

ROY COOPER
Governor
ELIZABETH S. BISER
Secretary
WILLIAM F. LANE
General Counsel



TO: The Coastal Resources Commission

FROM: Christine A. Goebel, DEQ Assistant General Counsel

DATE: June 8, 2023 (for the June 15, 2023 CRC Meeting)

RE: Variance Request by Louis Wetmore (CRC-VR-23-02)

The Petitioner is Louis Wetmore, who owns property at 230 South Bald Head Wynd in the Village of Bald Head Island. The Petitioner proposed adding a new double-decker deck next to his existing oceanfront deck. In late November of 2023, Petitioner filed a CAMA Minor Permit Application with the Village of Bald Head Island's CAMA LPO. The proposed site of development for the double-decker deck is waterward of the pre-project vegetation line. The Village does not have a Commission-approved Static Line Exception or Beach Plan, and so the pre-project vegetation line is the applicable line from which to measure oceanfront erosion setbacks. On February 16, 2023, after some add-info holds and an extension, the LPO denied Petitioner's application as it does not comply with the applicable setback rules and the .0309 exceptions do not apply waterward of the pre-project vegetation line. The Petitioner now seeks a variance to develop the new double-decker deck extension as proposed in his permit application and these stipulated facts.

The following additional information is attached to this memorandum:

Attachment A: Relevant Rules
Attachment B: Stipulated Facts
Attachment C: Petitioner's Positions and Staff's Responses to Variance Criteria
Attachment D: Petitioner's Variance Request Materials
Attachment E: Stipulated Exhibits including powerpoint

cc(w/enc.): Louis Wetmore, Petitioner, electronically
Mary Lucasse, Special Deputy AG and CRC Counsel, electronically
Stephen Boyett, CAMA LPO for VBHI, electronically



RELEVANT STATUTES OR RULES**APPENDIX A****15A NCAC 07H .0301 OCEAN HAZARD CATEGORIES**

The Ocean Hazard categories of AEWCs encompass the natural hazard areas along the Atlantic Ocean shoreline where, because of their vulnerability to erosion or other adverse effects of sand, wind, and water, uncontrolled or incompatible development could endanger life or property. Ocean hazard areas include beaches, frontal dunes, inlet lands, and other areas in which geologic, vegetative and soil conditions may subject the area to erosion or flood damage.

15A NCAC 07H .0302 SIGNIFICANCE OF THE OCEAN HAZARD CATEGORY

(a) Hazards associated with ocean shorelines are due to the constant forces exerted by waves, winds, and currents upon the unstable sands that form the shore. During storms, these forces are intensified and can cause changes in the bordering landforms and to structures located on them. Ocean hazard area property is in the ownership of a large number of private individuals as well as several public agencies and is used by a vast number of visitors to the coast. Ocean hazard areas are critical, due to both the severity of the hazards and the intensity of interest in these areas.

(b) The location and form of the various hazard area landforms, in particular the beaches, dunes, and inlets, are in a permanent state of flux, responding to meteorologically induced changes in the wave climate. For this reason, **the siting of development on and near these landforms shall be subject to the provisions in this Section in order to avoid their loss or damage. The flexible nature of these landforms presents hazards to development situated immediately on them offers protection to the land, water, and structures located landward of them.** The value of each landform lies in the particular role it plays in affording protection to life and property. Development shall not diminish the energy dissipation and sand storage capacities of the landforms essential to the maintenance of the landforms' protective function.

15A NCAC 07H .0303 MANAGEMENT OBJECTIVE OF OCEAN HAZARD AREAS

(a) The CRC recognizes that absolute safety from the destructive forces of the Atlantic Ocean shoreline is an impossibility for development located adjacent to the coast. The loss of life and property to these forces, however, can be greatly reduced by the proper location and design of structures and by care taken in prevention of damage to natural protective features particularly primary and frontal dunes. Therefore, it is the CRC's objective that development in ocean hazard areas shall be sited to minimize danger to life and property and achieve a balance between the financial, safety, and social factors that are involved in hazard area development.

(b) **The rules set forth in this Section shall further the goals set out in G.S. 113A-102(b), to minimize losses to life and property resulting from storms and long-term erosion, prevent encroachment of permanent structures on public beach areas, preserve the natural ecological conditions of the barrier dune and beach systems, and reduce the public costs of development within ocean hazard areas, and protect common-law and statutory public rights of access to and use of the lands and waters of the coastal area.**

15A NCAC 07H .0304 AECS WITHIN OCEAN HAZARD AREAS

The ocean hazard AECs contain all of the following areas:

(1) Ocean Erodible Area. This is the area where there exists a substantial possibility of excessive erosion and significant shoreline fluctuation. The oceanward boundary of this area is the mean low water line. The landward extent of this area is the distance landward from the vegetation line as defined in 15A NCAC 07H .0305(a)(5) to the recession line established by multiplying the long-term erosion times 90; provided that, where there has been no long-term erosion or the rate is less than two feet per year, this distance shall be set at 180 feet landward from the vegetation line. For the purposes of this Rule, the erosion rates are the long-term average based on available historical data. The current long-term average erosion rate data for each segment of the North Carolina coast is depicted on maps entitled “North Carolina 2019 Oceanfront Setback Factors & Long-Term Average Annual Erosion Rate Update Study” and approved by the Coastal Resources Commission on February 28, 2019 (except as such rates may be varied in individual contested cases or in declaratory or interpretive rulings). In all cases, the rate of shoreline change shall be no less than two feet of erosion per year. The maps are available without cost from any Local Permit Officer or the Division of Coastal Management on the internet at <http://www.nccoastalmanagement.net>.

15A NCAC 07H .0306 GENERAL USE STANDARDS FOR OCEAN HAZARD AREAS

(a) In order to protect life and property, all development not otherwise specifically exempted or allowed by law or elsewhere in the Coastal Resources Commission’s rules shall be located according to whichever of the following is applicable:

(1) The ocean hazard setback for development is measured in a landward direction from the vegetation line, the pre-project vegetation line, or the measurement line, whichever is applicable.

(2) The ocean hazard setback distance shall be determined by both the size of development and the shoreline long term erosion rate as defined in Rule .0304 of this Section. “Development size” is defined by total floor area for structures and buildings **or total area of footprint for development other than structures and buildings**. Total floor area includes the following:

(A) The total square footage of heated or air-conditioned living space;

(B) The total square footage of parking elevated above ground level; and

(C) The total square footage of non-heated or non-air-conditioned areas elevated above ground level, excluding attic space that is not designed to be load-bearing.

Decks, roof-covered porches, and walkways shall not be included in the total floor area unless they are enclosed with material other than screen mesh or are being converted into an enclosed space with material other than screen mesh.

(3) With the exception of those types of development defined in 15A NCAC 07H .0309, no development, including any portion of a building or structure, shall extend oceanward of the ocean hazard setback. This includes roof overhangs and elevated structural components that are cantilevered, knee braced, or otherwise extended beyond the support of pilings or footings. The ocean hazard setback is established based on the following criteria:

(A) A building or other structure less than 5,000 square feet requires a minimum setback of 60 feet or 30 times the shoreline erosion rate, whichever is greater;

(6) Structural additions or increases in the footprint or total floor area of a building or other structure represent expansions to the total floor area and shall meet the setback requirements established in this Rule and 15A NCAC 07H .0309(a). New development landward of the applicable setback may be cosmetically but not be structurally attached to an existing structure that does not conform with current setback requirements.

(8) Development setbacks in areas that have received large-scale beach fill as defined in 15A NCAC 07H .0305 shall be measured landward from the pre-project vegetation line as defined in this Section, unless an unexpired static line exception or Beach Management Plan approved by the Commission has been approved for the local jurisdiction by the Coastal Resources Commission in accordance with 15A NCAC 07J .1200.

(9) A local government, group of local governments involved in a regional beach fill project, or qualified "owners' association" as defined in G.S. 47F-1-103(3) that has the authority to approve the locations of structures on lots within the territorial jurisdiction of the association and has jurisdiction over at least one mile of ocean shoreline, may petition the Coastal Resources Commission for approval of a "**Beach Management Plan**" in accordance with 15A NCAC 07J .1200. If the request for a Beach Management Plan is approved, the Coastal Resources Commission shall allow development setbacks to be measured from a vegetation line that is oceanward of the pre-project vegetation line under the following conditions:

(A) Development meets all setback requirements from the vegetation line defined in Subparagraphs (a)(1) and (a)(3) of this Rule;

(B) Development setbacks shall be calculated from the shoreline erosion rate in place at the time of permit issuance;

(C) No portion of a building or structure, including roof overhangs and elevated portions that are cantilevered, knee braced, or otherwise extended beyond the support of pilings or footings, extends oceanward of the landward-most adjacent habitable building or structure. The alignment shall be measured from the most oceanward point of the adjacent building or structure's roof line, including roofed decks, if applicable. An "adjacent" property is one that shares a boundary line with the site of the proposed development. When no adjacent buildings or structures exist, or the configuration of a lot, street, or shoreline precludes the placement of a building or structure in line with the landward-most adjacent building or structure, an average line of construction shall be determined by the Director of the Division of Coastal Management based on an approximation of the average seaward-most positions of the rooflines of adjacent

structures along the same shoreline, extending 500 feet in either direction. If no structures exist within this distance, the proposed structure must meet the applicable setback from the Vegetation Line and will not be held to the landward-most adjacent structure or an average line of structures.

(D) With the exception of swimming pools, the exceptions defined in Rule .0309(a) of this Section shall be allowed oceanward of the pre-project vegetation line.

15A NCAC 07H .0309 USE STANDARDS FOR OCEAN HAZARD AREAS: EXCEPTIONS

- (a) The following types of development shall be permitted seaward of the oceanfront setback requirements of Rule .0306(a) of this Section if all other provisions of this Subchapter and other state and local regulations are met:

(3) elevated decks not exceeding a footprint of 500 square feet. Existing decks exceeding a footprint of 500 square feet may be replaced with no enlargement beyond their original dimensions;

In all cases, this development shall be permitted only if it is landward of the vegetation line or pre-project vegetation line, whichever is applicable; involves no alteration or removal of primary or frontal dunes which would compromise the integrity of the dune as a protective landform or the dune vegetation; is not essential to the continued existence or use of an associated principal development; and meets all other non-setback requirements of this Subchapter.

STIPULATED FACTS**ATTACHMENT B**

1. The Petitioner is Louis S. Wetmore who is representing himself. DCM is represented by DEQ Assistant General Counsel, Christine Goebel.
2. Louis S. and Julia P. Wetmore own the dwelling and property at 230 South Bald Head Wynd in the Village of Bald Head Island, Brunswick County (the Site). They have owned the Site since October 17, 2000, according to a deed recorded at Book 1410 Page 261 of the Brunswick County Registry, a copy of which is attached. In 2010, the Wetmores recorded a deed to change their ownership, a copy of which is attached.
3. The Site is also known as L-1247 BHI Stage 1 as shown on Plat M-84, a copy of which is attached, and which was recorded in 1981. The lot's platted dimensions at that time were 100' x 200'.
4. In 2004, the Commission denied the Wetmores a variance (CRC-VR-04-10) seeking a larger sandbag structure, proposed as adding an additional 3' in height to the 6' height allowed by the Commission's rules. That request followed Hurricane Charley (2004) which caused erosion and the installation of a sandbag structure at the Site. A copy of the Commission's final order is attached. Petitioner indicates that the sandbags were completely covered with sand during the 2004-05 nourishment project and remain covered with sand.
5. The Lot is bordered by the Atlantic Ocean to the west (though there is a lot platted waterward of the Site but which is entirely on the public trust beach and which was separated from the Site by Sandpiper lane, which is now not paved and located within the dunes/beach), West Bald Head Wynd to the east, 228 West Bald Head Wynd to the north (owned by the Morgans), and 232 West Bald Head Wynd to the south (owned by Daoud Holdings, LLC).
6. The Site and surrounding area are shown on the attached powerpoint which has both ground level and aerial (current and past) photos. Many of the ground level photos were taken by the Local Permit Officer for the Village of Bald Head Island Stephen Boyett on March 15 and May 16, 2023.
7. The Lot is located within the Ocean Erodible and the State Ports Areas of Environmental Concern ("AEC"). N.C.G.S. 113A-118 requires a CAMA permit for any development on the Site.
8. The Site is within both an AE flood zone with a base flood elevation of 9' and in a VE zone with a base flood elevation of 11, according to the Covedo Survey described later in these facts. The survey indicates that the residence is in the area zoned AE with a base flood elevation of 9'.
9. The Site is approximately 0.25 miles south of the Bald Head Island Terminal Groin, which was installed in 2015. The Site is located on the updrift side of the Terminal Groin within the fillet area where sand collects behind the groin and sediment transport moves towards the groin from the Site. The Site is also within the area of the smaller sandtube groin field

which were installed before the Terminal Groin. They are seen on the aerial photos in the powerpoint.

10. At the Site, the currently applicable (and adopted in 2020) long term average erosion rate is 3' per year.
11. The erosion measured at the transects in the area of the Site, which were included in the 2020 erosion rate study, is shown on an attached exhibit. It shows the measured erosion (vs. the rate used for the setback block) at between 1.9'/year erosion to the south and 1.7'/year accretion to the north.
12. The area of the Lot is subject to a pre-project vegetation line (f.k.a. static vegetation line) based on the location of the vegetation line in 2007 before the Village's large-scale nourishment in the area of the Site. The Village of Bald Head Island has not been approved by the Commission for a static line exception or for a newly authorized beach plan and so the setback is measured 90' landward from the pre-project vegetation line.
13. The location of the pre-project vegetation line is shown on an attached image from the DCM Shoreline Viewer overlain on aerial photographs. The pre-project vegetation line transects the house, entering about halfway along the north wall and exiting in the southeast corner of the house. The deck is proposed to be developed on the waterward side of the house at the southwest corner, which is waterward of the pre-project vegetation line.
14. The location of the pre-project vegetation line (labeled as static line) is also shown on the 2022 survey by Walter B. Cavedo, P.L.S., a copy of which is attached. The 90' setback is also shown on this survey.
15. A stipulated exhibit is attached showing the shorelines in the area of the Lot over time, based on the wet/dry line on historic aerial images determined and digitized by DCM.
16. Petitioner's consultant at Davey Resource Group provided an attached aerial photograph from both April 13, 2023 drone imagery overlain with tax parcels and a 2003 image. Also attached is background information from the consultant describing how the drone image was georectified. This is not a sealed survey. It identifies the consultant's estimation of normal low and normal high water and measures the distance from the site of the proposed deck to approximate normal high water at 346'.
17. Pursuant to the 2000 Sand Management Plan between and among the U.S. Army Corps of Engineers, Bald Head Island, Oak Island, Caswell Beach and the State of North Carolina, sand from maintenance dredging of the Wilmington Harbor Shipping Channel is to be placed on the beaches of Bald Head Island two (2) out of three (3) dredging cycles with the third cycle going to Oak Island and Caswell Beach.
18. In 2009/2010 and 2018-19, which were the third phases in the dredging cycle, the Village of Bald Head Island self-funded a sand placement project with a private contractor to maintain its beaches and its engineered beach template.

19. Since the 2000 Sand Management Plan was agreed to, sand has been placed on Bald Head Island at the Site in the December 2022 Corps' Wilmington Harbor Project and was also placed at the Site in the 2019 Village project, in 2015 as part of the Terminal Groin fillet, in 2013 by the Corps, in the 2009/10 Village project and in the 2007 Corps project when the static/pre-project vegetation line was set.
20. According to Mr. Boyett, as stated in his affidavit, the Village is committed to maintaining an engineered beach with periodic sand placements at Bald Head Island pursuant to the 2000 Sand Management Plan with the US Corps of Engineers and supplemental Village-funded sand placements.
21. Mr. Boyett states that the last USACE sand placement occurred in April of 2023 and the next planned sand placement is scheduled for 2025 to be funded by the Village. A copy of Mr. Boyett's affidavit is attached.
22. On November 30, 2022, the CAMA Local Permitting Officer (LPO) for the Village of Bald Head Island, Mr. Stephen Boyett, received a CAMA minor permit application from Petitioner, through its authorized agent Coastal Express Building Co., Inc. (Steve Swain). A copy of the application (Permit Application # 2022-09) is attached. It proposed to construct a deck addition on the southeast corner of the waterward side of the existing house with a platform over the new deck. A copy of these plans is attached.
23. The drawing at A-1 shows a new deck 10'6" x 14' (147 square feet) and a stairway to the second story platform with a total footprint of 13'11" x 14'11" (206.6 square feet). The current deck is approximately 14' above mean sea level and the platform would be approximately 8' above that at 22' above mean sea level, with the platform's railings at 25' above mean sea level.
24. On December 22, 2022, Mr. Boyette extended the CAMA minor permit processing time by an additional 25 days. A copy of this letter is attached.
25. As part of the CAMA Minor permitting process, the Petitioner sent notice of the project to the two adjacent riparian owners through letters each dated September 2, 2022. Certified mail receipts also attached and tracked on usps.gov indicate delivery of the notice letter to the Morgans on September 10, 2022 and to Daoud Holdings on September 7, 2022. Copies of the letters and tracking information are attached.
26. The applicable setback from the pre-project vegetation line for the proposed 147 square foot footprint deck addition with a 3' per year erosion rate is (30 x 3' = 90'). The attached site plan survey shows the location of the pre-project vegetation line bisecting the house.
27. On February 16, 2023, Mr. Boyett, the CAMA LPO denied the CAMA Minor Permit as inconsistent with 15A NCAC 7H .0309 (a) where the additional proposed deck is not landward of the pre-project vegetation line. The parties agree that the proposed deck is also inconsistent with 15A NCAC 7H .0306 which requires development (other than that allowed in the setback by 7H .0309) to be located landward of the setback measured from the pre-project vegetation line.

28. Petitioner stipulates that the permit application was properly denied based on 15A NCAC 7H .0306(a)(5) and .0309(a).
29. Mr. Boyett visited the Site on May 16, 2023 and confirmed that the existing first floor deck is attached to the house, and that there is approximately 290 square feet of covered oceanside deck, approximately 258 square feet of uncovered oceanside deck, approximately 50 square feet of front (street-side) deck, approximately 171 square feet of grade-level front (street-side) deck, and approximately 312 square feet of parking/driveway grade decking. Photographs attached show the existing conditions of the Site.
30. As part of the variance process, Petitioner sent notice of the variance request to the adjacent riparian owners as required by 15A NCAC 7J.0701. Tracking information attached shows these letters were mailed on March 10, 2023 and were received by The Morgans on March 20, 2023 and by Daud Holdings on March 13, 2023. DCM has not received any correspondence back from either neighbor.
31. Petitioner is seeking a variance from the Commission from the Commission's rule at 15A NCAC 7H.0306(a)(5) (setting forth the setback) and 7H.0309(a) (where the proposed development does not meet any of the erosion setback exceptions where it is proposed waterward of the pre-project vegetation line).
32. Without a variance, a CAMA permit could be issued for development within the setback area at the Site, landward of the pre-project vegetation line on the landward side of the house per 15A NCAC 7H.0309, which allows elevated decks up to a 500 square foot footprint.

LIST OF STIPULATED EXHIBITS

1. 2000 Wetmore Deed 1410/261
2. 2010 Wetmore Deed
3. Plat Map M-84
4. 2004 Sandbag Variance Final Order
5. 2020 erosion rate study transect image
6. Pre-project vegetation line/Static line image
7. 2022 Cavedo Survey
8. Historic shorelines images
9. Petitioner's Exhibit over recent 2023 photo with overlain lines with report
10. Boyett affidavit
11. Application materials
12. 12-22-22 extension letter from LPO
13. Notice letters to adjacent riparian owners and tracking information
14. 2-16-22 denial letter
15. Notice of variance x2 with tracking information
16. Powerpoint with ground and aerial photos of the Lot including historic shoreline imagery

PETITIONERS' and STAFF'S POSITIONS**ATTACHMENT C**

- I. Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? If so, the petitioner must identify the hardships.**

Petitioners' Position: Yes.

One of the finest benefits of occupying a beachfront house is the pleasure and satisfaction of being able to breath the salt air, watch the endless and unceasing action of the waves of the ocean and in general acknowledging the millions of years during which the ocean has covered the earth and continually shaped and re-shaped its continents, shorelines, valleys and mountains.

Because, though, the sand dunes between the petitioner's house and the ocean have grown considerably over the years, the view of the ocean and the waves is blocked, thereby denying the occupants of the house of a pleasure only to be enjoyed by people at the beach and that is an unobstructed view of the ocean.

Staff's Position: No.

Petitioner seeks a variance from the Commission's oceanfront setback rules, which prohibit development waterward of the pre-project vegetation line, unless the locality has a Beach Management Plan (where the setback is measured from the vegetation line). In this case, the pre-project vegetation line, which bisects the house, represents where the vegetation line was in 2007 before the initial large scale nourishment project at the Site. Petitioner used sandbags to protect his house when it was imminently threatened around 2004, and erosion continued at the site, as seen on historic aerial photos, until the 2015-16 development of the terminal groin, where the Site is within the fillet area updrift of the terminal groin. The terminal groin project, buried sandbags, and subsequent nourishment cycles have helped to grow the dune at the Site; however, the dune has also resulted in impacts to Petitioner's view from his existing deck.

As the Pre-Project Vegetation Line bisects his home, the Commission's Beach Management Plan rules, 15A NCAC 7J .1200 (and the former static line exception rules) would work to give some relief where proposed development can meet the applicable 90' setback from the Vegetation Line. At this time, the Village of Bald Head Island has not chosen to put forward a Beach Management Plan and so the Petitioner is held to the Pre-project Vegetation Line.

Staff do not believe that a strict application of the rules causes Petitioner an unnecessary hardship where, due to the increased dune size and the increased distance from the existing deck to the water resulting from the combination of the terminal groin/fillet project and subsequent nourishment cycles at the Site, the Petitioner's view from his deck has been impacted.

II. Do such hardships result from conditions peculiar to the petitioner's property, such as location, size, or topography of the property? Explain.

Petitioners' Position: Yes.

The inability to enjoy an unobstructed view of the ocean is caused by the buildup of the dune between the dwelling and the ocean. While the buildup of the dune is highly desirable (mainly for protection against high tides or hurricanes) it has limited the occupant's ability to enjoy the very things people come to the beach for in the first place.

Staff's Position: No.

The Site is located within the fillet area of the terminal groin project. While Staff acknowledge that the Site's location up-drift of the terminal groin within the fillet area is somewhat unique, Staff disagree that such a location is a condition of the property which results in Petitioner's hardship where the impacts of frontal and primary dunes on viewsheds is not a unique hardship.

III. Do the hardships result from the actions taken by the Petitioner? Explain.

Petitioners' Position: No.

In some ways, yes. Over the years, the petitioner who has owned the house for 23 years has endured three or four hurricanes and several instances of the high tide coming right up to the house. Consequently, the petitioner has installed several rows of sand fence and has planted 600 seedlings of sea oats over the ownership time of the house all seaward of the house. Hopefully, this activity has accelerated the thickness and formation of the dunes which certainly adds some measure of protection for the house, but has, at the same time, helped to create the view problem.

Staff's Position: Yes.

While Staff agree that Petitioner did not cause the previous erosion of the vegetation line and dune system on his lot and claims to have undertaken some dune planting in the past, Staff disagree that Petitioner's described view impacts are a hardship.

- IV. Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards, or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.**

Petitioners' Position: Yes.

(1) the dune buildup certainly can be expected to “minimize losses to life and property resulting from storms and long term erosion” but it has also reduced the positive results of owning a beach house; (2) Adding a second deck to the existing deck will in no way have any negative effect upon public safety; (3) it will preserve substantial justice to the petitioner and all of his guests in that approving the variance request will in no way have any negative impact upon the present structure, but approval will allow a much greater usefulness and benefit to the tax paying owners of the property.

Staff's Position: Yes.

While Staff disagreed with Petitioner on the first three factors because Staff does not agree that impacts to Petitioner's view from his existing deck due to a higher, more robust dune and increased distance to the water due to both the terminal groin project and subsequent nourishment, Staff agrees that granting a variance to the Commission's oceanfront erosion setback rules so that Petitioner can add a new deck adjacent to their existing deck is consistent with the spirit, purpose, and intent of the Commission's rules. The Commission's rules have provided an oceanfront erosion setback since 1979, and while most structures are required to meet a setback landward of the vegetation line (in this case, 90-feet), the Commission has made exceptions to allow limited development within the setback area (See the nine exceptions listed in 07H .0309(a). However, where there has been large-scale nourishment and a Pre-Project Vegetation Line exists, the Commission only allows use of the Vegetation Line where the local government has made a commitment to maintaining the beach through a Beach Management Plan (or formerly with a Static Line Exception approval from the Commission). In this case, the Village of Bald Head Island has been regularly funding nourishment projects in intervening years between Corps-funded projects and has made commitments for beach maintenance in connection with the terminal groin project. These commitments are a unique requirement under the terminal groin provisions in the Coastal Area Management Act at N.C.G.S. §113A-115.1. While the Village has not yet sought approval of a Town-wide Beach Management Plan, it is under obligations associated with the CAMA permit to maintain the beach fillet associated with the terminal groin in this location.

The terminal groin and fillet project and subsequent nourishment has allowed the dune and vegetation line at the Site to expand upward and waterward, and there appears to be at least 90' between the vegetation line and the site of the proposed deck, and so if a Village Beach Management Plan is approved, Petitioner could build up to 500 square feet footprint (allowing an upper deck) as allowed by 7H .0309. For this reason, Staff believes that allowing decking up to

500 square feet at least 90' from the Vegetation Line where the Village has demonstrated its commitment to maintaining the terminal groin project is consistent with the spirit, purpose and intent of the Commission's setback rules.

Staff agrees that granting a variance for up to a 500 square feet footprint deck located at least 90' from the vegetation line will secure public safety and welfare, and the likelihood that the deck will become imminently threatened remains low if the terminal groin and fillet is maintained.

Finally, Staff contends that granting a variance for a deck, **not** as proposed, but up to 500 square feet of footprint would preserve substantial justice where the Commission's rules focus on preventing inappropriately sited development and if the terminal groin and fillet are maintained, the likelihood of the deck becoming threatened is low.

**ATTACHMENT D:
PETITIONERS' VARIANCE REQUEST MATERIALS**

Louis S. Wetmore

4152 1st Street Place NW 28601

P.O. Box 2262 28603

828-612-0415

Hickory, NC

May 2, 2023

Director
Division of Coastal Management
400 Commerce Avenue
Morehead City, NC 28557

Please find enclosed the paperwork necessary for submitting a CAMA VARIANCE REQUEST FORM.

Please advise me if further information is required.

Regards,



Louis S. Wetmore

cc: Attorney General's Office
Environmental Division
114 W. Edenton Street
Raleigh, NC 27603

RECEIVED
MAY 03 2023
DCM-MHD CITY

CAMA VARIANCE REQUEST FORM

DCM FORM 11

DCM FILE No.:

23-02

PETITIONER'S NAME Louis S. Wetmore
 COUNTY WHERE THE DEVELOPMENT IS PROPOSED Brunswick

Pursuant to N.C.G.S. § 113A-120.1 and 15A N.C.A.C. 07J .0700 *et seq.*, the above named Petitioner hereby applies to the Coastal Resources Commission (CRC) for a variance.

VARIANCE HEARING PROCEDURES

A variance petition will be considered by the CRC at a regularly scheduled meeting, heard in chronological order based upon the date of receipt of a complete petition. 15A N.C.A.C. 07J .0701(e). A complete variance petition, as described below, must be *received* by the Division of Coastal Management (DCM) a minimum of six (6) weeks in advance of the first day of a regularly scheduled CRC meeting to be eligible for consideration by the CRC at that meeting. 15A N.C.A.C. 07J .0701(e). The final set of stipulated facts must be agreed to at least four (4) weeks prior to the first day of a regularly scheduled meeting. 15A N.C.A.C. 07J .0701(e). The dates of CRC meetings can be found at DCM's website: www.nccoastalmanagement.net

If there are controverted facts that are significant in determining the propriety of a variance, or if the Commission determines that more facts are necessary, the facts will be determined in an administrative hearing. 15A N.C.A.C. 07J .0701(b).

VARIANCE CRITERIA

The petitioner has the burden of convincing the CRC that it meets the following criteria:

- (a) Will strict application of the applicable development rules, standards, or orders issued by the Commission cause the petitioner unnecessary hardships? Explain the hardships.
- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property? Explain.
- (c) Do the hardships result from actions taken by the petitioner? Explain.
- (d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice? Explain.

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the Commission. These opinions note that the practice of professionals, such as engineers, surveyors or contractors, representing others in quasi-judicial proceedings through written or oral argument, may be considered the practice of law. Before you proceed with this variance request, you may wish to seek the advice of counsel before having a non-lawyer represent your interests through preparation of this Petition.

For this variance request to be complete, the petitioner must provide the information listed below. The undersigned petitioner verifies that this variance request is complete and includes:

The name and location of the development as identified on the permit application;

RECEIVED


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- A copy of the permit decision for the development in question;
- A copy of the deed to the property on which the proposed development would be located;
- A complete description of the proposed development including a site plan;
- A stipulation that the proposed development is inconsistent with the rule at issue;
- Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);
- Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;
- Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;
- A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.
- This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

**Please contact DCM or the local permit officer for a full list of comments received on your permit application. Please note, for CAMA Major Permits, the complete permit file is kept in the DCM Morehead City Office.*

Due to the above information and pursuant to statute, the undersigned hereby requests a variance.



 Signature of Petitioner or Attorney

April 28, 2023
 Date

Louis S. Wetmore
 Printed Name of Petitioner or Attorney

lou.wetmore@gmail.com
 Email address of Petitioner or Attorney

P.O.Box 2262
 Mailing Address

(828) 612-0415
 Telephone Number of Petitioner or Attorney

Hickory, NC 28603
 City State Zip

N/A
 Fax Number of Petitioner or Attorney

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VARIANCE CRITERIA

- (a) Will strict application of the applicable development rules standards, or orders issued by the Commission cause the petitioner unnecessary hardships?**

One of the finest benefits of occupying a beachfront house is the pleasure and satisfaction of being able to breath the salt air, watch the endless and unceasing action of the waves of the ocean and in general acknowledging the millions of years during which the ocean has covered the earth and continually shaped and re-shaped its continents, shorelines, valleys and mountains.

Because, though, the sand dunes between the petitioner's house and the ocean have grown considerably over the years, the view of the ocean and the waves is blocked, thereby denying the occupants of the house of a pleasure only to be enjoyed by people at the beach and that is an unobstructed view of the ocean.

- (b) Do such hardships result from conditions peculiar to the petitioner's property such as the location, size, or topography of the property?**

The inability to enjoy an unobstructed view of the ocean is caused by the buildup of the dune between the dwelling and the ocean. While the buildup of the dune is highly desirable (mainly for protection against high tides or hurricanes) it has limited the occupant's ability to enjoy the very things people come to the beach for in the first place.

- (c) Do the hardships result from actions taken by the petitioner?**

In some ways, yes. Over the years, the petitioner who has owned the house for 23 years has endured three or four hurricanes and several instances of the high tide coming right up to the house. Consequently, the petitioner has installed several rows of sand fence and has planted 600 seedlings of sea oats over the ownership time of the house all seaward of the house. Hopefully, this activity has accelerated the thickness and formation of the dunes which certainly adds some measure of protection for the house, but has, at the same time, helped to create the view problem.

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(2)

(d) Will the variance requested by the petitioner (1) be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the Commission; (2) secure the public safety and welfare; and (3) preserve substantial justice?

(1) The dune buildup certainly can be expected to “minimize losses to life and property resulting from storms and long term erosion” but it has also reduced the positive results of owning a beach house; (2) Adding a second deck to the existing deck will in no way have any negative effect upon public safety; (3) it will preserve substantial justice to the petitioner and all of his guests in that approving the variance request will in no way have any negative impact upon the present structure, but approval will allow a much greater usefulness and benefit to the tax paying owners of the property.

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ATTACHMENTS:

- A. Letter of Denial of Minor Permit Application
- B. Certified mail receipts (letters to adjacent property owners.)
- C. Copies of letters to adjacent owners.
- D. Deed of subject property
- E. Survey showing static or pre-project vegetation line
- F. Stipulated Facts
- G. Petitioner's position
- H. Drawing of proposed deck addition
- I. View from current deck elevation
- J. View from proposed deck elevation

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The Village of Bald Head Island

ATTACHMENT A

February 15, 2023

CERTIFIED MAIL - 7021 2720 0000 8820 5987
RETURN RECEIPT REQUESTED

Louis & Julia Wetmore
 PO Box 2262
 Hickory NC 28603

RE: DENIAL OF CAMA MINOR DEVELOPMENT PERMIT
 APPLICATION NUMBER- 2022-09
 PROJECT ADDRESS- 230 West Bald Head Wynd

Dear Mr. Wetmore:

After reviewing your application in conjunction with the development standards required by the Coastal Area Management Act (CAMA) and our locally adopted Land Use Plan and Ordinances, it is my determination that no permit may be granted for the project which you have proposed.

This decision is based on my findings that your request violates NCGS 113A-120(a)(8) which requires that all applications be denied which are inconsistent with CAMA guidelines and Local Land Use Plans. You have applied to construct a 147 sq. ft. deck addition structurally attached to an existing single-family residence within the 3 ft. Ocean Hazard setback, which is inconsistent with 15 NCAC 7H .0309 (a), which lists the types of development that could be permitted seaward of the oceanfront setback (in this case as measured from the pre-project vegetation line/static line) and also states that the development shall be permitted only if it is landward of the vegetation line or pre-project vegetation line (previously called the static line), whichever is applicable;

Should you wish to appeal my decision to the Coastal Resource Commission or request a variance from that group, please contact me so I can provide you with the proper forms and any other information you may require. The Division of Coastal Management central office in Morehead City must receive appeal notices within twenty (20) days of the date of this letter in order to be considered.

Respectfully yours,

Stephen Boyett, LPO
 Village of Bald Head Island
 106 Lighthouse Wynd
 PO Box 3009 Bald Head Island NC 28461

cc: Rob Mairs, LPO Minor Permits Coordinator CAMA
 Coastal Cypress C/O Steve Swain, Authorized Agent

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7022 1670 0001 4843 3341

B

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Pinchurst, NC 28370

Certified Mail Fee	\$4.15	0405 98
Extra Services & Fees (check box, add fee as appropriate)	\$7.35	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.87	03/10/2023
Total Postage and Fees	\$8.37	

Sent To **Robert Morgan**
 Street and Apt. No., or PO Box No. **PO Box 2853**
 City, State, ZIP+4® **Pinchurst, NC 28370**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 1670 0001 4843 3402

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Pilot Mountain, NC 27041

Certified Mail Fee	\$4.15	0405 98
Extra Services & Fees (check box, add fee as appropriate)	\$7.35	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.87	03/10/2023
Total Postage and Fees	\$8.37	

Sent To **David Holdings**
 Street and Apt. No., or PO Box No. **401 Butler St.**
 City, State, ZIP+4® **Pilot Mountain, NC 27041**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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MAY 03 2023

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MAR 13 2023

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023

Louis S Wetmore
Po Box 2262
Hickory, NC 28603

ATTACHMENT C

Daud Holdings, LLC
401 Butler St
Pilot Mountain, NC 27041

Dear Daud Holdings,

This letter is to inform you that I, Louis s Wetmore and Julia P Wetmore have applied a a Cama variance on our property at 230 West Bald Head Wynd, Bald Head Island, NC in Brunswick County.

As required by Cama regulations, I have enclosed a copy of our variance request.

Sincerely,


Louis S Wetmore

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Louis S Wetmore

Po Box 2262

Hickory, NC 28603

Mr. & Mrs. Robert Morgan

PO Box 2853

Pinehurst, NC 28370

Dear ~~Daud Holdings~~ *M.R. & MRS. MORGAN*

This letter is to inform you that I, Louis s Wetmore and Julia P Wetmore have applied a a Cama variance on our property at 230 West Bald Head Wyynd, Bald Head Island, NC in Brunswick County.

As required by Cama regulations, I have enclosed a copy of our variance request.

Sincerely,



Louis S Wetmore

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MAY 03 2013

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Brunswick County--Registrar of Deeds
Robert J. Robinson
Inst #58190 Book 1410Page 261
10/17/2000 01:45:16pm Rec# 56172

Rev. \$1,099.00

THIS DEED WAS PREPARED WITHOUT TITLE EXAMINATION
By Steven F. Siegel

STATE OF NORTH CAROLINA

Tax ID No.: 2641D025

COUNTY OF BRUNSWICK

WARRANTY DEED

ATTACHMENT D

THIS DEED, made this 12th day of October, 2000, by JOHN FRANCIS McENTEE, Sr. and wife, BRENDA McENTEE, of 1677 MARY ELLEN DRIVE, FORT MILLS, SC 29708, GRANTOR, to LOUIS S. WETMORE and wife, JULIA P. WETMORE, of P. O. Box 638, Hickory, NC 28603, GRANTEE;

WITNESSETH:

That said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract, or parcel of land situated in the County of Brunswick and State of North Carolina, and more particularly described as follows:

BEING ALL OF LOT 1247, BALD HEAD ISLAND STAGE ONE, AS SHOWN ON A PLAT RECORDED IN MAP CABINET M AT PAGE 84 OF THE BRUNSWICK COUNTY REGISTRY, SAID LOT HAVING THE METES, BOUNDS AND LOCATION AS SHOWN ON SAID MAP.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to the exceptions, reservations and conditions herein referred to.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee and has the right to convey in fee simple; that the title is marketable and free and clear of all encumbrances; and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: (a) subject to County and Local Zoning Ordinances; (b) subject to standard easements for utilities; (c) restrictive covenants of record, if any; (d) taxes for current year.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

10/17/2000
\$1,099.00 10



Steven F. Siegel
ATTORNEY AT LAW
LUMINA STATION
1908 EASTWOOD ROAD
SUITE 320
WILMINGTON, NC 28403

NET Jim Prevatte
TOTAL 10- REV 1099 TCH 50
REC# _____ CK AMT 1153 CK# 2748
CASH _____ REF _____ BY RP

TS	AUX	CON	GR	PCL	SPL	BY
3	0	2641	D	025	0	KB

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DCM-MRD CITY MAR 1 2000

DCM-MRD CITY

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

John Francis McEntee Sr. (SEAL)
JOHN FRANCIS McENTEE, Sr.

Brenda McEntee (SEAL)
BRENDA McENTEE

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Audrey E. Peterson, a Notary Public of the County and State aforesaid, do hereby certify that JOHN FRANCIS McENTEE, Sr. and wife, BRENDA McENTEE, personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this 12th day of October, 2000.

Audrey E. Peterson
NOTARY PUBLIC

AUDREY E. PETERSON
Notary Public
State of North Carolina
New Hanover County
Commission Expires 9-29-2003

My Commission Expires: _____ (Notarial Seal)

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

The Foregoing (or annexed) Certificate(s) of Audrey E. Peterson

Notary(ies) Public is (are) Certified to be Correct.
This Instrument was filed for Registration on this 17th Day of October, 2000
in the Book and Page shown on the First Page hereof.

Robert J. Robinson / BF
ROBERT J. ROBINSON, Register of Deeds

Steven F. Siegel
ATTORNEY AT LAW
LUMINA STATION
1908 EASTWOOD ROAD
SUITE 320
WILMINGTON, NC 28403

By: _____
Deputy/Assistant-Register of Deeds

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DCM-MHD CITY MAP 35 1123

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B3069 P0839 08-03-2010
Branda H. Glennons 10:53:15.000
Brunswick County, NC Register of Deeds page 1 of 2

② 22 Terry Taylor mail
22
44510
FILED
X

Excise Tax \$ 0.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 20____
by _____

Mail after recording to Terry M. Taylor, P. O. Drawer 2428, Hickory, N.C. 28603

This instrument was prepared by Terry M. Taylor, P. O. Drawer 2428, Hickory, N. C. 28603

Brief Description for the index Bald Head Island

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made July 29, 2010, by and between

GRANTOR	GRANTEE
Louis S. Wetmore and wife, Julia P. Wetmore P. O. Box 638 Hickory, NC 28603	Louis S. Wetmore a 2/3 undivided interest and wife, Julia P. Wetmore, a 1/3 undivided interest as Tenants in Common P. O. Box 638 Hickory, NC 28603

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____ Township, Brunswick County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 1247, BALD HEAD ISLAND STAGE ONE, AS SHOWN ON A PLAT RECORDED IN MAP CABINET M AT PAGE 84 OF THE BRUNSWICK COUNTY REGISTRY, SAID LOT HAVING THE METES, BOUNDS AND LOCATION AS SHOWN ON SAID MAP.

THIS CONVEYANCE IS SUBJECT TO THE DEED OF TRUST RECORDED IN BOOK 2960, PAGE 1097.

THE DRAFTER OF THIS INSTRUMENT HAS NOT CHECKED THE TITLE TO THE ABOVE DESCRIBED PROPERTY AND MAKES NO CERTIFICATION AS TO TITLE AND WAS NOT RESPONSIBLE FOR CLOSING A SALE OF THE PROPERTY.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book _____, Page _____, Catawba County Registry, and being reflected on plat(s) recorded in Map/Plat Book _____, Page/slide _____.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

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MAY 03 2023
MAR 28 2023
DCM-MHD CITY 166600.1

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. This conveyance is made subject to restrictive covenants and encumbrances of record, and to any and all easements and rights-of-way on location on the above-described property heretofore granted or existing in favor of any individuals, corporations, public or private associations of individuals, public utilities, and governmental agents, commissions or departments for the purpose of constructing, erecting, laying, building or maintaining any streets, roads, highways, signs, service alleys, power lines or poles, gas lines, water lines, lines for pipes or sewer lines and any and all other similar or related public or private utility service facilities or otherwise.
2. Matters of Survey.
3. 2009 Ad Valorem Taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

Louis S. Wetmore (SEAL)
Louis S. Wetmore

By: _____
President

Julia P. Wetmore (SEAL)
Julia P. Wetmore

ATTEST: _____
_____ (SEAL)



NORTH CAROLINA, Catawba County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that Louis S. Wetmore and Julia P. Wetmore Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 11/10.

My commission expires: 12/31/2011
Print Name of Notary Marcia Denise Norris Notary Public

SEAL-STAMP
NORTH CAROLINA, _____ County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he/she is Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by him/her as its Secretary. Witness my hand and official stamp or seal, this 11/10.
My commission expires: 11/10 Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant-Register of Deeds.

Branswick County, NC Register of Deeds
P3069 P0840 89-03-2018
Branda N. Clemmons
Page 2 of 2
12:53:15.000

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MAY 03 2023 MAY 03 2023
DCM-MHD CITY DCM-MHD CITY

ATTACHMENT E

DCM-MHD CITY

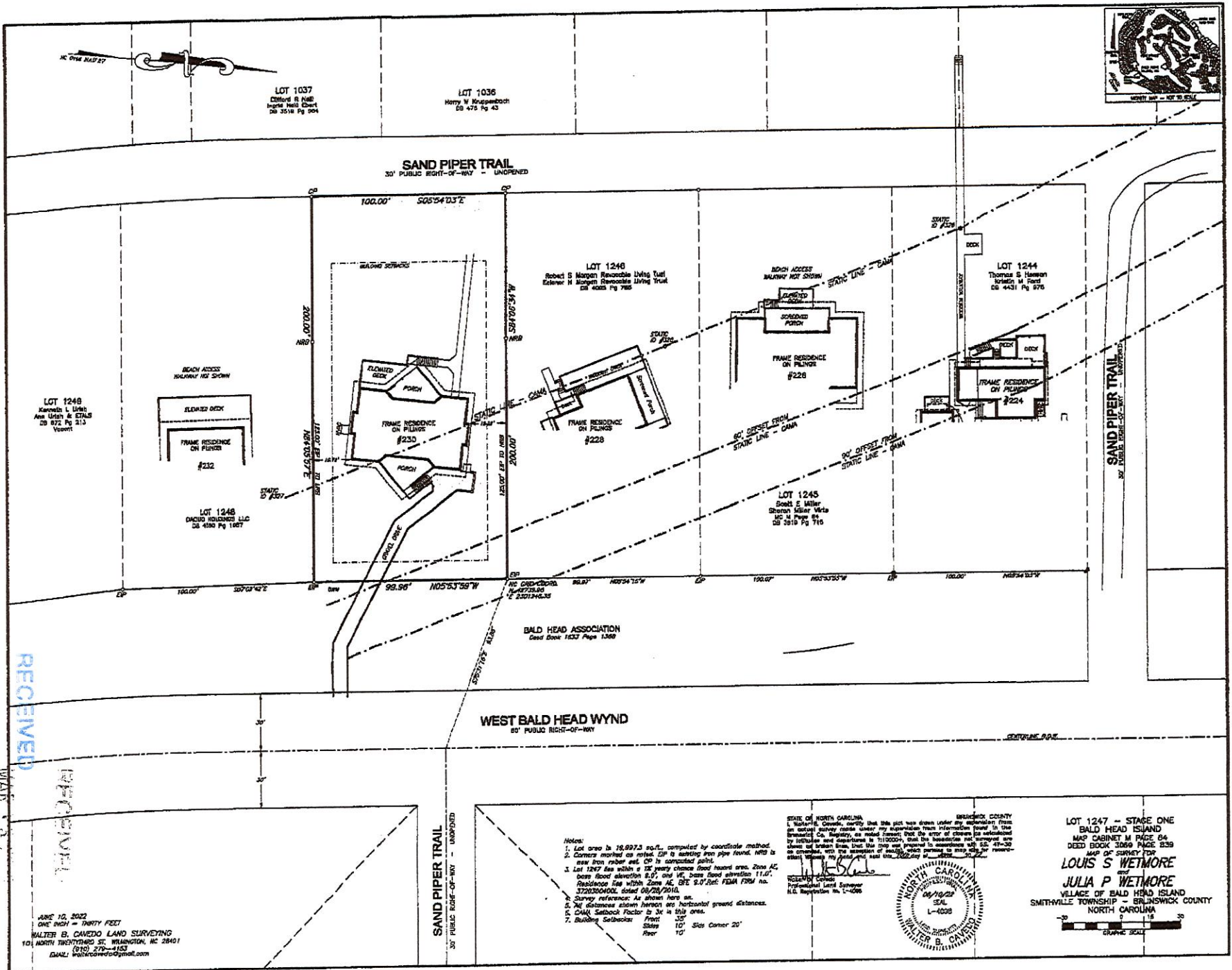
MAY 03 2023

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APR 10, 2022
ONE INCH = THIRTY FEET
WALTER B. CAVEDO LAND SURVEYING
10 NORTH TWENTYFIFTH ST. WASHINGTON, NC 28401
(919) 275-1153
EMAIL: WBC@walterbcavedo.com



- Notes:
1. Lot area is 16,897.3 sq./ft., computed by coordinate method.
 2. Corners marked as noted. DIP is setting iron pipe found. NRS is saw iron rebar set. CP is surveyed point.
 3. Lot 1247 lies within a 10' mangrove forest hazard area. Zone AC base flood elevation 9.0', and VE base flood elevation 11.0'. Residence tag with Zone AC. BEF 9.0'. FEMA FIRM no. 17220C0400E, dated 08/23/2014.
 4. Survey reference: As shown here on.
 5. All distances shown herein are horizontal ground distances.
 6. CANA Setback Factor by lot as filed on.
 7. Building Setbacks: Front 35' Sides 10' Set Corner 20' Rear 10'

STATE OF NORTH CAROLINA
I, Walter B. Cavedo, certify that this plot was drawn under my supervision, from an original survey made under my signature from information furnished to me by the owner of the land, and that the error of closure as indicated by the interior angles and distances is 1:100,000, that the bearings and distances are shown of true lines, that the map was prepared in accordance with G.S. 42-17-2, and on a compass, with the exception of such as noted, which bearing to map are as represented. Witness my hand and seal this 10th day of April, 2022.

WALTER B. CAVEDO
Professional Land Surveyor
N.C. Registration No. L-4026

Sealed
04/10/22
WALTER B. CAVEDO
L-4026

LOT 1247 - STAGE ONE
BALD HEAD ISLAND
MAP CABINET M PAGE 64
DEED BOOK 3086 PAGE 239
MAP OF SURVEY FOR
LOUIS S WETMORE
and
JULIA P WETMORE
VILLAGE OF BALD HEAD ISLAND
SMITHVILLE TOWNSHIP - BRUNSWICK COUNTY
NORTH CAROLINA

30 0 18 30
GRAPHIC SCALE

PETITIONER'S POSITION

At first examination, it would appear that the Coastal Resource Commission's and Mr. Boyette's declining the application for a Minor Permit is consistent with 15A NCAC 7H .0309.

However, upon further examination of the Coastal Area Management Act which created the Coastal Resource Commission by G.S. 113A-104 it appears that the addition to an existing deck where the footprint is no closer to the mean high tide should be permitted.

§113A-103 (5) (a) "Development" means any activity in a duly designated area of environmental concern (except as provided in paragraph b of this subdivision) involving, requiring, or consisting of the construction or enlargement of a structure; excavation; dredging; filling; dumping; removal of clay, silt, sand, gravel or minerals; bulkheading, driving of pilings; clearing or alteration of land as an adjunct of construction; alteration or removal of sand dunes; alteration of the shore, bank, or bottom of the Atlantic Ocean or any sound, bay, river, creek, stream, lake, or canal; or placement of a floating structure in an area of environmental concern identified in G.S. 113A-113(b) (2) or (b) (5)

§(b) says: " The following activities including the normal and incidental operations associated therewith shall not be deemed to be development under this section:"

§(b) item (6) says " The construction of any accessory building customarily incident to an existing structure if the work does not involve filling, excavation, or the alteration of any sand dune or beach."

15A NCAC 7H .0309 lists the type of development that can't be seaward of the vegetation or pre-project vegetation line. However, since the addition of the deck to an existing deck "shall not be deemed to be development under this section" the petitioners contend that the request for a Minor Permit should be granted.

Further, the Management Objective of Ocean Hazard Areas provides that the spirit, purpose, and intent of the rules and standards set forth in 15A NCAC 7H are to "minimize losses to life and property resulting from storms and long-term erosion, prevent encroachment of permanent structures on public beach areas, preserve the natural ecological conditions of the barrier dune and beach systems, and reduce the public costs of development within ocean hazard areas, and protect common-law and statutory public rights of access to and use of the lands and waters of the coastal area. 15A NCAC 7H .0303(b).

It certainly appears to the petitioners that the addition of a second level to an existing deck in no way violates any of the objectives as shown in the preceding paragraph, but, in fact, furthers the objectives shown because the deck addition "protects common-law and statutory public rights of access to and use of the lands and waters of the coastal area."

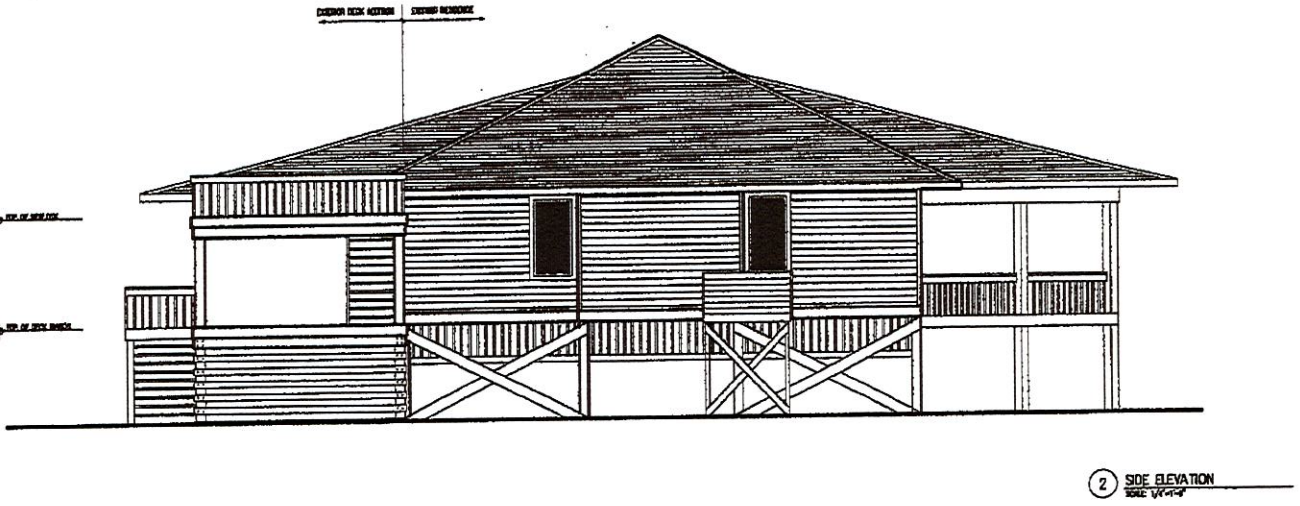
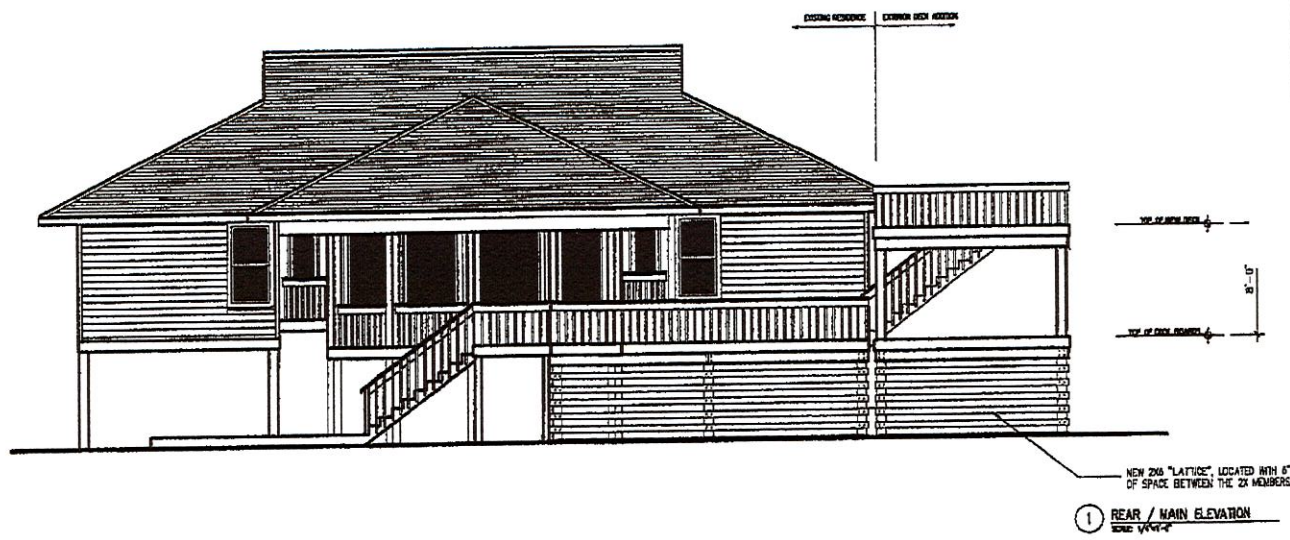
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ATTACHMENT H



WETMORE HOUSE
230 S. BALD HEAD WYND
BALD HEAD, NC 28461

FINISHES / NOTION

FINISHES / NOTION	PROCESSED BY	DATE

12000
 IN: WINDOWS & DOOR: BRUSHED PINE OR OAK
 AND 1/2" LAMIN PLATING
 NEW: BRUSHED PINE OR OAK
 NEW: BRUSHED PINE OR OAK
 1" PINE, AND 1/2" PINE
 P: FINE MESH
 - ADDRES THE HOUSE'S OTHER MATERIALS
 CHANGES ON SPECIALTY FROM THE
 HOUSE, NOT OF THE HOUSE

ELEVATIONS
A 2

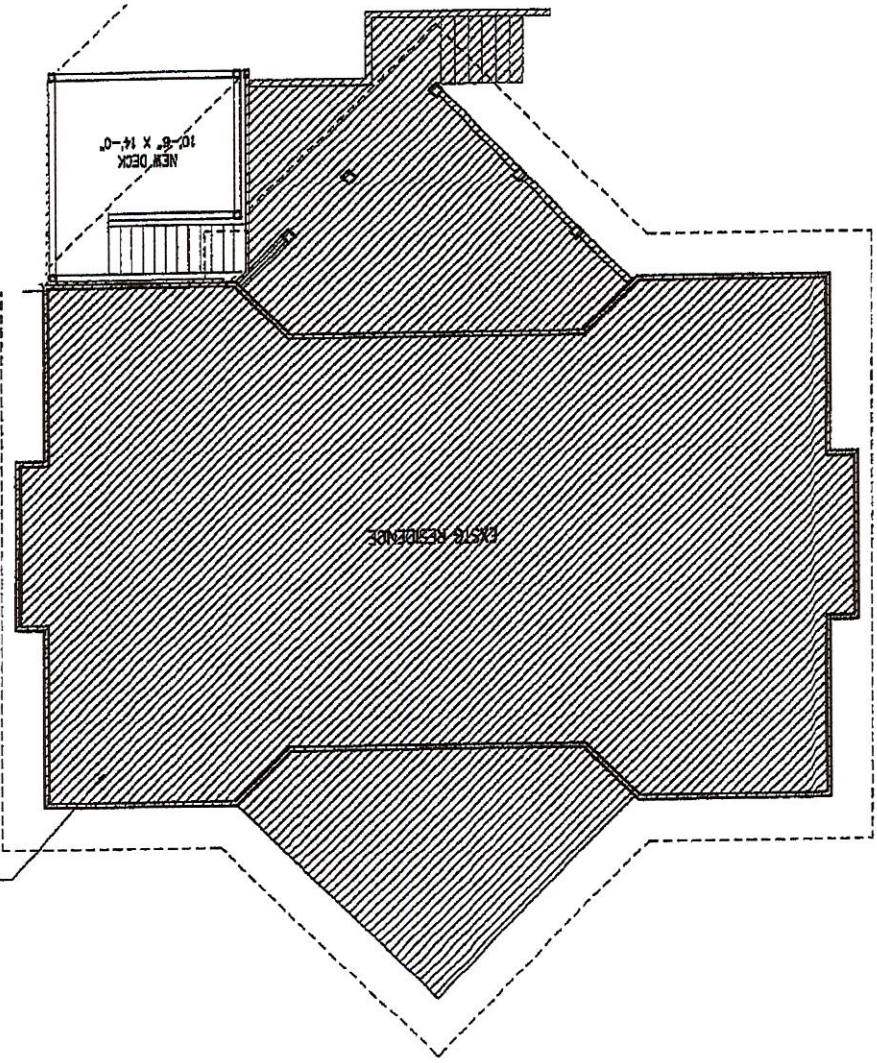
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MAY 03 2023
DCM-MHD CITY
DCM-MHD CITY

RECEIVED
MAR 28 2024
DCM-MHD CITY



EXISTING FLOOR

PROPOSED NEW FLOOR



APPROX. LINE OF SETBACK

EXISTING RESIDENCE

NEW DECK
10'-6" X 14'-0"



DCGM-MHHD CITY

MAY 09 2023

RECEIVED

GENERAL NOTE: THE EXISTING RESIDENCE IS SHOWN AS RECEIVED AND IS NOT TO BE CONSIDERED FOR THIS PROJECT. THE PROPOSED NEW DECK IS TO BE CONSIDERED FOR THIS PROJECT. THE APPROXIMATE LINE OF SETBACK IS SHOWN FOR INFORMATION. THE EXISTING RESIDENCE IS TO REMAIN AS IS. THE PROPOSED NEW DECK IS TO BE CONSIDERED FOR THIS PROJECT. THE APPROXIMATE LINE OF SETBACK IS SHOWN FOR INFORMATION. THE EXISTING RESIDENCE IS TO REMAIN AS IS.

1. THE EXISTING RESIDENCE IS TO REMAIN AS IS. THE PROPOSED NEW DECK IS TO BE CONSIDERED FOR THIS PROJECT. THE APPROXIMATE LINE OF SETBACK IS SHOWN FOR INFORMATION.

2. THE APPROXIMATE LINE OF SETBACK IS SHOWN FOR INFORMATION. THE EXISTING RESIDENCE IS TO REMAIN AS IS. THE PROPOSED NEW DECK IS TO BE CONSIDERED FOR THIS PROJECT.

3. THE EXISTING RESIDENCE IS TO REMAIN AS IS. THE PROPOSED NEW DECK IS TO BE CONSIDERED FOR THIS PROJECT. THE APPROXIMATE LINE OF SETBACK IS SHOWN FOR INFORMATION.

4. THE APPROXIMATE LINE OF SETBACK IS SHOWN FOR INFORMATION. THE EXISTING RESIDENCE IS TO REMAIN AS IS. THE PROPOSED NEW DECK IS TO BE CONSIDERED FOR THIS PROJECT.

5. THE EXISTING RESIDENCE IS TO REMAIN AS IS. THE PROPOSED NEW DECK IS TO BE CONSIDERED FOR THIS PROJECT. THE APPROXIMATE LINE OF SETBACK IS SHOWN FOR INFORMATION.

COASTAL EXPRESS

FOR PRESORTED MAILINGS

230 S. BALD HEAD WIND
BALD HEAD, NC 28461

WETMORE HOUSE

PERMIT / APPROVAL

DATE & TIME

RECEIVED

MAR 18 2023

DCGM-MHHD CITY



ATTACHMENT J

RECEIVED
MAY 03 2023
DCM-MHD CITY



ATTACHMENT I

RECEIVED
MAY 03 2023
DCM-MHD CITY

ATTACHMENT E:
LIST OF STIPULATED EXHIBITS

1. 2000 Wetmore Deed 1410/261
2. 2010 Wetmore Deed
3. Plat Map M-84
4. 2004 Sandbag Variance Final Order
5. 2020 erosion rate study transect image
6. Pre-project vegetation line/Static line image
7. 2022 Cavedo Survey
8. Historic shorelines images
9. Petitioner's Exhibit over recent 2023 photo with overlain lines with report
10. Boyett affidavit
11. Application materials
12. 12-22-22 extension letter from LPO
13. Notice letters to adjacent riparian owners and tracking information
14. 2-16-22 denial letter
15. Notice of variance x2 with tracking information
16. Powerpoint with ground and aerial photos of the Lot including historic shoreline imagery

Rev. \$1,099.00

THIS DEED WAS PREPARED WITHOUT TITLE EXAMINATION
By Steven F. Siegel

STATE OF NORTH CAROLINA

Tax ID No.: 2641D025

COUNTY OF BRUNSWICK

WARRANTY DEED

THIS DEED, made this 12th day of October, 2000, by JOHN FRANCIS McENTEE, Sr. and wife, BRENDA McENTEE, of 1677 MARY ELLEN DRIVE, FORT MILLS, SC 29708, GRANTOR, to LOUIS S. WETMORE and wife, JULIA P. WETMORE, of P. O. Box 638, Hickory, NC 28603, GRANTEE;

WITNESSETH:

That said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract, or parcel of land situated in the County of Brunswick and State of North Carolina, and more particularly described as follows:

BEING ALL OF LOT 1247, BALD HEAD ISLAND STAGE ONE, AS SHOWN ON A PLAT RECORDED IN MAP CABINET M AT PAGE 84 OF THE BRUNSWICK COUNTY REGISTRY, SAID LOT HAVING THE METES, BOUNDS AND LOCATION AS SHOWN ON SAID MAP.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to the exceptions, reservations and conditions herein referred to.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee and has the right to convey in fee simple; that the title is marketable and free and clear of all encumbrances; and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: (a) subject to County and Local Zoning Ordinances; (b) subject to standard easements for utilities; (c) restrictive covenants of record, if any; (d) taxes for current year.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Steven F. Siegel
ATTORNEY AT LAW
LUMINA STATION
1908 EASTWOOD ROAD
SUITE 320
WILMINGTON, NC 28403

10/17/2000
\$1,099.00 10



NET Jim Prevatte
TOTAL 10- REV 1099- TC# 50
REC# _____ CK AMT 1153- CK# 2768
CASH _____ REF _____ BY BP

TS	AUX	CON	GR	PCL	SPL	BY
3	0	2641	D	025	0	KB

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

John Francis McEntee Sr. (SEAL)
JOHN FRANCIS McENTEE, Sr.

Brenda McEntee (SEAL)
BRENDA McENTEE

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Audrey E. Peterson, a Notary Public of the County and State aforesaid, do hereby certify that **JOHN FRANCIS McENTEE, Sr. and wife, BRENDA McENTEE**, personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this 12th day of October, 2000.

Audrey E. Peterson
NOTARY PUBLIC

My Commission Expires: _____

(Notarial Seal)

AUDREY E. PETERSON
Notary Public
State of North Carolina
New Hanover County
Commission Expires 9-29-2003

STATE OF NORTH CAROLINA

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

The Foregoing (or annexed) Certificate(s) of Audrey E. Peterson

Notary(ies) Public is (are) Certified to be Correct.
This Instrument was filed for Registration on this 17th Day of October, 2000
in the Book and Page shown on the First Page hereof.

Robert J. Robinson / B F
ROBERT J. ROBINSON, Register of Deeds

Steven F. Siegel
ATTORNEY AT LAW
LUMINA STATION
1908 EASTWOOD ROAD
SUITE 320
WILMINGTON, NC 28403

By: _____
Deputy/Assistant-Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Tax Lot No. _____ Excise Tax: \$10.00 Parcel Identifier No. 2641B040

Mail after recording to Sandra L. Darby, Esquire, P.O. Box 10807, Southport, NC 28461.

This instrument was prepared by Sandra L. Darby, Esquire, P.O. Box 10807, Southport, NC 28461. Delinquent taxes, if any, to be paid by the closing attorney to the Brunswick County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: L-1292, Bald Head Island, Stage I

THIS DEED made this 20 day of March 2023, by and between

<p>GRANTOR WILLIAM REED PADEN AND WIFE, MARY THELMA CROWDER</p> <p>21237 COUNTRY CLUB DRIVE CORNELIUS, NC 28031-6627</p>	<p>GRANTEE LOUIS S. WETMORE AND WIFE, JULIA P. WETMORE</p> <p>4152 1ST STREET PL. NW HICKORY, NC 28601</p>
---	--

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain real property, together with improvements thereon and appurtenances thereto belonging, situated in Bald Head Island, Smithville Township, Brunswick County, North Carolina, and more particularly as described:

BEING ALL of Lot 1292, Bald Head Island, Stage 1, as shown on map recorded in Map Book 12, Pages 1 through 9, Brunswick County Registry.

This conveyance is made subject to the reservations, conditions and restrictions contained in the Amended and Restated Unified Declaration of Covenants, Conditions and Restrictions for Bald Head Island Association, filed in the Office of the Register of Deeds for Brunswick County, North Carolina, in Book 4009 at Page 206, et seq., and all amendments and additions thereto.

Except for the limited warranty of title herein contained, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTEES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY PETROLEUM HYDROCARBONS, RADON GAS OR HAZARDOUS MATERIALS, SUBSTANCES OR WASTES AS DEFINED BY ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THIS PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

This is the same property acquired by the Grantors by deed recorded in Book 1053 at Page 0019 in the Office of the Register of Deeds of Brunswick County, North Carolina.

This is **not** the Grantor's Primary Residence.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.



Title to the property hereinbefore described is subject to the following exceptions:

1. Any and all easements, and public and private utility or rights of way of record or otherwise affecting said property.
2. Ad valorem taxes for 2023 and subsequent years.
3. Subject to all restrictions, limitations and reservations of record and as amended and supplemented from time to time.

{Signature Page & Notary to Follow}



IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

William Reed Paden (Seal)
William Reed Paden

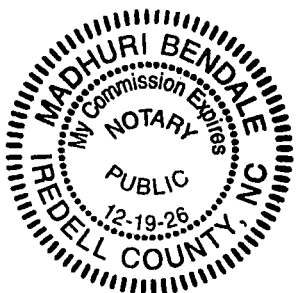
Mary Thelma Crowder (Seal)
Mary Thelma Crowder

STATE OF North Carolina
COUNTY OF Mecklenburg

I, the undersigned, a Notary Public for said County and State, do hereby certify that William Reed Paden and Mary Thelma Crowder, Grantors herein, either being personally known to me or whose identity was evidenced by the form of a Driver's License, personally appeared before me this day, and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal or stamp, this the 15th day of March 2023.

{SEAL-STAMP}



Madhuri Bendale
Notary Public
Printed Name: Madhuri Bendale
My commission expires: 12-19-2026

	CURVE DATA		
	Δ	R	T
C-1	21°-23'-06"	309.91'	58.52'
C-2	73°-45'-00"	180.00'	135.02'
C-3	33°-23'-20"	1285.00'	385.38'

NOTES

- (R) INDICATES THAT PROPERTY LINE IS RADIAL TO CURVE.
- STREET DATA ON WEST BALD HEAD WYND AS SHOWN, WAS TAKEN FROM A MAP BY WILLIAM F. FREEMAN ASSOCIATES (SHEET 7 OF 9) ENTITLED "STAGE I BALD HEAD ISLAND, PROPERTY OF CAROLINA CAPE FEAR CORP."
- COORDINATES ARE BASED ON THE NORTH CAROLINA COORDINATE SYSTEM.

STATE OF NORTH CAROLINA
 Brunswick County
 The Foregoing Certificate of KATHEIRNE W. KIMBRELL & DONNA JONES
 NOTARIES PUBLIC ARE
 Certified to be correct.
 Recorded at 11:45 o'clock A. M.
 This the 8th day of MAY, 19 81
 Cabinet M Page 84

Robert J. Robinson, Register of Deeds
Robert J. Robinson amp

NO APPROVAL REQUIRED
 Clerk, BRUNSWICK COUNTY
 PLANNING BOARD
 DATE: 5-8-81

I, Olan E. Fuquay, certify that this map was drawn from an actual field survey, that the error of closure as calculated by latitudes and departures is 1: 12000, that the boundaries not surveyed are shown as broken lines, plotted from deed information, and that this map was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal this 22nd day of June, 1980.

Olan E. Fuquay
 Olan E. Fuquay, R. L. S.

NORTH CAROLINA
 WAKE COUNTY

I, Katherine W. Kimbrell, Notary Public, do hereby certify that Olan E. Fuquay personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and official seal this the 22nd day of June, 1980.

Notary Public *Katherine W. Kimbrell*

My commission expires January 23, 1981.



THE UNDERSIGNED DEES HEREBY AGREE THAT THE LAND SHOWN ON THIS MAP IS WITHIN THE JURISDICTION OF THE BRUNSWICK COUNTY SUBDIVISION REGULATION AND THIS PLAT AND ALLOTMENT IS MY FREE ACT AND DEED.

5-7-81
 DATE

John A. Messick
 JOHN A. MESSICK VICE PRESIDENT

WITNESS MY HAND AND SEAL THIS THE 7th DAY OF May, 1981.

NOTARY PUBLIC *Donna Jones*

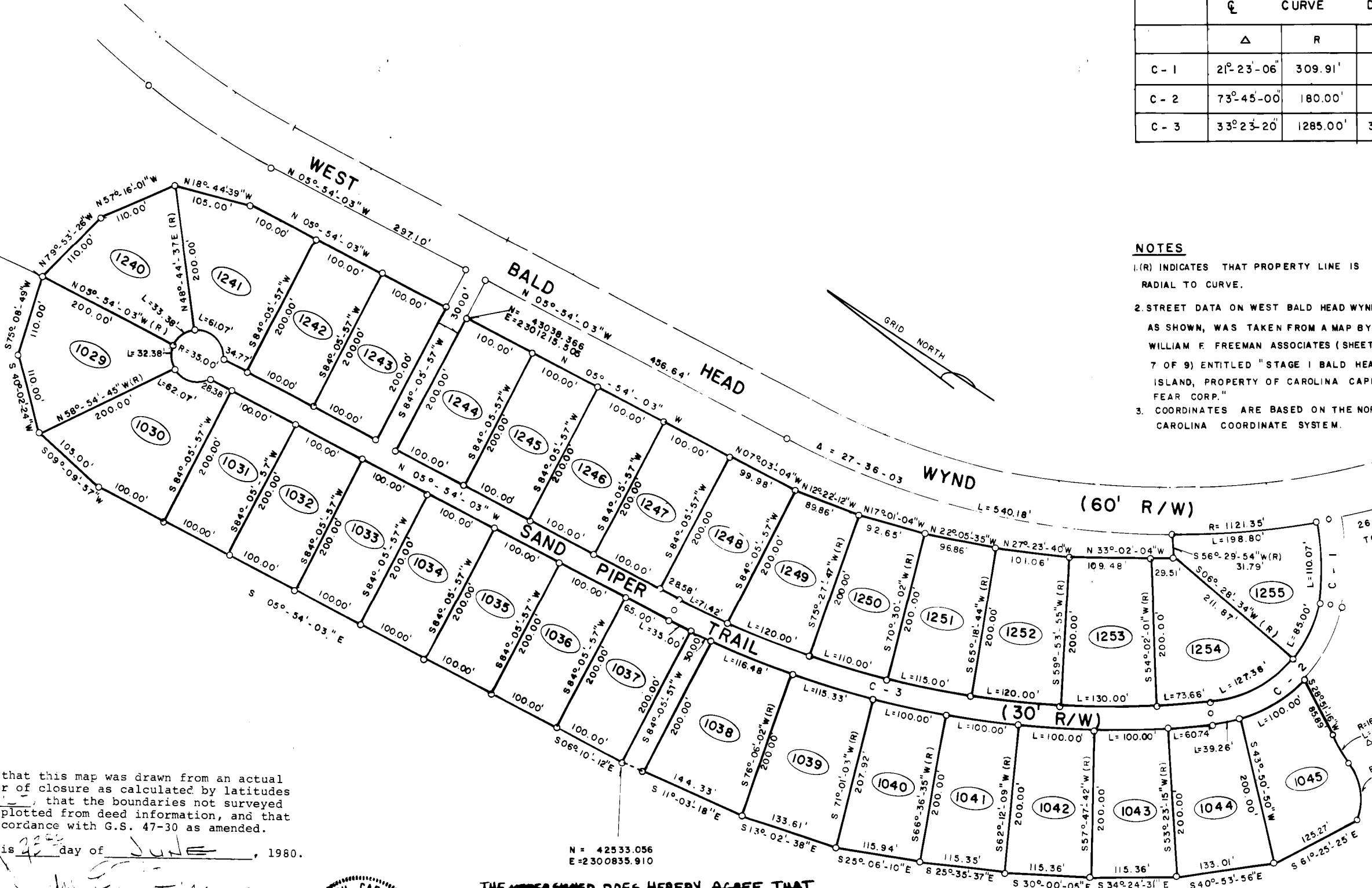
MY COMMISSION EXPIRES 131, 1981.

APPROVED BY:	APPROVED BY:
DATE: 6-19-1980	DATE: 6-19-1980
REVISION	SEAL
MARK	DATE

REVISED	LOT LAYOUT
LOTS 1029 - 1045 AND 1240 - 1255	
BALD HEAD ISLAND	
BALD HEAD ISLAND CORP.	
BRUNSWICK CO. NORTH CAROLINA	
MOORE, GARDNER & ASSOCIATES, INC.	
CONSULTING ENGINEERS	
ASHEBORO • GREENSBORO • CARY	
NORTH CAROLINA	
SCALE 1" = 100'	JOB NO. 500138 SHEET 1 OF 1

RECORDED BRUNSWICK COUNTY BOOK M PAGE 84

5/8/81 11:45 AM \$11.00pd Map Cab. M, Page 84



BUILDING DIMENSIONS BAS=W17S5W23N5W17S13W2S11E2S13E17N5E23S5E17N13E2N11W2N13Area:1923;FSP=N5W23S10E23N5Area:230;FOP=S7E23N12W23S5Area:276;WD DD=S5E40N12W17S7W23Area:319;FUT=Area:60;WDD=Area:376;FOP=Area:192;LLU=Area:300;TotalArea:3676

LAND INFORMATION																				
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
								RF	AC	LC	TO OT									
ERO CAMA	9604	PD-1	100	200	1.0000	0	0.2500					PS	650,000.00	1.000	LT	0.250	162,500.00	162500		
TOTAL MARKET LAND DATA																				
TOTAL PRESENT USE DATA																				

STATE OF NORTH CAROLINA
 COUNTY OF BRUNSWICK

BEFORE THE NORTH CAROLINA
 COASTAL RESOURCES COMMISSION
 CRC-VR-04-10

IN THE MATTER OF:)
 PETITION FOR VARIANCE)
 BY LOUIS S. WETMORE)

FINAL ORDER

This matter was heard on oral arguments and stipulated facts at the regularly scheduled meeting of the North Carolina Coastal Resources Commission (hereinafter CRC) on August 26, 2004, in Raleigh, North Carolina pursuant to N.C.G.S. § 113A-120.1 and T15A NCAC 7J.0700, et seq. Assistant Attorney General Christine Goebel appeared for the Department of Environment and Natural Resources, Division of Coastal Management; Mr. Wetmore appeared on his own behalf.

Upon consideration of the record documents and the arguments of the parties, the CRC adopts the following:

STIPULATED FACTS

1. Petitioner owns a lot and home on South Beach, Bald Head Island in Brunswick County, North Carolina. Petitioner purchased the property in 2000. The site is depicted in Petitioners' site plan submitted with the variance petition (Attachment D to the Staff Recommendation), a photograph submitted with the variance petition (Attachment D to the Staff Recommendation), and property information attached as Exhibit A to the Staff Recommendation. The home presently located on Petitioner's property was originally located across the street from the club. It was moved from that location to its location on Petitioner's lot in 1989 after Hurricane Hugo passed through Bald Head Island.
2. The lot is within the Ocean Hazard Area of Environmental Concern (AEC), the Ocean Erodible AEC, the High Hazard Flood AEC, and the Inlet Hazard AEC.

3. The long-term average annual erosion rate for Petitioner's beach is 8.0 feet per year.
4. The Village of Bald Head Island has recently received several permits from the Division of Coastal Management to install temporary erosion control structures near Petitioner's property, to protect a road (South Bald Head Wynd). Presently, the permits authorize 1550 linear feet of sandbags protecting this segment of threatened road.
5. Other neighboring property owners, both east and west of the Petitioner's property, also have recently permitted sandbag structures protecting their imminently threatened structures.
6. Petitioner's property is to the west of the Village's sandbag structure. There is one residence, also protected by sandbags, between Petitioner's property and the Village's sandbag structure.
7. Petitioner's lot has been sandbagged under CAMA General Permit #36853D, issued March 8, 2004, based on 15A NCAC 7H .1700. The house qualified as imminently threatened because the foundation was within 20 feet of the erosion scarp. 15A NCAC 7H .0308(a)(2)(B).
8. In accordance with the provisions of 7H .1705(a)(10), the base width of the sandbag structure "shall not exceed 20 feet, and the height shall not exceed six feet."
9. Petitioner's sandbags are eligible to remain in place until May 2008 because the Village has an active beach nourishment program based on CAMA Major Permit No. 9-95. The sand comes from spoil material from the Federal Wilmington Harbor Project, 15A NCAC 7H .1705(a)(7)(A).
10. The sandbag structures of the size permitted under the general permit, and presently existing on Petitioner's lot, have not prevented waves from overtopping the bags and eroding the area

behind the bags.

11. The Petitioner requests a variance from the provisions of 15A NCAC 7H .1705(a)(10), which limits the height and width of the bags to 6' x 20', to allow a taller sandbag structure for the temporary protection of his house from erosion. Specifically, the variance requests adding up to 3 additional feet in height to the existing structure.

CONCLUSIONS OF LAW

1. The CRC has jurisdiction over the parties and the subject matter.
2. The parties have been correctly designated and there is no question of misjoinder or nonjoinder of parties.
3. All notices for the proceeding were adequate and proper.
4. The Petitioner has demonstrated that strict application of Rule 15A NCAC 7H .1705(a)(10) to his permit application will result in unnecessary hardship. The Petitioner's variance request materials and the staff recommendation are incorporated by reference as support for this conclusion.
5. The Petitioner has not demonstrated that his hardship results from conditions that are unique to Petitioner's property. The Petitioner's variance request materials and the staff recommendation are incorporated by reference as support for this conclusion.
6. The Petitioner has demonstrated that his hardship does not result from actions he has taken. The Petitioner's variance request materials and the staff recommendation are incorporated by reference as support for this conclusion.
7. The Petitioner has not demonstrated that his proposed development is within the spirit, purpose and intent of the Commission's rules; that it will secure public safety and welfare; and

that it will preserve substantial justice. The Petitioner's variance request materials and the staff recommendation are incorporated by reference as support for this conclusion.

ORDER

THEREFORE, the variance from 15A NCAC 7H .1705(a)(10) is DENIED.

This the 1st day of September, 2004.

Eugene B. Tomlinson Jr.

Eugene B. Tomlinson, Jr., Chairman
Coastal Resources Commission

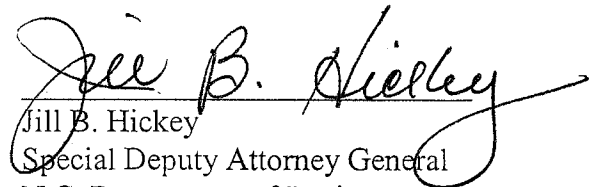
CERTIFICATE OF SERVICE

This is to certify that I have caused the foregoing Final Order to be served upon the Petitioner by depositing a copy thereof in the U.S. Postal Service CERTIFIED MAIL, RETURN RECEIPT REQUESTED with sufficient postage for delivery and addressed to:

Louis S. Wetmore
409 Thornburg Dr. So.
Conover, NC 28613

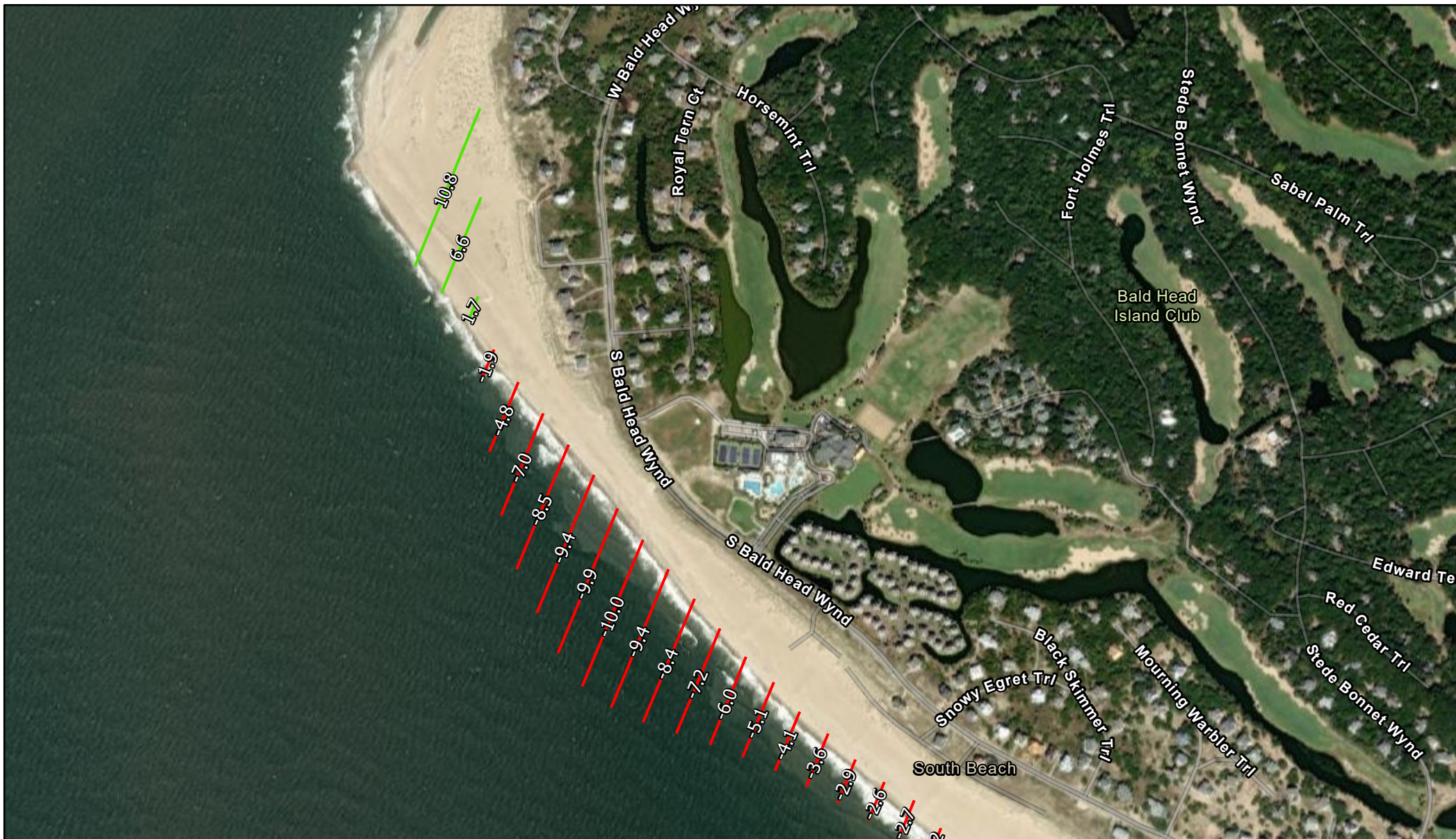
Christine Goebel Hand Delivery
Assistant Attorney General
N.C. Department of Justice

This the 1st day of September, 2004.



Jill B. Hickey
Special Deputy Attorney General
N.C. Department of Justice
9001 Mail Service Center
Raleigh, NC 27699-9001
(919) 716-6942
Counsel to the Commission

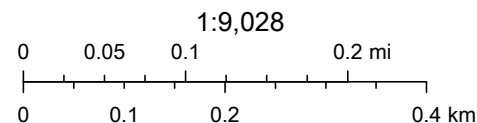
Division of Coastal Management



6/8/2023, 3:04:18 PM

Erosion Rates (2020)

- Erosion
- Accretion



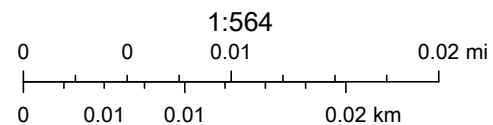
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Division of Coastal Management

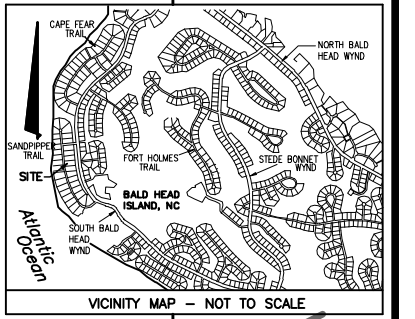


5/10/2023, 2:47:19 PM

- Pre-Project Vegetation Lines (points)
- Pre-Project Vegetation Lines



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

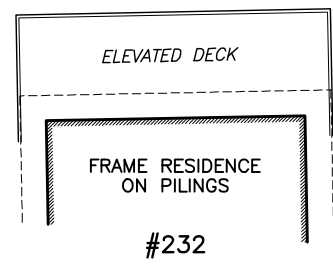


LOT 1037
Clifford R Neill
Ingrid Neill Ebert
DB 3519 Pg 964

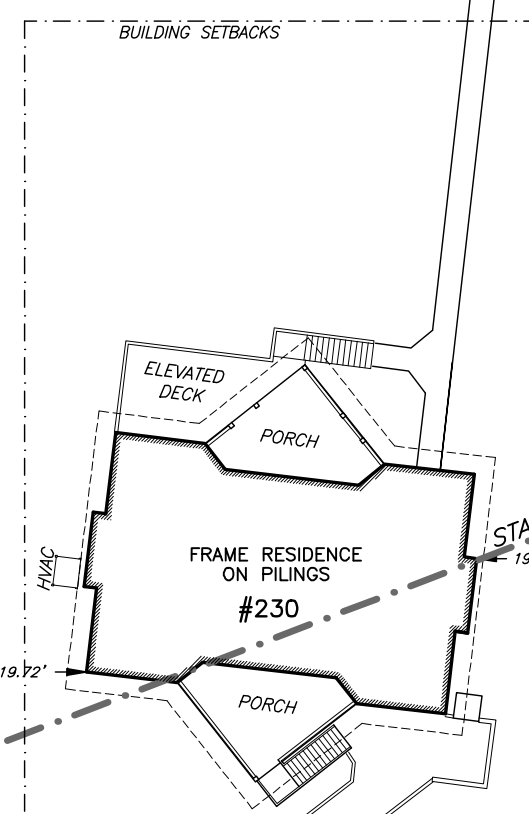
LOT 1036
Harry W Kruppenbach
DB 476 Pg 43

SAND PIPER TRAIL
30' PUBLIC RIGHT-OF-WAY - UNOPENED

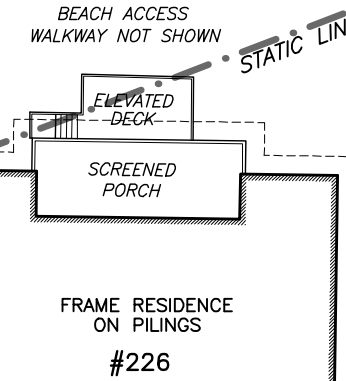
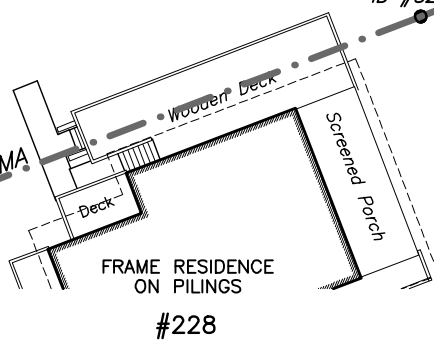
LOT 1249
Kenneth L Urish
Ann Urish & ETALS
DB 672 Pg 213
Vacant



LOT 1248
DAOUD HOLDINGS LLC
DB 4560 Pg 1087

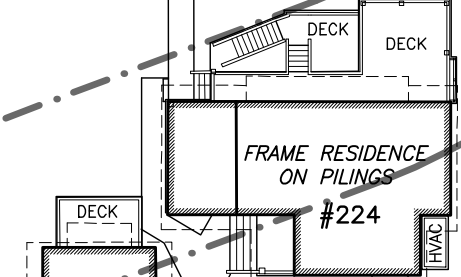


LOT 1246
Robert S Morgan Revocable Living Trust
Eleanor H Morgan Revocable Living Trust
DB 4005 Pg 785



LOT 1245
Scott E Miller
Sharon Miller Virtz
MC M Page 84
DB 3919 Pg 715

LOT 1244
Thomas S Henson
Kristin M Ford
DB 4431 Pg 976



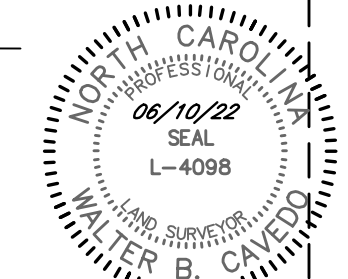
BALD HEAD ASSOCIATION
Deed Book 1633 Page 1368

WEST BALD HEAD WYND
60' PUBLIC RIGHT-OF-WAY

- Notes:
1. Lot area is 19,997.5 sq.ft., computed by coordinate method.
 2. Corners marked as noted. EIP is existing iron pipe found. NRB is new iron rebar set. CP is computed point.
 3. Lot 1247 lies within a 1% yearly chance flood hazard area. Zone AE, base flood elevation 9.0', and VE, base flood elevation 11.0'. Residence lies within Zone AE, BFE 9.0'. Ref: FEMA FIRM no. 3720300400L dated 08/28/2018.
 4. Survey reference: As shown here on.
 5. All distances shown hereon are horizontal ground distances.
 6. CAMA Setback Factor is 3x in this area.
 7. Building Setbacks: Front 35', Sides 10', Side Corner 20', Rear 10'

STATE OF NORTH CAROLINA
I, Walter B. Cavado, certify that this plat was drawn under my supervision from an actual survey made under my supervision from information found in the Brunswick Co. Registry, as noted hereon; that the error of closure as calculated by latitudes and departures is 1:10000+, that the boundaries not surveyed are shown as broken lines; that this map was prepared in accordance with G.S. 47-39 as amended, with the exception of sec.(g), which pertains to map size for recordation. Witness my hand and seal this 10th day of June, 2022.

Walter B. Cavado
Professional Land Surveyor
N.C. Registration No. L-4098



LOT 1247 - STAGE ONE
BALD HEAD ISLAND
MAP CABINET M PAGE 84
DEED BOOK 3069 PAGE 839
MAP OF SURVEY FOR
LOUIS S WETMORE
and
JULIA P WETMORE
VILLAGE OF BALD HEAD ISLAND
SMITHVILLE TOWNSHIP - BRUNSWICK COUNTY
NORTH CAROLINA

GRAPHIC SCALE
-30 0 15 30

JUNE 10, 2022
ONE INCH = THIRTY FEET
WALTER B. CAVEDO LAND SURVEYING
101 NORTH TWENTYTHIRD ST. WILMINGTON, NC 28401
(910) 279-4153
EMAIL: waltercavado@gmail.com

SAND PIPER TRAIL
30' PUBLIC RIGHT-OF-WAY - UNOPENED




SAND PIPER TRAIL
30' PUBLIC RIGHT-OF-WAY - UNOPENED

March 2000

Write a description for your map.

053

Legend

-  230 S Bald Head Wynd
-  Bald Head Island Club
-  Hutaff, Tabitha C.

W Bald Head Wynd

Royal Tern Ct

230 S Bald Head Wynd

Google Earth

Image U.S. Geological Survey






700 ft

November 2004

Write a description for your map.

054

Legend

-  230 S Bald Head Wynd
-  Bald Head Island Club
-  Hutaff, Tabitha C.

W Bald Head Wynd

Royal Tern Ct

Semint Trail




230 S Bald Head Wynd



September 2006

Write a description for your map.

Legend

-  230 S Bald Head Wynd
-  Bald Head Island Club
-  Hutaff, Tabitha C.

Google Earth

Image NOAA






700 ft

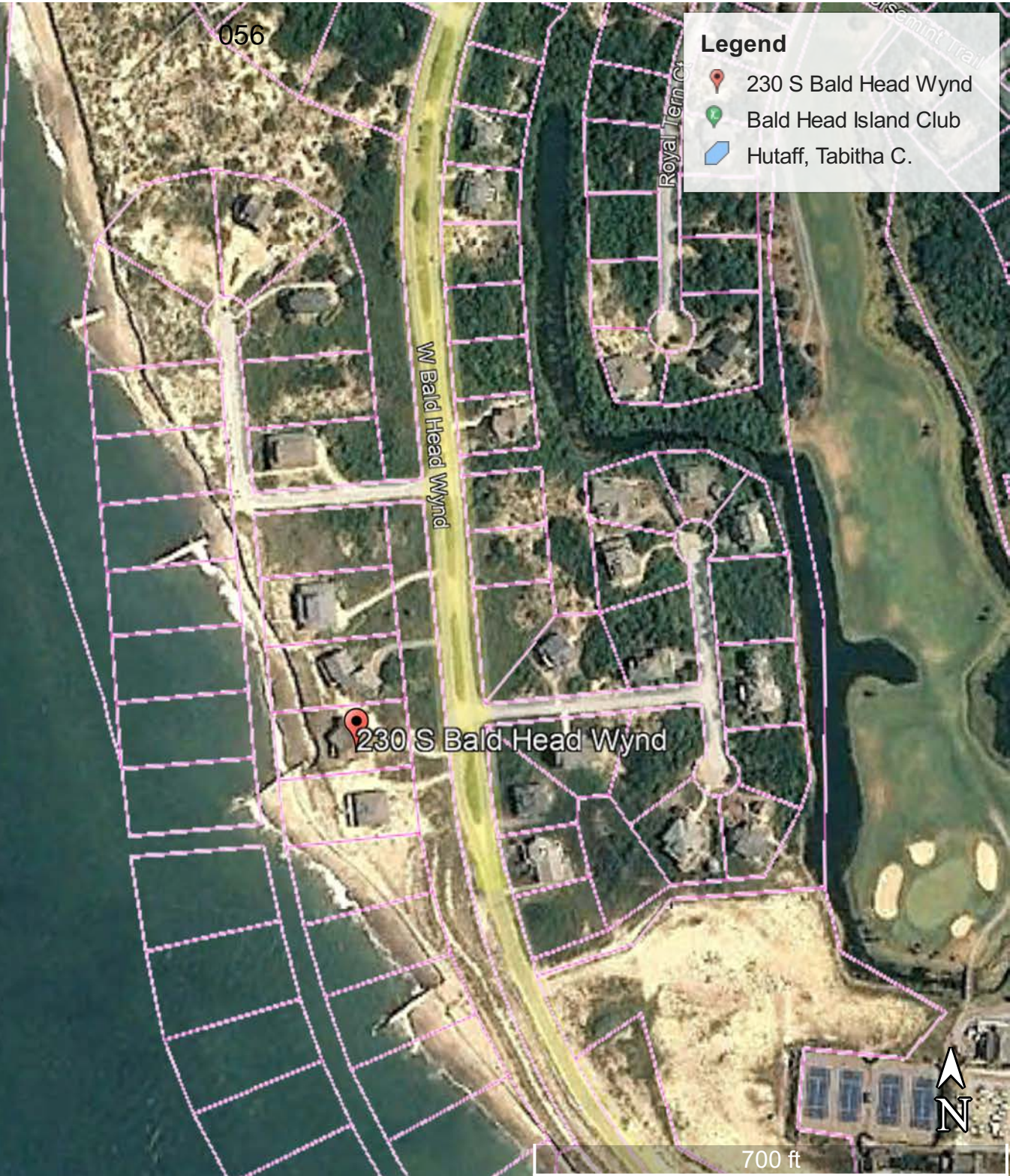


October 2009

Write a description for your map.

Legend




-  230 S Bald Head Wynd
-  Bald Head Island Club
-  Hutaff, Tabitha C.

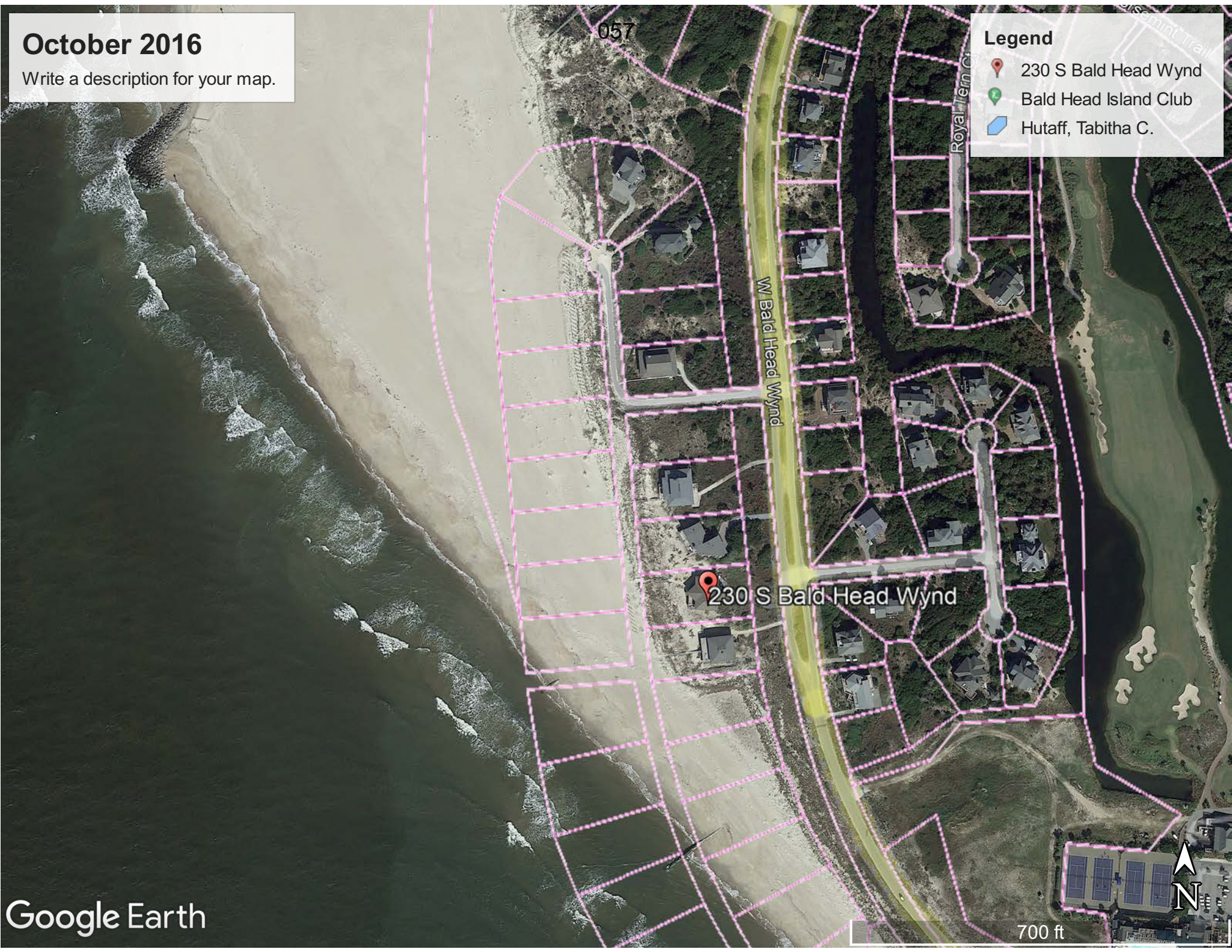


October 2016

Write a description for your map.

Legend

-  230 S Bald Head Wynd
-  Bald Head Island Club
-  Hutaff, Tabitha C.






September 2018

Post Florence

058

Legend

-  230 S Bald Head Wynd
-  Bald Head Island Club
-  Hutaff, Tabitha C.

W Bald Head Wynd

Royal Palm Ct




230 S Bald Head Wynd



April 2023

059

Legend

-  230 S Bald Head Wynd
-  Bald Head Island Club
-  Hutaff, Tabitha C.

 230 S Bald Head Wynd

W Bald Head Wynd

Royal Ten C

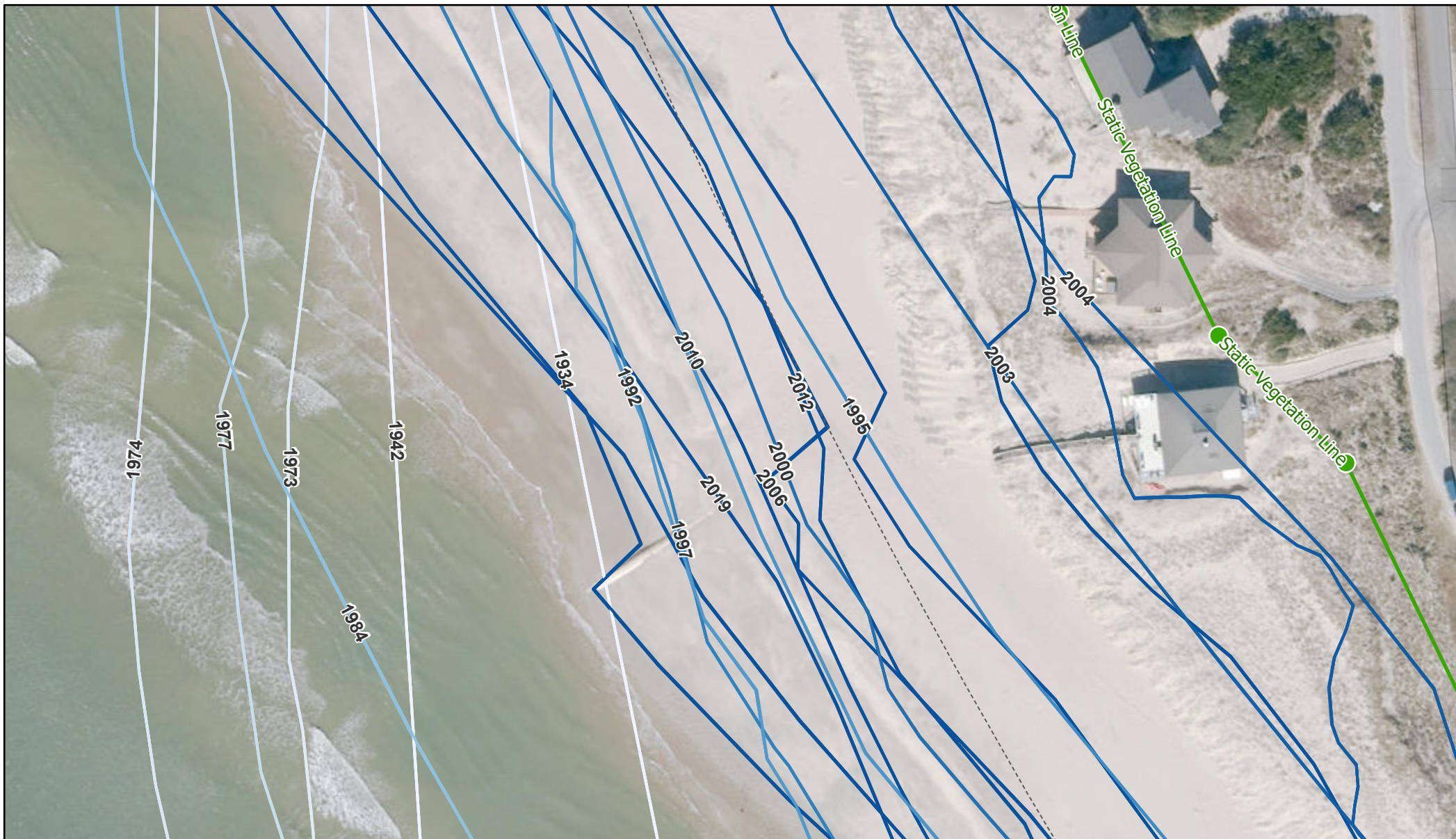
Google Earth

Image © 2023 Airbus

700 ft



Division of Coastal Management



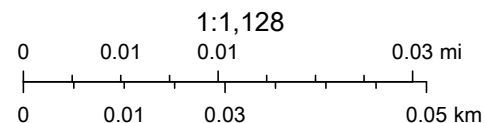
5/10/2023, 12:04:37 PM

Shorelines - Oceanfront & Inlet (1849-2020)

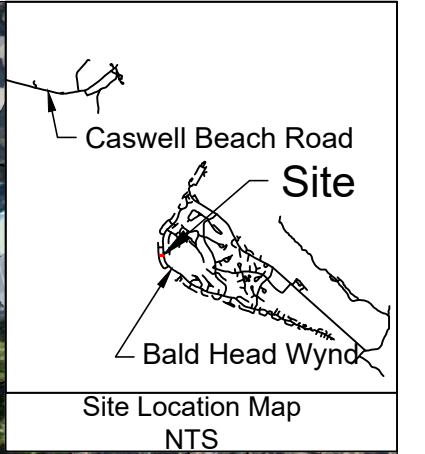


Setback Factors (2020)

- Pre-Project Vegetation Lines (points)
- Pre-Project Vegetation Lines



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



SUBJECT PROPERTY
230 SOUTH BALD HEAD WYND

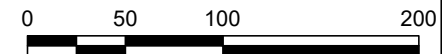
Subject Tax Parcel
Tax Parcels
Appx. Normal High Water
Appx. Normal Low Water

Legend

- Subject Tax Parcel
- Tax Parcels
- Appx. Normal High Water
- Appx. Normal Low Water

NOTES:

1. 2022 PARCELS FROM NCONEMAP. 2023 AERIAL FROM NEARMAP.
2. 2023 DRONE IMAGERY COLLECTED APRIL 13, 2023 AT 8:20AM LOW TIDE.
3. APPROXIMATE NORMAL LOW AND HIGH WATER LINES FROM DAVEY RESOURCE GROUP INTREPRETED FROM AERIAL PHOTOGRAPHY AND SITE VISIT.
4. NOT A SURVEYED OR ENGINEERED DRAWING. FOR ENVIRONMENTAL PERMITTING ONLY.



DAVEY
Resource Group
3805 Wrightsville Ave Suite 15
Wilmington, North Carolina 28403
910-452-0001

Project: 230 South Bald Head Wynd	Date: 5/22/2023	Revision Date: NA
	Scale: 1"=100'	Job Number: DRGNCW23.126
Title: Existing Conditions and Site Location	Drawn By: WAD	Sheet Number: 1 of 1

S. Bald Head Wynd - S. Bald Head Wynd



Captured: Apr 13, 2023, Processed: Apr 13, 2023

Map Details Summary (i)

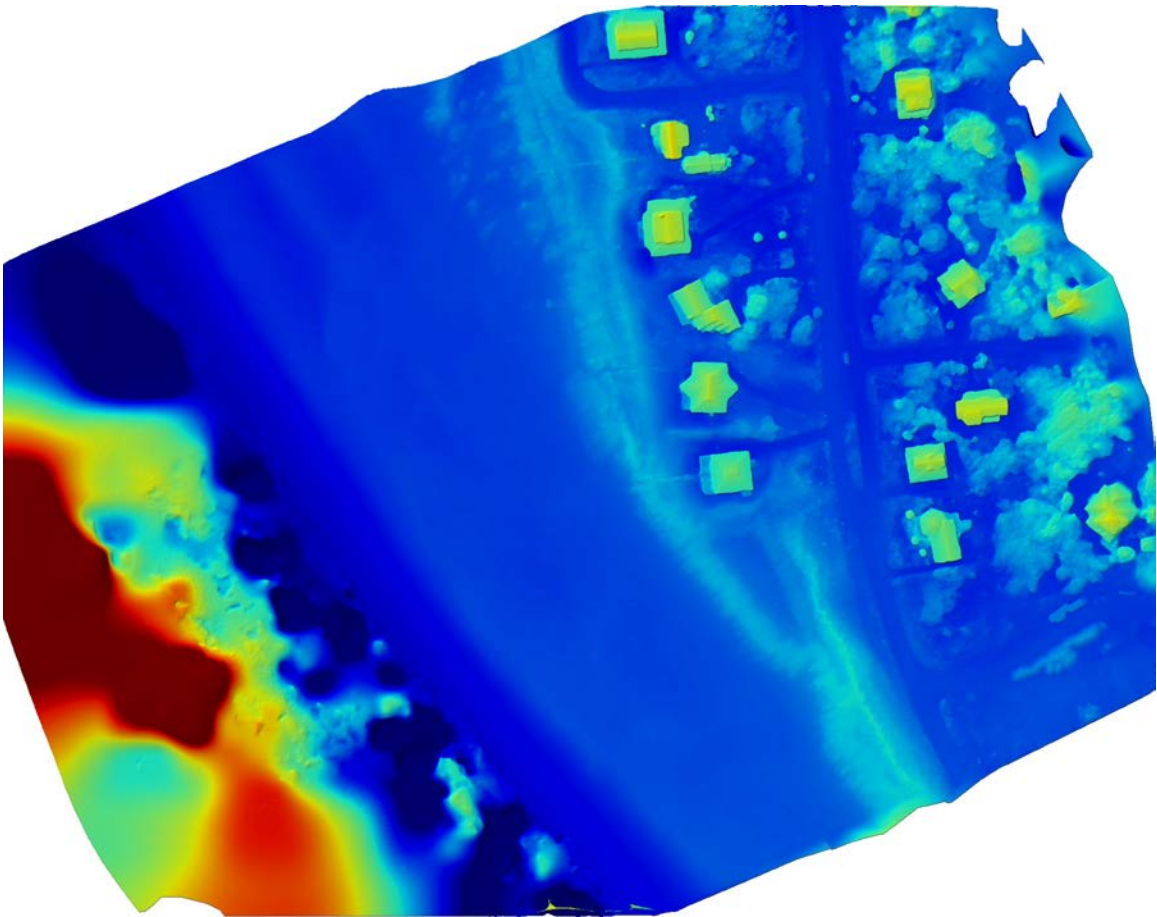
Project Name	S. Bald Head Wynd - S. Bald Head Wynd
Photogrammetry Engine	DroneDeploy Proprietary
Date Of Capture	Apr 13, 2023
Date Processed	Apr 13, 2023
GSD Orthomosaic (GSD DEM)	1.00in/px (DEM 4.00in/px)
Area Bounds (Coverage)	1718354.49ft ² (74%)
Image Sensors	DJI - FC6310S
Average GPS Trust	32.81ft

Quality & Accuracy Summary (i)

Image Quality	High texture images
Median Shutter Speed	1/160
Images Uploaded (Aligned %)	77 (88%)
Camera Optimization	0.03% variation from reference intrinsics

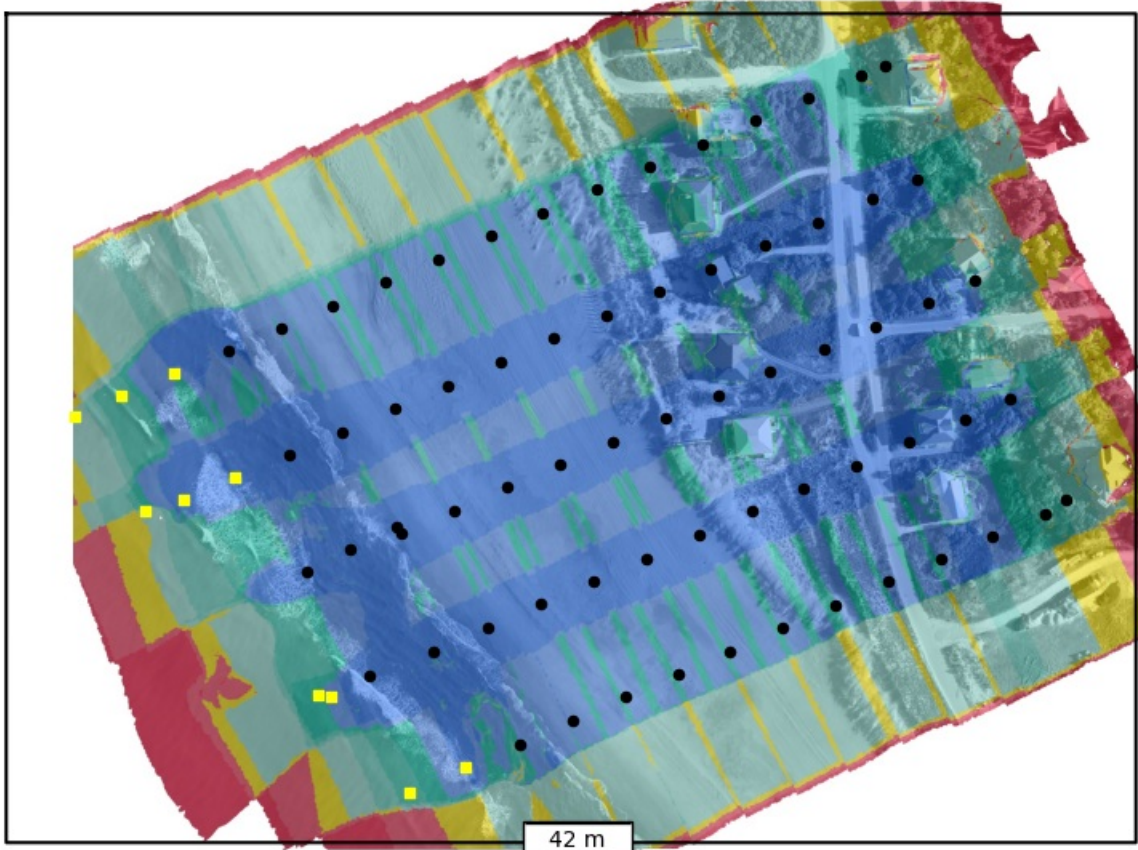
Preview ⓘ



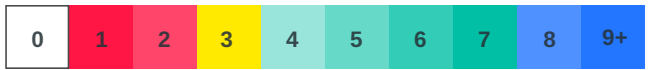


Dataset Quality Review

Orthomosaic Coverage ⁽ⁱ⁾



- ROI
- Aligned
- GPS Aligned



Insufficient coverage, expect large holes in the map, and low accuracy.

Marginal coverage, expect distortion or holes on buildings or sharp edges, and lower accuracy measurements.

Good coverage, expect a high quality reconstruction

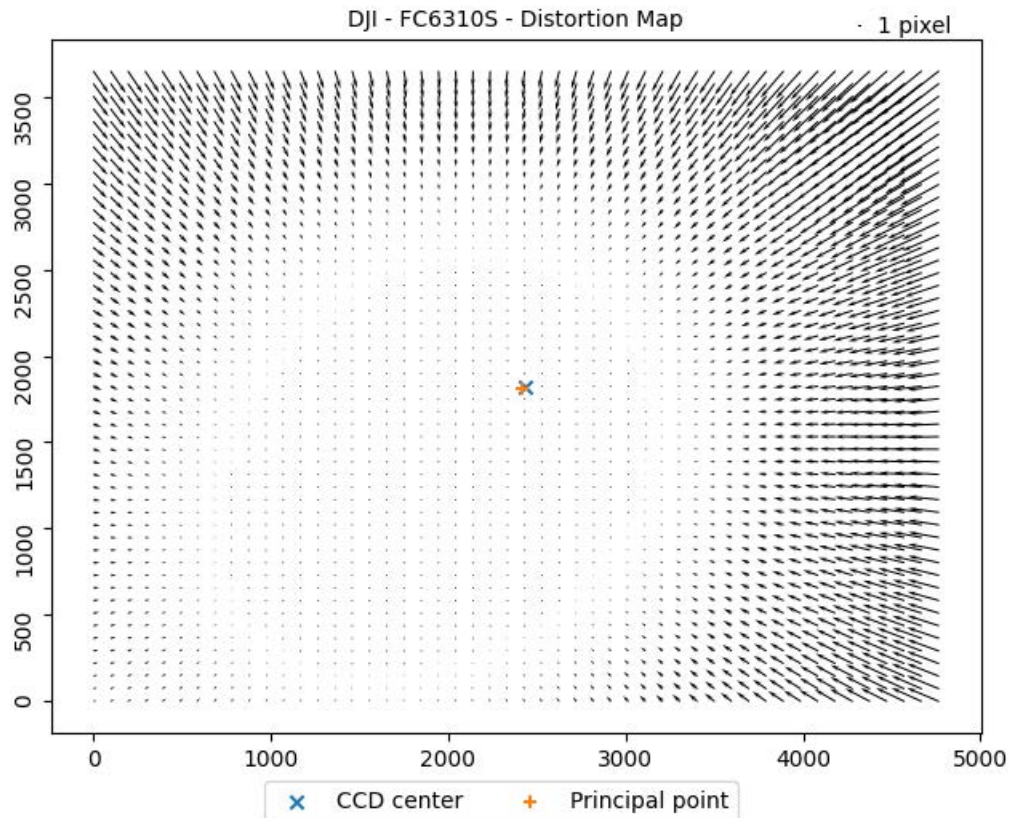
Sensor(s) Used	DJI - FC6310S
Image Count (by sensor)	77
Image Resolution	4864x3648 (~18MP)
Orthomosaic coverage (% of area of interest)	74.85
Average Orthomosaic Image Density within Structured Area	7 images/pixel
Median Shutter Speed	1/160

Structure from Motion (i)

Aligned Cameras	88% 68/77
RMSE of Camera GPS Location	X 15.21ft Y 8.65ft Z 8.88ft RMSE 11.33ft

Camera Calibration (i)

Camera Optimization	0.03% variation from reference intrinsics
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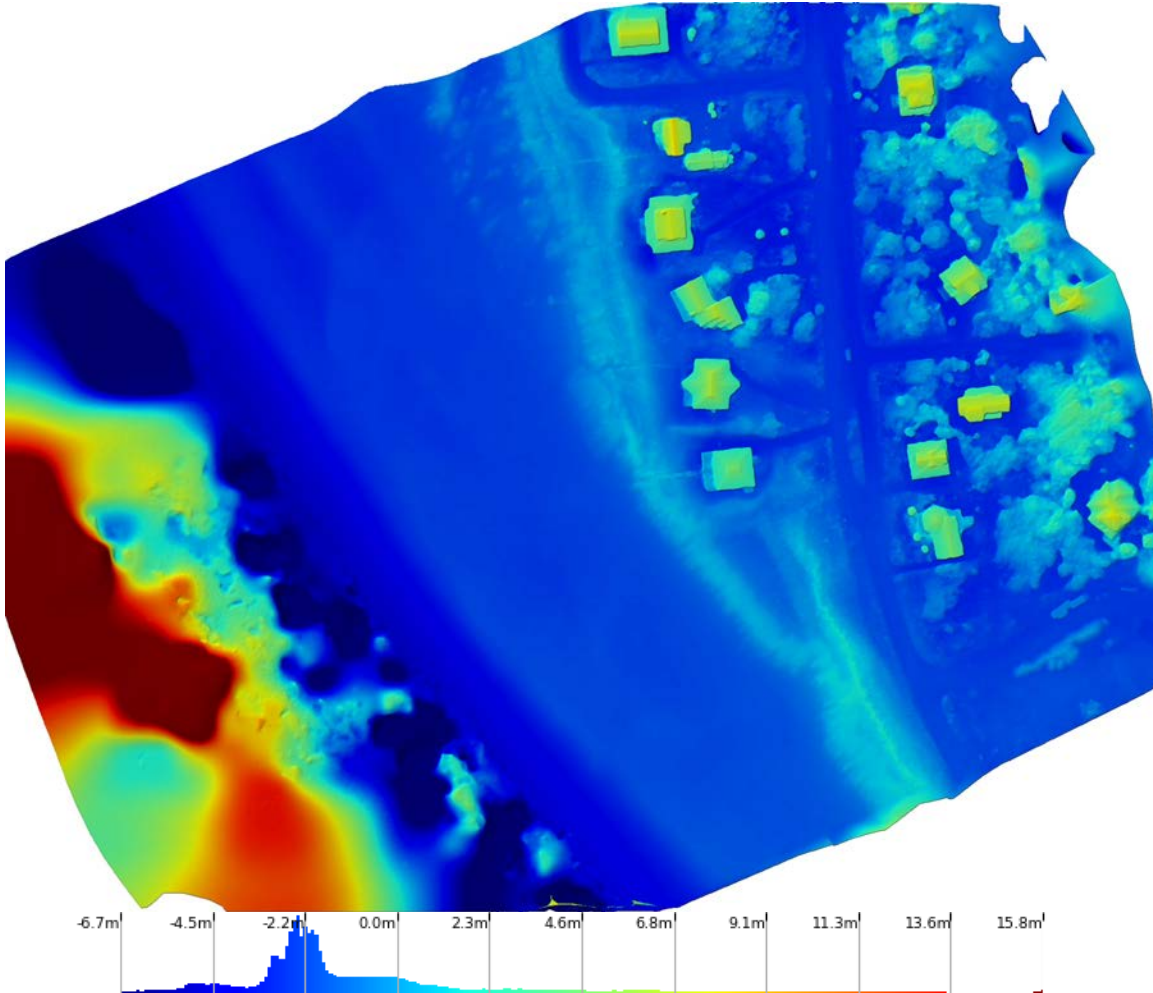


Densification and Meshing (i)

Nadir Images	100%	Include oblique or horizontal images to improve reconstructions of man-made structures.
Oblique images	0%	
Horizontal images	0%	
Total Points		3.6 million
Point Cloud Density		2.83 points/ft ²
Mesh Triangles		798.7 thousand

Digital Elevation Model

Mode	Generated from Mesh
DEM GSD	DEM 4.00in/px
Relative/Absolute	Relative Altitude vs Drone takeoff



State of North Carolina

County of Brunswick

Affidavit of Stephen Boyett

Comes now the affiant, and being duly sworn, states as follows:

1. I am the Development Services Director of the Village of Bald Head Island ("Village"). I have been employed in this position since July 2005, and prior to that, as the assistant to the Building Inspector, since in or about July 2004.
2. I serve as the CAMA Local Permit Officer for Bald Head Island.
3. I am familiar with CAMA and building requirements on Bald Head Island
4. I am personally familiar with and have visited the dwelling at 230 South Bald Head Wynd. Bald Head Island.
5. In my role as CAMA Local Permit Officer on February 16, 2023, I denied the CAMA Minor Permit as inconsistent with 15A NCAC 7H .0309 (a) where the additional proposed deck is not landward of the pre-project vegetation line.
6. I Have reviewed the site plan submitted for an addition to the existing deck.
7. The proposed deck and existing deck on the oceanside of the dwelling are located seaward of the pre-project vegetation line.
8. The Village is committed to maintaining an engineered beach with periodic sand placements at Bald Head Island pursuant to the 2000 Sand Management Plan with the US Corps of Engineers (USACE) and supplemental Village funded sand Placements. A SMP Corps project (SMP-Corps Channel Maintenance Project) just wrapped up last month (April 2023) with placement of over 1Mcy of dredged material from the federal navigation shipping channel along south beach from the vicinity of the Terminal Groin "fillet" eastward along south beach in front of Mr. Wetmore's residence. In addition, the Village is currently working on the engineering, design and permitting for its next locally funded project to take place in 1st Quarter of 2025. A submittal and request on that project was just sent to Cameron Weaver this week from the Village's environmental consultant, Davey Group (formerly Land Management Group) for coordinating of a future scoping meeting (TBD) with DCM, Corps and other regulatory agencies to discuss the project.

Further Affiant sayeth not.

This the 22nd day of May, 2023.



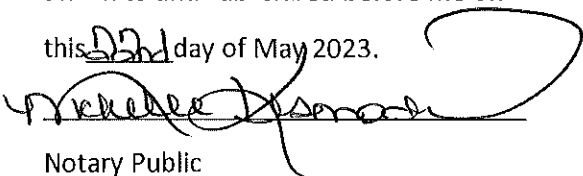
Stephen Boyett

State of North Carolina

County of Brunswick

Sworn to and subscribed before me on

this 22nd day of May 2023.



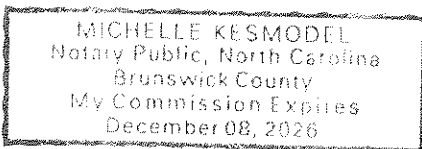
Notary Public

Michelle Kesmodel

(Typed/Printed Name of Notary Public)

My Commission Expires: 12/8/2026

(NOTARY SEAL/STAMP)



Locality BALD HEAD ISLANDPermit Number 2022-09Ocean Hazard Estuarine Shoreline _____ ORW Shoreline _____ Public Trust Shoreline _____ Other _____
(For official use only)**GENERAL INFORMATION****received**
11/30/2022 SB**LAND OWNER**Name: IVIS S. AND JULIA WETMOREAddress: P.O. Box 2262City: HICKORY State: NC Zip: 28603 Phone: 808-612-0415**AUTHORIZED AGENT**Name: COASTAL EXPRESS BUILDING CO. INC.Address: 7506 NEEDLE FISH CTCity: WILMINGTON State: NC Zip: 28411 Phone: 910-312-2205LOCATION OF PROJECT: (Address, street name and/or directions to site. If not oceanfront, what is the name of the adjacent waterbody.) 230 WEST BALD HEAD WIND, BALD HEAD ISLAND NC

DESCRIPTION OF PROJECT: (List all proposed construction and land disturbance.) _____

SIZE OF LOT/PARCEL: 2200 square feet .46 acresPROPOSED USE: Residential (Single-family Multi-family) Commercial/Industrial Other TOTAL ENCLOSED FLOOR AREA OF A BUILDING IN THE OCEAN HAZARD AREA OF ENVIRONMENTAL CONCERN (AEC): 2700 square feet (includes all floors and roof covered decks)SIZE OF BUILDING FOOTPRINT AND OTHER IMPERVIOUS OR BUILT-UPON SURFACES IN THE COASTAL SHORELINE AREA OF ENVIRONMENTAL CONCERN (AEC): 2700 square feet (Calculations includes the area of the roof/drip line of all buildings, driveways, covered decks, concrete or masonry patios, etc. that are within the applicable AEC.) (Attach your calculations with the project drawing.)

Choose the AEC area that applies to your property:

- (1) within 75 feet of Normal High Water for the Estuarine Shoreline AEC
- (2) within 575 feet of Normal High Water for the Estuarine Shoreline AEC, adjacent to Outstanding Resource Waters
- (3) within 30 feet of the Public Trust Shoreline AEC

(Contact your Local Permit Officer if you are not sure which AEC applies to your property.)

STATE STORMWATER MANAGEMENT PERMIT: Is the project located in an area subject to a State Stormwater Management Permit issued by the NC Division of Water Quality? YES NO

If yes, list the total built upon area/impervious surface allowed for your lot or parcel. _____ square feet.

OTHER PERMITS MAY BE REQUIRED: The activity you are planning may require permits other than the CAMA minor development permit. As a service we have compiled a listing of the kinds of permits that might be required. We suggest you check over the list with your LPO to determine if any of these apply to your project. Zoning, Drinking Water Well, Septic Tank (or other sanitary waste treatment system), Building, Electrical, Plumbing, Heating and Air Conditioning, Insulation and Energy Conservation, FIA Certification, Sand Dune, Sediment Control, Subdivision Approval, Mobile Home Park Approval, Highway Connection, and others.

STATEMENT OF OWNERSHIP:

I, the undersigned, an applicant for a CAMA minor development permit, being either the owner of property in an AEC or a person authorized to act as an agent for purposes of applying for a CAMA minor development permit, certify that the person listed as landowner on this application has a significant interest in the real property described therein. This interest can be described as: (check one)

an owner or record title, Title is vested in WNCR, see Deed Book 3069 page 239 in the Bladen County Registry of Deeds.

an owner by virtue of inheritance. Applicant is an heir to the estate of _____; probate was in _____ County.

if other interest, such as written contract or lease, explain below or use a separate sheet and attach to this application.

NOTIFICATION OF ADJACENT PROPERTY OWNERS:

I furthermore certify that the following persons are owners of properties adjoining this property. I affirm that I have given **ACTUAL NOTICE** to each of them concerning my intent to develop this property and to apply for a CAMA permit.

(Name)	(Address)
(1) ROBERT MORRAN REV LIV TRUSTE	ELEANOR H MORRAN REV LIV TRUST PO BOX 285 PINEBURST, NC
(2) DADDIO HOLDINGS LLC	401 BUTLER STREET PILOT MOUNTAIN, NC 28570
(3) _____	_____
(4) _____	_____

FOR DEVELOPERS IN OCEAN HAZARD AND ESTUARINE HAZARD AREAS:

I acknowledge that the land owner is aware that the proposed development is planned for an area which may be susceptible to erosion and/or flooding. I acknowledge that the local permit officer has explained to me the particular hazard problems associated with this lot. This explanation was accompanied by recommendations concerning stabilization and floodproofing techniques.

PERMISSION TO ENTER ON LAND:

I furthermore certify that I am authorized to grant and do in fact grant permission to the local permit officer and his agents to enter on the aforementioned lands in connection with evaluating information related to this permit application.

This application includes: general information (this form), a site drawing as described on the back of this application, the ownership statement, the AEC hazard notice where necessary, a check for \$100.00 made payable to the locality, and any information as may be provided orally by the applicant. The details of the application as described by these sources are incorporated without reference in any permit which may be issued. Deviation from these details will constitute a violation of any permit. Any person developing in an AEC without permit is subject to civil, criminal and administrative action.

This the 7th day of APRIL 20

Mrs. S. Wetmore

Landowner or person authorized to act as his agent for purpose of filing a CAMA permit application

AEC HAZARD NOTICE

Project is in An: Ocean Erodible Area High Hazard Flood Area Inlet Hazard AreaProperty Owner: Lou's WetmoreProperty Address: 230 West Bald Head WyndDate Lot Was Platted: 6-10-22

This notice is intended to make you, the applicant, aware of the special risks and conditions associated with development in this area, which is subject to natural hazards such as storms, erosion and currents. The rules of the Coastal Resources Commission require that you receive an AEC Hazard Notice and acknowledge that notice in writing before a permit for development can be issued.

The Commission's rules on building standards, oceanfront setbacks and dune alterations are designed to minimize, but not eliminate, property loss from hazards. By granting permits, the Coastal Resources Commission does not guarantee the safety of the development and assumes no liability for future damage to the development. Permits issued in the Ocean Hazard Area of Environmental Concern include the condition that structures be relocated or dismantled if they become imminently threatened by changes in shoreline configuration. The structure(s) must be relocated or dismantled within two (2) years of becoming imminently threatened, and in any case upon its collapse or subsidence.

The best available information, as accepted by the Coastal Resources Commission, indicates that the annual long-term average ocean erosion rate for the area where your property is located is 3 feet per year.

The rate was established by careful analysis of aerial photographs of the coastline taken over the past 50 years.

Studies also indicate that the shoreline could move as much as 270 feet landward in a major storm.

The flood waters in a major storm are predicted to be about 9 feet deep in this area.

Preferred oceanfront protection measures are beach nourishment and relocation of threatened structures. Hard erosion control structures such as bulkheads, seawalls, revetments, groins, jetties and breakwaters are prohibited. Temporary sand bags may be authorized under certain conditions.

The applicant must acknowledge this information and requirements by signing this notice in the space below. Without the proper signature, the application will not be complete.

Lou's Wetmore

SPECIAL NOTE: This hazard notice is required for development in areas subject to sudden and massive storms and erosion. Permits issued for development in this area expire on December 31 of the third year following the year in which the permit was issued. Shortly before work begins on the project site, the Local Permit Officer must be contacted to determine the vegetation line and setback distance at your site. If the property has seen little change since the time of permit issuance, and the proposed development can still meet the setback requirement, the LPO will inform you that you may begin work. Substantial progress on the project must be made within 60 days of this setback determination, or the setback must be remeasured. Also, the occurrence of a major shoreline change as the result of a storm within the 60-day period will necessitate remeasurement of the setback. It is important that you check with the LPO before the permit expires for official approval to continue the work after the permit has expired. Generally, if foundation pilings have been placed and substantial progress is continuing, permit renewal can be authorized. It is unlawful to continue work after permit expiration.

For more information, contact:

STEPHEN BOYETT

Local Permit Officer

PO BOX 3009

Address

BALD HEAD ISLAND NC 28461

Locality

910-457-9700

Phone Number

AGENT AUTHORIZATION FOR CAMA PERMIT APPLICATION

Name of Property Owner Requesting Permit: Louis Wetmore

Mailing Address: PO Box 2262

Hickory NC 28603

Phone Number: 828-612-0415

Email Address: lou.wetmore@gmail.com

I certify that I have authorized Coastal Cypress - Steve Swain
Agent / Contractor

to act on my behalf, for the purpose of applying for and obtaining all CAMA permits
necessary for the following proposed development: Deck addition

at my property located at 230 W. Bald Head Wynd,
in Brunswick County.

I furthermore certify that I am authorized to grant, and do in fact grant permission to
Division of Coastal Management staff, the Local Permit Officer and their agents to enter
on the aforementioned lands in connection with evaluating information related to this
permit application.

Property Owner Information:

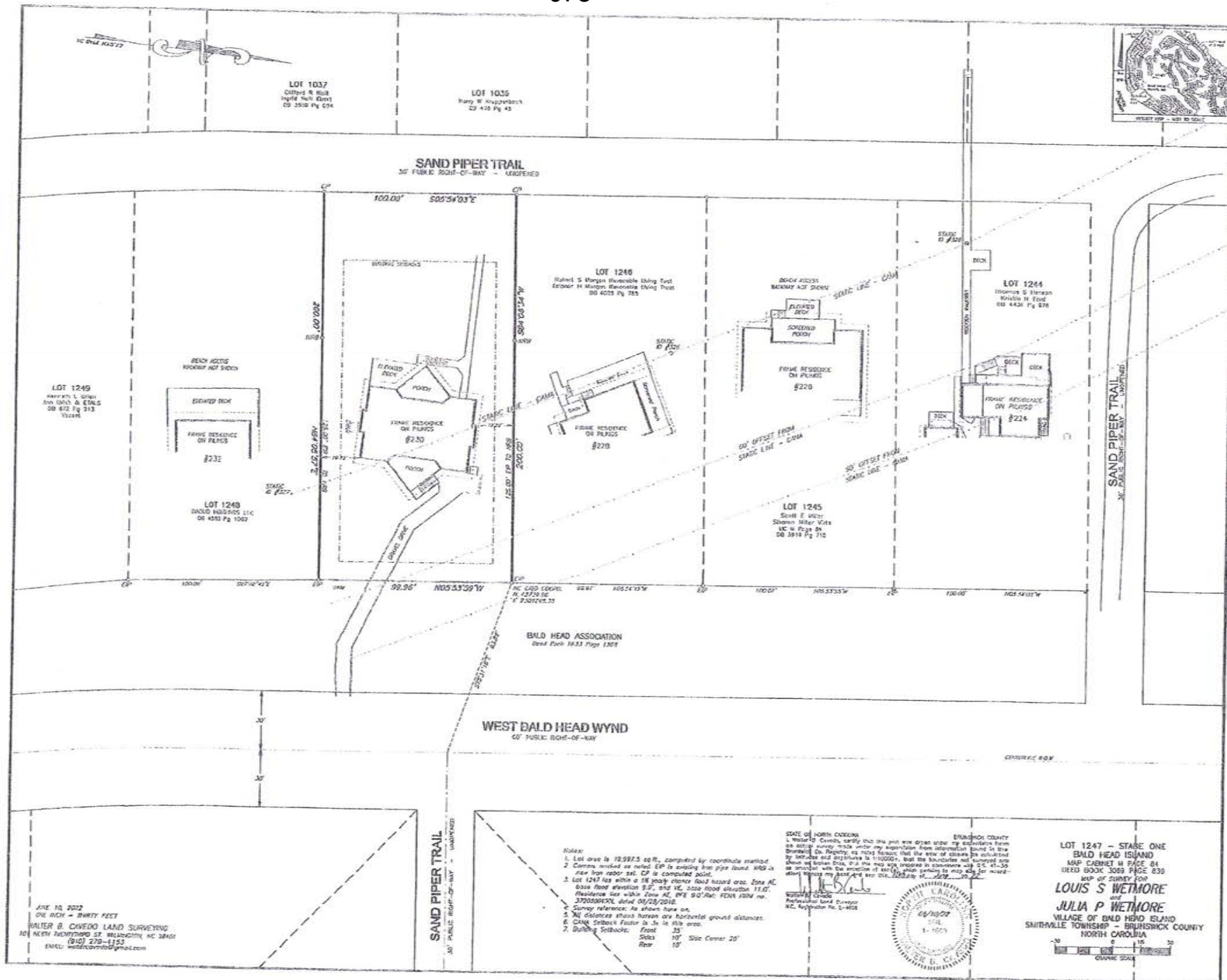
Louis S. Wetmore
Signature

LOUIS S. WETMORE
Print or Type Name

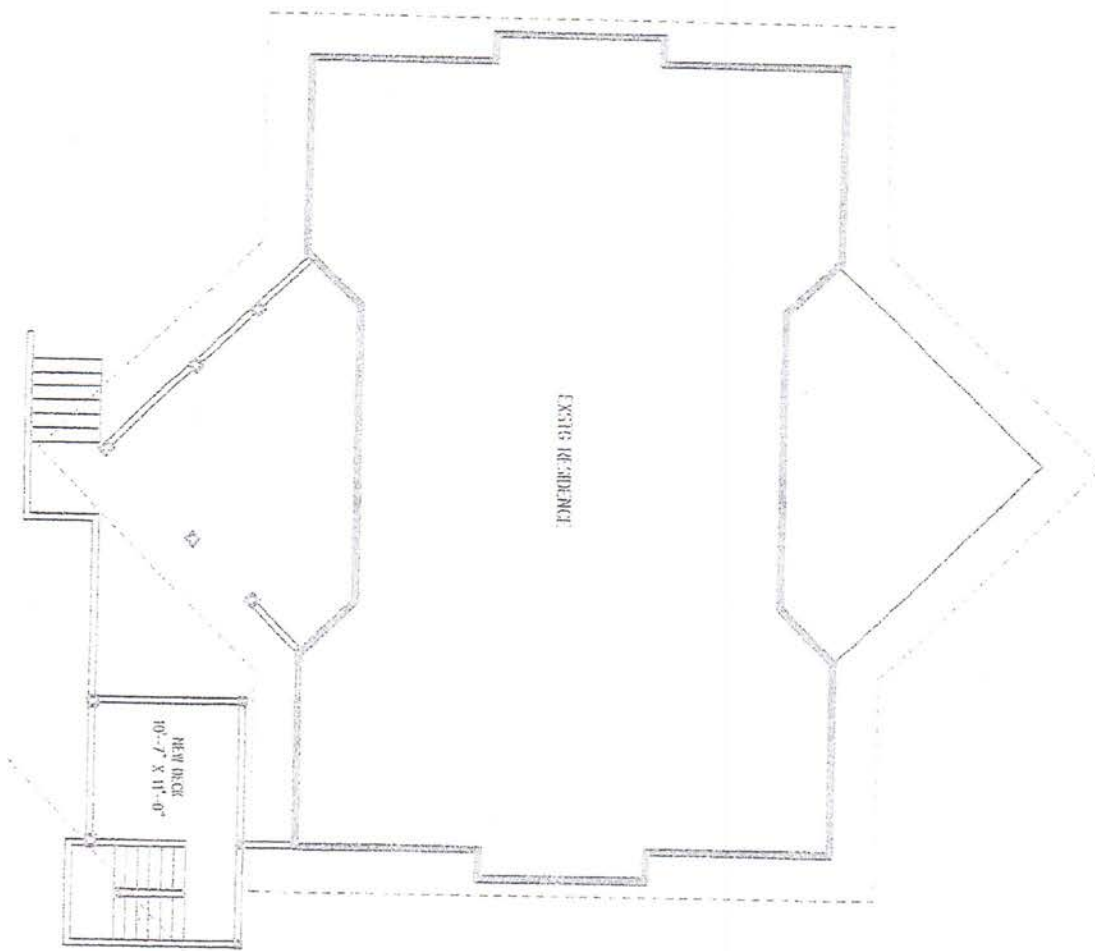
OWNER
Title

11 / 21 / 2022
Date

This certification is valid through / /



K30
W Bald Head



APPROX. LINE OF SETBACK





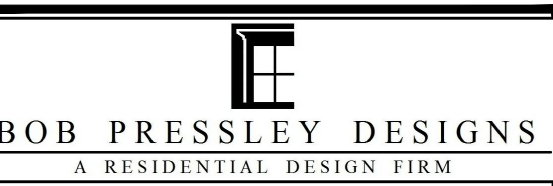
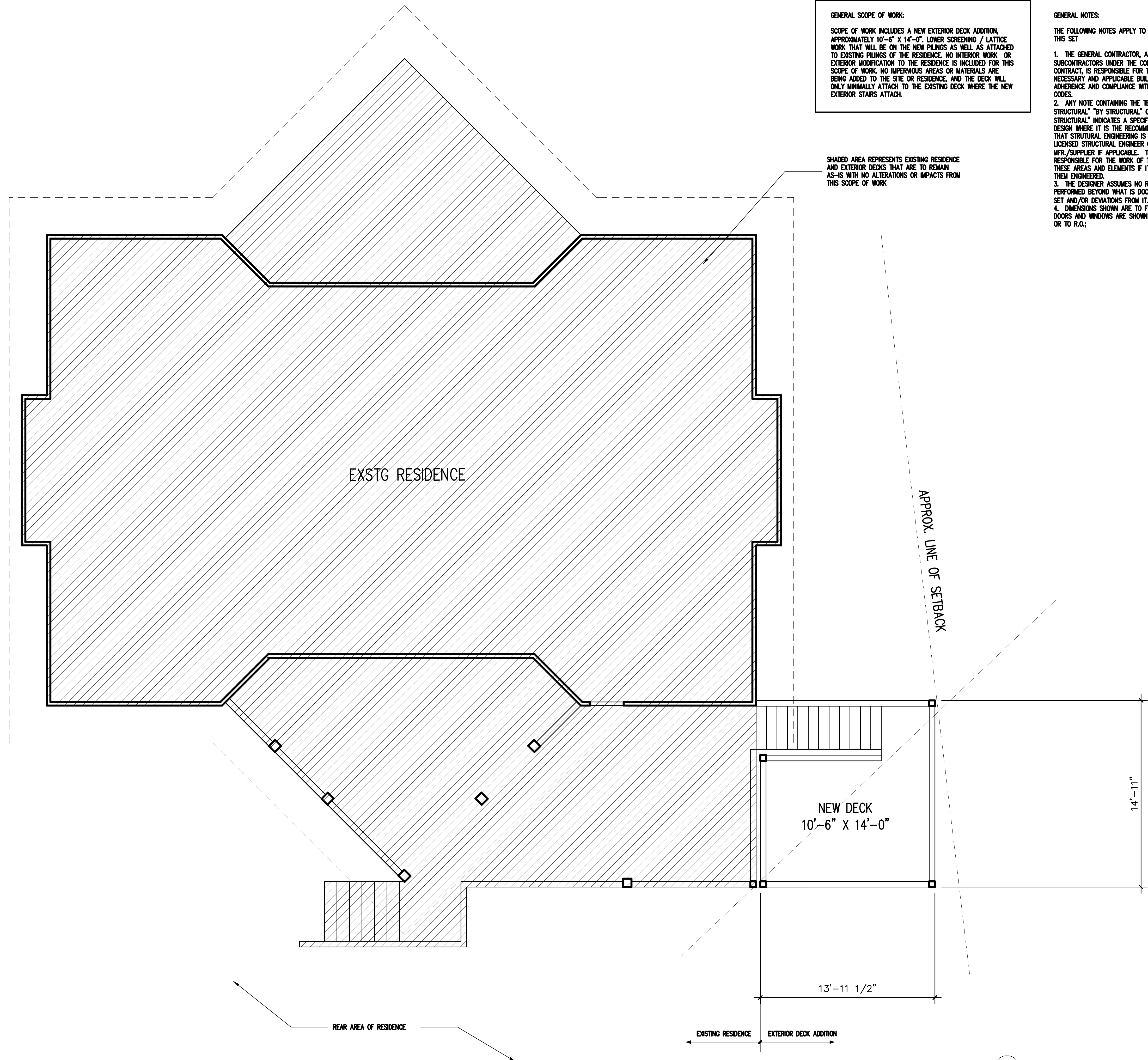
GENERAL SCOPE OF WORK:
SCOPE OF WORK INCLUDES A NEW EXTERIOR DECK ADDITION, APPROXIMATELY 10'-6" X 14'-0", LOWER SCREENING / LATTICE WORK THAT WILL BE ON THE NEW PILINGS AS WELL AS ATTACHED TO EXISTING PILINGS OF THE RESIDENCE. NO INTERIOR WORK OR EXTERIOR MODIFICATION TO THE RESIDENCE IS INCLUDED FOR THIS SCOPE OF WORK. NO IMPERVIOUS AREAS OR MATERIALS ARE BEING ADDED TO THE SITE OR RESIDENCE, AND THE DECK WILL ONLY MINIMALLY ATTACH TO THE EXISTING DECK WHERE THE NEW EXTERIOR STAIRS ATTACH.

SHADED AREA REPRESENTS EXISTING RESIDENCE AND EXTERIOR DECKS THAT ARE TO REMAIN AS-IS WITH NO ALTERATIONS OR IMPACTS FROM THIS SCOPE OF WORK

GENERAL NOTES:

THE FOLLOWING NOTES APPLY TO ALL DRAWINGS REPRESENTED IN THIS SET

1. THE GENERAL CONTRACTOR, AS WELL AS ALL SUBCONTRACTORS UNDER THE CONTRACTOR'S GUIDANCE AND/OR CONTRACT, IS RESPONSIBLE FOR THE PROCUREMENT OF ALL NECESSARY AND APPLICABLE BUILDING PERMITS AS WELL AS ADHERENCE AND COMPLIANCE WITH ALL APPLICABLE BUILDING CODES.
2. ANY NOTE CONTAINING THE TERMS "SEE STRUCTURAL", "PER STRUCTURAL", "BY STRUCTURAL" OR "AS REQUIRED BY STRUCTURAL" INDICATES A SPECIFIC AREA OR ELEMENT OF THE DESIGN WHERE IT IS THE RECOMMENDATION OF THE DESIGNER THAT STRUCTURAL ENGINEERING IS REQUIRED, EITHER BY A LICENSED STRUCTURAL ENGINEER OR BY THE FLOOR JOIST MFG./SUPPLIER IF APPLICABLE. THE DESIGNER IS NOT RESPONSIBLE FOR THE WORK OF THE STRUCTURAL ENGINEER, OR THESE AREAS AND ELEMENTS IF IT IS DECIDED TO NOT HAVE THEM ENGINEERED.
3. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR WORK PERFORMED BEYOND WHAT IS DOCUMENTED WITHIN THIS DRAWING SET AND/OR DEVIATIONS FROM IT.
4. DIMENSIONS SHOWN ARE TO F.O. STUD. DIMENSIONS AT DOORS AND WINDOWS ARE SHOWN EITHER TO CENTERLINE OF R.O. OR TO R.O.



WETMORE HOUSE

230 S. BALD HEAD WYND
BALD HEAD, NC 28461

PRINTINGS / REVISIONS	
PROGRESS SET	MARCH 3, 2022

- LEGEND:
- INDICATES A POST, BUILT-UP POST OR COLUMN THAT IS LIKELY REQUIRED
 - 2880 NUMERICALLY INDICATES DR AND WINDOW SIZES. 2880 READS 2'8"X6'-0", 1818 READS 1'-8"X1'-8", AND SO FORTH.
 - FV FIELD VERIFY
 - DASHED LINE INDICATES EITHER SOMETHING OVERHEAD OR SOMETHING HIDDEN FROM THE SPECIFIC VIEW OF THE DRAWING

FLOOR PLAN A 1

1 FLOOR PLAN SCALE: 1/8"=1'-0"



1 REAR / MAIN ELEVATION
SCALE: 1/4"=1'-0"



2 SIDE ELEVATION
SCALE: 1/4"=1'-0"

WETMORE HOUSE
230 S. BALD HEAD WYND
BALD HEAD, NC 28461

PRINTINGS / REVISIONS

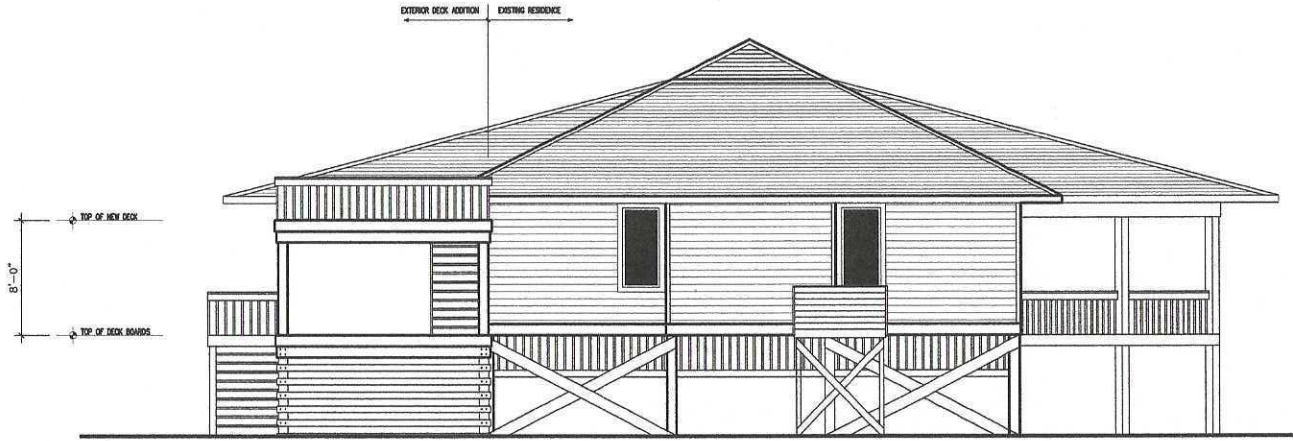
PROGRESS SET MARCH 3, 2022

LEGEND:

- INDICATES A POST, BUILT-UP POST OR COLUMN THAT IS LIKELY REQUIRED
- NUMERICALLY INDICATES DR AND WINDOW SIZES, 2880 READS 2'8"X6'-0", 1818 READS 1'-0"X1'-0", AND SO FORTH.
- FV FIELD VERIFY
- DASHED LINE INDICATES EITHER SOMETHING OVERHEAD OR SOMETHING HIDDEN FROM THE SPECIFIC VIEW OF THE DRAWING



1 REAR / MAIN ELEVATION
SCALE: 1/8"=1'-0"



2 SIDE ELEVATION
SCALE: 1/8"=1'-0"

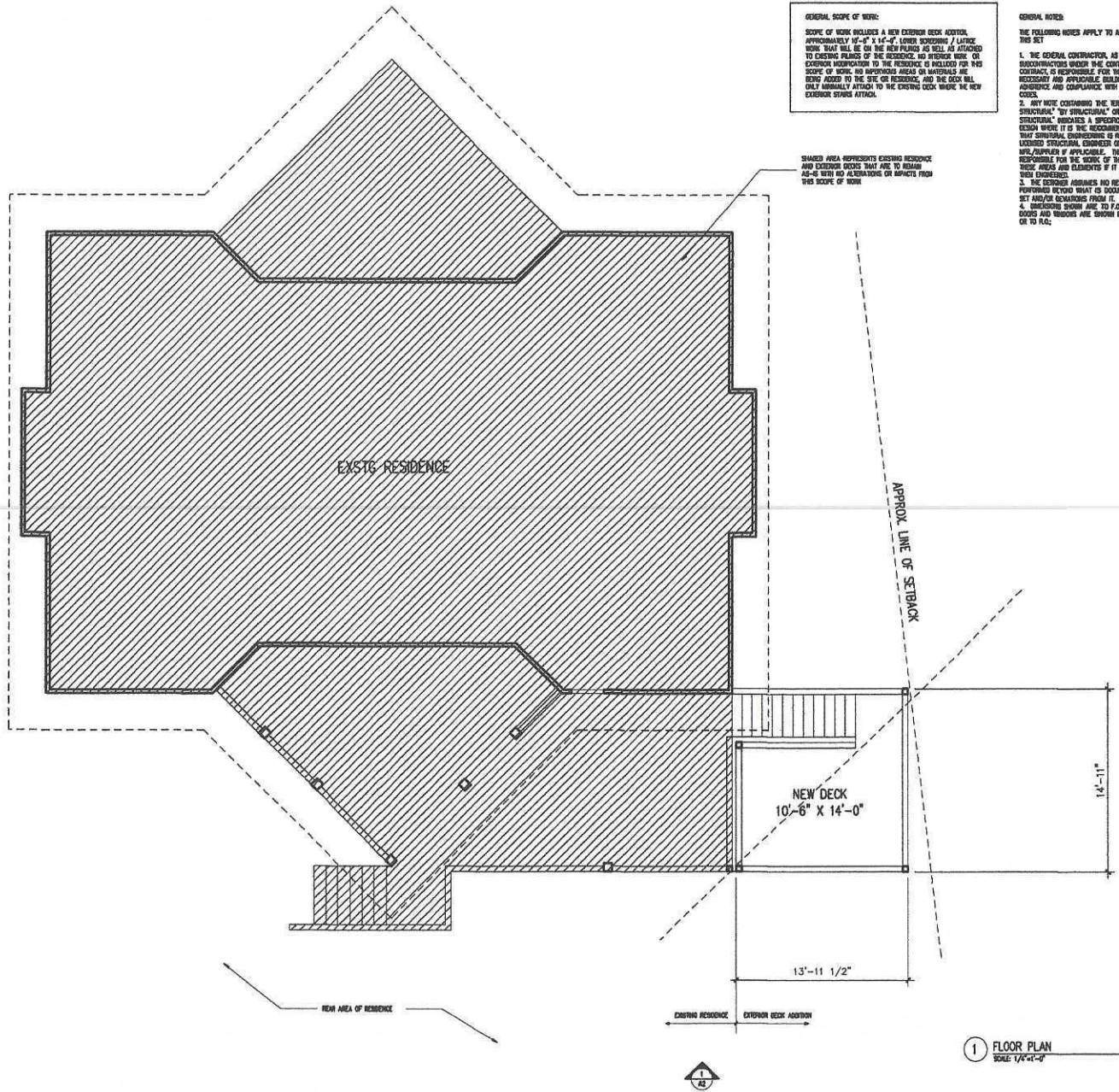
WETMORE HOUSE
230 S. BALD HEAD WYND
BALD HEAD, NC 28461

PRINTINGS / REVISIONS

PROGRESS SET MARCH 3, 2022

- LEGEND:
- RD INDICATES A RISE, BUILT-UP POST OR COLUMN THAT IS USUALLY REQUIRED
 - MAHEMICALLY INDICATED OR AND WINDOW SIZES, 3000 AND READS 20"X16'-0", 1800 READS 1'-0"X11'-0", AND SO FORTH.
 - FV FIELD VERIFY
 - DASHED LINE INDICATES OTHER DIMENSIONS SHOWN OR OBTAINED FROM THE SPECIFIC VIEW OF THE DRAWING

ELEVATIONS
A 2



GENERAL SCOPE OF WORK:
 SCOPE OF WORK INCLUDES A NEW EXTENSION DECK ADDITION APPROXIMATELY 10'-6" X 14'-0" LINED ROSSIGNOL / LANTERNA WOOD THAT WILL BE ON THE NEW PLINGS AS WELL AS ATTACHED TO EXISTING PLINGS OF THE EXISTENCE. NO FINISH WORK OR EXTENSION INDICATION TO THE RESIDENCE IS INCLUDED FOR THIS SCOPE OF WORK. NO IMPROVED AREAS OR MATERIALS ARE BEING ADDED TO THE SITE OR RESIDENCE, AND THE DECK WILL ONLY ABUTMENTALLY ATTACH TO THE EXISTING DECK WHERE THE NEW EXISTENCE DECK ATTACH.

SHARED AREA REPRESENTS EXISTING RESIDENCE AND EXTERIOR WALLS THAT ARE TO REMAIN AS-IS WITH NO ALTERATIONS OR IMPACTS FROM THIS SCOPE OF WORK

GENERAL NOTES:
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2. ANY NOTE CONTAINING THE TERMS "SEE STRUCTURAL", "PER STRUCTURAL", "BY STRUCTURAL" OR "AS REQUIRED BY STRUCTURAL" INDICATES A SPECIFIC AREA OR ELEMENT OF THE DESIGN WHERE IT IS THE RECOMMENDATION OF THE DESIGNER THAT CONSULTATION, CONFERENCE OR REVIEW BY A LICENSED STRUCTURAL ENGINEER OR BY THE FLOOR JOINT WITH PERMISSION IF APPLICABLE. THE DESIGNER IS NOT RESPONSIBLE FOR THE WORK OF THE STRUCTURAL ENGINEER OR THESE AREAS AND ELEMENTS IF IT IS DECIDED TO NOT HAVE THIS ENGINEER.
3. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR WORK PERFORMED BEFORE THAT IS DISCOVERED AFTER THE FINISH SET AND/OR REWORKS FROM IT.
4. DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED. DOORS AND WINDOWS ARE SHOWN EITHER TO CENTERLINE OF L.S. OR TO R.L.;



WETMORE HOUSE
 230 S. BALD HEAD WYND
 BALD HEAD, NC 28461

PRINTING / REVISIONS

NO.	DESCRIPTION
1	PROGRESS SET
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LEGEND:
 OR INDICATES A POLE BALL-UP POST OR COLUMN THAT IS LOCATED INSIDE.
 OR UNIVERSALLY INDICATES AN ADD INSIDE DOOR AND 2000 BALD HEAD POST-4" DIA. HEADS 1"X10"X4" AND 10 PLY.
 FV FLOOR VERIFY
 --- DIMENSION LINE INDICATES OTHER DIMENSIONS CHANGES OR CORRECTIONS FROM THE SPECIFIC VIEW OF THE DRAWING

1 FLOOR PLAN
 SCALE: 1/8"=1'-0"

FLOOR PLAN
A 1



The Village of Bald Head Island

December 22, 2022

Louis & Julia Wetmore

**RE: NOTICE TO EXTEND TIME TO GRANT OR DENY CAMA MINOR PERMIT
APPLICATION NUMBER – 2022-09**

PROJECT ADDRESS/LOCATION – 230 West Bald Head Wynd

Dear Mr. Wetmore:

Pursuant to NCGS 113A-121(b), the undersigned hereby gives notice to the applicant that for good cause, and in order to properly consider all information necessary to making a decision on this permit application, the time period within which a final decision shall be made has been extended an additional twenty-five (25) days.

If you have any questions concerning this action, please contact me at 910-457-9700.

Sincerely,

Stephen Boyett, LPO
Bald Head Island
PO Box 3009
Bald Head Island NC 28461

Cc: Rob Mairs, LPO Minor Permits Coordinator CAMA
Coastal Cypress C/O Steve Swain, Authorized Agent

Louis S. Wetmore

P.O. Box 2262 28603

828-612-0415

Hickory, NC

September 2, 2022

Mr. and Mrs. Robert Morgan
P.O. Box 283
Pinehurst, NC 28370

Dear Robert and Eleanor:

This letter is to inform you that I, Louis S. Wetmore and Julia P. Wetmore have applied for a CAMA Minor Permit on our property at 230 West Bald Head Wynd, Bald Head Island, NC, in Brunswick County.

As required by CAMA regulations, I have enclosed a copy of our permit application and project drawings as notification of our proposed project. No action is required by you or you may sign and return the enclosed objection form. If you have any questions or comments about our proposed project, please contact me at 828-612-0415, or by mail at the address shown above.. If you wish to file written comments or objections with the Village of BHI CAMA Minor Permit Program, you may submit them to:

Stephen Boyette
Local Permit Officer for Village of Bald Head Island
P.O. Box 3009
Bald Head Island, NC 28461

Sincerely,

Louis S. Wetmore
Louis S. Wetmore

7022 0410 0002 1953 7797

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	

HICKORY, NC 28602
SEP 2 2022
Postmark
H2
USPS

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Louis S. Wetmore

P.O. Box 2262 28603

828-612-0415

Hickory, NC

September 2, 2022

Daoud Holdings LLC
401 Butler Street
Pilot Mountain, NC 27041

Dear Daoud Holdings LLC:

This letter is to inform you that I, Louis S. Wetmore and Julia P. Wetmore have applied for a CAMA Minor Permit on our property at 230 West Bald Head Wynd, Bald Head Island, NC, in Brunswick County.

As required by CAMA regulations, I have enclosed a copy of our permit application and project drawings as notification of our proposed project. No action is required by you or you may sign and return the enclosed objection form. If you have any questions or comments about our proposed project, please contact me at 828-612-0415, or by mail at the address shown above.. If you wish to file written comments or objections with the Village of BHI CAMA Minor Permit Program, you may submit them to:

Stephen Boyette
Local Permit Officer for Village of Bald Head Island
P.O. Box 3009
Bald Head Island, NC 28461

Sincerely,



Louis S. Wetmore

7022 0410 0002 1953 7780

U.S. Postal Service™
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PROHIBITED FOR USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	

HICKORY, NC 28603
SEP 2 2022
Postmark
2 Hero
2022
USPS

PS Form 3800, April 2015 PSN 7530-02-000-0047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DAOUD HOLDINGS LLC
 401 BUTLER ST.
 PILOT MOUNTAIN, N.C.
 27041



9590 9402 7407 2055 6032 01

2. Article Number (Transfer from service label)

7022 0410 0002 1953 7780

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Wren Stund*

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery
9-7-22

D. Is delivery address different from item 1?
If YES, enter delivery address below:

Yes

No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt

Product Tracking & Reporting

USPS Tracking Intranet

Delivery Signature and Address

Tracking Number: 7022 0410 0002 1953 7797

This item was delivered on 09/10/2022 at 10:05:00

[Return to Tracking Number View](#)



Enter up to 35 items, separated by commas.

Select Search Type: Quick Search

Product Tracking & Reporting, All Rights Reserved
Version: 22.4.3.0.42



The Village of Bald Head Island

February 16, 2023

CERTIFIED MAIL – 7021 2720 0000 8820 5987
RETURN RECEIPT REQUESTED

Louis & Julia Wetmore
 PO Box 2262
 Hickory NC 28603

RE: DENIAL OF CAMA MINOR DEVELOPMENT PERMIT
APPLICATION NUMBER- 2022-09
PROJECT ADDRESS- 230 West Bald Head Wynd

Dear Mr. and Mrs. Wetmore:

After reviewing your application in conjunction with the development standards required by the Coastal Area Management Act (CAMA) and our locally adopted Land Use Plan and Ordinances, it is my determination that no permit may be granted for the project which you have proposed.

This decision is based on my findings that your request violates NCGS 113A-120(a)(8) which requires that all applications be denied which are inconsistent with CAMA guidelines and Local Land Use Plans. You have applied to construct a 147 sq. ft. deck addition structurally attached to an existing single-family residence seaward of the static line (Pre-project vegetation line) and the 90 ft. Ocean Hazard setback, which is inconsistent with 15 NCAC 7H .0309 (a), which lists the types of development that could be permitted seaward of the oceanfront setback (in this case as measured from the pre-project vegetation line/static line) and also states that the development shall be permitted only if it is landward of the vegetation line or pre-project vegetation line (previously called the static line), whichever is applicable;

Should you wish to appeal my decision to the Coastal Resource Commission or request a variance from that group, please contact me so I can provide you with the proper forms and any other information you may require. The Division of Coastal Management central office in Morehead City must receive appeal notices within twenty (20) days of the date of this letter in order to be considered.

Respectfully yours,

Stephen Boyett, LPO
 Village of Bald Head Island
 106 Lighthouse Wynd
 PO Box 3009 Bald Head Island NC 28461

cc: Rob Mairs, LPO Minor Permits Coordinator CAMA
 Coastal Cypress C/O Steve Swain, Authorized Agent
 Christy Goebel, Assistant General Counsel, NCDEQ

P.O. Box 3009 • BALD HEAD ISLAND, NC 28461
(910) 457-9700 • FAX (910) 457-6206 • WEBSITE: <http://www.villagebhi.org>

086

Louis S Wetmore
Po Box 2262
Hickory, NC 28603

ATTACHMENT C

Daud Holdings, LLC
401 Butler St
Pilot Mountain, NC 27041

Dear Daud Holdings,

This letter is to inform you that I, Louis s Wetmore and Julia P Wetmore have applied a a Cama variance on our property at 230 West Bald Head Wyynd, Bald Head Island, NC in Brunswick County.

As required by Cama regulations, I have enclosed a copy of our variance request.

Sincerely,


Louis S Wetmore

087

Louis S Wetmore
Po Box 2262
Hickory, NC 28603

Mr. & Mrs. Robert Morgan
PO Box 2853
Pinehurst, NC 28370

Dear ~~Daud Holdings~~ *MR. & MRS. MORGAN*

This letter is to inform you that I, Louis s Wetmore and Julia P Wetmore have applied a a Cama variance on our property at 230 West Bald Head Wyynd, Bald Head Island, NC in Brunswick County.

As required by Cama regulations, I have enclosed a copy of our variance request.

Sincerely,



Louis S Wetmore

7022 1670 0001 4843 3341

B

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Pinchurst, NC 28370

Certified Mail Fee	\$4.15	0405 98
Extra Services & Fees (check box, add fee as appropriate)	\$7.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.87	03/10/2023
Total Postage and Fees	\$8.37	
Sent To Robert Morgan		
Street and Apt. No., or PO Box No. PO Box 2853		
City, State, ZIP+4® Pinchurst, NC 28370		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ATTACHMENT B

7022 1670 0001 4843 3402

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Pilot Mountain, NC 27041

Certified Mail Fee	\$4.15	0405 92
Extra Services & Fees (check box, add fee as appropriate)	\$7.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.87	03/10/2023
Total Postage and Fees	\$8.37	
Sent To David Holdings		
Street and Apt. No., or PO Box No. 201 Butler St.		
City, State, ZIP+4® Pilot Mountain, NC 27041		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

RECEIVED
 MAR 13 2023
 FEDERAL OFFICE

Tracking Number:

Remove X

70221670000148433402

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 11:45 am on March 13, 2023 in PILOT MOUNTAIN, NC 27041.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Feedback

Delivered

Delivered, Left with Individual

PILOT MOUNTAIN, NC 27041
March 13, 2023, 11:45 am

Out for Delivery

PILOT MOUNTAIN, NC 27041
March 13, 2023, 7:00 am

Arrived at Post Office

PILOT MOUNTAIN, NC 27041
March 13, 2023, 6:49 am

Departed USPS Regional Facility

GREENSBORO NC DISTRIBUTION CENTER
March 12, 2023, 12:16 pm

Arrived at USPS Regional Facility

GREENSBORO NC DISTRIBUTION CENTER
March 12, 2023, 9:53 am

Departed USPS Regional Origin Facility

090

CHARLOTTE NC DISTRIBUTION CENTER
March 11, 2023, 5:07 pm

Arrived at USPS Regional Origin Facility

CHARLOTTE NC DISTRIBUTION CENTER
March 11, 2023, 4:43 am

USPS in possession of item

WILMINGTON, NC 28411
March 10, 2023, 2:25 pm

Hide Tracking History

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Tracking Number:

[Remove X](#)

70221670000148433341

[Copy](#)

[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was picked up at the post office at 4:25 pm on March 20, 2023 in PINEHURST, NC 28374.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Individual Picked Up at Post Office

PINEHURST, NC 28374

March 20, 2023, 4:25 pm

[See All Tracking History](#)

Feedback

Text & Email Updates



USPS Tracking Plus[®]



Product Information



[See Less ^](#)

Track Another Package

Enter tracking or barcode numbers



**NC COASTAL RESOURCES
COMMISSION MEETING
JUNE 15, 2023**

**Louis Wetmore
(CRC-VR-23-02)**

Bald Head Island, Oceanfront Setback





Project area

230 S. Bald Head Wynd

Image Source: DCM Map Viewer 2020



Image Source: DCM Map Viewer 2016



Project Site
230 S. Bald Head Wynd

095

Static Vegetation Line

Static Vegetation Line

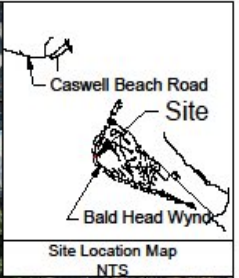
Static Vegetation Line

S Bald Head Wynd

Water Thrush Ct



30m



Appx. Normal Low Water

Appx. Normal High Water

SUBJECT PROPERTY
230 SOUTH BALD HEAD WYND

346'

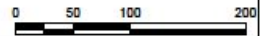
Subject Tax Parcel
Tax Parcels
Appx. Normal High Water
Appx. Normal Low Water

Legend

- - - - - Subject Tax Parcel
- — — — — Tax Parcels
- — — — — Appx. Normal High Water
- — — — — Appx. Normal Low Water

NOTES:

1. 2022 PARCELS FROM NCONEMAP. 2023 AERIAL FROM NEARMAP.
2. 2023 DRONE IMAGERY COLLECTED APRIL 13, 2023 AT 8:20AM LOW TIDE.
3. APPROXIMATE NORMAL LOW AND HIGH WATER LINES FROM DAVEY RESOURCE GROUP INTREPRETED FROM AERIAL PHOTOGRAPHY AND SITE VISIT.
4. NOT A SURVEYED OR ENGINEERED DRAWING. FOR ENVIRONMENTAL PERMITTING ONLY.

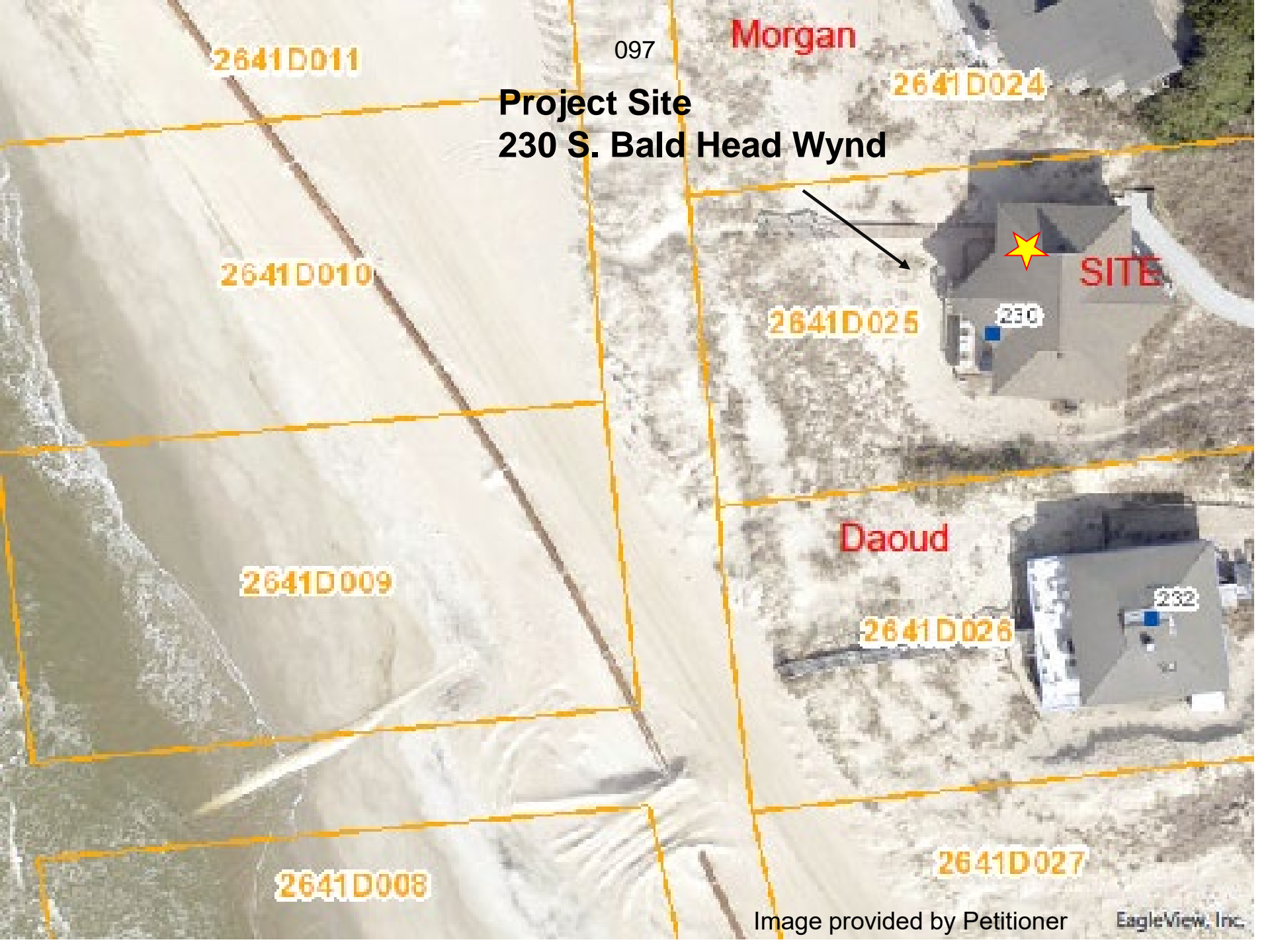


DAVEY
Resource Group
3805 Wightville Ave Suite 15
Wilmington, North Carolina 28403
910-452-0001

Project:	230 South Bald Head Wynd	Date:	5/22/2023	Revision Date:	NA
Title:	Existing Conditions and Site Location	Scale:	1"=100'	Job Number:	DRGNCW23.125
		Drawn By:	WAD	Sheet Number:	1 of 1

L:\CAMA\2023 CAMA FILES\DRGNCW23.125 --- 230 S Bald Head Wynd, Wellmore\230 S Wynd.dwg

Image provided by Petitioner



2641D011

097

Morgan

2641D024

Project Site
230 S. Bald Head Wynd

2641D010



SITE

2641D025

230

2641D009

Daoud

2641D026

232

2641D008

2641D027

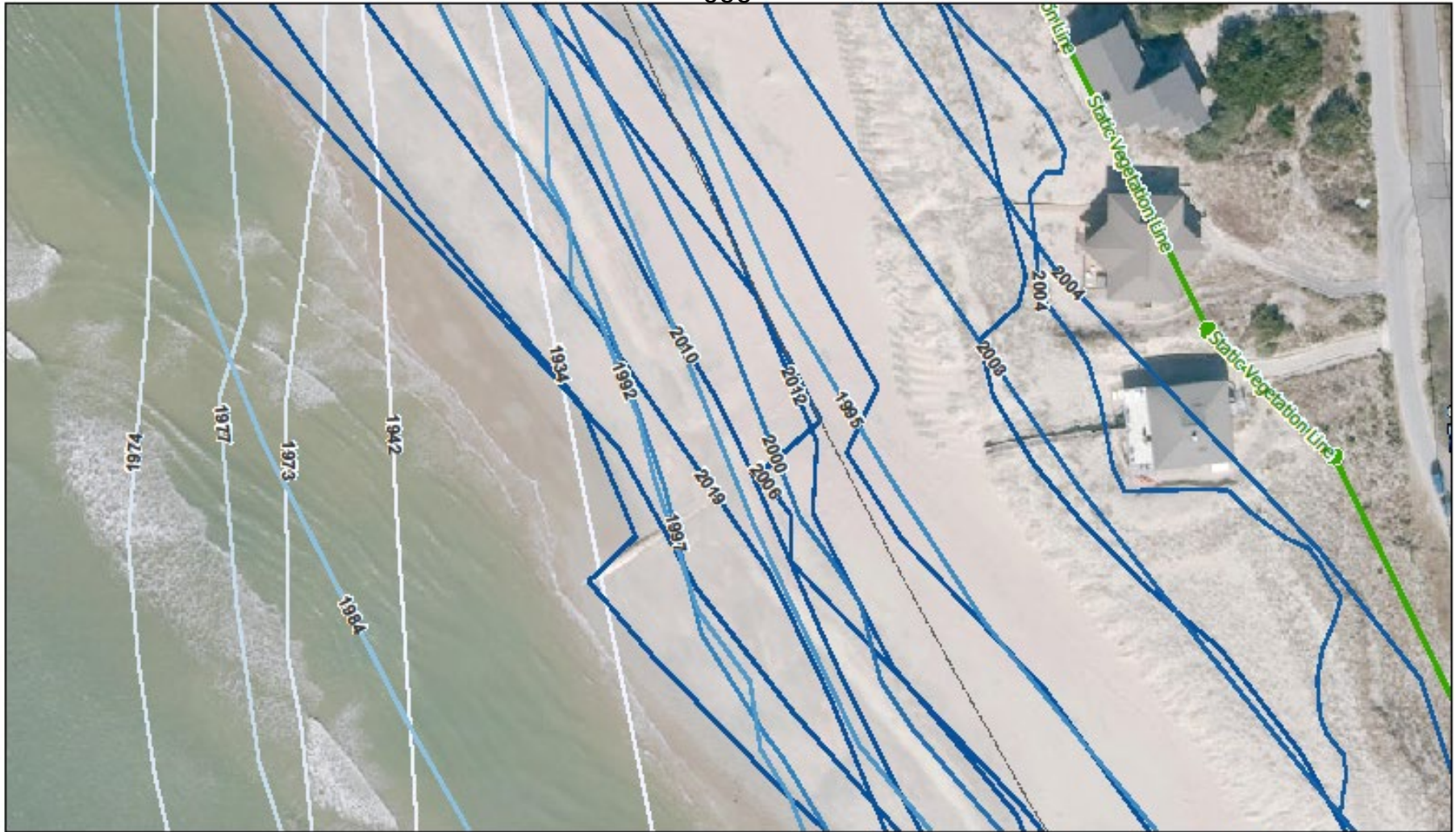
098

SITE

230

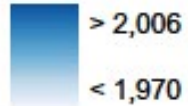


Division of Coastal Management



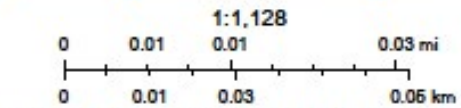
5/10/2023, 12:04:37 PM

Shorelines - Oceanfront & Inlet (1849-2020)



Setback Factors (2020)

- Pre-Project Vegetation Lines (points)
- Pre-Project Vegetation Lines



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, Swire, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

NC Department of Environmental Quality
2017

Image provided by Petitioner

100
View of existing house from the
frontal dune facing West

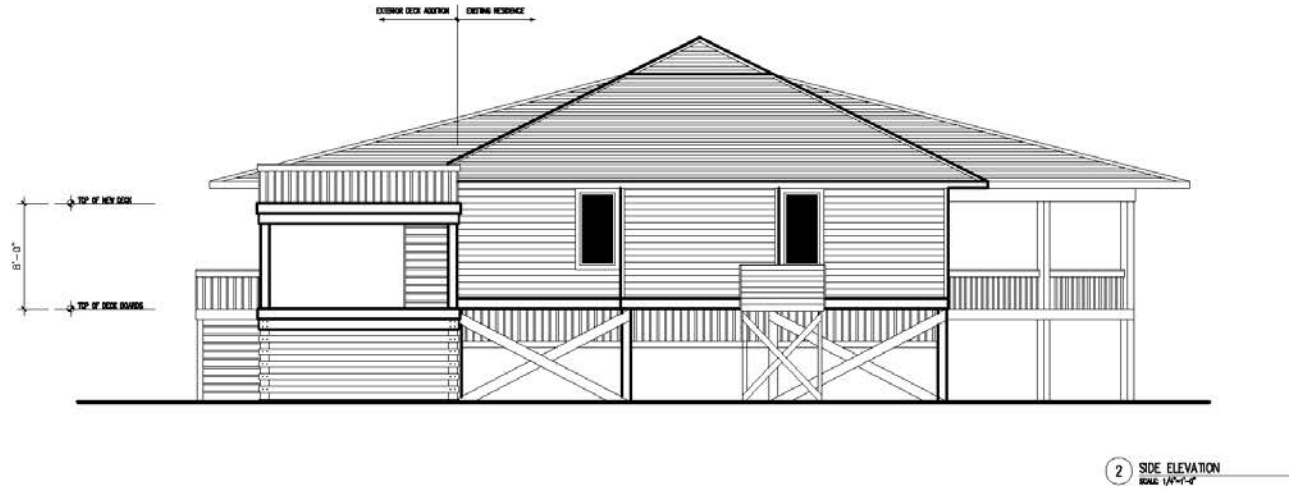
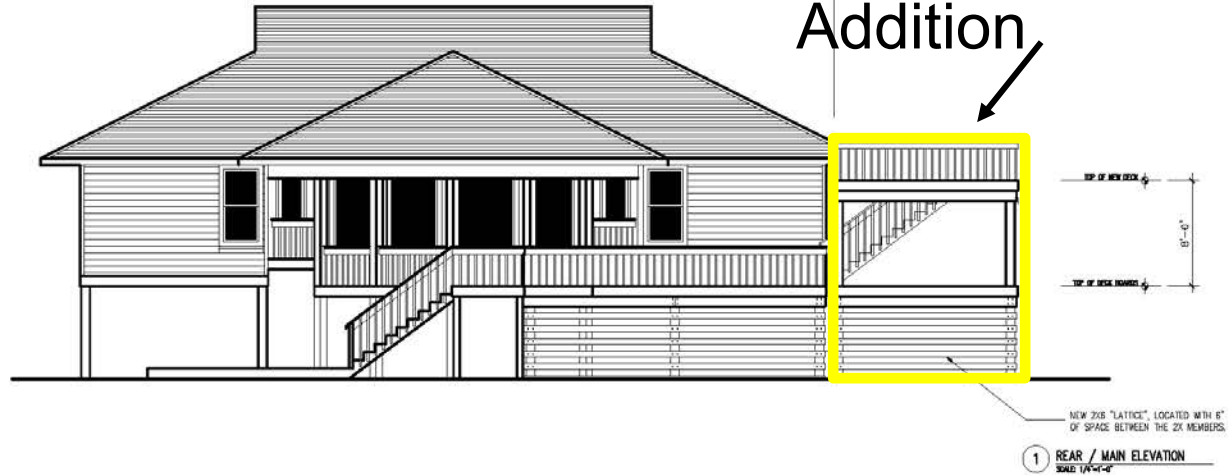


101

View of existing house from the frontal dune facing East



Proposed Deck Addition



WETMORE HOUSE
230 S. BALD HEAD WYND
BALD HEAD, NC 28461

PRINTING / REVISIONS	
PROGRESS SET	MARCH 3, 2022

NOTES:

I. DIMENSIONS & PANEL, BUILT-UP PITCH OR CLEAR MAY BE EARLY REQUIRED

II. DIMENSIONAL INDICATES ON AND INSIDE DECK, OVER DECK 20"x24" OF THE SPACE 1'-4"x1'-4" AND 24" PANEL

III. FIELD VIEW

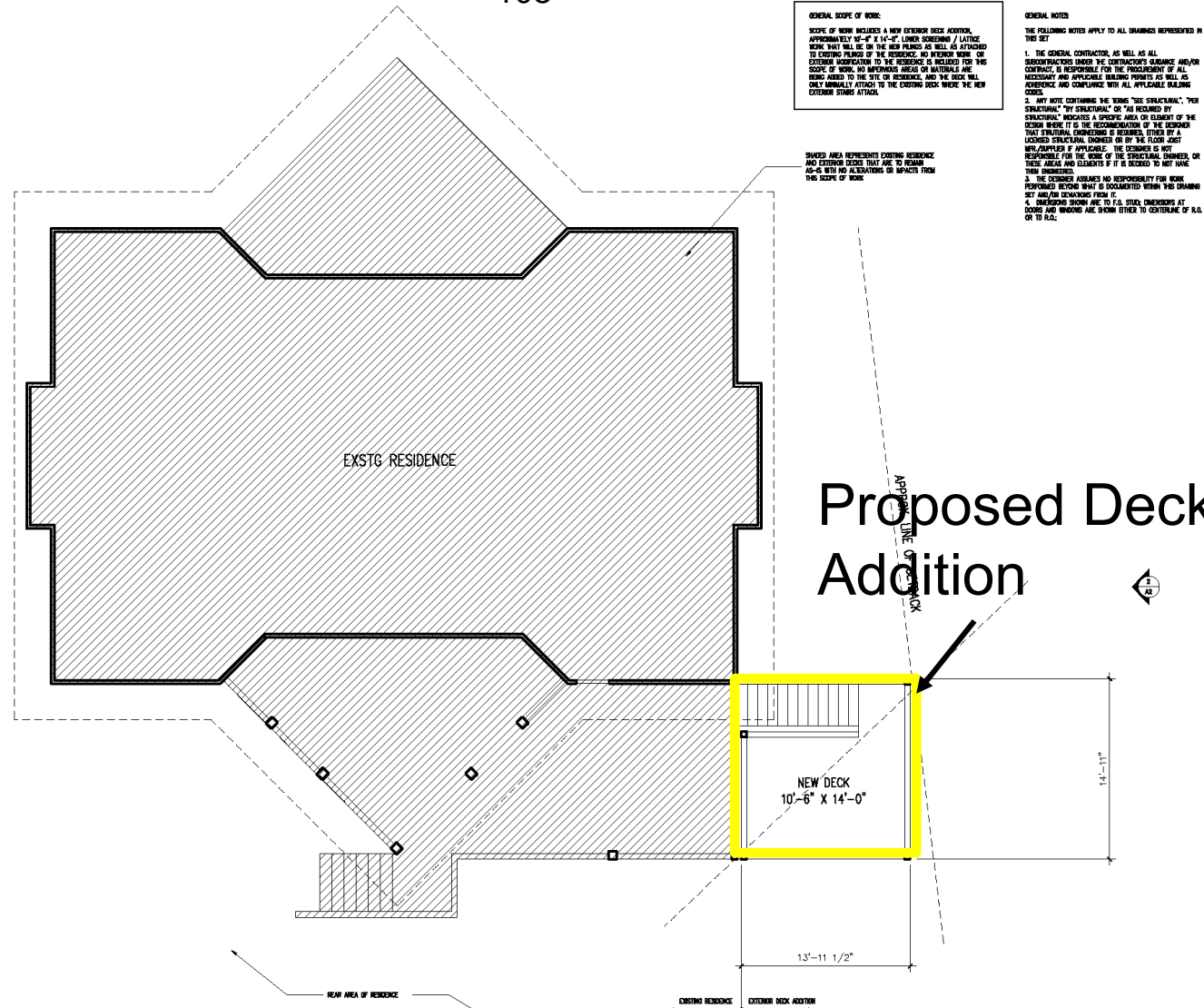
IV. DIMENSION LINE INDICATES OTHER DIMENSIONS DIMENSIONAL OR STRUCTURAL NEEDS FROM THE SPECIFIC VIEW OF THE DRAWING

ELEVATIONS A 2

103

GENERAL SCOPE OF WORK:
 SCOPE OF WORK INCLUDES A NEW EXTERIOR DECK ADDITION, APPROXIMATELY 10'-6" X 14'-0", (LOWER SIDEWALK) / LATTICE WORK THAT WILL BE ON THE NEW PLUMBS AS WELL AS ATTACHED TO EXISTING PLUMBS OF THE RESIDENCE. NO INTERIOR WORK OR EXTENSIVE MODIFICATION TO THE RESIDENCE IS INCLUDED FOR THIS SCOPE OF WORK. NO IMPROVEMENT WORK OR MATERIALS ARE BEING ADDED TO THE SITE OR RESIDENCE, AND THE DECK WILL ONLY MINORLY ATTACH TO THE EXISTING DECK WHERE THE NEW EXTERIOR STAIRS ATTACH.

GENERAL NOTES:
 THE FOLLOWING NOTES APPLY TO ALL DRAWINGS REPRESENTED IN THIS SET.
 1. THE GENERAL CONTRACTOR, AS WELL AS ALL SUBCONTRACTORS UNDER THE CONTRACTOR'S GUIDANCE AND/OR CONTRACT, IS RESPONSIBLE FOR THE PROCUREMENT OF ALL NECESSARY AND APPLICABLE BUILDING PERMITS AS WELL AS PERFORMANCE AND COMPLIANCE WITH ALL APPLICABLE BUILDING CODES.
 2. ANY NOTE CONTAINING THE WORDS "SEE STRUCTURAL," "PER STRUCTURAL," "BY STRUCTURAL," OR "AS RECORDED BY STRUCTURAL," INDICATES A SPECIFIC AREA OR ELEMENT OF THE DESIGN WHERE IT IS THE RECOMMENDATION OF THE DESIGNER THAT STRUCTURAL ENGINEERING IS REQUIRED, EITHER BY A LICENSED STRUCTURAL ENGINEER OR BY THE FLOOR JOIST MANUFACTURER IF APPLICABLE. THE DESIGNER IS NOT RESPONSIBLE FOR THE WORK OF THE STRUCTURAL ENGINEER, OR THESE AREAS AND ELEMENTS IF IT IS DECIDED TO NOT HAVE THIS ENGINEERING.
 3. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR WORK PERFORMED BEYOND WHAT IS DOCUMENTED WITHIN THIS DRAWING SET AND/OR DEMONSTRATED FROM IT.
 4. DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE SHOWN EITHER TO OUTLINE OF R.L. OR TO R.L.



Proposed Deck Addition

WETMORE HOUSE
 230 S. BALD HEAD WYND
 BALD HEAD, NC 28461

PRINTING / REVISIONS

PROGRESS SET	MARCH 3, 2022

LEGEND:

- INDICATES A POST-BUILT-UP POST OR COLUMN THAT IS LARGELY REQUIRED
- NUMERICALLY INDICATED ON AND WINDOW OPEN, 3000 SPM LATHES 2X4-6", 1/2" DIA. BEAMS 1"-2" X 4"-6", AND 50 POUND.
- TV FIELD VERIFY
- DIMENSIONS ARE INDICATED EITHER EXTERIOR OR INTERIOR ON STRUCTURAL BEAMS FROM THE SPECIFIC WEB OF THE BEAMING

1 FLOOR PLAN
 SCALE 1/4"=1'-0"

FLOOR PLAN
A 1

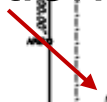


LOT 1037
Charles E. Hall
10414 Hall Court
DE 19129 Pg 565

LOT 1036
Harry W. Kruppert
DE 416 Pg 43

SAND PIPER TRAIL
30' PUBLIC FRONT-OF-YARD - UNIMPROVED

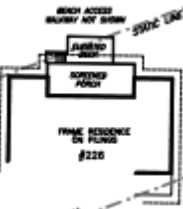
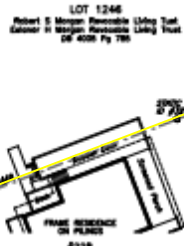
Proposed Deck
Addition location



LOT 1249
Rosalind L. Utsh
New Garden Dr STE 10
DE 19122 Pg 213
Unim.



LOT 1248
Sandra Hollinger LLC
DE 4063 Pg 1081



LOT 1245
Scott S. Miller
Shannon Miller Way
DE 19129 Pg 116

LOT 1244
Thomas S. Henson
Hudson W. Ford
DE 4431 Pg 278

BALD HEAD ASSOCIATION
Deed Book 1422 Page 1788

WEST BALD HEAD WYND
30' PUBLIC FRONT-OF-YARD

- Notes
1. Lot area is 78,897.5 sq-ft, computed by coordinate method.
 2. Owners entitled to vested CP in existing lots plus front yard in new lots unless set CP is interrupted path.
 3. LOT 1247 has utility a 12' utility clearance from ground area. Zone AC Zone that exceeds 8.0', and VE Zone that exceeds 11.0'. Resubmit the within Zone AC, VE 8.0' and FEM FWR no. 2700000000, dated 08/28/2018.
 4. Survey references as shown here on.
 5. 30' distance shown between any horizontal ground distances.
 6. C&M Setback Footer is 3x in site area.
 7. Building Setback: Front 30' Side 20' Rear 10'

STATE OF NORTH CAROLINA
WALTER B. CHASE, JR.
Professional Land Surveyor
No. 14262 Expires 12-31-2025



BRUNSWICK COUNTY
WALTER B. CHASE, JR.
Professional Land Surveyor
No. 14262 Expires 12-31-2025

LOT 1247 - STAGE ONE
BALD HEAD ISLAND
MAP C&M #1 PAGE 84
DEED BOOK 3089 PAGE 839
DATE OF SURVEY FOR
JULIA P. WETMORE
and
JULIA P. WETMORE
VILLAGE OF BALD HEAD ISLAND
SMITHVILLE TOWNSHIP - BRUNSWICK COUNTY
NORTH CAROLINA



JUNE 15, 2022
ONE INCH = FIFTY FEET
WALTER B. CHASE, JR. LAND SURVEYING
13 NORTH BENTLEYVILLE ST. WASHINGTON, NC 27687
(919) 278-4153
DWAL: walter@wbcj.com

SAND PIPER TRAIL
30' PUBLIC FRONT-OF-YARD - UNIMPROVED



VARIANCE CRITERIA

15A NCAC 07J.0703(f)

To grant a variance, the Commission must affirmatively find each of the four factors listed in G.S. 113A-120.1(a).

- (1) that unnecessary hardships would result from strict application of the development rules, standards, or orders issued by the Commission;**
- (2) that such hardships result from conditions peculiar to the petitioner's property such as location, size, or topography;**
- (3) that such hardships did not result from actions taken by the petitioner; and**
- (4) that the requested variance is consistent with the spirit, purpose and intent of the Commission's rules, standards or orders; will secure the public safety and welfare; and will preserve substantial justice.**