

**From:** [Deb Hill](#)  
**To:** [Ani Paval](#); [Kate Winzler](#); [rogersbayoffice@embarqmail.com](mailto:rogersbayoffice@embarqmail.com)  
**Bcc:** [Alice Derian](#)  
**Subject:** RE: 4021 Island Dr 14G Oar FNC24-000009 Application Denied  
**Date:** Friday, August 9, 2024 10:35:00 AM

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My apologies. I had not gotten to it yet on my list.  
Your appeal is AA24-000003 filed 07/30/2024.  
I will notify you of the hearing date as soon as I have confirmed the schedules and availability of the attorney's and zoning board of adjustments.

**Deborah J. Hill MPA AICP CFM CZO**  
Planning Director & Zoning Administrator  
**Town of North Topsail Beach**  
2008 Loggerhead Ct.  
North Topsail Beach, NC 28460  
Town Hall 910.328.1349  
**Direct 910.581.3008**  
**Mobile 910.330.5047**  
[dhill@northtopsailbeachnc.gov](mailto:dhill@northtopsailbeachnc.gov)



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**From:** Ani Paval <[anetapaval@yahoo.com](mailto:anetapaval@yahoo.com)>  
**Sent:** Friday, August 9, 2024 10:28 AM  
**To:** Kate Winzler <[kwinzler@northtopsailbeachnc.gov](mailto:kwinzler@northtopsailbeachnc.gov)>; [rogersbayoffice@embarqmail.com](mailto:rogersbayoffice@embarqmail.com)  
**Cc:** Deb Hill <[dhill@northtopsailbeachnc.gov](mailto:dhill@northtopsailbeachnc.gov)>; Kate Winzler <[kwinzler@northtopsailbeachnc.gov](mailto:kwinzler@northtopsailbeachnc.gov)>  
**Subject:** Re: 4021 Island Dr 14G Oar FNC24-000009 Application Denied

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I have submitted an appeal to the denial as soon as I was told to apply for an appeal or for a variance. That appeal was not processed. I forwarded my application appeal to Rogers Bay POA. Please, process my appeal and schedule it for a hearing before the Board of Adjustment.

I will not be paying any fines because both North Topsail Beach and Rogers Bay POA are precluded from asking me for a permit for fence. For 25 years no one at Rogers Bay has applied for a permit and no fences have been removed. I cannot be singled out and required to apply for a permit when no one else was forced to apply for a permit and no fence was removed. There is plenty of case law about that.

Best Regards,

Aneta Paval

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On Fri, Aug 9, 2024 at 9:42 AM, [kwinzler@northtopsailbeachnc.gov](mailto:kwinzler@northtopsailbeachnc.gov)  
<[kwinzler@northtopsailbeachnc.gov](mailto:kwinzler@northtopsailbeachnc.gov)> wrote:

Greetings,

The department review of this application is complete. This application is denied due to:

1. FNC24-000009 - Planning Director notified applicant Mon 7/29/2024 8:45 AM links for applications for appeals and variances. Planning Director notified RB Manager to pass to RB POA Board Wed 7/24/2024 8:37 AM that fences could not be approved and that applicant can appeal my determination to the board adjustment, or request a variance to the board of adjustment, or the Rogers Bay board can submit a request for a text amendment. As of 8/9/2024, this determination has not altered and there have been no applications submitted for appeals, variances nor text amendments to 4.03.07 FENCES nor 4.03.11 OPERATING STANDARDS FOR EXISTING TRAVEL TRAILER PARKS.
2. FNC24-000009 - Rogers Bay Management has issued a \$50.00 fine for installing the fence without proper approval. Additionally, Rogers Bay Management has notified her that if within 30 days of the notice the fence is not removed or a final approval letter is not presented, then a \$100.00 dollar fine will be charged, and each 30 days after.
3. FNC24-000009 - Recommend that the applicant comply with the instructions by Rogers Bay Management.

Thank you kindly,

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**Kate Winzler, CMC, NCCMC**  
Permit Specialist & Deputy Town Clerk  
**Town of North Topsail Beach**  
2008 Loggerhead Ct  
North Topsail Beach, NC 28460  
910-328-1349

