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VIEW PERMIT

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Permit #: AA24-000003

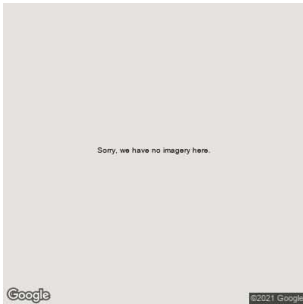
Project #: 24-000650

Status: Ready for Payment

Balance Due: \$500.00

Address: 4021 ISLAND DR

Description: Denial of fence permit # SB24-000044



- Permit
- Reviews
- Documents
- Inspections

Permit #:

AA24-000003

Permit Type:

Application for Appeal

Sub Type:

Application for Appeal

Issue Date:

Expiration Date:

A Pre-submittal conference **is NOT required** prior to submission

Attendance at the hearing is required. Applicants may represent themselves may be represented by someone appropriate for quasi-judicial public hearings. The public hearing will allow the applicant, proponents, opponents and anyone else the opportunity to speak and ask questions in regards to the request.

*Cancellation Policy: All cancellations must be received at least 48 hours before the start of the Public Hearing and refunds are subject to a \$150 cancellation fee. Cancellations must be received in writing by e-mail (terriew@ntbnc.org), fax (910-328-4508 ATTN: Terrie Woodle), or by U.S. mail (2008 Loggerhead Court, North Topsail Beach, NC 28460-9286 - ATTN: Terrie Woodle). No refunds will be made for requests received after that time. Please allow two weeks for processing.

Action by the Board of Adjustment: The Board of Adjustment may, after a public hearing, so long as such action is in conformity with the terms of this ordinance (North Topsail Beach Unified Development Ordinance § 2.02.04), reverse or affirm, wholly or in part, or may modify any order, requirement, decision, or determination as ought to be made, and to that end shall have the powers of the administrative official from whom the appeal is taken.

Appeal of the Board of Adjustment action may be taken by filing a petition for certiorari with the Onslow County Superior Court, typically within 30 days of the decision.

If you have any questions, please contact the Planning Department at 328-1349 between 8:00 a.m. and 5:00 p.m. on weekdays.

Zoning District:

B-2

CAMA Approval:

N/A

PROJECT INFORMATION

Property Owner:

- Aneta Paval

I wish to appeal the following decision by (provide Administrative official):

The ruling was based on the following Ordinance provisions:

4.03.07 and 4.03.11

Summarized below, and on other sheets as necessary (attached), is my rationale for arguing that the administrative ruling is an improper or erroneous interpretation of the Ordinance:

My lot 14 Green Oar Street North Topsail Beach NC 28460. That lot is in an existing travel trailer park called Rogers Bay Campground. Rogers Bay Campground has B-1 Business District Zoning. Fences are a permitted use in B-1 business district as seen in 4.02 Permitted and Special Uses. In nonresidential districts, an open fence through which clear vision is possible from one side to the other on horizontal plane, and such openings occupy 50% or more of the area of the fence,

may be erected in the rear yard to a maximum height of ten feet. See 4.03.07. The operating standards for existing travel trailers in 4.03.11 do not prohibit fences. One section of the ordinance cannot contradict another section.

DOCUMENTS

Written Order or decision being appealed:

Denial of fence permit SB24-000044.pdf

Copy of violation:

Site plan or plot plan:

Rogers Bay Approval of Fence for 14G Oar Street North Topsail Beach.pdf

Other documents:

ACKNOWLEDGEMENT

I hereby certify that all information above is true and correct. That all work under this permit shall comply and conform to all Town ordinances, State and Federal laws pertaining thereto, whether specified or not, and in accordance with any plans submitted or required to be submitted regulating building codes and building construction in the Town of North Topsail Beach, NC. I further agree to remove all construction debris from the site when completed, and that I am the owner or authorized by the owner to do the work described in this permit.

Permit shall be void if construction authorized by permit shall not have been commenced within six (6) months after the date of issuance thereof, or if after commencement of construction, the work shall be discontinued for a period of twelve (12) months, work shall not be resumed until the permit has been renewed.

All final inspections are mandatory before occupancy. All work shall be performed by a licensed contractor in the state. It is unlawful and illegal to occupy any building before final inspection and a certification of occupancy has been issued. All fees are non-refundable after 60 days.

Applicant is responsible for all transcript expenses. In addition to the fee, a \$150 deposit for transcript is required. All cancellations must be received at least 48 hours before the start of the public hearing and refunds are subject to a \$150 cancellation fee.

Signature:

signature.png

Handwritten signature or initials in blue ink.

Permit #: SB24-000044

Project #: 24-000630

Status: Denied

Address: 4021 ISLAND DR Lot 14G Oar

Description: Building a white vinyl fence of 6' tall and 18' long on 14G Oar Street North Topsail Beach

07/22/2024

Rogers Bay Property Owners Association
PO Box 517
Sneads Ferry, NC 28460
Telephone: 910-328-0568
Email: rogersbayoffice@embarqmail.com

Date: 7-12-2024

Re: Vinyl Fence

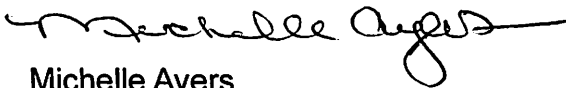
Name: Aneta Paval
Address: 7404 Chapel Hill Rd. Ste m
Raleigh, NC 27107

Dear: Aneta Paval

This letter is to notify you that your request to build a vinyl fence 18' X 6' on lot# 14-G Has been approved by the Board and the Property Manager. It is approved based on the dimensions in your drawing attached, and final approval from NTB.

You will need to take this letter, along with the permit application that you can find on the link listed <https://www.citizenserve.com/northtopsailbeach>.
If you have any questions, please feel free to reach out to me.

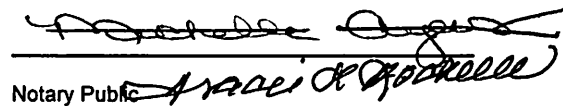
Sincerely,



Michelle Ayers
Property Manager

STATE OF NORTH CAROLINA
COUNTY OF ONSLOW

The foregoing instrument was acknowledged before me
This 07/12/24 (date) by Michelle Ayers
(name of person acknowledged)


Notary Public

Printed name: Tracie L. Rochelle

My commission Expires:

May 26 2026

