



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

Permit Number: 25A-03

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

Fee: 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 (3<sup>rd</sup>) Monday of each month at 6:00 P.M. in the Council Room at the Municipal Administration Building, 1121 N. Lake Park Boulevard, Carolina Beach, NC 28428. Applicants will be informed of any changes in date, time, or location of meetings. Applications and supplementary time for processing and postings are required by the General Statutes of North Carolina. **Application Deadline: 25 days prior to next scheduled meeting.**

Applicant

Name: Willis & Nancy Cohoon

Applicant Mailing Address:

101 Delaware Ave Carolina Beach, NC 28428

Street Address

City

State

Zip

Applicant Phone Number:    mobile/work/home (circle one): 804-659-6698    mobile/work/home  
(circle one): \_\_\_\_\_

Applicant Email Address:

billcohoon@gmail.com

Property Owner Name: Willis & Nancy Cohoon

Property Owner Mailing Address:

106 Paradise Pt Macon, NC 27551

Street Address

City

State

Zip

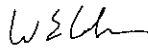
Section(s) of ordinance being appealed:

34-8

Please give a brief description of the interpretation:

below

Applicant Signature:



Date: 08 / 15 / 2025

Applicant Printed Name:

Willis & Nancy Cohoon

Background:

On January 30, 2025, my contractor installed a landscape timber border along Florida & Delaware. Dale Keating happened to be in the area during the install, and informed me that I could not install the border as it violated an ordinance. I halted the work, and had the contractor remove the "improvement". Mr. Keating suggested I contact Community Development, which I did. I was asked by Community Development to submit specifications and drawings for the border improvement, which I did.

When I arranged for another install on June, 7 2025, Dale Keating, again, happened to be in the area, and informed me that I was not allowed to install the border. I told him that I had submitted specifications with drawings to Community Development. He stated that Community Development, which he described as Arts & Crafts, was not authorized to rule on my improvement, even though he had suggested I contact them in February.

My Appeal:

1. My landscaping border consists of 4X4 timbers, held in place by 10" spikes (6 inches in the ground). They are in no way onerous and permanent, as they can easily be removed/popped up with a shovel to allow the city to do repairs, should they be necessary.
2. I feel that my border will improve runoff issues by containing dirt, sand, grass clippings, pesticides, etc. within my border, thus not washing into the street and storm drains. Subjectively, the border also enhances the look of the property and the neighborhood (The Community). I have the support of my neighbors on that assertion.
3. I feel there is selective enforcement of this ordinance. When I asked Mr. Keating about other encroachments on my street, he said that he was only concerned with my property. When I asked about a recent, invasive encroachment that my neighbor at Canal & Florida installed in March, he said he had no knowledge. This aforementioned property owner sunk several 6X6 posts in your right of way, likely in concrete, and has not been cited. Also, I have 10 other examples, in my neighborhood, of street border improvements that have not been cited. Only my property.
4. Finally, should I not prevail, I only received the certified "removal" letter on July 31st, at which time, I'd already exceeded the deadline. I hope that you will accommodate a delay in the removal, if necessary, as it requires obtaining someone to remove the violation. I have been a part of the Carolina Beach community for 20 years, so perhaps you'll consider giving me some "good-faith" latitude on the deadline.
5. I feel I have a compelling argument to receive City approval. I ask that the decision makers make an on-site assessment to inform their decision.

Thank you for your consideration.