Ocean Front From Pelican Watch → north

Sea Bass Circle

#4 ~ 60' (2004)

#6 ~ 65' (1954)

#8 ~ 65' (1952)

Ocean Blvd, Oceanfront going North

#20 100' (1939) uncombined

#22 75' (1993)

#24 75' (2004)

#26 75' (1982)

#28 200' Gibson, 4/50' lots uncombined
(Paula)

all 50' lots, uncombined

thru

#44 100' w/ flat-top ✓recombined (Covington)

#46 100' uncombined

#48 100' ✓recombined (2 lots)

#50 75' uncombined (2 lots)

#52 100' ✓recombined (3 lots)

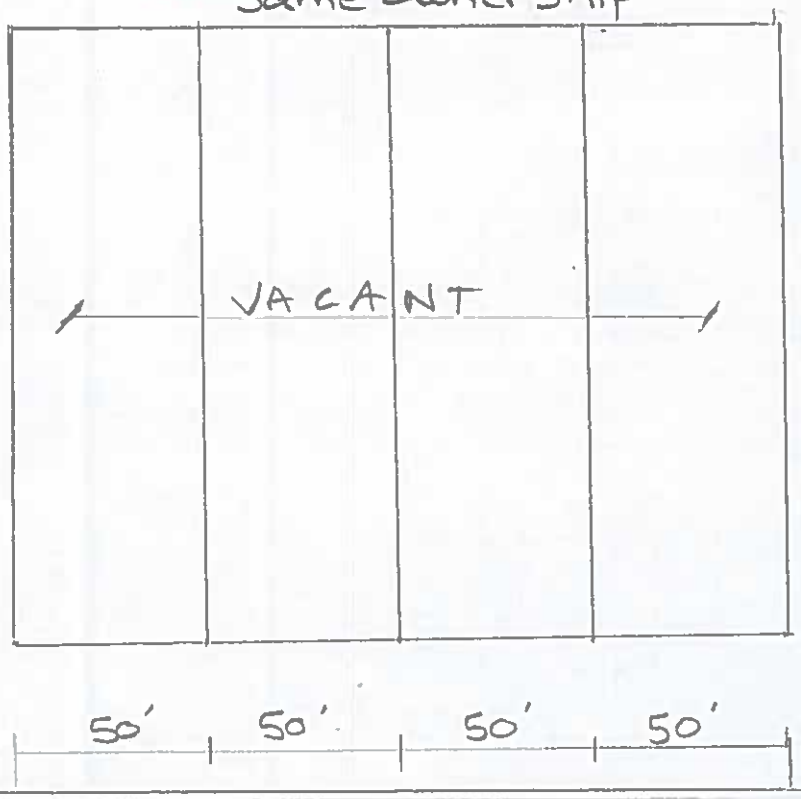
#54 125' ✓recombined (3 lots)

owens

Sullivan #89 - 91 Ocn Blvd (SULLIVAN FAMILY ENT, LP)

②

Multiple 50' lots w/ Same ownership



other Examples

Also Pipkin #169 Duck Rd

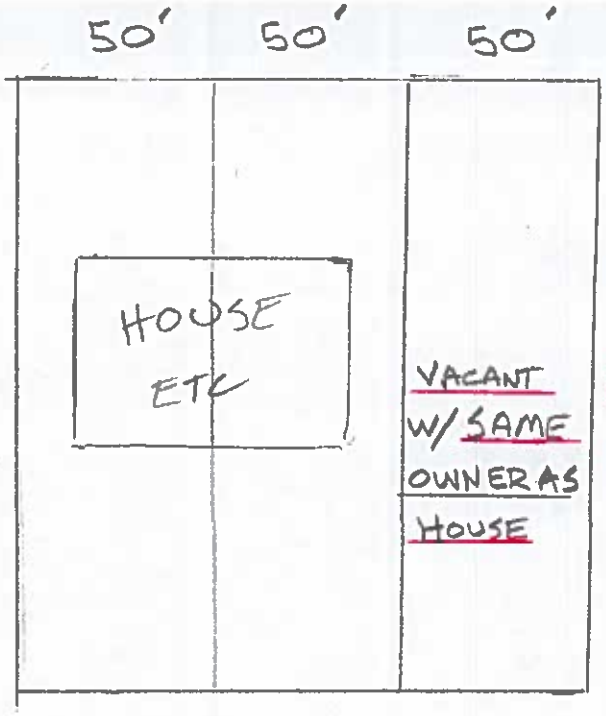
Pipkin 4 lots on Trout Run

Seto 4 lots on Porpoise
Sold 2 @ 50', 1 @ 100'

Stone 4 lots @ #33 and 35 O. Blvd

OTHER VACANT WEST SIDE OCEAN BLVD

# 33	2/50'	Stone	(Lots 7 & 8)	Same LLC ownership
# 35	2/50'	Stone	(Lots 9 & 10)	
# 47	2/50'			
# 49	~70' Paper st.	Lang		
*81?	2/50'			
# 85A	50' Paper st.	White	(owns house on 2/50' adjacent)	
# 97	2/50'	Perry		
# 105	100'	recombined ✓		
# 131	2/50'			
# 139	75'	old 2 story		
# 141	75'			
# 145	75'			
# 149	50' Paper st.	(Seal)	(New permit - 20' wide house)	



Examples

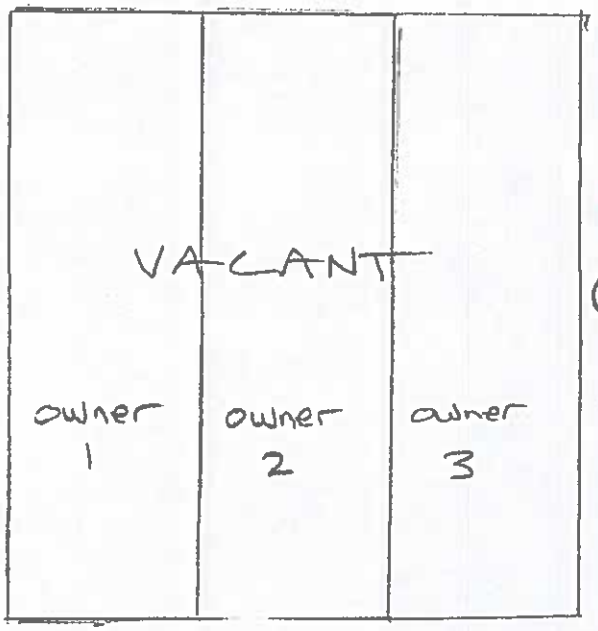
LOVE (variance given) 12' 64 O.Blvd

WHITE (variance denied) 10' 85. O.Blvd

* See Gibson @ 28 O.Blvd 4/50'

lots with structure on

3 lots. How to treat remainder?



EXAMPLE

Roughton heirs

3 SISTERS WITH

3 Deeds all date 12/28/17

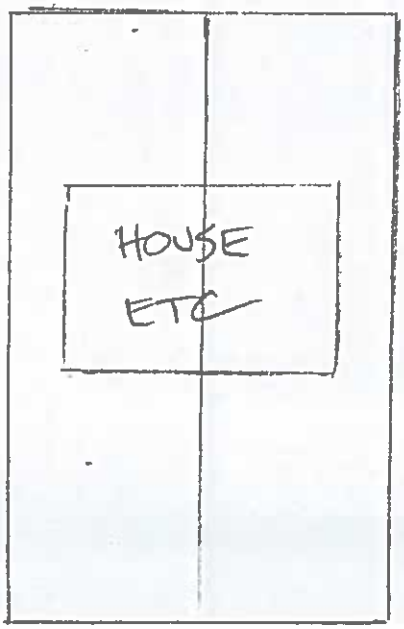
(O.BLVD) #76 A, B, and C

(3 owners)

Sjoerdsma @ 144 O.Blvd

2 - 50' (same ownership (5 shareholders

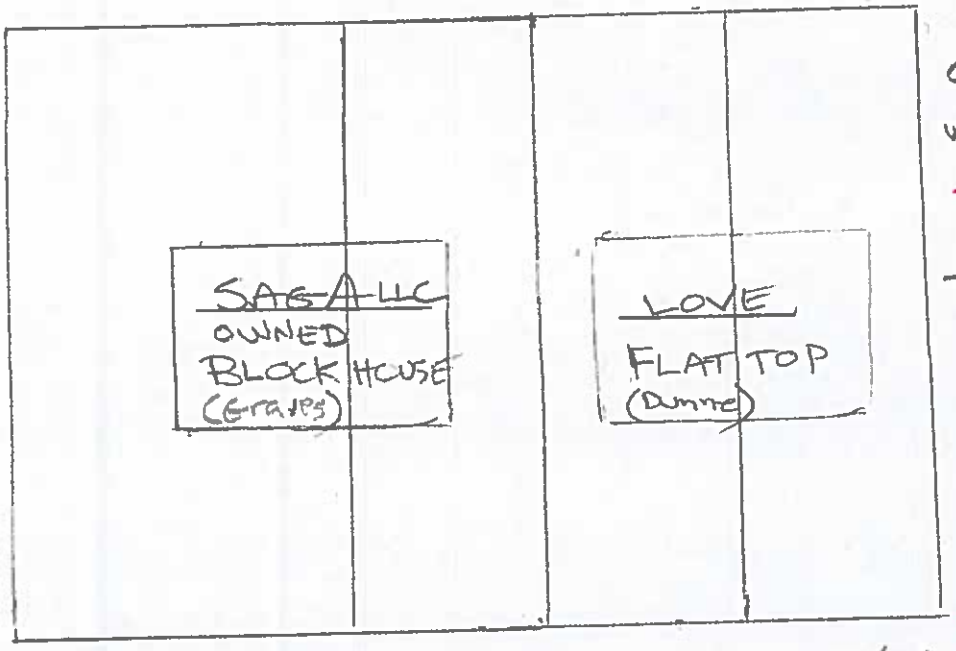
vacant



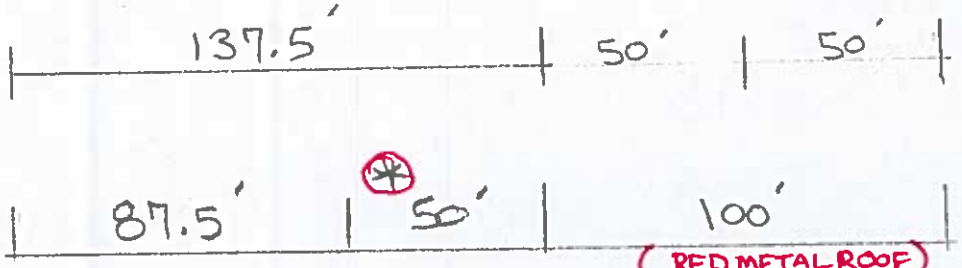
- many situations from Pelican Watch north to Sea Crest Village
- House was on property at 155 O.Blvd prior to Berryman Variance crossing both 50' property lines

* HOW TO LIMIT THIS!

PRIOR TO LOVE HOUSE CONSTUCTION



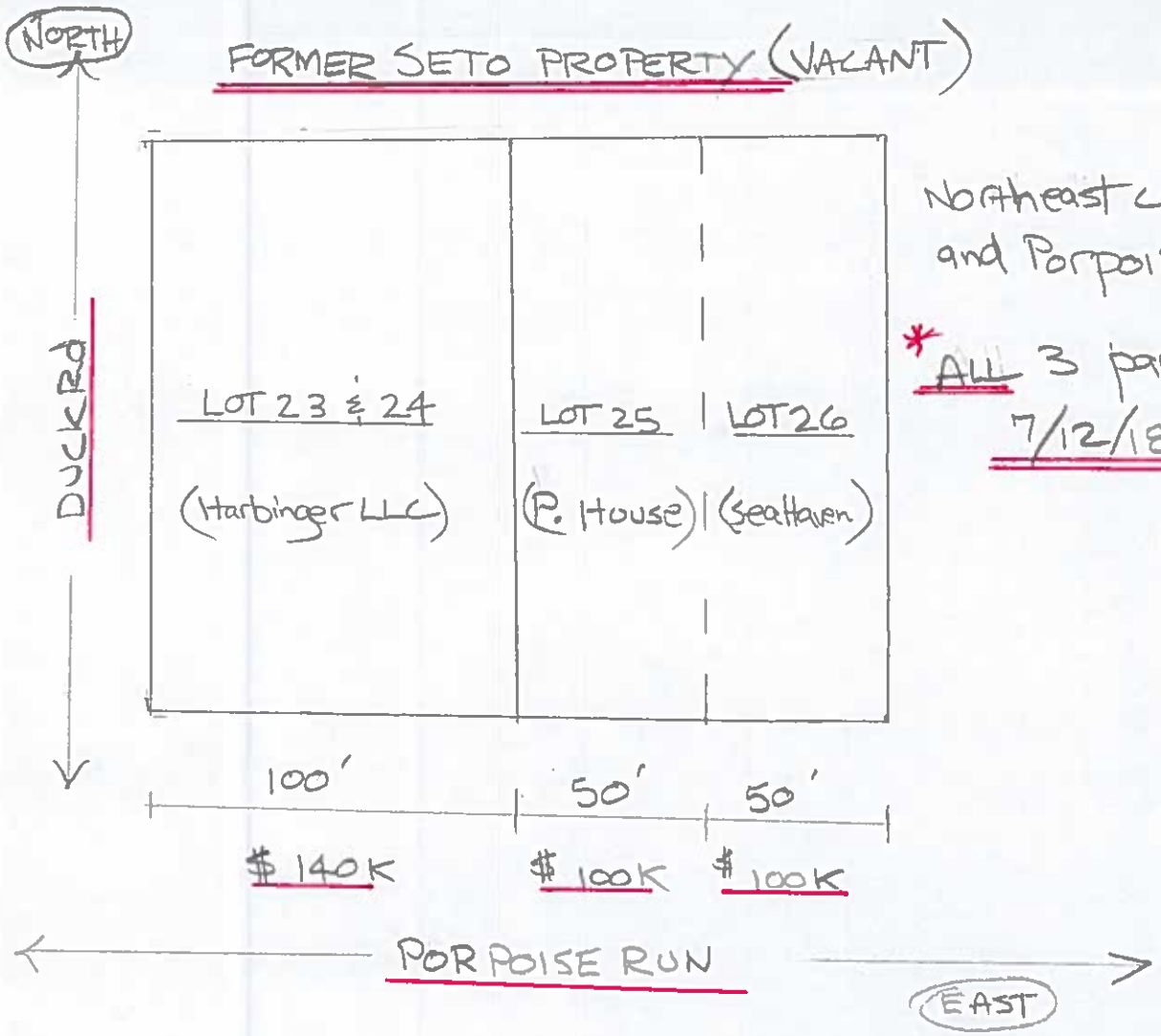
The Love property now consist of a 100' lot with a dwelling (red metal roof) and the adjacent 50' lot to the north. The remaining 87.5' lot (LOT 4R) has a dwelling currently under construction.



(*) 5/16/16 Variance given to LOVE for 12' side set backs on this 50' lot

ADDITIONAL PROPERTIES TO THE NORTH

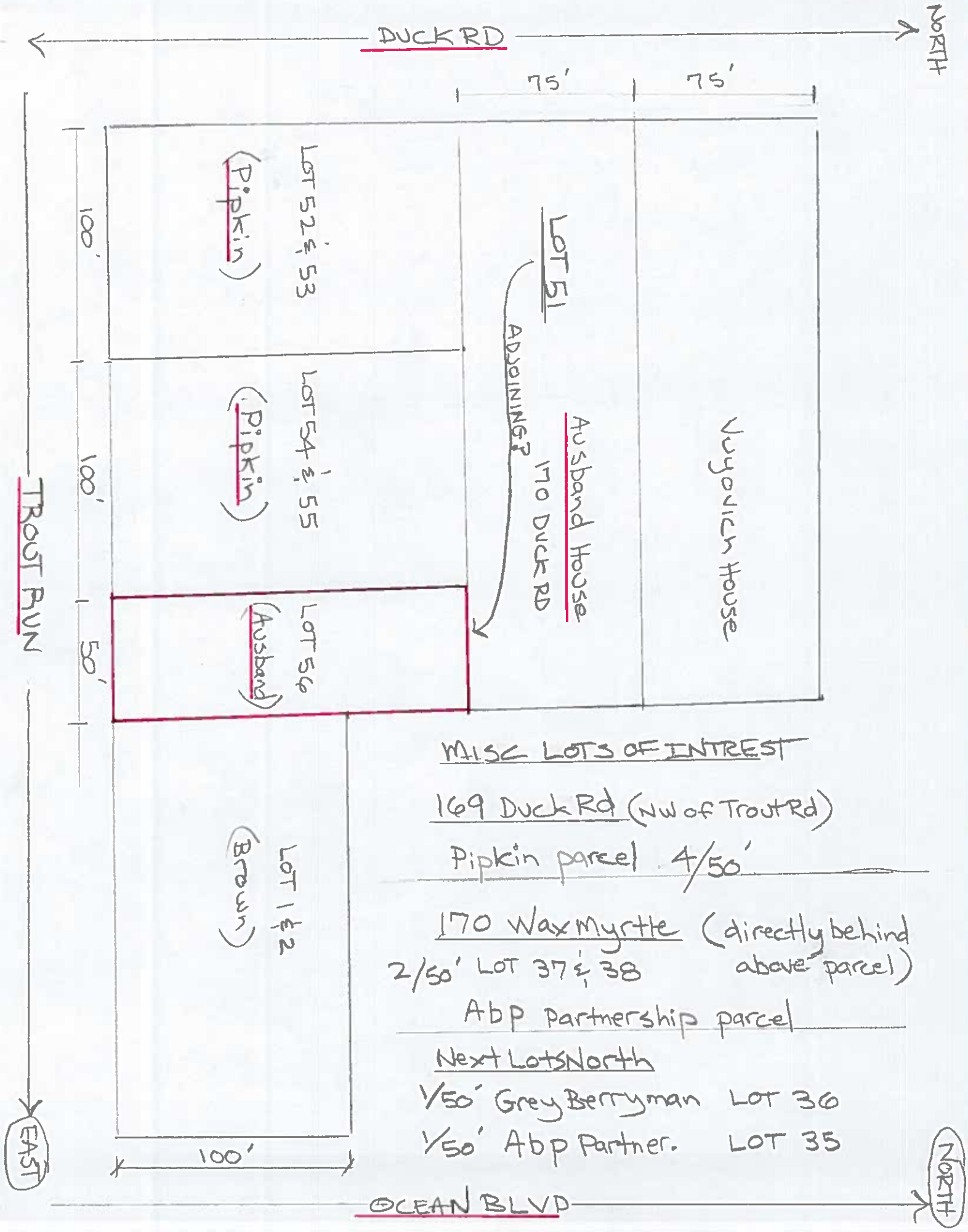
#66	LOT 6R (recombined)	100'	Sherlock house
#68	pt. 10, 9, 8, pt 7	137.5'	Thompson house
#72	pt. 10, 11, 12	125'	Old Block house (tear down?)



Northeast corner of Duck Rd and Porpoise Run

* ALL 3 parcels closed 7/12/18

* The take away from this example could be that 2 - 50' lots, sold separately for development, are more valuable than 2 - 50' lots sold together.



MISC LOTS OF INTREST

169 Duck Rd (NW of Trout Rd)

Pipkin parcel 4/50'

170 Wax Myrtle (directly behind above parcel)

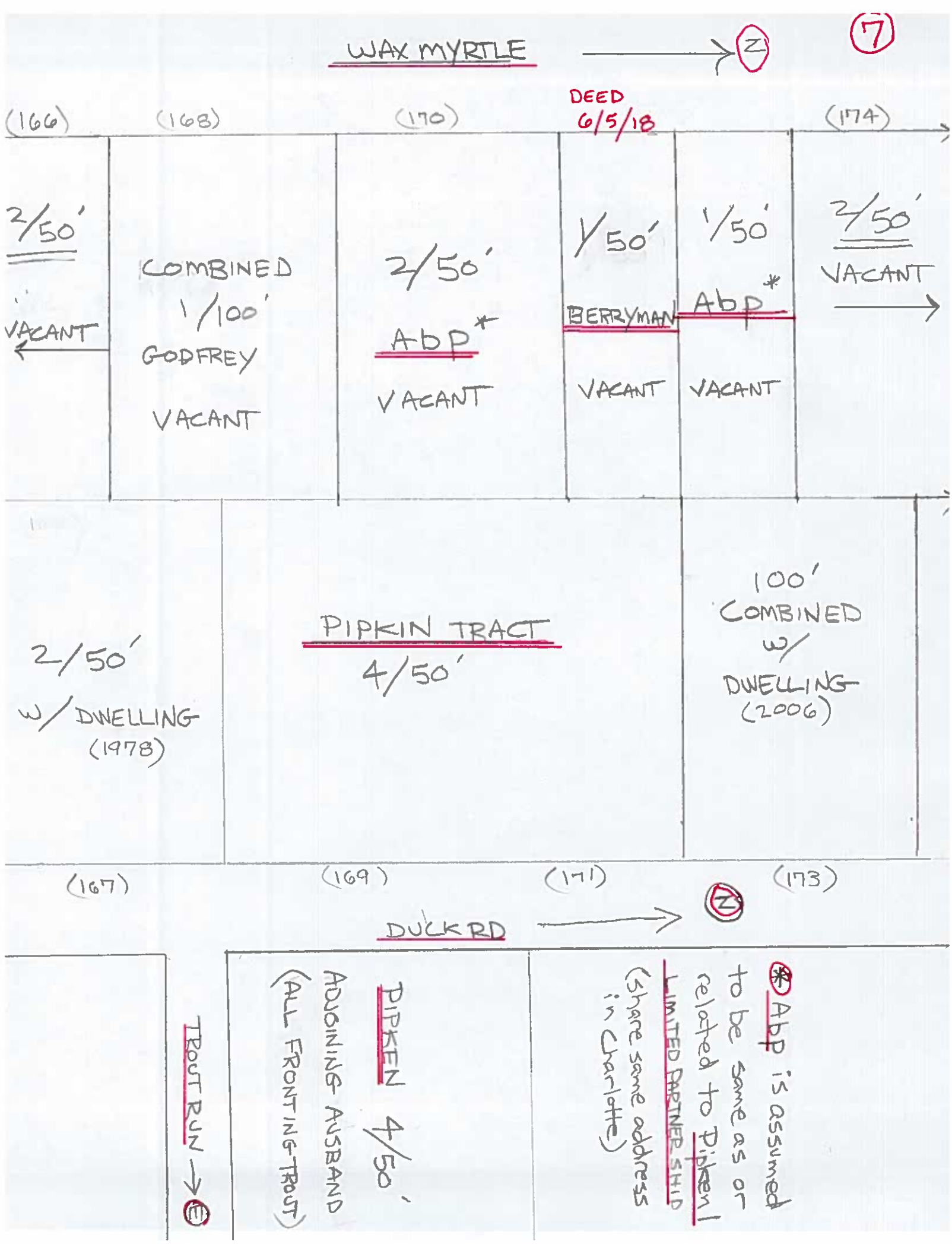
2/50' LOT 37 & 38

Abp Partnership parcel

Next Lots North

1/50' Grey Berryman LOT 36

1/50' Abp Partner. LOT 35

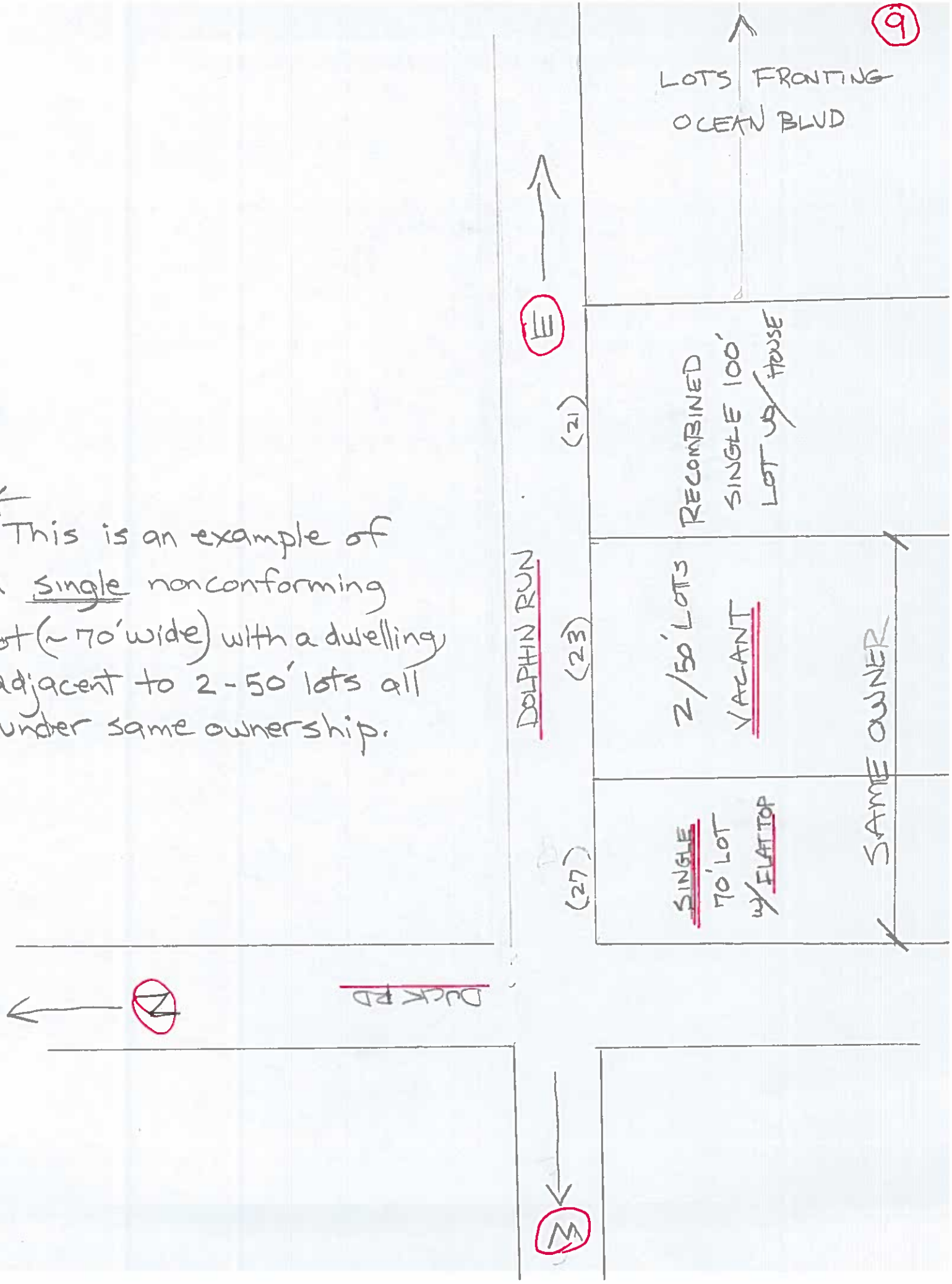

WAX MYRTLE
Z
(166)
(168)
(170)
DEED 6/5/18
(174)
2/50'
VACANT
COMBINED 1/100'
GODFREY
VACANT
2/50'
AbP*
VACANT
1/50'
BERRYMAN
VACANT
1/50'
AbP*
VACANT
2/50'
VACANT
2/50'
w/ DWELLING (1978)
PIPKIN TRACT
4/50'
100' COMBINED w/ DWELLING (2006)
(167)
(169)
(171)
(173)
DUCK RD
Z
TROUT RUN
PIPKIN 4/50'
ADJOINING AUSBAND
(ALL FRONTING TROUT)
* AbP is assumed to be same as or related to Pipkin
LIMITED PARTNERSHIP
(share same address in Charlotte)

(8)

Matt Neal @ 163 Waxmyrtle
1/100' combined

157 Waxmyrtle
(corner of Porpoise)
75' parcel with
dwelling (1996)

Next lot to North
also 75' parcel,
vacant



* This is an example of a single nonconforming lot (~70' wide) with a dwelling adjacent to 2-50' lots all under same ownership.