

Lynnlee Properties, LLC own's Lots 13 & 14 of the John Evans Heirs Division, Map Book 7, at page 114, of Pender County Register of Deeds, North Carolina. The deeded easement on the recorded map is 8 foot wide between lots 1 and 2 and 15' wide along the southern portion of lots 9 – 16. Lynnlee Properties, LLC would like to be able to build on the lots while utilizing the easements on record.

1. The lots will be unusable if the allotted easements are not accepted by the County. The map was put on record prior to the current ordinance requiring 20' of access easement.
2. The map, including both easements, was put on record February 1961.
3. This hardship was not a result of any action by owner/applicant, as this map was put on record in 1961.
4. Lynnlee Properties, LLC has been told that the current ordinance requires a minimum easement of 20 feet, therefore, the following variance is requested;
 - a. A small variance of 5' for our easement that adjoins lots 9 – 14, and
 - b. The driveway area between lots 1 and 2 of 12 feet.

It appears that the intent of the John Evans Heirs Land Division was to allot individual lots to his children. At the time the map was put on record, sufficient easement was provided. In order to uphold this original intent and with the new ordinance requirements, a variance and/or grandfathering is necessary in order to satisfy the original intent of the division.