

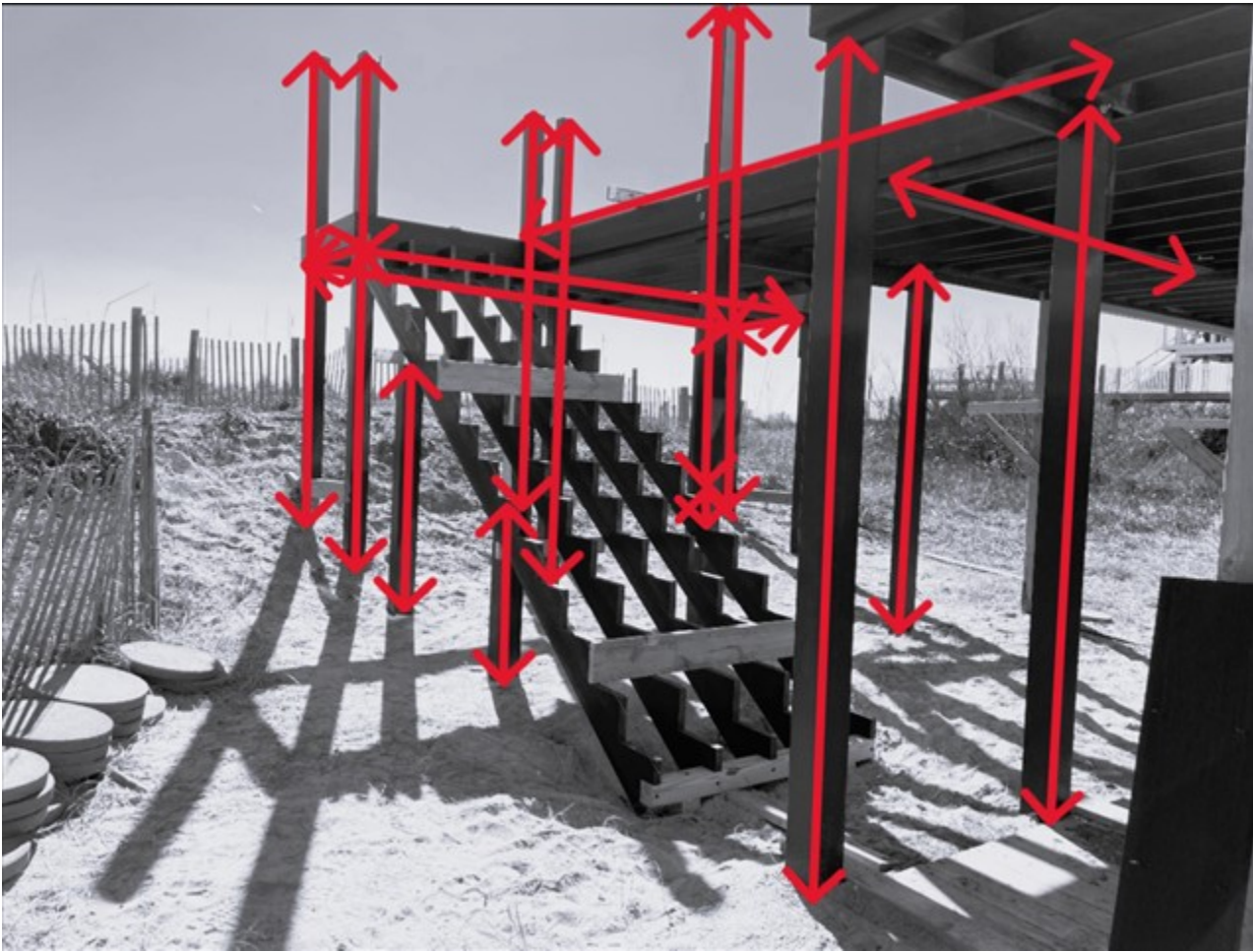
Deb Hill

From: Deb Hill
Sent: Monday, February 5, 2024 3:28 PM
To: Coastland Skipper
Cc: Kristen Buckley; Kate Winzler; Ralph Allen; Alice Derian; Jonathan R Lucas
Subject: RE: IMMEDIATE RESPONSE REQUESTED - Re: FILE #: 23-001117 114 N PERMUDA WYND
DR CODE ENFORCEMENT INSPECTION

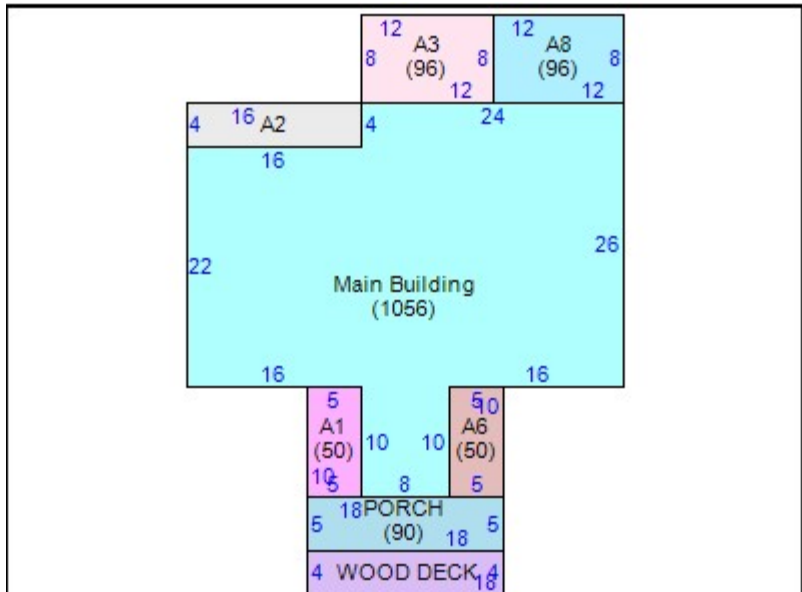
All construction outside of the original footprint of the deck and stairs, to include new pilings is in violation of the 1) Zoning Permit ZFP23-000224 and 2) Simple Build Permit SB23-000111 condition, *“Scope of Work: Rebuild existing 2-story rear deck(s) partially covered, 512 total square feet and stairs on existing pilings to meet building code. The footprint will remain unchanged, including the descending stairs. CONDITION: No change in footprint; existing pilings.”* And 3) CAMA Permit Exemption Number – EX 53-23 Condition #3, “No expansions or enlargements of any kind are authorized by this permit. All work must occur in the original footprint.”

Requirements: 1) **remove all new pilings, expanded deck area and stairs** (remaining should be a 4' x 16' uncovered deck, 8 x 12' uncovered deck, and 8 x 12' covered deck unless any portion is supported by new pilings); and 2) repair damage to dunes and vegetation and pay the civil penalties on or before 02/08/2024.

*****For any new pilings to remain because they are required to support 4' x 16' (A2) uncovered deck, 8 x 12' uncovered deck (A3), or 8 x 12' covered deck (A8) in sketch below, you must 1) obtain CAMA approval for modification request and 2) submit a modification request to your Zoning Permit ZFP23-000224 and Simple Build Permit SB23-000111 application for review and approval. No pilings within the 5-foot landward toe of the dune buffer will be authorized to remain.**



Remaining should be 4' x 16' (A2) uncovered deck, 8 x 12' uncovered deck (A3), or 8 x 12' covered deck (A8) in sketch below.



If this is not clear, or if you have additional questions, please contact me.

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



From: Coastland Skipper <mdavis@coastlandbuilt.com>
Sent: Saturday, February 3, 2024 1:33 PM
To: Deb Hill <dhill@northtopsailbeachnc.gov>; Alice Derian <aderian@northtopsailbeachnc.gov>; Jonathan R Lucas <jonathan.lucas@deq.nc.gov>
Cc: Kristen Buckley <kristen@1918.me>; Kate Winzler <kwinzler@northtopsailbeachnc.gov>; Ralph Allen <rallen@northtopsailbeachnc.gov>
Subject: IMMEDIATE RESPONSE REQUESTED - Re: FILE #: 23-001117 114 N PERMUDA WYND DR CODE ENFORCEMENT INSPECTION

North Topsail Beach Town Officials,

IMMEDIATE RESPONSE & ACTION REQUESTED

On February 1, 2024, at 6:18 PM, COASTLAND CONSTRUCTION and HOMEOWNERS of 114 N PERMUDA WYND received notification of violation of Ordinance 10.02.02 DEVELOPMENT INCONSISTENT WITH CONDITIONS OF ZONING PERMIT ZFP23-000224 and the assessed civil penalty 10.07.02(A) REBUILDING OF DAMAGED DUNES. Pursuant to the directives issued in the violation, corrective action on behalf of the homeowners was requested by the Town of North Topsail Beach officials within a specified timeframe to avoid further penalties assessed.

Attached in this email are the ZONING PERMIT ZFP23-00024 permitted plans submitted 11-7-2023 and approved 11-21-2023 (file named: "Build PLans - Not Engineered.pdf") retrieved directly from North Topsail Beach online permitting portal CitizenServe.

Directing your attention to page 2 and page 7 of the retrieved documents (screenshots included) and in confluence with the photograph attached herein (designated as current construction completed as of January 19, 2024) we are requesting your specific instruction as follows:

COASTLAND CONSTRUCTION and homeowners, KRISTEN & PHIL BUCKLEY, are attempting to comply with the directives of the violation set forth and are requesting IMMEDIATE ADVISEMENT & DIRECTION from NORTH TOPSAIL BEACH to satisfy the conditions of the violation notice. Specifically and without delay, we are requesting to know what AREAS OF THE BUILD are deemed in violation and which DECK SUPPORT POSTS need to be removed to satisfy requirements?

Please provide us your determination so we may comply with your imposed violation directives IMMEDIATELY AND WITHOUT DELAY. It is requested your response and directives be rendered IN WRITING to avoid any misinterpretations or further missteps on our behalf.

A copy of this email has been provided to NC Department of Environmental Quality field representative JONATHAN LUCAS and North Topsail Beach Town Manager, ALICE DERIAN.

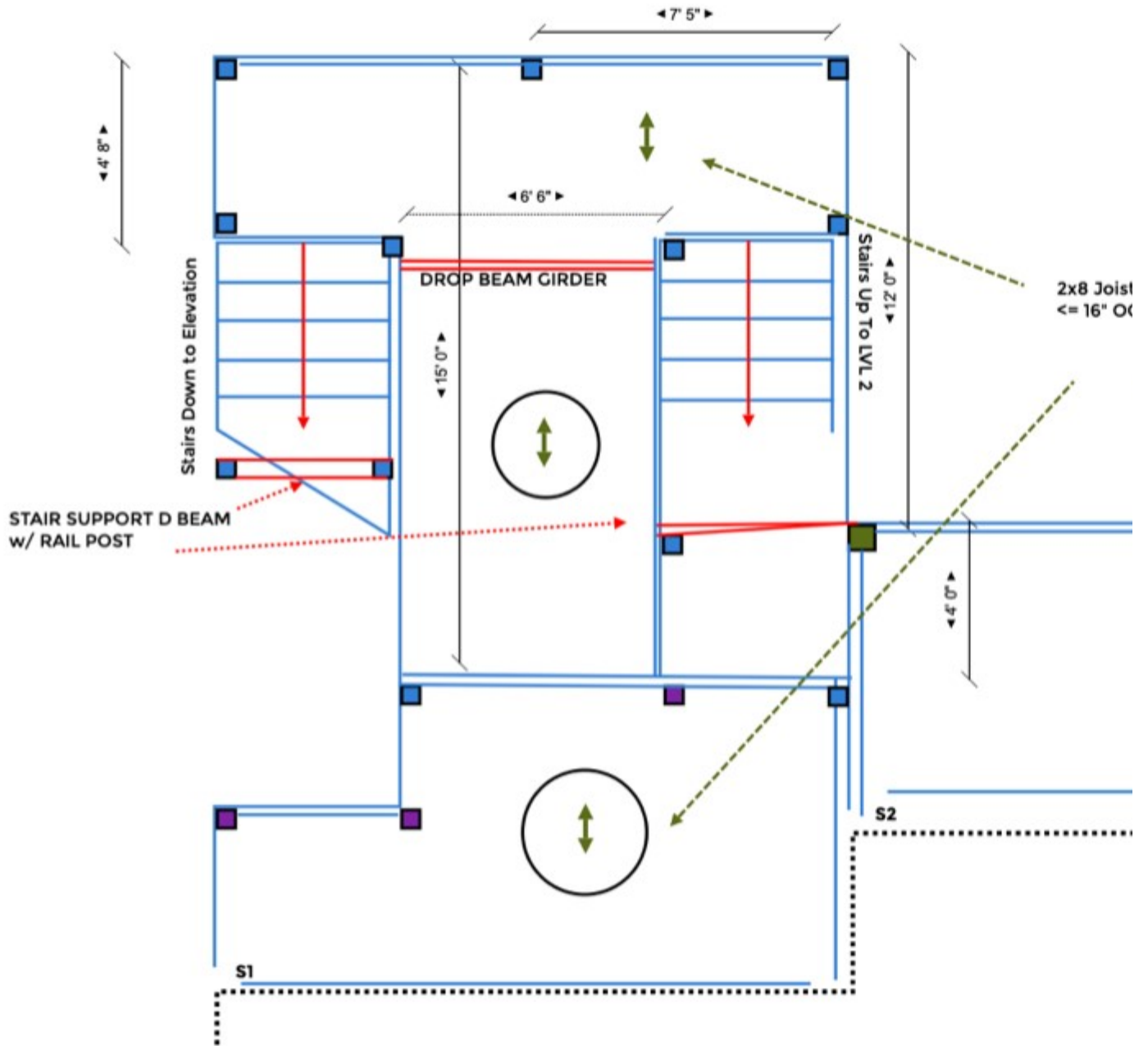
Thank you in advance for your time and cooperation and we look forward to response.

PLEASE NOTE: The file name of project plans submitted 11-7-2023 was administratively renamed by town officials during the review process. The file, in its original title format, is attached herein. The converted file name may be retrieved from the portal.

Buckley+-+114+N+Permuda+Wynd-2.pdf = Build PLans - Not Engineered.pdf

11/09/23	Building Plans if applicable
11/09/23	Building Plans if applicable





On Feb 1, 2024, at 6:18 PM, dhill@northtopsailbeachnc.gov wrote:

You are hereby notified of an inspection conducted on February 01, 2024, by Deborah Hill and Ralph Allen of 114 N PERMUDA WYND DR North Topsail Beach NC, which has resulted in the determination of this citation and civil penalty. Any dune in the required

natural area that has been damaged or excavated in violation of this ordinance shall be subject to a fine of \$10,000 and restored within 7 days of notice, from 02/01/2024 to 02/08/2024. Failure to repair damage to dunes and vegetation after 7 days, shall constitute a separate violation for each day that such failure continues after written notification by the Planning Director.

Deborah Hill, MPA AICP CFM CZO

Planning Director

Town of North Topsail Beach

2008 Loggerhead Ct

North Topsail Beach, NC 28460

910.328.1349

www.ntbnc.org/planning



Matthew S. Davis

President - Chief Builder



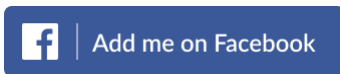
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"A true leader has the confidence to stand alone, the courage to make tough decisions, and the compassion to listen to the needs of others. He does not set out to be a leader, but becomes one by the equality of his actions and the integrity of his intent." -Douglas McArthur