BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Rescheduled Monday, July 13, 2026, at 6:00 pm
125 West Fort Macon Road

1. **CALL TO ORDER**

2. **ROLL CALL/EXCUSE ABSENT BOARD MEMBERS(S)**

3. **APPROVAL OF ORDER**
   A) VAR 26-02: 201 East Atlantic Blvd.
   B) VAR 26-03: Davis Blvd.

4. **APPROVAL OF MEETING MINUTES**
   A) April 20, 2026 Meeting Minutes

5. **NEW BUSINESS**

   A. <u>Right-of-way of Encroachment EA 26-01: 201 East Atlantic Blvd.</u>

   Action Needed
   1. Conduct Public Hearing; and
   2. Decision to:
      a. approval of the encroachment as proposed;
      b. approval of a revised encroachment; or
      c. denial of the encroachment

6. **BOARD/STAFF COMMENTS**
7. **ADJOURNMENT**

ORDER GRANTING VARIANCE

NORTH CAROLINA

CARTERET COUNTY

BEFORE THE TOWN OF ATLANTIC BEACH
BOARD OF ADJUSTMENT
FILE NO: VAR-26-02

In The Matter Of:
The application of Michael Lopazanski requesting :
to vary from side setback requirements of Section :
18.3.3.F(G) of the Town of Atlantic Beach :
Ordinances at 201 E Atlantic Blvd, Atlantic :
Beach, NC 28512 :

DECISION

THIS MATTER came before the Town of Atlantic Beach Board of Adjustment on June 8, 2026, on the application of Michael Lopazanski ("Michael" or "the Applicant") requesting a variance to/from the mandates of the Town's Unified Development Ordinance, Section 18.3.3.F(G) (the "Subject Ordinance"). The variance request is to allow the Applicant to vary from the Subject Ordinance's requirements by constructing a nonconforming structure, consisting of a staircase, within the 10 foot side street setback on the property located at 201 E Atlantic Blvd, Atlantic Beach, North Carolina (the "Subject Property") which is not permitted under said Subject Ordinance. At the hearing, the Applicant was represented by Laura M. Siegle of Harvell & Collins, P.A. The Town's Planning and Development Director, Elisabeth Webster, was duly sworn in and testified on behalf of the Town, and the Chairperson swore in the Applicant and his attorney, Laura M. Siegle for further testimony. The Board accepted the staff report and attachments into evidence, and accepted the Applicant's pictures depicting the property into evidence.

Having heard all the evidence, testimony and arguments presented at the hearing, the Atlantic Beach Board of Adjustment found and concluded as follows:

FINDINGS OF FACT

1. The application for a variance at this location is complete and the Board of Adjustment has jurisdiction over the parties and the subject matter.

2. The Applicant has standing.

3. The Subject Property is zoned for residential use, intended for the purpose of single family residences.

4. Section 8.3.3.F(G) of the Town of Atlantic Beach's Unified Development Ordinance creates a dimensional standard for Residential Single Family properties of a minimum 10 foot wide side street setback.

5. The Subject Ordinance is applicable to the Subject Property, and specifically applies to the area of the Subject Property where there is currently staircase located which lead to the front entrance of the residence located thereon.

6. The residence located on the Subject Property was built in 1945.

7. The Applicant is renovating the residence located on the Subject Property, and as part of that renovation is attempting to replace the existing nonconforming steps with a new set of steps that have a smaller area.

8. The new staircase the Applicant plans to build would also be located within the side street setback of 10 feet described in the Subject Ordinance.

9. The uncontested testimony of Ms. Siegle at hearing indicated that the staircase, in whichever form it exists, is necessary to reach the front entrance of the residence on the Subject Property.

10. The Applicant is seeking a variance such that he can build the new staircase in the same location as the prior, larger staircase.

11. The Application in the Record, along with the testimony of Ms. Siegle, indicate that the strict application of the Ordinance would create a hardship by preventing reasonable access to the front entrance of the residence located on the Subject Property.

12. The Application in the Record, along with the testimony of Ms. Siegle, indicate the hardship is peculiar to the Subject Property, in that the Subject Property is uniquely a .1 acre lot with an existing home built in 1945, well before current codes and permit requirements were in effect, and that the dwelling is raised several feet off the ground, requiring a staircase for access, which is difficult to locate elsewhere on the Subject Property given the lack of available space.

13. The Application in the Record, along with the testimony of Ms. Siegle, indicate that the hardship was not self-created, in that the building was constructed in the 1945, and the nonconformity existed well before the current owner purchased the Subject Property.

14. The Application in the Record, along with the testimony of Ms. Siegle, further indicated that allowing the variance would be consistent with the Ordinance and maintaining public safety in that it would actually decrease the footprint of the existing staircase, and enhance the value and appearance of the existing dwelling.

15. There were no other witnesses who offered testimony at the hearing.

CONCLUSION AND DECISION

Based on the application, the evidence submitted, and the above findings, the Atlantic Beach Board of Adjustment voted on the following standards found in N.C. Gen. Stat. 160D-705:

a. Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

   On a 5-0 vote, the Board found that unnecessary hardship would result from strict application of the Code of Ordinances.

b. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

On a 5-0 vote, the Board found that to the extent any hardship exists on the Subject Property, that hardship does result from conditions that are peculiar to the property.

c. The hardship did not result from actions taken by the applicant or property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.

On a 5-0 vote, the Board found that, to the extent a hardship exists on the Subject Property, that hardship did result from actions taken by the Applicant/property owner. Specifically, the Board determined that the hardship was created as a result of the Applicant's renovations to the building on the Subject Property, changing the floorplan of said building, and constructing a new staircase that expanded the nonconforming use on the Subject Property.

d. The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.

On a 5-0 vote, the Board found that the variance request is not consistent with the spirit, purpose, and the intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

e. On the ultimate issue of whether to grant the variance request based upon the foregoing findings, the Board voted 5-0 to GRANT the variance request.

BASED ON THE FOREGOING FINDINGS OF FACT, AND CONCLUSIONS OF LAW, THE BOARD CONCLUDES AS A MATTER OF LAW that the Applicant has met the requirements of the Town Ordinances and that this Application for a variance should be and hereby is GRANTED.

This the ___ day of _____ 2026.

Atlantic Beach Board of Adjustment

_____
_____, Chairman

ATTEST:

_____
_____, Clerk to the Board

ORDER GRANTING VARIANCE

NORTH CAROLINA

CARTERET COUNTY

BEFORE THE TOWN OF ATLANTIC BEACH
BOARD OF ADJUSTMENT
FILE NO: VAR-26-03

In The Matter Of:
The application of Davis Blvd, LLC requesting :
to vary from side setback requirements of Section :
18.3.5.D(H) of the Town of Atlantic Beach :
Ordinances at 103 and 111 N. Charlotte Avenue, :
104 N Charlotte Avenue, and 217 Davis Blvd, :
Atlantic Beach, NC :

DECISION

THIS MATTER came before the Town of Atlantic Beach Board of Adjustment on June 8, 2026, on the application of Davis Blvd, LLC ("the Applicant") requesting a variance to/from the mandates of the Town's Unified Development Ordinance, Section 18.3.5.D(H) (the "Subject Ordinance"). The variance request is to allow the Applicant to vary from the Subject Ordinance's requirements establishing a 16 foot wide front street setback in the COR-1 District on (1) 103 N Charlotte Avenue, Atlantic Beach, North Carolina, (2) 111 N Charlotte Avenue, Atlantic Beach, North Carolina, (3) 103 N Charlotte Avenue, Atlantic Beach, North Carolina, and 217 Davis Blvd, Atlantic Beach, North Carolina (collectively referred to herein as the "Subject Property") by reducing said front street setback to 10 feet in width, a reduction of 6 feet. At the hearing, the Town's Planning and Development Director, Elisabeth Webster, was duly sworn in and testified on behalf of the Town, and the Chairperson swore in the James Stephenson, consultant for the Applicant, to provide testimony. The Board accepted the staff report and attachments into evidence.

Having heard all the evidence, testimony and arguments presented at the hearing, the Atlantic Beach Board of Adjustment found and concluded as follows:

FINDINGS OF FACT

1. The application for a variance at this location is complete and the Board of Adjustment has jurisdiction over the parties and the subject matter.

2. The Applicant has standing.

3. The Subject Property is zoned in the Commercial Corridor COR-1 District.

4. Section 18.3.5.D(H) of the Town of Atlantic Beach's Unified Development Ordinance establishes a 16 foot wide front street setback for properties located in the COR-1 District, which is currently applicable to the Subject Property.

5. The Applicant has submitted a major site plan and subdivision proposal for redevelopment of the Subject Property into single-family residential lots.

6. The Applicant's plan for the Subject Property is consistent with surrounding properties, which are currently zoned Residential Multi-Family.

7. Section 8.3.3.G(G) of the Town of Atlantic Beach's Unified Development Ordinance establishes a 10 foot wide front street setback for properties located in the Residential Multi-Family district.

8. The Application in the Record, along with the testimony of Mr. Stephenson, indicate that the strict application of the Ordinance would create a hardship by restricting construction of single family homes that are consistent with those seen in adjoining neighborhoods.

9. The Application in the Record, along with the testimony of Mr. Stephenson, indicate the hardship is peculiar to the Subject Property, in that the Subject Property is uniquely the only property located within its location subject to the COR-1 district requirements, and the more strict 16 foot front street setback.

10. The Application in the Record, along with the testimony of Mr. Stephenson, indicate that the hardship was not self-created, in that the Town zoned the Subject Property as COR-1 with the purpose that it be used for a commercial corridor, but a residential area has been built up around the Subject Property, organically changing the nature of the community.

11. The Application in the Record, along with the testimony of Ms. Siegle, further indicated that allowing the variance would be consistent with the Ordinance and maintaining public safety in that it would create conformity, both in architecture and type of use, with the surrounding residential properties, and would decrease the impacts of commercial construction associated with commercial development in a residential area.

12. There were no other witnesses who offered testimony at the hearing.

CONCLUSION AND DECISION

Based on the application, the evidence submitted, and the above findings, the Atlantic Beach Board of Adjustment voted on the following standards found in N.C. Gen. Stat. 160D-705:

a. Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

   On a 5-0 vote, the Board found that unnecessary hardship would result from strict application of the Code of Ordinances.

b. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

   On a 5-0 vote, the Board found that to the extent any hardship exists on the Subject Property, that hardship does result from conditions that are peculiar to the property.

c. The hardship did not result from actions taken by the applicant or property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.

On a 5-0 vote, the Board found that, to the extent a hardship exists on the Subject Property, that hardship did result from actions taken by the Applicant/property owner. Specifically, the Board determined that the hardship was created as a result of the Applicant's renovations to the building on the Subject Property, changing the floorplan of said building, and constructing a new staircase that expanded the nonconforming use on the Subject Property.

d. The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.

   On a 5-0 vote, the Board found that the variance request is not consistent with the spirit, purpose, and the intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

e. On the ultimate issue of whether to grant the variance request based upon the foregoing findings, the Board voted 5-0 to GRANT the variance request.

BASED ON THE FOREGOING FINDINGS OF FACT, AND CONCLUSIONS OF LAW, THE BOARD CONCLUDES AS A MATTER OF LAW that the Applicant has met the requirements of the Town Ordinances and that this Application for a variance should be and hereby is GRANTED, and specifically the Applicant is allowed to vary from the 16 foot wide COR-1 front street setback to the 10 foot wide RMF front street setback.

This the ___ day of _____ 2026.

Atlantic Beach Board of Adjustment

_____
_____, Chairman

ATTEST:

_____
_____, Clerk to the Board

Minutes
Town of Atlantic Beach
Board of Adjustment Meeting
Town Boardroom
125 West Fort Macon Road
Monday, April 20, 2026

Members Present	Members Absent	Others Present
Mike Bosse, Chair	Harrison Smith	Katrina Tyer, Town Clerk
Bradley Jones, Vice Chair		Elisabeth Webster, Planner
Tony Engrassia		Officer Lt. Abe Lazarus
Bonnie Pitts		

CALL TO ORDER
Chairman Bosse called the meeting to order at 6:01pm.

EXCUSE ABSENT MEMBERS
Jones made a motion *to excuse* Harrison Smith. Seconded by Pitts. Vote was unanimous, 4-0. Motion carried.

ELECTION OF CHAIR/VICE CHAIR
Engrassia made a motion *to nominate* Mike Bosse to continue serving as Chair of the Board of Adjustment. Seconded by Jones. The vote was unanimous, 4-0. Bosse has no problem continuing to serve.

Pitts made a motion *to nominate* Brad Jones to continue serving as Vice-Chair of the Board of Adjustment. Seconded by Engrassia. The vote was unanimous, 4-0. Bosse has no problem continuing to serve.

APPROVAL OF MEETING MINUTES
Engrassia made a motion *to approve* the September 16, 2024 Minutes. Seconded by Jones. Vote was unanimous, 4-0. Motion carried.
Jones made a motion *to approve* the October 20, 2025 Minutes. Seconded by Engrassia. Vote was unanimous, 4-0. Motion carried.
Jones made a motion *to approve* the March 26, 2026 Minutes. Seconded by Engrassia. Vote was unanimous, 4-0. Motion carried.

APPROVAL OF ORDER DENYING VARIANCE ORDER VAR-26-01-: 214 WEST ATLANTIC BLVD.
Engrassia made a motion *to approve, adopt, and ratify* the Order of Denial, which denied property owner Timothy Corley's request for a 4-foot, 10-inch variance from the required 5-foot minimum setback at 214 West Atlantic Blvd. Seconded by Jones. Vote was unanimous, -0. Motion carried.

Clerk's Note: The Order is filed with the March 26, 2026, Minutes.

OTHER BUSINESS
The board asked if there were any pending cases to come before them. Elisabeth stated there is a new development on Davis Blvd that may be coming before them for a variance request pertaining to sidewalks.

ADJOURNMENT
Engrassia made a motion *to adjourn*. Seconded by Jones. Vote was unanimous, 4-0. Motion carried. The time was 6:17p.m.

These minutes were approved at the July 13, 2026 meeting of the Atlantic Beach Board of Adjustment.

Approved by:

_____
Mike Bosse, Chair

_____
Katrina Tyer, Clerk

Planning Department Staff Report

TO: Members of the Board of Adjustment

FROM: Elisabeth Webster, Planning and Development Director

SUBJECT: EA 26-01: 201 East Atlantic Blvd.

DATE: July 13, 2026,

I. PROJECT AT A GLANCE

Project Number(s):	**EA 26-01: 201 East Atlantic Blvd.**
Applicant:	Lauar Siegle, Harvell and Collins, P.A.
Owner:	HENWOOD PAUL D ETUX NANCY
Project Area & Location:	201 East Atlantic Blvd.
Carteret Count PIN(s):	638513024974000
Current Zoning:	Residential Single Family and Duplex (RSD)
Request:	A right-of-way encroachment for a retaining wall to be located within the Town's right-of-way along Beaufort Ave. and East Atlantic Ave.

II. BACKGROUND / REQUEST SUMMARY

The house at 201 East Atlantic Blvd. was built in 1945 according to the Carteret County Tax Card. Historically, there has been a small retaining supporting a walkway in the Right-of-way of Beaufort Ave. and two retaining walls on both sides of the driveway. The retaining walls on both sides of the driveway can be seen on historical aerials dating back to 1980. The retaining wall supporting the walkway along Beaufort Ave. side of the house can be seen on historical aerials dating back to 2007.

In 2014, a permit was issued by the Town of Atlantic Beach to build a deck on Beaufort Ave. side of the house, extending approximately 4-5 feet into the right-of-way.

This right-of-way encroachment application comes before the board to clean up the site with everything following the proper procedures. The proposed new retaining wall would connect to the existing retaining wall on the Beaufort Ave. side of the house as well as allow for a small set of steps up to the existing walkway. On the Atlantic Ave. side of the property the proposed

retaining wall would extend from the existing retaining wall along Beaufort Ave. and come around replacing the old retaining wall supporting the driveway. Landscaping and pavers would be installed inside the retaining wall. Additionally, a portion of the proposed steps would be located within the right-of-way along Atlantic Blvd.

Site Location:

III. ADJACENT ZONING AND LAND USE

North:	Residential Single Family and Duplex (RSD)	Single-family
South:	Residential Single Family and Duplex (RSD)	Single-family
East:	Residential Single Family and Duplex (RSD)	Single-family
West:	Residential Single Family and Duplex (RSD)	Single-family

IV. PROCESS & PROCEDURES

- The application on May 21, 2026
- Advertisements in Carteret News Time: July 1st and July 8th of 2026
- Adjoining property owners were sent notification letters on July 2, 2026
- Signs were posted on the property on July 1, 2026

V. FINDINGS

Pursuant to Section 18.2.4.N.3, Right-of-Way Encroachment Review Standards, of the Unified Development Ordinance, a right-of-way encroachment shall be approved if the applicant demonstrates the proposed encroachment:

a. Is necessary for the applicant's reasonable use of their property and no reasonable alternative is available;
b. Will not interfere with the public's use of the affected right(s)-of-way and is not in violation of any State, federal, or local regulation; and
c. Will not interfere with any Town service or service from any public service company, including without limitation: provision of water, sewer, electricity, telephone, cable, drainage, garbage collection, or emergency services.

VI. BOARD RULING

The BOA, after the conclusion of a quasi-judicial public hearing, shall decide the application in accordance with Section 18.2.4.N.3, Right-of-Way Encroachment Review Standards. The decision shall be one of the following

a) Approval of the encroachment as proposed;
b) Approval of a revised encroachment; or
c) Denial of the encroachment.

VII. ATTACHMENTS

A. Application
B. Site Plan
C. Public Hearing Notices

TOWN OF ATLANTIC BEACH PLANNING & ZONING DEPARTMENT
125 WEST FORT MACON ROAD ATLANTIC BEACH, NC 28512
Phone (252)726-4456 · Fax (252)727-7043

CASE NUMBER:

RIGHT OF WAY ENCROACHMENT REQUEST INFORMATION

Applicant's Name:	Michael Lopazanski	**Owner's Name:**	Susan Henwood
Mailing Address:	106 Barringer Dr. Newport, NC 28570	**Mailing Address:**	201 E Atlantic Blvd. Atlantic Beach, NC 28512
Primary Telephone:	252-515-4410	**Primary Telephone:**	509-366-8078
Primary E-mail:	lopazanskim@outlook.com	**Primary E-mail:**	nsndhenwood@gmail.com

Subject Property Address: 201 E Atlantic Blvd, Atlantic Beach, NC 28512

Zoning District: Residential **PIN:** 638513024974000 **Deed Bk/Pg:** 1253/252

Briefly describe the proposed request: Reconstruction and improvement of a previously existing retaining wall, patio/porch, small sets of steps that encroached into right-of-way. Requesting approval for continued encroachment. See attached for details.

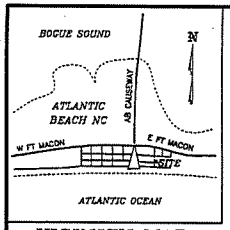
RIGHT OF WAY ENCROACHMENT REQUEST SUBMISSION REQUIREMENTS	INCLUDED: Y or N or N/A	SUBMITTED & APPROVED
Fee for right of way encroachment request, as required in the current fee schedule		
Applicant name and contact information (with authorized agent information, if applicable)		
A written description of proposed encroachment, including detail on use type, density, number of residential units, floor area, lot coverage, and the configuration of features required in Article 18.5, as applicable		
A description of how the development will comply with the standards in Article 18.6: Environment, as applicable		
A site plan of the proposed encroachment showing surveyed lot lines and generalized site configuration features like buildings, required parking, landscaping, fences/walls, utilities, and description of adjacent development		
Digital map of site plan superimposed on aerial imagery		
Right of way encroachment legal documents		

ENCROACHMENT REQUEST:

The request is for an encroachment into the right-of-way which is a grassy/gravel area adjacent to Beaufort Avenue. The request is for a retaining wall and a small set of stairs. Request is also for existing, encroaching deck to be permitted to remain as it is part of the necessary means of access into the front door of the residence, which is four to five feet off the ground.

On Atlantic Boulevard, the encroachment request is for a retaining wall and a partial set of stairs, with a permable Aqualine paver patio that would replace the prior, concrete paved patio. The aforementioned deck and patio are needed "intermediary" structures between the steps and the front door of the home, which is located on Beaufort Avenue. On both sides of this corner lot, appropriate landscaping in the right of way is requested as part of this encroachment request, for transitioning and beautification, and consistent with other homes, including the home directly across the street. This is a small project that does not involve an increase in lot coverage.

Please see site plan for general drawing with written notes as to measurements. *See also* variance application and supporting documentation and writing for additional information, which is incorporated herein by reference.

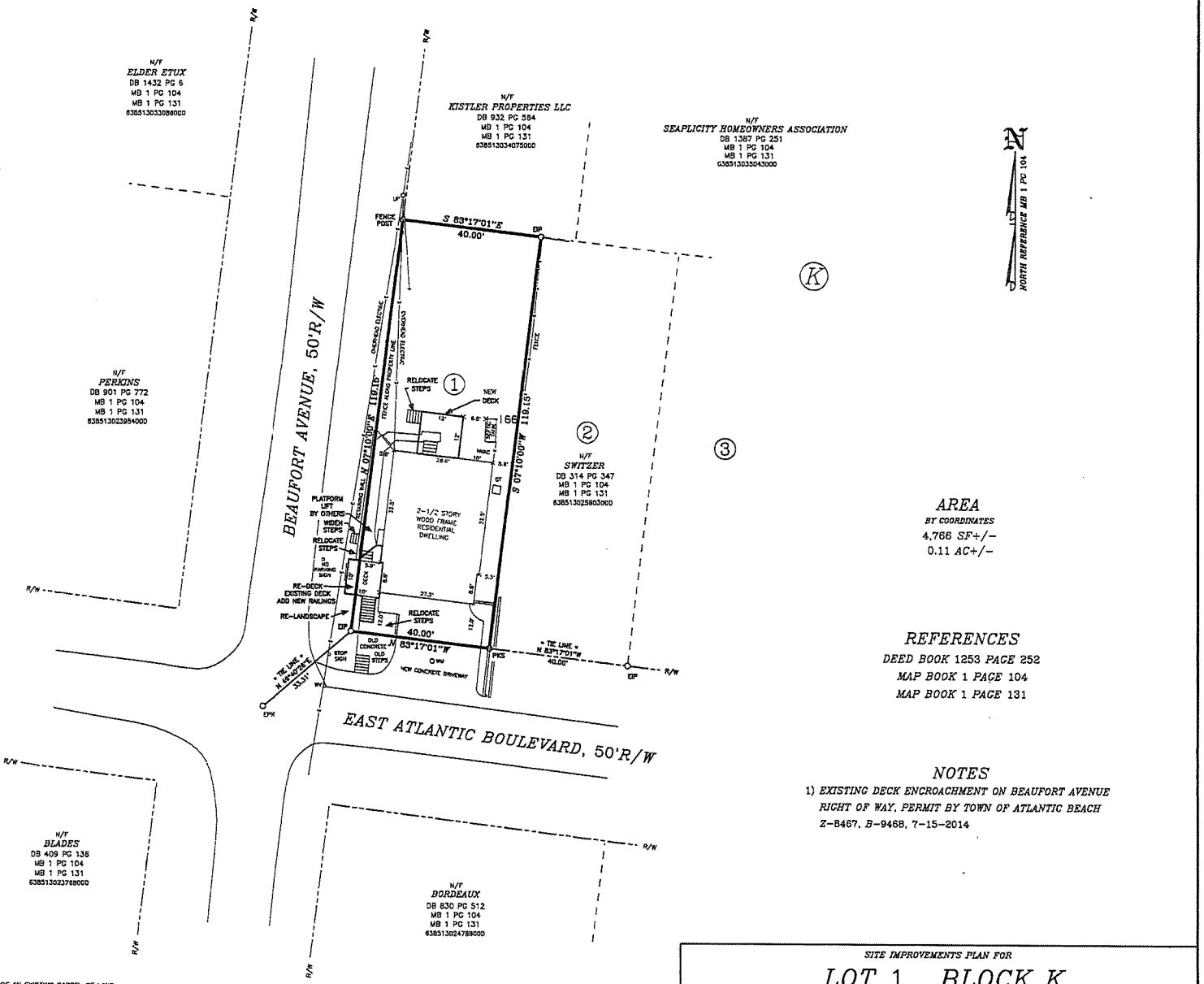


VICINITY MAP

DIGITIZED FROM AERIAL, NO SCALE

LEGEND

AC – ACRES
CCM – EXISTING CONCRETE MONUMENT
EIA – EXISTING IRON AXLE
EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
N/F – NOW OR FORMERLY
POB – POINT OF BEGINNING
SF – SQUARE FEET
R/W – RIGHT OF WAY
IRS – IRON ROD SET
PKS – PK NAIL SET
UP – UTILITY POLE
WM – WATER METER
WV – WATER VALVE
GT – GREASE TRAP



AREA

BY COORDINATES
4,766 SF+/–
0.11 AC+/–

REFERENCES

DEED BOOK 1253 PAGE 252
MAP BOOK 1 PAGE 104
MAP BOOK 1 PAGE 131

NOTES

1) EXISTING DECK ENCROACHMENT ON BEAUFORT AVENUE RIGHT OF WAY, PERMIT BY TOWN OF ATLANTIC BEACH Z-8467, B-9468, 7-15-2014

20 0 20 40 60
GRAPHIC SCALE – FEET

NORTH CAROLINA PROFESSIONAL SEAL L-2994 LAND SURVEYOR STEVEN D. POWERS

I, STEVEN D. POWERS, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.

I, STEVEN D. POWERS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION, FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1253 PAGE 252; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 1 PAGE 104; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+ THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 2nd DAY OF June A.D. 2025

STEVEN D. POWERS
PROFESSIONAL LAND SURVEYOR
NORTH CAROLINA LICENSE # L-2994

SITE IMPROVEMENTS PLAN FOR

LOT 1 , BLOCK K

TOWN OF ATLANTIC BEACH, NORTH CAROLINA

TOWNSHIP: MOREHEAD	COUNTY: CARTERET	STATE: NORTH CAROLINA	
CLIENT: PAUL D. HENWOOD & NANCY SUSAN DARDEN HENWOOD		DATE: 6/2/2025	SCALE: 1"= 20'
ADDRESS: 201 EAST ATLANTIC BOULEVARD		PROJECT: 24023	JOB: 24023 L 2-6
ATLANTIC BEACH NC 28512		TAX PARCEL #: 638513024974000	
PHONE: AGENT: JESSE CREECH BUILDER 252-422-3572		FLOOD ZONE:	

STEVEN D. POWERS PLS L-2994
PHONE: 252-646-2660 123 HONEYSUCKLE LANE, HARKERS ISLAND NC 28531 ATLANTIC.SURVEYSBYAHOO.COM

Residential DWELLING

Property Line

DECK

Trash Cans

New Concrete Driveway

Paver Patio Aera

BEAUFORT AVENUE

EAST ATLANTIC BOULEVARD

40 ft

10 ft

9 ft

17 ft

5 ft

stop Sign

structual retianing wall
(Hold Back soil)
Height 3.5 ft MAX

Freestanding Wall
(Seating or Perimeter wall)
Height 2.5 ft MAX

Paver Patio/Landing Area

TOWN OF ATLANTIC BEACH
PLANNING AND INSPECTIONS
PO BOX 10 – 125 WEST FORT MACON ROAD
ATLANTIC BEACH, NORTH CAROLINA

CASE NUMBER:
EA 26-01

CERTIFICATION OF SIGN POSTING

Owner's Name: HENWOOD PAUL D ETUX NANCY

Owner's Address: 268 RACHEL ROAD, KENNEWICK, WA 99338

Owner's Telephone:

Agent's Name: Laura Siegle, Harvell and Collins, P.A.

Agent's Address: 1107 Bridges St., Morehead City

Agent's Telephone: 252-726-9050

THIS IS TO CERTIFY THAT ON THIS DATE A SIGN NOTIFYING THE PUBLIC OF A PLANNING & ZONING INITIATIVE HAS BEEN POSTED CONSPICUOUSLY ON THE PROPERTY BELOW:

Requested Property Address: 201 East Atlantic Blvd.

Posted By: Dwight Turner

Date Posted: July 1, 2026

I certify that the information provided in this Certification of Mailing is true and accurate is in conformance with the requirements of the Town of Atlantic Beach, North Carolina.

Elisabeth Webster	7-1-2026
NAME	**DATE**

TOWN OF ATLANTIC BEACH
PLANNING AND INSPECTIONS
PO BOX 10 – 125 WEST FORT MACON ROAD
ATLANTIC BEACH, NORTH CAROLINA

CASE NUMBER:
EA 26-01

CERTIFICATION OF MAILING

Owner's Name: HENWOOD PAUL D ETUX NANCY

Owner's Address: 268 RACHEL ROAD, KENNEWICK, WA 99338

Owner's Telephone:

Agent's Name: Laura Siegle, Harvell and Collins, P.A.

Agent's Address: 1107 Bridges St., Morehead City

Agent's Telephone: 252-726-9050

THIS IS TO CERTIFY THAT ON THIS DATE A LETTER SPECIFYING THE DATE, TIME, PLACE AND NATURE OF A PUBLIC HEARING TO BE CONDUCTED BY THE TOWN OF ATLANTIC BEACH BOARD OF ADJUSTMENT HAS BEEN MAILED REGARDING THE PROPERTY DESCRIBED BELOW:

Project Title and Type: EA 26-01: 201 East Atlantic Blvd.

Project Property Address: 201 East Atlantic Blvd.

Letters Mailed By: Elisabeth Webster **Date:** 7/2/2026

(ATTACH MAILING LIST)

PIN15	OWNER	MAIL_ADDRESS1	MAIL_CITY	MAIL_STATE	MAIL_ZI5
638513025903000	SWITZER THELMA C	PO BOX 8495	GREENVILLE	NC	27835
638513024974000	HENWOOD PAUL D ETUX NANCY	268 RACHEL ROAD	KENNEWICK	WA	99338
638513034075000	KISTLER PROPERTIES LLC	PO BOX 1163	MOREHEAD CITY	NC	28557
638513033086000	ELDER CARSON L ETUX SOOKYUNG L	300 BEAUFORT AVE	ATLANTIC BEACH	NC	28512
638513023984000	PERKINS MILDRED RIPPARD L/T	105 KENILWORTH RD	GREENVILLE	NC	27858
638513023768000	BLADES ANDREW M	126 E BOARDWALK	ATLANTIC BEACH	NC	28512
638513024788000	BORDEAUX DEWEY L III	PO BOX 2710	ATLANTIC BEACH	NC	28512

I certify that the information provided in this Certification of Mailing is true and accurate is in conformance with the requirements of the Town of Atlantic Beach, North Carolina.

Elisabeth Webster — 7/2/2026

NAME **DATE**

TOWN OF ATLANTIC BEACH
BOARD OF ADJUSTMENT
PUBLIC HEARING NOTICE

The Board of Adjustment will conduct a public hearing on July 13, 2026, at 6:00 pm in the boardroom at Town Hall, 125 West Fort Macon Road. The Board will be considering the following requests:

1) A Right-of-Way Encroachment at 201 E. Atlantic Blvd. to allow the installation of a retaining wall.

The public is invited to attend. Please contact the Planning Department at (252)726-4456 with questions or to obtain additional information.

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