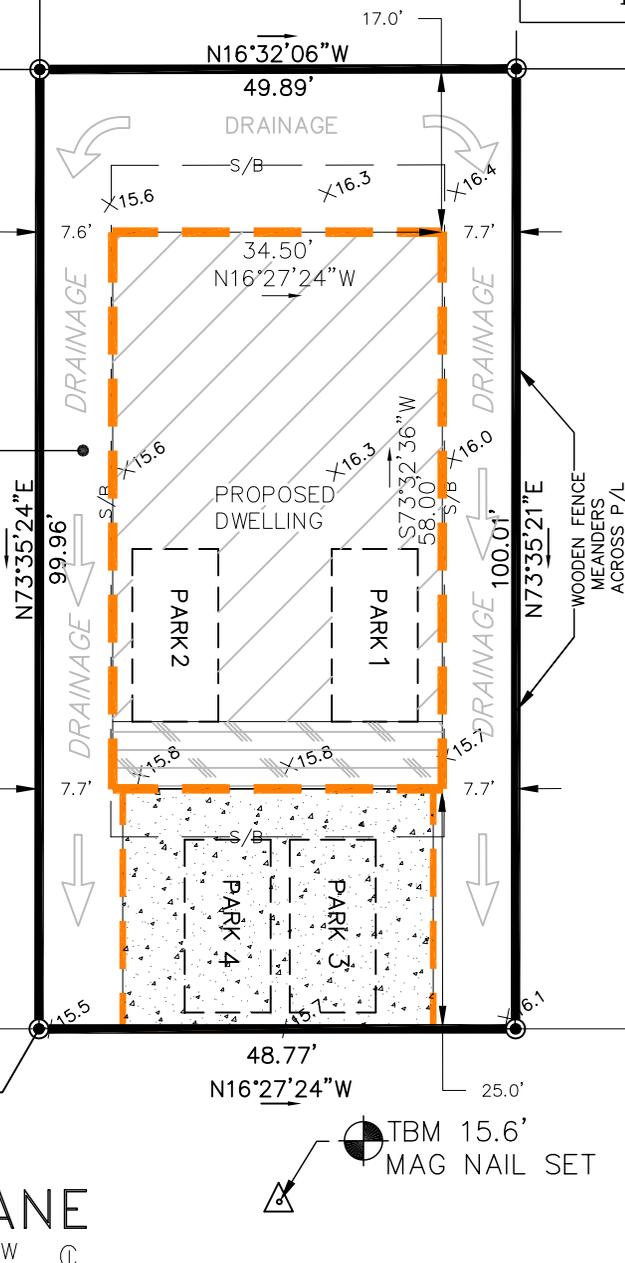
LOT 3

LOT 4
4,988 sq. ft.
0.11 acre +/-

SETBACKS:
FRONT 20'
SIDES 7.5'
REAR 10'

PROPOSED IMPERVIOUS CALC'S

DWELLING: 2,000 sq. ft.
DRIVEWAY: 812 sq. ft.



PINFISH LANE
50' PUBLIC R/W

LEGEND:

- I.P.S. OR I.R.S. ○ IRON PIPE OR ROD SET
- E.I.P. OR E.I.R. ● EXISTING IRON PIPE OR ROD
- C.M. □ CONCRETE MONUMENT
- C/L ⊕ CENTER LINE
- R/W — RIGHT OF WAY
- P.K. ▲ P.K. SURVEY NAIL
- NON-MONUMENTED CORNER

SURVEY/SITE PLAN

THIS LOT IS NOT IN A FLOOD HAZARD AREA
ACCORDING TO COMMUNITY PANEL NO. 3720303900K
ZONE: X DATE: 8/28/2018

THIS PLAT REPRESENTS AN ACTUAL SURVEY THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21NCAC 56.1600). COPYRIGHT ©CAPE FEAR SURVEYING, PC, ALL RIGHTS RESERVED. REPRODUCTIONS OR USE OF THE CONTENTS OF THIS DOCUMENT, OR ADDITIONS OR DELETIONS TO THIS DOCUMENT, IN WHOLE OR PART, WITHOUT THE WRITTEN CONSENT OF THE LAND SURVEYOR IS PROHIBITED.

THIS SURVEY DOES NOT CERTIFY LEGAL TITLE TO THE LAND ITSELF, NOR TO THE BOUNDARIES SHOWN. USERS OF THIS PLAT SHOULD GET AN ACCURATE LEGAL TITLE OPINION AS TO OWNERSHIP OF THE BOUNDARIES SHOWN ON THIS PLAT.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

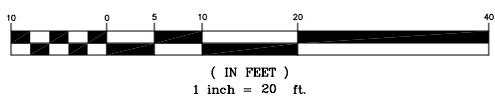


BLUEWATER CONTRACTING FOR

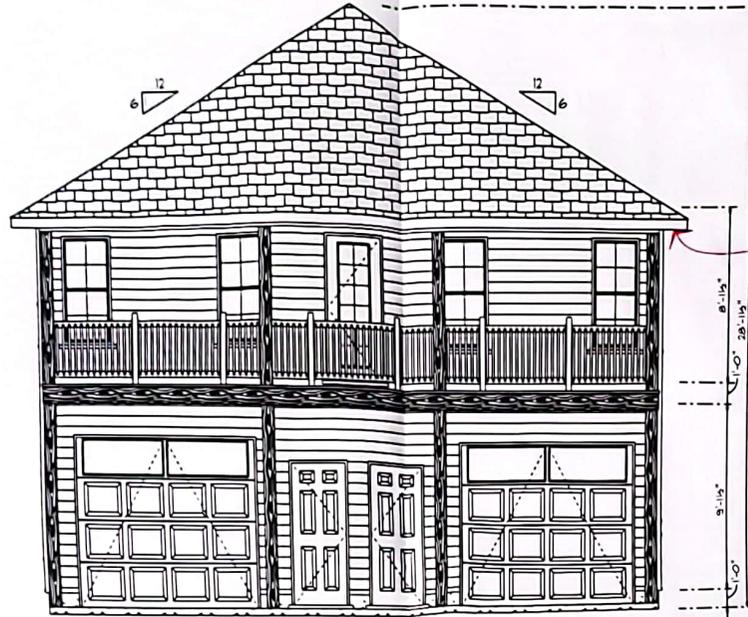
FLOYD CONSTRUCTION
1516 PINFISH LANE

LOT 4 BLOCK 54 WILMINGTON BEACH
CAROLINA BEACH
NEW HANOVER COUNTY, NORTH CAROLINA
DEED BOOK 4722 PAGE 174
MAP BOOK 2 PAGE 30
MAY 5, 2023

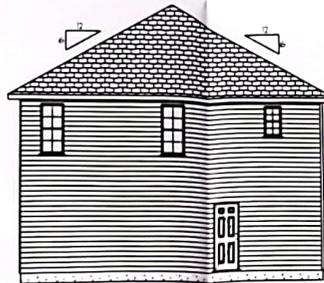
GRAPHIC SCALE



CAPE FEAR SURVEYING, PC
ONE NORTH 6th ST., WILMINGTON, NC 28401
(910) 762-9496 FAX: (910) 762-5949
EMAIL: capefearsurveying@yahoo.com



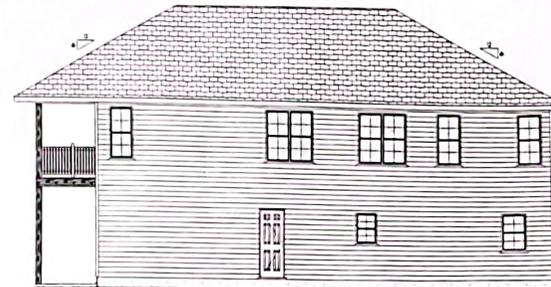
Front Elevation
Scale: 1/4" = 1'0"



Rear Elevation
Scale: 1/8" = 1'0"



Left Elevation
Scale: 1/8" = 1'0"



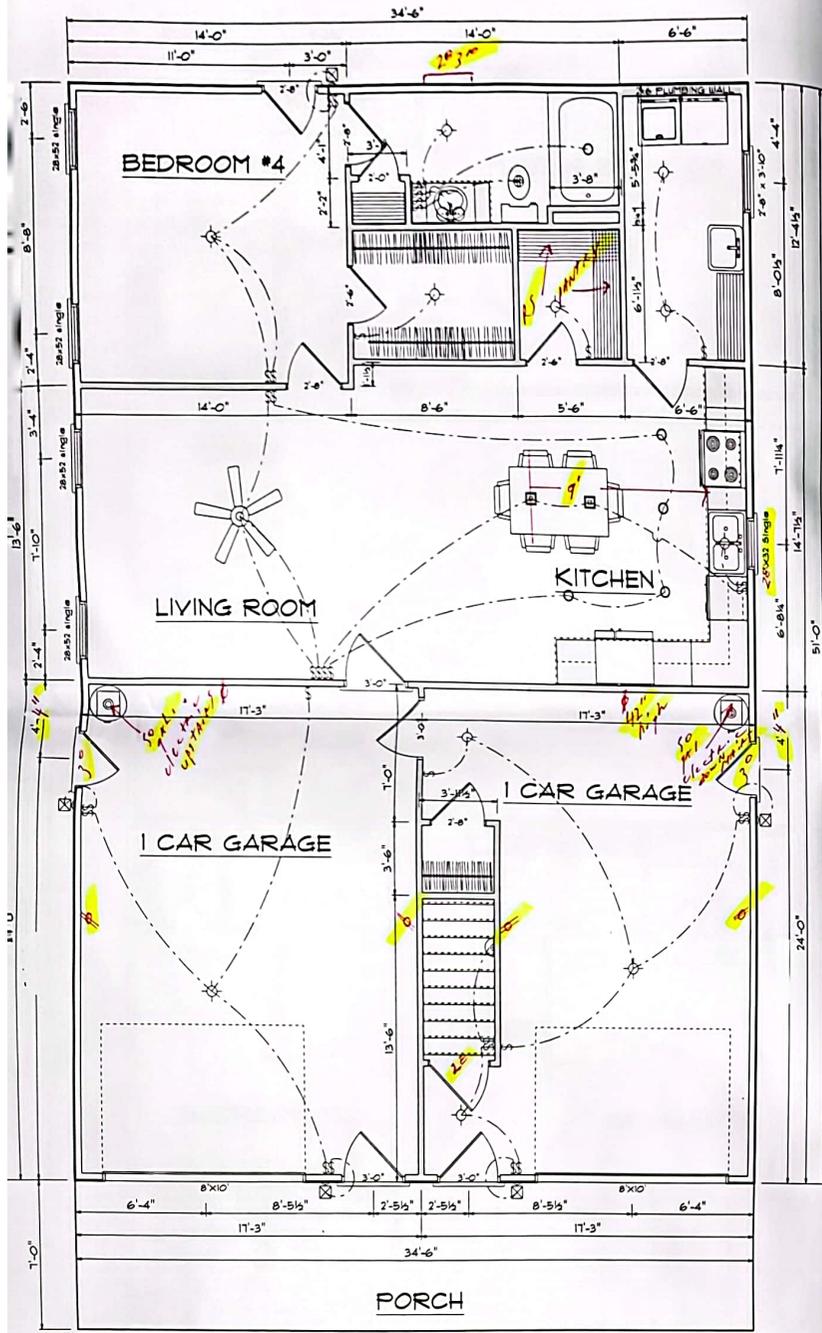
Right Elevation
Scale: 1/8" = 1'0"

DATE: 2/9/2023
REVISED
DRAWING*

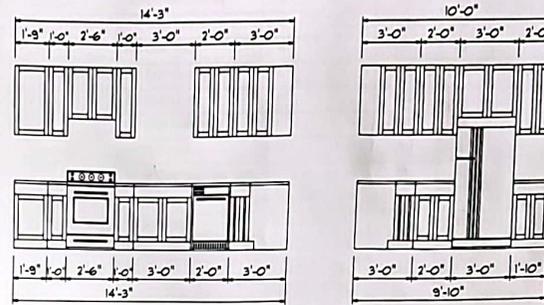
SCALE: 1/4"
DRAWN BY
APPROVED

1516 Pinfish

Item 2.



Kitchen Cabinets



Areas

First Floor	942
Second Floor	1767

Total Heated	2709
Garages	825
Covered Porch	242
Deck	242

FIRST FLOOR OPENING SCHEDULE				
PRODUCT CODE	SIZE	HINGE	REVERSED	COUNT
32X80 COLONIAL A 1	2'-8"	L	NO	1
32X80 COLONIAL A 1	2'-8"	R	NO	2
36X80 COLONIAL A 1	3'-0"	L	NO	1
36X80 COLONIAL A 1	3'-0"	R	NO	3
8'X 10' - 4 PANEL GARAGE DOOR	10'-0"	U	NO	2
2-0 Door Unit	2'-0"	L	NO	1
2-6 Door Unit	2'-6"	L	NO	2
2-8 Door Unit	2'-8"	L	NO	2
2-8 Door Unit	2'-8"	R	NO	2
3-0 Door Unit	3'-0"	R	NO	1
24X32 Single	2'-4" x 3'-2"	N	NA	1
28X32 single	2'-8" x 3'-10"	N	NA	1
28x52 single	2'-8" x 5'-2"	N	NA	4

First Floor Plan

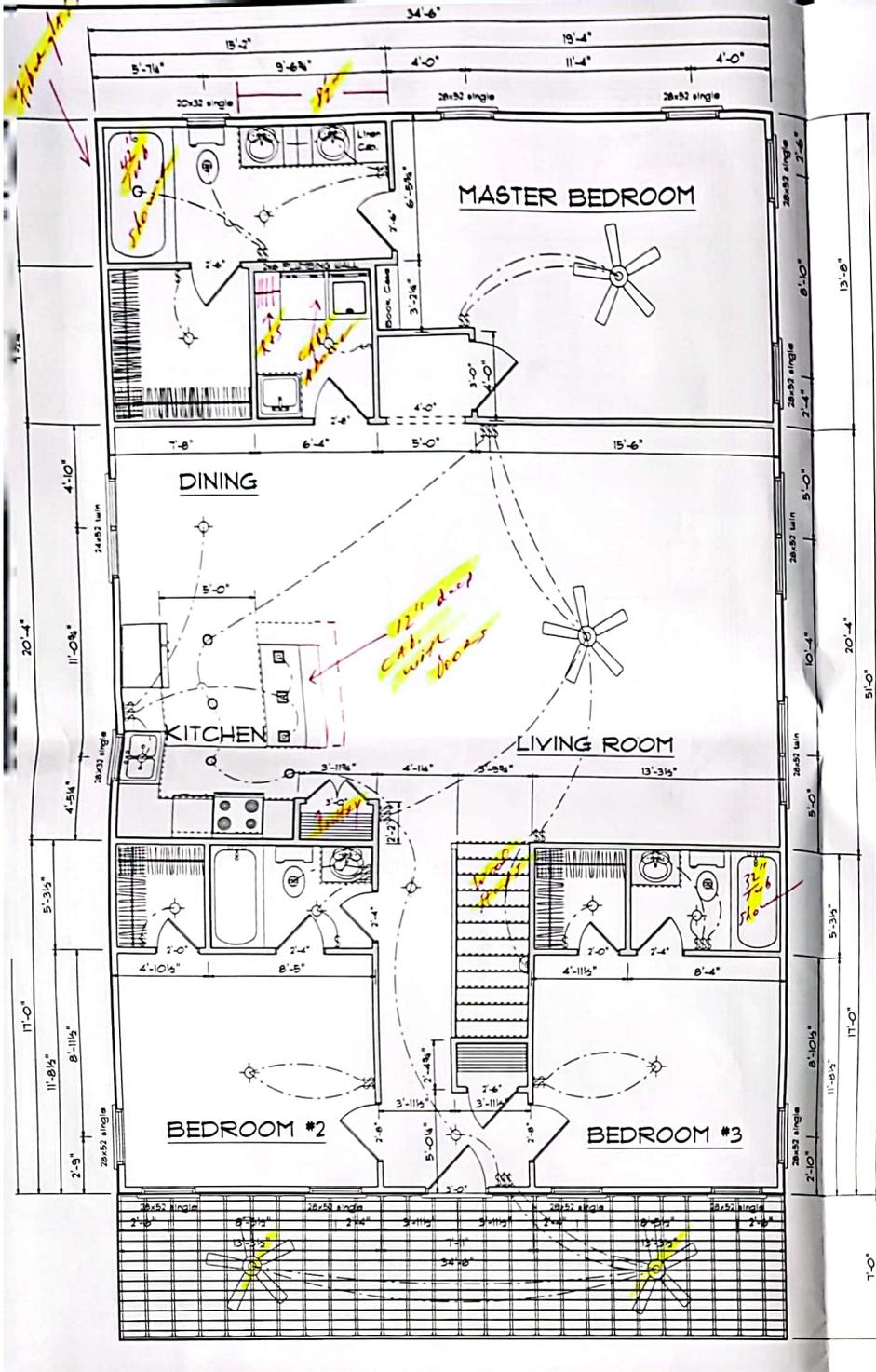
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DATE: 2/9/2023
 REVISIONS
 DRAWING

SCALE: 1/4"
 DRAWN BY
 APPROVED

1516 Pinfish





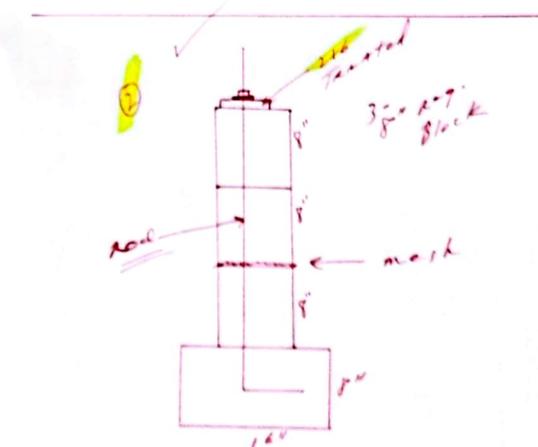
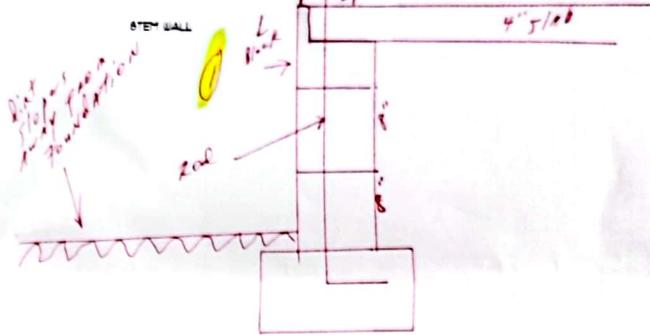
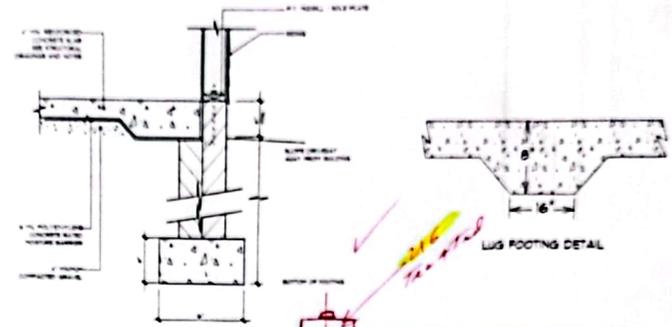
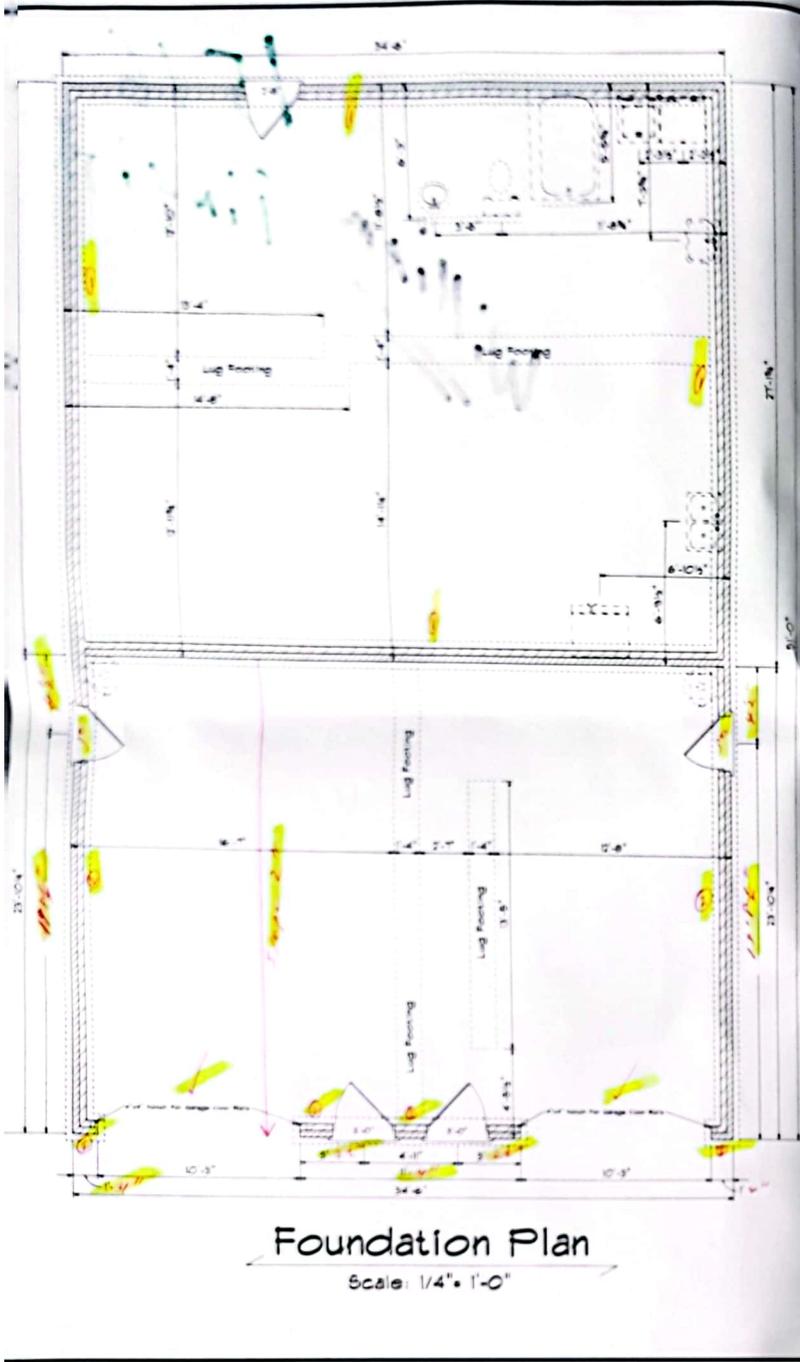
SECOND FLOOR OPENING SCHEDULE				
PRODUCT CODE	SIZE	HINGE	REVERSED	COUNT
36X80 FRENCH A 1	3'-0"	L	NO	1
2-0 Door Unit	2'-0"	R	NO	2
2-4 Door Unit	2'-4"	L	NO	3
2-6 Door Unit	2'-6"	L	NO	3
2-8 Door Unit	2'-8"	L	NO	1
2-8 Door Unit	2'-8"	R	NO	2
3-0 Door Unit	3'-0"	R	NO	1
3-0 Doublehung Door Unit	3'-0"	LR	NO	1
24x52 twin	4'-8" x 5'-2"	NN	NA	1
28X32 single	2'-8" x 3'-2"	N	NA	1
28x52 single	2'-8" x 5'-2"	N	NA	10
28x52 twin	5'-4" x 5'-2"	NN	NA	2
20x32 single	2'-0" x 3'-2"	NN	NA	1

Second Floor Plan
Scale: 1/4" = 1'-0"

DATE: 2/9/2023
SCALE: 1/4"
DRAWN BY
APPROVED

1516 Pinfish





DATE: 2/9/03	REVISIONS
SCALE: 1/4"	DRAWN BY
	APPROVED

1516 Pinfish

FLOYD PROP. & DEVELOPMENT, INC.
 1516 PINFISH LANE
 CAROLINA BEACH, NC
 28523-3203

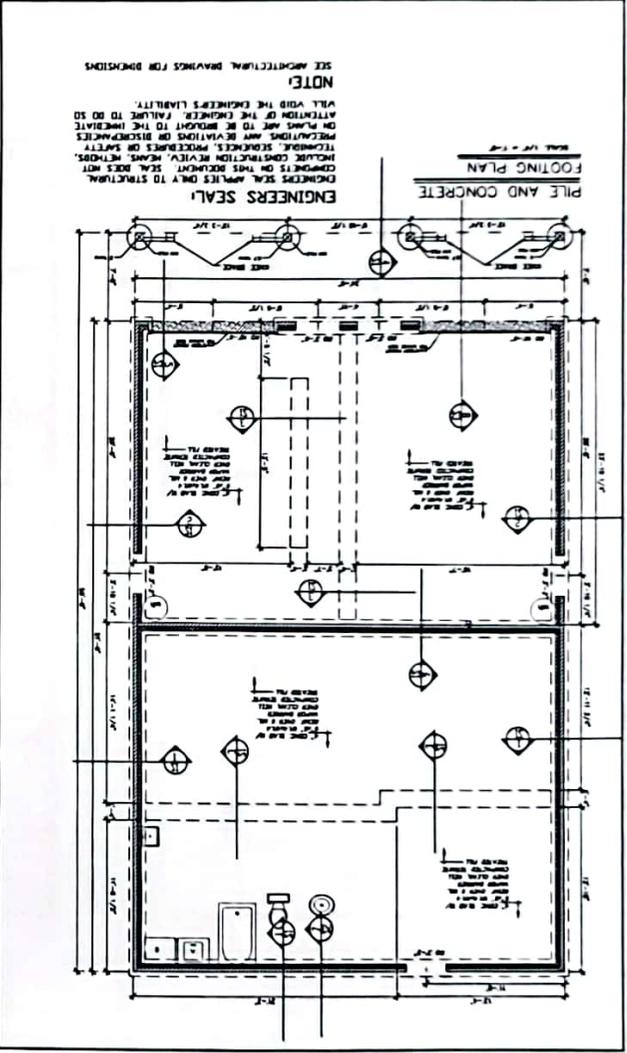
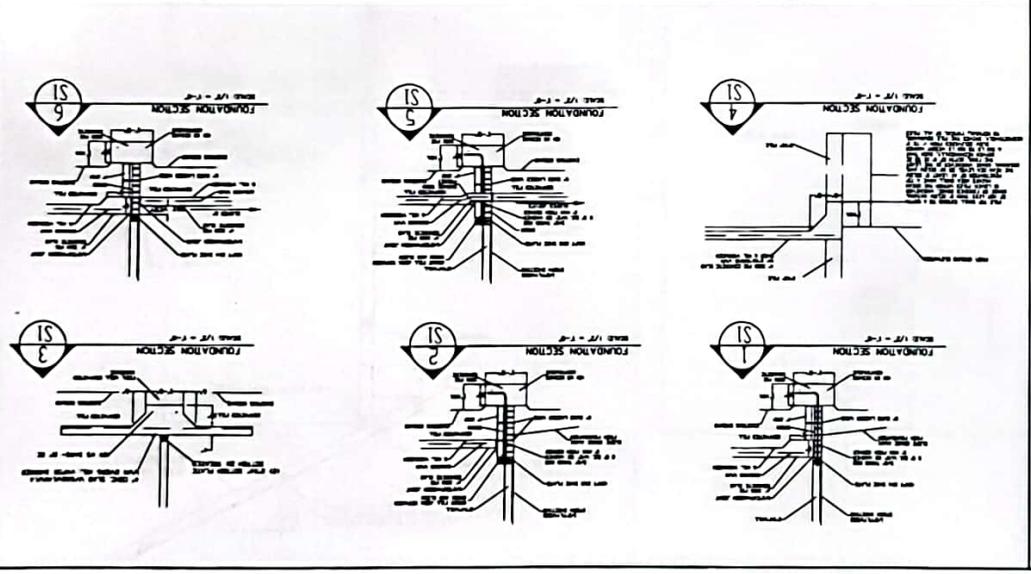
JOHN W. JORDAN
 ENGINEER
 1516 PINFISH LANE
 CAROLINA BEACH, NC
 28523-3203

NO.	DATE	REVISION



FOUNDATION NOTES

1. ALL FOUNDATIONS SHALL BE CONSTRUCTED TO RESIST ALL LOADS AND MOMENTS WHICH MAY BE APPLIED TO THEM BY THE STRUCTURE AND SOILS.
2. ALL FOUNDATIONS SHALL BE CONSTRUCTED TO RESIST ALL LOADS AND MOMENTS WHICH MAY BE APPLIED TO THEM BY THE STRUCTURE AND SOILS.
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9. ALL FOUNDATIONS SHALL BE CONSTRUCTED TO RESIST ALL LOADS AND MOMENTS WHICH MAY BE APPLIED TO THEM BY THE STRUCTURE AND SOILS.
10. ALL FOUNDATIONS SHALL BE CONSTRUCTED TO RESIST ALL LOADS AND MOMENTS WHICH MAY BE APPLIED TO THEM BY THE STRUCTURE AND SOILS.
11. ALL FOUNDATIONS SHALL BE CONSTRUCTED TO RESIST ALL LOADS AND MOMENTS WHICH MAY BE APPLIED TO THEM BY THE STRUCTURE AND SOILS.
12. ALL FOUNDATIONS SHALL BE CONSTRUCTED TO RESIST ALL LOADS AND MOMENTS WHICH MAY BE APPLIED TO THEM BY THE STRUCTURE AND SOILS.
13. ALL FOUNDATIONS SHALL BE CONSTRUCTED TO RESIST ALL LOADS AND MOMENTS WHICH MAY BE APPLIED TO THEM BY THE STRUCTURE AND SOILS.
14. ALL FOUNDATIONS SHALL BE CONSTRUCTED TO RESIST ALL LOADS AND MOMENTS WHICH MAY BE APPLIED TO THEM BY THE STRUCTURE AND SOILS.
15. ALL FOUNDATIONS SHALL BE CONSTRUCTED TO RESIST ALL LOADS AND MOMENTS WHICH MAY BE APPLIED TO THEM BY THE STRUCTURE AND SOILS.
16. ALL FOUNDATIONS SHALL BE CONSTRUCTED TO RESIST ALL LOADS AND MOMENTS WHICH MAY BE APPLIED TO THEM BY THE STRUCTURE AND SOILS.
17. ALL FOUNDATIONS SHALL BE CONSTRUCTED TO RESIST ALL LOADS AND MOMENTS WHICH MAY BE APPLIED TO THEM BY THE STRUCTURE AND SOILS.





Front Elevation
Scale: 1/4" = 10"



Rear Elevation
Scale: 1/8" = 10"

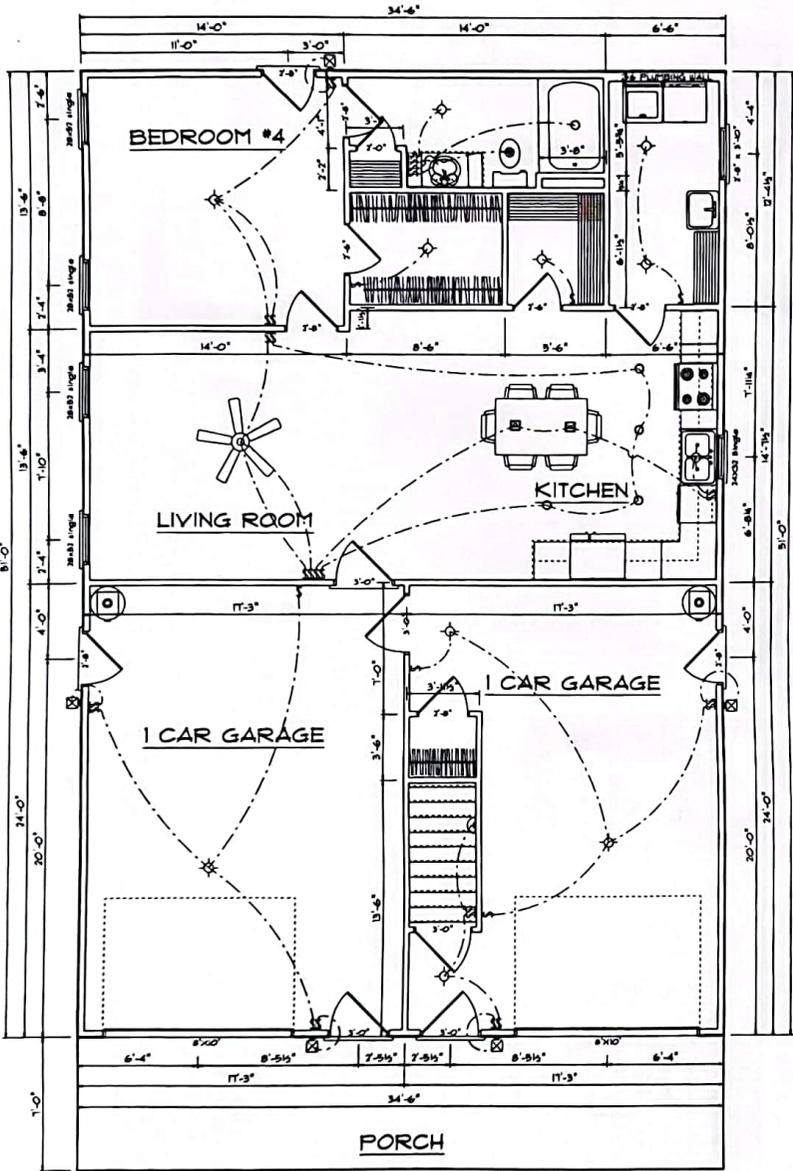


Left Elevation
Scale: 1/8" = 10"

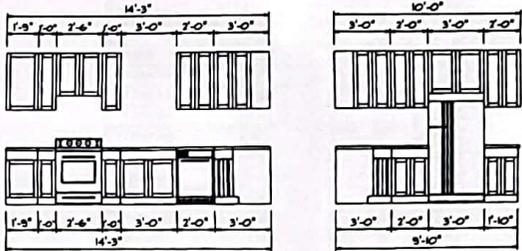


Right Elevation
Scale: 1/8" = 10"

DATE: 7/3/2023	SCALE: 1/4"
REVISED	DRAWN BY
DRAWING*	APPROVED
1516 Pinfish	



Kitchen Cabinets



Areas

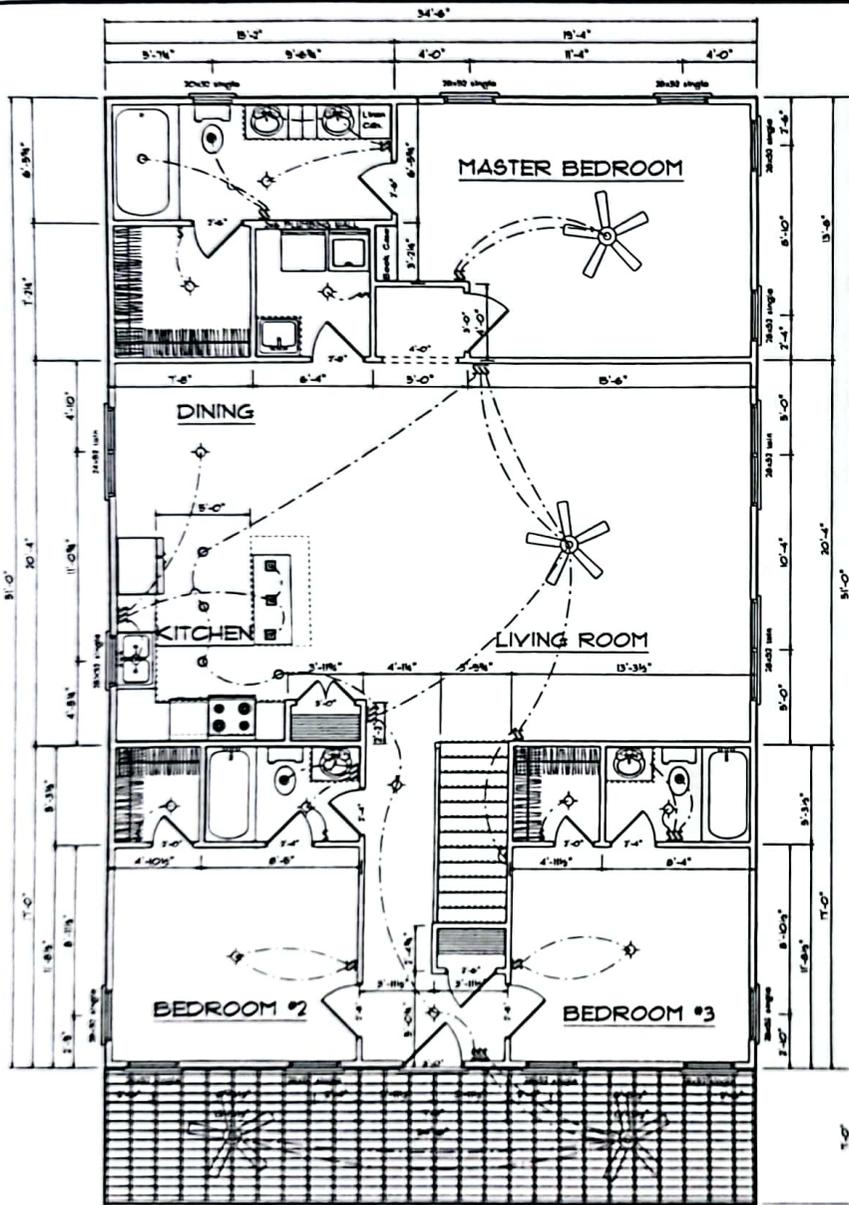
First Floor	942
Second Floor	1161
Total Heated	2109
Garages	825
Covered Porch	242
Deck	242



FIRST FLOOR OPENING SCHEDULE				
PRODUCT CODE	SIZE	HINGE	REVERSED	COUNT
32X80 COLONIAL A 1	2'-8"	L	NO	1
32X80 COLONIAL A 1	2'-8"	R	NO	2
36X80 COLONIAL A 1	3'-0"	L	NO	1
36X80 COLONIAL A 1	3'-0"	R	NO	3
8'X 10' - 4 PANEL GARAGE DOOR	10'-0"	U	NO	2
2-0 Door Unit	2'-0"	L	NO	1
2-6 Door Unit	2'-6"	L	NO	2
2-8 Door Unit	2'-8"	L	NO	2
2-8 Door Unit	2'-8"	R	NO	2
3-0 Door Unit	3'-0"	R	NO	1
24X32 Single	2'-4" x 3'-2"	N	NA	1
28X32 single	2'-8" x 3'-10"	N	NA	1
28x52 single	2'-8" x 5'-2"	N	NA	4

First Floor Plan
Scale: 1/4" = 1'-0"

DATE: 2/28/03
 REVISION
 DRAWING
 SCALE: 1/4"
 DRAWN BY
 APPROVED
 1516 Pinfish



SECOND FLOOR OPENING SCHEDULE				
PRODUCT CODE	SIZE	HINGE	REVERSED	COUNT
36X80 FRENCH A 1	3'-0"	L	NO	1
2'0 Door Unit	2'-0"	R	NO	2
2'4 Door Unit	2'-4"	L	NO	3
2'6 Door Unit	2'-6"	L	NO	3
2'8 Door Unit	2'-8"	L	NO	1
2'8 Door Unit	2'-8"	R	NO	2
3'0 Door Unit	3'-0"	R	NO	1
3'0 Doublehung Door Unit	3'-0"	LR	NO	1
24x52 twin	4'-8" x 5'-2"	NN	NA	1
28X32 single	2'-8" x 3'-2"	N	NA	1
28x52 single	2'-8" x 5'-2"	N	NA	10
28x52 twin	5'-4" x 5'-2"	NN	NA	2
20x32 single	2'-0" x 3'-2"	NN	NA	1



Second Floor Plan
Scale: 1/4" = 1'-0"

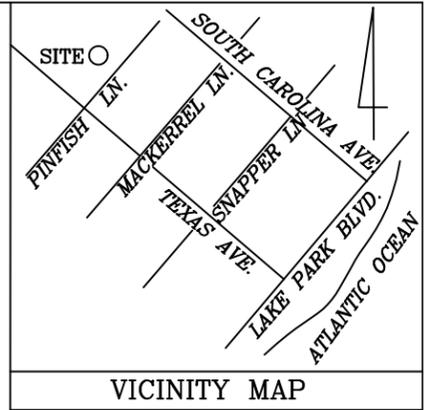
DATE: 7/9/2023
REVISIONS
DRAWING#

SCALE: 1/4"
DRAWN BY
APPROVED

1516 Pinfish

OWNER:
 FLOYD CONSTRUCTION CO INC
 PARID: R09017-010-014-000

LOT 4; 5,000 sq. ft. 0.11 acres
 MAIN STRUCTURE = 2,000 SQFT.
 CONCRETE DRIVEWAY = 849 SQFT.
 PATIO = 57 SQFT.
 TOTAL IMPERVIOUS = 2,918 SQFT
 58% TOTAL LOT COVERAGE

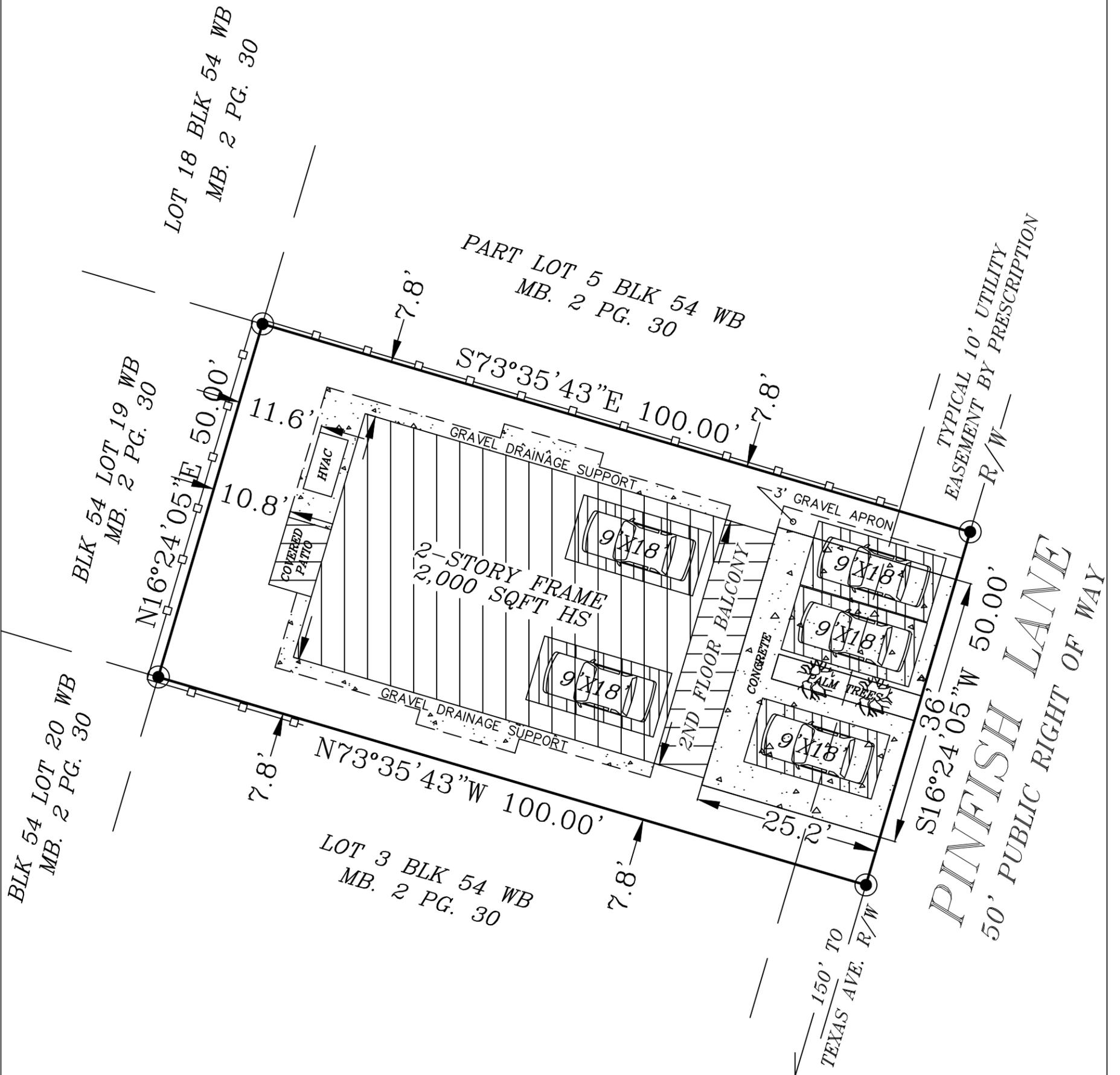


VICINITY MAP

LEGEND:
 R/W - RIGHT OF WAY
 ● - IRON PIN FOUND
 □ - FENCING



5 TYPICAL 9'X18' PARKING SPACES PROVIDED.



NOTE:
 SUBJECT PROPERTY REFERENCED AT DEED
 BOOK 4722 PAGE 0174, MAP BOOK 2 PAGE 30.
 THIS LOT IS NOT LOCATED WITHIN FLOOD HAZARD AREA.
 THIS SURVEY IS OF AN EXISTING PARCEL OF
 PROPERTY AND DOES NOT CREATE A SUBDIVISION.
 AREA IS COMPUTED BY COORDINATES.

**FINAL AS-BUILT SURVEY FOR
 FLOYD PROPERTIES**
 1516 PINFISH LANE
 LOT 4 - BLOCK 54 - WILMINGTON BEACH
 CAROLINA BEACH - NEW HANOVER COUNTY - NORTH CAROLINA
 DECEMBER 22, 2025 JOB No. 0112-2025

L. SCOTT BAGGIE, PLS
 4909 NORTHEASTER DRIVE
 WILMINGTON, NORTH CAROLINA 28409
 TELE: (910) 367-0066
 Lsbaggie@pldcpa.com / L-3450

SCALE 1" = 15'



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Senior Planner

DEPARTMENT: Community
Development

MEETING: Board of Adjustment – February 17, 2026

SUBJECT: Appoint a Co-chair of the Board of Adjustment

Action:

The Board will need to appoint a Co-chair.