



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

Permit Number: 25V-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 (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: Amanda Michael

Applicant Mailing Address:

606 Cape Fear Blvd Carolina Beach NL 28428
Street Address City State Zip

Applicant Phone Number: (mobile)/work/home (circle one): (919)247-6647 mobile/work/home (circle one): _____

Applicant Email Address:

MandiLmich@aol.com

Property Owner Name: Amanda Michael

Property Owner Mailing Address:

606 Cape Fear Blvd Carolina Beach NL 28428
Street Address City State Zip

Property address of variance being requested:

606 Cape Fear Blvd Carolina Beach

Property Size: 10,423 sq. ft.

Zoning Designation: R1

Please give a brief description of requested action:

I would like to build an accessory structure adjacent to my pool to use for entertaining, storage, and office space. I would like the structure to be 19'x25' to allow for adequate storage of all my pool equipment, furniture during off season and hurricanes, as well as space for a full bathroom and kitchenette. My front pilings of my house in lot to side of pool is 25' from my property line per town, but shown as 30.1' on my last survey done when my additional purchased lot was added to my current lot. The area in question is completely surrounded by 6' fence for further discretion. I would also request a 4th plumbing fixture as I would like a full bathroom and a sink in the kitchenette area as we will be grilling out and preparing food there.

Owner Printed Name: Amanda Michael

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 intent to show and the arguments that you intent 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.

Restriction to current setbacks would only allow for 14' wide building at max, which would significantly restrict square footage therefore restricting its intended use. This would not allow for adequate storage of pool/beach equipment and furniture in off season and hurricanes. The shed (temporary structure) currently houses the equipment but is insufficient size to house furniture in event of hurricane or off season. We would also like to use area as entertaining area as it is adjacent to our pool, as well as my office. The additional 5 feet would put the structure 5' in front of and lateral to my front pilings on my house. This is still 45 feet from roadway and behind 6 foot fence.

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.

My second partial lot purchased at later date was combined with my original purchased lot, which already had surrounding 6' fence which was grandfathered in. The pool was added to additional lot and is too close to setbacks of 25 feet from property line to allow for adequate size structure. The bigger setbacks on Cape Fear Blvd use of a lot of my additional lot, making it unusable space even though fully fenced in.

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.

My second lot was not full lot due to neighbors pool and setbacks. This limited use of good portion of front end of lot due to large setbacks from road to property line and then property line to house. The area is fully fenced in and appears more as side yard than front yard. Having to abide by setbacks limit use of own property and limit placement and size of structure needed.

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.

I have no intent of using structure for rent purposes. I plan to use structure as my personal office, as there is no additional room in my house for this. I also plan to use for entertaining and cooking by pool and having restroom nearby. The proximity of my house to this area makes getting to bathroom and kitchen area difficult. We often have small children that need constant supervision at pool and having this area with kitchenette and bathroom would allow us to fully enjoy our pool area and provide safe environment for everyone. The kitchen sink area is needed for food prep. I am more than happy to sign something saying I will not rent structure.