



# 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, May 28, 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 and March 26, 2024

### Ongoing Business

### New Business

1. Shipley, John, applicant for Blue Anchor Partners, LLC – 2401 North Croatan Highway, Kill Devil Hills, NC, Parcel Number: 003037000, Pin Number: 988517115597 – Variance from Chapter 153, *Zoning*, § 153.076 Off-Street Parking and Loading (D) *Table of Parking Requirements*, specifically *Retail, Office and Related Uses*: 1 parking space per 200 square feet of gross floor area.

### Adjournment

Posted this 10<sup>th</sup> day of May 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



TOWN OF KILL DEVIL HILLS  
Land Where Flight Began

(KDH Town Seal)  
**PUBLIC NOTICE**

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James Michael O'Dell  
Town Clerk

Coastland Times: Please publish as a legal ad in the following editions:

05/15/2024

05/22/2024

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.**



# 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): JOHN SHIPLEY

Applicant Signature: [Signature]

Date: 4/29/2024

For Staff Use Only:

Fee Received by: [Signature]

Date: 4/30/24



Town of Kill Devil Hills  
North Carolina

Application for a Variance

(Please Type or Print)

**Applicant**

**Owner**

Name:

Name:

JOHN SHIPLEY

BLUE ANCHOR PARTNERS, LLC

Address:

Address:

3016 MARTINS POINT ROAD  
KITTY HAWK, NC 27949

3016 MARTINS POINT ROAD  
KITTY HAWK, NC 27949

Telephone Number:

Telephone Number:

201.660.4212

201.660.4212

Email:

Email:

JOHN@BLUEANCHORPARTNERS.COM

Property Address:

2401 N. CROATAN HIGHWAY  
KILL DEVIL HILLS, NC

Parcel Number: 003037000

PIN Number: 988517115597

Area of Property (acres or square feet):

Lot Width: 150'

18,830<sup>±</sup>

Lot Depth: 123.9'



Town of Kill Devil Hills  
North Carolina

Application for a Variance

Current Zoning Classification: COMMERCIAL

Existing Land Use: \_\_\_\_\_

Surrounding Land Use:

North: \_\_\_\_\_ South: \_\_\_\_\_

East: \_\_\_\_\_ West: \_\_\_\_\_

Description of Variance Request: NEW SEPTIC DRAIN FIELD:  
ELIMINATE (3) PARKING SPACES TO ACCOMMODATE  
NEW DRAIN FIELD - AS DESIGNED BY DARE CO.  
HEALTH DEPT.

I (we) JOHN SHIPLEY OF BLUE ANCHOR PARTNERS 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:

§ 153.070 - PARKING (D) PARKING REQUIREMENTS =  
1 SPACE PER 200 SQ. FT. OF GROSS FLOOR AREA

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

TO INSTALL NEW DRAIN FIELD IN SOUTHEAST  
PORTION OF PROPERTY WHICH WILL ELIMINATE (3)  
PARKING SPOTS - AS PER PROPOSED SURVEY  
DRAWING -



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:

THE NEED TO HAVE A DRAIN FIELD THAT  
MEETS DARE CO. HEALTH DEPT. REQUIREMENTS

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



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 PROPERTY HAS LIMITED SPACE FOR DRAINFIELD, THAT IMPACTS PARKING SPACES TO ACCOMMODATE NEWLY DESIGNED DRAINFIELD, DESIGNED BY DARE COUNTY HEALTH DEPT.

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

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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 EXISTING DRAIN FIELD HAS FAILED.  
THE SPACE BETWEEN THE REAR OF BLDG.  
& PROPERTY LINE WILL NOT ALLOW FOR  
NEW DRAIN FIELD - AS PER DARE CO.  
HEALTH DEPT.

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

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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:

THE NEW DRAIN FIELD LOCATION PROVIDES FOR  
MINIMAL IMPACT OF LOSS OF PARKING SPACES

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

**NORTH CAROLINA, DARE COUNTY**

REVIEW OFFICER OF DARE COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

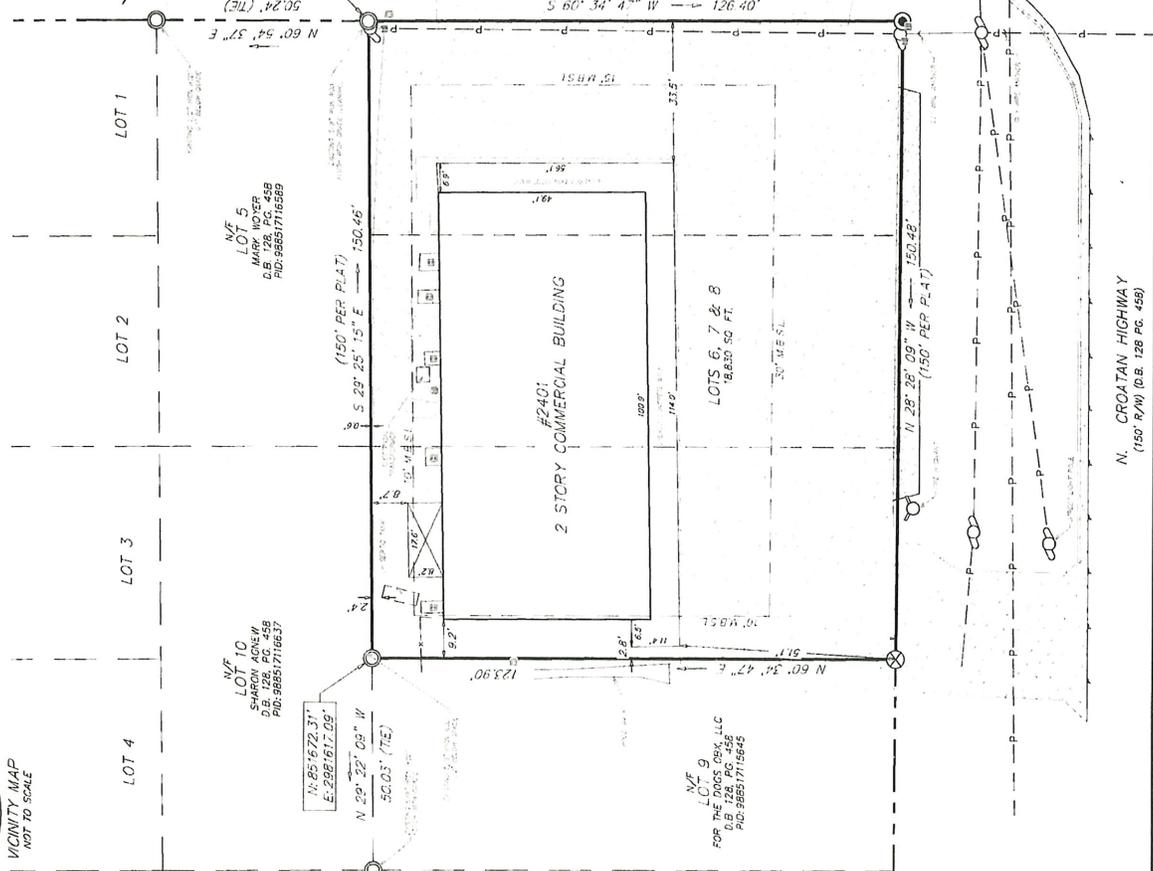
REVIEW OFFICER

**LOT COVERAGES**

BUILDINGS & DECKS = 6,300 SQ.FT.  
 CONCRETE = 10,786 SQ.FT.  
 TOTAL IMPERVIOUS = 17,086 SQ.FT. (60.79%)



VICINITY MAP  
 NOT TO SCALE



**CERTIFICATE OF ACCURACY**

I, J.H. MILLER, JR., PLS. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM 08/19/24 TO 08/26/24. THAT THE PLAT IS ACCURATE AND CORRECT AND THAT THE INFORMATION INDICATED THEREON IS INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE ADDITIONAL REFERENCES IN NOTES); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS (DUAL CONSTITUTIONS) SURVEY.

- 1.) CLASS OF SURVEY: CLASS A
- 2.) POSITIONAL ACCURACY: 2-CENTIMETERS
- 3.) TYPE OF GPS FIELD PROCEDURE: RTK
- 4.) DATE OF SURVEY: 08/19/24
- 5.) DATUM / EPOCH: NAD 83 / 2011.0
- 6.) PUBLISHED / FIXED CONTROL USE: IGA
- 7.) SECOND MODEL: GEOD 128
- 8.) COMBINED FACTOR: 0.999999980
- 9.) DATUMS: NAD 83/2011.0

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-39 AS AMENDED.

I, J.H. MILLER, JR., ALSO CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR STRIPES OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

*J.H. Miller, Jr.*

**NORTH**  
 NC GRID / NAD 83

**SURVEY FOR**  
**BLUE ANCHOR PARTNERS, LLC**  
 #2401 N CROATAN HIGHWAY  
 LOTS 6, 7 & 8 - VIRGINIA DARE SHORES (D.B. 128, PG. 458)  
 DARE COUNTY  
 ATLANTIC TOWNSHIP  
 NORTH CAROLINA

- NOTES:**
- CURRENT PROPERTY OWNER: NAME
  - SUBJECT REFERENCE: D.B. 1874, PG. 421
  - ADDITIONAL REFERENCES: P.C. C. SL. 1464-1468
  - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, PROVISIONS OR ENCUMBRANCES THAT AFFECT THE PROPERTY.
  - THIS PROPERTY IS SUBJECT TO ALL STATE AND FEDERAL REQUIREMENTS SET FORTH BY ALL APPLICABLE ZONING ORDINANCES AND COVENANTS OF RECORD. SITE ZONED C.
  - BASED UPON GRAPHIC PLATTING ONLY, THE PROPERTY IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO 305/19/2020. THE PROPERTY LIES WITHIN FLOOD ZONE "X" AND SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS DEFINED THEREIN. BASE FLOOD INFORMATION WAS OBTAINED FROM THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP): <http://FEMA.NC.GOV/FIRM> 03/19/2024.
  - AREA BY COORDINATE METHOD ALL DISTANCES HORIZONTAL
  - THIS SURVEY IS BASED ON FOUND MONUMENTATION AS SHOWN HEREON.

- LEGEND:**
- SET 5/8" IRON REBAR(F.L.S.H.)
  - SET "X" IN CONCRETE
  - FOUND FOR REBAR
  - WATER METER
  - TELEPHONE PED.
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - ADJOINING PROPERTY LINE
  - CONCRETE AREA
  - BUILDING SETBACK LINE
  - CHEERHEAD WIRE
  - POST FOUND AT ALIGNMENT
  - WOOD FENCE
  - GRAVEL AREAS
  - CONCRETE AREAS
  - CREN DECK



PROJECT NUMBER	250646
DRAWN BY	JM
CHECKED BY	CSF
DATE	04/02/2024
REVISIONS	
SCALE:	1" = 20'
SHEET 1 OF 1	

**J.H. MILLER, JR.**  
**LAND SURVEYING**  
 148 SUNSET DRIVE  
 PO BOX 1053  
 OCEAN BEACH, NC 27968  
 PROFESSIONAL LAND SURVEYOR  
 License No. 27980  
 Phone: (252) 453-1000  
 Fax: (252) 453-1000  
 www.jhmillerlandsurveying.com





Authorization for Wastewater  
System Construction  
County of Dare  
PO Box 669  
Manteo NC 27954



**PAID**  
4/16/24

**S10-25008**

Phone: (252) 475-5080

**DARE COUNTY DEPARTMENT OF PUBLIC HEALTH**  
**Authorization for Wastewater System Construction**

This CA is valid as long as the IP remains valid (SL 2014-120). Disclaimer:

This permit does not relieve you of the responsibility to obtain any other necessary Federal, State or Local permit(s).

Parcel: 003037000	LOT: 6-8 BLK: 22 SEC:	Permit: S10-25008
Location:	2401 N CROATAN HWY – KILL DEVIL HILLS	
Subdivision:	VIRGINIA DARE SHORES	
Owner Name:	BLUE ANCHOR PARTNERS LLC	Permit Date: 04/16/2024
Owner Address:	3016 MARTINS POINT RD	Permit Type: WASTEWATER REPAIR
	KITTY HAWK, NC 27949	NO

Number of bedrooms:	0	Gallons per day:	360
Occupancy:	0	Long term accept rate:	1.20
Water Supply:	PUBLIC	Tank type:	EXISTING
Amount of drain field:	150	Tank size:	1000
Number of lines:	5	Pump tank size:	0
Trench length (feet):	30	Grease trap size:	0
Trench width (inches):	36	Septic type:	Type II-A - Conv. (any SFR)
Trench depth (inches):	12	Septic code:	COMMERCIAL
Gravel depth (inches):	12	Distribution:	DISTRIBUTION BOX
Rock Under (inches):	6	Distance from building:	5
Rock Above (inches):	2	Distance from water supply:	10
Bed system dimensions:	15X30	Distance from property line:	5
		Distance from open water:	50

**Design Specifications:**

-- Permit for repair for retail shops and a two chair barbershop. Due to limited space, concrete will need to be removed to allow for drain field. You must contact the town of Kill Devil Hills before instillation to see their requirements for parking. Once approved from the town, remove concrete in new septic field area. Install five lines 30ft long on 3ft centers. Trench depth no deeper than 30" below grade. Line from tank to distribution box to have as minimal fall as possible. Must meet setbacks to property lines, water line, building and appurtenances. Once installed a protective barrier should be put around drain field to ensure it is not parked on.

Note: This Permit is subject to all provisions of the 15A NCAC 18E rules governing the installation of septic systems. The person making the installation must notify the Health Department when the septic tank system is ready for inspection. If any septic tank system or part thereof is covered before being inspected and approved, it shall be uncovered at the direction of the Health Officer at the expense of the one responsible for making the installation.  
Issued 04/16/2024

Permit Fee: \$ 75.00

RPP  
Environmental Health Specialist

BLUE ANCHOR PARTNERS LLC  
Applicant Signature

N: 851672.31'  
E: 2981617.09'

N 29° 22' 09" W  
50.03' (TIE)

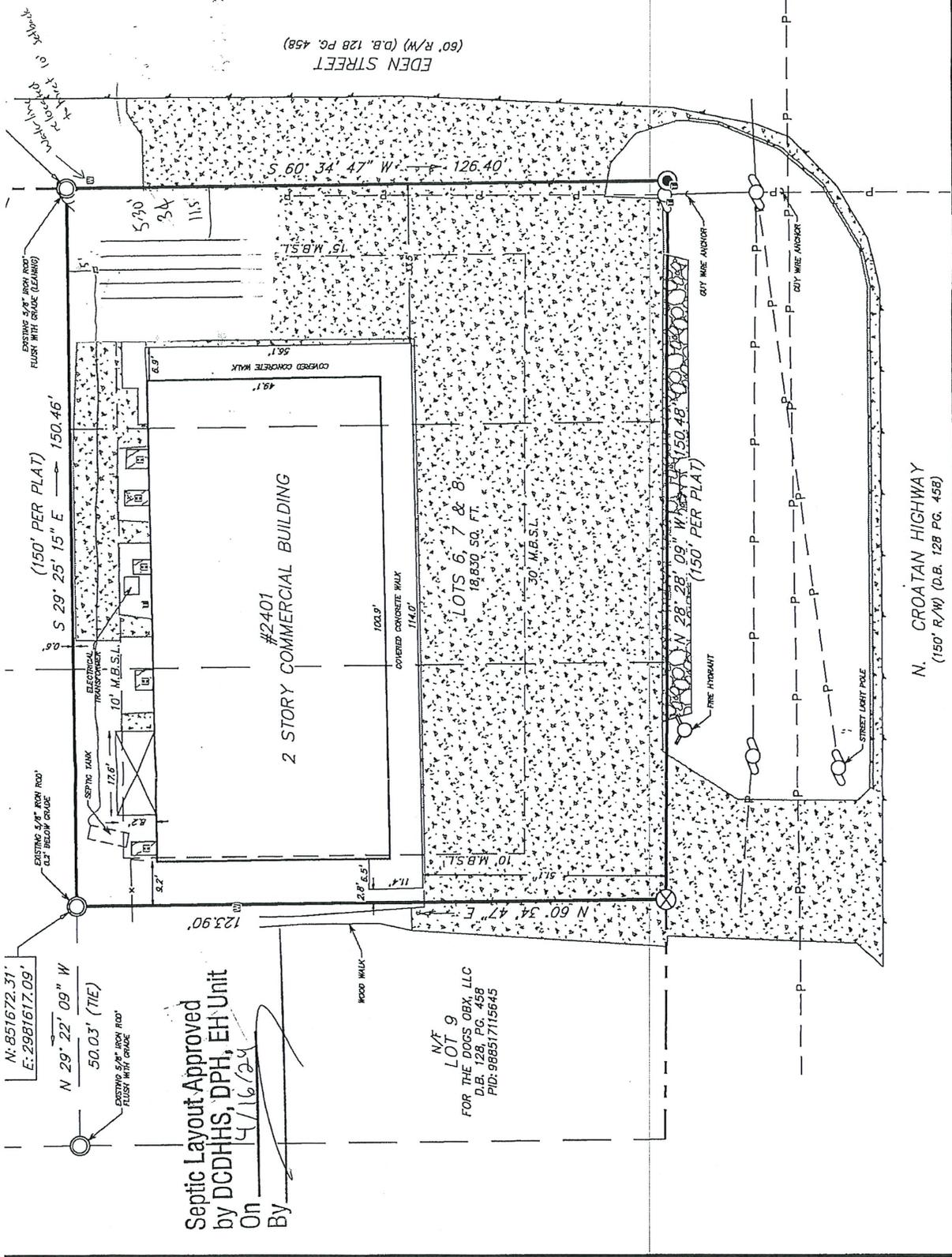
EXISTING 5/8" IRON ROD  
FLUSH WITH GRADE

Septic Layout Approved  
by DCDHHS, DPH, EH Unit

On 4/16/24

By

N/F  
LOT 9  
FOR THE DOGS OBX, LLC  
D.B. 128, PG. 458  
PID: 98851715645



N. GROATAN HIGHWAY  
(150' R/W) (D.B. 128 PG. 458)



Town of Kill Devil Hills Planning and Inspections  
252-449-5318

NON-REFUNDABLE FEES

Date: 4/30/24

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Board of Adjustments | <input type="checkbox"/> Exempt plat/Subdivision        |
| <input type="checkbox"/> CAMA                            | <input type="checkbox"/> Fines and/or Re-Inspection Fee |
| <input type="checkbox"/> Copies                          | <input type="checkbox"/> Site Plan Review               |
| <input type="checkbox"/> Text Amendment                  | <input type="checkbox"/> Permit Re-instatement          |
| <input type="checkbox"/> Other: _____                    |   |

Amount: 500.00

Received From: Blue Anchor Partners, LLC

Description: 2401 N Croatan Hwy -- variance request

Received by: Ryan Lang

PAID

APR 30 2024

TOWN OF  
KILL DEVIL HILLS

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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May 15, 2024

Memorandum

To: Michael O'Dell, Town Clerk

From: Donna Elliott, Zoning Administrator

Subject: Variance Application – 2401 North Croatan Highway: Request for Variance

Staff has reviewed the Variance application submitted for 2401 N Croatan Hwy. The variance request is to Town Code **§153.076 Off-Street Parking and Loading**. The purpose for the variance request as described is to remove a section of the parking lot to be able to install a new drain field for wastewater operation at the site. As proposed, the new drain field will be located in the southeast portion of the property and will remove (3) parking spaces and the concrete in the vicinity of the new septic area. This property is an existing nonconformity. The nonconformities in regards to 153.181 are the site only includes (17) parking spaces and (24) are required, driveway access onto US158, the driveway along Eden Street exceeds the maximum width of 30', curbing is not installed, and the rear drive aisle does not meet the vehicular circulation requirements or setbacks from the rear property line. Town Code 153.053 Zoning Nonconformity allows for an existing nonconforming site to be repaired, reconstructed, or altered as long as they do not increase the nonconformity.

As proposed, the reduction in total parking spaces increases the nonconformity and does not follow the Town Code requirements. Dare County Environmental Health allows for the replacement drain field to be as close as 5' from the eastern and southern property line, however the application has proposed 12' from the eastern boundary and 11.5' from the southern boundary. With minor changes to the layout and design the project could be approved Administratively with no increases in the nonconformity. Administrative approval can be done by maintaining the current number of parking spaces and the site removes the concrete all the way to the edge of asphalt and the rear drive.

In order for a variance to be granted to the request, a variance to Town Code's **§153.076 Off-Street Parking and Loading** is needed and are the basis of staff's comments to questions 1-4 of the Variance application. Staff comments 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:

There are no unnecessary hardships that prohibit adherence to the ordinance. The Town Code provides clear code requirements for zoning nonconformities. The Town's Off-Street Parking requirements require (24) parking spaces. Currently, the site is nonconforming due to the following; number of spaces on site is (17), driveway access onto US158, driveway width along Eden Street exceeds maximum width, curbing is not installed, and the rear driveway behind the building does not meet circulation and setback requirements. Carrying out the strict letter of the ordinance would prohibit increasing the nonconformity. However, if the applicant makes minor modifications to the proposed plan including remove the rear drive aisle, removed the concrete to Eden street in the vicinity of the new drain field, and shifted the drain field to meet the minimum setback requirements, the site nonconformities would not be increased and could be approved Administratively.

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 original approved location of the wastewater system does not meet the requirements of today, however this is not unique to this property and is a similar situation for other properties in Town. The location of the improvements on the property do present a hardship for the applicant needing to comply to today's wastewater requirements, however the Town's ordinance can be met without decreasing the total parking space requirements while also brings the site more into compliance with Town Code.

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 is not a result from action taken by the applicant, however the location of the failed non-compliant drain field is existing and is the property owners' responsibility for maintenance and operation of the system.

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 variance request is not consistent with the spirit, purpose and intent of the ordinance because the removal of required parking spaces for a new drain field can be installed without increasing the nonconformity (removing additional parking) through existing Town regulations. Public safety and welfare is not secured when there is a compliant method to make the required improvements.

§ 153.076 OFF-STREET PARKING AND LOADING.

(D) Table of parking requirements.

Retail, office and related uses:	Required parking: 1 parking space per 200 square feet of gross floor area for the following uses:	
	Antique shops	Hammocks
	Appliance stores	Hardware stores
	Art galleries	Home care systems (wheelchairs and the like)
	Arts and crafts	Jewelry stores
	Astrology and tarot card reading office	Laundromats
	Auto supplies	Medical offices less than 4,000 square feet with a minimum of 5 spaces
	Automobile sales, rentals, and repair	Motorcycle sales and service
	Bait and tackle shops	Music stores
	Bank	Paint and wall treatment stores
	Beauty parlors/barber shops/nail salonsPersonal spas	
	Blueprint business (reproductions and the like)	Pet stores
	Boat sales, rentals, and repair	Pharmacies/drug store
	Body piercing	Photo shops (film processing, sales and the like)
	Books	Pools and spas
	Broadcast studios	Post office
	Business/professional	Produce markets
	Carpet and flooring	Rental shops
	Clothing	Safety equipment
	Clothing (tailor)	Shoe repair
	Convenience stores	Sign business
	Cycle and skate shops	Tanning salons
	Dry cleaners	Taxicab operations
	Electronic equipment, sales and repair	Thrift stores/consignment shop
	Embroidering/screen printing shops	Toy stores
	Financial institutions	Trophy and engraving shop
	Florists	Surfboard manufacture shop
	Food/produce/grocery store	Video, audio, and lighting
	Frames (picture frames, matting and the like)	Water care products and supplies
	Furniture	Window and door stores
Gift shops	Wood crafts and hobbies	
Government offices	Dental offices	
Medical offices less than 3,000 square feet		
One parking space per 400 square feet of gross floor area for the following uses:		
Furniture stores with a minimum of 4,000 square feet		



## Dare County - Property Records

003037000

2401 N CROATAN HWY, KILL DEVIL HILLS,  
NC, 27948

BLUE ANCHOR PARTNERS LLC

-  
3016 MARTINS POINT RD  
KITTY HAWK, NC,27949, USA

Assessed Value

\$611,200

### PARCEL INFORMATION

Parcel ID	003037000	PIN	988517115597
Land Use Code	2000	Land Use Description	RETAIL
District	KILL DEVIL HILLS	Neighborhood	07520099
Zoning Code	C	Zoning Desc.	COMMERCIAL
Subdivision Code	V150	Subdivision	VIRGINIA DARE SHORES
Legal Desc.	LOT: 6-8 BLK: 22 SEC:		
Plat Cab Slide	PL: SL:		
Deed Date	11/30/2015	Book / Page	<a href="#">2062 / 0021</a>
Tax Status	Taxable		

### SECONDARY OWNERS

No data to display

### ASSESSMENT DETAILS

#### REAL ESTATE ASSESSED VALUE

Land Value	\$346,500
Building Value	\$246,900
Other Improvements	\$17,800
Total Assessed	\$611,200

#### BILLING VALUE

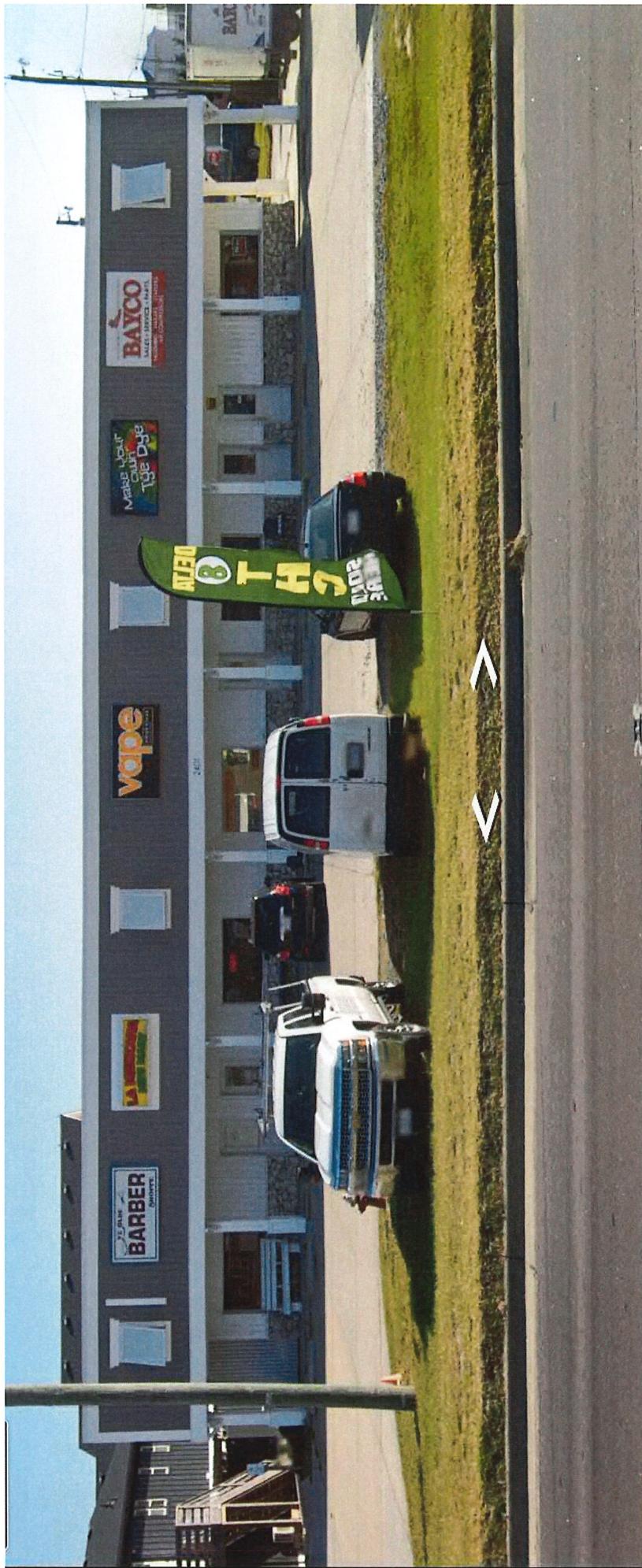
Land Value	\$346,500
Building Value	\$246,900
Other Improvements	\$17,800
Total Value	\$611,200

### LAND

LAND DESCRIPTION	SQFT	ACRES
1 G52-07-Commercial Highway Primary	18,500	0.4247
Total	18,500	0.4247

### BUILDINGS

2401 North Croatan Highway, Kill Devil Hills, NC 27948







## Dare County - Property Records

003038000  
2407 N CROATAN HWY, KILL DEVIL HILLS,  
NC, 27948

FOR THE DOGS OBX LLC  
-  
P.O.BOX 1828  
KITTY HAWK, NC,27949, USA

Assessed Value  
**\$348,600**

### PARCEL INFORMATION

Parcel ID	003038000	PIN	988517115645
Land Use Code	1900	Land Use Description	MULTI-USE
District	KILL DEVIL HILLS	Neighborhood	07520099
Zoning Code	C	Zoning Desc.	COMMERCIAL
Subdivision Code	V150	Subdivision	VIRGINIA DARE SHORES
Legal Desc.	LOT: 9 BLK: 22 SEC:		
Plat Cab Slide	PL: SL:		
Deed Date	05/09/2018	Book / Page	<a href="#">2236 / 0235</a>
Tax Status	Taxable		

### SECONDARY OWNERS

No data to display

### ASSESSMENT DETAILS

#### REAL ESTATE ASSESSED VALUE

Land Value	\$140,400
Building Value	\$203,400
Other Improvements	\$4,800
Total Assessed	\$348,600

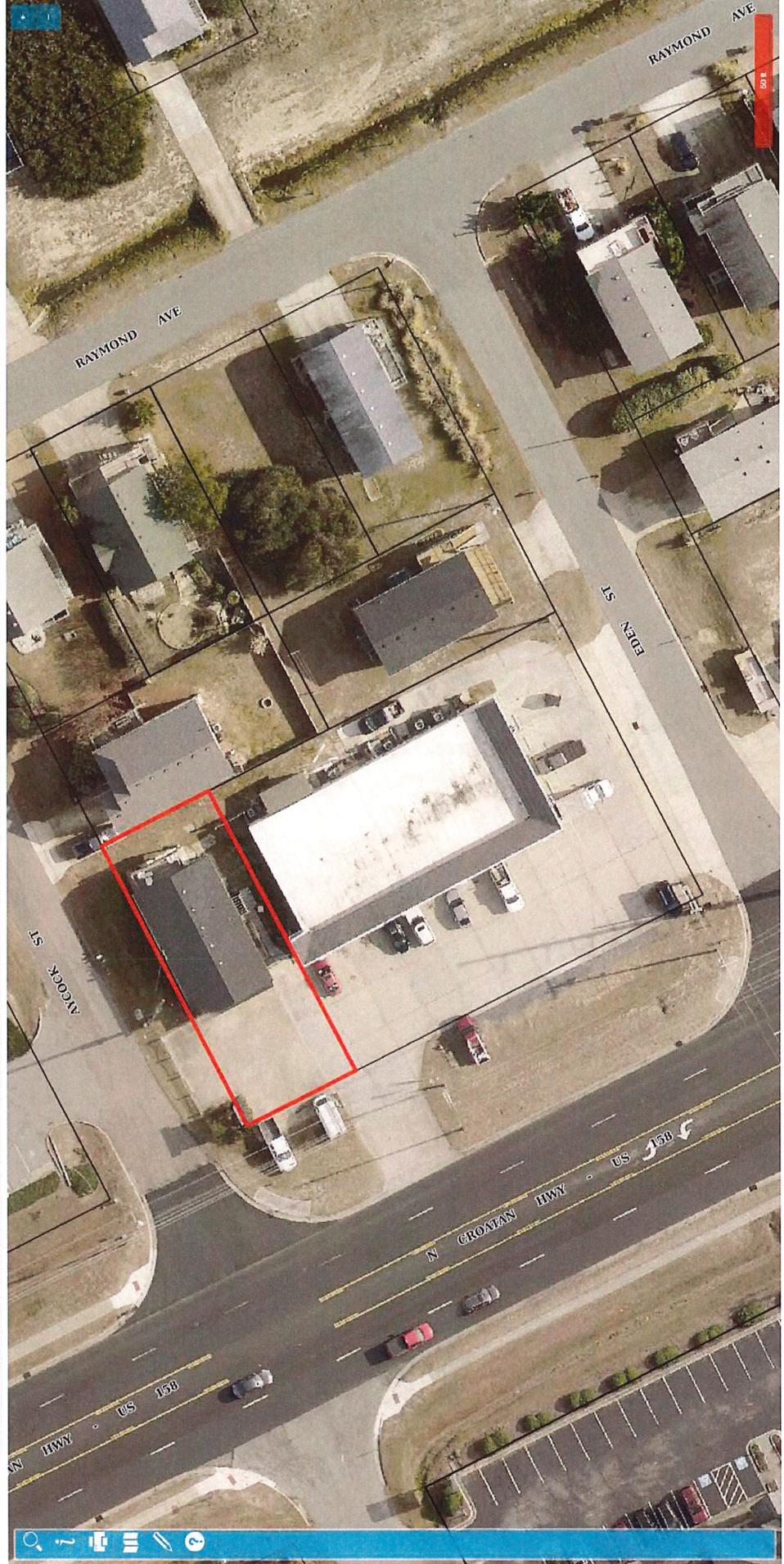
#### BILLING VALUE

Land Value	\$140,400
Building Value	\$203,400
Other Improvements	\$4,800
Total Value	\$348,600

### LAND

LAND DESCRIPTION	SQFT	ACRES
1 G52-07-Commercial Highway Primary	6,000	0.1377
Total	6,000	0.1377

### BUILDINGS





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

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**BOARD OF ADJUSTMENT**

---

May 15, 2024

For the Dogs OBX, LLC  
PO Box 1828  
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 2401 North Croatan Highway. You are receiving this notice as an adjacent property owner (2407 North Croatan Highway, Kill Devil Hills, Parcel number: 003038000). The nature of the application is to seek relief from Chapter 153, *Zoning*, § 153.076 Off-Street Parking and Loading (D) *Table of Parking Requirements*, specifically *Retail, Office and Related Uses*: 1 parking space per 200 square feet of gross floor area.

The Board of Adjustment will hold a public hearing on this matter on Tuesday, May 28, 2024, at 5:00 p.m. in the Town Hall Meeting Room, located at 102 Town Hall Drive, Kill Devil Hills, NC 27948. 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

000853010  
 102 E AYCOCK ST, KILL DEVIL HILLS, NC,  
 27948

AGNEW, SHARON L  
 -  
 102 E AYCOCK ST  
 KILL DEVIL HILLS, NC,27948, USA

Assessed Value  
**\$331,000**

**PARCEL INFORMATION**

Parcel ID	000853010	PIN	988517116637
Land Use Code	0100	Land Use Description	SINGLE FAMILY RESIDENTIAL
District	KILL DEVIL HILLS	Neighborhood	07080017
Zoning Code	C	Zoning Desc.	COMMERCIAL
Subdivision Code	V150	Subdivision	VIRGINIA DARE SHORES
Legal Desc.	LOT: 10 BLK: 22 SEC:		
Plat Cab Slide	PL: SL:		
Deed Date	08/03/2018	Book / Page	<a href="#">2252 / 0195</a>
Tax Status	Taxable		

**SECONDARY OWNERS**

No data to display

**ASSESSMENT DETAILS**

**REAL ESTATE ASSESSED VALUE**

Land Value	\$124,200
Building Value	\$206,800
Other Improvements	\$0
Total Assessed	\$331,000

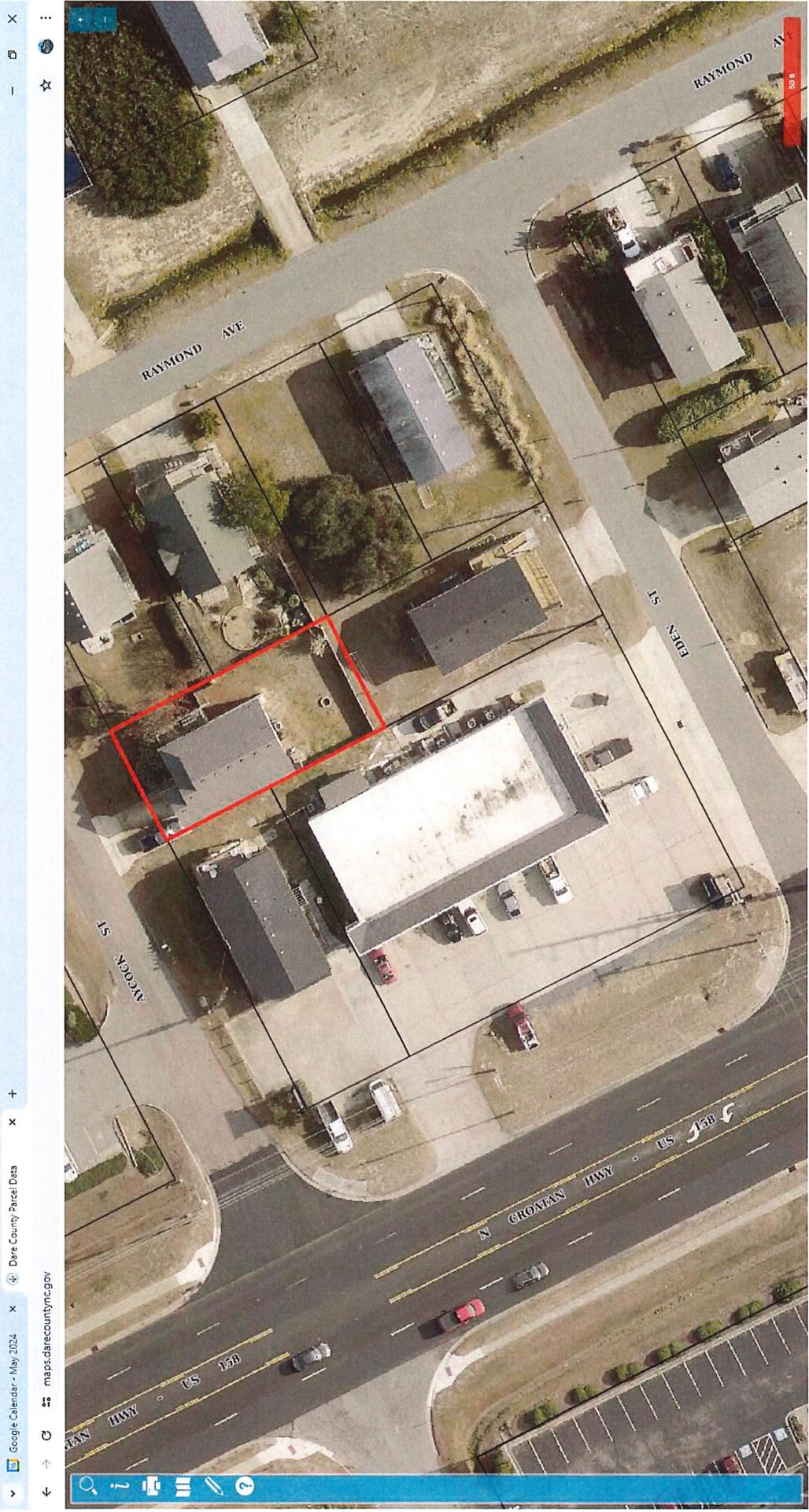
**BILLING VALUE**

Land Value	\$124,200
Building Value	\$206,400
Other Improvements	\$0
Total Value	\$330,600

**LAND**

LAND DESCRIPTION	SQFT	ACRES
1 G08-07-Ocean Influence F	5,000	0.1148
Total	5,000	0.1148

**BUILDINGS**





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

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**BOARD OF ADJUSTMENT**

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May 15, 2024

Sharon L. Agnew  
102 East Aycock Street  
Kill Devil Hills, NC 27948

Dear Adjacent Property Owner(s):

The purpose of this letter is to advise you that a variance application has been submitted to the Town of Kill Devil Hills by the property owner of 2401 North Croatan Highway. You are receiving this notice as an adjacent property owner (102 East Aycock Street, Kill Devil Hills, Parcel number: 000853010). The nature of the application is to seek relief from Chapter 153, *Zoning*, § 153.076 Off-Street Parking and Loading (D) *Table of Parking Requirements*, specifically *Retail, Office and Related Uses*: 1 parking space per 200 square feet of gross floor area.

The Board of Adjustment will hold a public hearing on this matter on Tuesday, May 28, 2024, at 5:00 p.m. in the Town Hall Meeting Room, located at 102 Town Hall Drive, Kill Devil Hills, NC 27948. 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

000854000  
104 E EDEN ST, KILL DEVIL HILLS, NC,  
27948

WOYER, MARK ANTHONY  
WOYER, TERESA ANN  
6 PENNINGTON CIR  
PORTSMOUTH, VA,23701, USA

Assessed Value  
**\$243,400**

### PARCEL INFORMATION

Parcel ID	000854000	PIN	988517116589
Land Use Code	0155	Land Use Description	ELDERLY & DISABLED - PART EXEMPT
District	KILL DEVIL HILLS	Neighborhood	07080017
Zoning Code	C	Zoning Desc.	COMMERCIAL
Subdivision Code	V150	Subdivision	VIRGINIA DARE SHORES
Legal Desc.	LOT: 5 BLK: 22 SEC:		
Plat Cab Slide	PL: SL:		
Deed Date	12/19/2023	Book / Page	<a href="#">2712 / 0484</a>
Tax Status	Taxable		

### SECONDARY OWNERS

No data to display

### ASSESSMENT DETAILS

#### REAL ESTATE ASSESSED VALUE

Land Value	\$124,200
Building Value	\$119,200
Other Improvements	\$0
Total Assessed	\$243,400

#### BILLING VALUE

Land Value	\$124,200
Building Value	\$117,200
Other Improvements	\$0
Total Value	\$241,400

### LAND

LAND DESCRIPTION	SQFT	ACRES
1 G08-07-Ocean Influence F	5,000	0.1148
Total	5,000	0.1148

### BUILDINGS





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

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**BOARD OF ADJUSTMENT**

---

May 15, 2024

Mark & Teresa Woyer  
6 Pennington Circle  
Portsmouth, VA 23701

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 2401 North Croatan Highway. You are receiving this notice as an adjacent property owner (104 East Eden Street, Kill Devil Hills, Parcel number: 000854000). The nature of the application is to seek relief from Chapter 153, *Zoning*, § 153.076 Off-Street Parking and Loading (D) *Table of Parking Requirements*, specifically *Retail, Office and Related Uses*: 1 parking space per 200 square feet of gross floor area.

The Board of Adjustment will hold a public hearing on this matter on Tuesday, May 28, 2024, at 5:00 p.m. in the Town Hall Meeting Room, located at 102 Town Hall Drive, Kill Devil Hills, NC 27948. 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

000792000  
105 E EDEN ST, KILL DEVIL HILLS, NC,  
27948

GRAY, EPPA JAMES (JR)  
GRAY, RUBY BEALE  
19374 BLACK CREEK RD  
FRANKLIN, VA,23851, USA

Assessed Value  
**\$234,900**

### PARCEL INFORMATION

Parcel ID	000792000	PIN	988517117455
Land Use Code	0100	Land Use Description	SINGLE FAMILY RESIDENTIAL
District	KILL DEVIL HILLS	Neighborhood	07080017
Zoning Code	C	Zoning Desc.	COMMERCIAL
Subdivision Code	V150	Subdivision	VIRGINIA DARE SHORES
Legal Desc.	LOT: 5 BLK: 23 SEC:		
Plat Cab Slide	PL: 2 SL: 178		
Deed Date	07/30/1999	Book / Page	<a href="#">1284 / 0483</a>
Tax Status	Taxable		

### SECONDARY OWNERS

No data to display

### ASSESSMENT DETAILS

#### REAL ESTATE ASSESSED VALUE

Land Value	\$124,200
Building Value	\$110,700
Other Improvements	\$0
Total Assessed	\$234,900

#### BILLING VALUE

Land Value	\$124,200
Building Value	\$110,700
Other Improvements	\$0
Total Value	\$234,900

### LAND

LAND DESCRIPTION	SQFT	ACRES
1 G08-07-Ocean Influence F	5,000	0.1148
Total	5,000	0.1148

### BUILDINGS





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

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**BOARD OF ADJUSTMENT**

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May 15, 2024

Ruby & Eppa Gray, Jr.  
19374 Black Creek Road  
Franklin, VA 23851

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 2401 North Croatan Highway. You are receiving this notice as an adjacent property owner (105 East Eden Street, Kill Devil Hills, Parcel number: 000792000). The nature of the application is to seek relief from Chapter 153, *Zoning*, § 153.076 Off-Street Parking and Loading (D) *Table of Parking Requirements*, specifically *Retail, Office and Related Uses*: 1 parking space per 200 square feet of gross floor area.

The Board of Adjustment will hold a public hearing on this matter on Tuesday, May 28, 2024, at 5:00 p.m. in the Town Hall Meeting Room, located at 102 Town Hall Drive, Kill Devil Hills, NC 27948. 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

003028000

2301 N CROATAN HWY, KILL DEVIL HILLS,  
NC, 27948

BEASLEY BYPASS BUILDING, LLC

-  
PO BOX 237  
KILL DEVIL HILLS, NC,27948, USA

Assessed Value

\$597,900

### PARCEL INFORMATION

Parcel ID	003028000	PIN	988517117316
Land Use Code	1900	Land Use Description	MULTI-USE
District	KILL DEVIL HILLS	Neighborhood	07520099
Zoning Code	C	Zoning Desc.	COMMERCIAL
Subdivision Code	V150	Subdivision	VIRGINIA DARE SHORES
Legal Desc.	LOT: 7-10 BLK: 23 SEC:		
Plat Cab Slide	PL: 2 SL: 178		
Deed Date	07/01/2011	Book / Page	<a href="#">1870 / 0195</a>
Tax Status	Taxable		

### SECONDARY OWNERS

No data to display

### ASSESSMENT DETAILS

#### REAL ESTATE ASSESSED VALUE

Land Value	\$405,000
Building Value	\$174,200
Other Improvements	\$18,700
Total Assessed	\$597,900

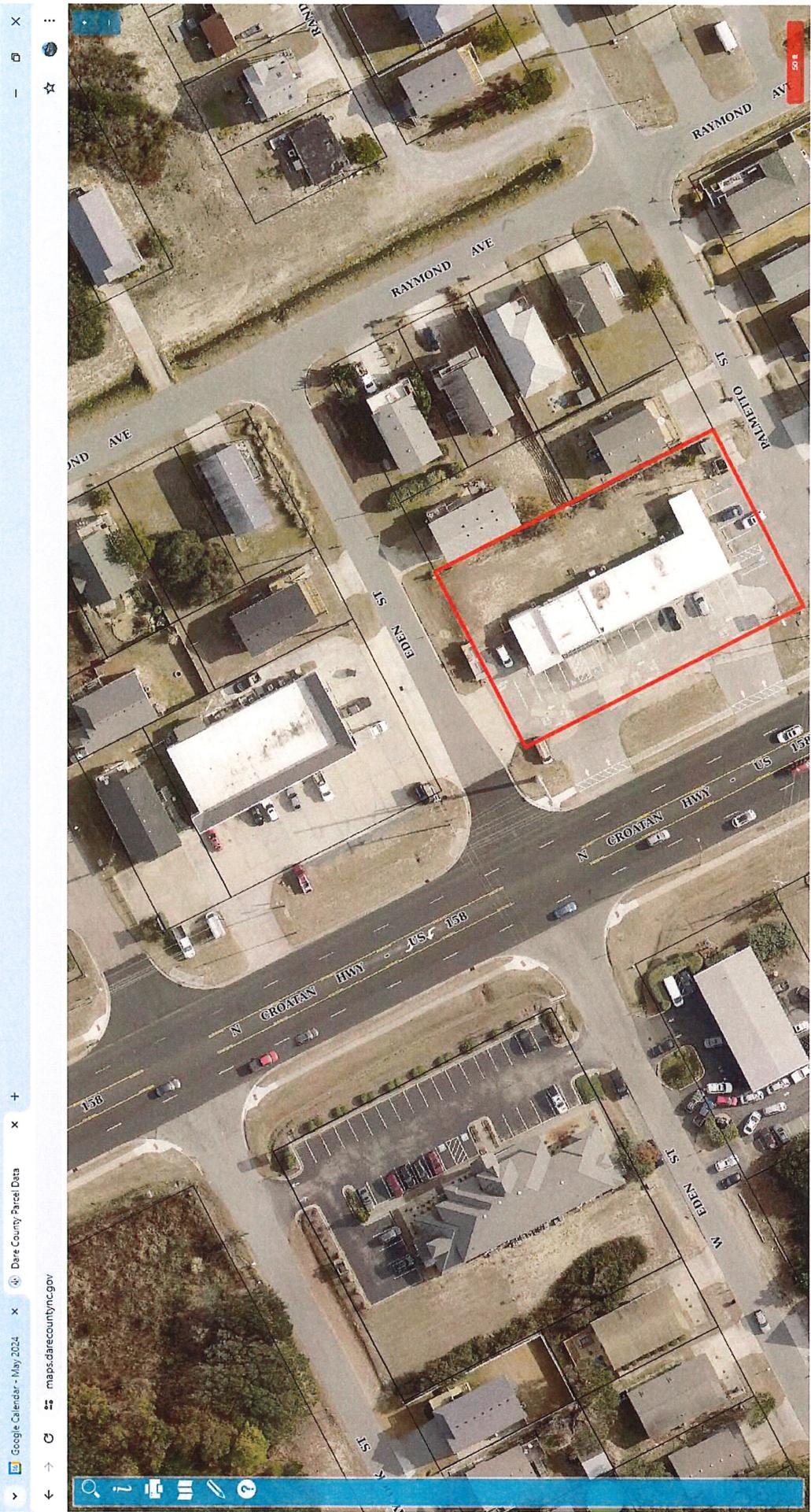
#### BILLING VALUE

Land Value	\$405,000
Building Value	\$174,200
Other Improvements	\$18,700
Total Value	\$597,900

### LAND

LAND DESCRIPTION	SQFT	ACRES
1 G52-07-Commercial Highway Primary	25,000	0.5739
Total	25,000	0.5739

### BUILDINGS



X  
+  
-  
☆

Google Calendar - May 2024  
Dare County Parcel Data  
maps.darecountync.gov

Search  
Layers  
Scale  
Measure  
Info



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

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**BOARD OF ADJUSTMENT**

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May 15, 2024

Beasley Bypass Building, LLC  
PO Box 237  
Kill Devil Hills, NC 27948

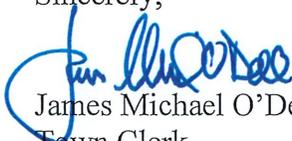
Dear Adjacent Property Owner(s):

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 2401 North Croatan Highway. You are receiving this notice as an adjacent property owner (2301 North Croatan Highway, Kill Devil Hills, Parcel number: 003028000). The nature of the application is to seek relief from Chapter 153, *Zoning*, § 153.076 Off-Street Parking and Loading (D) *Table of Parking Requirements*, specifically *Retail, Office and Related Uses*: 1 parking space per 200 square feet of gross floor area.

The Board of Adjustment will hold a public hearing on this matter on Tuesday, May 28, 2024, at 5:00 p.m. in the Town Hall Meeting Room, located at 102 Town Hall Drive, Kill Devil Hills, NC 27948. 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

009113001

2400 N CROATAN HWY UNIT 1, KILL DEVIL HILLS, NC, 27948

OVERSEAS OBX LLC

-  
621 W JONES ST  
RALEIGH, NC,27603, USA

Assessed Value

\$787,400

### PARCEL INFORMATION

Parcel ID	009113001	PIN	98851711344602
Land Use Code	1500	Land Use Description	COMMERCIAL CONDOMINIUM
District	KILL DEVIL HILLS	Neighborhood	07X40489
Zoning Code	C	Zoning Desc.	COMMERCIAL
Subdivision Code	0760	Subdivision	OVER/SEAS PROFESSIONAL CENTER
Legal Desc.	LOT: UNIT 1 BLK: SEC:		
Plat Cab Slide	PL: SL:		
Deed Date	07/30/2021	Book / Page	<a href="#">2531 / 0237</a>
Tax Status	Taxable		

### SECONDARY OWNERS

No data to display

### ASSESSMENT DETAILS

#### REAL ESTATE ASSESSED VALUE

Land Value	\$340,000
Building Value	\$447,400
Other Improvements	\$0
Total Assessed	\$787,400

#### BILLING VALUE

Land Value	\$340,000
Building Value	\$447,400
Other Improvements	\$0
Total Value	\$787,400

### LAND

LAND DESCRIPTION	SQFT	ACRES
1 X4G-OVERSEAS PROF CONDOS	0	0
Total	0	0.0

### BUILDINGS





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

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**BOARD OF ADJUSTMENT**

---

May 15, 2024

Overseas OBX, LLC  
631 West Jones Street  
Raleigh, NC 27603

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 2401 North Croatan Highway. You are receiving this notice as an adjacent property owner (2400 North Croatan Highway, Kill Devil Hills, Parcel numbers: 009113001, 009113002, 009113003, 009113999). The nature of the application is to seek relief from Chapter 153, *Zoning*, § 153.076 Off-Street Parking and Loading (D) *Table of Parking Requirements*, specifically *Retail, Office and Related Uses*: 1 parking space per 200 square feet of gross floor area.

The Board of Adjustment will hold a public hearing on this matter on Tuesday, May 28, 2024, at 5:00 p.m. in the Town Hall Meeting Room, located at 102 Town Hall Drive, Kill Devil Hills, NC 27948. 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

000794000  
2306 N CROATAN HWY, KILL DEVIL HILLS,  
NC, 27948

APPLEMAN, CATHERINE ANN  
-  
509 COPLEY DR  
KILL DEVIL HILLS, NC,27948, USA

MAIORANA, CATHERINE  
137 LONG POINT CIRCLE  
POWELL POINT, NC 27966

Assessed Value  
**\$539,300**

### PARCEL INFORMATION

Parcel ID	000794000	PIN	988517114258
Land Use Code	2300	Land Use Description	SERVICE
District	KILL DEVIL HILLS	Neighborhood	07520099
Zoning Code	C	Zoning Desc.	COMMERCIAL
Subdivision Code	V150	Subdivision	VIRGINIA DARE SHORES
Legal Desc.	LOT: 11-12, PT STREET & LT 20 BLK: 23/26 SEC:		
Plat Cab Slide	PL: 2 SL: 178		
Deed Date	05/12/2021	Book / Page	<a href="#">2504 / 0934</a>
Tax Status	Taxable		

### SECONDARY OWNERS

No data to display

### ASSESSMENT DETAILS

#### REAL ESTATE ASSESSED VALUE

Land Value	\$356,400
Building Value	\$176,900
Other Improvements	\$6,000
Total Assessed	\$539,300

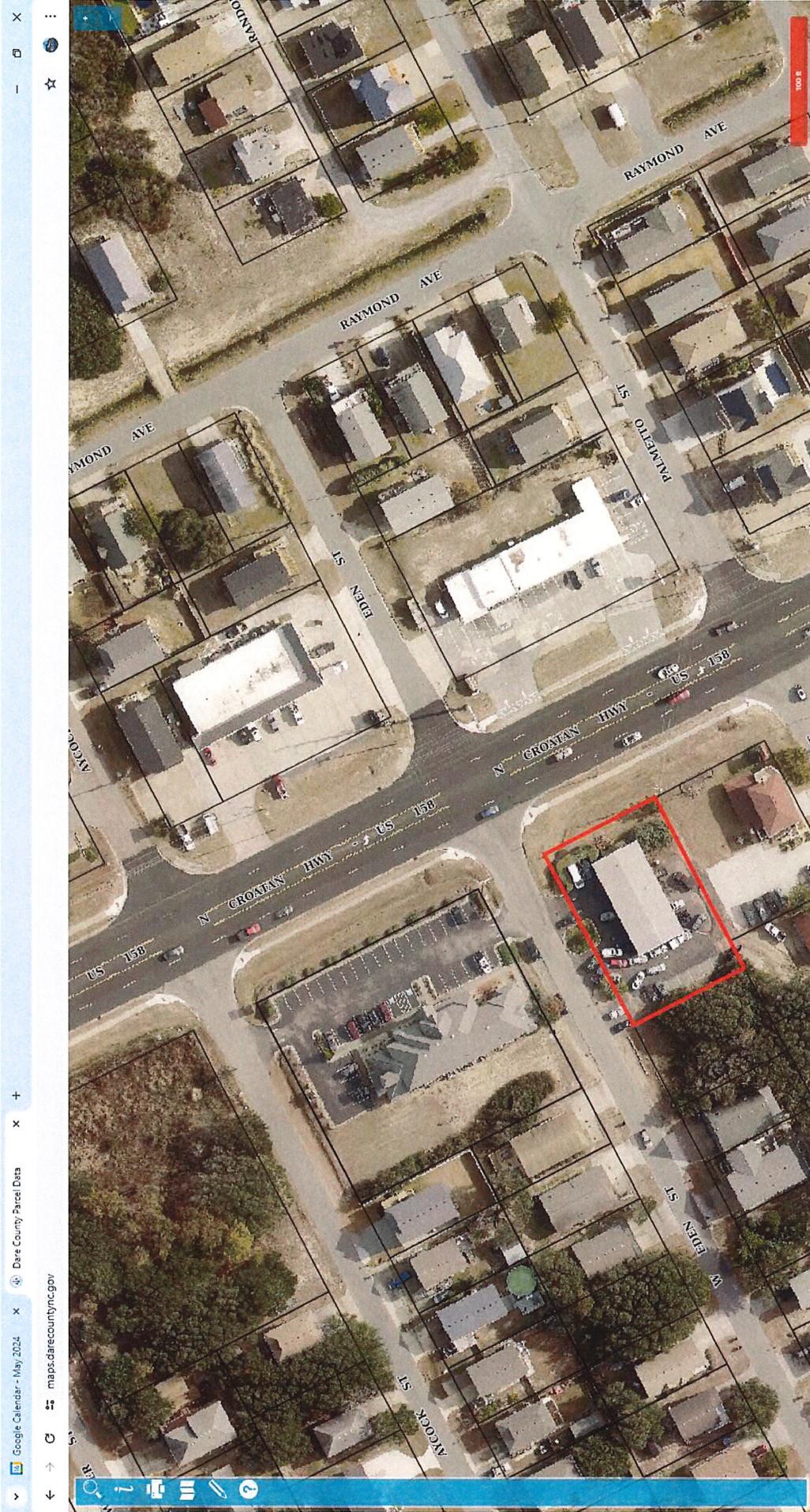
#### BILLING VALUE

Land Value	\$356,400
Building Value	\$176,900
Other Improvements	\$6,000
Total Value	\$539,300

### LAND

LAND DESCRIPTION	SQFT	ACRES
1 G52-07-Commercial Highway Primary	16,000	0.3673
Total	16,000	0.3673

### BUILDINGS





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

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**BOARD OF ADJUSTMENT**

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May 15, 2024

Catherine Maiorana  
137 Long Point Circle  
Powells Point, NC 27966

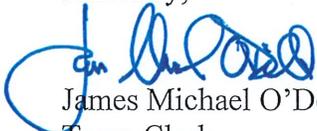
Dear Adjacent Property Owner(s):

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 2401 North Croatan Highway. You are receiving this notice as an adjacent property owner (2306 North Croatan Highway, Kill Devil Hills, Parcel number: 000794000). The nature of the application is to seek relief from Chapter 153, *Zoning*, § 153.076 Off-Street Parking and Loading (D) *Table of Parking Requirements*, specifically *Retail, Office and Related Uses*: 1 parking space per 200 square feet of gross floor area.

The Board of Adjustment will hold a public hearing on this matter on Tuesday, May 28, 2024, at 5:00 p.m. in the Town Hall Meeting Room, located at 102 Town Hall Drive, Kill Devil Hills, NC 27948. 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





**TOWN OF KILL DEVIL HILLS**  
**PUBLIC HEARING**  
 DATE: \_\_\_\_\_  
 TIME: \_\_\_\_\_  
 LOCATION: \_\_\_\_\_  
 102 Town Hall Drive  
 Kill Devil Hills, NC  
 APPLICATION: \_\_\_\_\_

For more information, visit the Planning Board's website at [www.killdevilhillsnc.com](http://www.killdevilhillsnc.com) or contact the Planning Board at (252) 444-5318.

**BLUE HAVEN CENTER**

**AYCO TOOLS & SERVICE PARTS**  
 Mega Hair Tie Dye

**ape SHOP**

**MEXICANA MARKET**

**BARBER**

**AYCO**  
 SALES • SERVICE • PARTS  
 10000 W. HARRISVILLE ROAD  
 KILL DEVIL HILLS, NC 27504

**Mega Hair Tie Dye**

**wape**

**BARBER**