



Hearing Request Application - Form 1
Zoning Board of Adjustment
Town of Sunset Beach

Date Filed: 12-16-15 Case Number: BOA-16-01 Received by: BOA-16-01

Town-Initiated Citizen-Initiated

Instructions

This form must be filed out completely. Please attach the appropriate additional form depending on your request type along with required information as outlined in the appropriate checklist. Please type or print legibly. All property owners must sign and consent to this application, attach additional sheets if necessary. If the applicant is not the owner, the owners must sign the Designation of Agent section at the bottom of this form.

The Applicant Hereby (check all that apply):

- Requests a variance from the provisions of the Unified Development Ordinance as stated on Form 2
- Appeals the determination of a Town official as stated on Form 3
- Requests a special use permit as stated on Form 4
- Requests an establishment of vested rights as stated on Form 5

Applicant or Agent's Name: _____

Mailing Address: _____

City, State, Zip: _____

Daytime Telephone: _____ Home Telephone: _____

Interest in this Case (please circle one): Owner Adjacent Owner Other

Property Owner(s) [if other than applicant/agent]: Z. ROBERT HONEYCUTT

Mailing Address: 5575 STRAW POND SCHOOL ROAD

City, State, Zip: DILON, NC 28334

Daytime Telephone: 910 374 2050 Home Telephone: 910 567 6143

Property Address: 1430 BAY ST. SUNSET BEACH, NC

Tax Parcel Number: 3-56P-A-016-02 Zoning District: BR-2

Subdivision Name (if applicable): CARVER-WILLIAMS SUBDIVISION

Applicant Certification and Designation of Agent

I (we) certify that the information in this application, the attached form(s) and documents submitted by me (us) as part of this application are true and correct. In the event any information given is found to be false, any decision rendered may be revoked at any time. I (we) hereby appoint the person named above as my (our) agent to represent me (us) in this application and all proceedings related to it. I (we) further certify to have received, read and acknowledged the information and requirements outlined in this packet.

12-16-15
 Date _____ Property Owner(s) _____

 Date _____ Applicant/Agent(s) _____



Variance Application - Form 2
Zoning Board of Adjustment
Town of Sunset Beach

Date Filed: 12-16-15 Case Number: BOA-16-01 Fee Collected: \$300

Has work started on this project? YES NO
 If yes, did you obtain a building permit? YES NO If yes, attach a copy.
 Have you received a Notice of Violation for this project? YES NO If yes, attach a copy.

(1) What zoning ordinance section numbers are you seeking a variance from? Please list each section, the requirement and the requested variance.

Item	Code Section	Code Requirement	Variance Request
Example	6.06 (A)(C)	50' front yard setback	15' front yard (35' ft. reduction)
A	6.06 (E)(F)	25' FRONT YARD SETBACK	8' REDUCTION OF THE 25' SETBACK
B			
C			

(2) Please describe why the variance(s) requested are necessary.

SEE ATTACHED DOCUMENTS

(e) 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.

(State facts and arguments to show that, on balance, if the variance is denied, the benefit to the public will be substantially outweighed by the harm suffered by the Applicant.)

<i>SEE ATTACHMENTS</i>

**Variance Request
Robert & Ann Honeycutt
1430 Bay Street, Lot 15A
Sunset Beach, NC**

a. A 8 foot x 23 foot variance is requested due to the shape of the lot, and being located on a cul-d-sac, I need a 8ft. X 23ft. variance on the street side of the lot. At the present 25' setback, the maximum foot print of a house, including overhangs, would be 34.5ft X 36.5ft. At present, I can get 5ft on the other 13.5ft, due to the curve of the cul-d-sac. This would allow me place an elevator and exterior stairs to be built in a more central location on the property. An 8' X 23' variance would be a 17' setback rather than a 25' setback, only on the 8' X 23, the other 13.5' of the footprint already has a 25' plus setback. The front yard would then be 20' vs 25" yard. A variance, would allow me to have a foot print of 39.5ft X 36.5ft which is in line with most houses on Sunset Beach.

8 ft x 23 ft variance allows for easier access in and out of the house with a seamless flow to all the other rooms in the house from a central location. This central location of an elevator with easy access to the car and rooms in the house is especially necessary for people with disabilities, a handicap, medical issues (my wife has back problems & friends have medical problems) and mobility of the elderly. The medical/disabilities with limitations to climb stairs could be respiratory problems, back issues, many medical problems. Unnecessary hardship, with placement of stairs & elevator in a different location, would result from the strict application of the 25 ft set back ordinance. The reduction of 5 feet in the set back will allow the stairs and elevator to be built in the center of the house, at the end, street side, with entry from the exit of the car directly to the elevator or stairs will be in compliance of all disability laws.

b. The hardship with the required 25 foot setback resulted from conditions that are due to the peculiar to the shape of the lot – see survey of the lot drawn by surveyor. The lot is not the normal 50' x 90' lot. The lot is a very odd shape with the basic house foot print of 36 ½' x 34 ½', including roof overhang – see plat.

c. The hardship did not result from actions taken by the applicant or property owner. The 36 ½ ft by 34 ½ ft is the basic footprint of the house. An elevator & stairs constructed elsewhere in the footprint will result in awkward placement within the house and result with irregular placement of rooms which will lead to be a hardship for people to move easily from the car to the elevator and then to move seamlessly from room to room in the house. Approval of the 8 ft x 23 ft variance will result in a more conducive location for people with medical issues.

d. The requested variance will meet the safety requirements set by the Federal Disabilities Act to allow handicap persons easy accessibility to all floors of the house by elevator and seamless mobility from room to room. Public safety is secured and substantial justice is achieved with the Town of Sunset Beach approving a 8' x 23' foot variance, see plat, for the front yard of 1430 Bay St ft the construction of an elevator and stairs side by side in a central location.

