



# 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, March 26, 2024, 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 30, 2024**  
**Ongoing Business**  
**New Business**

1. Sproul, Benjamin & Varon, Chana – 526 Burns Drive, Parcel Number: 005092002, Pin Number: 988320726317 – Variance from Chapter 153, *Zoning*, § 153.051 (D)  
Nonconforming Lots of Record

## Adjournment

Posted this 8<sup>th</sup> day of March 2024.

  
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



# Kill Devil Hills

North Carolina

## VARIANCE APPLICATION

Planning and Inspections Department

(252) 449 – 5318

102 Town Hall Drive

Kill Devil Hills, NC 27948

**FEE: \$500.00**

The purpose of this application is to *request* a variance, or an exception to the Town Zoning Code, and it aims to help citizens seek relief from unnecessary hardship resulting from the strict enforcement of such code. However, 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 §160D-705.

**Required attachments/submittals for an application for a variance:**

- 1.) A completed application
- 2.) 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.*
- 3.) A print out of the Dare County Tax Records showing the names and addresses of all immediately adjacent property owners, including any that are directly across the street/road/highway
- 4.) Application Fee, *which is nonrefundable*

**\*\*\*Important: If any of the above requirements are not present at the time of submittal of the Application for a Variance, the application will be deemed incomplete and will not be accepted.\*\*\***

\*Please note, 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 at the hearing. 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 Name (Please Print): Benjamin Sproul

Applicant Signature:  Date: 26 Feb 2024

**For Staff Use Only:**

Fee Received by:  Date: 2/26/2024



Town of Kill Devil Hills  
North Carolina

Application for a Variance

(Please Type or Print)

**Applicant**

Name:

Benjamin A Sproul

Address: 220 W Ocean Acres Dr

Apt A

Kill Devil Hills, NC 27948

Telephone Number:

252.202.8837

Email:

bensproulobx@gmail.com

Property Address: 526 Burns Drive

OCEAN ACRES TRACT 3 SEC 3 LOT: 3-A BLK: SEC: 3 - BK/PG: 2616/0437

Parcel Number: 005092002

Area of Property (acres or square feet):

1.0445 acres, 45,500 sf

**Owner**

Name:

Chana Varon

Address: 1317 Carolyn Dr., NE

Atlanta, GA 30329

Telephone Number:

470.662.3611

Email:

chanavaron4@gmail.com

PIN Number: 988320-72-6317

Lot Width: 184.91'

Lot Depth: 462.57'



Town of Kill Devil Hills  
North Carolina

Application for a Variance

Current Zoning Classification: Maritime Forest Environmental District

Existing Land Use: vacant land

Surrounding Land Use:

North: RL Low Density Residential

South: RL Low Density Residential

East: RL Low Density Residential

West: RL Low Density Residential

Description of Variance Request:

Relief from the prohibition of erecting a structure on a lot not meeting the 45' width requirement (153.051 (D))

I (we) Chana Varon & Ben Sproul, 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 NONCONFORMING LOTS OF RECORD(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.

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

To build a structure on the lot.



Town of Kill Devil Hills  
North Carolina

**Application for a Variance**

**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 hardship results from conditions that are peculiar to the property, such as location, size, or topography;
3. the hardship did not result from actions taken by the applicant or the property owner.

In the in the pages that follow, 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:

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*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.*

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Town of Kill Devil Hills  
North Carolina

**Application for a Variance**

1. That there are any unnecessary hardships in the manner of carrying out the strict letter of the ordinance:

*Applicant comment*, as Statement(s) of Fact:

Hardship would result for the applicant if the shape of this large, 1.04 acre lot, specifically the narrowness of a small portion of the lot near the roadway, and a strict interpretation of this ordinance, resulted in prohibiting the applicant from building any structure on her land.

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*Staff Comment*, as Statement(s) of Fact:

See Staff's attached memorandum

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Town of Kill Devil Hills  
North Carolina

**Application for a Variance**

2. That the hardship results from conditions that are peculiar to the property, such as location, size, or topography:

*Applicant comment*, as Statement(s) of Fact:

The hardship (a complete prohibition on building a structure) results entirely from the narrowness of the portion of the lot which abuts the roadway (the shape of the lot) which is peculiar to this property.

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*Staff Comment*, as Statement(s) of Fact:

See Staff's attached memorandum

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Town of Kill Devil Hills  
North Carolina

**Application for a Variance**

3. That the hardship did not result from actions taken by the applicant or the property owner:

*Applicant comment*, as Statement(s) of Fact:

The creation of the shape of the lot - including the aforementioned overly narrow portion - resulted from a division of a larger lot prior to the owner's purchase of the property, on March 4 1991 (Plat Cabinet C, Slide138A, in the office of Public Registry of Dare County).

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*Staff Comment*, as Statement(s) of Fact:

See Staff's attached memorandum

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Town of Kill Devil Hills  
North Carolina

**Application for a Variance**

4. That the variance request is consistent with the spirit, purpose, and intent of the ordinance, such that public safety and welfare is secured and substantial justice has been achieved:

*Applicant comment*, as Statement(s) of Fact:

This variance request aligns with and advances the objectives of the KDH Ordinance while securing and protecting public safety and welfare as no harm or risk - to neighboring property owners or the public at large - are created by granting it. Substantial justice is also achieved by allowing the property owner to make use of her land as intended.

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*Staff Comment*, as Statement(s) of Fact:

See Staff's attached memorandum

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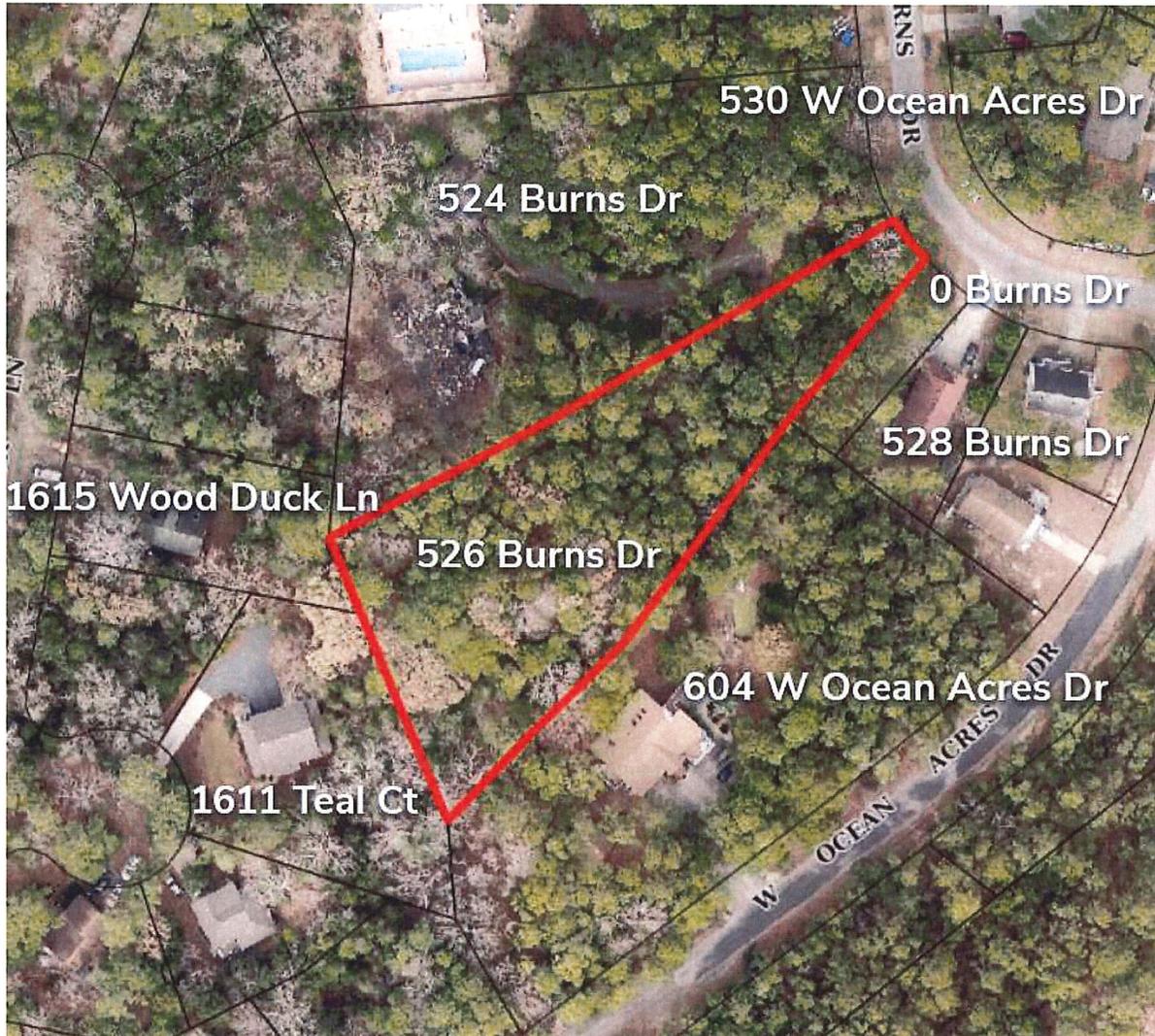
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## KDH Variance Request - Chana Varon - 526 Burns Drive

3. A printout of the Dare County Tax Records showing the names and addresses of all immediately adjacent property owners, including any that are directly across the street/road/highway



524 Burns Dr  
Kill Devil Hills, NC 27948



[See Community Info](#)

**Property Summary**

Parcel #: 005092003

PIN #: 888315728516

Tax District: Kill Devil Hills

Subdivision: Ocean Acres Tract 3 Sec 3

Lot BLK-Sec: Lot: 4-a Blk: Sec: 3

Property Use: Residential

Building Type: Garage Apartment

Year Built: 1992

**Property Ownership**

Tax Owners: Pauls, Stephen Patrick -Primary Owner

Mailing Address: 438 W Eden St

Kill Devil Hills, NC 27948

0 Burns Dr  
Kill Devil Hills, NC 27948



[See Community Info](#)

**Property Summary**

Parcel #: 005091000

PIN #: 988320727498

Tax District: Kill Devil Hills

Subdivision: Ocean Acres Tract 3 Sec 3

Lot BLK-Sec: Lot: Pt 2 Blk: Sec: 3

Property Use: Vacant Land (Private)

Building Type:

Year Built:

**Property Ownership**

Tax Owners: Voight, John T Iii -Primary Owner

Voight, Colby L -Primary Owner

Mailing Address: 528 Burns Dr

Kill Devil Hills, NC 27948

Tax Year Value

528 Burns Dr  
Kill Devil Hills, NC 27948



[See Community Info](#)

**Property Summary**

Parcel #: 004982000

PIN #: 988320728425

Tax District: Kill Devil Hills

Subdivision: Ocean Acres Tract 3 Sec 2

Lot BLK-Sec: Lot: 43 Blk: E Sec: 2

Property Use: Residential

Building Type: Traditional

Year Built: 2006

**Property Ownership**

Tax Owners: Voight, John T Iii -Primary Owner

Voight, Colby L -Primary Owner

Mailing Address: 528 Burns Dr

Kill Devil Hills, NC 27948

604 W Ocean Acres Dr  
Kill Devil Hills, NC 27948



[See Community Info](#)

**Property Summary**

Parcel #: 005090000

PIN #: 988320727216

Tax District: Kill Devil Hills

Subdivision: Ocean Acres Tract 3 Sec 3

Lot BLK-Sec: Lot: 1 Blk: Sec: 3

Property Use: Residential

Building Type: Traditional

Year Built: 1978

**Property Ownership**

Tax Owners: Bissell, Donna Jean -Primary Owner

Mailing Address: Po Box 1068

Kitty Hawk, NC 27949

1611 Teal Ct  
Kill Devil Hills, NC 27948



[See Community Info](#)

**Property Summary**

**Parcel #:** 005083000

**PIN #:** 988319724216

**Tax District:** Kill Devil Hills

**Subdivision:** Ocean Acres Sec 4 Revised

**Lot BLK-Sec:** Lot: 26-a Blk: Sec: 4

**Property Use:** Residential

**Building Type:** Beach Box

**Year Built:** 2019

**Property Ownership**

**Tax Owners:** Creef, Kimberly G -Primary Owner

**Mailing Address:** 1611 Teal Ct

Kill Devil Hills, NC 27948

530 W Ocean Acres Dr MULT  
Kill Devil Hills, NC 27948



[See Community Info](#)

**Property Summary**

**Parcel #:** 005024000

**PIN #:** 988316729612

**Tax District:** Kill Devil Hills

**Subdivision:** Ocean Acres Tract 3 Sec 2

**Lot BLK-Sec:** Lot: 46 & 48 Blk: H Sec: 2

**Property Use:** Apartments

**Building Type:** Apartments - Garden

**Year Built:** 1981

**Property Ownership**

**Tax Owners:** Fischer, William Jeffrey -Primary Owner

Fischer, Diane Head -Primary Owner

**Mailing Address:** 105 Rhodoms Dr

Kill Devil Hills, NC 27948

1615 Wood Duck Ln  
Kill Devil Hills, NC 27948



[See Community Info](#)

**Property Summary**

**Parcel #:** 005082000

**PIN #:** 988319723368

**Tax District:** Kill Devil Hills

**Subdivision:** Ocean Acres Sec 4 Revised

**Lot BLK-Sec:** Lot: 24 Blk: Sec: 4

**Property Use:** Residential

**Building Type:** Traditional

**Year Built:** 1987

**Property Ownership**

**Tax Owners:** Estes, Sean Brian -Primary Owner

Estes, Angelica B -Primary Owner

**Mailing Address:** 1615 Wood Duck Ln

Kill Devil Hills, NC 27948

UNOFFICIAL DOCUMENT

BK 2616 PG 437 - 438 (2)

DOC# 700117573

This Document eRecorded:

05/03/2022 02:45:55 PM

Fee: \$26.00

Excise Tax: \$400.00

Dare County, North Carolina

Transfer Tax: \$2,000.00

Cheryl L. House, REGISTER OF DEEDS

Dare County Land Transfer No.: 2015-22 Land Transfer Tax: 2000.00 1985 Sessions Law Chapter 670 (HB 215)

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$400.00

Land Transfer Tax: \$2,000.00

LT# 2015-22

Parcel Identifier No. 005092002 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Mann, McGibney & Jordan, PLLC

This instrument was prepared by: Casey & Robbins, PC, PET1-0422

Brief description for the Index: LOT 3A, Redivision in Ocean Acres

THIS DEED made this 3rd day of May, 2022, by and between

**GRANTOR**  
MICHAEL R. PETTTTT and wife,  
DEBRA DAVIS PETTTTT

524 Burns Drive  
Kill Devil Hills, NC 27948

**GRANTEE**  
CHANA RUTH VARON

1317 Carolyn Drive Northeast  
Atlantic, GA 30329

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:

Being all of Lot 3A as shown on that certain map or plat entitled, "Resubdivision of Lots 3 and 4 and a Portion of Lot 2, Section 3, Tract 3, Ocean Acres Subdivision for Robert C. Wade and Jacqueline P. Wade, Kill Devil Hills, Atlantic Township, Dare County, North Carolina" dated March 04, 1991, prepared by Cummins Surveying, Registered Land Surveyor and duly filed for record in Plat Cabinet C, Slide 138A, in the office of the Public Registry of Dare County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2282 page 930.

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

A map showing the above described property is recorded in Plat Book C page 138A.

Submitted electronically by "Mann, McGibney & Jordan, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Dare County Register of Deeds.

UNOFFICIAL DOCUMENT

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.

And the Grantor covenants with the 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, other than the following exceptions:

General utility easements and rights of way of record; Ad valorem taxes subsequent to 2021; Restrictions and covenants of record in Dare County Registry.

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

By: \_\_\_\_\_ (Entity Name) Michael R. Pettitt (SEAL)  
 Print/Type Name: MICHAEL R. PETTITT

By: \_\_\_\_\_ Debra Davis Pettitt (SEAL)  
 Print/Type Name & Title: DEBRA DAVIS PETTITT

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: \_\_\_\_\_

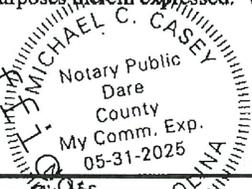
By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: \_\_\_\_\_

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 MICHAEL R. PETTITT and wife, DEBRA DAVIS PETTITT 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 3rd day of May, 20 22.

My Commission Expires: May 31, 2025  
 (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'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's Printed or Typed Name

Director of  
Planning and Inspections  
MEREDITH GUNS

Building Inspector  
MARTY SHAW  
CHARLES THUMAN

Code Enforcement Officer  
JORDAN BLYTHE



Assistant Director of  
Planning and Inspections  
CAMERON RAY

Senior Planner  
RYAN LANG

Zoning Administrator  
DONNA ELLIOTT

**THE TOWN OF KILL DEVIL HILLS**  
NORTH CAROLINA

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**PLANNING DEPARTMENT**

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March 06, 2024

Memorandum

To: Michael O'Dell, Town Clerk  
From: Donna Elliott, Zoning Administrator  
Subject: Variance Application – 526 Burns Drive – 153.051(D)

Staff has reviewed the Variance application submitted for Benjamin Sproul and Chana Varon at 526 Burns Drive for a variance to Town Code **§153.051(D)**. Staff's comments to questions 1-4 of the Variance application are offered below;

1. That there are any unnecessary hardships in the manner of carrying out the strict letter of the ordinance:

**Staff Comment**, as Statement(s) of Fact: The ordinance states that no lot with a width of less than 45 feet shall be occupied by any structure without first obtaining a variance. Without a variance the lot will be unbuildable because of the width.

2. That the hardship results from conditions that are peculiar to the property, such as location, size, or topography:

**Staff Comment**, as Statement(s) of Fact: The width of this lot is a condition that is peculiar to the property. The width of this lot is a result of the originally platted lot in Ocean Acres Subdivision. Granting the variance will allow the owners to improve the site meeting all Federal, State and Local ordinances

3. That the hardship did not result from actions taken by the applicant or the property owner:

**Staff Comment**, as Statement(s) of Fact: The hardship was created when the subdivision was platted.

4. That the variance request is consistent with the spirit, purpose, and intent of the ordinance, such that public safety and welfare is secured and substantial justice has been achieved:

**Staff Comment**, as Statement(s) of Fact: This request is consistent with the spirit, purpose and intent of the ordinance. The ordinance states that a variance must be obtained before a structure can be built. Public safety and welfare will not be affected, and substantial justice will be achieved by allowing owners to build on their property.

### Payment Information for Kill Devil Hills - Misc

billpay@paymentus.com <billpay@paymentus.com>

Mon 2/26/2024 12:12 PM

To:bens@surforsound.com <bens@surforsound.com>

Dear **BENJAMIN SPROUL**,

We are pleased to confirm your payment with Kill Devil Hills - Misc. Below is the summary of your payment transaction. Your payment has been received and will be posted to your account. Thank you for your continued relationship with Kill Devil Hills - Misc.

Confirmation number:	<b>1308826665</b>
Payment date:	<b>Feb 26, 2024, 12:11:51 PM</b>
Payment amount:	<b>\$500.00</b>
Service fee:	<b>\$14.75</b>
Total amount charged:	<b>\$514.75</b>

Payment status: **ACCEPTED**

#### Contact Information

First name:	<b>Benjamin</b>
Last name:	<b>Sproul</b>
ZIP Code:	<b>27948</b>
Daytime Phone Number:	<b>(252) 202-8837</b>
Email:	<b>bens@surforsound.com</b>

#### Account Information

Payment type	<b>Planning Fees</b>
Enter Fee Type/Permit Number	<b>Variance Request - Zoning BrdAdj</b>
Service Address	<b>526 Burns Drive</b>
Payment method:	<b>Credit Card</b>

#### Payment Method Information

Card type:	<b>Visa</b>
Card number:	<b>*****5924</b>
Card holder name:	<b>Benjamin A Sproul</b>

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 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.

**Return this page (signed) to the CLERK after the meeting.**



**TOWN OF KILL DEVIL HILLS**  
Land Where Flight Began

**§ 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)



## Dare County - Property Records

005092002  
 526 BURNS DR, KILL DEVIL HILLS, NC,  
 27948

VARON, CHANA RUTH  
 -  
 1317 CAROLYN DR NE  
 ATLANTA, GA,30329, USA

Assessed Value  
**\$135,600**

### PARCEL INFORMATION

Parcel ID	005092002	PIN	988320726317
Land Use Code	0010	Land Use Description	VACANT LAND (PRIVATE)
District	KILL DEVIL HILLS	Neighborhood	07130011
Zoning Code	MFED&RL	Zoning Desc.	MARITIME FOREST ENVIRO & LOW DENSITY RES
Subdivision Code	O100	Subdivision	OCEAN ACRES TRACT 3 SEC 3
Legal Desc.	LOT: 3-A BLK: SEC: 3		
Plat Cab Slide	PL: C SL: 138A		
Deed Date	05/03/2022	Book / Page	<a href="#">2616 / 0437</a>
Tax Status	Taxable		

### SECONDARY OWNERS

No data to display

### ASSESSMENT DETAILS

#### REAL ESTATE ASSESSED VALUE

Land Value	\$135,600
Building Value	\$0
Other Improvements	\$0
Total Assessed	\$135,600

#### BILLING VALUE

Land Value	\$135,600
Building Value	\$0
Other Improvements	\$0
Total Value	\$135,600

### LAND

LAND DESCRIPTION	SQFT	ACRES
1 G13-07-Residential Subdivision	45,500	1.0445
Total	45,500	1.0445

### BUILDINGS

No data to display

### OTHER IMPROVEMENTS

No data to display

### RECENT SALES HISTORY

The sales history includes only qualified sales made since January 1, 2016. A sale is qualified when it has been verified, by the appraiser, as an arms length transaction for fair market value. Only qualified sales are considered in the appraisal process.

DEED DATE	SALE PRICE	DEED REFERENCE	DEED TYPE	GRANTOR	GRANTEE
05/03/2022	\$200,000	2616 / 0437	V - VACANT	PETTITT, MICHAEL R	VARON, CHANA RUTH

### VALUE CHANGES

The value change history shows only changes in appraised value; it does not show exemptions, exclusions or deferrals that could reduce a property's taxable value. If any of these are in effect for a particular tax year, it will be shown on the property tax bill for that year. It is also possible that some previous value changes might be missing from this list or listed in the wrong order.

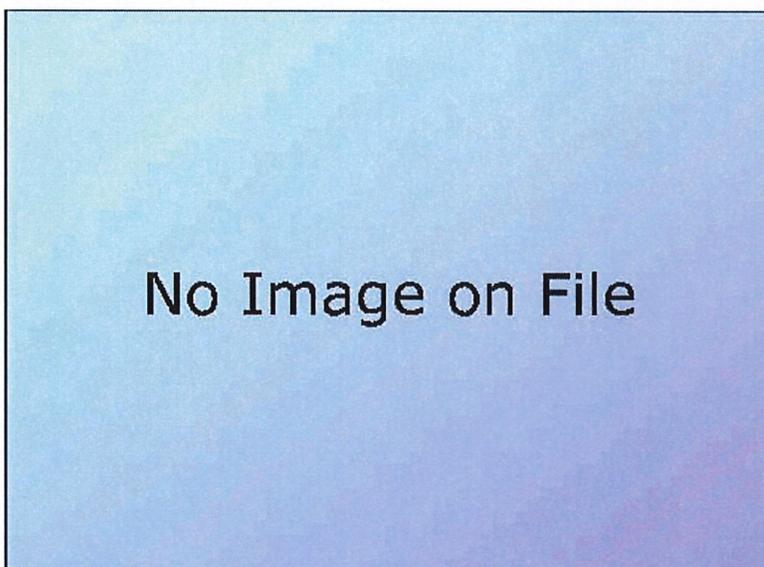
REVALUATION EFFECTIVE DATE	ASSESSED VALUE
01/01/2020	\$135,600
01/01/2013	\$620,200
01/01/2005	\$762,600

### PERMITS

Permits issued in the past 6 years. All information deemed reliable but not guaranteed. For more information, please visit Dare County's [searchable permit site](#).

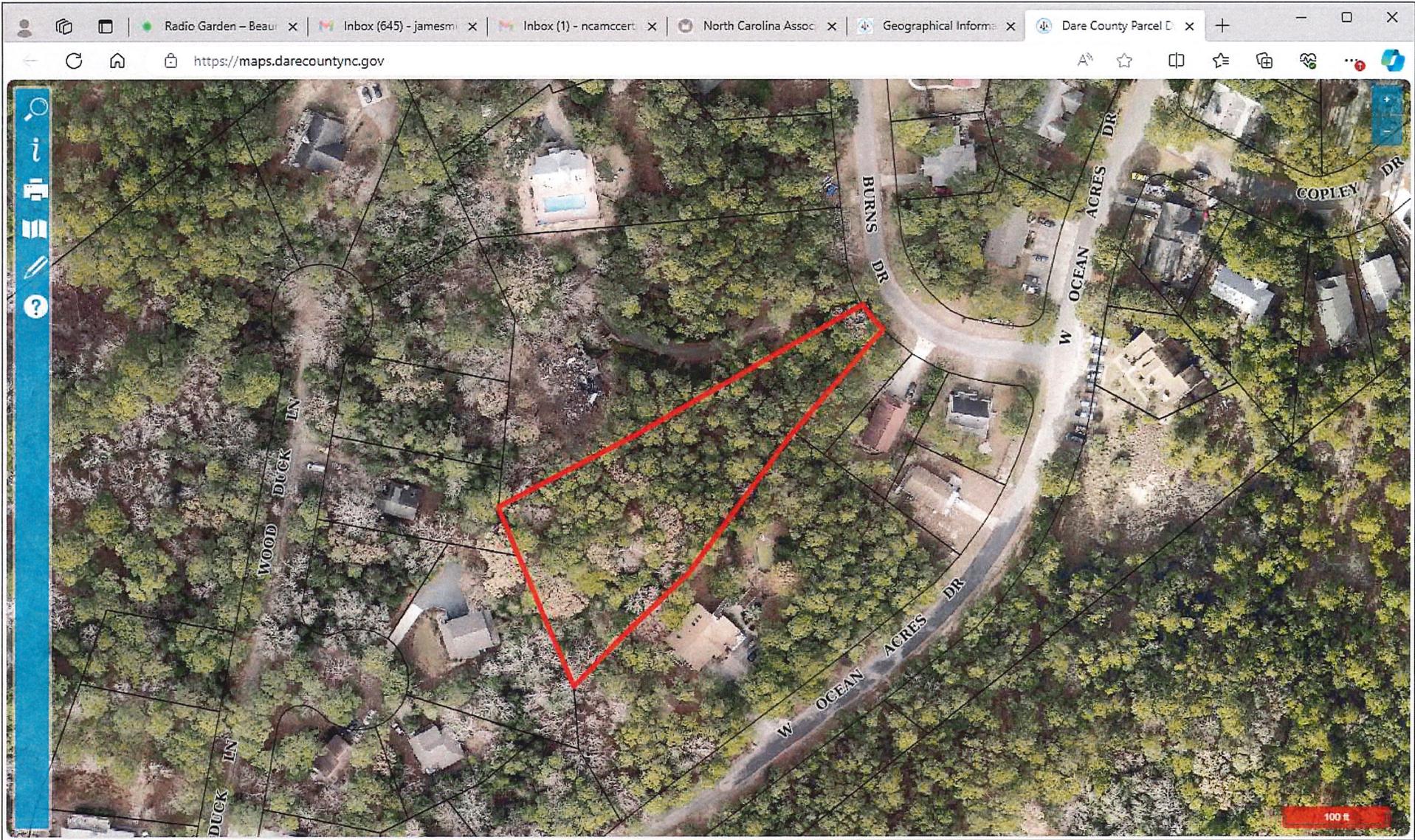
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No Image on File

005092-002    07-988320-008    2/21





**THE TOWN OF KILL DEVIL HILLS**  
NORTH CAROLINA

---

**BOARD OF ADJUSTMENT**

---

March 15, 2024

Kimberly G. Creef  
1611 Teal Court  
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 526 Burns Drive. You are receiving this notice as an adjacent property owner (1611 Teal Court, Kill Devil Hills, Parcel number: 005083000). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.051(D) *Nonconforming Lots of Record*.

The Board of Adjustment will hold a public hearing on this matter on Tuesday, March 26, 2024, at 5:00 p.m. in the Town Hall Meeting Room, located at 102 Town Hall Drive, Kill Devil Hills, NC 27949. 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](mailto:donna@kdhnc.com).

Sincerely,

  
James Michael O'Dell  
Town Clerk



Dare County - Property Records

005083000  
 1611 TEAL CT, KILL DEVIL HILLS, NC,  
 27948

CREEF, KIMBERLY G  
 -  
 1611 TEAL CT  
 KILL DEVIL HILLS, NC,27948, USA

Assessed Value  
**\$546,900**

**PARCEL INFORMATION**

Parcel ID	005083000	PIN	988319724216
Land Use Code	0100	Land Use Description	SINGLE FAMILY RESIDENTIAL
District	KILL DEVIL HILLS	Neighborhood	07130010
Zoning Code	MFED	Zoning Desc.	MARITIME FOREST ENVIROMENTAL DISTRICT
Subdivision Code	0070	Subdivision	OCEAN ACRES SEC 4 REVISED
Legal Desc.	LOT: 26-A BLK: SEC: 4		
Plat Cab Slide	PL: E SL: 358		
Deed Date	02/21/2023	Book / Page	<a href="#">2667 / 0212</a>
Tax Status	Taxable		

**SECONDARY OWNERS**

Owner(s)	GRAY, HARRIET
Address	1611 TEAL CT, KILL DEVIL HILLS, NC, 27948, USA

**ASSESSMENT DETAILS**

**REAL ESTATE ASSESSED VALUE**

Land Value	\$114,300
Building Value	\$432,600
Other Improvements	\$0
Total Assessed	\$546,900

**BILLING VALUE**

Land Value	\$114,300
Building Value	\$296,200
Other Improvements	\$0
Total Value	\$410,500

**LAND**

LAND DESCRIPTION	SQFT	ACRES
1 G13-07-Residential Subdivision	23,000	0.528
Total	23,000	0.528

**BUILDINGS**



Data last updated: 03/22/2024





**THE TOWN OF KILL DEVIL HILLS**  
NORTH CAROLINA

---

**BOARD OF ADJUSTMENT**

---

March 15, 2024

Sean B. & Angelica B. Estes  
1615 Wood Duck Lane  
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 526 Burns Drive. You are receiving this notice as an adjacent property owner (1615 Wood Duck Lane, Kill Devil Hills, Parcel number: 005082000). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.051(D) *Nonconforming Lots of Record*.

The Board of Adjustment will hold a public hearing on this matter on Tuesday, March 26, 2024, at 5:00 p.m. in the Town Hall Meeting Room, located at 102 Town Hall Drive, Kill Devil Hills, NC 27949. 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](mailto:donna@kdhnc.com).

Sincerely,

  
James Michael O'Dell  
Town Clerk



## Dare County - Property Records

005082000  
 1615 WOOD DUCK LN, KILL DEVIL HILLS,  
 NC, 27948

ESTES, SEAN BRIAN  
 ESTES, ANGELICA B  
 1615 WOOD DUCK LN  
 KILL DEVIL HILLS, NC,27948, USA

Assessed Value  
**\$364,700**

### PARCEL INFORMATION

Parcel ID	005082000	PIN	988319723368
Land Use Code	0100	Land Use Description	SINGLE FAMILY RESIDENTIAL
District	KILL DEVIL HILLS	Neighborhood	07130010
Zoning Code	MFED	Zoning Desc.	MARITIME FOREST ENVIROMENTAL DISTRICT
Subdivision Code	0070	Subdivision	OCEAN ACRES SEC 4 REVISED
Legal Desc.	LOT: 24 BLK: SEC: 4		
Plat Cab Slide	PL: A SL: 142		
Deed Date	04/29/1999	Book / Page	<a href="#">1261 / 0617</a>
Tax Status	Taxable		

### SECONDARY OWNERS

No data to display

### ASSESSMENT DETAILS

#### REAL ESTATE ASSESSED VALUE

Land Value	\$97,900
Building Value	\$266,800
Other Improvements	\$0
Total Assessed	\$364,700

#### BILLING VALUE

Land Value	\$97,900
Building Value	\$266,800
Other Improvements	\$0
Total Value	\$364,700

### LAND

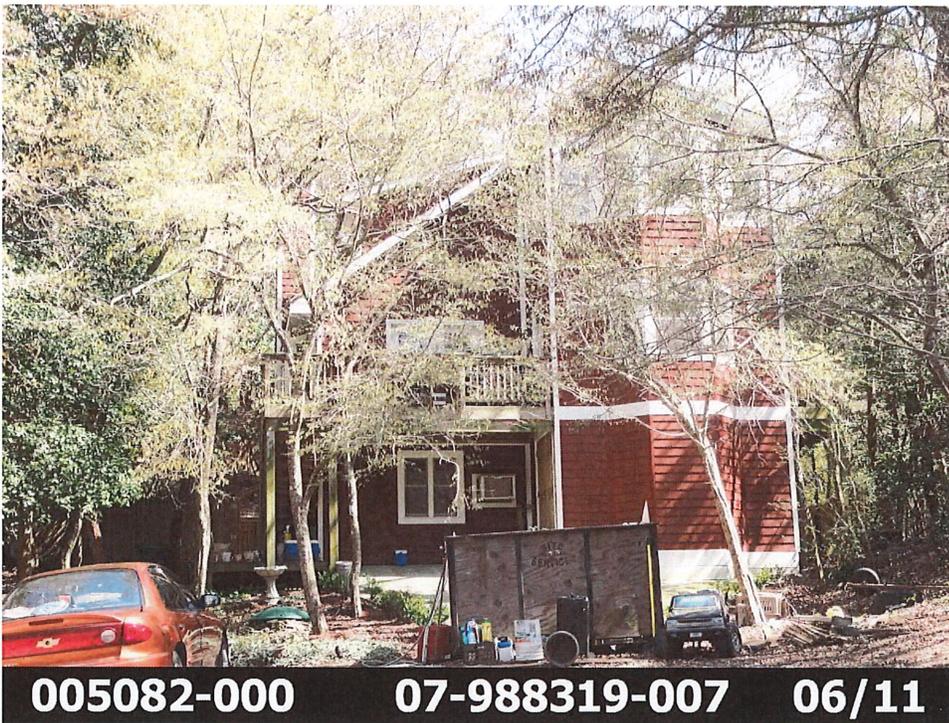
LAND DESCRIPTION	SQFT	ACRES
1 G13-07-Residential Subdivision	14,500	0.3329
Total	14,500	0.3329

### BUILDINGS

**PERMITS**

Permits issued in the past 6 years. All information deemed reliable but not guaranteed. For more information, please visit Dare County's [searchable permit site](#).

No data to display



Data last updated: 03/22/2024





**THE TOWN OF KILL DEVIL HILLS**  
NORTH CAROLINA

---

**BOARD OF ADJUSTMENT**

---

March 15, 2024

Stephen Patrick Pauls  
438 West Eden 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 526 Burns Drive. You are receiving this notice as an adjacent property owner (524 Burns Drive, Kill Devil Hills, Parcel number: 005092003). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.051(D) *Nonconforming Lots of Record*.

The Board of Adjustment will hold a public hearing on this matter on Tuesday, March 26, 2024, at 5:00 p.m. in the Town Hall Meeting Room, located at 102 Town Hall Drive, Kill Devil Hills, NC 27949. 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](mailto:donna@kdhnc.com).

Sincerely,

James Michael O'Dell  
Town Clerk



Dare County - Property Records

005092003  
 524 BURNS DR, KILL DEVIL HILLS, NC,  
 27948

PAULS, STEPHEN PATRICK  
 -  
 438 W EDEN ST  
 KILL DEVIL HILLS, NC,27948, USA

Assessed Value  
**\$277,900**

**PARCEL INFORMATION**

Parcel ID	005092003	PIN	988315726516
Land Use Code	0100	Land Use Description	SINGLE FAMILY RESIDENTIAL
District	KILL DEVIL HILLS	Neighborhood	07130011
Zoning Code	MFED&RL	Zoning Desc.	MARITIME FOREST ENVIRO & LOW DENSITY RES
Subdivision Code	O100	Subdivision	OCEAN ACRES TRACT 3 SEC 3
Legal Desc.	LOT: 4-A BLK: SEC: 3		
Plat Cab Slide	PL: C SL: 138A		
Deed Date	05/15/2023	Book / Page	<a href="#">2680 / 0618</a>
Tax Status	Taxable		

**SECONDARY OWNERS**

No data to display

**ASSESSMENT DETAILS**

**REAL ESTATE ASSESSED VALUE**

Land Value	\$156,300
Building Value	\$121,600
Other Improvements	\$0
Total Assessed	\$277,900

**BILLING VALUE**

Land Value	\$156,300
Building Value	\$81,100
Other Improvements	\$0
Total Value	\$237,400

**LAND**

LAND DESCRIPTION	SQFT	ACRES
1 G13-07-Residential Subdivision	62,000	1.4233
Total	62,000	1.4233

**BUILDINGS**

## RECENT SALES HISTORY

The sales history includes only qualified sales made since January 1, 2016. A sale is qualified when it has been verified, by the appraiser, as an arm's length transaction for fair market value. Only qualified sales are considered in the appraisal process.

No data to display

## VALUE CHANGES

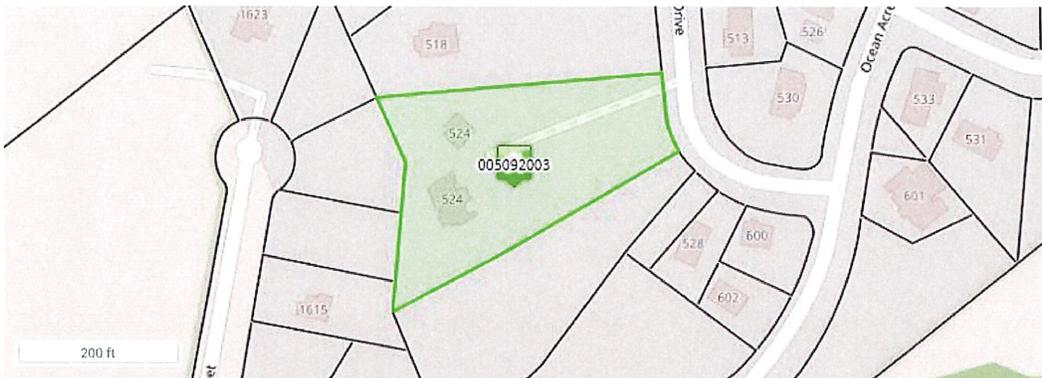
The value change history shows only changes in appraised value; it does not show exemptions, exclusions or deferrals that could reduce a property's taxable value. If any of these are in effect for a particular tax year, it will be shown on the property tax bill for that year. It is also possible that some previous value changes might be missing from this list or listed in the wrong order.

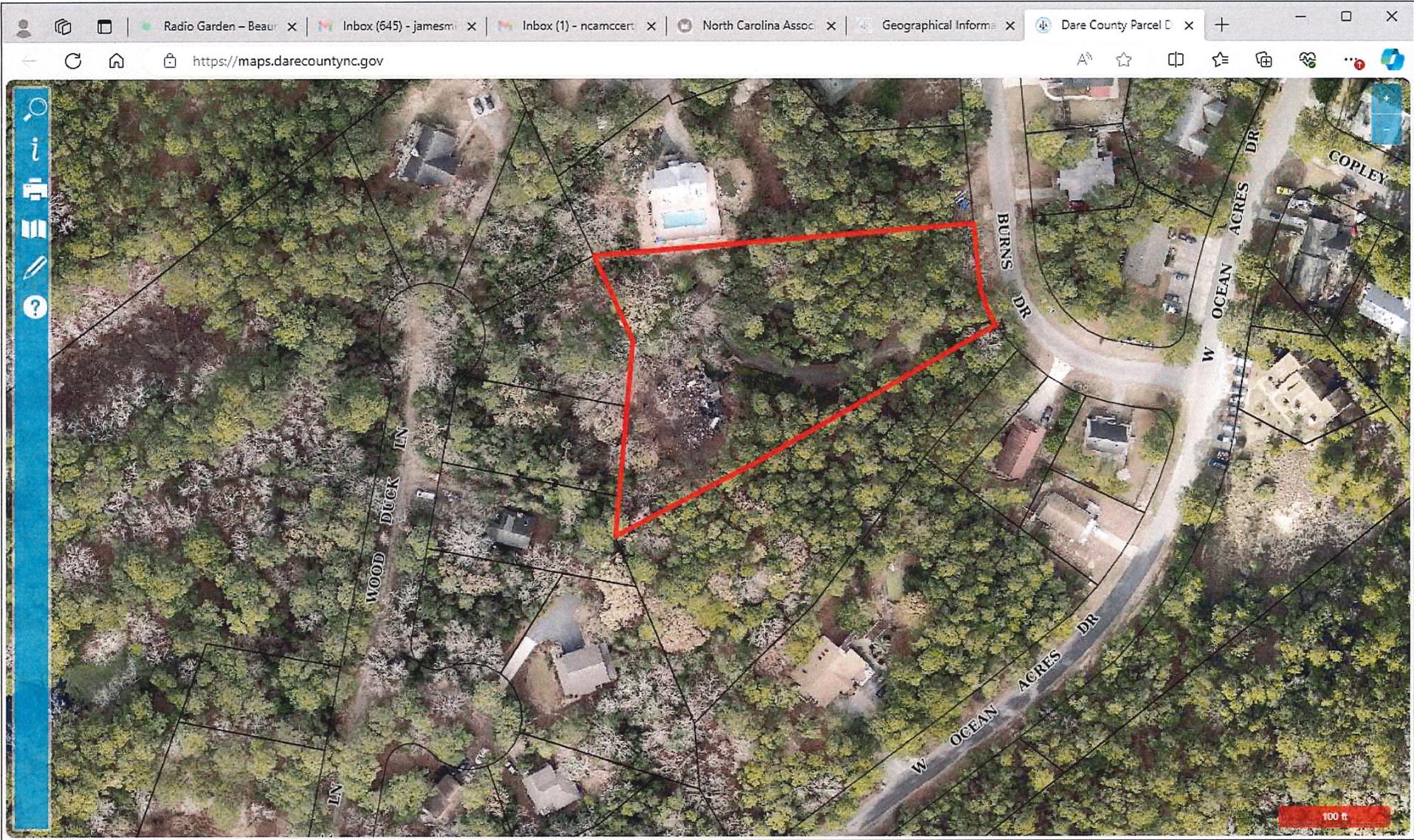
REVALUATION EFFECTIVE DATE	ASSESSED VALUE
01/01/2020	\$571,900
01/01/2013	-
01/01/2005	-

## PERMITS

Permits issued in the past 6 years. All information deemed reliable but not guaranteed. For more information, please visit Dare County's [searchable permit site](#).

DATE	PERMIT #	PURPOSE	PERMIT AMOUNT
04/17/2023	BJ2023-101	RES DWELLING DEMO	\$36,478
03/24/2022	BJ2022-059	RES NEW ADDITION	\$20,000







**THE TOWN OF KILL DEVIL HILLS**  
NORTH CAROLINA

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**BOARD OF ADJUSTMENT**

---

March 15, 2024

Donna Jean Bissell  
PO Box 1068  
Kitty Hawk, NC 27949

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 526 Burns Drive. You are receiving this notice as an adjacent property owner (604 West Ocean Acres Drive, Kill Devil Hills, Parcel number: 005090000). The nature of the application is to seek relief from Chapter 153, *Zoning, §153.051(D) Nonconforming Lots of Record*.

The Board of Adjustment will hold a public hearing on this matter on Tuesday, March 26, 2024, at 5:00 p.m. in the Town Hall Meeting Room, located at 102 Town Hall Drive, Kill Devil Hills, NC 27949. 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](mailto:donna@kdhnc.com).

Sincerely,

  
James Michael O'Dell  
Town Clerk



Dare County - Property Records

005090000  
 604 W OCEAN ACRES DR, KILL DEVIL  
 HILLS, NC, 27948

BISSELL, DONNA JEAN  
 -  
 PO BOX 1068  
 KITTY HAWK, NC,27949, USA

Assessed Value  
**\$535,500**

**PARCEL INFORMATION**

Parcel ID	005090000	PIN	988320727216
Land Use Code	0100	Land Use Description	SINGLE FAMILY RESIDENTIAL
District	KILL DEVIL HILLS	Neighborhood	07130011
Zoning Code	MFED	Zoning Desc.	MARITIME FOREST ENVIROMENTAL DISTRICT
Subdivision Code	0100	Subdivision	OCEAN ACRES TRACT 3 SEC 3
Legal Desc.	LOT: 1 BLK: SEC: 3		
Plat Cab Slide	PL: 8 SL: 67		
Deed Date	09/11/2002	Book / Page	<a href="#">1449 / 0208</a>
Tax Status	Taxable		

**SECONDARY OWNERS**

No data to display

**ASSESSMENT DETAILS**

**REAL ESTATE ASSESSED VALUE**

Land Value	\$158,100
Building Value	\$333,800
Other Improvements	\$43,600
Total Assessed	\$535,500

**BILLING VALUE**

Land Value	\$158,100
Building Value	\$333,800
Other Improvements	\$43,600
Total Value	\$535,500

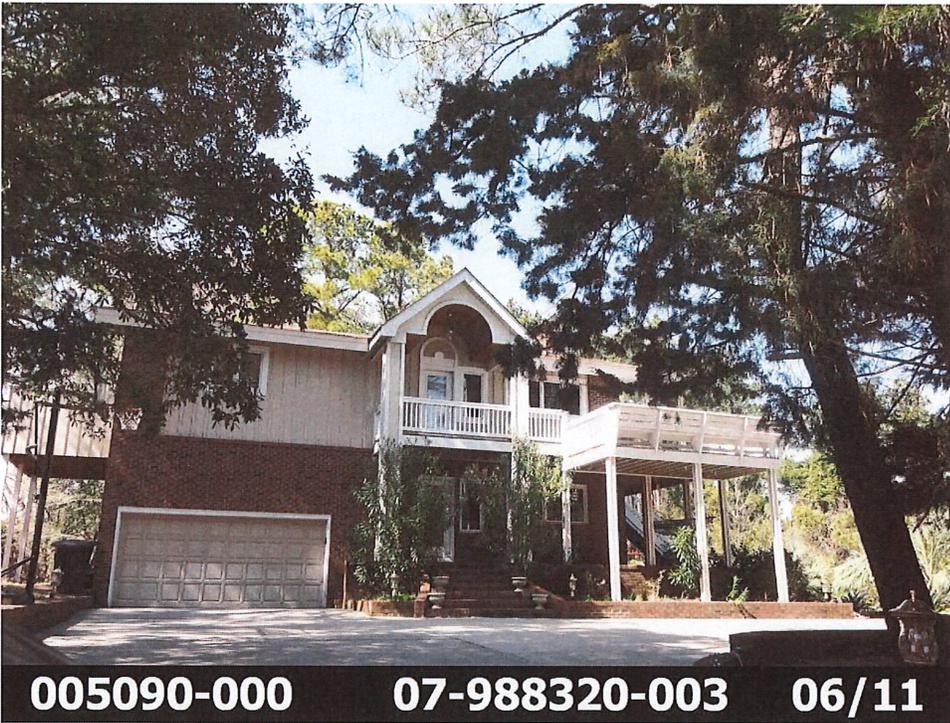
**LAND**

LAND DESCRIPTION	SQFT	ACRES
1 G13-07-Residential Subdivision	63,500	1.4578
Total	63,500	1.4578

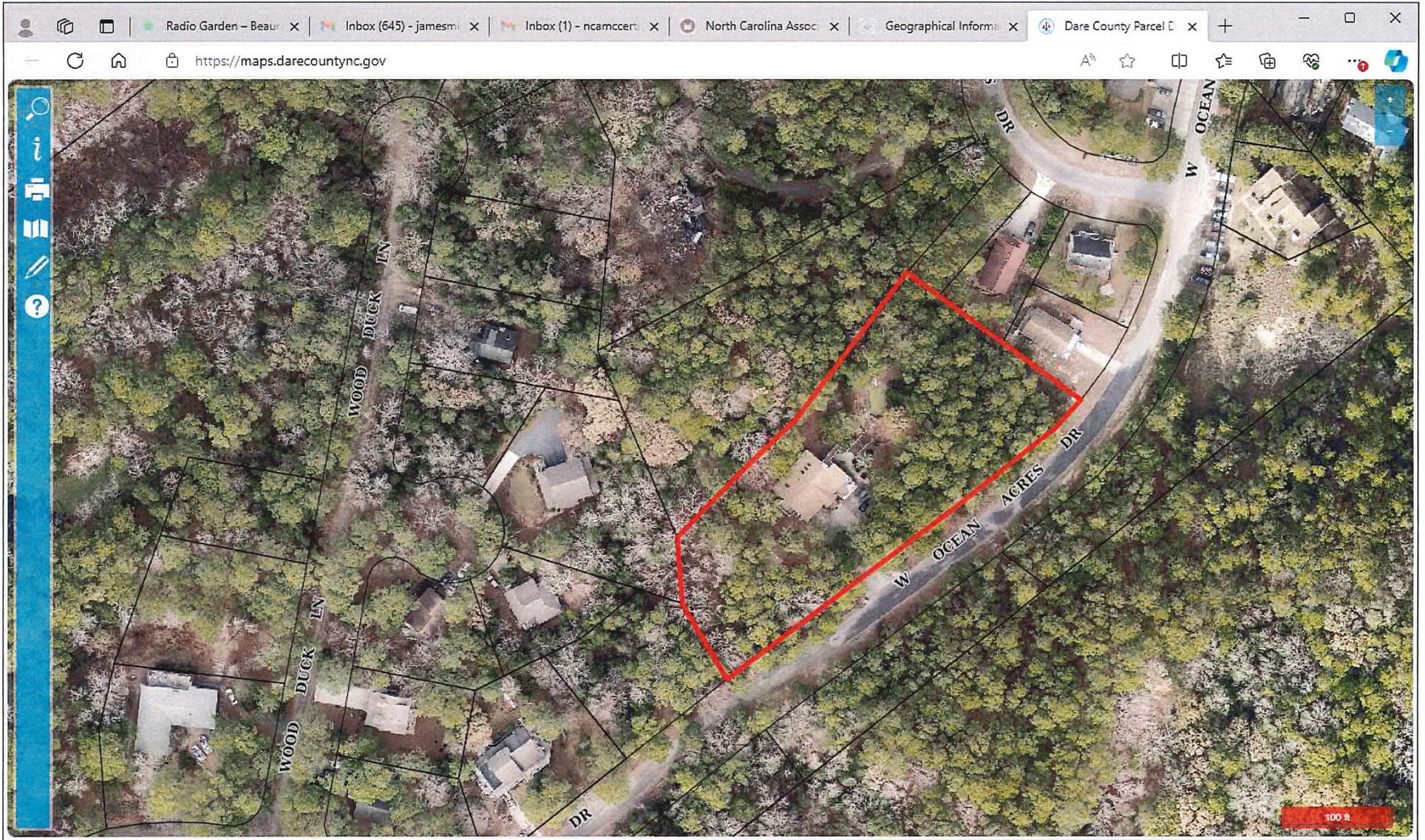
**BUILDINGS**

Permits issued in the past 6 years. All information deemed reliable but not guaranteed. For more information, please visit Dare County's [searchable permit site](#).

No data to display



Data last updated: 03/22/2024





**THE TOWN OF KILL DEVIL HILLS**  
NORTH CAROLINA

---

**BOARD OF ADJUSTMENT**

---

March 15, 2024

John T. & Colby L. Voight  
528 Burns Drive  
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 526 Burns Drive. You are receiving this notice as an adjacent property owner (0 Burns Drive, Kill Devil Hills, Parcel number: 005091000). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.051(D) *Nonconforming Lots of Record*.

The Board of Adjustment will hold a public hearing on this matter on Tuesday, March 26, 2024, at 5:00 p.m. in the Town Hall Meeting Room, located at 102 Town Hall Drive, Kill Devil Hills, NC 27949. 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](mailto:donna@kdhnc.com).

Sincerely,

James Michael O'Dell  
Town Clerk



Dare County - Property Records

005091000  
0 BURNS DR, KILL DEVIL HILLS, NC,  
27948

VOIGHT, JOHN T III  
VOIGHT, COLBY L  
528 BURNS DR  
KILL DEVIL HILLS, NC,27948, USA

Assessed Value  
\$42,800

PARCEL INFORMATION

Parcel ID	005091000	PIN	988320727498
Land Use Code	0010	Land Use Description	VACANT LAND (PRIVATE)
District	KILL DEVIL HILLS	Neighborhood	07130011
Zoning Code	RL	Zoning Desc.	RESIDENTIAL LOW DENSITY
Subdivision Code	O100	Subdivision	OCEAN ACRES TRACT 3 SEC 3
Legal Desc.	LOT: PT 2 BLK: SEC: 3		
Plat Cab Slide	PL: 8 SL: 67		
Deed Date	03/15/2019	Book / Page	<a href="#">2289 / 0342</a>
Tax Status	Taxable		

SECONDARY OWNERS

No data to display

ASSESSMENT DETAILS

REAL ESTATE ASSESSED VALUE

Land Value	\$42,800
Building Value	\$0
Other Improvements	\$0
Total Assessed	\$42,800

BILLING VALUE

Land Value	\$42,800
Building Value	\$0
Other Improvements	\$0
Total Value	\$42,800

LAND

LAND DESCRIPTION	SQFT	ACRES
1 G13-07-Residential Subdivision	5,500	0.1263
Total	5,500	0.1263

BUILDINGS

No data to display

OTHER IMPROVEMENTS

No data to display

RECENT SALES HISTORY

The sales history includes only qualified sales made since January 1, 2010. A sale is qualified when it has been verified, by the appraiser, as an arms length transaction for fair market value. Only qualified sales are considered in the appraisal process.

No data to display

## VALUE CHANGES

The value change history shows only changes in appraised value; it does not show exemptions, exclusions or deferrals that could reduce a property's taxable value. If any of these are in effect for a particular tax year, it will be shown on the property tax bill for that year. It is also possible that some previous value changes might be missing from this list or listed in the wrong order.

REVALUATION EFFECTIVE DATE	ASSESSED VALUE
01/01/2020	\$42,800
01/01/2013	\$29,700
01/01/2005	\$66,600

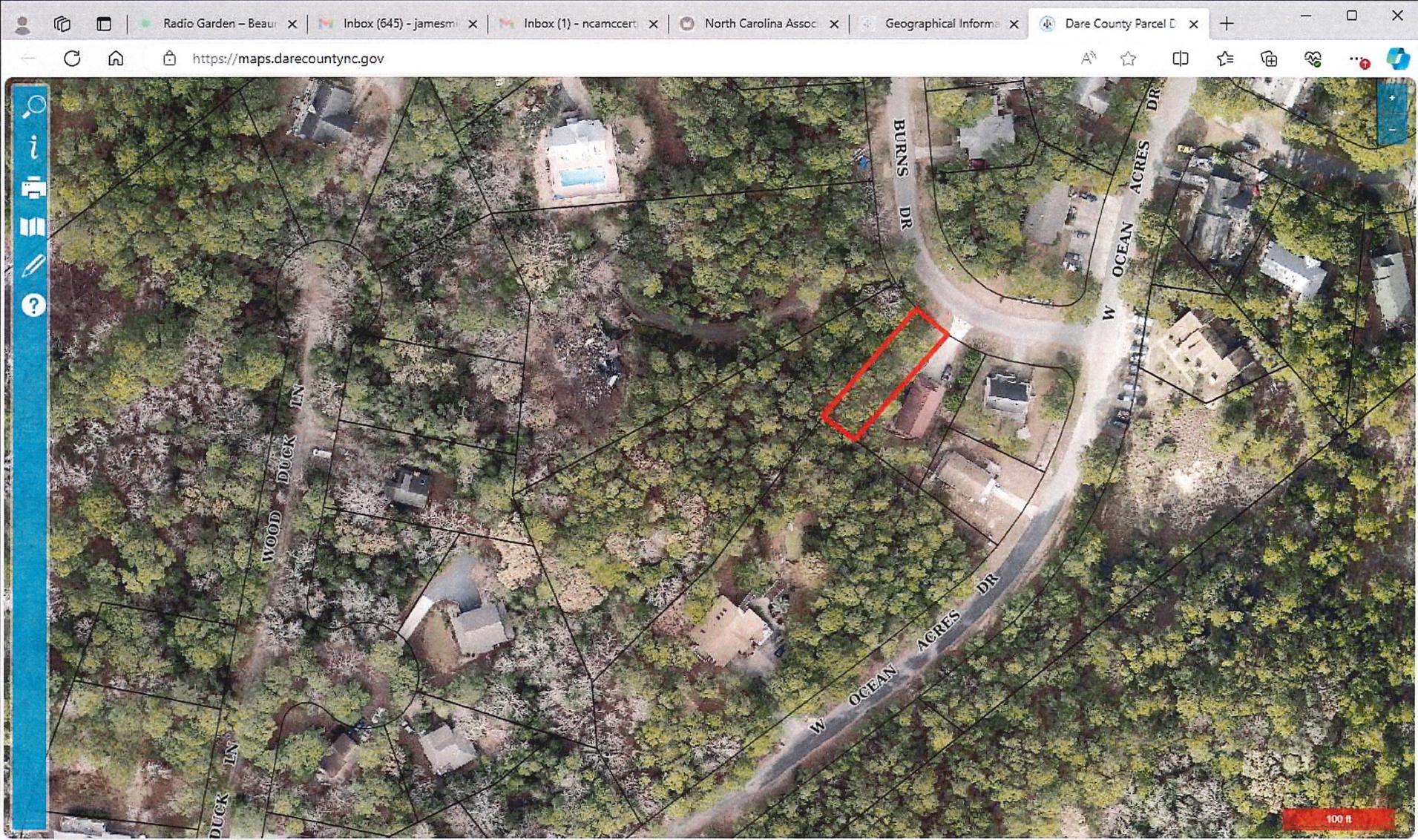
## PERMITS

Permits issued in the past 6 years. All information deemed reliable but not guaranteed. For more information, please visit Dare County's [searchable permit site](#).

No data to display



Data last updated: 03/22/2024





**THE TOWN OF KILL DEVIL HILLS**  
NORTH CAROLINA

---

**BOARD OF ADJUSTMENT**

---

March 15, 2024

William Jeffrey & Diane H. Fischer  
105 Rhodoms Drive  
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 526 Burns Drive. You are receiving this notice as an adjacent property owner (530 West Ocean Acres Drive, Kill Devil Hills, Parcel number: 005024000). The nature of the application is to seek relief from Chapter 153, *Zoning*, §153.051(D) *Nonconforming Lots of Record*.

The Board of Adjustment will hold a public hearing on this matter on Tuesday, March 26, 2024, at 5:00 p.m. in the Town Hall Meeting Room, located at 102 Town Hall Drive, Kill Devil Hills, NC 27949. 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](mailto:donna@kdhnc.com).

Sincerely,

  
James Michael O'Dell  
Town Clerk



Dare County - Property Records

005024000  
 530 W OCEAN ACRES DR APT MULT, KILL  
 DEVIL HILLS, NC, 27948

FISCHER, WILLIAM JEFFREY  
 FISCHER, DIANE HEAD  
 105 RHODOMS DR  
 KILL DEVIL HILLS, NC, 27948, USA

Assessed Value  
**\$353,100**

**PARCEL INFORMATION**

Parcel ID	005024000	PIN	988316729612
Land Use Code	0200	Land Use Description	APARTMENTS
District	KILL DEVIL HILLS	Neighborhood	07620099
Zoning Code	RL	Zoning Desc.	RESIDENTIAL LOW DENSITY
Subdivision Code	0090	Subdivision	OCEAN ACRES TRACT 3 SEC 2
Legal Desc.	LOT: 46 & 48 BLK: H SEC: 2		
Plat Cab Slide	PL: 6 SL: 5		
Deed Date	12/19/2002	Book / Page	<a href="#">1467 / 0258</a>
Tax Status	Taxable		

**SECONDARY OWNERS**

No data to display

**ASSESSMENT DETAILS**

**REAL ESTATE ASSESSED VALUE**

Land Value	\$136,500
Building Value	\$211,100
Other Improvements	\$5,500
Total Assessed	\$353,100

**BILLING VALUE**

Land Value	\$136,500
Building Value	\$211,100
Other Improvements	\$5,500
Total Value	\$353,100

**LAND**

LAND DESCRIPTION	SQFT	ACRES
1 G62-07-Commercial Village Primary	18,000	0.4132
Total	18,000	0.4132

**BUILDINGS**

	AREA INDEX	AREA
WD1 - WOOD DECK		
+	4	90
PR5 - PORCH COVERED		
+	5	90
PR7 - PORCH COV-UPPER		
+	6	90
PR7 - PORCH COV-UPPER		

### OTHER IMPROVEMENTS

BUILDING #	DESCRIPTION	YEAR BUILT	QTY	SIZE / COUNT
1	PC1 - PAVING CONCRETE AVERAGE	1981	1	2800

### RECENT SALES HISTORY

The sales history includes only qualified sales made since January 1, 2016. A sale is qualified when it has been verified, by the appraiser, as an arm's length transaction for fair market value. Only qualified sales are considered in the appraisal process.

No data to display

### VALUE CHANGES

The value change history shows only changes in appraised value; it does not show exemptions, exclusions or deferrals that could reduce a property's taxable value. If any of these are in effect for a particular tax year, it will be shown on the property tax bill for that year. It is also possible that some previous value changes might be missing from this list or listed in the wrong order.

REVALUATION EFFECTIVE DATE	ASSESSED VALUE
01/01/2020	\$353,100
01/01/2013	\$264,900
01/01/2005	\$327,300

### PERMITS

Permits issued in the past 6 years. All information deemed reliable but not guaranteed. For more information, please visit Dare County's [searchable permit site](#).

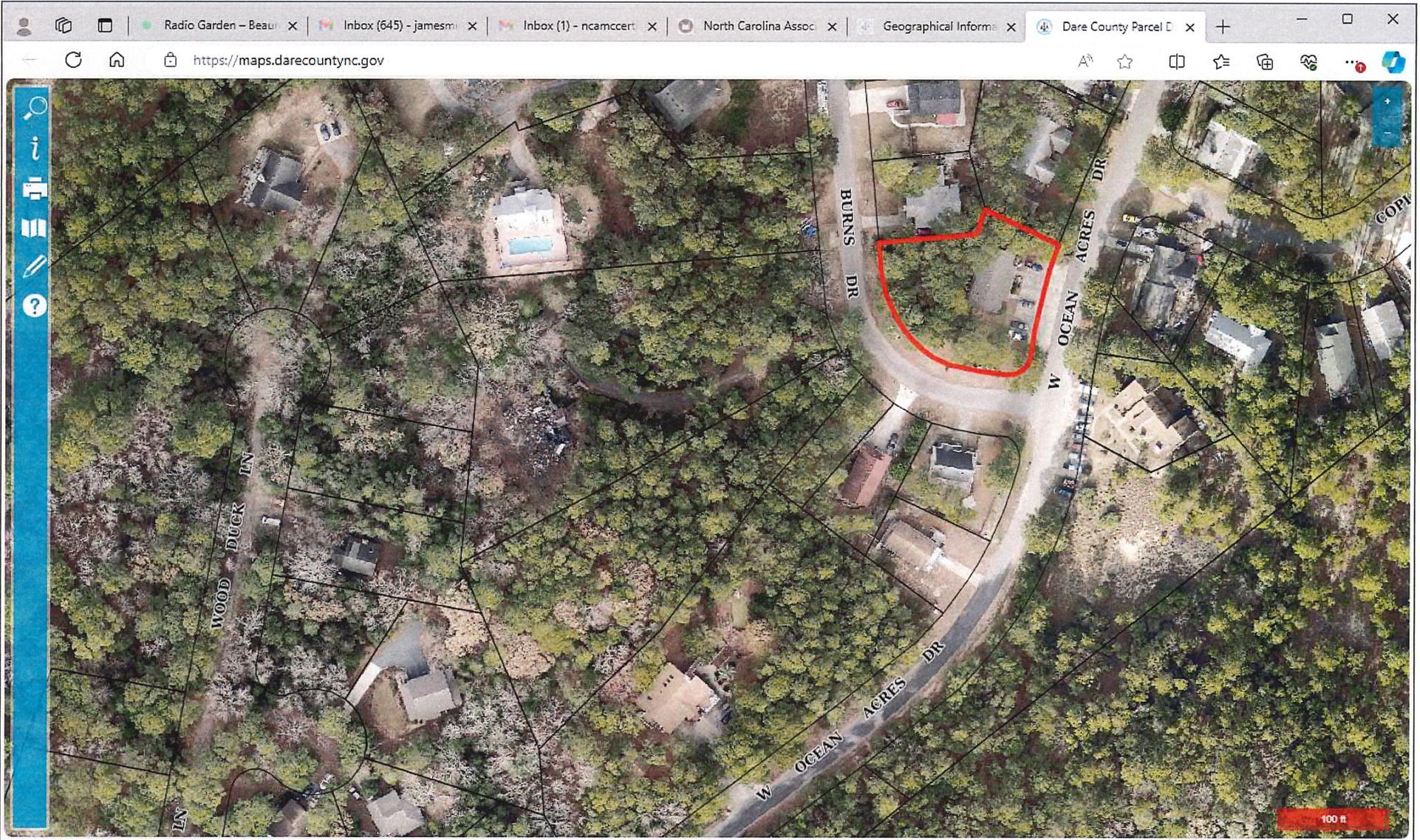
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**005024-000      07-988316-199A      06/11**

Data last updated: 03/22/2024



**TOWN OF KILL DEVIL HILLS**

**PUBLIC  
HEARING**

**DATE:** Tuesday, March 26, 2024

**TIME:** 5:00 pm

**LOCATION:** Town Hall Meeting Room

**KILL DEVIL TOWN HALL**

**102 Town Hall Drive**

**Kill Devil Hills, NC**

**APPLICATION:** Sprawl, Benjamin & Varon

Chana - 526 Burns Drive, Parcel No. 005092002

PIN No. 988320726317 - Variance from Chapter

153, Zoning, § 153.051(D) Nonconforming Lots of  
Record.

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

TOWN OF KILL DEVIL HILLS  
**PUBLIC HEARING**  
DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_  
LOCATION: \_\_\_\_\_  
KILL DEVIL TOWN HALL  
102 Town Hall Drive  
Kill Devil Hills, NC  
APPLICATION: \_\_\_\_\_  
For more information about the application, contact the  
Planning and Inspection Dept. at 910-450-2070

