



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Town of Kill Devil Hills Zoning Board of Adjustment has scheduled a regular meeting for Tuesday, January 26, 2021 at 5:00 p.m., in the Meeting Room of the Administration Building, 102 Town Hall Drive, off Colington Road.

In order to maintain the safety of Town residents, Staff, and Zoning Board members, the Board will follow all COVID-19 regulations and requirements currently in place for public meetings; this includes distancing, masks, and the limitation on attendance capacity.

The agenda follows, and the meeting can be accessed by the public by joining the Zoom Meeting: <https://zoom.us/j/93612966161?pwd=NW9wdGcxOHRnU3ZISHUwTUPEWE5sQT09>

- Meeting ID: 936 1296 6161. Password: 239631
- Or Dial: 1 312 626 6799 or 1 929 205 6099 US When prompted, enter meeting ID: 936 1296 6161 followed by the (#) sign. Enter password: 239631, followed by the (#) sign.

AGENDA

Call to Order and Roll Call

Approval of the Minutes of November 30, 2020

Old Business

New Business

1. Emanuelson & Dad, Inc. – 1101 Martin Street, Triangular Piece, Block 60, Kill Devil Hills Realty Corp. Subdivision; Parcel Number: 004540099; Pin Number: 988315648986 – Variance from Chapter 153, Zoning, 153.161 Setbacks (RH) and 153.211 (A) Setbacks (LI-2)

Adjournment

All citizens are cordially invited to attend.

Posted this 12th day of January 2021.

James Michael O'Dell
Deputy Town Clerk

Copies to: Zoning Board of Adjustment members in their meeting materials; Mayor & Board of Commissioners; Town Manager; all Town bulletin boards; KDH Sunshine List including all local news media; KDH Electronic Distribution List; website, social media; file

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
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: Emanuelson & Dad Inc.
P.O. Box 448, Mags Head, NC 27959

Owner Name, Address, Contact Information: Rhonda Midgett
252-202-9683
1145 Colington Rd, Kill Devil Hills, NC 27948

Property Location/Address: 1101 Martin St.

Parcel Number: 004540099

PIN Number: 988315648986

Area of Subject Property (acres or square feet): 6890 sq. ft

Lot Width: triangular Lot Depth: 196.35

Current Zoning Classification: AE

Existing Land Use: _____

Surrounding Land Use:

North _____ South _____

East _____ West _____

Description of Use Requested: Single family Dwelling

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

I (we) Emanuelson & Dad Inc., 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:

Front / 15'
Street + Sides / 7.5'
Back - 15'

Chapter 153 Section 153.21(a) Setbacks (LI-2)
153.161 Setbacks (RH)

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

TO Build a single family Dwelling

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:

Size makes property unbuildable with current set Backs and power lines / shape of lot with current set Backs do not Accomodate a suitable home for this neighborhood

Staff comment, as Statement(s) of Fact:

This is a triangular shaped lot that is surrounded by 3 streets.

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

this lot is unique to most lots in this Neighborhood

Staff comment, as Statement(s) of Fact:

The lot was already platted. Because the lot is triangular, and it is also a double frontage lot with street side setbacks, the building envelope is small.

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

Not Gony to effect anyone around lot negatively

No Safety Hazards

Staff comment, as Statement(s) of Fact:

Granting this variance will not effect public safety and welfare.

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: Rhonda Midgett
Date: Dec. 1, 2020

1716



TOWN OF KILL DEVIL HILLS
PLANNING & INSPECTIONS DEPARTMENT
(252) 449-5318

NON-REFUNDABLE FEES

DATE: 12/7/2020

- ☐ 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: Emanuelson Dad

DESCRIPTION: Variance request for setbacks
1101 Martin St. D

DEC - 7 2020

BY: Donna Gellert

Recorded: 08/15/2019 04:56:42 PM
BY: TONI MIDGETT
Cheryl L. House, Register of Deeds
Dare County, NC

Fee Amt: \$26.00

NC Excise Tax: \$60.00

BOOK 2317 PAGE 859 (2)

700067817



DARE
COUNTY



REAL ESTATE
TRANSFER TAX

LT 2751-19 \$300.00

North Carolina

Dare County

Land Transfer Number: 2751-19

Land Transfer Tax: \$300.00

Excise Tax (.2%): \$60.00

Parcel #: 004540099

Prepared By: James R. Gilreath, Jr., Rose Harrison Gilreath & Powers, P.C., P.O. Box 405, Kill Devil Hills NC 27948

File No: 19-1195-S

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

THIS INSTRUMENT PREPARED BY JAMES R. GILREATH, JR., A LICENSED NORTH CAROLINA ATTORNEY.
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON
DISBURSEMENT OF CLOSING PROCEEDS.

NORTH CAROLINA GENERAL WARRANTY DEED

Triangular Piece, Block 60, Kill Devil
Hills Realty Corp

THIS DEED is made this 13th day of August, 2019, by and between PWH Properties, LLC, a Virginia limited liability company, of 4112 Bromley Lane, Richmond, VA 23221, Grantor AND Emanuelson & Dad, Inc., a North Carolina corporation, P. O. Box 448, Nags Head, NC 27959, Grantee.

The designation of 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 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 or parcel of land situated in the Town of Kill Devil Hills, Atlantic Township, Dare County, North Carolina and more particularly described as follows:

Triangular Piece, Block 60, and referenced on that certain plat prepared by J. E. Henry titled "Kill Devil Hill Realty Corp." recorded in Map Book 2 at Page 18.

Title to the property hereinabove described was acquired by the Grantor by instrument recorded in Book 1788, Page 105, Dare County Registry.

A map showing the above described property is recorded in Map Book 2, Page 18.

V1/21-01/26/21: Submitted by Applicant

All or a portion of the property herein conveyed ____ does X does not include the primary residence of a Grantor.

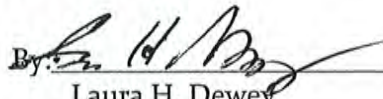
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants to and with Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, subject to the exceptions hereinafter stated:

1. **Ad valorem taxes for the year 2020 and subsequent years;**
2. **Restrictive covenants and the amendments thereto, if any, of record in the aforesaid Public Registry;**
3. **Easements of record; and**
4. **Any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property.**

IN WITNESS WHEREOF the Grantor sets his hand and seal on the day and the year first above written.

PWH Properties, LLC, a Virginia Limited Liability Company

By:  (SEAL)
Laura H. Dewey
Manager

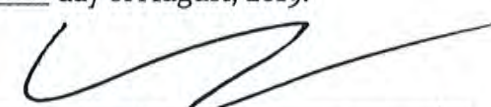
STATE OF Virginia
CITY OF Richmond

I, Robert C. Smith, certify that the following person(s) personally appeared before me this day, each acknowledging to that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Laura H. Dewey, Manager of PWH Properties, LLC, a Virginia Limited Liability Company.

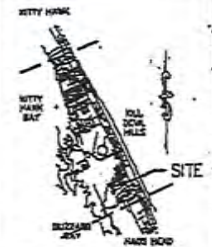
Witness my hand and official stamp or seal this 31 day of August, 2019.

(SEAL/STAMP)



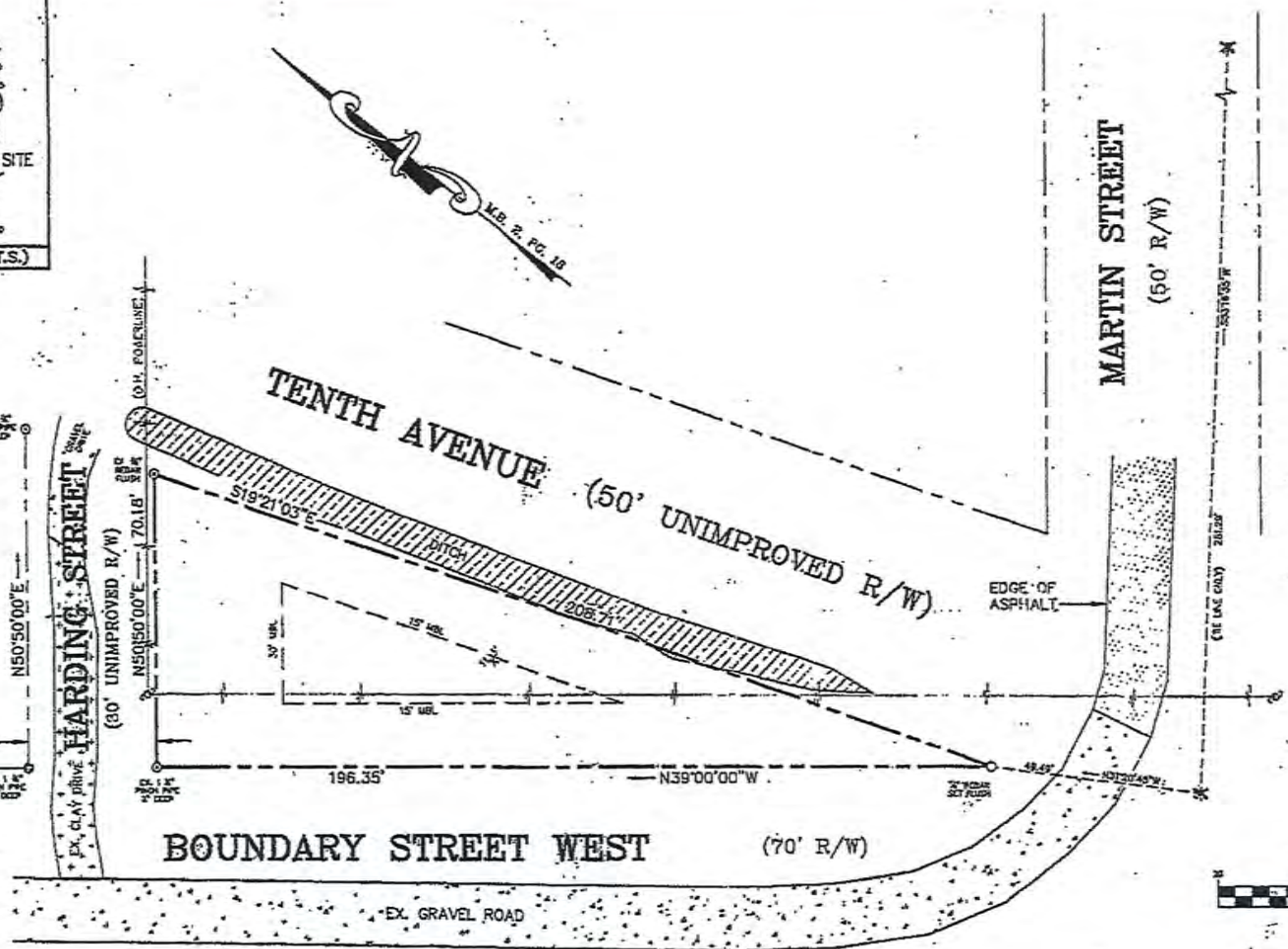

Notary Public

My commission expires: 8/31/19



VICINITY MAP (N.T.S.)

V1/21-01/26/21: Submitted by Applicant



NOTES:

Address: "Unassigned" Harding Street.

Lot Area = 6,890 Sq. Ft.

Flood Zones are subject to change

Zoning Setbacks

Front: 30'

Side: 8'

Street Side: 15'

Rear: 20' NTE 30'

This survey was based on the existing property corners found in conjunction with the recorded reference given.

Certifier hereon is not responsible for utilities and/or features that are not visible at the time of the survey, nor any additional setbacks that are not shown.

I, M. DOUGLAS STYONS, JR., P.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 at least 1:10,000;

Witness my hand and seal this 15th day of December A.D. 2019

[Signature]

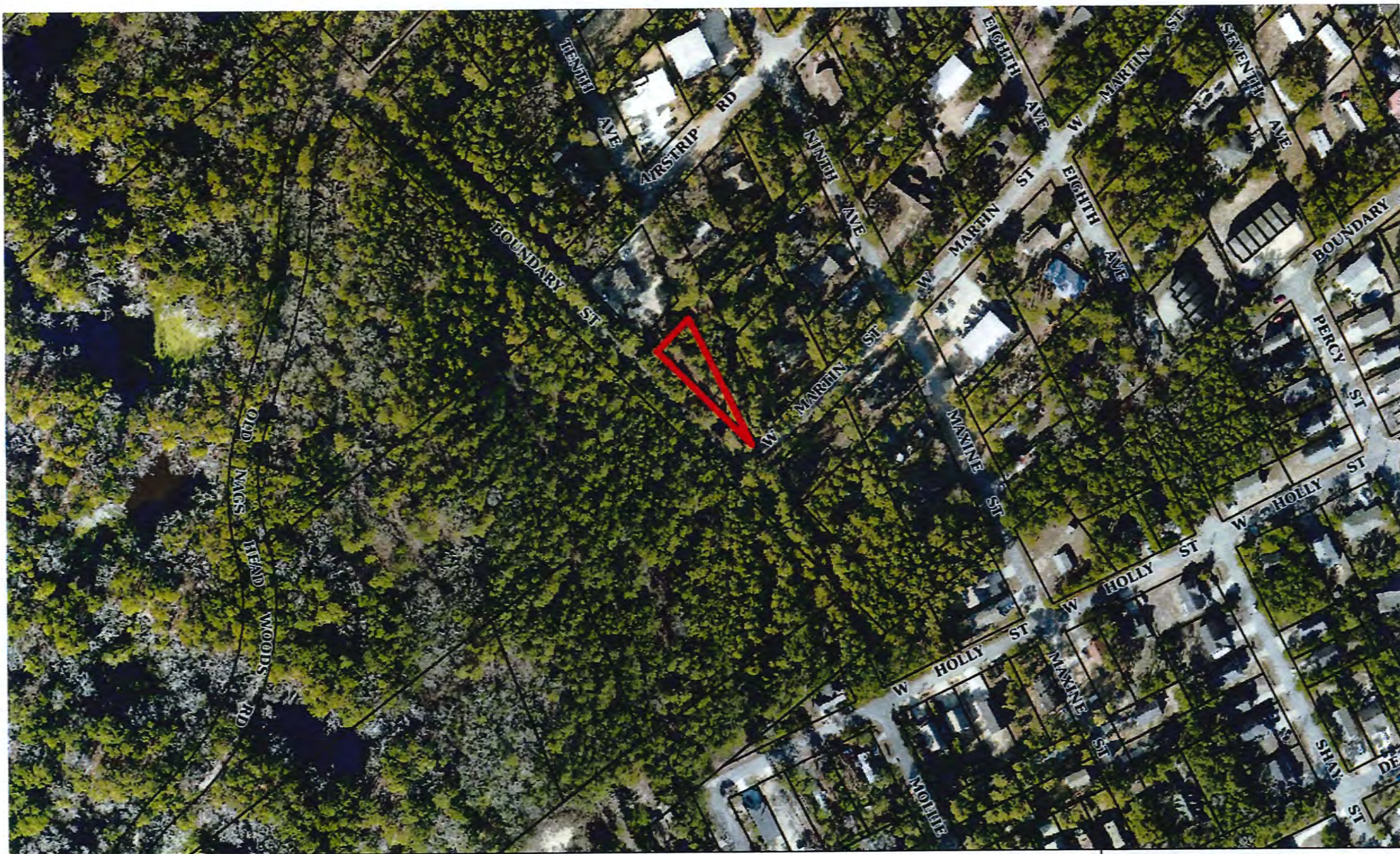
L-3227

There is crushed asphalt on this property to be removed.

Styons Surveying Services

2700 N. Croatan Hwy, Kill Devil Hills, NC 27548 C-1697
Phone (252) 441-1415 Fax (252) 480-1122

TRIANGLE PIECE, BLOCK 60, KILL DEVIL HILL REALTY CORP.	
SCALE: 1" = 20'	SURVEYED FOR EMANUELSON & DAD, INC.
FILE NO.: 19-274	DATE SURVEYED: 8-17-19
DWG NO.: 1927402	REV. DATE: 12-12-19 SETBACKS
FLOOD ZONE: X(0.25)	PLAT NO.: 07282115642023
ATLANTIC TOWNSHIP	DARE COUNTY
KILL DEVIL HILLS	NORTH CAROLINA
REC. REF. M.B. 2, PG. 14	SHEET: 1 OF 1
D.B. 2317, PG. 856	
FIRM: 3720 5863 CO. J	
FIRM: 3-20-06	



This map is prepared from data used for the inventory of the real property for tax purposes. Primary information sources such as recorded deeds, plats, wills, and other primary public records should be consulted for verification of the information

0 Harding ST
Kill Devil Hills NC, 27948
Parcel: 004540099
Pin: 988315648986

Owners: Emanuelson & Dad Inc -
Primary Owner

Building Value: \$0
Land Value: \$6,200
Misc Value: \$0
Total Value: \$6,200

Tax District: Kill Devil Hills
Subdivision: Kill Devil Hills Realty Corp
Lot BLK-Sec: Lot: Triangular Piece Blk: 60
Sec:
Property Use: Vacant Land (Private)
Building Type:
Year Built:



County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on January 04 2021

Primary (100%) Owner Information:

EMANUELSON & DAD INC
P. O. BOX 448
NAGS HEAD NC 27959

Parcel Information:

Parcel: 004540099 PIN: 988315648986
District: 07- KILL DEVIL HILLS
Subdivision: KILL DEVIL HILLS REALTY CORP
LotBlkSect: LOT: TRIANGULAR PIECE BLK: 60 SEC:
Multiple Lots: -
PlatCabSlide: PL: 2 SL: 18 Units: 0
Deed Date: 08/15/2019
BkPg: [2317/0859](#)
Parcel Status: ACTIVE



004540-099 07-988315-058 02/12

Property Use: VACANT LAND (PRIVATE)

0 HARDING ST

BUILDING USE & FEATURES

Tax Year Bldg Value: \$0

Next Year Bldg Value: \$0

Building Use:

Exterior Walls:

Full Baths:

Half Baths:

Bedrooms:

Heat-Fuel:

Heat-Type:

Air Conditioning:

Actual Year Built:

Finished sqft for building 1:

Total Finished SqFt for all bldgs: 0

MISCELLANEOUS USE

Tax Year Misc Value: \$0

Next Year Misc Value: \$0

LAND USE

Tax Year Land Value: \$30,500

Next Year Land Value: \$30,500

Land Description : 07-Residential Subdivision

TOTAL LAND AREA: 8000.00 square feet

Tax Year Total Value: \$30,500

Next Year Total Value: \$30,500

**Values shown are on file as of January 04 2021*

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on January 04 2021

Primary (100%) Owner Information:

THE NATURE CONSERVANCY
334 BLACKWELL ST STE 300
DURHAM NC 27701

Parcel Information:

Parcel: 004889000 PIN: 988315644679
District: 07- KILL DEVIL HILLS
Subdivision: JESSE E BAUM JR ESTATE
LotBlkSect: LOT: PT 6 BLK: SEC:
Multiple Lots: -
PlatCabSlide: PL: A SL: 227 Units: 0
Deed Date: 07/29/1981
BkPg: [0314/0176](#)
Parcel Status: EXEMPT

**Property Use:** NONPROFIT ORGANIZATION**1200 W BOUNDARY ST**

BUILDING USE & FEATURES	<u>Tax Year Bldg Value: \$96,500</u>	<u>Next Year Bldg Value: \$96,500</u>
Building Use:	MIXED RESIDENTIAL/COMMERCIAL	
Exterior Walls:		Actual Year Built: 1986
Full Baths:	Half Baths:	
Bedrooms:		
Heat-Fuel:		
Heat-Type:		Finished sqft for building 1: 1244.00
Air Conditioning:		Total Finished SqFt for all bldgs: 1244
MISCELLANEOUS USE	<u>Tax Year Misc Value: \$0</u>	<u>Next Year Misc Value: \$0</u>

LAND USE	<u>Tax Year Land Value: \$706,300</u>	<u>Next Year Land Value: \$706,300</u>
Land Description : 07-Residential SubdivisionLand Description b : 07-Homesite		

TOTAL LAND AREA: 8.09 acres**Tax Year Total Value: \$802,800****Next Year Total Value: \$802,800**

*Values shown are on file as of January 04 2021



THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

BOARD OF ADJUSTMENT

January 13, 2021

The Nature Conservancy
334 Blackwell St. Ste. 300
Durham, NC 27701

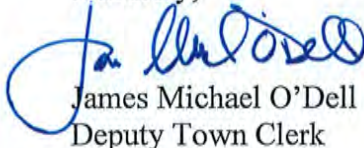
Dear Adjacent Property Owner(s):

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 1101 Martin Street (0 Harding Street). You are receiving this notice as an adjacent property owner (1200 W. Boundary St.). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.211(A) Setbacks (LI-2 Zone) and 153.161 (A)(2) Setbacks (RH Zone).

The Board of Adjustment will hold a public hearing on this matter on Tuesday, January 26, 2021, 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

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on January 04 2021

Primary (100%) Owner Information:

EUBANK, MICHAEL L EUX
 EUBANK, MARGARET S EUX
 P. O. BOX 1058
 KILL DEVIL HILLS NC 27948

Parcel Information:

Parcel: 009177000 PIN: 988315740874
 District: 07- KILL DEVIL HILLS
 Subdivision: KILL DEVIL HILLS REALTY CORP
 LotBlkSect: LOT: 5 BLK: 58 SEC:
 Multiple Lots: -
 PlatCabSlide: PL: 2 SL: 18 Units: 1
 Deed Date: 07/03/2019
 BkPg: [2310/0246](#)

Parcel Status: ACTIVE



009177-000 07-988315-057 04/11

Property Use: RESIDENTIAL

905 W MARTIN ST

BUILDING USE & FEATURES	<u>Tax Year Bldg Value: \$145,700</u>	<u>Next Year Bldg Value: \$145,700</u>
Building Use:	RANCH	
Exterior Walls:	VINYL / ALUM	Actual Year Built: 1970
Full Baths:	1 Half Baths: 0	
Bedrooms:	2	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	3 - ELECTRIC	Finished sqft for building 1: 1244.00
Air Conditioning:	2 -NON-CENTRAL	Total Finished SqFt for all bldgs: 1244
MISCELLANEOUS USE	<u>Tax Year Misc Value: \$1,100</u>	<u>Next Year Misc Value: \$1,100</u>
Misc Bldg b: (RS1) FRAME UTILITY SHED Year Built: 1970 sqft: 64		

LAND USE	<u>Tax Year Land Value: \$81,300</u>	<u>Next Year Land Value: \$81,300</u>
Land Description : 07-Residential Subdivision		

TOTAL LAND AREA: 10000.00 square feet

Tax Year Total Value: \$228,100

Next Year Total Value: \$228,100

**Values shown are on file as of January 04 2021*



THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

BOARD OF ADJUSTMENT

January 13, 2021

Michael L & Margaret S Eubank
PO Box 1058
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 1101 Martin Street (0 Harding Street). You are receiving this notice as an adjacent property owner (905 West Martin St.). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.211(A) Setbacks (LI-2 Zone) and 153.161 (A)(2) Setbacks (RH Zone).

The Board of Adjustment will hold a public hearing on this matter on Tuesday, January 26, 2021, 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

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on January 04 2021

Primary (100%) Owner Information:

HAMLETT, THOMAS DALE
904 W MARTIN ST
KILL DEVIL HILLS NC 27948

Parcel Information:

Parcel: 004621000 PIN: 988315649999
District: 07- KILL DEVIL HILLS
Subdivision: KILL DEVIL HILLS REALTY CORP
LotBlkSect: LOT: 8-9 BLK: 57 SEC:
Multiple Lots: -
PlatCabSlide: PL: 2 SL: 18 Units: 1
Deed Date: 09/22/2010
BkPg: [1843/0481](#)

Parcel Status: ACTIVE



Property Use: RESIDENTIAL W/MOBILE HOME (REAL ESTATE)

904 W MARTIN ST

BUILDING USE & FEATURES	<u>Tax Year Bldg Value: \$56,500</u>	<u>Next Year Bldg Value: \$56,500</u>
Building Use:	FACTORY HOUSING	
Exterior Walls:	VINYL / ALUM	Actual Year Built: 1986
Full Baths:	2 Half Baths: 0	
Bedrooms:	3	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	Finished sqft for building 1: 1040.00
Air Conditioning:	4 -CENTRAL W/AC	Total Finished SqFt for all bldgs: 1040
MISCELLANEOUS USE	<u>Tax Year Misc Value: \$5,900</u>	<u>Next Year Misc Value: \$5,900</u>
Misc Bldg a: (RG1) FRAME OR CB DETACHED GARAGE Year Built: 1980 sqft: 400		

LAND USE	<u>Tax Year Land Value: \$102,500</u>	<u>Next Year Land Value: \$102,500</u>
Land Description : 07-Residential Subdivision		

TOTAL LAND AREA: 18500.00 square feet

Tax Year Total Value: \$164,900

Next Year Total Value: \$164,900

*Values shown are on file as of January 04 2021



THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

BOARD OF ADJUSTMENT

January 13, 2021

Thomas Dale Hamlett
904 West Martin St.
Kill Devil Hills, NC 27948

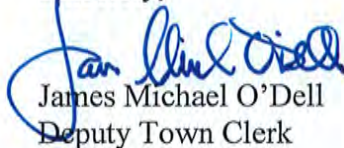
Dear Adjacent Property Owner(s):

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 1101 Martin Street (0 Harding Street). You are receiving this notice as an adjacent property owner (904 West Martin St.). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.211(A) Setbacks (LI-2 Zone) and 153.161 (A)(2) Setbacks (RH Zone).

The Board of Adjustment will hold a public hearing on this matter on Tuesday, January 26, 2021, 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

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on January 04 2021

Primary (100%) Owner Information:

WRIGHT, SAMUEL C EUX
 WRIGHT, STEPHANIE W EUX
 1103 BOUNDARY ST
 KILL DEVIL HILLS NC 27948

Parcel Information:

Parcel: 004620000 PIN: 988311659150
 District: 07- KILL DEVIL HILLS
 Subdivision: KILL DEVIL HILLS REALTY CORP
 LotBlkSect: LOT: 7 BLK: 57 SEC:
 Multiple Lots: -
 PlatCabSlide: PL: 2 SL: 18 Units: 1
 Deed Date: 03/20/2020
 BkPg: [2363/0248](#)

Parcel Status: ACTIVE



004620-000 07-988311-113 04/11

Property Use: RESIDENTIAL W/MOBILE HOME (REAL ESTATE)

1103 TENTH AVE

BUILDING USE & FEATURES	<u>Tax Year Bldg Value: \$47,600</u>	<u>Next Year Bldg Value: \$47,600</u>
Building Use:	CONVERTED MOBILE HOME	
Exterior Walls:	FRAME	Actual Year Built: 1975
Full Baths:	2 Half Baths: 0	
Bedrooms:	3	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	3 - ELECTRIC	Finished sqft for building 1: 1239.00
Air Conditioning:	2 -NON-CENTRAL	Total Finished SqFt for all bldgs: 1239
MISCELLANEOUS USE	<u>Tax Year Misc Value: \$18,300</u>	<u>Next Year Misc Value: \$18,300</u>
Misc Bldg a: (RS1) FRAME UTILITY SHED Year Built: 1975 sqft: 120		
Misc Bldg b: (MH3) M.H. PARK IMP. AV Year Built: 1970 sqft: 1		
Misc Bldg c: (FEP) FIN ENCL PORCH (ATT TO MH) Year Built: 1970 sqft: 315		

LAND USE	<u>Tax Year Land Value: \$70,900</u>	<u>Next Year Land Value: \$70,900</u>
Land Description : 07-Residential Subdivision		

TOTAL LAND AREA: 9000.00 square feet

Tax Year Total Value: \$136,800

Next Year Total Value: \$136,800

*Values shown are on file as of January 04 2021



THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

BOARD OF ADJUSTMENT

January 13, 2021

Samuel C & Stephanie W Wright
1103 Boundary 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 1101 Martin Street (0 Harding Street). You are receiving this notice as an adjacent property owner (1103 Tenth Ave.). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.211(A) Setbacks (LI-2 Zone) and 153.161 (A)(2) Setbacks (RH Zone).

The Board of Adjustment will hold a public hearing on this matter on Tuesday, January 26, 2021, 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

O'Dell, Michael

From: O'Dell, Michael
Sent: Friday, January 15, 2021 9:18 AM
To: 'steffwwright@yahoo.com'
Cc: Elliott, Donna
Subject: 1.26.2021 Kill Devil Hills Board of Adjustment Meeting
Attachments: 1.26.2021 Wright Notification.pdf

January 13, 2021

Samuel C & Stephanie W Wright
1103 Boundary 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 1101 Martin Street (0 Harding Street). You are receiving this notice as an adjacent property owner (1103 Tenth Ave.). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.211(A) Setbacks (LI-2 Zone) and 153.161 (A)(2) Setbacks (RH Zone).

The Board of Adjustment will hold a public hearing on this matter on Tuesday, January 26, 2021, 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

January 13, 2021

Samuel C & Stephanie W Wright
1103 Boundary 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 1101 Martin Street (0 Harding Street). You are receiving this notice as an adjacent property owner (1103 Tenth Ave.). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.211(A) Setbacks (LI-2 Zone) and 153.161 (A)(2) Setbacks (RH Zone).

The Board of Adjustment will hold a public hearing on this matter on Tuesday, January 26, 2021, 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

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on January 04 2021

Primary (100%) Owner Information:

HUNT, JACKIE DIXIE LE
 905 AIRSTRIP RD
 KILL DEVIL HILLS NC 27948

Parcel Information:

Parcel: 004619000 PIN: 988311658270
 District: 07- KILL DEVIL HILLS
 Subdivision: KILL DEVIL HILLS REALTY CORP
 LotBlkSect: LOT: 6 BLK: 57 SEC:
 Multiple Lots: -
 PlatCabSlide: PL: 2 SL: 18 Units: 0
 Deed Date:
 BkPg: /

Parcel Status: ACTIVE

Property Use: RESIDENTIAL W/MOBILE HOME
 (PERSONAL)

905 W AIRSTRIP RD

BUILDING USE & FEATURES	<u>Tax Year Bldg Value: \$0</u>	<u>Next Year Bldg Value: \$0</u>
Building Use:		
Exterior Walls:		Actual Year Built:
Full Baths:	Half Baths:	
Bedrooms:		
Heat-Fuel:		
Heat-Type:		Finished sqft for building 1:
Air Conditioning:		Total Finished SqFt for all bldgs:
MISCELLANEOUS USE	<u>Tax Year Misc Value: \$17,800</u>	<u>Next Year Misc Value: \$17,800</u>
Misc Bldg a: (MH3) M.H. PARK IMP. AV Year Built: 1978 sqft: 1		
Misc Bldg b: (CP5) CANOPY ONLY Year Built: 1980 sqft: 728		
Misc Bldg c: (ONE) ONE STORY ADDITION (MH) Year Built: 1980 sqft: 338		
Misc Bldg d: (FOP) OPEN PORCH (ATT TO MH) Year Built: 1980 sqft: 30		
Misc Bldg e: (WD1) WOOD DECK OR RAMP Year Built: 1980 sqft: 240		
LAND USE	<u>Tax Year Land Value: \$82,500</u>	<u>Next Year Land Value: \$82,500</u>
Land Description : 07-Residential Subdivision		

TOTAL LAND AREA: 10500.00 square feet**Tax Year Total Value: \$100,300****Next Year Total Value: \$100,300**

*Values shown are on file as of January 04 2021



THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

BOARD OF ADJUSTMENT

January 13, 2021

Jackie Dixie Hunt
905 West Airstrip Rd.
Kill Devil Hills, NC 27948

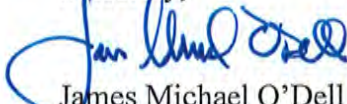
Dear Adjacent Property Owner(s):

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 1101 Martin Street (0 Harding Street). You are receiving this notice as an adjacent property owner (905 West Airstrip Rd.). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.211(A) Setbacks (LI-2 Zone) and 153.161 (A)(2) Setbacks (RH Zone).

The Board of Adjustment will hold a public hearing on this matter on Tuesday, January 26, 2021, 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

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on January 04 2021

Primary (100%) Owner Information:

DANIELS, MALCOLM SHANE SOL
1001 AIRSTRIP RD
KILL DEVIL HILLS NC 27948

Parcel Information:

Parcel: 004630000 PIN: 988311657079
District: 07- KILL DEVIL HILLS
Subdivision: KILL DEVIL HILLS REALTY CORP
LotBlkSect: LOT: 1 BLK: 60 SEC:
Multiple Lots: -
PlatCabSlide: PL: 2 SL: 18 Units: 1
Deed Date: 06/12/2012
BkPg: [1900/0150](#)

Parcel Status: ACTIVE



Property Use: RESIDENTIAL W/MOBILE HOME (REAL ESTATE)

1001 W AIRSTRIP RD

BUILDING USE & FEATURES	<u>Tax Year Bldg Value: \$76,000</u>	<u>Next Year Bldg Value: \$76,000</u>
Building Use:	FACTORY HOUSING	
Exterior Walls:	VINYL / ALUM	Actual Year Built: 1988
Full Baths:	2 Half Baths: 0	
Bedrooms:	3	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	Finished sqft for building 1: 1400.00
Air Conditioning:	4 -CENTRAL W/AC	Total Finished SqFt for all bldgs: 1400
MISCELLANEOUS USE	<u>Tax Year Misc Value: \$3,600</u>	<u>Next Year Misc Value: \$3,600</u>
Misc Bldg a: (RS1) FRAME UTILITY SHED Year Built: 1900 sqft: 144		
Misc Bldg b: (RS1) FRAME UTILITY SHED Year Built: 1990 sqft: 144		

LAND USE	<u>Tax Year Land Value: \$88,800</u>	<u>Next Year Land Value: \$88,800</u>
Land Description : 07-Residential Subdivision		

TOTAL LAND AREA: 13000.00 square feet

Tax Year Total Value: \$168,400

Next Year Total Value: \$168,400

**Values shown are on file as of January 04 2021*



THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

BOARD OF ADJUSTMENT

January 13, 2021

Malcolm Shane Daniels
1001 West Airstrip Rd.
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 1101 Martin Street (0 Harding Street). You are receiving this notice as an adjacent property owner (1001 West Airstrip Rd.). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.211(A) Setbacks (LI-2 Zone) and 153.161 (A)(2) Setbacks (RH Zone).

The Board of Adjustment will hold a public hearing on this matter on Tuesday, January 26, 2021, 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

TOWN OF KILL DEVIL HILLS

PUBLIC HEARING

DATE: Tuesday, January 26, 2021

TIME: 5:00pm.

LOCATION:

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

APPLICATION: Emanuelson-Dad, Inc., 1101 Martin &

Triangular Piece, Block 60, Kill Devil Hills Realty

Corp Subdivision, Parcel # 004540099, Pin # 988315648986

Variance from Chapter 153 Zoning - 153.161 Setbacks (RH) + 153.211(A)

Setbacks (LI-2)

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



TOWN OF HOLLY HILLS, MISSISSIPPI
PUBLIC HEARING
DATE: _____
TIME: _____
LOCATION: HOLLY HILLS TOWN HALL
100 South Main Street
Holly Hills, MS 38924
APPLICANT: _____
PROJECT: _____
The purpose of this public hearing is to provide an opportunity for the public to express their views on the proposed project. The project is described in the application and the public hearing notice. The public hearing will be held at the time and place specified above. The public is invited to attend and to express their views on the proposed project. The public hearing will be held in accordance with the provisions of the Mississippi Planning and Zoning Act, Chapter 17, Article 3, Section 17-3-1.