

NAME: _____

Date: _____

Signature: _____

4/5 Vote is necessary on each question in order to grant a variance.

- (1) Does a strict application of the ordinance result in an unnecessary hardship to the Applicant?

YES _____ NO _____

(It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.)

- (2) Does the hardship result from conditions that are peculiar to the property, such as location, size, or topography?

YES _____ NO _____

(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.)

- (3) Does the hardship result from actions taken by the applicant (or the property owner)? Voting yes is for *denial* of the variance.

YES _____ NO _____

(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.)

- (4) Is the requested variance consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and is substantial justice is achieved?

YES _____ NO _____

NOTES:

- No change in permitted uses may be authorized by variance.
- Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.
- Any other ordinance that regulates land use or development may provide for variances consistent with the provisions of this subsection.

Town of Kill Devil Hills, NC
Required Attachments/Submittals for an
Application for a Variance

Name of Applicant Requesting the Variance: Zachary Shepherd

1. Typed metes and bounds description of the property (or portion of property). A recorded deed is sufficient, if the deed describes only the subject property.
2. Dare County Tax Records print out of the names and addresses of all immediately adjacent property owners, including any that are directly across the street/road or highway.
3. Fee received by: Donna Ellinte Date: 11/4/2020

The application fee is nonrefundable.

******Important: If any of the above requirements
are not present at the time of submittal of the
Application for an Appeal, the application is not complete
and will not be accepted.******

Town of Kill Devil Hills, NC
Application for a Variance
Page 1

A variance is not a right. It may be granted to an application only if the applicant establishes compliance with the hardship criteria established in NCGS §160A-388(d).

(Please Type or Print)

Applicant Name, Address, Contact Information: Zachary Shepherd
2019 Highview St. Kill Devil Hills, NC 27948
949 - 280 - 8680

Owner Name, Address, Contact Information: Zachary Shepherd
2019 Highview St. Kill Devil Hills, NC 27948
949 - 280 - 8680

Property Location/Address: 2019 Highview St. Kill Devil Hills, NC 27948

Parcel Number: 001490000

PIN Number: 988405089933

Area of Subject Property (acres or square feet): 5,000 sqft

Lot Width: 50 ft. Lot Depth: 100 ft.

Current Zoning Classification: _____

Existing Land Use: Residential

Surrounding Land Use:

North Residential South Residential

East Residential West Residential

Description of Use Requested: Residential

Town of Kill Devil Hills, NC
Application for a Variance
Page 2

I (we) Zachary Shepherd, hereby petition the Kill Devil Hills Board of Adjustment for a variance from the literal provisions of the Kill Devil Hills Zoning Ordinance because under the interpretation given to me by the Zoning Administrator, I (we) am/are prohibited from using the parcel of land described in this application in the manner that I have proposed. I (we) request a variance from the following provisions of the ordinance:

10 x 20 ft. parking code

153.076(A)(1)

To the end that the above-mentioned property can be used in the manner described herein:

10 x 15.5 ft parking zone permit inside property line.

Facts 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 of Adjustment is required to reach the determination that 1) there are unnecessary hardship(s) to the applicant if the strict letter of the ordinance is carried out; 2) the variance is in harmony with the general purposes and intent of the ordinance and preserves its spirit; and, 3) that in granting of 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 of Adjustment that it can properly reach these conclusions.

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.

Town of Kill Devil Hills, NC
Application for a Variance
Page 3

1. That there are unnecessary hardships in the manner of carrying out the strict letter of the ordinance.
Applicant comment: as Statement(s) of Fact:

Inherited living space that was thought to be legally permitted.
Inherited structure that restricts from meeting current parking code
Financial hardship to correct inherited parking code violation ^{requirements.}

Staff comment, as Statement(s) of Fact:

This house was built in 1991 as a 2 bedroom single family dwelling. The
Dare County Tax Dept. has it listed as a 2 bedroom single family dwelling.
There are no permits for the downstairs addition - which includes a bedroom.
The parking ordinance requires a 10x20 parking space for each bedroom.
Before the addition was built there was parking located under the house.

2. That the variance is in harmony with the general purposes and intent of the ordinance and preserves its spirit:

By meeting initial parking code requirements in 1991
(see attached)

Staff comment, as Statement(s) of Fact:

The parking ordinance in 1991 also required (1) 10x20 parking
space for each bedroom.

3. That in granting the variance, the public safety and welfare have been assured and substantial justice has been done:

As the parking space mimics the surrounding
properties within the same zoning district.

Staff comment, as Statement(s) of Fact: many of the houses on this street were
built in the 1950's and 1970's. The parking will not be an issue with
these houses unless they apply for a building permit to add heated
space. At that time the parking would need to come into compliance.
Approved parking must be located on their property, not in the town
right of way.

Town of Kill Devil Hills, NC
Application for a Variance
Page 4

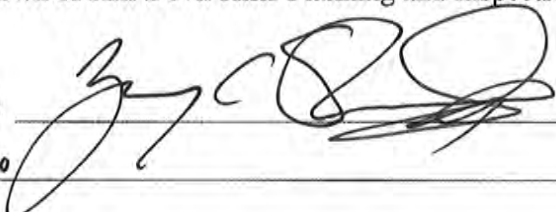
Calls, conversations or other communications with any member of the Board of Adjustment prior to the meeting cannot be considered in the final decision and may result in the Board Members' recusal due to a conflict of interest. If adjacent property owners are to testify on behalf of the applicant, they must be present. Petitions and written consent may be accepted by the Board of Adjustment, but they cannot be used as a basis for the decision.

Certification:

I (we) hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the Town of Kill Devil Hills Planning and Inspections Department.

Applicant Signature: _____

Date: 11/2/2020

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to be a first name followed by a last name.

1709



TOWN OF KILL DEVIL HILLS

PLANNING & INSPECTIONS DEPARTMENT

(252) 449-5318

NON-REFUNDABLE FEES

DATE: 11/4/2020

- ☐ Administrative Review
- ☒ Board of Adjustment
- ☐ CAMA
- ☐ Copies
- ☐ Exempt/Subdivision Plat
- ☐ Fines and/or Re-inspection Fee
- ☐ Site Plan Review
- ☐ Text Amendment
- ☐ _____

AMOUNT: 300⁰⁰ Three hundred dollars

RECEIVED FROM: Zachary Shepherd

DESCRIPTION: Variance - 2019 Highview St.
parking

BY: Donna Elliott

PAID

NOV - 4 2020

TOWN OF
KILL DEVIL HILLS

SURVEYOR'S CERTIFICATE

I, JOHN M. HURDLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (S.E.E. 11.0 T.E.S.); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AND ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE ADDITIONAL REFERENCES IN NOTES); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 41-30 AS AMENDED.

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 30TH DAY OF OCTOBER, 2020, A.D.

JOHN M. HURDLE, P.L.S. NC L-5209

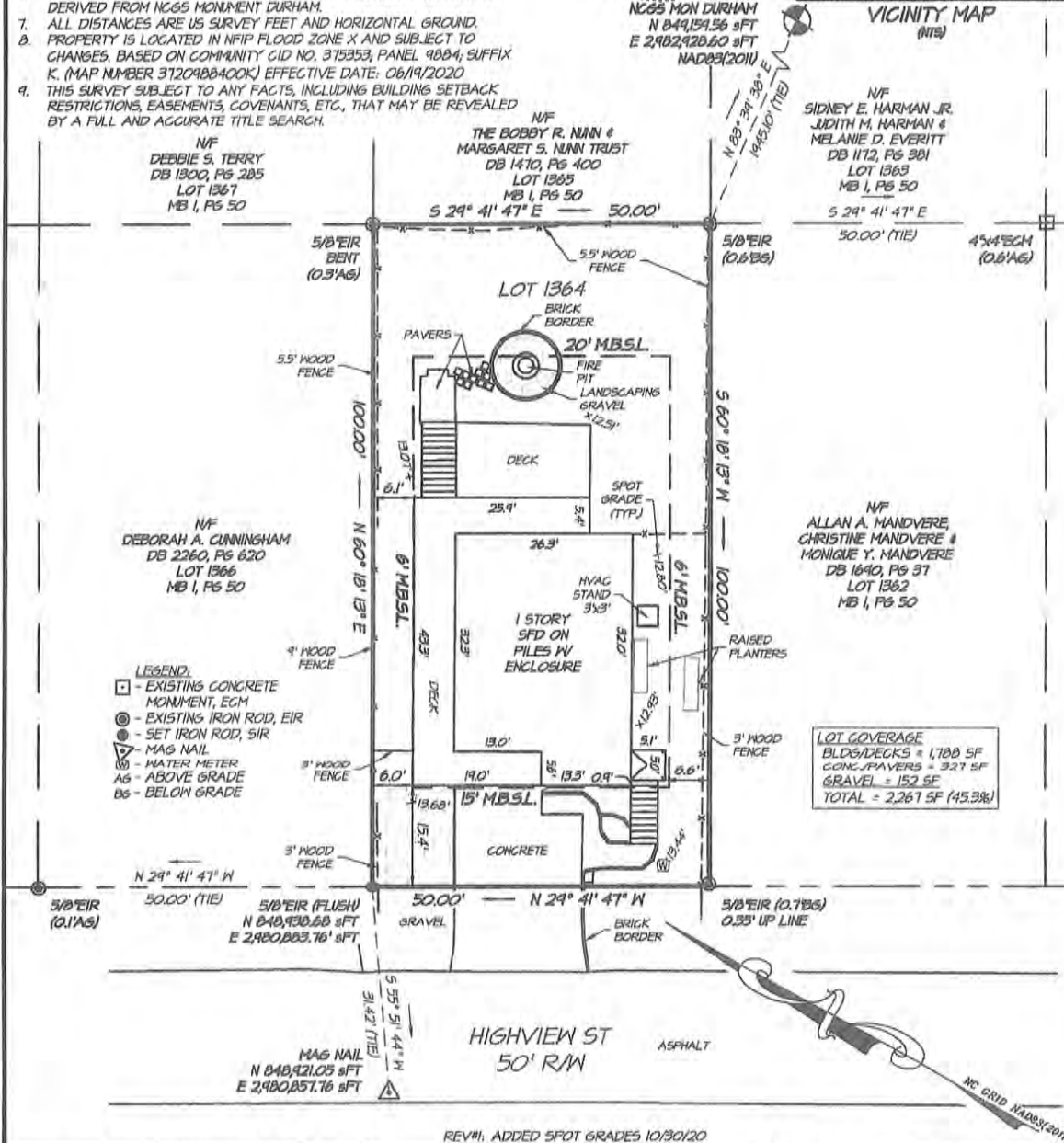
NOTES:

CURRENT OWNER: ZACHARY SHEPHERD
2019 HIGHVIEW ST
KILL DEVIL HILLS NC, 27448

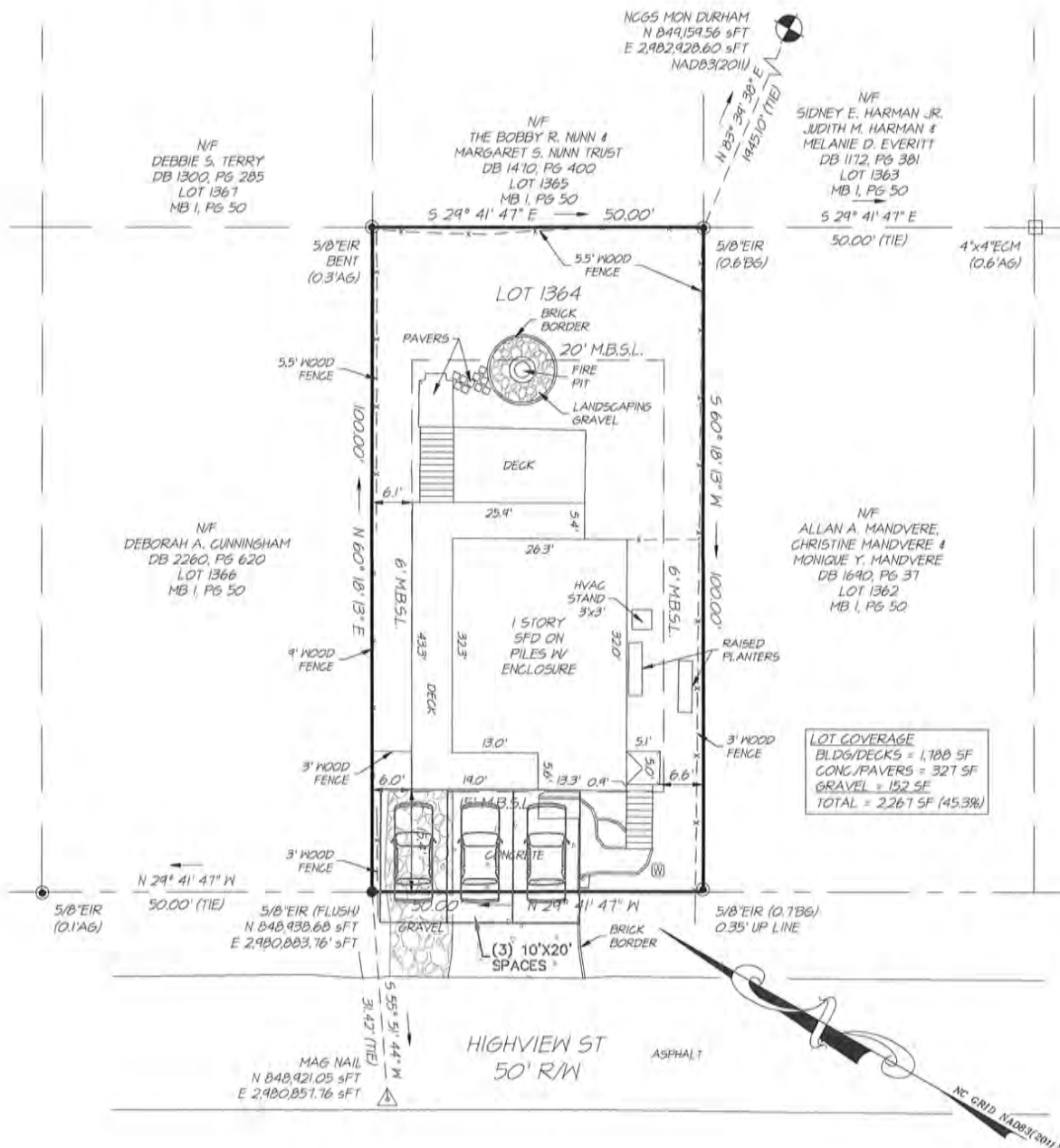
- PIN: 9884-0508-4933; PID: 0014890000
- PROPERTY ADDRESS: 2019 HIGHVIEW ST.
- LOT AREA = 5,000 sqft / 0.11 acres (AREAS BY COORDINATE METHOD)
- SUBJECT REFERENCES: DB 2274, PG 156; MB 1, PG 50.
- FIELD SURVEY DATE: 10/15/20
- HORIZONTAL DATUM IS NAD83(2011), VERTICAL DATUM IS NAVD 1988, DERIVED FROM NC65 MONUMENT DURHAM.
- ALL DISTANCES ARE US SURVEY FEET AND HORIZONTAL GROUND.
- PROPERTY IS LOCATED IN NFIP FLOOD ZONE X AND SUBJECT TO CHANGES, BASED ON COMMUNITY CID NO. 315353, PANEL 4884; SUFFIX K. (MAP NUMBER 3120488400K) EFFECTIVE DATE: 06/19/2020
- THIS SURVEY SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.

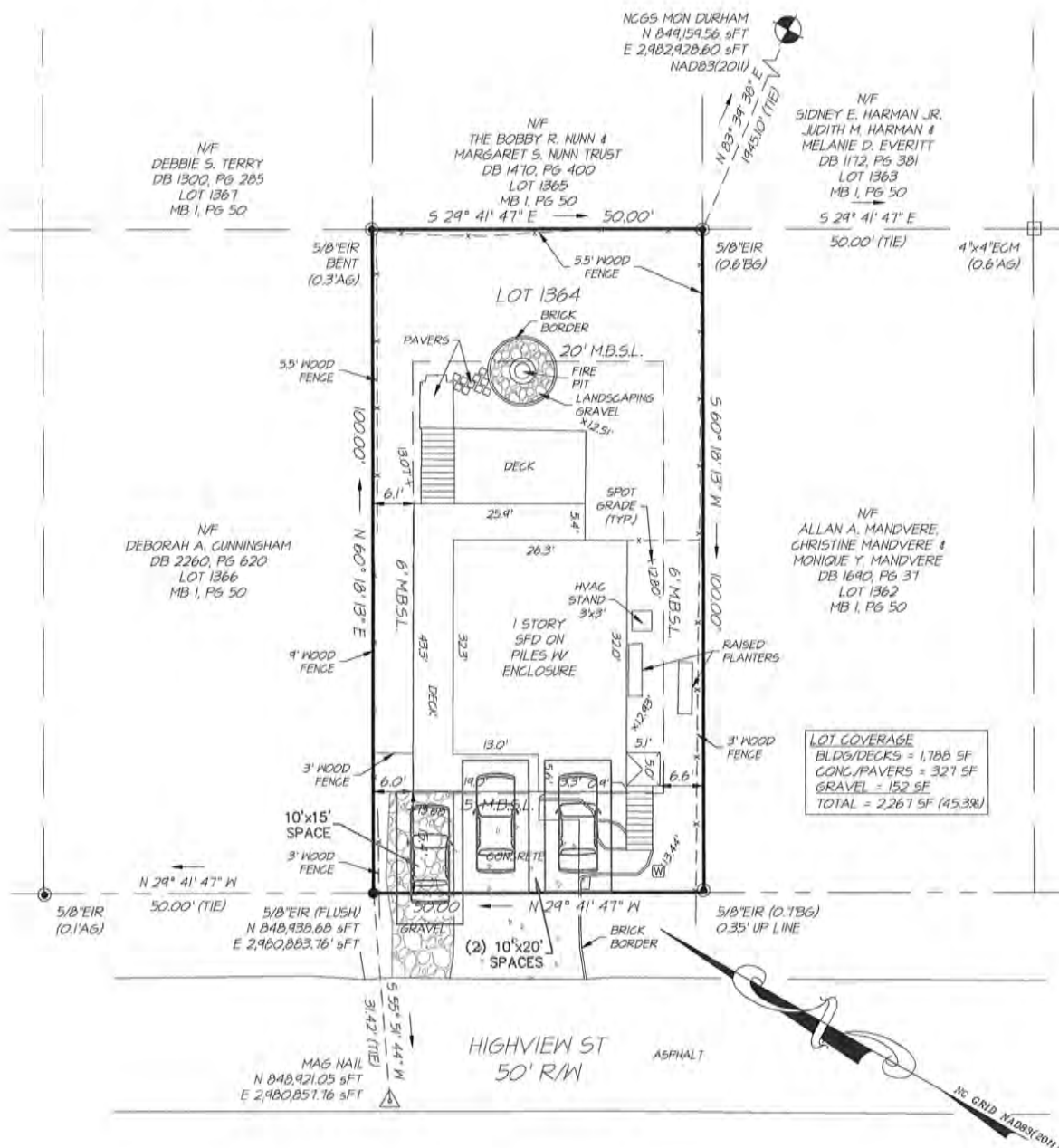


VICINITY MAP
(NTS)



PROJECT 20089 DRAWN BY BRJ/JMH CHECKED BY DLT/JMH DATE 10/23/20	COPYRIGHT © 2020 QUIBLE & ASSOCIATES, P.C. THIS DOCUMENT IS THE PROPERTY OF QUIBLE & ASSOCIATES, P.C. ANY ALTERATION OF THIS DOCUMENT IS PROHIBITED. IF THIS DOCUMENT IS NOT SIGNED AND SEALED BY A LICENSED PROFESSIONAL THEN THIS DOCUMENT SHALL BE CONSIDERED PRELIMINARY, NOT A CERTIFIED DOCUMENT AND SHALL NOT BE USED FOR CONSTRUCTION, RECORDATION, SALES OR LAND CONVEYANCES, UNLESS OTHERWISE NOTED.	PHYSICAL LOT SURVEY LOT 1364 AVALON BEACH ANNEX 2 & 3 ATLANTIC TOWNSHIP DARE COUNTY NORTH CAROLINA 0 20' 40' GRAPHIC SCALE IN FEET 1"=20'	NC License#: C-0208 Quible SINCE 1959 & Associates, P.C. ENGINEERING** • CONSULTING • PLANNING ENVIRONMENTAL SCIENCES • SURVEYING** **ENG./SUR. NOT OFFERED AT BLACK MTH. OFFICE** 8466 Carotoka Hwy, Powells Point, NC 27966 Phone: (252) 491-8147 Fax: (252) 491-8148 90 Church St., Ste. B, Black Mountain, NC 28711 Phone: (828) 793-0398 Fax: (252) 491-8146 administrator@quible.com
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1367

1365

1363

S 20° 45' 00" E 50.00'

1364

5,000 SQ. FT.

AV. GR. 13.5' M.S.L.

1366

F.I.R.M. ZONE "A-4"

F.I.R.M. ZONE "C"

Deck 6x20
#60 = 120 #Deck 6x32
#60 = 192 #

LEGEND:

○ : EX. I. R.

● : EX. I. P.

Deck 6x19
#60 = 114 #

N 69° 15' 00" E

N 20° 45' 00" W

50.00'

50.00'

450.00' TO N. R/W DURHAM STREET

"A-4"

"C"

1362

Add deck to add to
To meet all
setback require

MRL

8/12/02

Septic Layout Approved
by Dare County
Health Department.

On 7-17-02

Room 6x13

78 #

#146 #

2019

HIGHVIEW

(50')

STREET

KIRK R. FOREMAN, R.L.S., certify that this plat was drawn from an actual field land survey; that the error of closure as calculated by latitudes and departures is 1:10,000; that it was prepared in accordance with G.S. 47-30 as amended.

I witness my hand and seal this 23rd day of July, A.D. 1991.

REVISED 9-14-91

Kirk R. Foreman

R.L.S.

L-2801



SURVEYED FOR
STEVE WILLIAM HEAD
LOT 1364

AVALON BEACH

ATLANTIC TOWNSHIP, DARE COUNTY, NORTH CAROLINA

DATE: JULY 23, 1991
E: 2999-44-61
F: M. B. I, PG. 150
R.M. # 375353 0001 B (2/19/86)
I #:

SCALE: 1" = 20'

DR. BY: BDB

REVISED 9-14-91

KIRK R. FOREMAN

...LAND SURVEYING COMPANY...

P.O. BOX 1961 KILL DEVIL HILLS, NC 27948
(919) 261-1221

To Whom It May Concern:

I am writing a variance for a spot zoning permit for a parking space at my residence. The house was built in 1991 as a two-bedroom one bath. When I purchased the house as a first-time homebuyer in December 2018 it was sold as and listed as a two-bedroom two bath with a third living space in the bottom floor. It wasn't until recently that it was brought to my attention that the downstairs was not permitted and since, I have been working cooperatively with the town to make it legal. I have had a NC licensed electrician deenergize the breakers for inspection, and from inspection of the electric lines, it appears the wiring and plumbing was completed in 2016. I have also received confirmation from the Health Department that my septic is approved to support a three-bedroom home. The only thing holding me back from the permit is the parking space.

There are two concrete parking spaces, one gravel parking space, and a garage. I have been told by Mr. Blyth that to get the downstairs permitted I have to provide/prove three parking spaces that fit the current 10x20ft requirements. I feel as though two parking spaces that which were legal and met code for bedrooms in 1991 should be grandfathered in. I am trying to find a way to provide a 10x20ft space to meet the new code requirement for the permitting of making the downstairs legal. However, my gravel parking space is only 10x15.5ft from the property line due to the corner porch piling restricting the path.

After speaking with multiple contractors, the process for moving this piling in order to ensure the structure is engineered safely and to code would be extremely costly. As a single income home, this inherited expense would cause a huge financial burden going forward. I would like to continue to work with the town to show my cooperation and am willing to take on the expense of making two parking spaces 10x20ft to show my best efforts to find a compromise. There are multiple houses on my same street that fail to meet the 10x20ft parking space code per bedrooms or parking within the property line (see attached documents). There is a house that has 4 cars parked on the premises daily that is a two-bedroom home. Further, there is new construction beside my house that is a three-bedroom home that also doesn't meet the (3) 10x20ft parking code. I am asking at utmost sincerity that you will grant this variance for a spot zoning permit for just 1 parking space so that I may meet your requirement of 3 parking spaces but also not be put through a large financial hardship to meet the parking requirement to make the construction that was done by the previous owner legal. My Fiancé and I love this town and plan a long life here. We trust in god that everything happens for a reason and we appreciate your time and patience through this process.

The Following pictures are just from Highview St.



















700059702

DARE
COUNTYREAL ESTATE
TRANSFER TAX

LT

4308-18

\$2,260.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$452.00

Land Transfer Tax: \$2,260.00

LT# 4308-18

Parcel Identifier No. 001490000 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Casey & Robbins, PC, P.O. Box 28, Nags Head, NC 27959

This instrument was prepared by: Casey & Robbins, PC SHEHEA1-1118

Brief description for the Index: LOT 1364, Avalon Beach

THIS DEED made this 14th day of December, 2018, by and between

GRANTOR

STEVE WILLIAM HEAD and wife,
MARJORIE E. HEAD
2019 Highview St.
Kill Devil Hills, NC 27948

GRANTEE

ZACHARY SHEPHERD
2019 Highview St.
Kill Devil Hills, NC 27948

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Kill Devil Hills, Atlantic Township, Dare County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 768 page 367.
All or a portion of the property herein conveyed includes or ☒ does not include the primary residence of a Grantor.

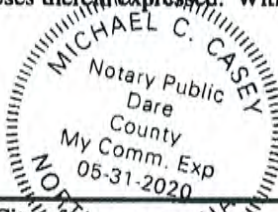
A map showing the above described property is recorded in Plat Book 1 page 50.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: Steve William Head (Entity Name) Print/Type Name: STEVE WILLIAM HEAD (SEAL)
By: Marjorie E Head Print/Type Name: MARJORIE E. HEAD (SEAL)
By: _____ Print/Type Name: _____ (SEAL)
By: _____ Print/Type Name: _____ (SEAL)

State of North Carolina - County or City of Dare
I, the undersigned Notary Public of the County or City of Dare and State aforesaid, certify that STEVE WILLIAM HEAD and MARJORIE E. HEAD personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 13 day of December, 2018.

My Commission Expires: 5/31/2020
(Affix Seal)



Michael C Casey Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

IN NORTH CAROLINA GENERAL WARRANTY DEED
FROM
STEVE WILLIAM HEAD AND WIFE, MARJORIE E. HEAD
TO
ZACHARY SHEPHERD

Being Lot No. 1364, as shown on Map or Plat of Avalon Beach Annexes 2 and 3 made by T.R. Pettit, Registered North Carolina Engineer, dated the third amended plat, January 1953, which said map or plat is duly of record in the Office of the Register of Deeds of Dare County, North Carolina in Map Book 1, Page 50.

Together with easements in, to, on and over all roads and community beaches on the Atlantic Ocean and Kitty Hawk Bay as designated on the aforesaid Map or Plat, which said privileges shall be in common with other property owners of Avalon Beach and annexes thereto.

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on November 13 2020

Primary (100%) Owner Information:

SHEPHERD, ZACHARY
 2019 HIGHVIEW ST
 KILL DEVIL HILLS NC 27948

Parcel Information:

Parcel: 001490000 PIN: 988405089933
 District: 07- KILL DEVIL HILLS
 Subdivision: AVALON BEACH ANNEX 2 & 3
 LotBlkSect: LOT: 1364 BLK: SEC:
 Multiple Lots: -
 PlatCabSlide: PL: 1 SL: 50 Units: 1
 Deed Date: 12/14/2018
 BkPg: [2274/0756](#)
Parcel Status: ACTIVE

**Property Use:** RESIDENTIAL**2019 HIGHVIEW ST**

BUILDING USE & FEATURES	<u>Tax Year Bldg Value: \$139,600</u>	<u>Next Year Bldg Value: \$139,600</u>
Building Use:	BEACH BOX	
Exterior Walls:	MODERN FRAME	Actual Year Built: 1991
Full Baths:	1 Half Baths: 0	
Bedrooms:	2	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	Finished sqft for building 1: 884.00
Air Conditioning:	4 -CENTRAL W/AC	Total Finished SqFt for all bldgs: 884
MISCELLANEOUS USE	<u>Tax Year Misc Value: \$0</u>	<u>Next Year Misc Value: \$0</u>

LAND USE	<u>Tax Year Land Value: \$90,000</u>	<u>Next Year Land Value: \$90,000</u>
Land Description : 07-Residential Subdivision		

TOTAL LAND AREA: 5000.00 square feet**Tax Year Total Value: \$229,600****Next Year Total Value: \$229,600**

*Values shown are on file as of November 13 2020

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on November 13 2020

Primary (100%) Owner Information:

CUNNINGHAM, DEBORAH ANNE
2021 HIGHVIEW ST
KILL DEVIL HILLS NC 27948

Parcel Information:

Parcel: 001492000 PIN: 988405089908
District: 07- KILL DEVIL HILLS
Subdivision: AVALON BEACH ANNEX 2 & 3
LotBlkSect: LOT: 1366 BLK: SEC:
Multiple Lots: -
PlatCabSlide: PL: 1 SL: 50 Units: 1
Deed Date: 10/19/2018
BkPg: [2265/0620](#)

Parcel Status: ACTIVE



Property Use: RESIDENTIAL

2021 HIGHVIEW ST

BUILDING USE & FEATURES	<u>Tax Year Bldg Value: \$83,800</u>	<u>Next Year Bldg Value: \$83,800</u>
Building Use:	FLAT ROOF	
Exterior Walls:	VINYL / ALUM	Actual Year Built: 1955
Full Baths:	1 Half Baths: 0	
Bedrooms:	2	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	Finished sqft for building 1: 1013.00
Air Conditioning:	4 -CENTRAL W/AC	Total Finished SqFt for all bldgs: 1013
MISCELLANEOUS USE	<u>Tax Year Misc Value: \$0</u>	<u>Next Year Misc Value: \$0</u>

LAND USE	<u>Tax Year Land Value: \$90,000</u>	<u>Next Year Land Value: \$90,000</u>
Land Description : 07-Residential Subdivision		

TOTAL LAND AREA: 5000.00 square feet

	<u>Tax Year Total Value: \$173,800</u>	<u>Next Year Total Value: \$173,800</u>
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**Values shown are on file as of November 13 2020*

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on November 13 2020

Primary (50%) Owner Information:

MANDVERE, ALLAN A TIC
MANDVERE, CHRISTINE TIC
118 CREEKVIEW LN
MANTEO NC 27954

[View Secondary Owner Information](#)**Parcel Information:**

Parcel: 001488000 PIN: 988405089859
District: 07- KILL DEVIL HILLS
Subdivision: AVALON BEACH ANNEX 2 & 3
LotBlkSect: LOT: 1362 BLK: SEC:
Multiple Lots: -
PlatCabSlide: PL: 1 SL: 50 Units: 1
Deed Date: 06/16/2006
BkPg: [1690/0037](#)

Parcel Status: ACTIVE**Property Use:** RESIDENTIAL**2017 HIGHVIEW ST**

BUILDING USE & FEATURES	<u>Tax Year Bldg Value: \$0</u>	<u>Next Year Bldg Value: \$240,200</u>
Building Use:	BEACH BOX	
Exterior Walls:	VINYL / ALUM	Actual Year Built: 2001
Full Baths:	2 Half Baths: 0	
Bedrooms:	3	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	Finished sqft for building 1: 1902.00
Air Conditioning:	4 -CENTRAL W/AC	Total Finished SqFt for all bldgs: 1902
MISCELLANEOUS USE	<u>Tax Year Misc Value: \$0</u>	<u>Next Year Misc Value: \$0</u>

LAND USE	<u>Tax Year Land Value: \$90,000</u>	<u>Next Year Land Value: \$90,000</u>
Land Description : 07-Residential Subdivision		

TOTAL LAND AREA: 5000.00 square feet

<u>Tax Year Total Value: \$90,000</u>	<u>Next Year Total Value: \$330,200</u>
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*Values shown are on file as of November 13 2020

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on November 13 2020

Primary (100%) Owner Information:

THE BOBBY RAY NUNN AND MARGARET S NUNN TRS
JOINT LIVING TRUST DTD 1/3/2002 TRS
7397 EWELL RD
MECHANICSVILLE VA 23111

Parcel Information:

Parcel: 001491000 PIN: 988405180918
District: 07- KILL DEVIL HILLS
Subdivision: AVALON BEACH ANNEX 2 & 3
LotBlkSect: LOT: 1365 BLK: SEC:
Multiple Lots: -
PlatCabSlide: PL: 1 SL: 50 Units: 1
Deed Date: 01/13/2003
BkPg: [1470/0400](#)

Parcel Status: ACTIVE



Property Use: RESIDENTIAL

2018 YORKTOWN ST

BUILDING USE & FEATURES	<u>Tax Year Bldg Value: \$141,900</u>	<u>Next Year Bldg Value: \$141,900</u>
Building Use:	BEACH BOX	
Exterior Walls:	FRAME	Actual Year Built: 1985
Full Baths:	1 Half Baths: 1	
Bedrooms:	3	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	Finished sqft for building 1: 1008.00
Air Conditioning:	4 -CENTRAL W/AC	Total Finished SqFt for all bldgs: 1008
MISCELLANEOUS USE	<u>Tax Year Misc Value: \$0</u>	<u>Next Year Misc Value: \$0</u>

LAND USE	<u>Tax Year Land Value: \$90,000</u>	<u>Next Year Land Value: \$90,000</u>
Land Description : 07-Residential Subdivision		

TOTAL LAND AREA: 5000.00 square feet

Tax Year Total Value: \$231,900

Next Year Total Value: \$231,900

**Values shown are on file as of November 13 2020*

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on November 13 2020

Primary (100%) Owner Information:

HOUSEY, CAMILLE EVR

HOUSEY, ERIC EVR

22 MILL POND RD

JACKSON NJ 08527

Parcel Information:

Parcel: 000913000 PIN: 988405087896

District: 07- KILL DEVIL HILLS

Subdivision: AVALON BEACH ANNEX 2 & 3

LotBlkSect: LOT: 1191 BLK: SEC:

Multiple Lots: -

PlatCabSlide: PL: 1 SL: 50 Units: 1

Deed Date: 03/09/2018

BkPg: [2224/0357](#)**Parcel Status:** ACTIVE**Property Use:** RESIDENTIAL**2018 HIGHVIEW ST**

BUILDING USE & FEATURES	<u>Tax Year Bldg Value: \$0</u>	<u>Next Year Bldg Value: \$276,000</u>
Building Use:	TRADITIONAL	
Exterior Walls:	VINYL / ALUM	Actual Year Built: 2020
Full Baths:	2 Half Baths: 0	
Bedrooms:	3	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	Finished sqft for building 1: 1634.00
Air Conditioning:	4 -CENTRAL W/AC	Total Finished SqFt for all bldgs: 1634
MISCELLANEOUS USE	<u>Tax Year Misc Value: \$0</u>	<u>Next Year Misc Value: \$0</u>

LAND USE	<u>Tax Year Land Value: \$90,000</u>	<u>Next Year Land Value: \$90,000</u>
Land Description : 07-Residential Subdivision		

TOTAL LAND AREA: 5000.00 square feet

<u>Tax Year Total Value: \$90,000</u>	<u>Next Year Total Value: \$366,000</u>
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*Values shown are on file as of November 13 2020

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on November 13 2020

Primary (100%) Owner Information:

FULLERTON, WILLIAM THOMAS JR
2020 HIGHVIEW ST
KILL DEVIL HILLS NC 27948

Parcel Information:

Parcel: 000914000 PIN: 988405087970
District: 07- KILL DEVIL HILLS
Subdivision: AVALON BEACH ANNEX 2 & 3
LotBlkSect: LOT: 1193 BLK: SEC:
Multiple Lots: -
PlatCabSlide: PL: 1 SL: 50 Units: 1
Deed Date: 09/03/2014
BkPg: [1973/0751](#)

Parcel Status: ACTIVE



Property Use: RESIDENTIAL

2020 HIGHVIEW ST

BUILDING USE & FEATURES	<u>Tax Year Bldg Value: \$154,400</u>	<u>Next Year Bldg Value: \$154,400</u>
Building Use:	BEACH BOX	Actual Year Built: 1971
Exterior Walls:	VINYL / ALUM	
Full Baths:	2 Half Baths: 0	Finished sqft for building 1: 1232.00 Total Finished SqFt for all bldgs: 1232
Bedrooms:	3	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	
Air Conditioning:	4 -CENTRAL W/AC	Next Year Misc Value: \$0
MISCELLANEOUS USE	<u>Tax Year Misc Value: \$0</u>	

LAND USE	<u>Tax Year Land Value: \$90,000</u>	<u>Next Year Land Value: \$90,000</u>
Land Description : 07-Residential Subdivision		

TOTAL LAND AREA: 5000.00 square feet

Tax Year Total Value: \$244,400

Next Year Total Value: \$244,400

*Values shown are on file as of November 13 2020

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on November 13 2020

Primary (100%) Owner Information:

LIVESAY, MICHAEL T
2016 HIGHVIEW ST
KILL DEVIL HILLS NC 27948

Parcel Information:

Parcel: 002045000 PIN: 988405088822
District: 07- KILL DEVIL HILLS
Subdivision: AVALON BEACH ANNEX 2 & 3
LotBlkSect: LOT: 1189 BLK: SEC:
Multiple Lots: -
PlatCabSlide: PL: 1 SL: 50 Units: 1
Deed Date: 08/31/1989

BkPg: [0644/0118](#)

Parcel Status: ACTIVE



Property Use: RESIDENTIAL

2016 HIGHVIEW ST

BUILDING USE & FEATURES	<u>Tax Year Bldg Value: \$95,700</u>	<u>Next Year Bldg Value: \$95,700</u>
Building Use:	FLAT ROOF	
Exterior Walls:	VINYL / ALUM	Actual Year Built: 1955
Full Baths:	1 Half Baths: 0	
Bedrooms:	2	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	Finished sqft for building 1: 882.00
Air Conditioning:	4 -CENTRAL W/AC	Total Finished SqFt for all bldgs: 882
MISCELLANEOUS USE	<u>Tax Year Misc Value: \$1,700</u>	<u>Next Year Misc Value: \$1,700</u>
Misc Bldg a: (WD1) WOOD DECK OR RAMP Year Built: 1960 sqft: 168		

LAND USE	<u>Tax Year Land Value: \$90,000</u>	<u>Next Year Land Value: \$90,000</u>
Land Description : 07-Residential Subdivision		

TOTAL LAND AREA: 5000.00 square feet

<u>Tax Year Total Value: \$187,400</u>	<u>Next Year Total Value: \$187,400</u>
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**Values shown are on file as of November 13 2020*

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on November 13 2020

Primary (100%) Owner Information:

HARMAN, SIDNEY E JR EUX

HARMAN, JUDITH M EUX

EVERITT, MELANIE D 4309 GREENDELL ROAD

CHESAPEAKE VA 23321

Parcel Information:

Parcel: 001489000 PIN: 988405180944

District: 07- KILL DEVIL HILLS

Subdivision: AVALON BEACH ANNEX 2 & 3

LotBlkSect: LOT: 1363 BLK: SEC:

Multiple Lots: -

PlatCabSlide: PL: 1 SL: 50 Units: 1

Deed Date: 04/03/1998

BkPg: [1172/0381](#)**Parcel Status:** ACTIVE**Property Use:** RESIDENTIAL**2016 YORKTOWN ST**

BUILDING USE & FEATURES	<u>Tax Year Bldg Value: \$112,300</u>	<u>Next Year Bldg Value: \$112,300</u>
Building Use:	BEACH BOX	
Exterior Walls:	VINYL / ALUM	Actual Year Built: 1984
Full Baths:	1 Half Baths: 0	
Bedrooms:	2	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	Finished sqft for building 1: 800.00
Air Conditioning:	4 -CENTRAL W/AC	Total Finished SqFt for all bldgs: 800
MISCELLANEOUS USE	<u>Tax Year Misc Value: \$0</u>	<u>Next Year Misc Value: \$0</u>

LAND USE	<u>Tax Year Land Value: \$90,000</u>	<u>Next Year Land Value: \$90,000</u>
Land Description : 07-Residential Subdivision		

TOTAL LAND AREA: 5000.00 square feet**Tax Year Total Value: \$202,300****Next Year Total Value: \$202,300**

*Values shown are on file as of November 13 2020

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on November 13 2020

Primary (100%) Owner Information:

TERRY, DEBBIE S
P. O. BOX 1071
MANTEO NC 27954

Parcel Information:

Parcel: 001493000 PIN: 988405099093
District: 07- KILL DEVIL HILLS
Subdivision: AVALON BEACH ANNEX 2 & 3
LotBlkSect: LOT: 1367 BLK: SEC:
Multiple Lots: -
PlatCabSlide: PL: 1 SL: 50 Units: 1
Deed Date: 10/19/1999
BkPg: [1300/0285](#)

Parcel Status: ACTIVE



Property Use: RESIDENTIAL

2020 YORKTOWN ST

BUILDING USE & FEATURES	<u>Tax Year Bldg Value: \$131,000</u>	<u>Next Year Bldg Value: \$129,500</u>
Building Use:	BEACH BOX	
Exterior Walls:	VINYL / ALUM	Actual Year Built: 1985
Full Baths:	1 Half Baths: 1	
Bedrooms:	3	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	Finished sqft for building 1: 1008.00
Air Conditioning:	4 -CENTRAL W/AC	Total Finished SqFt for all bldgs: 1008
MISCELLANEOUS USE	<u>Tax Year Misc Value: \$0</u>	<u>Next Year Misc Value: \$0</u>

LAND USE	<u>Tax Year Land Value: \$90,000</u>	<u>Next Year Land Value: \$90,000</u>
Land Description : 07-Residential Subdivision		

TOTAL LAND AREA: 5000.00 square feet

<u>Tax Year Total Value: \$221,000</u>	<u>Next Year Total Value: \$219,500</u>
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*Values shown are on file as of November 13 2020



TOWN OF KILL DEVIL HILLS

**PUBLIC
HEARING**

DATE: November 30, 2020

TIME: 5:00 pm

LOCATION: _____

KILL DEVIL HILLS TOWN HALL
102 Town Hall Drive
Kill Devil Hills, NC

APPLICATION: Zachary Shepherd

2019 Highway St Lot 1564, Avalon

Beach Area 2 to 5 Subdivision Variance

Sean Cropper 1537 Long 15507/44466 P# 9-104

For more information about this application
contact the Planning and Inspections Dept.
at (252) 449-5318





THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

BOARD OF ADJUSTMENT

November 20, 2020

Debbie S. Terry
PO Box 1071
Manteo, NC 27954

Dear Adjacent Property Owner(s):

The purpose of this letter is to advise you that a variance application has been submitted to the Town of Kill Devil Hills by the property owner of 2019 Highview Street. You are receiving this notice as an adjacent property owner (2020 Yorktown St.). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.076(A)(1) and (A)(2) Off-Street Parking and Loading.

The Board of Adjustment will hold a public hearing on this matter on Monday, November 30, 2020, at 5:00 p.m. in the Meeting Room, located at 102 Town Hall Drive, off Colington Road. At that time, you may appear and present any arguments you may have for or against the granting of this variance.

Should you have any questions, please do not hesitate to contact Donna Elliott, Zoning Administrator, at 252-449-5310 or by email at donna@kdhnc.com.

Sincerely,

James Michael O'Dell
Deputy Town Clerk



THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

BOARD OF ADJUSTMENT

November 20, 2020

Judith M. & Sidney E. Harman, Jr.
Melanie D. Everitt
4309 Greendell Rd.
Chesapeake, VA 23321

Dear Adjacent Property Owner(s):

The purpose of this letter is to advise you that a variance application has been submitted to the Town of Kill Devil Hills by the property owner of 2019 Highview Street. You are receiving this notice as an adjacent property owner (2016 Yorktown St.). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.076(A)(1) and (A)(2) Off-Street Parking and Loading.

The Board of Adjustment will hold a public hearing on this matter on Monday, November 30, 2020, at 5:00 p.m. in the Meeting Room, located at 102 Town Hall Drive, off Colington Road. At that time, you may appear and present any arguments you may have for or against the granting of this variance.

Should you have any questions, please do not hesitate to contact Donna Elliott, Zoning Administrator, at 252-449-5310 or by email at donna@kdhnc.com.

Sincerely,

James Michael O'Dell
Deputy Town Clerk



THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

BOARD OF ADJUSTMENT

November 20, 2020

Michael T. Livesay
2016 Highview St.
Kill Devil Hills, NC 27948

Dear Adjacent Property Owner(s):

The purpose of this letter is to advise you that a variance application has been submitted to the Town of Kill Devil Hills by the property owner of 2019 Highview Street. You are receiving this notice as an adjacent property owner (2016 Highview St.). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.076(A)(1) and (A)(2) Off-Street Parking and Loading.

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Should you have any questions, please do not hesitate to contact Donna Elliott, Zoning Administrator, at 252-449-5310 or by email at donna@kdhnc.com.

Sincerely,



James Michael O'Dell
Deputy Town Clerk



THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

BOARD OF ADJUSTMENT

November 20, 2020

William Thomas Fullerton, Jr.
2020 Highview St.
Kill Devil Hills, NC 27948

Dear Adjacent Property Owner(s):

The purpose of this letter is to advise you that a variance application has been submitted to the Town of Kill Devil Hills by the property owner of 2019 Highview Street. You are receiving this notice as an adjacent property owner (2020 Highview St.). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.076(A)(1) and (A)(2) Off-Street Parking and Loading.

The Board of Adjustment will hold a public hearing on this matter on Monday, November 30, 2020, at 5:00 p.m. in the Meeting Room, located at 102 Town Hall Drive, off Colington Road. At that time, you may appear and present any arguments you may have for or against the granting of this variance.

Should you have any questions, please do not hesitate to contact Donna Elliott, Zoning Administrator, at 252-449-5310 or by email at donna@kdhnc.com.

Sincerely,

James Michael O'Dell
Deputy Town Clerk



THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

BOARD OF ADJUSTMENT

November 20, 2020

Camille & Eric Housey
22 Mill Pond Rd.
Jackson, NJ 08527

Dear Adjacent Property Owner(s):

The purpose of this letter is to advise you that a variance application has been submitted to the Town of Kill Devil Hills by the property owner of 2019 Highview Street. You are receiving this notice as an adjacent property owner (2018 Highview St.). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.076(A)(1) and (A)(2) Off-Street Parking and Loading.

The Board of Adjustment will hold a public hearing on this matter on Monday, November 30, 2020, at 5:00 p.m. in the Meeting Room, located at 102 Town Hall Drive, off Colington Road. At that time, you may appear and present any arguments you may have for or against the granting of this variance.

Should you have any questions, please do not hesitate to contact Donna Elliott, Zoning Administrator, at 252-449-5310 or by email at donna@kdhnc.com.

Sincerely,

James Michael O'Dell
Deputy Town Clerk



THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

BOARD OF ADJUSTMENT

November 20, 2020

The Bobby Ray Nunn and Margaret S Nunn Joint Living Trust
7397 Ewell Rd.
Mechanicsville, VA 23111

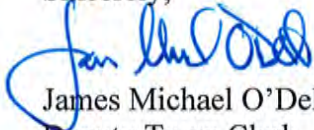
Dear Adjacent Property Owner(s):

The purpose of this letter is to advise you that a variance application has been submitted to the Town of Kill Devil Hills by the property owner of 2019 Highview Street. You are receiving this notice as an adjacent property owner (2018 Yorktown St.). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.076(A)(1) and (A)(2) Off-Street Parking and Loading.

The Board of Adjustment will hold a public hearing on this matter on Monday, November 30, 2020, at 5:00 p.m. in the Meeting Room, located at 102 Town Hall Drive, off Colington Road. At that time, you may appear and present any arguments you may have for or against the granting of this variance.

Should you have any questions, please do not hesitate to contact Donna Elliott, Zoning Administrator, at 252-449-5310 or by email at donna@kdhnc.com.

Sincerely,


James Michael O'Dell
Deputy Town Clerk



THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

BOARD OF ADJUSTMENT

November 20, 2020

Allan A. & Christine Mandvere
118 Creekview Lane
Manteo, NC 27954

Dear Adjacent Property Owner(s):

The purpose of this letter is to advise you that a variance application has been submitted to the Town of Kill Devil Hills by the property owner of 2019 Highview Street. You are receiving this notice as an adjacent property owner (2017 Highview St.). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.076(A)(1) and (A)(2) Off-Street Parking and Loading.

The Board of Adjustment will hold a public hearing on this matter on Monday, November 30, 2020, at 5:00 p.m. in the Meeting Room, located at 102 Town Hall Drive, off Colington Road. At that time, you may appear and present any arguments you may have for or against the granting of this variance.

Should you have any questions, please do not hesitate to contact Donna Elliott, Zoning Administrator, at 252-449-5310 or by email at donna@kdhnc.com.

Sincerely,

James Michael O'Dell
Deputy Town Clerk



THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

BOARD OF ADJUSTMENT

November 20, 2020

Deborah Anne Cunningham
2021 Highview Street
Kill Devil Hills, NC 27948

Dear Adjacent Property Owner(s):

The purpose of this letter is to advise you that a variance application has been submitted to the Town of Kill Devil Hills by the property owner of 2019 Highview Street. You are receiving this notice as an adjacent property owner (2021 Highview St.). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.076(A)(1) and (A)(2) Off-Street Parking and Loading.

The Board of Adjustment will hold a public hearing on this matter on Monday, November 30, 2020, at 5:00 p.m. in the Meeting Room, located at 102 Town Hall Drive, off Colington Road. At that time, you may appear and present any arguments you may have for or against the granting of this variance.

Should you have any questions, please do not hesitate to contact Donna Elliott, Zoning Administrator, at 252-449-5310 or by email at donna@kdhnc.com.

Sincerely,


James Michael O'Dell
Deputy Town Clerk