



# TOWN OF SOUTHERN SHORES

5375 N Virginia Dare Trl, Southern Shores, NC 27949

(252) 261-2394 tel (252) 255-0876 fax

[www.southernshores-nc.gov](http://www.southernshores-nc.gov)

Application No. VA-18-06 Date 7-20-18  
Application Fee \$350.00 Receipt No. 745086

VARIANCES APPROVED BY THE BOARD OF ADJUSTMENT RUN WITH THE PROPERTY. THEREFORE, APPLICANTS MUST BE THE PROPERTY OWNER, OR A DESIGNATED REPRESENTATIVE OF THE PROPERTY OWNER. REFERENCE TO YOU OR THE APPLICANT IN THIS APPLICATION INCLUDES THE PROPERTY OWNER IF THE APPLICANT IS NOT THE PROPERTY OWNER. NOTARIZED SIGNATURES OF ALL APPLICANTS ARE REQUIRED ON THE LAST PAGE. ADDITIONAL PAGES MAY BE ATTACHED TO ANSWER ANY QUESTIONS IN THIS APPLICATION OR TO PROVIDE ANY SUPPLEMENTAL INFORMATION.

1. Applicant Name GRAY BERRYMAN  
Mailing Address 37 SKYLINE ROAD  
City SOUTHERN SHORES State NC Zip Code 27949  
Telephone 252 573 9503

2. Property Owner Name (If different from Applicant) ANNE PIPKIN  
Mailing Address 1626 Queens Road West  
City Charlotte State NC Zip Code 28207-2434  
Telephone 704.458.1281

Property for which variance is requested:

Street Address 170 OCEAN BOULEVARD

Tax Parcel Identification Number Parcel: 021890000

Subdivision Name SO/SH AMENDED PLAT B SEC 3 LOT A BLK: 27

Zoning District Classification RS-1

4. List specific Zoning Ordinance Section(s) and subsections(s) from which a variance is requested.

SECTION 36-99

5. For each Section/subsection listed above, describe with specificity how it applies to the property without the requested variance and how you propose it should be varied by providing the type, dimension, amount and location of the variance requested. Attach a scale drawing using a current survey of the proposed placement of the structure for which the variance is being requested.

**The owners of the flat top cottage "Pink Perfection" at 170 Ocean Blvd combined their (4) lots into (2) separate conforming oceanfront parcels to keep the property in their family while also keeping the estate fair amongst multiple owners as the family matures.**

**One owner (Ashmead Pipkin) will keep the vacant lot (LOT B) for his heirs and the other owners (Anne Pipkin and Pringle Pipkin Franklin, aka Pipkin 1 Limited Partnership) plan to maintain the cottage (now fully on LOT A) in a "functional historic" state going forward.**

**Dividing the oceanfront land required a new dune deck on the newly created LOT A to replace the dune deck that previously serviced the cottage which is on LOT B. The old dune deck on LOT B is scheduled for demolition in September 2018.**

**The historic dune deck scheduled for demolition has a roof that provides shade. Strict application of zoning code section 36-99 does not allow for new dune decks to have a shade roof. The owner is requesting that they be allowed to add a roof on the new dune deck on LOT A to replicate the historic roof on the dune deck on Lot B scheduled for demolition.**

6. Is this variance request the result of a Notice of Violation issued by the Southern Shores Planning and Code Enforcement Department?  **NO**  If yes, attach copy of Notice.
7. Explain how the variance request meets the approval criteria for the granting of a variance as set forth by the Town of Southern Shores Code of Ordinances by answering the following questions. Note that personal inconvenience or financial burden standing alone will not be considered as evidence in determining unnecessary hardship. Unnecessary hardship must be attributable to a unique or peculiar physical condition of the property that is not shared by other properties and has not been created by the actions of the applicant.

Describe the unnecessary hardship created on the property by the strict enforcement of the Zoning Ordinance.

**Strict application of the ordinance preventing the reconstruction of the shade roof creates an unnecessary hardship because it prevents multiple family members from using their dune deck. The family has a history of melanoma and other skin cancers. Anne and Pringle's father, John Pipkin, died of melanoma at age 65. Pringle was diagnosed with her melanoma in her 30s, and has had four basal cell skin cancers diagnosed in 2018. Anne has had more than ten skin cancer surgeries in her lifetime, including two this year. Anne's daughter, aged 24, has already had two pre-melanoma surgeries, and has been told she is 17x more likely to be diagnosed with melanoma than others her age. The shade roof on the Lot B dune deck has allowed the family to be outside during daylight hours. By preventing the reconstruction of a shade roof on Lot A, the owners are not able to use and enjoy their dune deck during the day given their family medical history.**

**Strict application of the ordinance also prevents the owners from closely maintaining the historic aesthetics of the property. The dune deck scheduled for demolition has existed for many years. It has architectural appeal that is keeping with the style of the 1952 flattop structure.**

Explain how the property can be used if the variance is **not** granted.

**It is uncertain if the family of John Pipkin (who will soon be the single owners of Lot A and the house "Pink Perfection") will ultimately decide to keep the house in their family if they cannot easily utilize part of their property.**

**If not granted, the dune deck can only be used by those without a medical need for shade.**

Explain how the property can be used if the variance is granted.

**The family can use the dune deck without fear of injury from direct sunlight.**

Explain how the unnecessary hardship is not the result of your own actions.

**The house and existing dune deck predate the formation of the town and the zoning code. The owners want to preserve the house and maintain the historic character of the property, including the dune deck.**

Describe the conditions that are peculiar to the property, such as location, size, or topography which causes the unnecessary hardship.

**The entire situation is specific and peculiar to this historic property and the owners' desire to maintain the existing home and grounds in its historic state while keeping the property under ownership of the original family.**

Explain how the requested variance is consistent with the spirit, purpose, and intent of the Town's Zoning Ordinance (Town Code Chapter 36) such that public safety is secured, and substantial justice is achieved.

**The vast majority of residents of Southern Shores are proud of the historical "flat top" architecture that is unique to Southern Shores. This family is doing their best to maintain this property in its historic state while balancing the needs of estate planning. By allowing the requested variance, the town is helping the family keep the property in its historic state which is a benefit to all. The variance also will allow the family to use the property more without unnecessary exposure to direct sun light which has caused death and illness in their family.**

Will the variance, if granted, allow an increase or extension of an existing nonconforming use on the property?

**No.**

Will the variance, if granted, allow a use otherwise prohibited in the zoning district containing the property?

**Yes, the current code does not allow any part of a dune deck on a residential structure to be greater than 36" in height.**

8. List the names and addresses of all abutting property owners and the owners of property immediately across the street from the property affected. The list shall be current according to the most recent tax listing abstract as filed in the office of the Dare County Tax Supervisor.

**See included parcel information sheets**

9. Are any attachments being submitted with this application? **Yes** If yes, please identify attachments and number of pages.

**(5) Parcel Information sheets for neighboring properties**

**(1) Survey of both lots**

**(1) survey Lot A with existing dune deck drawn in**

**(1) Photo page**

**(4) sketches of existing decks and proposed roof addition**

### **FILING OF APPLICATION**

Variance applications are filed with the Town of Southern Shores Planning and Code Enforcement Department at Town Hall located at 5375 N. Virginia Dare Trail, Southern Shores, NC. Applications may be filed in person Monday through Friday during normal office hours or may be mailed to the previously listed address. In order for an application to be considered complete all questions and information requested in the application must be answered and provided. Applications must have original notarized signatures of the applicant and must be accompanied by the required application fee. Applications found to be incomplete will not be accepted and will be returned to the applicant.

### **SCHEDULING OF APPLICATION**

Applications submitted will be placed on the following month's Board agenda. The monthly filing deadline and Board meeting dates for the year are listed on the Town's website at [www.southernshores-nc.gov](http://www.southernshores-nc.gov) under Planning and Code Enforcement Department or you may receive a copy by contacting the Department at (252) 261-2394.

### **HEARING OF APPLICATION**

The Planning Board serves as the Board of Adjustment which is a quasi-judicial body governed by the North Carolina General Statutes and Chapter 36, Article XII of the Southern Shores Town Code. Meetings are held in the Pitts Center located at the Town of Southern Shores Municipal Complex. At the meeting, the Board will hear testimony and receive evidence from the applicant, Town Staff and other interested parties. Board members cannot discuss any case with any interested parties or persons prior to the public hearing of the case. Any person who testifies at the hearing must be sworn in and any written or physical evidence presented to the Board will be retained by the Board.

### **BOARD DECISION**

The concurring vote of a four-fifths majority of the board shall be necessary to grant a variance. The Board's decision will be made, reduced to writing, filed, served and subject to appeal in the manner provided by Section 36-368 of the Southern Shores Town Code. Decisions of the Board may be appealed by any aggrieved party to Superior Court within 30 days from the effective date of the Board's decision.

### **ADDITIONAL INFORMATION**

Persons seeking additional information or assistance concerning variance applications should contact the Zoning Administrator at the Planning and Code Enforcement Department at (252) 261-2394.

**CERTIFICATION**

I certify that the information filed by me in this application is accurate to the best of my knowledge, information, and belief.

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_ personally appeared before me and is known to me to be the person who signed the foregoing instrument and he/she acknowledged that he/she signed the same and being duly sworn by me, made oath that the statements in the foregoing instrument are true.

\_\_\_\_\_  
Signature of Notary Public

My Commission expires \_\_\_\_\_, 20\_\_\_\_

**CERTIFICATION BY APPLICANT OTHER THAN PROPERTY OWNER**

I Gray Berryman (your name) file this application on the behalf of Popkins I Limited Partnership/Ashmead P. P. Pkin (property owner name).

I am the Caretaker (attorney, contractor, etc.) for the property owner in this matter and file this application with the full knowledge and consent of the property owner. I certify that the information filed by me in this application is accurate to the best of my knowledge, information, and belief.

[Handwritten Signature]  
\_\_\_\_\_  
Signature

7/18/2018  
\_\_\_\_\_  
Date

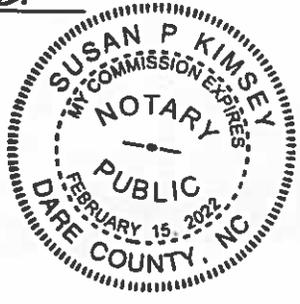
STATE OF NORTH CAROLINA, COUNTY OF DARE  
On this 18<sup>th</sup> day of July, 2018

\_\_\_\_\_ personally appeared before me and is known to me to be the person who signed the foregoing instrument and he/she acknowledged that he/she signed the same and being duly sworn by me, made oath that the statements in the foregoing instrument are true.

Susan P. Kimsey  
\_\_\_\_\_  
Signature of Notary Public

My Commission expires Feb. 15<sup>th</sup>, 2022

**CERTIFICATION**



**CERTIFICATION**

I certify that the information filed by me in this application is accurate to the best of my knowledge information, and belief.

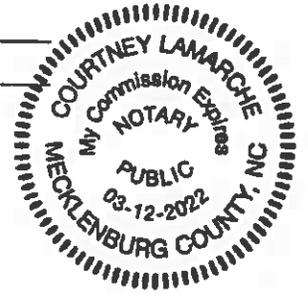
[Signature]  
Property Owner Signature

07/17/18  
Date

STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG  
On this 17th day of JULY, 2018

Anne Pipkin personally appeared before me and is known to me to be the person who signed the foregoing instrument and he/she acknowledged that he/she signed the same and being duly sworn by me, made oath that the statements in the foregoing instrument are true.

Signature of Notary Public [Signature]  
My Commission expires 03/12/2022, 2022



**CERTIFICATION BY APPLICANT OTHER THAN PROPERTY OWNER**

I \_\_\_\_\_ (your name) file this application on the behalf of \_\_\_\_\_ (property owner name).

I am the \_\_\_\_\_ (attorney, contractor, etc.) for the property owner in this matter and file this application with the full knowledge and consent of the property owner. I certify that the information filed by me in this application is accurate to the best of my knowledge, information, and belief.

\_\_\_\_\_  
Signature Date

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_ personally appeared before me and is known to me to be the person who signed the foregoing instrument and he/she acknowledged that he/she signed the same and being duly sworn by me, made oath that the statements in the foregoing instrument are true.

Signature of Notary Public \_\_\_\_\_  
My Commission expires \_\_\_\_\_, 20\_\_\_\_\_

**CERTIFICATION**

I certify that the information filed by me in this application is accurate to the best of my knowledge information, and belief.

Ashmead P. Pipkin  
Property Owner Signature

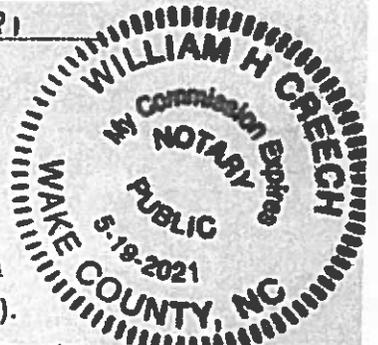
JULY 17, 2017  
Date

STATE OF North Carolina, COUNTY OF Wake  
On this 17<sup>th</sup> day of July, 2018

Ashmead Pringle Pipkin personally appeared before me and is known to me to be the person who signed the foregoing instrument and he/she acknowledged that he/she signed the same and being duly sworn by me, made oath that the statements in the foregoing instrument are true.

Signature of Notary Public William H. Creech

My Commission expires 05/19, 2021



**CERTIFICATION BY APPLICANT OTHER THAN PROPERTY OWNER**

I \_\_\_\_\_ (your name) file this application on the behalf of \_\_\_\_\_ (property owner name).

I am the \_\_\_\_\_ (attorney, contractor, etc.) for the property owner in this matter and file this application with the full knowledge and consent of the property owner. I certify that the information filed by me in this application is accurate to the best of my knowledge, information, and belief.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_ personally appeared before me and is known to me to be the person who signed the foregoing instrument and he/she acknowledged that he/she signed the same and being duly sworn by me, made oath that the statements in the foregoing instrument are true.

Signature of Notary Public \_\_\_\_\_

My Commission expires \_\_\_\_\_, 20\_\_\_\_

County of Dare, North Carolina

\*Owner and Parcel information is based on current data on file and was last updated on August 03 2018

Primary (50%) Owner Information:

PIPKIN, ASHMEAD PRINGLE TIC  
119 PASQUOTANK DR  
RALEIGH NC 27609

[View Secondary Owner Information](#)

Parcel Information:

Parcel: 021892000 PIN: 986819701400  
District: 20- SOUTHERN SHORES  
Subdivision: SO/SH AMENDED PLAT B SEC 3  
LotBlkSect: LOT: LOT B BLK: 27 SEC: 3  
Multiple Lots: -  
PlatCabSlide: PL: I SL: 354 Units: 0  
Deed Date: 05/25/2007  
BkPg: [1730/0389](#)  
Parcel Status: ACTIVE



Property Use: VACANT LAND (PRIVATE)

172 OCEAN BLVD

BUILDING USE & FEATURES	Tax Year Bldg Value: \$0	Next Year Bldg Value: \$0
Building Use:		
Exterior Walls:		Actual Year Built:
Full Baths:	Half Baths:	
Bedrooms:		
Heat-Fuel:		
Heat-Type:		Finished sqft for building 1:
Air Conditioning:		Total Finished SqFt for all bldgs: 0

Disclaimer: In instances where a dwelling contains unfinished living area, the square footage of that area is included in the total finished sqft on this record. However, the assessed value for finish has been removed.

MISCELLANEOUS USE	Tax Year Misc Value: \$0	Next Year Misc Value: \$0
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LAND USE	Tax Year Land Value: \$976,000	Next Year Land Value: \$976,000
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Land Description : 20-Ocean front

TOTAL LAND AREA: 33000 square feet

	Tax Year Total Value: \$976,000	Next Year Total Value: \$976,000
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\*Values shown are on file as of August 03 2018

Parcel: 021892000

Find

[Parcel Data](#)

[Tax Bill](#)

[Tax Certification](#)

[GIS](#)

[Quick Links](#)

County of Dare, North Carolina

*North Secondary*

\*Owner and Parcel information is based on current data on file

**Secondary Owner Information for Parcel Number 021892000**

**Ownership - Secondary 50%**  
PIPKIN I LIMITED PARTNERSHIP  
1626 QUEENS RD W  
CHARLOTTE NC 28207

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**Property Use:** VACANT LAND (PRIVATE)  
**Location:** 172 OCEAN BLVD, SOUTHERN SHORES

[Return to Primary Parcel Card](#)

## County of Dare, North Carolina

\*Owner and Parcel Information is based on current data on file and was last updated on July 06 2018

Neighbor to South

**Primary (100%) Owner Information:**SOUTHERN SHORES CIVIC ASSOC INC  
5377 VIRGINIA DARE TRL N  
KITTY HAWK NC 27949**Parcel Information:**Parcel: 029702938 PIN: 986819701284  
District: 20- SOUTHERN SHORES  
Subdivision: SO/SH AMENDED PLAT B SEC 3  
LotBlkSect: LOT: BLK: 26 SEC: 3

Multiple Lots: -

PlatCabSlide: PL: 1 SL: 36 Units: 0

Deed Date:

BkPg:

Parcel Status: EXEMPT



029702-938

20-986819-RT-033

Property Use: VACANT LAND (PROP OWNERS  
ASSOCIATION)

0 OCEAN BLVD

**BUILDING USE & FEATURES**Tax Year Bldg Value: \$0Next Year Bldg Value: \$0

Building Use:

Exterior Walls:

Full Baths:

Half Baths:

Bedrooms:

Heat-Fuel:

Heat-Type:

Air Conditioning:

Actual Year Built:

Finished sqft for building 1:

Total Finished SqFt for all bldgs: 0

Disclaimer: In instances where a dwelling contains unfinished living area, the square footage of that area is included in the total finished sqft on this record. However, the assessed value for finish has been removed.

**MISCELLANEOUS USE**Tax Year Misc Value: \$0Next Year Misc Value: \$0**LAND USE**Tax Year Land Value: \$754,600Next Year Land Value: \$754,600

Land Description : 20-Ocean front

TOTAL LAND AREA: 16500 square feet

Tax Year Total Value: \$754,600Next Year Total Value: \$754,600

\*Values shown are on file as of July 06 2018

## County of Dare, North Carolina

Neighbor to West

\*Owner and Parcel Information is based on current data on file and was last updated on July 06 2018

**Primary (100%) Owner Information:**

OCEAN HAVEN, LLC  
 1514 CARDWELL RD  
 CROZIER VA 23039

**Parcel Information:**

Parcel: 021927000 PIN: 986819607294  
 District: 20- SOUTHERN SHORES  
 Subdivision: SO/SH AMENDED PLAT B SEC 3  
 LotBlkSect: LOT: 3 4 BLK: 31 SEC: 3  
 Multiple Lots: -  
 PlatCabSlide: PL: 1 SL: 36 Units: 1  
 Deed Date: 05/05/2014  
 BkPg: 1957/0300  
 Parcel Status: ACTIVE



Property Use: RESIDENTIAL

173 OCEAN BLVD

<b>BUILDING USE &amp; FEATURES</b>	<b>Tax Year Bldg Value: \$191,100</b>	<b>Next Year Bldg Value: \$191,100</b>
Building Use:	BEACH CONTEMPORARY	
Exterior Walls:	MODERN FRAME	Actual Year Built: 1995
Full Baths:	2 Half Baths: 1	
Bedrooms:	4	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	Finished sqft for building 1: 1724
Air Conditioning:	4 -CENTRAL W/AC	Total Finished SqFt for all bldgs: 1724

Disclaimer: In instances where a dwelling contains unfinished living area, the square footage of that area is included in the total finished sqft on this record. However, the assessed value for finish has been removed.

<b>MISCELLANEOUS USE</b>	<b>Tax Year Misc Value: \$23,800</b>	<b>Next Year Misc Value: \$23,800</b>
Misc Bldg b: (RP4) IN GROUND POOL Year Built: 2007 sqft: 319		
Misc Bldg c: (PC2) CONCRETE POOL DECK Year Built: 2007 sqft: 857		

<b>LAND USE</b>	<b>Tax Year Land Value: \$377,400</b>	<b>Next Year Land Value: \$377,400</b>
Land Description : 20-Ocean Influence B		

TOTAL LAND AREA: 17500 square feet

<b>Tax Year Total Value: \$592,300</b>	<b>Next Year Total Value: \$592,300</b>
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\*Values shown are on file as of July 06 2018

County of Dare, North Carolina

\*Owner and Parcel information is based on current data on file and was last updated on July 06 2018

*Neighbor to West*

**Primary (100%) Owner Information:**

BROWN, ERNEST T  
 9650 CHEROKEE RD  
 RICHMOND VA 23235

**Parcel Information:**

Parcel: 021926000 PIN: 986819608135  
 District: 20- SOUTHERN SHORES  
 Subdivision: SO/SH AMENDED PLAT B SEC 3  
 LotBlkSect: LOT: 1 2 BLK: 31 SEC: 3  
 Multiple Lots: -  
 PlatCabSlide: PL: 1 SL: 36 Units: 0  
 Deed Date: 08/28/2017  
 BkPg: 2189/0012  
 Parcel Status: ACTIVE



Property Use: VACANT LAND (PRIVATE)

171 OCEAN BLVD

<b>BUILDING USE &amp; FEATURES</b>	<b>Tax Year Bldg Value: \$0</b>	<b>Next Year Bldg Value: \$0</b>
Building Use:		
Exterior Walls:		Actual Year Built:
Full Baths:	Half Baths:	
Bedrooms:		
Heat-Fuel:		
Heat-Type:		Finished sqft for building 1:
Air Conditioning:		Total Finished SqFt for all bldgs: 0

Disclaimer: In instances where a dwelling contains unfinished living area, the square footage of that area is included in the total finished sqft on this record. However, the assessed value for finish has been removed.

<b>MISCELLANEOUS USE</b>	<b>Tax Year Misc Value: \$0</b>	<b>Next Year Misc Value: \$0</b>
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<b>LAND USE</b>	<b>Tax Year Land Value: \$379,900</b>	<b>Next Year Land Value: \$379,900</b>
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Land Description : 20-Ocean Influence B

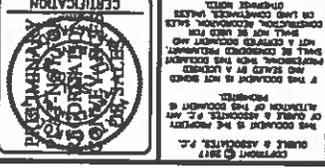
TOTAL LAND AREA: 18000 square feet

	<b>Tax Year Total Value: \$379,900</b>	<b>Next Year Total Value: \$379,900</b>
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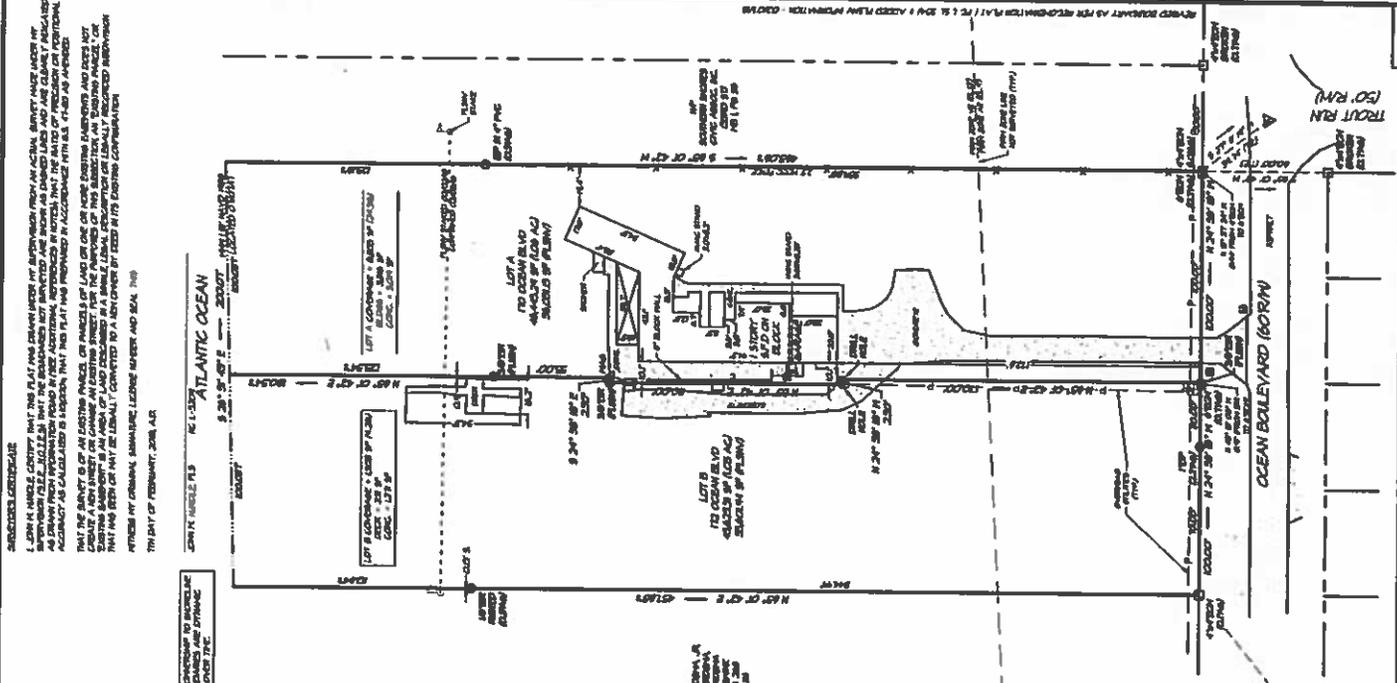
\*Values shown are on file as of July 06 2018

PROJECT NO: P13113.1  
 DESIGNED BY: OTHERS  
 DRAWN BY: JMH  
 CHECKED BY: TAS  
 SCALE DATE: 07/19/17

**PHYSICAL SURVEY**  
**LOTS A-B, BLK 27, SEC 3, SOUTHERN SHORES**  
**ASHMEAD P. PIPKIN & PIPKIN I LIMITED PARTNERSHIP**  
 DARE COUNTY  
 ATLANTIC TOWNSHIP  
 NORTH CAROLINA



**Double R Associates, P.C.**  
 ENGINEERING • CONSULTING • SURVEYING  
 10000 W. 10th Street, Suite 100  
 Raleigh, NC 27617  
 Phone: (919) 877-8117 Fax: (919) 877-8118  
 E-mail: info@double-r.com

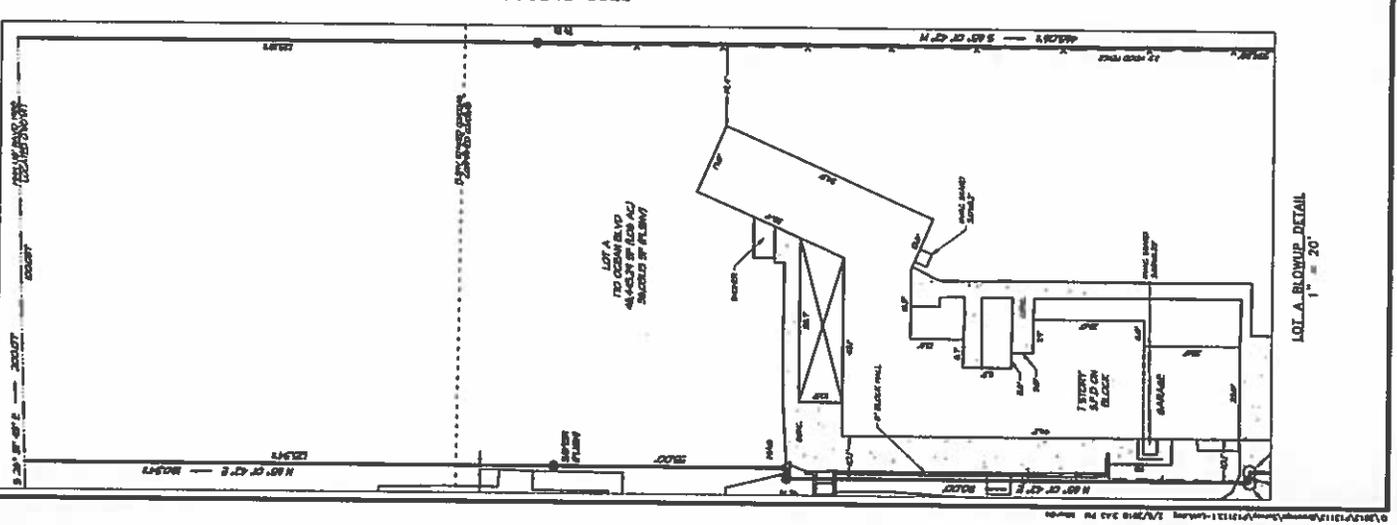


**LEGEND**  
 □ EXISTING CONCRETE  
 ○ EXISTING IRON PIPE OR  
 ○ EXISTING WOOD PIPE OR  
 ○ EXISTING PAVED ROAD  
 ○ CALICULATED POINT  
 ○ PAVED ROAD  
 ○ PAVED DRIVE  
 ○ PAVED WALK  
 ○ PAVED DRIVE  
 ○ PAVED DRIVE

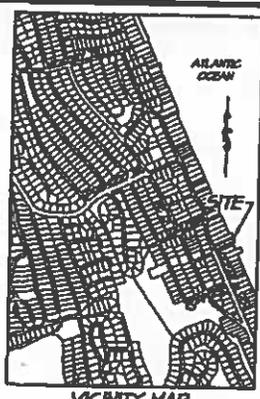
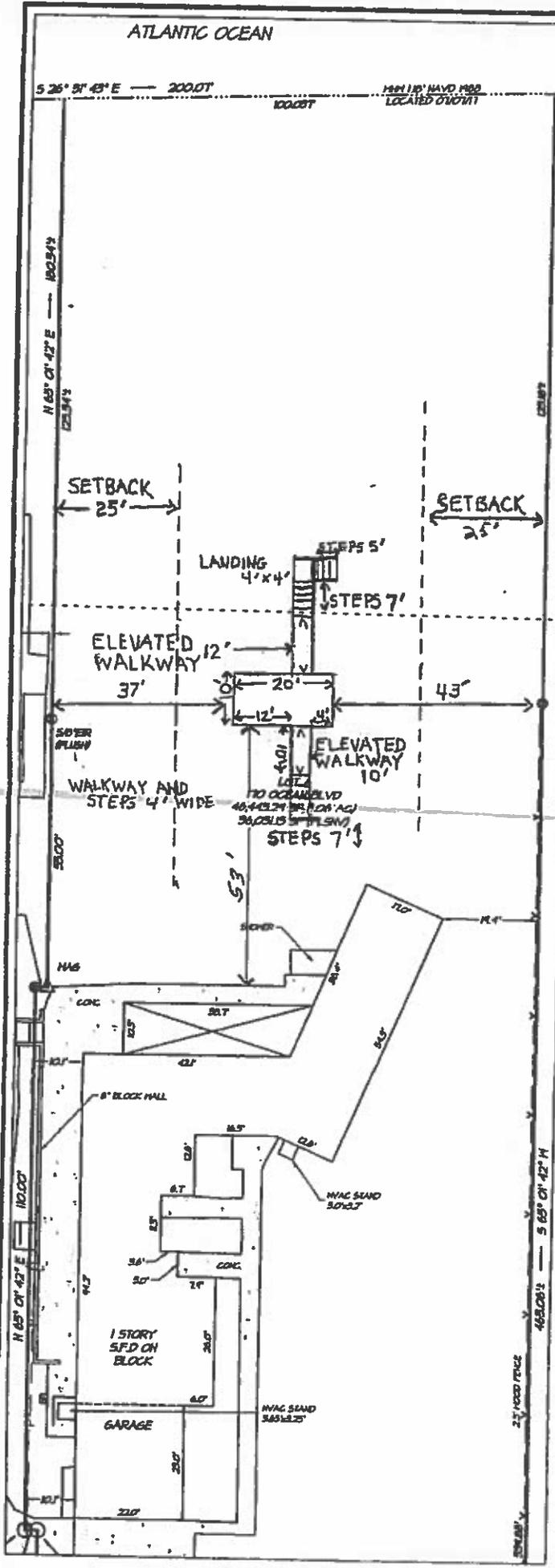
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 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALK UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALK UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALK UNLESS OTHERWISE NOTED.

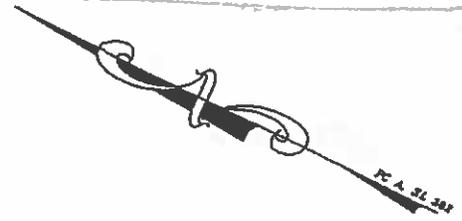


**LOT A BLOWUP DETAIL**  
 1" = 20'  
 GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 40 ft



VICINITY MAP  
08/20

- LEGEND:**
- - EXISTING CONCRETE MONUMENT, ECH
  - - EXISTING IRON PIPE, EIP
  - - EXISTING IRON ROD, EIR
  - - EXISTING HAS HAIL
  - - CALCULATED POINT
  - ⊗ - WATER METER
  - ⊗ - MAIL BOX
  - ⊗ - WOOD POST
  - ⊗ - UTILITY POLE
  - SASH
  - AG - ABOVE GRADE
  - BG - BELOW GRADE



- NOTES:**
- CURRENT OWNERS  
ASHMEAD P. PIPKIN  
19 PASQUOTANK DR.  
RALEIGH, NC 27604
  - PIPKIN I LIMITED PARTNERSHIP  
A NORTH CAROLINA LIMITED PARTNERSHIP  
ANNE PIPKIN BENSON, AKKIA ANNE PIPKIN, GENERAL PARTNER  
1278 GLENN ROAD WEST  
CHARLOTTE, NC 28207
  - PIN: 8666-1110-250 / 8666-1110-100
  - PID: 02000000 / 02000000
  - PROPERTY ADDRESS: 110 I 112 OCEAN BLVD
  - LOT A COVERAGE = 8,835 SF (24,526)
  - BLDSS = 9,816 SF
  - CONC. = 5,014 SF
  - AREAS BY COORDINATE METHOD.
  - SUBJECT REFERENCES: DB 1750, FS 284, PG 1, SL 354.
  - PHYSICAL SURVEY PREVIOUSLY SIGNED ON 01/11
  - FIELD SURVEY DATE: 01/10/2021, 01/11/21
  - PROPERTY IS LOCATED IN NFIP FLOOD ZONES AS SHOWN AND SUBJECT TO CHANGES BASED ON COMMUNITY CID NO. 570430, PANEL 486A, SUFFIX J (MAP NUMBER 570430-000) EFFECTIVE DATE 04/20/2008
  - THIS SURVEY SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC. THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.

GRAPHIC SCALE



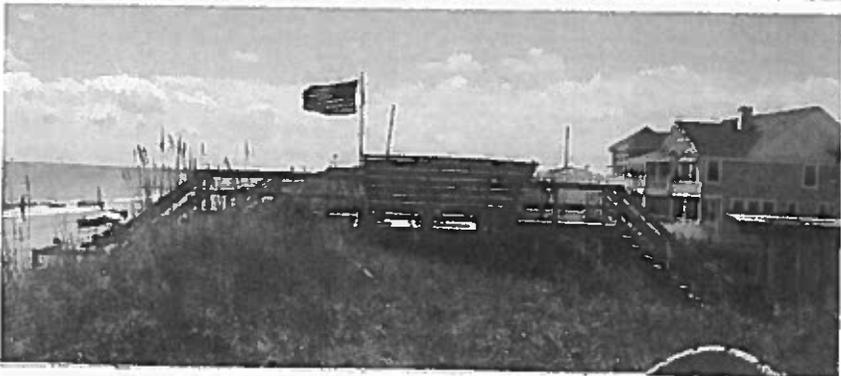
( IN FEET )  
1 inch = 40 ft.

LOT A BLOWUP DETAIL  
1" = 20'

J:\Projects\Drawings\Survey\131111-1-1408.dwg 2/9/2018 3:38 PM 4/10/2018



**Lot B dune deck which is scheduled for demolition in September**



**Lot A dune deck**

Top view of

Platform to be

demolished:

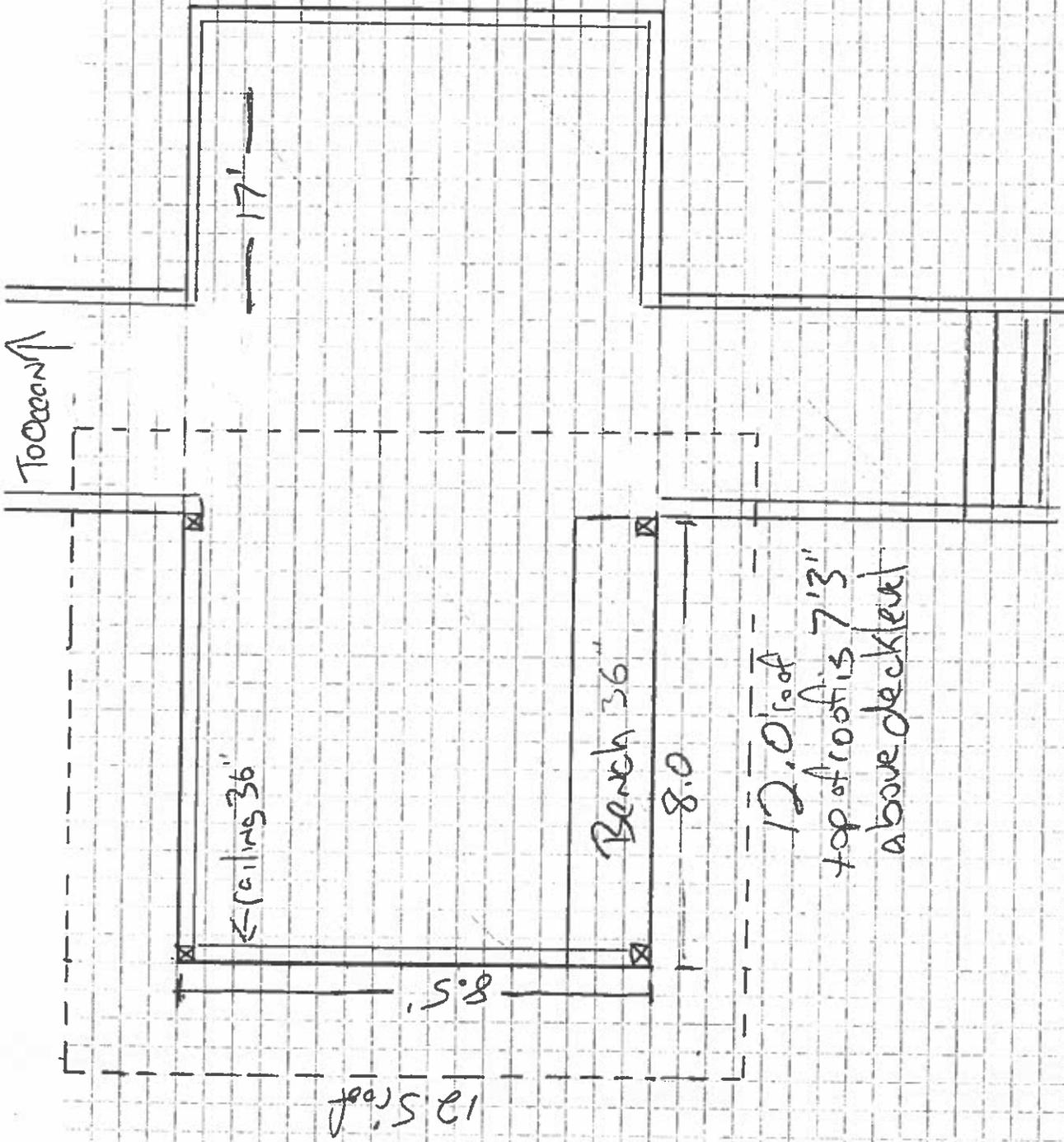
8.5' x 17'

8.5' x 8'

Under roof + eaves

about 2' wide

Lofts



← ceiling 36"

Bench 36"

8.0

12.0' roof

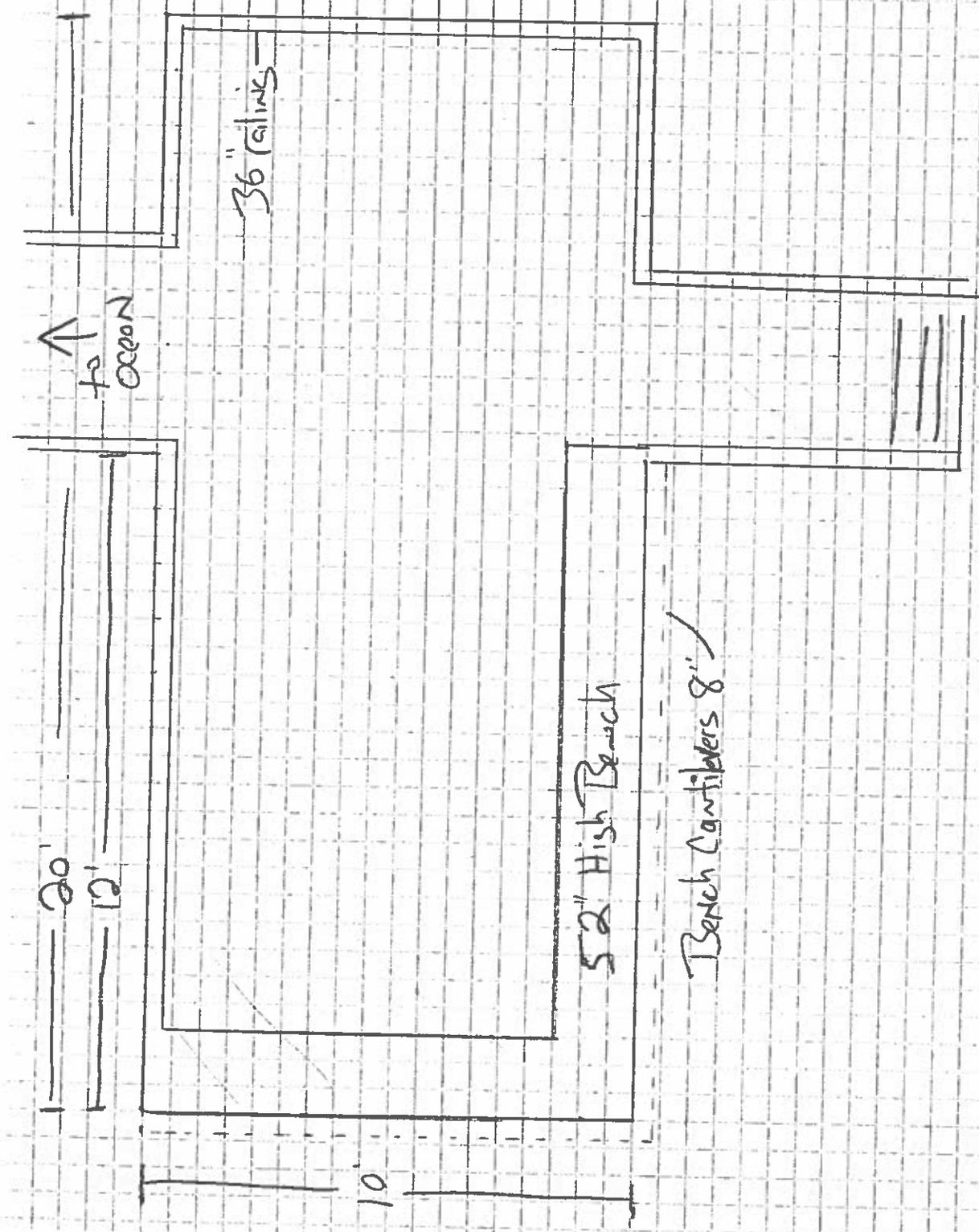
top of roof is 7.13"

above deck level

12.5' roof

To ocean ↑

Top view of  
EXISTING Platform  
Lot A



Topview

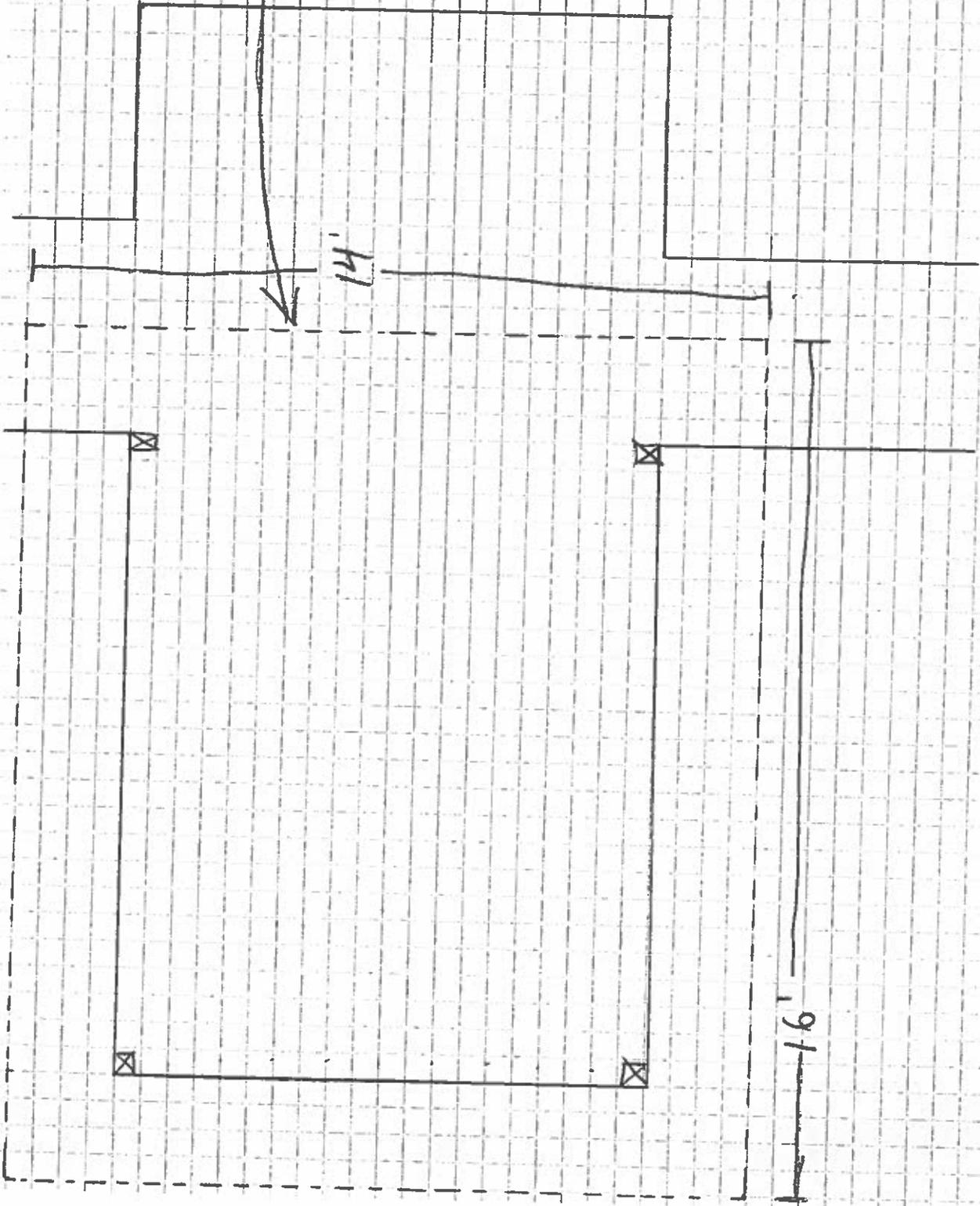
Proposed

14' x 16' foot

overexisting

platform

LOTA

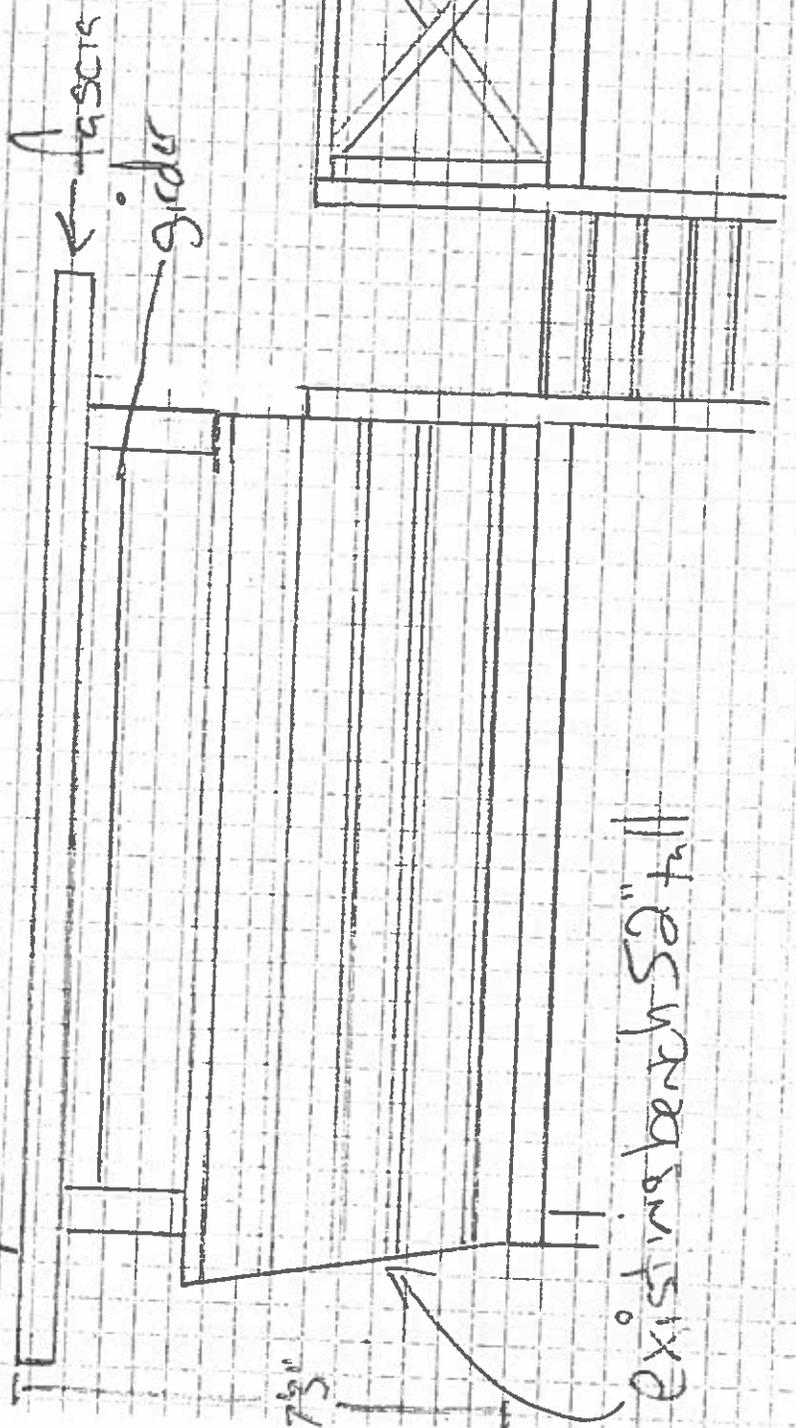


Loft A View facing East

Dave Deck's Proposed  
Roof to Match Historic  
Deck's Roof

Flat roof with slight pitch toward

24" eave, 8" fascia, 7'3" rooftop  
to deck



existing bench 52" tall