



PENDER COUNTY BOARD OF ADJUSTMENT

805 South Walker Street
Burgaw, North Carolina 28425

Phone (910) 259-1202
Fax (910) 259-1259

Agenda
March 21, 2007

PLEASE NOTE: Board Members are reminded to bring their Zoning Ordinances to the Meeting.

1. Call to Order
2. Prayer
3. Introduction of Board Members
4. Approval of the January 17, 2007 Board of Adjustment Minutes
5. Public Hearing
 - A. Swearing in of Witnesses
 - B. **Variance – Lot Size and Lot Width Requirements**– Mike F. Wells, applicant and owner, is requesting the following variance:
 - a. Variance of 180 sq. ft. from the 5000 sq. ft. minimum buildable lot size requirement for nonconforming lots.
 - b. Variance of 1.8 ft. from 50 ft. minimum buildable lot width requirement for nonconforming lots.The property is zoned R-20, Residential, and is located on an access road off of Shepard's Road, approximately 500 ft. west of Geranium Lane, north of Surf City, NC.
 - C. **Variance – Side Yard Setback Requirements** – Anne Hayler, applicant, on behalf of James F. Lankford, owner, is requesting the following variance:
 - a. Variance of 8.8 ft. from the 10 ft. minimum setback requirement for an accessory structure less than 600 square feet in area.The property is zoned R-20C, Residential Conventional Housing District, and is located at 861 Corcus Ferry Road in Hampstead, NC.
 - D. **Variance – Structure Separation Requirements** – Wayne Stevens, applicant and owner, is requesting the following variance:
 - a. Variance of 11 ft. 8 in. from the 30 ft. minimum structure separation requirement for an accessory structure greater than 1200 square feet in area.The property is zoned R-20, Residential District, and is located at 103 Gold Coast Drive in Hampstead, NC.

- E. Variance – Side Yard Setback Requirements** – Palm Harbor Homes, applicant, on behalf of Alice Textor, owner, is requesting the following variance:
- a. Variance of 4 ft. from the 20 ft. minimum side yard setback requirement.
- The property is zoned RA, Rural Agricultural District and is located at 388 North Chubb Road in Willard, NC.
- F. Variance – Setback Requirements** - Rocky Point/Topsail Water & Sewer District, applicant and owner, is requesting the following variance:
- a. Variance of 6 ft. 8 in. from the 25 ft. minimum front yard setback requirement.
 - b. Variance of 1 ft. 5 in. from the 10 ft. minimum side yard setback requirement.
- The property is zoned PD, Planned Development District, and is located at 19488 US Highway 17, behind the Sloop Point Fire Department.

G. Items for Discussion

6. Adjournment