TOWN OF KILL DEVIL HILLS
Land Where Flight Began

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Town of Kill Devil Hills Board of Adjustment has scheduled a regular meeting for Tuesday, June 28, 2022 at 5:00 p.m., in the Town Hall Meeting Room, 102 Town Hall Drive, Kill Devil Hills.

AGENDA

Call to Order and Roll Call
Approval of the Minutes of January 25, 2022 and March 29, 2022
Ongoing Business
New Business

1. R.M Saunders General Contractor Inc. – 501B South Virginia Dare Trail, Parcel Number: 008121000, Pin Number: 988420900147 – Variance from Chapter 153, Zoning §153.051(D) non-conforming lots of record

Adjournment

All citizens are cordially invited to attend.

Posted this 14th day of June 2022.

James Michael O'Dell
Town Clerk

Copies to: 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

JUNE 28TH

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

Name of Applicant Requesting the Variance: K.D.H. RESORTS LLC.

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 Elliott Date: 5/31/2022

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.******

300.00

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: R.M. SAUNDERS GEN. CONTRACTOR INC
P.O BOX 1922, KILL DEVIL HILLS, NC 27948

Owner Name, Address, Contact Information: K.D.H. RESORTS LLC.
10 SADDLEBROOK CT.
TOMBALL TX. 77375

Property Location/Address: 501 B S.N.O.T. KILL DEVIL HILLS

Parcel Number: 008121000

PIN Number: 988420900147

Area of Subject Property (acres or square feet): 48,418 SF.

Lot Width: 29.80 to 183.92 Lot Depth: 607.74

Current Zoning Classification: O1R

Existing Land Use: RESIDENTIAL

Surrounding Land Use:

North: MOTEL South: RESIDENTIAL

East: NONE West: RESTAURANT

Description of Use Requested: BUILD NEW SINGLE FAMILY HOME WITH POOL AND BOARDWALK TO BEACH.

Town of Kill Devil Hills, NC
Application for a Variance
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I (we) K.D.H. RESORTS LLC., 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: 153.051(D) Non-conforming lots of record

NO SUCH LOT WITH A WIDTH OF LESS THAN 45 FT SHALL BE OCCUPIED BY ANY STRUCTURE WITHOUT FIRST OBTAINING A VARIANCE FROM THE ZONING BOARD. SUCH LOTS 45 FT OR GREATER SHAL NOT BE REQUIRED FOR A VARIANCE.

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

TO THE END THE VARIANCE WILL ALLOW THE OWNERS TO BUILD A SINGLE FAMILY HOME WITH POOL AND BOARDWALK.

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
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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:

THIS LOT WAS PLATTED BACK IN THE 30'S. IT IS OVER AN ACRE IN SIZE AND AVERAGES OVER 100 FT WIDE. THIS ORDIANCE DEEMS THE LOT UNBUILDABLE.

Staff comment, as Statement(s) of Fact:
Without a variance the lot will be unbuildable because of the width.

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

THIS VARIANCE WILL ALLOW THE OWNERS TO BUILD BACK A SINGLE FAMILY HOME. THE OWNERS DEMO THE EXISTING HOMES NOT AWARE OF ANY SUCH ORDIANCE.

Staff comment, as Statement(s) of Fact:
Granting the variance will allow the owners to build a single family dwelling within the required setbacks and meeting all Federal, state and Local ordinances.

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

THERE IS NO ISSUES PERTAINING TO SAFETY + WELFARE FOR THE PUBLIC IN GRANTING THIS VARIANCE.

Staff comment, as Statement(s) of Fact:
Public safety and welfare will not be affected and substantial justice will be done. There were structures located on this property previously.

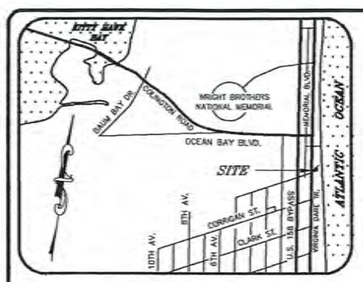
Calls, conversations or other communications with any member of the Board of Adjustment prior to the meeting cannot be considered in the final decision and may result in the Board Members' recusal due to a conflict of interest. If adjacent property owners are to testify on behalf of the applicant, they 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:

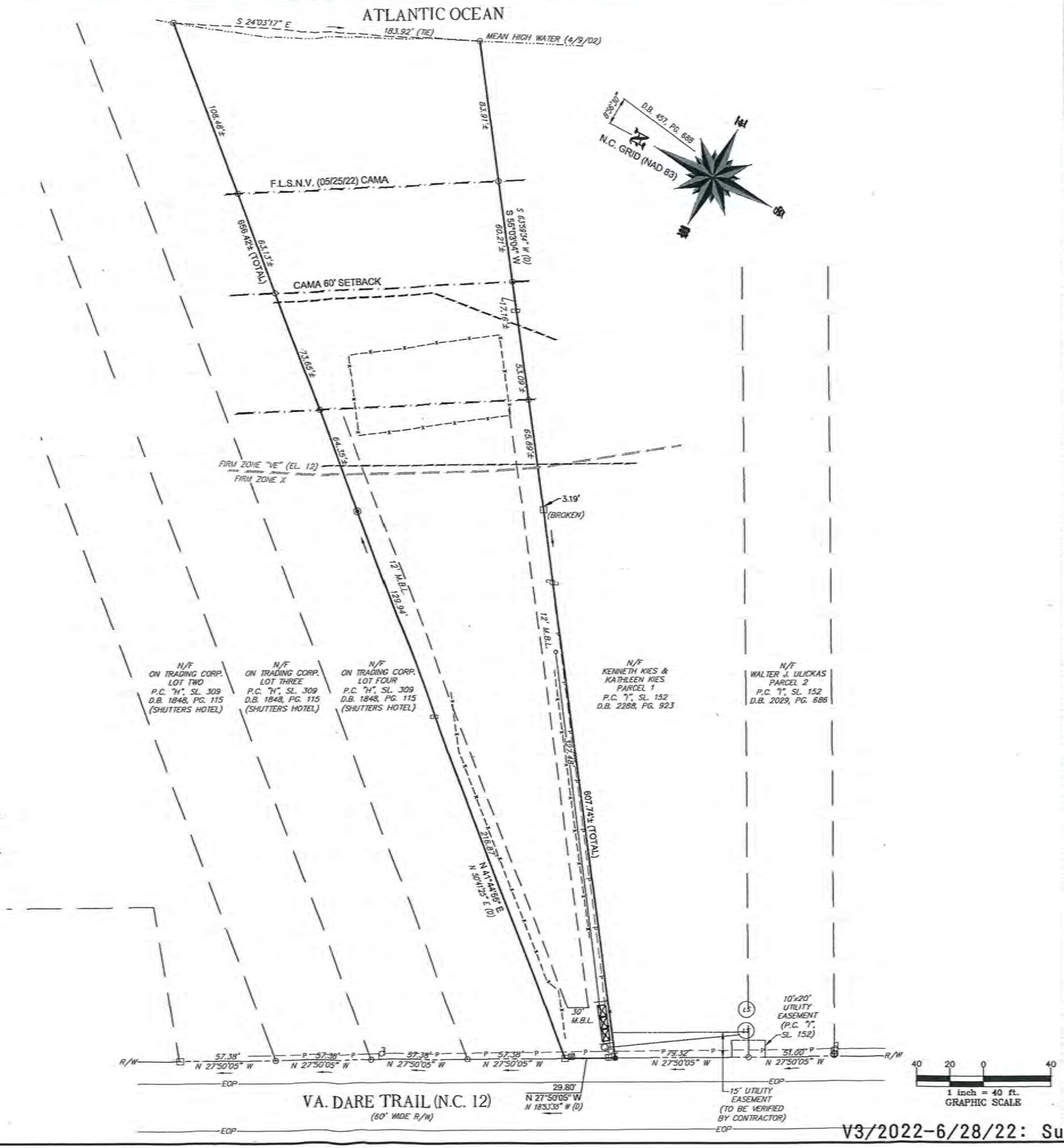
I (we) hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the Town of Kill Devil Hills Planning and Inspections Department.

Applicant Signature: _____

Date: 5-27-22



VICINITY MAP



LEGEND:

- ⊡ – EXISTING CONCRETE MONUMENT
- ◉ – EXISTING IRON ROD
- O – EXISTING IRON PIPE
- ● – SET IRON ROD
- ▭ – WOOD POST
- ○ – CALCULATED POINT
- – UTILITY POLE
- ▣ – WATER METER
- ⊡ – TELEPHONE PEDESTAL
- (LS) – LIFT STATION
- Ⓢ – PROPOSED SANITARY MANHOLE
- EOP – EDGE OF PAVEMENT
- R/W – RIGHT OF WAY
- –P– – OVERHEAD UTILITY
- M.B.L. – MINIMUM BUILDING LINE
- (D) – BEARING PER D.B. 457, PG. 688
- D.C.R. – DARE COUNTY REGISTRY
- STY. – STORY
- S.F.D. – SINGLE FAMILY DWELLING

NOTES:

1. PROPERTY ADDRESS: 501B S. VIRGINIA DARE TRAIL
2. PARCEL: 008121000, PIN: 988420900147
3. LOT ZONING: OIR (OCEAN IMPACT RESIDENTIAL)
4. AREA = 63,650± sq. ft. = 1.461± acres
5. AREA CALCULATED BY COORDINATE METHOD.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
7. THIS PARCEL MAY BE SUBJECT TO EASEMENTS NOT SHOWN HEREON.
8. SETBACKS AS PER TOWN OF KILL DEVIL HILLS CURRENT CODE AND MUST BE VERIFIED. SURVEYOR MAKES NO CERTIFICATION AS TO SETBACKS.
9. LOT MAY BE IN AN AREA OF ENVIRONMENTAL CONCERN. INDIVIDUAL PERMITS MAY BE REQUIRED.
10. SUBDIVISION AS RECORDED IN D.B. 2532, PG. 917, D.C.R.
11. PROPERTY IS LOCATED IN F.I.R.M. ZONES AS SHOWN, MAP NOS. 3720988300K AND 3720988400K DATED JUNE 19, 2020. USE OF LAND WITHIN THE FLOODWAY OR FLOODPLAIN AND FLOOD ZONES SUBJECT TO CHANGE BY FEMA.

I, CARLOS F. GOMEZ, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM RECORDED INSTRUMENTS REFERENCED HEREON; THAT THE BOUNDARIES NOT ACTUALLY SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN EXISTING RECORDS AND THAT THIS MAP WAS NOT PREPARED TO BE RECORDED. THE RATIO OF CLOSURE IS 1:10000± BY LAT. & DEP. WITNESS MY HAND AND SEAL THIS 23RD DAY OF MARCH, 2022.

CARLOS F. GOMEZ
L-3241

P.L.S. L-3241

Coastal ENGINEERING & SURVEYING, INC.
P.O. Box 1129
4425 N. CROATAN HWY.
Kitty Hawk, N.C. 27949
(252)-261-4151
(252)-261-1333
C-0836 Civil – Structural Site Development

REVISIONS

NO.	DATE	DESCRIPTION	BY

PLAN FOR VARIANCE FOR:

WALTER ULICKAS

KILL DEVIL HILLS
DARE COUNTY
ATLANTIC TWSP. NORTH CAROLINA

501B S VIRGINIA DARE TRAIL

DATE: 5/31/22	SCALE: 1"=40'
CHECKED: CFG	DRAWN: JCB/NDG
PROJECT NO: S1245.02	
CAD FILE: S1245 VARIANCE	
SHEET: 1 OF 1	

V3/2022-6/28/22: Submitted by Applicant

2072

TOWN OF KILL DEVIL HILLS

PLANNING & INSPECTIONS DEPARTMENT

(252) 449-5318

NON-REFUNDABLE FEES

DATE: 5/31/22

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

AMOUNT: 300.00 three hundred dollars

RECEIVED FROM: Randy Saunders

DESCRIPTION: KDH Resorts LLC
501 B. S VDT - variance request

MAY 31 2022

BY: Dana Ellinte

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.

§ 153.051 NONCONFORMING LOTS OF RECORD.

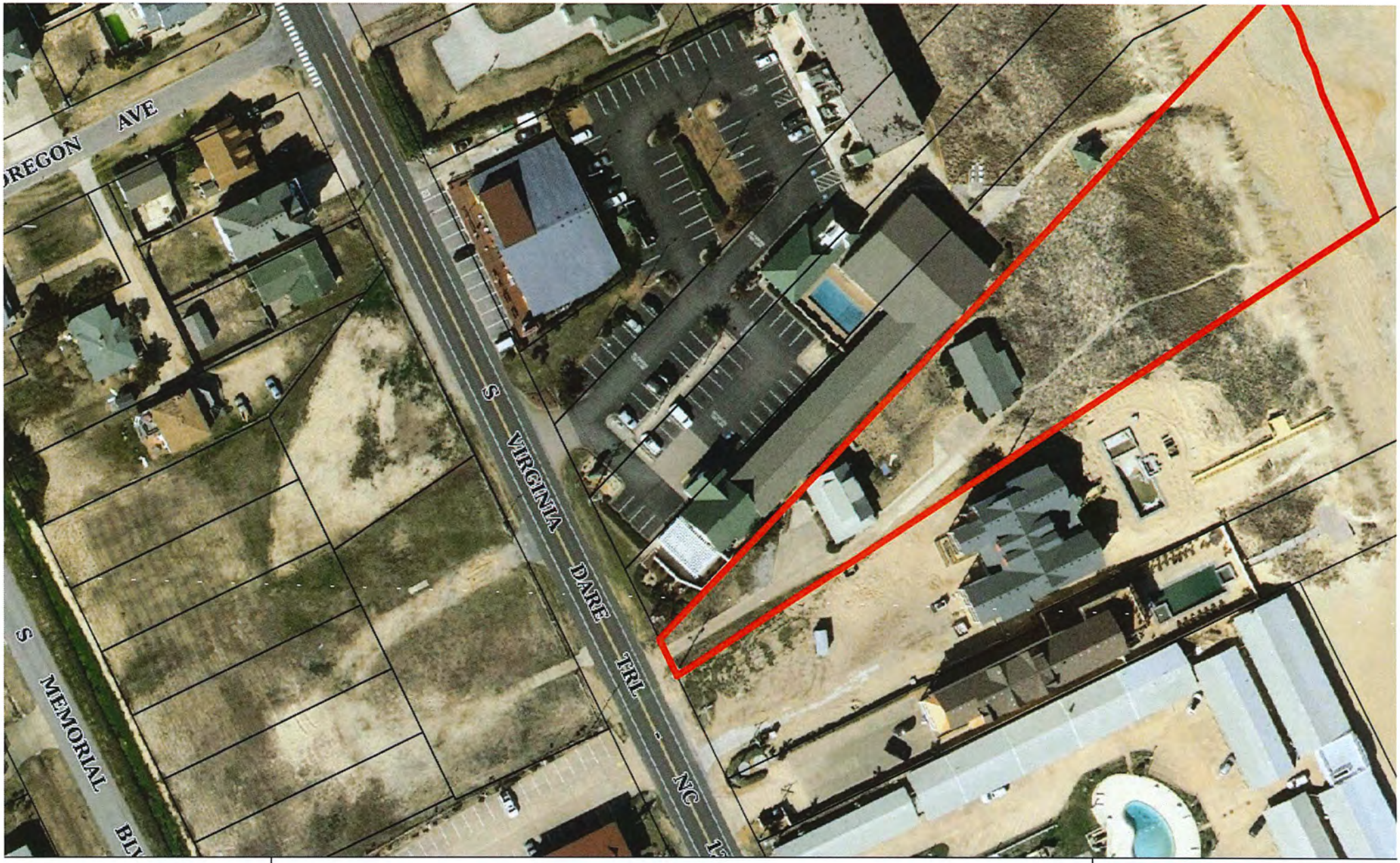
(A) In any district, other than Maritime Forest Environmental District, in which single-family dwellings are permitted, a single-family dwelling and accessory structures may be erected on any single lot of record in the Dare County Registry of Deeds as of the effective date of this chapter notwithstanding limitations imposed by other provisions of this chapter. These provisions shall apply even though such lot fails to meet the requirements for lot area or lot dimension that are applicable in the district, provided that requirements other than those applying to lot area or lot dimension shall conform to the regulations for the district in which such lot is located.

(B) Any expansion of any building occupying a nonconforming lot, as of the effective date of this chapter, must comply with the minimum requirements of the ordinance, other than lot area and lot dimension, for the district in which the lot is located.

(C) Combined lots shall not be subdivided or exempt from the subdivision requirements if such division will create any nonconformity.

(D) No such lot with a width of less than 45 feet shall be occupied by any structure without first obtaining a variance from the Zoning Board of Adjustment. Such lots having a width of 45 feet or greater shall not be required to seek a variance from the Zoning Board of Adjustments regarding the width of the lot.

(Ord. 91-08, passed 11-18-91; Am. Ord. 93-11, passed 9-13-93; Am. Ord. 01-02, passed 2-28-01; Am. Ord. 11-01, passed 1-10-11; Am. Ord. 12-17, passed 8-13-12)



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 contained in this map.

501 B S Va Dare TRL
Kill Devil Hills NC, 27948
Parcel: 008121000
Pin: 988420900147

Owners: Kdh Resorts Llc -Primary Owner

Building Value: $0
Land Value: $1,157,100
Misc Value: $0
Total Value: $1,157,100

Tax District: Kill Devil Hills
Subdivision: Subdivision - None
Lot BLK-Sec: Lot: Blk: 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 May 27 2022

Primary (100%) Owner Information:
KDH RESORTS LLC
10 SADDLEBROOK CT
TOMBALL TX 77375

Parcel Information:
Parcel: 008121000 PIN: 988420900147
District: 07- KILL DEVIL HILLS
Subdivision: SUBDIVISION - NONE
LotBlkSect: LOT: BLK: SEC:
Multiple Lots: -
PlatCabSlide: PL: SL: Units: 2
Deed Date: 08/06/2021
BkPg: 2532/0917
Parcel Status: ACTIVE

Property Use: Historic Deferment

501 B S VA DARE TRL

BUILDING USE & FEATURES	**Tax Year Bldg Value: $116,100**	**Next Year Bldg Value: $116,100**
Building Use:	BUNGALOW OR OLD STYLE	
Exterior Walls:	ASBESTOS	**Actual Year Built:** 1936
Full Baths:	1 Half Baths: 0	
Bedrooms:	3	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	3 - ELECTRIC	**Finished sqft for building 1:** 1432
Air Conditioning:	2 -NON-CENTRAL	**Total Finished SqFt for all bldgs:** 2582
MISCELLANEOUS USE	**Tax Year Misc Value: $0**	**Next Year Misc Value: $0**

LAND USE	**Tax Year Land Value: $1,157,100**	**Next Year Land Value: $1,157,100**

Land Description : 07-Ocean front

TOTAL LAND AREA: 42000.00 square feet

Tax Year Total Value: $1,273,200 **Next Year Total Value: $1,273,200**

**Values shown are on file as of May 27 2022*

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on May 27 2022

Primary (100%) Owner Information:
KIES, KENNETH EUX
KIES, KATHLEEN EUX
6109 FRANKLIN PARK RD
MC LEAN VA 22101

Parcel Information:
Parcel: 004232000 PIN: 988308990919
District: 07- KILL DEVIL HILLS
Subdivision: KILL DEVIL HILLS SEC 1
LotBlkSect: LOT: PARCEL 1 BLK: 1 SEC: 1
Multiple Lots: -
PlatCabSlide: PL: I SL: 152 Units: 1
Deed Date: 03/13/2019
BkPg: 2288/0923
Parcel Status: ACTIVE

Property Use: RESIDENTIAL

503 S VA DARE TRL

BUILDING USE & FEATURES	**Tax Year Bldg Value: $3,049,600**	**Next Year Bldg Value: $3,049,600**
Building Use:	MODERN OCEANFRONT ESTATE	
Exterior Walls:	MODERN FRAME	**Actual Year Built:** 2019
Full Baths:	27 Half Baths: 2	
Bedrooms:	27	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	**Finished sqft for building 1:** 15095
Air Conditioning:	4 -CENTRAL W/AC	**Total Finished SqFt for all bldgs:** 15095

MISCELLANEOUS USE	**Tax Year Misc Value: $182,600**	**Next Year Misc Value: $182,600**

Misc Bldg a: (RP5) IN GROUND POOL-CONCRETE Year Built: 2019 sqft: 992
Misc Bldg b: (RP2) WADING POOL Year Built: 2019 sqft: 506
Misc Bldg c: (PC2) CONCRETE POOL DECK Year Built: 2020 sqft: 1166
Misc Bldg d: (WD1) WOOD DECK OR RAMP Year Built: 2020 sqft: 475
Misc Bldg e: (WD1) WOOD DECK OR RAMP Year Built: 2020 sqft: 144

LAND USE	**Tax Year Land Value: $1,914,000**	**Next Year Land Value: $1,914,000**

Land Description : 07-Ocean front

TOTAL LAND AREA: 51000.00 square feet

Tax Year Total Value: $5,146,200 **Next Year Total Value: $5,146,200**

**Values shown are on file as of May 27 2022*

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

BOARD OF ADJUSTMENT

June 17, 2022

Kenneth & Kathleen Kies
6109 Franklin Park Rd.
McLean, VA 22101

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 501 B South Virginia Dare Trail. You are receiving this notice as an adjacent property owner (503 South Virginia Dare Trail). The nature of the application is to seek relief from Chapter 153, Zoning §153.051(D) non-conforming lots of record.

The Board of Adjustment will hold a public hearing on this matter on Tuesday, June 28, 2022, at 5:00 p.m. in the Kill Devil Hills Town Hall Meeting Room, located at 102 Town Hall Drive. 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
Town Clerk

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on May 27 2022

Primary (100%) Owner Information:
ON TRADING CORP
P O BOX 389
KILL DEVIL HILLS NC 27948

Parcel Information:
Parcel: 008118004 PIN: 988420809282
District: 07- KILL DEVIL HILLS
Subdivision: KITTY HAWK SHORES - REVISED
LotBlkSect: LOT: 4 BLK: SEC:
Multiple Lots: -
PlatCabSlide: PL: H SL: 309 Units: 0
Deed Date: 11/08/2010
BkPg: 1848/0115
Parcel Status: ACTIVE

Property Use: VACANT LAND (PRIVATE) **0 S VA DARE TRL**

BUILDING USE & FEATURES	**Tax Year Bldg Value: $0**	**Next Year Bldg Value: $0**
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:** 0
MISCELLANEOUS USE	**Tax Year Misc Value: $0**	**Next Year Misc Value: $0**

LAND USE	**Tax Year Land Value: $1,040,000**	**Next Year Land Value: $1,040,000**

Land Description : 07-Commercial Ocean Front

TOTAL LAND AREA: 25000.00 square feet

Tax Year Total Value: $1,040,000 **Next Year Total Value: $1,040,000**

**Values shown are on file as of May 27 2022*

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on May 27 2022

Primary (100%) Owner Information:
ON TRADING CORP
P O BOX 389
KILL DEVIL HILLS NC 27948

Parcel Information:
Parcel: 008118006 PIN: 988308896958
District: 07- KILL DEVIL HILLS
Subdivision: KITTY HAWK SHORES - REVISED
LotBlkSect: LOT: METES/BOUNDS PARCEL BLK: SEC:
Multiple Lots: -
PlatCabSlide: PL: 1 SL: 26 Units: 0
Deed Date: 11/08/2010
BkPg: 1848/0115
Parcel Status: ACTIVE

Property Use: VACANT LAND (PRIVATE) **0 S VA DARE TRL**

BUILDING USE & FEATURES	**Tax Year Bldg Value: $0**	**Next Year Bldg Value: $0**
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:** 0
MISCELLANEOUS USE	**Tax Year Misc Value: $0**	**Next Year Misc Value: $0**

LAND USE	**Tax Year Land Value: $888,300**	**Next Year Land Value: $888,300**

Land Description : 07-Commercial Ocean Influence

TOTAL LAND AREA: 24500.00 square feet

Tax Year Total Value: $888,300 **Next Year Total Value: $888,300**

**Values shown are on file as of May 27 2022*

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

BOARD OF ADJUSTMENT

June 17, 2022

ON Trading Corp.
PO Box 389
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 501 B South Virginia Dare Trail. You are receiving this notice as an adjacent property owner (0 South Virginia Dare Trail). The nature of the application is to seek relief from Chapter 153, Zoning §153.051(D) non-conforming lots of record.

The Board of Adjustment will hold a public hearing on this matter on Tuesday, June 28, 2022, at 5:00 p.m. in the Kill Devil Hills Town Hall Meeting Room, located at 102 Town Hall Drive. 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
Town Clerk

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on June 20 2022

Primary (100%) Owner Information:
GAJAR PROPERTIES LLC
C/O STEPHANIE GAJAR 44 WOODLAND AVE
OCEAN VIEW DE 19970

Parcel Information:
Parcel: 008116000 PIN: 988308897746
District: 07- KILL DEVIL HILLS
Subdivision: KILL DEVIL HILLS SEC 1
LotBlkSect: LOT: MULTIPLE LOTS BLK: 10 SEC: 1
Multiple Lots: -
PlatCabSlide: PL: 1 SL: 175 Units: 0
Deed Date: 12/30/2016
BkPg: 2142/0200
Parcel Status: ACTIVE

Property Use: RESTAURANT **504 S VA DARE TRL**

BUILDING USE & FEATURES	**Tax Year Bldg Value: $1,273,700**	**Next Year Bldg Value: $1,273,700**
Building Use:	RESTAURANT	
Exterior Walls:		**Actual Year Built:** 1965
Full Baths:	Half Baths:	
Bedrooms:		
Heat-Fuel:		
Heat-Type:		**Finished sqft for building 1:** 14129
Air Conditioning:		**Total Finished SqFt for all bldgs:** 14129

MISCELLANEOUS USE	**Tax Year Misc Value: $70,600**	**Next Year Misc Value: $70,600**

Misc Bldg a: (PC1) PAVING CONCRETE AVERAGE Year Built: 1980 sqft: 30000

LAND USE	**Tax Year Land Value: $1,074,000**	**Next Year Land Value: $1,074,000**

Land Description : 07-Commercial Ocean Influence

TOTAL LAND AREA: 67000.00 square feet

Tax Year Total Value: $2,418,300 **Next Year Total Value: $2,418,300**

**Values shown are on file as of June 20 2022*

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

BOARD OF ADJUSTMENT

June 17, 2022

Gajar Properties, LLC
c/o Stephanie Gajar
44 Woodland Avenue
Ocean View, DE 19970

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 501 B South Virginia Dare Trail. You are receiving this notice as an adjacent property owner (504 South Virginia Dare Trail). The nature of the application is to seek relief from Chapter 153, Zoning §153.051(D) non-conforming lots of record.

The Board of Adjustment will hold a public hearing on this matter on Tuesday, June 28, 2022, at 5:00 p.m. in the Kill Devil Hills Town Hall Meeting Room, located at 102 Town Hall Drive. 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
Town Clerk

V3/2022-06/28/22: Submitted by Town Staff

V3/2022-06/28/22: Submitted by Town Staff