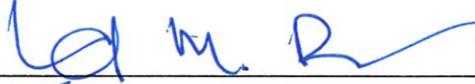


Please give a brief description of requested action:

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

Owner Signature:

 Attorney for Ployd Construction Co. Inc

Date: NOV 19 / 2025

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.