

**From:** [Mike Rose](#)  
**To:** [Gloria Abbotts](#)  
**Subject:** Re: Non Combustible Material  
**Date:** Thursday, May 30, 2024 4:34:44 PM  
**Attachments:** [image001.png](#)

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

Hi Gloria,

I am looking at building a 2-3 story beach house of approximately 1500-1700 sq. ft. with 3 bedrooms and 2.5 baths. We don't have a final plan. We are unable to put together a design until we get through this phase with the conditional zoning approval.

Because of the narrow footprint, having the steps on the side between my existing house and the new house, allows for parking of four cars under the new house, rather than having to park between the houses. This will make it much better than having cars parked along the buildings. It would allow for better interior living space and make the space under the house more usable. If we have to put the steps under the house within the existing footprint, it would take up two car parking spaces which would mean cars would have to park next to the house instead of underneath the house. The steps will be on the side next to my existing house and will have no impact on any other property. It will also allow us to not have to go to four stories to get the living space that would be required for the highest and best use of this property. If we have to go taller, it would have a more negative impact on the surrounding properties as it would negatively affect their views. After speaking with the immediate neighbors, they prefer that we don't have to go higher. This conditional zoning would be beneficial for everyone.

Please confirm that you did receive my updated plan in my previous email.

Thanks,

Mike

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**From:** Gloria Abbotts <gloria.abbotts@carolinabeach.org>  
**Sent:** Thursday, May 30, 2024 1:12 PM  
**To:** Mike Rose <surf4life@yahoo.com>  
**Subject:** RE: Non Combustible Material

Hi Mike,

Along with your updated site plan can you please send me a narrative (it can be over email) for the