



**TOWN OF HOLDEN BEACH
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
TOWN HALL PUBLIC ASSEMBLY
Monday, October 21, 2019
3:00 PM**

1. Call to Order
2. Roll Call
3. CASE NO. 03-19: To request compliance of the Town of Holden Beach Code of Ordinances, Chapter 157.085 (D) that states that the relocation of buildings shall be approved by the Building Inspector and the Board of Adjustment prior to the issuance of a building permit. The request is to relocate 179 Ocean Boulevard West to 1039 Coquina Drive.
4. CASE NO. 04-19: To request a variance from the Town of Holden Beach Code of Ordinances, Chapter 15, Sections 157.060 (D)(3) and (13). This request is for 107 Lumberton Street.
5. Old Business
6. New Business
7. Adjournment

TOWN OF HOLDEN BEACH

BOARD OF ADJUSTMENT

Application No. _____ Date _____

Permit Fee 175.00 Receipt # _____

GENERAL APPLICATION FORM

Permit or Relief Requested: _____ Appeal Variance _____ Special Use Permit _____

Applicant Carolina Craftsman Owner Ciaran + Erin Mannion

Address 2011 Elk rd sw # 2 Address 24 Manor Drive

Supply, NC 28462 Ramsey, NJ 07446

Telephone 910-842-6413 Telephone 551-427-1975

Legal relationship of applicant to property owner Contractor/Agent

Purpose of permit Relocating home from 179 OBW to 1039 Coquina Dr

Property location 179 OBW to 1039 Coquina Drive

Tax map Parcel # 245EA054 Block _____ Lot E + E1

Lot size .33 AC square feet 14,375 Zoning District R1

No. of buildings to remain _____ Gross floor area to remain _____

No. of buildings proposed 1 Gross floor area of proposed buildings 1500 heated
360 Covered deck

Total square footage of land to be disturbed 2,616 proposed structure square feet

Estimated cost of project \$ 250,000

The following documents are attached to and a part of this application: (Plot plan, building permit application, drawings, surveys, etc.)

Date 9/26/19 Signature of Applicant [Signature]

Application No. _____

TOWN OF HOLDEN BEACH
APPLICATION FOR A VARIANCE

Month September Day 26 Year 2019

TO THE HOLDEN BEACH ZONING BOARD OF ADJUSTMENT:

I, _____, hereby petition the Zoning Board of Adjustment for a VARIANCE from the literal provisions of the Holden Beach Code of Ordinances because, under the interpretation given to me by the Zoning Enforcement Officer, I am prohibited from using the parcel of land described in the attached form (General Application Form) in a manner shown by the plot plan attached to that form. I request a variance from the following provisions of the ordinance (cite paragraph numbers): _____

so that the above-mentioned property can be used in a manner indicated by the plot plan attached to the General Application form or, if the plot plan does not adequately reveal the nature of the variance, as more fully described herein: (If a variance is requested for a limited time only, specify duration requested.)

Factors Relevant to the Issuance of a Variance

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the state enabling act, the Board is required to reach three conclusions before it may issue a variance: (a) that there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the ordinance; (b) that the variance is in harmony with the general purposes and intent of the ordinance and preserves its spirit; and (c) that in granting the variance, the public safety and welfare have been assured and substantial justice has been done. In the spaces provided below, indicate the facts that you intend to show and the arguments that you intend to make to convince the Board that it can properly reach these three required conclusions.

a. There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the ordinance. The courts have developed three rules to determine whether in a particular situation "practical difficulties or unnecessary hardships" exist. State facts and arguments in support of each of the following:

(1) If he complies with the provisions of the ordinance, the property owner can secure no reasonable return from, or make no reasonable use of, his property. (It is not sufficient that failure to grant the variance simply makes the property less valuable.)

(2) The hardship of which the applicant complains results from unique circumstances related to the applicant's land. (Note: Hardships suffered by the applicant in common with his neighbors do not justify a variance. Also, unique personal or family hardships are irrelevant, since a variance, if granted, runs with the land.)

(3) The hardship is not the result of the applicant's own actions.

b. the variance is in harmony with the general purpose and intent of the ordinance and preserves its spirit. (State facts and arguments to show that the variance requested represents the least possible deviation from the letter of the ordinance that will allow a reasonable use of the land and that the use of the property, if the variance is granted, will not substantially detract from the character of the neighborhood.)

c. The granting of the variance secures the public safety and welfare and does substantial justice. (State facts and arguments to show that, on balance, if the variance is denied, the benefit to the public will be substantially outweighed by the harm suffered by the applicant.)

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information and belief.



Signature

9/27

Application for a Hearing Before the
HOLDEN BEACH BOARD OF ADJUSTMENT
for
RELOCATION OF BUILDING

Name of Applicant: Ciaran + Erin Mannion

Address: 24 Manor Drive Ramsey NJ 07446

Telephone: 551-427-1975

Building to be Relocated: 179 Ocean Blvd West
Present Address

New Location: 1039 Coquina Drive Holden Beach
New Address

Lot #: E+E1 Block: _____ Subdivision: Colonial Beach

The following documents must be attached to this application in their entirety before this application will be considered:

1. Plot Plan
 - A. Scale drawing
 - B. House location
 - C. ~~Septic tank location~~
 - D. Extension of roof overhang
 - E. All new construction

2. Any Proposed Exterior Renovation

A. Siding	C. Trim
1) Type	1) Windows
2) Painting	2) Doors

B. Roof	D. Other
1) Repair	
2) New	

This completed application must be filed with Holden Beach Town Hall for consideration by the Board of Adjustment at their regular scheduled meeting or at their convenience.



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Supply, NC 28462
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ccCraftsman.com

...when craftsmanship matters

September 17, 2019

Rhonda Wooten
Town of Holden Beach, NC

Re: Proposed House Relocation

Rhonda,

We are proposing to relocate the house currently located at 179 OBW, Holden Beach to the vacant lot at 039 Coquina Cove Dr. The address for this property will be Coquina Drive.

This relocation will be as shown on the attached site plan and will include the following improvements

- Complete interior renovation
- Replace all exterior doors, windows, siding, soffit / fascia and paint entire exterior
- Add five feet across the end to create additional heated SF (2 baths and laundry room)
- Construct storage room underneath
- Install a pool, wooden deck, and fence
- Install gravel driveway

Should the actual square footage of the house and overhangs change it will be lesser than that shown on the proposed site plan.

Impervious Calculations as Shown

Lot Square Footage	14,375
30% of Lot Square Footage	4,312.5
Proposed Structure	2,220
Proposed Structure with overhangs	2,616

On behalf of my client, I would like to be able to apply for approval of this project to the board of adjustments in their October meeting. I realize time of the essence so please let me know what I can do to expedite this process.

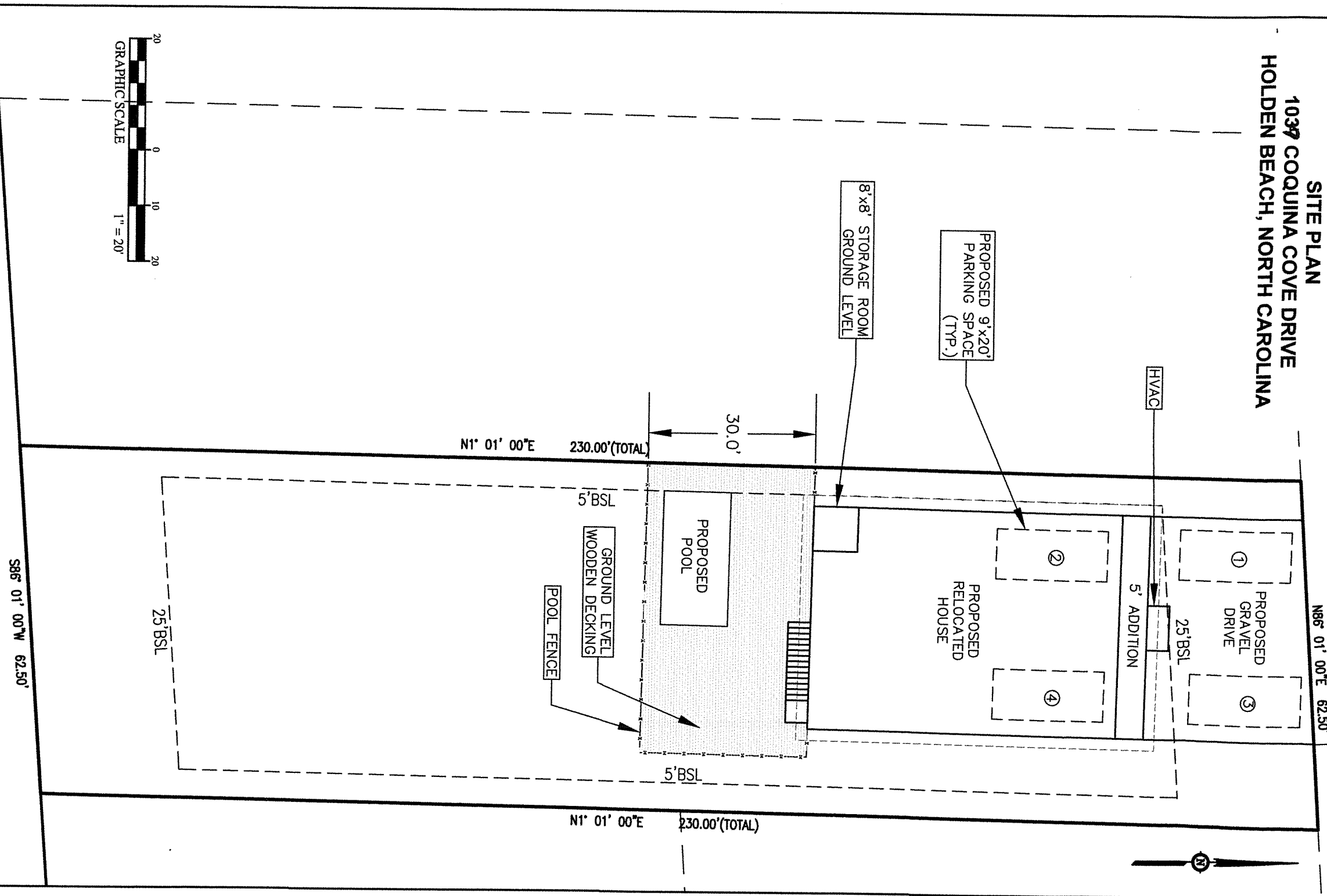
Robert Norton
President
Carolina Craftsman, Inc.

UNDER NO CIRCUMSTANCE WILL ANY POOL, DECK, OR FENCE BE LOCATED BEYOND BOUNDARIES SET FORTH BY THE TOWN OF HOLDEN BEACH.

RN

SITE PLAN
1037 COQUINA COVE DRIVE
HOLDEN BEACH, NORTH CAROLINA

COQUINA COVE DRIVE
 N86° 01' 00"E 62.50'



1037 COQUINA COVE DRIVE		SITE PLAN		SHEET	
				C-101	