



NORTH CAROLINA  
Environmental Quality

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: August 12, 2024 (for the August 27-28, 2024 CRC Meeting)

RE: **Variance Request by Anthony Dorazio (CRC-VR-24-05)**

Petitioner Anthony Dorazio owns property at 1210 South Shore Drive in Surf City, Pender County which is developed with an existing house, covered porch and deck. The 60' setback line (measured landward from the vegetation line) bisects the covered porch. Petitioner proposes to enclose the covered porch into Total Floor Area (TFA) in the setback area waterward of the setback line, to add additional uncovered decking in excess of the 500 SF allowed in the setback by rule, and to add new concrete slab waterward of the setback line. The Town of Surf City has a nourishment project planned for December of 2025. On March 18, 2024, DCM denied Petitioner's CAMA Minor Permit due to the inconsistency of the planned development with the Commission's oceanfront setback rules. Petitioner now seeks a variance to enclose the porch into TFA waterward of the setback, add concrete slab waterward of the setback and exceed the 500 SF limit of open decking within the setback as proposed in his permit application.

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.): Anthony Dorazio, Petitioner, electronically  
Scott Henry, Pender County Building Inspector, electronically  
Mary Lucasse, Special Deputy AG and CRC Counsel, electronically



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**ATTACHMENT A****RELEVANT RULES****SECTION .0300 - OCEAN HAZARD AREAS****15A NCAC 07H .0301 OCEAN HAZARD CATEGORIES**

The Ocean Hazard categories of AECs 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 and 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 .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 shall be 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 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(a), 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 shall be 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;**

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(5) If no primary dune exists, but a frontal dune does exist in the AEC on or landward of the lot where the development is proposed, the development shall be set landward of the frontal dune or ocean hazard setback, whichever is farthest from the vegetation line, pre-project vegetation line, or measurement line, whichever is applicable.

**(6) Structural additions or increases in the footprint or total floor area of a building or 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.**

(7) Established common law and statutory public rights of access to and use of public trust lands and waters in ocean hazard areas shall not be eliminated or restricted, nor shall such development increase the risk of damage to public trust areas. Development shall not encroach upon public accessways, nor shall it limit the intended use of the accessways.

(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.

(b) Development shall not cause irreversible damage to historic architectural or archaeological resources as documented by the local historic commission, the North Carolina Department of Natural and Cultural Resources, or the National Historical Registry.

(c) Mobile homes shall not be placed within the high hazard flood area unless they are within mobile home parks existing as of June 1, 1979.

(d) Development proposals shall incorporate measures to avoid or minimize adverse impacts of the project. These measures shall be implemented at the applicant's expense and may include actions that:

(1) minimize or avoid adverse impacts by limiting the magnitude or degree of the action;

(2) restore the affected environment; or

(3) compensate for the adverse impacts by replacing or providing substitute resources.

(e) Prior to the issuance of any permit for development in the ocean hazard AECs, there shall be a written acknowledgment from the applicant to the Division of Coastal Management that the applicant is aware of the risks associated with development in this hazardous area and the limited suitability of this area for permanent structures. The acknowledgement shall state that the Coastal Resources Commission does not guarantee the safety of the development and assumes no liability for future damage to the development.

(f) The relocation or elevation of structures shall require permit approval.

(1) Structures relocated landward with public funds shall comply with the applicable ocean hazard setbacks and other applicable AEC rules.

(2) Structures relocated landward entirely with non-public funds that do not meet current applicable ocean hazard setbacks may be relocated the maximum feasible distance landward of its present location. Septic tanks shall not be relocated oceanward of the primary structure.

(3) Existing structures shall not be elevated if any portion of the structure is located seaward of the vegetation line.

(g) Permits shall include the condition that any structure shall be relocated or dismantled when it becomes imminently threatened by changes in shoreline configuration as defined in 15A NCAC 07H .0308(a)(2)(B). Any such structure shall be relocated or dismantled within eight years of the time when it becomes imminently threatened, and in any case upon its collapse or subsidence. However, if natural shoreline recovery or beach fill takes place within eight years of the time the structure becomes imminently threatened, so that the structure is no longer imminently threatened, then it need not be relocated or dismantled. This permit condition shall not affect the permit holder's right to seek authorization of temporary protective measures allowed pursuant to 15A NCAC 07H .0308(a)(2).

**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:

(1) campsites;

(2) driveways and parking areas with clay, packed sand, or gravel;

**(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;**

(4) beach accessways consistent with Rule .0308(c) of this Section;

(5) unenclosed, uninhabitable gazebos with a footprint of 200 square feet or less;

(6) uninhabitable, single-story storage sheds with a foundation or floor consisting of wood, clay, packed sand or gravel, and a footprint of 200 square feet or less;

(7) temporary amusement stands consistent with Section .1900 of this Subchapter;

(8) sand fences;

(9) swimming pools; and

(10) fill not associated with dune creation that is obtained from an upland source and is of the same general characteristics as the sand in the area in which it is to be placed.

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.

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**ATTACHMENT B****STIPULATED FACTS**

1. The Petitioner is Mr. Anthony Dorazio (“Petitioner”). The Petitioner, through his ownership of Dorazio Properties I, LLC, owns property located at 1210 South Shore Drive in Surf City, Pender County (“Site”). Petitioner and his wife Stephanie Dorazio initially purchased the Site on May 18, 2010 as shown on their deed recorded at Book 3776, Page 191 of the Pender County Registry, a copy of which is attached. Then, on January 23, 2023, the Dorazios deeded the Site to Dorazio Properties I, LLC, a Texas Limited Liability Company, through a deed recorded at Book 4805, Page 1341, a copy of which is attached. Also attached are the Texas Secretary of State filings (Certificate of Formation from 2022 and 2024 Annual Public Information report) for Dorazio Properties I, LLC showing that Petitioner is a member/manager of Dorazio Properties I, LLC.
2. The Site is currently developed with a 1,216 square foot one-story piling-supported house with an oceanfront side 8’ x 34’ covered porch, a dune accessway with an existing oceanfront deck and a concrete driveway. CAMA Minor Exemption SCEX12-07 was issued in 2012 for a beach access walkway and a 10’ x 10’ deck.
3. The Site is bounded by the Atlantic Ocean to the south, by South Shore Drive to the north, by JOMARDEB Enterprises, LLC, an Ohio Limited Liability Company to the west (1212 South Shore Drive) and by John P. Manos Revocable Trust to the east (1206 South Shore Drive). Copies of the two neighboring properties’ tax card are attached as stipulated exhibits.
4. On November 17, 2017, DCM issued CAMA Minor Permit SC17-17 authorizing development by Ridgestone Construction, LLC at 1212 S. Shore Drive (now owned by JOMARDEB Enterprises, LLC). A copy of this permit and the associated drawings shows that the reconstructed house (following demolition) met the 60’ setback from the vegetation line at its 2017 location.
5. The Site is adjacent to the Atlantic Ocean, which at this location the waters of which are classified as SC waters by the Environmental Management Commission and are open to the harvest of shellfish.
6. The Site is located within the Ocean Hazard Area of Environmental Concern (“AEC”) and G.S. § 113A-118 requires that any development within this AEC is first authorized by the issuance of a CAMA permit.
7. The Site is within a VE-18’ flood zone and a VE-13’ flood zone, where the proposed house addition is in the VE-13’ area. A copy of the 2024 elevation certificate is attached.
8. At the Site, the applicable 2020 long-term average erosion rate is 2’ per year, making the setback for a 5,000 or less structure  $2' \times 30 = 60'$ . The rates at the Site were 2’ in 2013 and 2’ in 2004, and so the rate has been 2’/year since Petitioner first purchased the property in 2010.
9. An image from the DCM Map Viewer shows historic vegetation lines at the Site, a copy of which is attached. The most recent delineated vegetation line in 2020 is the most landward line. This is likely due to the impacts from Hurricane Florence in 2018 as there was significant landward movement of the vegetation line between 2016 and 2020.

10. The Town of Surf City is currently anticipating a large-scale beach nourishment project in December of 2025 according to DCM communication with Town officials and an attached copy of the Town's website FAQ's about nourishment. This work is authorized by the Town's beach nourishment permit-- CAMA Major Permit No. 40-20 issued April 3, 2020. The nourishment project was delayed after the Town of North Topsail Beach withdrew from what had been reviewed by the Corps as a joint project and required reassessment by the Corps. The Town was also issued a modification to CAMA Major Permit No. 190-05 on October 28, 2019 which was the Town's beach bulldozing permit and authorized dune restoration post-Florence done through truck-hauling sand. The Petitioner's Site did fall within this dune restoration area and the work was undertaken in 2019-20.
11. The Town of Surf City does not and has not had an approved Static Line Exception or a Beach Plan.
12. The beach in front of the Site is not subject to a pre-project vegetation line (static line) and so the oceanfront setback is measured landward from the vegetation line (first line).
13. A copy of a 2024 survey by Dwight E. Ashley of Ashley Land Surveyor, PLLC is attached. It shows the location of the vegetation line flagged on December 19, 2023 and the 60' setback from the vegetation line. The 60' Setback Line bisects the existing covered porch which Petitioner proposed to enclose into conditioned Total Floor Area.
14. On February 27, 2024, Petitioner submitted a CAMA Minor Permit Application for the proposed development of an addition to the existing home (by enclosing an existing covered porch), the addition of a new covered deck and new concrete slab waterward of the 60' setback line. Petitioner also proposed to add additional uncovered decking in addition to the existing uncovered decking that would exceed the 500 SF limit allowed in the setback. This application was processed by DCM Field Representative Jason Dail as the Town of Surf City does not have a Local Permit Officer program. On that same day, Mr. Dail emailed Petitioner to inform him of items needed for a complete application, a copy of which is attached. A copy of the application materials is attached.
15. As required, the Petitioner gave notice of his proposed development to the adjacent riparian property owners, The Manoses (1206 S. Shore Dr.) to the east and JOMARDEB Enterprises, LLC (1212 S. Shore Dr) to the west.
16. For notice to Mr. Manos, Petitioner provided a signed notice form by John P. Manos dated February 23, 2024, a copy of which is attached. A USPS receipt shows the notice letter was mailed February 16, 2024 and delivered to Waynesville (Hazelwood), NC on February 21, 2024. A copy of the letter, the notice signed by Mr. Manos and the tracking is attached.
17. For notice to JOMARDEB Enterprises, LLC, Petitioner addressed it to Mark & Deborah Johnson in Columbus Ohio and dated February 16, 2024. (Ms. Goebel confirmed Pender Co. tax listing mailing address for JOMARDEB Enterprises is connected to Mark & Deborah Johnson in Columbus Ohio). USPS tracking indicates that the first notice letter was not delivered to the Johnsons but back to Petitioner in Texas on June 24, 2024 and Petitioner acknowledges it was returned to him as undelivered at that time. Petitioner then sent notice to a different address for



Mark Johnson which was signed by Mr. Johnson on July 15, 2024, a copy of which is attached. A copy of the notice letters and the tracking information are attached.

18. Based on the site plan, the proposed waterward edge of the deck would be located approximately 38' landward of the vegetation line and the waterward edge of the proposed enclosed area would be approximately 50' waterward of the vegetation line.
19. On March 18, 2024, DCM denied Petitioner's CAMA Minor Permit application as portions of the project including proposed enlarged Total Floor Area waterward of the 60' Setback, a (34.3' x 8'=) 274.4SF covered porch waterward of the 60' Setback, and new (10.2' x 28'=) 285.6 SF concrete slab waterward of the 60' Setback. It appears the proposed new uncovered decking (12 x 34 = 408SF when added to the existing decking in the setback (11.7 x 10.8 = 126.4) is also in excess of the 500SF (at 534.4SF) allowed by 15A NCAC 7H .0309. A copy of the denial letter is attached. Petitioner also proposed new siding, a new fortified roof and new interior work including wall framing, new sheetrock (walls & ceiling), laminate flooring and tile. It is not clear if this proposed work is repair or replacement.
20. On June 13, 2024, Petitioner applied for a variance seeking to develop his home addition, covered deck, and concrete slab proposed waterward of the applicable setback, and the uncovered decking in excess of the 500 SF allowed in the setback by rule, as proposed in his CAMA minor permit application.
21. Petitioner sent notice of the variance request to the adjacent riparian owners on June 26, 2024. Notice to Mark Johnson, Member of JOMARDEB Enterprises, LLC was delivered to Columbus, Ohio on July 11, 2024 as shown on the attached USPS tracking report. Notice to Mr. Manos was delivered to Waynesville, NC on July 3, 2024 as shown on the attached USPS tracking report.
22. Petitioner did not seek relief through a local variance as required by 15A NCAC 7J .0701 where he is proposing to add on to the waterward side of the existing structure and does not wish to add on to the streetside. The existing structure meets the 15' local streetside setback as shown on the attached survey. Petitioner has concerns about noise if he built closer to the road and states that he wants to enjoy his investment and increasing the noise would be counter to this.
23. Petitioner stipulates that the work he is proposing is contrary to those provisions noted in the denial letter including 15A NCAC 7H .0306 where they do not meet the setback and are not exceptions (or are in excess of the exception size limits) in 7H.0309.
24. Without a variance, Petitioner could use the existing house as it is. Petitioner could enclose that portion of the existing covered porch landward of the 60' Setback and construct up to a total of 500 SF of uncovered deck (adding deck to the SF of the existing deck).Petitioner could seek a local variance and add a cosmetically attached structure at the rear of the existing house. Petitioner could also construct a new home designed to meet the 60' Setback or wait to see if the planned 2025 large-scale nourishment project occurs and/or planned planted vegetation establishes a new vegetation line further waterward from the existing vegetation line.
25. Petitioner is willing to reduce the uncovered decking to be within the 500SF limit allowed in the setback.

26. A PowerPoint is attached with ground-level and aerial photographs of the Site and surrounding area over the time period Petitioner has owned the lot.

Stipulated Exhibits:

1. 2010 Deed 3776/191
2. 2023 Deed 4805/1341
3. Texas SOS filings- 2022 Certificate of Formation and 2024 Annual Public Info Report
4. Adjacent riparian owner tax cards
5. 2017 CAMA Minor Permit/Drawings for 1212 S. Shore
6. 2024 Elevation Certificate
7. DCM Map Viewer of Site showing historic vegetation lines
8. Town of Surf City's website FAQ's about nourishment efforts
9. 2024 Survey by Dwight Ashley
10. CAMA Minor Permit Application materials
11. Mr. Dails email with missing application items list
12. Notice to Manos, signed notice form and tracking
13. Notice to Johnson, signed notice form and tracking of two letters
14. March 18, 2024 Denial Letter
15. Notice of Variance Request with tracking
16. Powerpoint

**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 changed over the years, the distance from a vegetation line set ocean-ward has and will continue to change. The conditions upon which the petition for variance relates would not be applicable generally to other property within the same zoning area, since all the homes surrounding the petitioner's home are all inside the present minimum development setback (Ocean-ward). Reviewing the survey even with the variance requested, petitioner's home would be further away from the shoreline or vegetation line than either adjacent neighbors. Please see the survey.

**Staff's Position: No.**

Staff disagree that strict application of the Commission's oceanfront erosion setback causes Petitioner unnecessary where Petitioner has an existing house structure with a covered porch and open deck. Petitioner wishes to add Total Floor Area (TFA) to the house within the setback as well as adding new decking in excess of the 500 SF allowed by 7H .0309 and adding new paving within the setback. Staff contend that adding this new development within the setback would constitute inappropriately sited development. While Petitioner is correct that vegetation line's position "will continue to change" its current position is nearly the most landward it has been since Petitioner purchased the Site in 2010.

- 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 south side neighbor built their house in 2017/18 with a setback to the vegetation line that would not be allowed today. The neighbor to the right built their home in the 1960's and they are on the dunes. Being that the petitioners home was set back to the set back lines on both the road and side property lines the petitioner has no where else to go but add a second floor. A second floor would be inappropriate technically for hurricanes and flood. The house is over 15' above the ground and technically the best engineering design would be one story and encroach upon the oceanward vegetation line. Petitioner cannot go roadside since the petitioner abuts the road set

back. Petitioner's home is situated on the border of every setback north (7.5'), south (7.5') and west (15'). In the present position of the home the petitioner would need a CAMA variance to complete any work on the home of substantial nature. Based on all present setbacks petitioner is locked out of making any renovations of substantial nature to his home which is a burden and causes unnecessary hardship.

**Staff's Position: No.**

Staff find no peculiarities with the size, location or topography of the Site which cause any hardships to Petitioner. While the 60' setback line from the vegetation line bisects the existing covered porch, which Petitioner wishes to enclose as TFA, this is common in many areas along the coast where the vegetation line has retreated due to storms and other natural coastal processes. Staff also do not believe it is a peculiarity where the two adjacent structures are some distance waterward of Petitioner's existing structure since structures are built according to the rules and setbacks at the time of permitting; one of the adjacent structures appears to have been built prior to the inception of CAMA setbacks. Staff were unable to identify any conditions peculiar to this property which would cause the Petitioner's claimed hardship.

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

**Petitioners' Position: No.**

Over the years, the petitioner who has owned the house for 14 years has endured two or three hurricanes and several instances of the high tide coming right up to the house. Consequently, vegetation lines has been re-established multiple times over this period. Petitioner has installed several rows of sand fence and has planted well over 1000 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. The particular hardship has not been created by any person presently having an interest in the property or by the petitioner. The shoreline is supposed to be reestablished based on a Beach Nourishment Perpetual Easement Agreement that was granted to Surf City on July 6, 2020, which an additional 13 million cubic yards of sand being brought to the beach. This new dune will be 25' wide and 14' high and widen the beach with a 6' high and 300' wide berm per the USACE. Letter attached.

**Staff's Position: Yes.**

Staff agrees that Petitioner did not cause the erosion of the vegetation line and dune system waterward of his existing structure and has apparently taken steps to grow the dune through planting vegetation and the use of sand fencing. However, Petitioner has the option to work within the Commission's rules including adding new decking up to the 500 SF limit allowed instead of exceeding that total, adding TFA to the rear of the house with a structurally separate but cosmetically attached structure or waiting until after the 2025 planned nourishment to see if that project results in a more-waterward location of a future vegetation line. Seeking a variance to increase the TFA, to exceed the 500 sq. ft. decking allowance, and add new paved area within the setback making "renovations of substantial nature" as Petitioner describes it--which is located to

an existing structure that does not meet the Commission's setback requirements for private property and public trust protection, when the vegetation line is nearly at its most landward position during the period Petitioner has owned the Site is a hardship caused by Petitioner's choice of design and timing.

**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.**

The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located since most homes within this area are closer to the shoreline than the petitioner's application. That the proposed variance will not:

1. Impair an adequate supply of light and air to adjacent property;
2. Substantially increase the hazard from fire or other dangers to said property or adjacent property;
3. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Town/City.
4. Diminish or impair property values within the neighborhood;
5. Unduly increase traffic or congestion in the public streets and highways'
6. Create a nuisance; or
7. Result in an increase in public expenditures.

That the variance requested is the minimum variance that will make possible the reasonable use of the land, and building. Going towards the roadway (if a Town variance was possible) with a proposed addition and only a closed porch would put the extension on the road R/W line. This road being a busy road in season due to its proximity to the pier, would make it difficult to sleep in the back bedrooms. So, one can see the only natural extension would be seaward of the home. This would still put the petitioner behind all the neighbors present dwellings and not have any impact as stated above.

**Staff's Position: No.**

The granting of a variance in this case ahead of a planned 2025 nourishment cycle and anticipated resulting waterward movement of the vegetation line when the vegetation line and protective dune system is still in post-Florence recovery is not within the spirit, purpose and intent of the Commission's Ocean Hazard rules which seek to prevent inappropriately sited development closer to the ocean. The Commission's rules have required oceanfront erosion setbacks since 1979 and all structures are required to meet an oceanfront setback (in this case, 60-feet) landward of the vegetation line. The Commission has made limited exceptions for some types of development to be sited oceanward of the setback line (See those types of development listed in 7H.0309). The

Significance and Management Objectives of the Commission's Ocean Hazard rules are stated in 15A NCAC 7H .0302 and .0303 , which are printed in full in Attachment A, but specifically note that

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. 7H.0302(b)

And

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. 7H .0303(b)

As reflected in the Stipulated Facts, the Town has a planned project in December of 2025, and there is a possibility that the vegetation line could move further waterward but may also move landward.

Staff contends that granting a variance will not secure public safety and welfare by enlarging an already non-conforming structure through enclosure of the covered porch within the setback area, as well as by adding more decking beyond the 500 SF allowed and adding new paving within the setback. Staff believes this would be inappropriately sited development which can quickly interfere with the public trust beach, be at greater risk for loss of property, and may become a cost to local government and the public should the structure need to be removed from the beachfront. Staff also contends that granting a variance will not preserve substantial justice where the Commission's rule already provide exceptions to the oceanfront setbacks for this proposed development does not qualify.

**ATTACHMENT D**

Petitioner's Petition Materials  
(without initial proposed facts or duplicative exhibits)

**CAMA VARIANCE REQUEST FORM****DCM FORM 11****DCM FILE No.:** \_\_\_\_\_

PETITIONER'S NAME Anthony Dorazic

COUNTY WHERE THE DEVELOPMENT IS PROPOSED Pender

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](http://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.*



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

<u></u>	<u>3/30/24</u>
Signature of Petitioner or Attorney	Date
<u>Anthony Dolazio</u>	<u>TSAT4@yahoo.com</u>
Printed Name of Petitioner or Attorney	Email address of Petitioner or Attorney
<u>923 S. Alamo st suite 3</u>	<u>(913) 264-2886</u>
Mailing Address	Telephone Number of Petitioner or Attorney
<u>San Antonio TX 78205</u>	<u>( )</u>
City State Zip	Fax Number of Petitioner or Attorney

### DELIVERY OF THIS HEARING REQUEST

This variance petition must be **received** by the Division of Coastal Management at least six (6) weeks before the first day of the regularly scheduled Commission meeting at which it is heard. A copy of this request must also be sent to the Attorney General's Office, Environmental Division, 15A N.C.A.C. 07J .0701(e).

Contact Information for DCM:

**By mail, express mail or hand delivery:**

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

**By Fax:**

(252) 247-3330

**By Email:**

Check DCM website for the email address of the current DCM Director  
[www.nccoastalmanagement.net](http://www.nccoastalmanagement.net)

Contact Information for Attorney General's Office:

**By mail:**

Environmental Division  
9001 Mail Service Center  
Raleigh, NC 27699-9001

**By express mail:**

Environmental Division  
114 W. Edenton Street  
Raleigh, NC 27603

**By Fax:**

(919) 716-6767

Written Arguments: Permit Application Number 06-24

Project Address 1210 S. Shore Drive Surf City NC

1. The conditions upon which the petition for variance relates would not be applicable generally to other property within the same zoning area, since all the homes surrounding the petitioner's home are all inside the present minimum development setback. Reviewing the survey even with the variance requested petitioner's home would be further away from the shoreline than either adjacent neighbor. Please see survey.
2. The purpose of the variance is not based upon a desire to make money out of the property; when the petitioner purchased this property in April of 2010 the line for the minimum development setback was different than today. When the petitioner's neighbor to the south built their home in 2019 the line must have been on a different setback since his house is closer to the shoreline than the petitioner's application is. The petitioner with a growing family needs to increase the size of this 1500sqft home. Petitioner cannot go roadside since the petitioner is as close to the road set back as the CAMA setback. Petitioner's home is situated on the border of every setback north (7.5'), east (60'), south (7.5') and west (15'). In the present position of the home the petitioner would need a CAMA variance to complete **any work** on the home of substantial nature (i.e., second floor) since the petitioner is presently within the CAMA 60' Small Structure Setback. **Based on all present setbacks petitioner is locked out of making any renovations of substantial nature to his home which is a burden and causes unnecessary hardship.**
3. The alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the petitioner. The shoreline is supposed to be reestablished based on a Beach Nourishment Perpetual Easement Agreement that was granted to Surf City on July 6, 2020, which an additional 13 million cubic yards of sand being brought to the beach. This new dune will be 25' wide and 14' high and widen the beach with a 6' high and 300' wide berm per the USACE. Letter attached.

4. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located since most homes within this area are closer to the shoreline than the petitioner's application.
5. That the proposed variance will not:
  1. Impair an adequate supply of light and air to adjacent property;
  2. Substantially increase the hazard from fire or other dangers to said property or adjacent property;
  3. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Town/City;
  4. Diminish or impair property values within the neighborhood;
  5. Unduly increase traffic congestion in the public streets and highways;
  6. Create a nuisance; or
  7. Result in an increase in public expenditures.
6. That the variance requested is the minimum variance that will make possible the reasonable use of the land, and building. Going towards the roadway (if a Town variance was possible) with a proposed addition and only a closed porch would put the extension on the road R/W line. So, one can see the only natural extension would be towards the shore. This would still put the petitioner behind all the neighbors present dwellings and not have any impact per number 5 above.
7. If the appeals Commission does not find these facts impelling enough to grant Petitioner a full variance for the initial request a middle outcome is to accept the requested variance for just the enclosed portion of the home addition, which would only encroach on the CAMA 60' small structure setback on a couple of feet of the NE corner of the home and allow a 500 sqft partially covered and uncovered deck, which is acceptable under 15A NCAC 07H. 0309 Use Standards for Ocean Hazard Areas: Exceptions (a) (3).



PIN # 4234-35-9393-0000  
DATE 5-27-10 INT JH

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1234.00

Parcel/Identifier No. 4234-35-9393-0000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Thorp, Clarke, Neville & Kirby, PA, 13775 NC Hwy 50, Ste 107, Surf City, NC 28445

This instrument was prepared by: Thorp, Clarke, Neville & Kirby, PA, 13775 NC Hwy 50, Ste 107, Surf City, NC 28445

Brief description for the Index: LT 4, HOLIDAY HEIGHTS SL-114-10

THIS DEED made this 18th day of May, 2010, by and between

GRANTOR	GRANTEE
Douglas S. Chancey and wife, Elizabeth H. Chancey 2068 Lusters Gate Road Blacksburg, VA 24060	Anthony Dorazio and wife, Stephanie J. Dorazio 114 S. Tranquil Path Drive The Woodlands, TX 77380-2760

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 Surf City, Topsail Township, Pender County, North Carolina and more particularly described as follows:  
See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1567 page 279.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

3



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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)

Douglas S. Chancey (SEAL)  
Douglas S. Chancey

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Elizabeth H. Chancey (SEAL)  
Elizabeth H. Chancey

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

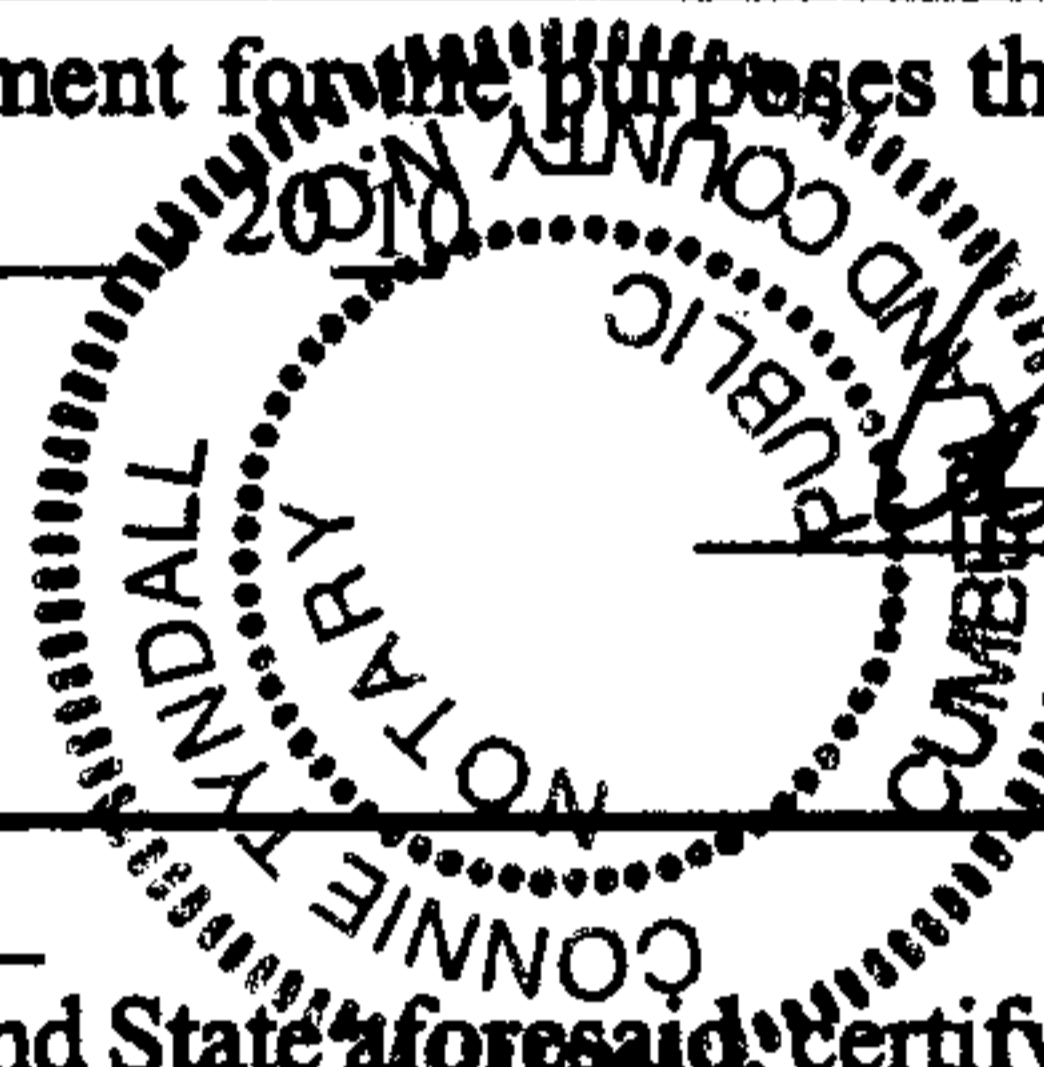
By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

State of North Carolina - County of Pender

I, the undersigned Notary Public of the County and State aforesaid, certify that Douglas S. Chancey and wife, Elizabeth H. Chancey personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18th day of May

My Commission Expires: 7-24-10



Connie Tindall  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
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



**ATTACHMENT**

Beginning at an iron pipe which is located North 57 degrees 0 minutes East 150.00 feet from the common corner of Lots 3 and 4 in the division of the J.W. Sidbury Estate recorded in Book 2 of Divisions and Dowers, page 195 of the Pender County Registry, and runs thence as the old line North 57 degrees 0 minutes East 50.00 feet to an iron pipe in the old line, a common corner of Lots 4 and 5 in the Lloyd Lumber Company division of Lot No. 4 of the J.W. Sidbury Division; thence as the common line of Lots 4 and 5 South 25 degrees 0 minutes East 231 feet to the Atlantic Ocean; thence with the Atlantic Ocean 50.00 feet to common corner of Lots 3 and 4 in the Lloyd Lumber Company division of Lot No. 4 of the J.W. Sidbury Division; thence as the common line of Lots 3 and 4 of the Lloyd Lumber Company division North 25 degrees 0 minutes West 231 feet to the point of beginning. And being a portion of the land conveyed by deed dated August 20, 1957, from Ada M. Sidbury, widow, and Aaron Vance Howard and wife, Delaine Howard, to Lloyd Lumber Company, recorded in Book 330, Page 37 of the Pender County Registry. And further being Lot No. 4 in the division of the Lloyd Company land surveyed by Robert J. Salmon, Jr., Registered Land Surveyor, October 23, 1969. Further being a portion of Lot No. 4 assigned and allotted to W.T. Sidbury in the division of the J.W. Sidbury Estate recorded in Book 2 of Divisions and Dowers, page 195, of the Pender County Registry.

SC-114-10

1210 South Shore Drive, Surf City, NC 28445

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax NONE

Tax Lot No ..... Parcel Ref. No. .... Parcel Identifier No. 4234-35-9393-0000  
Verified by ..... County on the ..... day of ..... 20 .....  
by .....

✓ Mail after recording to: Gregory Herman-Giddens, 1340 Environ Way, Chapel Hill, NC 27517

This instrument was prepared by: Gregory Herman-Giddens, Attorney at Law (without title examination)

Brief description for the index LT 4, HOLIDAY HEIGHTS

All or a portion of the property herein conveyed  does  does not  
include the primary residence of the Grantor. (N.C.G.S. § 105-317.2)

THIS DEED made this 13th day of January, 2023, by and between

GRANTOR	GRANTEE
<b>Anthony Dorazio and wife, Stephanie J. Dorazio</b>  923 S. Alamo St., #3 San Antonio, TX 78205	<b>Dorazio Properties I, LLC</b> A Texas Limited Liability Company  923 S. Alamo St., #3 San Antonio, TX 78205

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 situate in Pender County, North Carolina and more particularly described as follows:

See attached **Exhibit A**.

The property described herein was acquired by Grantor by instrument recorded in Book 3776, Page 191.

A map showing the property described herein is recorded in Plat Book \_\_\_\_, Page \_\_\_\_.

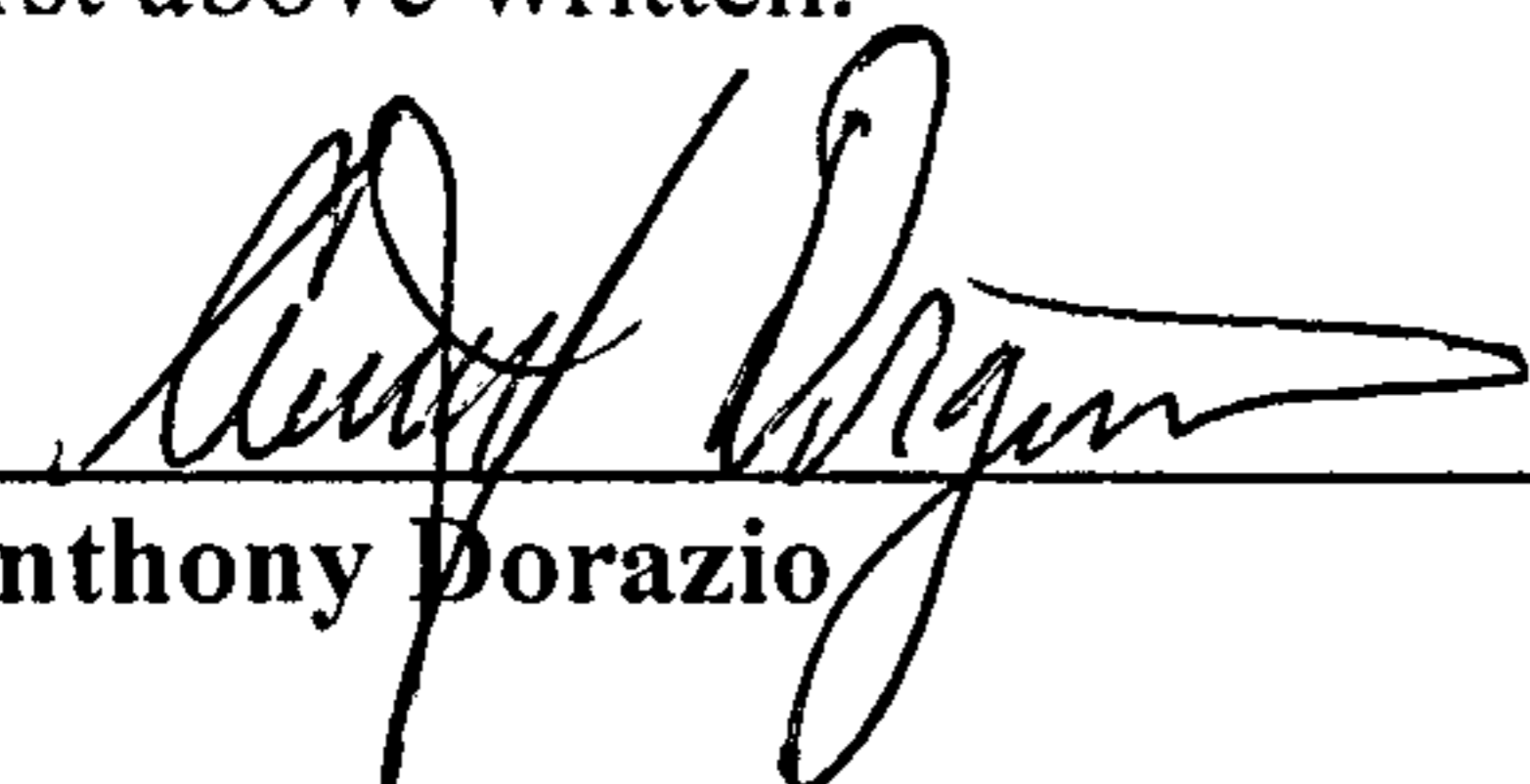
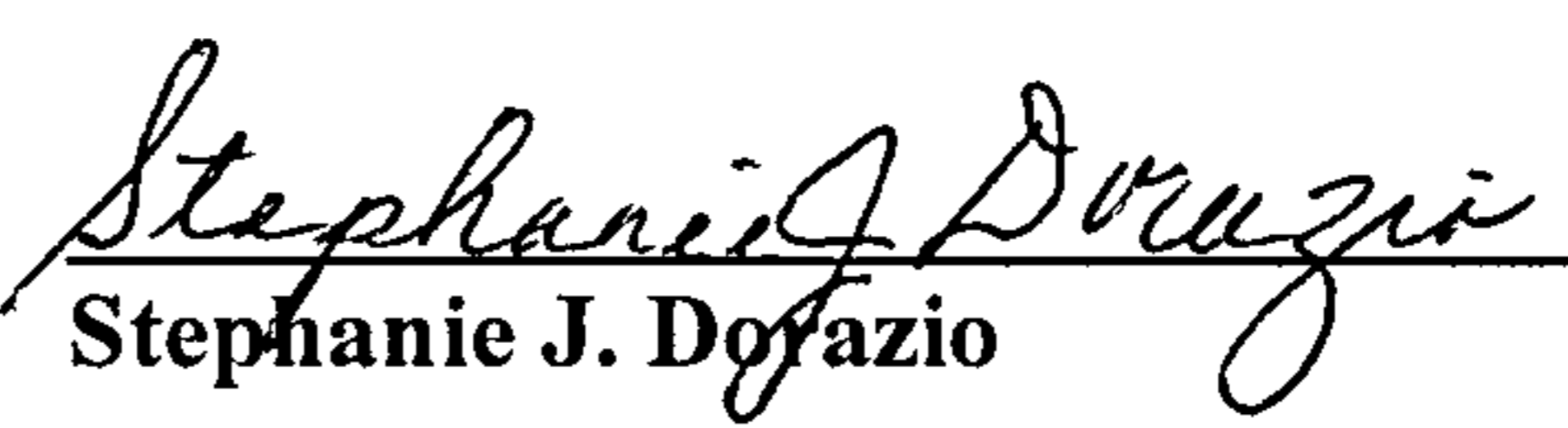
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that the 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 described herein is subject to the following exceptions:

1. Ad valorem taxes for 2023 and subsequent years.
2. Easements, restrictions and rights-of-way of record, if any.

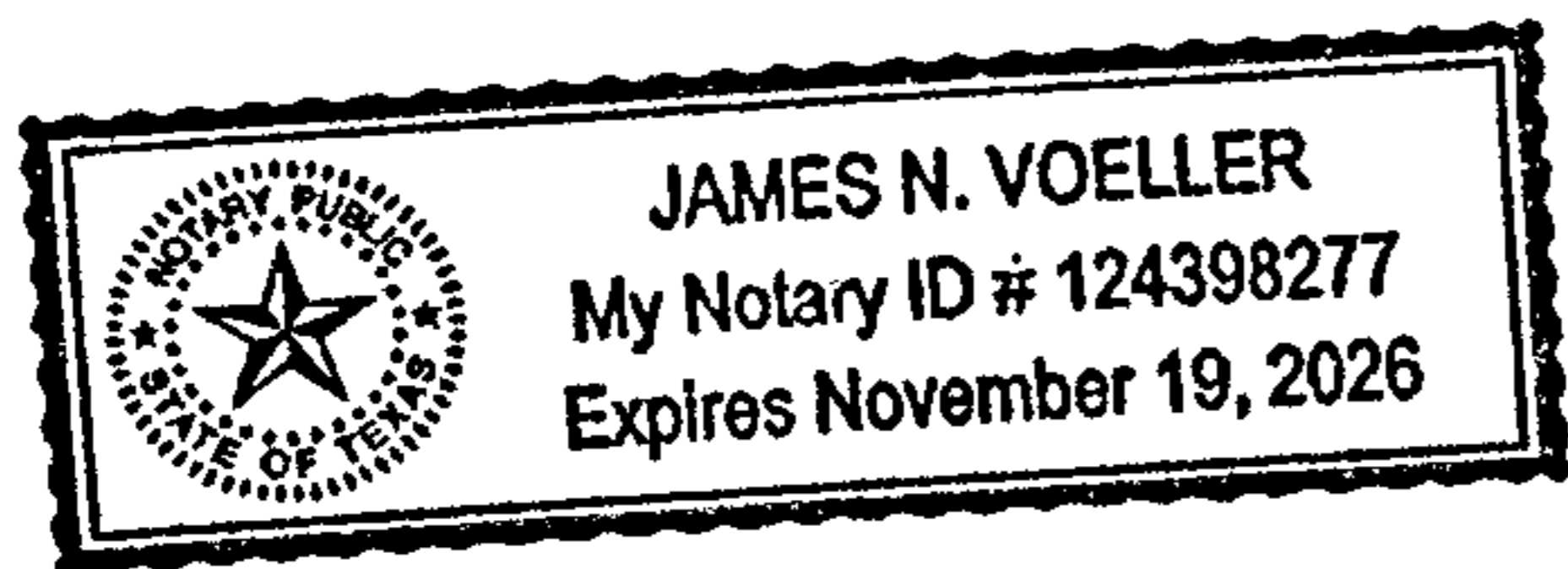
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

 (SEAL)  (SEAL)  
 Anthony Dorazio Stephanie J. Dorazio

SEAL-STAMP TEXAS, COMAL COUNTY

I certify that the following persons personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Anthony Dorazio and Stephanie J. Dorazio.**

This the 13th day of January, 2023.



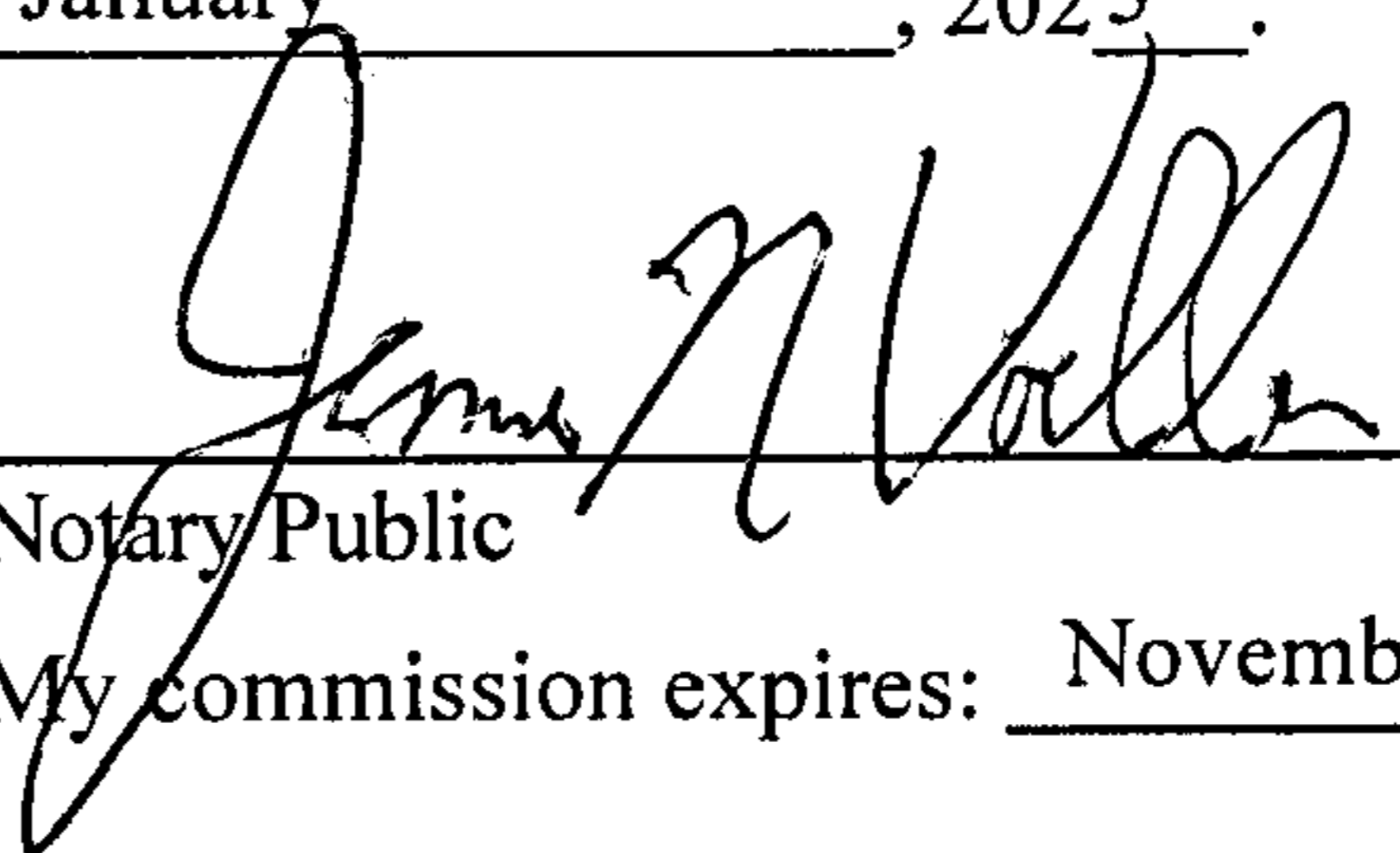
  
 Notary Public  
 My commission expires: November 19, 2026



EXHIBIT A

Beginning at an iron pipe which is located North 57 degrees 0 minutes East 150.00 feet from the common corner of Lots 3 and 4 in the division of the J.W. Sidbury Estate recorded in Book 2 of Divisions and Dowers, page 195 of the Pender County Registry, and runs thence as the old line North 57 degrees 0 minutes East 50.00 feet to an iron pipe in the old line, a common corner of Lots 4 and 5 in the Lloyd Lumber Company division of Lot No. 4 of the J.W. Sidbury Division; thence as the common line of Lots 4 and 5 South 25 degrees 0 minutes East 231 feet to the Atlantic Ocean; thence with the Atlantic Ocean 50.00 feet to common corner of Lots 3 and 4 in the Lloyd Lumber Company division of Lot No. 4 of the J.W. Sidbury Division; thence as the common line of Lots 3 and 4 of the Lloyd Lumber Company division North 25 degrees 0 minutes West 231 feet to the point of beginning. And being a portion of the land conveyed by deed dated August 20, 1957, from Ada M. Sidbury, widow, and Aaron Vance Howard and wife, Delaine Howard, to Lloyd Lumber Company, recorded in Book 330, Page 37 of the Pender County Registry. And further being Lot No. 4 in the division of the Lloyd Company land surveyed by Robert J. Salmon, Jr., Registered Land Surveyor, October 23, 1969. Further being a portion of Lot No. 4 assigned and allotted to W.T. Sidbury in the division of the J.W. Sidbury Estate recorded in Book 2 of Divisions and Dowers, page 195, of the Pender County Registry.



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

Dorazio Properties I, LLC  
File Number: 804726373

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.


Dated: 09/13/2022

Effective: 09/13/2022



A handwritten signature in black ink, appearing to read "John B. Scott".

John B. Scott  
Secretary of State

Secretary of State P.O. Box 13697 Austin, TX 78711-3697 FAX: 512/463-5709  Filing Fee: \$300	  <b>Certificate of Formation          Limited Liability Company</b>	<b>Filed in the Office of the          Secretary of State of Texas          Filing #: 804726373 09/13/2022          Document #: 1177465380004          Image Generated Electronically          for Web Filing</b>
<b>Article 1 - Entity Name and Type</b>		
The filing entity being formed is a limited liability company. The name of the entity is:		
<b><u>Dorazio Properties I, LLC</u></b>		
<b>Article 2 – Registered Agent and Registered Office</b>		
<input type="checkbox"/> A. The initial registered agent is an organization (cannot be company named above) by the name of:		
<b>OR</b>		
<input checked="" type="checkbox"/> B. The initial registered agent is an individual resident of the state whose name is set forth below:		
<b>Name:</b>		
<b>Anthony J. Dorazio</b>		
C. The business address of the registered agent and the registered office address is:		
<b>Street Address:</b>		
<b>923 S. Alamo Street #3 San Antonio TX 78205</b>		
<b>Consent of Registered Agent</b>		
<input type="checkbox"/> A. A copy of the consent of registered agent is attached.		
<b>OR</b>		
<input checked="" type="checkbox"/> B. The consent of the registered agent is maintained by the entity.		
<b>Article 3 - Governing Authority</b>		
<input checked="" type="checkbox"/> A. The limited liability company is to be managed by managers.		
<b>OR</b>		
<input type="checkbox"/> B. The limited liability company will not have managers. Management of the company is reserved to the members.		
The names and addresses of the governing persons are set forth below:		
Manager 1: <b>Anthony J. Dorazio</b>	Title: <b>Manager</b>	
Address: <b>923 S. Alamo Street #3 San Antonio TX, USA 78205</b>		
Manager 2: <b>Stephanie J. Dorazio</b>	Title: <b>Manager</b>	
Address: <b>923 S. Alamo Street #3 San Antonio TX, USA 78205</b>		
<b>Article 4 - Purpose</b>		
The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.		
<b>Supplemental Provisions / Information</b>		

**The Company Agreement shall be in writing.**

**None of the Members or Managers of the Company shall be liable for payment of any debt, liability, or other obligation of the Company, unless specifically agreed to in writing.**

[The attached addendum, if any, is incorporated herein by reference.]

**Initial Mailing Address**

Address to be used by the Comptroller of Public Accounts for purposes of sending tax information.

The initial mailing address of the filing entity is:

**923 S. Alamo Street #3  
San Antonio, TX 78205  
USA**

**Organizer**

The name and address of the organizer are set forth below.

**James N. Voeller      19311 FM 2252, Suite 103, San Antonio, Texas 78266**

**Effectiveness of Filing**

A. This document becomes effective when the document is filed by the secretary of state.

**OR**

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

**Execution**

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

**James N. Voeller**

Signature of Organizer

**FILING OFFICE COPY**

PARID: 42343593930000  
DORAZIO PORPERTIES I LLC

029

ROLL: REAL  
1210 S SHORE DR

**Parcel**

---

ParID / PIN: 42343593930000 / 4234-35-9393-0000  
Tax Year: 2024  
Township: 102: TOPSAIL  
Neighborhood: R2068 :  
ESN: :

**Owner**

---

Account Number: 1022023  
Current Book/Page: 4805/1341  
  
Name: DORAZIO PORPERTIES I LLC  
Name 2:  
Mailing Address: 923 S ALAMO ST #3  
SAN ANTONIO TX 78205

**Legal**

---

Physical Address: 1210 S SHORE DR  
  
Legal Description: L 4,PB 1/55 J W SIDBURY ESTATE  
TRACT 4  
  
Sub Code: 2-210  
Plat: 00010055  
  
Tax Districts/  
Charge Codes: G01 100% - PENDER COUNTY  
C53 100% - TOWN OF SURF CITY  
R40 100% - PENDER EMS

**Tax District Setup**

---

Tax Dist 1: G01 100% - PENDER COUNTY  
 Tax Dist 2: C53 100% - TOWN OF SURF CITY  
 Tax Dist 3: R40 100% - PENDER EMS  
 Tax Dist 4:  
 Tax Dist 5:

**Recorded Transaction**

Date	Book	Page	Instrument	Sale Price	Validity Code
23-JAN-23	4805	1341	WD - WARRANTY DEED	0	
09-FEB-21	4741	202	EAS - EASEMENT		
27-MAY-10	3776	191	WD - WARRANTY DEED	617,000	
24-MAR-00	1567	279	WD - WARRANTY DEED	349,000	

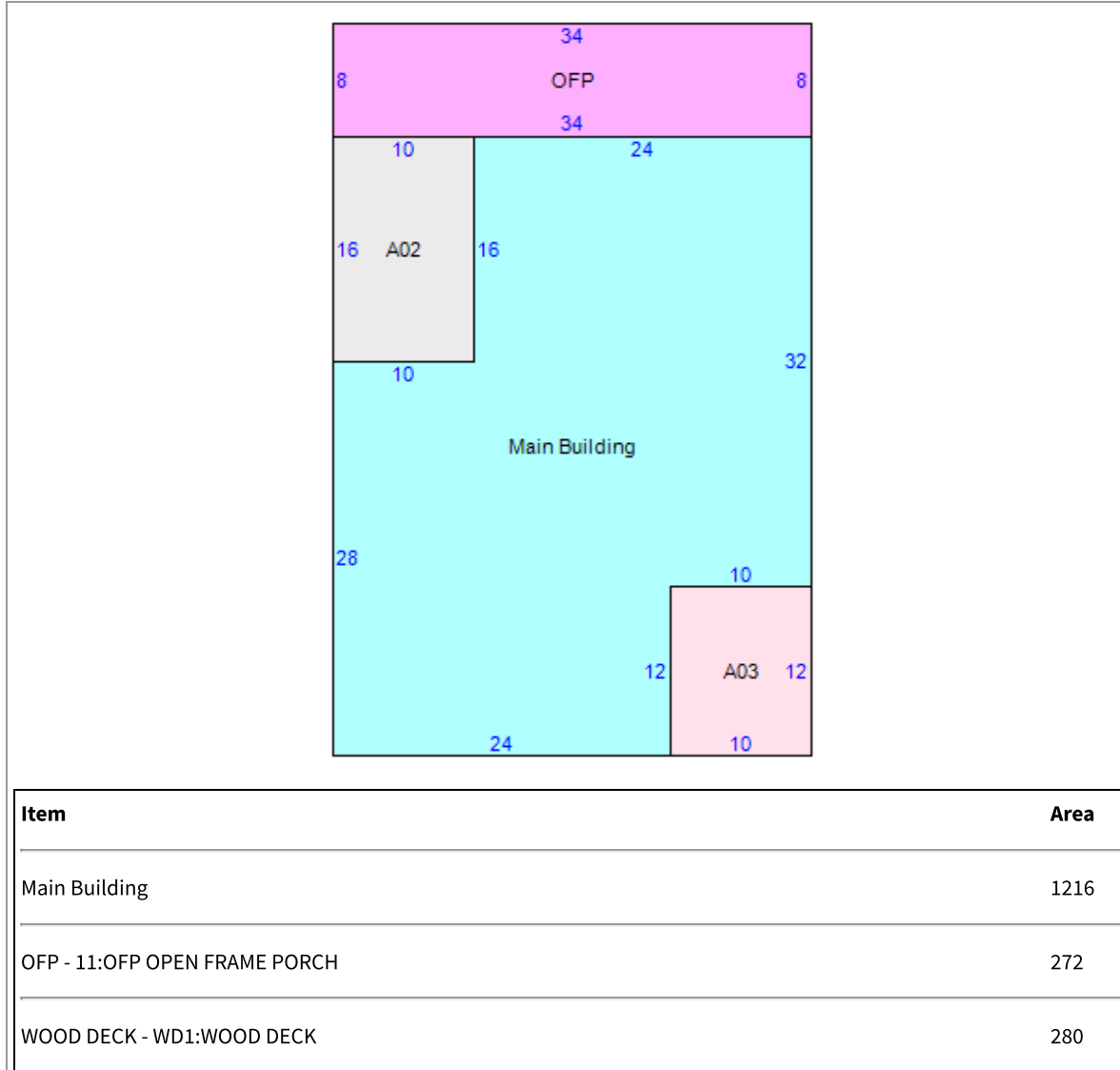
**Description**

NBHD Code / Name: R2068 :  
 Class: R : RESIDENTIAL  
 Land Use: 101 : Single Family Residence  
 Appraisal Territory: 0  
 Zoning: INCORP  
 Living Units: 1  
 Topography: A : LEVEL  
 :  
 :  
 Location: OF : OCEAN F  
 Road Type: 1 : PAVED  
 Traffic: :  
 Utilities: :  
 :  
 :  
 Restrictions: :  
 Calculated Acres: .268  
 VC Notice / VC Date: :

**Valuation**

031

Appraised Land: 419,317  
 Appraised Building: 120,854  
 Appraised Total: 540,171  
 Deferred: 0  
 Exempts/Excluded: 0  
 Assessed Real: 540,171  
 Personal:  
 Total Assessed: 540,171



032

UNF PILINGS/1SFR - 356/10:UNFINISHED PILINGS/ONE STORY FRAME

160

UNF PILINGS/1SFR - 356/10:UNFINISHED PILINGS/ONE STORY FRAME

120



4234-35-9393-0000 10/17/2017



# Franchise Tax

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## 2024 Annual Public Information Report

Confirmation

You Have Filed Successfully

**Please do NOT send a paper form**

Since you are electronically reporting this tax, you will not receive a paper tax return in the mail for subsequent reports due. To keep you up-to-date and informed of due dates for this tax, we will send a courtesy e-mail reminder to you at the e-mail address on file for this account.

**Print this page for your records**

**Submission ID: 73560976**

**Date and Time of Filing:** 03/04/2024 03:17:36 PM

**Taxpayer ID:** 32086290163

**Taxpayer Name:** DORAZIO PROPERTIES I, LLC

**Taxpayer Address:** 923 S ALAMO ST APT 3 SAN ANTONIO, TX 78205 - 3455

**Entered By:** Anthon y Dorazio

**Email Address:** tsat4@yahoo.com

**Telephone Number:** (713) 264-2886

**IP Address:** 99.137.89.198

**Public Information Report**

**Taxpayer**

Taxpayer Name: DORAZIO PROPERTIES I, LLC

Taxpayer Number: 32086290163

SOS File Number or Comptroller File Number: 0804726373

Mailing Address: 923 S ALAMO ST APT 3

SAN ANTONIO, TX 78205-3455

Principal Office: 923 S Alamo St

Principal Place Of Business: 923 S Alamo st  
Changes from previous year?: No

**Officers, Directors, Managers, Member or General Partner**

Name: STEPHANIE J. DORAZIO

Title: MANAGER

Director? No

Term Expiration Date:

Mailing Address: 923 S. ALAMO STREET #3  
SAN ANTONIO, TX 78205

Name: ANTHONY J. DORAZIO

Title: MANAGER

Director? No

Term Expiration Date:

Mailing Address: 923 S. ALAMO STREET #3  
SAN ANTONIO, TX 78205

**Owned Entity(s)**

<b>Owned Entity(s)</b>	<b>State of Formation</b>	<b>TX SOS File #</b>	<b>Percentage of Ownership</b>
Dorazio Properties I LLC	Texas	804726373	100.0
Dorazio Properties II, LLC	Texas	804726383	100.0
Dorazio Investment LLC	Texas	804726383	100.0

**Owners**

<b>Owned Entity(s)</b>	<b>State of Formation</b>	<b>TX SOS File #</b>	<b>Percentage of Ownership</b>
None entered.			

**Registered Agent and Office**

Agent: ANTHONY J. DORAZIO

Office: 923 S. ALAMO STREET #3

SAN ANTONIO, TX 78205-3455

**Declaration Statement**

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the submission date, and that a copy of this information has been mailed to each person named in this section who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

[Print](#) | [Return to Menu](#) | [File for Another Taxpayer](#)

**Parcel**

ParID / PIN: 42344503570000 / 4234-45-0357-0000  
Tax Year: 2024  
Township: 102: TOPSAIL  
Neighborhood: R2068 :  
ESN: :

**Owner**

Account Number: 976472  
Current Book/Page: 4648/0196  
  
Name: MANOS, JOHN P REVOCABLE LIV TRUST  
Name 2: MANOS, NANCY M REVOCABLE LIVING TRUST  
Mailing Address: PO BOX 85  
HAZELWOOD NC 28738

**Legal**

Physical Address: 1206 S SHORE DR  
  
Legal Description: LT 5 & 6 PB 1/55 J W SIDBURY ESTATE  
TRACT 4  
  
Sub Code: 2-210  
Plat: 00010055  
  
Tax Districts/  
Charge Codes: G01 100% - PENDER COUNTY  
C53 100% - TOWN OF SURF CITY  
R40 100% - PENDER EMS

**Tax District Setup**

Tax Dist 1: G01 100% - PENDER COUNTY  
Tax Dist 2: C53 100% - TOWN OF SURF CITY  
Tax Dist 3: R40 100% - PENDER EMS  
Tax Dist 4:  
Tax Dist 5:

**Recorded Transaction**

Date	Book	Page	Instrument	Sale Price	Validity Code
09-FEB-21	4741	308	EAS - EASEMENT		
27-JUL-17	4648	0196	WD - WARRANTY DEED		

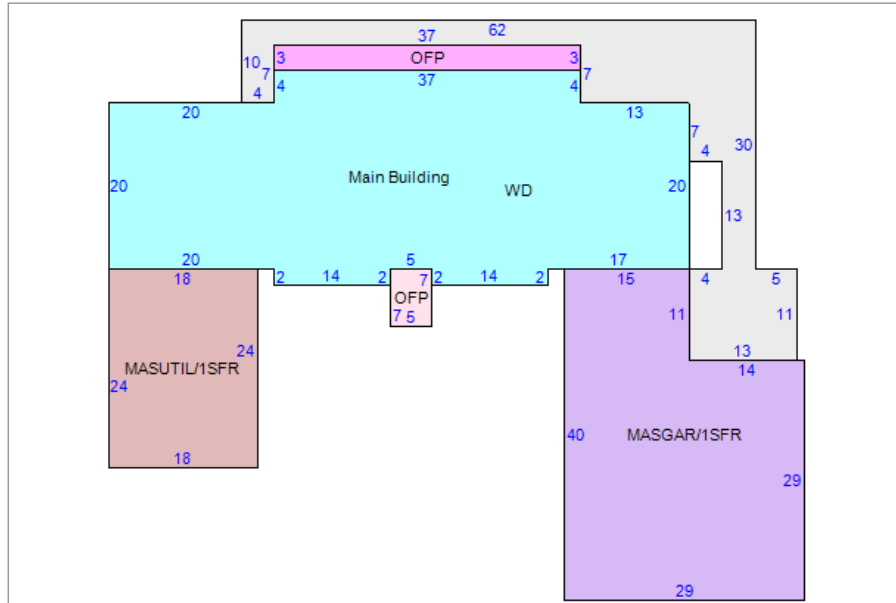
**Description**

NBHD Code / Name: R2068 :  
Class: R : RESIDENTIAL  
Land Use: 101 : Single Family Residence  
Appraisal Territory: 0  
Zoning: INCORP  
Living Units: 1  
Topography: A : LEVEL  
:  
:  
Location: OF : OCEAN F  
Road Type: 1 : PAVED  
Traffic: :  
Utilities: 09 : ALL PUB  
:

Restrictions: :  
 Calculated Acres: .533  
 VC Notice / VC Date: Y:

**Valuation**

Appraised Land: 478,682  
 Appraised Building: 111,565  
 Appraised Total: 590,247  
 Deferred: 0  
 Exempts/Excluded: 0  
 Assessed Real: 590,247  
 Personal:  
 Total Assessed: 590,247



Item	Area
Main Building	1604
OFF - 11:OFF OPEN FRAME PORCH	111
WD - 31:WOOD DECK	612
OFF - 11:OFF OPEN FRAME PORCH	35
MASGAR/1SFR - 23/10:MG/BG MASON/BRICK GAR/ONE STORY FRAME	1006
MASUTIL/1SFR - 24/10:MASUT MASONRY UTIL/ONE STORY FRAME	432



**Parcel**

ParID / PIN: 42343593500000 / 4234-35-9350-0000  
Tax Year: 2024  
Township: 102: TOPSAIL  
Neighborhood: R2068 :  
ESN: :

**Owner**

Account Number: 982103  
Current Book/Page: 4718/1544  
  
Name: JOMARDEB ENTERPRISES LLC  
Name 2:  
Mailing Address: 244 DANIEL BURNHAM SQ  
COLUMBUS OH 43215

**Legal**

Physical Address: 1212 S SHORE DR  
  
Legal Description: LT 3 PB 62/150 BOUNDARY SURVEY  
JW SIDBURY EST PB 1  
  
Sub Code: 2-210  
Plat: 00620150  
  
Tax Districts/  
Charge Codes: G01 100% - PENDER COUNTY  
C53 100% - TOWN OF SURF CITY  
R40 100% - PENDER EMS

**Tax District Setup**

Tax Dist 1: G01 100% - PENDER COUNTY  
Tax Dist 2: C53 100% - TOWN OF SURF CITY  
Tax Dist 3: R40 100% - PENDER EMS  
Tax Dist 4:  
Tax Dist 5:

**Recorded Transaction**

Date	Book	Page	Instrument	Sale Price	Validity Code
21-JUL-20	4718	1544	ADM - ADMINISTRATIVE		
18-OCT-18	4672	2840	-	1,395,000	2
18-OCT-18	4672	2840	WD - WARRANTY DEED	1,395,000	
23-AUG-17	4649	2099	WD - WARRANTY DEED	540,000	
23-AUG-17	4649	2099	-	540,000	24

**Description**

NBHD Code / Name: R2068 :  
Class: R : RESIDENTIAL  
Land Use: 101 : Single Family Residence  
Appraisal Territory: 0  
Zoning: INCORP  
Living Units: 1  
Topography: A : LEVEL  
:  
:  
Location: OF : OCEAN F  
Road Type: 1 : PAVED

038

Traffic: :  
Utilities: 09 : ALL PUB  
:  
:  
Restrictions: :  
Calculated Acres: .265  
VC Notice / VC Date: :

**Valuation**

Appraised Land: 509,922  
Appraised Building: 272,366  
Appraised Total: 782,288  
Deferred: 0  
Exempts/Excluded: 0  
Assessed Real: 782,288  
Personal:  
Total Assessed: 782,288



Sorry, no sketch available  
for this record

Item	Area
WOOD DECK - WD1:WOOD DECK	300
WOOD DECK - WD1:WOOD DECK	220
WOOD DECK - WD1:WOOD DECK	100
WOOD DECK - WD1:WOOD DECK	250



4234-35-9350-0000 10/17/2017

**Issued by WiRO**  
Surf City

**SC17-17**  
Permit Number

# CAMA MINOR DEVELOPMENT PERMIT



**as authorized by the State of North Carolina, Department of Environment, and Natural Resources and the Coastal Resources Commission for development in an area of environment concern pursuant to Section 113A-118 of the General Statutes, "Coastal Area Management"**

Issued to **Ridgestone Construction, LLC** authorizing development in the Ocean Hazard Area (AEC) at **1212 S. Shore Drive**, in Surf City, Pender County as requested in the permittee's application package, dated October 31, 2017. This permit, issued on **November 17, 2017**, is subject to compliance with the application and site drawing (where consistent with the permit) dated and received by DCM on October 31, 2017, and all applicable regulations and special conditions and notes set forth below. Any violation of these terms may subject permittee to a fine, imprisonment or civil action, or may cause the permit to be null and void.

**This permit authorizes: Demolition of an existing dwelling and reconstruction of a new dwelling with amenities.**

- (1) All proposed development and associated construction must be done in accordance with the permitted drawing dated and received by DCM on October 31, 2017.
- (2) All construction must conform to the N.C. Building Code requirements and all other local, State and Federal regulations, applicable local ordinances and FEMA Flood Regulations.
- (3) Any change or changes in the plans for development, construction, and/or land use activities will require re-evaluation and modification of this permit.
- (4) A copy of this permit shall be posted or available on site throughout the construction process. Contact this office at (910) 796-7221 for a final inspection at completion of work.

**(Additional Permit Conditions on Page 2)**

This permit action may be appealed by the permittee or other qualified persons within twenty (20) days of the issuing date. This permit must be on the project site and accessible to the permit officer when the project is inspected for compliance. Any maintenance work or project modification not covered under this permit, require further written permit approval. All work must cease when this permit expires on:

December 31, 2020

In issuing this permit it is agreed that this project is consistent with the local Land Use Plan and all applicable ordinances. This permit may not be transferred to another party without the written approval of the Division of Coastal Management.

---

Jason Dail  
CAMA LOCAL PERMIT OFFICIAL  
127 Cardinal Drive Extension  
Wilmington, NC 28405-3845

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PERMITTEE  
(Signature required if conditions above apply to permit)

**Name: Ridgestone Construction, LLC**

**Minor Permit # SC17-17**

**Date: November 17, 2017**

**Page 2**

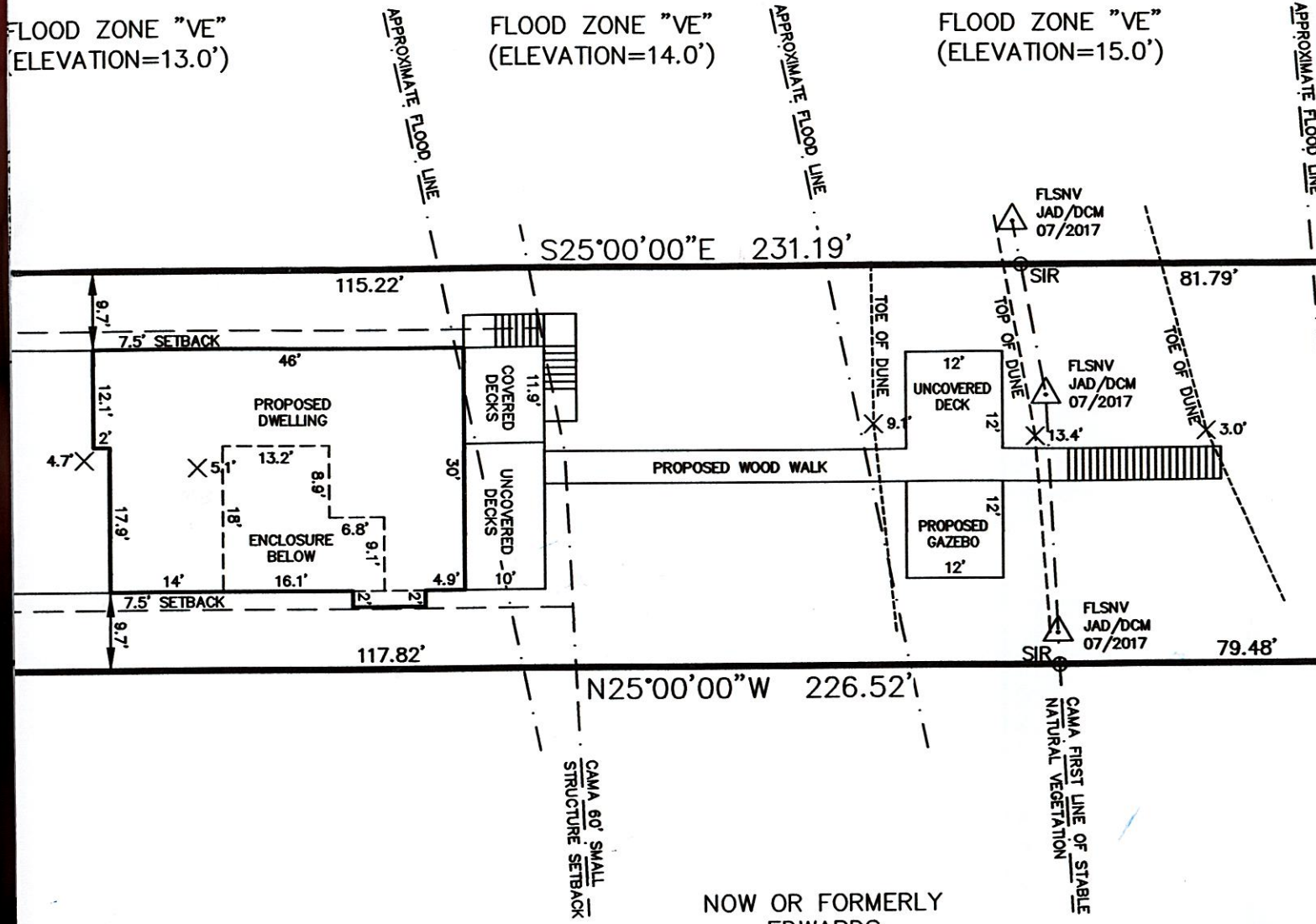
- (5) The permittee is required to contact the Local Permit Officer (910) 796-7270, shortly before he plans to begin construction to arrange a setback measurement that will be effective for sixty (60) days barring a major shoreline change. Construction must begin within sixty (60) days of the determination or the measurement is void and must be redone.
- (6) Any structure(s) constructed within the Ocean Hazard area shall comply with the NC Building Code, including the Coastal and Flood Plain Construction Standards of the N. C. Building Code, and the Local Flood Damage Prevention Ordinance as required by the National Flood Insurance Program. If any provisions of the building code or a flood damage prevention ordinance are inconsistent with any of the following AEC standards, the more restrictive provision shall control.
- (7) With exception of 500 sq. ft. or less of proposed decking, beach access walkway and 200 sq. ft. or less of structurally detached covered gazebo, all other structure(s) must be set back a minimum of 60 feet from the First Line of Stable Natural Vegetation (FLSNV), as determined by the DCM, the LPO, or another assigned agent of the DCM.
- (8) Any decking located within 60 feet from the FLSNV shall not exceed a combined footprint of 500 sq. ft. and shall be structurally independent of the residential or primary structure. The deck(s) may be cosmetically attached, but shall remain free standing as a single unit.
- (9) All unconsolidated material resulting from associated grading and landscaping shall be retained on site by effective sedimentation and erosion control measures. Disturbed areas shall be vegetated and stabilized (planted and mulched) within 14 days of construction completion.
- (10) Any structure authorized by this permit shall be relocated or dismantled when it becomes imminently threatened by changes in shoreline configuration. The structure(s) shall be relocated or dismantled within two years of the time when it becomes imminently threatened, and in any case upon its collapse or subsidence. However, if natural shoreline recovery or beach renourishment takes place within two years of the time the structure becomes imminently threatened, so that the structure is no longer imminently threatened, then it need not be relocated or dismantled at that time. This condition shall not affect the permit holder's right to seek authorization of temporary protective measures allowed under CRC rules.
- (11) Pursuant to 15A NCAC, Subchapter 7J.0406(b), this permit may not be assigned, transferred, sold or otherwise disposed of to a third-party.
- (12) No development is authorized beyond (seaward of) the First Line of Stable Natural Vegetation (FLSNV), with exception of the stairs for beach access.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PERMITTEE



NOW OR FORMERLY  
DORAZIO  
D.B. 13776, P. 191



NOW OR FORMERLY  
EDWARDS  
D.B. 731, P. 132

<b>NOTE</b>	
PROPOSED DWELLING	= 1481 Sq.Ft.
PROPOSED PERVIOUS DRIVE	= 0 Sq.Ft.
PROPOSED TOTAL IMPERVIOUS SURFACE	= 1481 Sq.Ft.
TOTAL LOT AREA	= 11331 Sq.Ft.
PROPOSED IMPERVIOUS AREA	= 13.1%

SECTION OF  
50 &  
E DRIVE

INC. (C-730)  
NG SYSTEMS,  
UTIVE SUITE 212  
RETH DRIVE  
NC 28405  
10) 681-7444

BOUNDARY SURVEY & PRELIMINARY PLOT PLAN  
FOR  
**RIDGESTONE CONSTRUCTION,**  
PORTION OF LOT 4, J.W. SIDBURY ESTATE, M.B. 1, P. 5.  
TOPSAIL TOWNSHIP, PENDER COUNTY, NORTH CAROLINA  
RIDGESTONE CONSTRUCTION, LLC, OWNERS, D.B. 4649, P. 2  
1212 SOUTH SHORE DRIVE

RECEIVED  
DCM WILMINGTON, NC

**NOTE**

PROPOSED DWELLING IS TWO STORY ON PILINGS OVER CONCRETE SLAB PARTIALLY ENCLOSED BELOW FOR ENTRY & STORAGE

**NOTE**

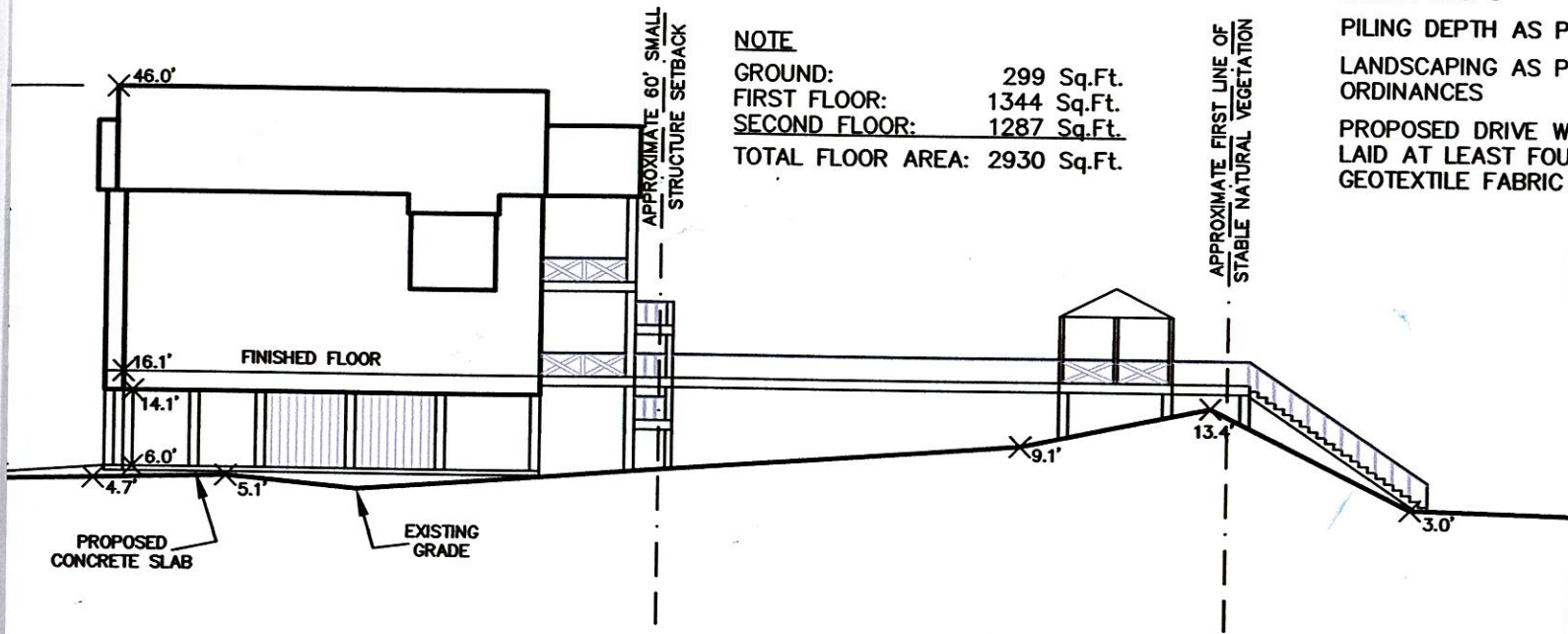
LAND DISTURBANCE DUNE WITH ADDITION PROPOSED WOOD WA BEACH STEPS

**NOTE**

GROUND: 299 Sq.Ft.  
 FIRST FLOOR: 1344 Sq.Ft.  
 SECOND FLOOR: 1287 Sq.Ft.  
 TOTAL FLOOR AREA: 2930 Sq.Ft.

PILING DEPTH AS PER LANDSCAPING AS PER ORDINANCES

PROPOSED DRIVE WILL LAID AT LEAST FOUR GEOTEXTILE FABRIC



NOW OR FORMERLY  
 DORAZIO  
 D.B. 3776, P. 191

FLOOD ZONE "VE"  
 (ELEVATION=13.0')

FLOOD ZONE "VE"  
 (ELEVATION=14.0')

FLOOD ZONE "VE"  
 (ELEVATION=15.0')

APPROXIMATE FLOOD LINE

APPROXIMATE FLOOD LINE

APPROXIMATE FLOOD LINE

S25°00'00"E 231.19'

FLSNV  
 JAD/DCM  
 07/2017

**ELEVATION CERTIFICATE**

**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
<p>A1. Building Owner's Name: <u>Dorazio Properties I, LLC</u></p> <p>A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  <u>1210 S Shore Drive</u></p> <p>City: <u>Surf City</u> State: <u>NC</u> ZIP Code: <u>28445</u></p> <p>A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number:  <u>Portion of Lot 4 In The Lloyd Lumber Company Division and The JW Sidbury Estate PIN: 4234-35-9393-0000</u></p> <p>A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u></p> <p>A5. Latitude/Longitude: Lat. <u>34.41561</u> Long. <u>-77.56117</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84</p> <p>A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).</p> <p>A7. Building Diagram Number: <u>6</u></p> <p>A8. For a building with a crawlspace or enclosure(s):</p> <p>a) Square footage of crawlspace or enclosure(s): <u>200.00</u> sq. ft.</p> <p>b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:                      Non-engineered flood openings: _____ Engineered flood openings: _____</p> <p>d) Total net open area of non-engineered flood openings in A8.c: _____ sq. in.</p> <p>e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): _____ sq. ft.</p> <p>f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): _____ sq. ft.</p> <p>A9. For a building with an attached garage:</p> <p>a) Square footage of attached garage: _____ sq. ft.</p> <p>b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:                      Non-engineered flood openings: _____ Engineered flood openings: _____</p> <p>d) Total net open area of non-engineered flood openings in A9.c: _____ sq. in.</p> <p>e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): _____ sq. ft.</p> <p>f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): _____ sq. ft.</p>	<p>Policy Number: _____</p> <p>Company NAIC Number: _____</p>

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>Town of Surf City</u>	B1.b. NFIP Community Identification Number: <u>370186</u>
B2. County Name: <u>Pender</u>	B3. State: <u>NC</u> B4. Map/Panel No.: <u>4234</u> B5. Suffix: <u>J</u>
B6. FIRM Index Date: <u>06/02/2021</u>	B7. FIRM Panel Effective/Revised Date: <u>02/16/2007</u>
B8. Flood Zone(s): <u>VE</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>13</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

1210 S Shore Drive

City: Surf City

State: NC

ZIP Code: 28445

FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Bryson Azimuth Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?

Yes  No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 10.60  feet  meters

b) Top of the next higher floor (see Instructions): 20.40  feet  meters

c) Bottom of the lowest horizontal structural member (see Instructions): 18.10  feet  meters

d) Attached garage (top of slab): \_\_\_\_\_  feet  meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): 15.60  feet  meters

f) Lowest Adjacent Grade (LAG) next to building:  Natural  Finished 10.30  feet  meters

g) Highest Adjacent Grade (HAG) next to building:  Natural  Finished 10.70  feet  meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: 10.60  feet  meters

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Check here if attachments and describe in the Comments area.

Certifier's Name: Dwight Ashley License Number: L-5263

Title: Owner

Company Name: Ashley Land Surveying, PLLC

Address: 2017 Oyster Catcher Drive

City: Hampstead State: NC ZIP Code: 28443

Signature: **Dwight Ashley** Digitally signed by Dwight Ashley Date: 2024.03.04 15:56:06 -05'00' Date: 03/04/2024

Telephone: (910) 520-3420 Ext.: \_\_\_\_\_ Email: dashley0204@gmail.com



Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

Lowest elevation of machinery is Top of HVAC Pad.

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

1210 S Shore Drive

City: Surf City State: NC ZIP Code: 28445

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

### SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: \_\_\_\_\_  feet  meters  above or  below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: \_\_\_\_\_  feet  meters  above or  below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: \_\_\_\_\_  feet  meters  above or  below the HAG.

E3. Attached garage (top of slab) is: \_\_\_\_\_  feet  meters  above or  below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: \_\_\_\_\_  feet  meters  above or  below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown The local official must certify this information in Section G.

### SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

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

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Comments:

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

1210 S Shore Drive

City: Surf City State: NC ZIP Code: 28445

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

### SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a.  A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b.  A local official completed Section H for insurance purposes.
- G3.  In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4.  The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: \_\_\_\_\_ G6. Date Permit Issued: \_\_\_\_\_
- G7. Date Certificate of Compliance/Occupancy Issued: \_\_\_\_\_
- G8. This permit has been issued for:  New Construction  Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G11. Variance issued?  Yes  No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: \_\_\_\_\_ Title: \_\_\_\_\_

NFIP Community Name: \_\_\_\_\_

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

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

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

1210 S Shore Drive

City: Surf City

State: NC

ZIP Code: 28445

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

### SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–9. Top of bottom \_\_\_\_\_  feet  meters  above the LAG floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: \_\_\_\_\_  feet  meters  above the LAG

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

Yes  No

### SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

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

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Comments:

**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**  
**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
 1210 S Shore Drive

City: Surf City State: NC ZIP Code: 28445

**FOR INSURANCE COMPANY USE**

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front

Clear Photo One



Photo Two

Photo Two Caption: Side

Clear Photo Two



**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**  
**BUILDING PHOTOGRAPHS**

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
1210 S Shore Drive

City: Surf City State: NC ZIP Code: 28445

**FOR INSURANCE COMPANY USE**

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: Rear

Clear Photo Three



Photo Four

Photo Four Caption: Side

Clear Photo Four

# ELEVATION CERTIFICATE

## FEDERAL EMERGENCY MANAGEMENT AGENCY

### NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3047-0077  
Expires July 31, 1999

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of this form. Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME <u>Peggy Conady</u>		POLICY NUMBER
STREET ADDRESS (Including Apt. Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER <u>1210 S. Shore drive</u>		COMPANY NAME NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) <u>LOT 4 of J W Sidbury Estate</u>		
CITY <u>Surf City</u>	STATE <u>NC</u>	ZIP CODE <u>28495</u>

### SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. BUFFER	4. DATE OF FIRM ISSUE	5. FIRM ZONE	6. BASE FLOOD ELEVATION (in feet above NGVD)
<u>370186</u>	<u>005</u>	<u>E</u>	<u>1-22-78</u>	<u>VE14</u>	<u>14.0</u>

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE):  NGVD '29  Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: 14.0 feet NGVD (or other FIRM datum—see Section B, Item 7).

### SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level: 6
- 2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 14.0 feet NGVD (or other FIRM datum—see Section B, Item 7).
- (b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram is at an elevation of 14.0 feet NGVD (or other FIRM datum—see Section B, Item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is 14.0 feet above  or below  (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is 14.0 feet above  or below  (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations:  NGVD '29  Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM (see Section B, Item 7), then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM:  Yes  No (See Instructions on Page 4)
5. The reference level elevation is based on:  actual construction  construction drawings  
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: 14.0 feet NGVD (or other FIRM datum—see Section B, Item 7).

### SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: 14.0 feet NGVD (or other FIRM datum—see Section B, Item 7).
2. Date of the start of construction or substantial improvement: \_\_\_\_\_

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AD and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features--If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME: DAVID B. FLOYD P.L.S. LICENSE NUMBER (or AIA# Exam): L-9640

TITLE: Survey Mgr. COMPANY NAME: Hobbs Surveying Co. Inc.

ADDRESS: 7229 Alightstwick Ave. Suite 100 CITY: Wilmington STATE: NC ZIP: 28403

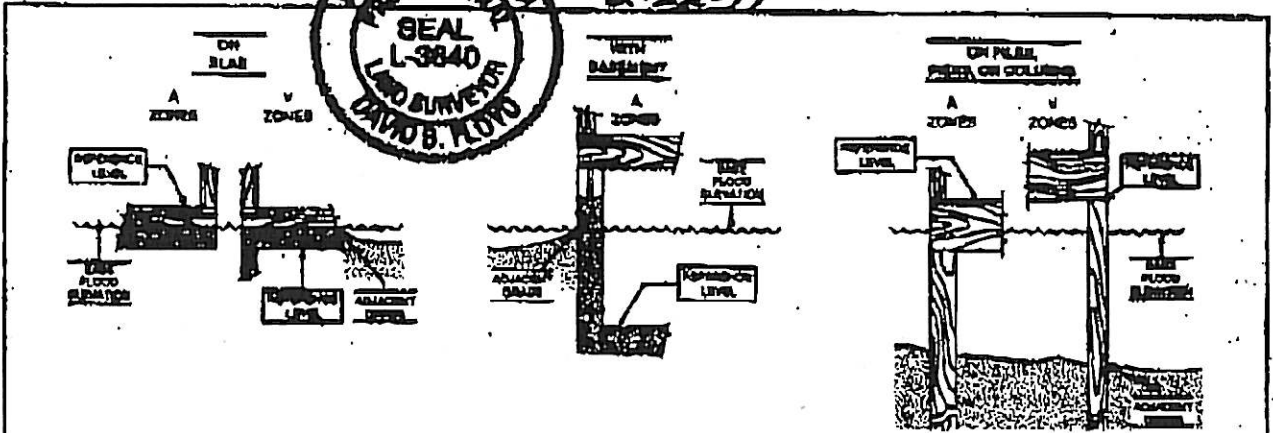
SIGNATURE: David B. Floyd DATE: 2-22-99 PHONE: 910-256-0002

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS: Bldg. under construction at this time. Finished floor elevation is 21.46' M.S.L. Elevation of the bottom of lowest horizontal structure member is 19.56' M.S.L. Reference beach mark N.C.G.S. Man. "Crab"



*David B. Floyd*  
2-22-99



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones.

Elevations for all A Zones should be measured at the top of the reference level floor.

Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

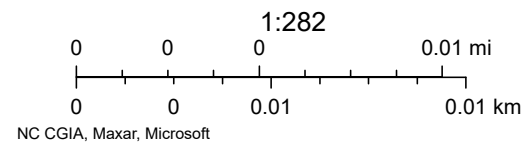
# Division of Coastal Management

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8/11/2024, 9:22:23 PM

Vegetation Lines - Oceanfront (1938-2020)



## ▼ Beach Nourishment Project

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[Hide All Answers](#)

### 1. **Can you explain the process of Beach Nourishment?**

The Coastal Storm Risk Management Nourishment Project, commonly known as Beach Nourishment, is implemented to reduce the impact of severe beach erosion caused by coastal storms. This initiative involves strategically placing sand on the beach to create a protective barrier that weakens wave energy before it reaches the shore, thereby safeguarding areas behind dunes from flooding and erosion.

Once the contract is awarded, contractors mobilize their equipment to dredge beach-compatible sand from an offshore source. The sand is dredged and pumped onto the beach through a 20-36" diameter pipe, forming a water/sand slurry that settles on the beach. Bulldozers then shape the sand to match the specified template, with construction areas typically enclosed by orange fencing.

### Categories

- [All Categories](#)
- [Beach Nourishment Project](#)
- [Community Development](#)
- [Human Resources - Benefits](#)
- [Human Resources - Hiring](#)
- [Police Department](#)
- [Voluntary Annexation](#)

054  
While these fenced-off zones are inaccessible to the public for safety reasons, onlookers can observe the construction process from a distance.

Once completed, the construction zones become accessible to the public, although beachgoers may need to navigate around the pipes at designated access points created by the contractors to reach the water. Areas that have not undergone nourishment will remain open to the public and appear as they did before the project started.

The Federal Emergency Management Agency (FEMA) is renowned for its assistance in major disasters such as hurricanes. In this context, the US Army Corps of Engineers (USACE) plays a vital role in protecting our structures and utilities through the implementation of beach nourishment projects. These projects act as crucial protective barriers against catastrophic hurricanes, increasing Surf City's resilience to natural disasters.

Contrary to a common misconception, the primary goal of beach nourishment is to ensure the safety of structures and lives, rather than solely aiming to enhance the beach for recreational purposes.

[Click here to read How Beach Nourishment Works](#)

2. **Can you provide the project timeline?**

The three phases are:

Feasibility, Design and Construction

**2010 Feasibility** Report Complete

**2014** Received funding for the **Design**

**2019** Received appropriations for **Construction**

The original project was for two municipalities: both Surf City and North Topsail Beach.

**2021** North Topsail Beach withdrew from the project. Per DRA 2019 (Disaster Relief Act) the project must be constructed as authorized, in order to use that funding.

That means that since only Surf City would now be participating, in order to still be able to utilize the DRA funds, the USACE had to submit a General Re-Evaluation Report (GRR). That would report would allow the USACE to use Surf City as a "stand-alone" project and deauthorize North Topsail Beach from the project, which

056  
is a mandatory step to use the DRA Funds. The withdrawal of North Topsail Beach and having to submit for another GRR greatly delayed the project.

**2023** - The USACE Wilmington notified that the additional appropriations from the DRA of an additional \$1 million in funding specifically for Surf City.

**2024 - USACE Wilmington project managers presented to the Town council at the regularly scheduled council workshop that they are still awaiting the completion of the GRR that is necessary to for the Assistance Secretary of Civil works of the US Army to move the project from Investigations status to Construction Status.**

**The USACE is anticipating a December 2025 start date to start placing sand on the beach. The estimated completion time would be approximately thirteen months to completion from start.**

- 3. What factors have contributed to the delay of this project?**



057  
The United States Army Corps of Engineers (USACE) is project funded and needs congressional appropriations to move from phase to phase of the project.

The three phases are:  
Feasibility, Design and  
Construction

**2010 Feasibility** Report  
Complete

**2014** Received funding for the  
**Design**

**2019** Received appropriations  
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is a mandatory step to use the  
DRA Funds. The withdrawal

058  
of North Topsail Beach and having to submit for another GRR greatly delayed the project.

[Click here to read How Beach Nourishment Works](#)

4. **How will residents be kept informed of the project progression?**

After the start of initial construction, the US Army Corps of Engineers (USACE) will issue public notices through the USACE Public Affairs Office, which will be disseminated to residents by the Town of Surf City's website and social media. Additionally, USACE will create informative videos detailing the project's construction process, which will be shared on the Town of Surf City website.

Additionally, the USACE utilizes a Beach Tracker, a GIS-driven map displaying the construction schedule in real-time. This tool enables residents to stay informed about the ongoing construction locations, with updates provided on a daily basis. The construction zones are segmented into approximately 1500-foot sections and typically take around 1.5 days to complete on average.

059  
Below is the image the Beach Tracker for Wrightsville Beach, NC. As you can see, the areas in green are completed segments, the area in yellow is the current construction zone and the areas in pink are the upcoming construction zones, with the estimate date for each location.

[Click here to read How Beach Nourishment Works](#)

5. **Does this project include re-nourishment, if so when?**

The project has a contracted duration of 50 years, during which the US Army Corps of Engineers (USACE) will conduct re-nourishment every six years. In the event of a catastrophic storm impacting the area and causing erosion, the USACE will carry out emergency re-nourishment as required.

6. **How does the Army Corps of Engineers get the sand for beach nourishment?**

During the Feasibility Process, the Corps conducted a series of investigations and sampling to identify offshore borrow areas containing beach-quality sand suitable for renourishment. These borrow areas have been located both within and outside a three-mile radius.

7. **What impact will this have on the Sea Turtles?**

The project is meticulously planned to reduce environmental impacts, particularly concerning sea turtles. Over the long term, the project aims to create additional nesting areas for sea turtles, benefiting their habitat. The US Army Corps of Engineers (USACE) is deeply committed to environmental stewardship and prioritizes the protection of sea turtles.

During construction, USACE implements measures to minimize impacts on sea turtles, such as controlling lighting at night to avoid attracting them to the construction area.

Additionally, the contractor will employ licensed turtle observers who are trained to identify nests and possess the necessary credentials to relocate nests in accordance with established rules and regulations.

8. **Will the presence of dredging equipment or pipes obstruct beachgoers' access to the beach?**

Access to the beach will remain open during the project, with only a 1,000-

061  
1,500-foot section in the active construction zone being affected. Heavy equipment will be operating within this designated area.

A pipe will be laid across the beach for the sand pumping process by the US Army Corps of Engineers (USACE). Access points over the pipe will be constructed to ensure that the beaches remain open throughout, except for the specific active construction area.

[Click here to read How Beach Nourishment Works](#)

9. **For existing non-conforming lots that are unbuildable per CAMA defenition, will this beach nourishment project affect the status of those parcels?**

The Army Corps of Engineers does not make that determination, that would made by Costal Area Managment Act (CAMA).

Question: What is CAMA

Answer: The Coastal Area Management Act (CAMA) is a legislation passed by the North Carolina General Assembly in 1974 to protect the natural resources of the North Carolina coastal areas. The act established the Coastal Resources Commission (CRC) to implement clear regulations for coastal development. The act

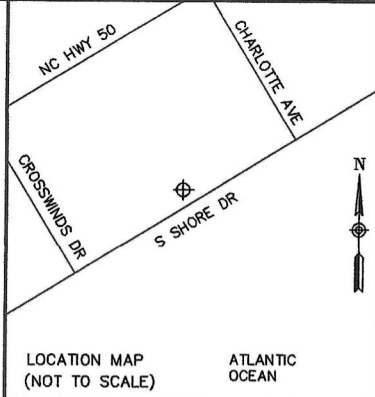
062  
was also a response to the  
federal Coastal Zone  
Management Act of 1972, which  
encouraged coastal states to  
develop and implement coastal  
zone management plans.

Government Websites by CivicPlus®

**CERTIFICATION**

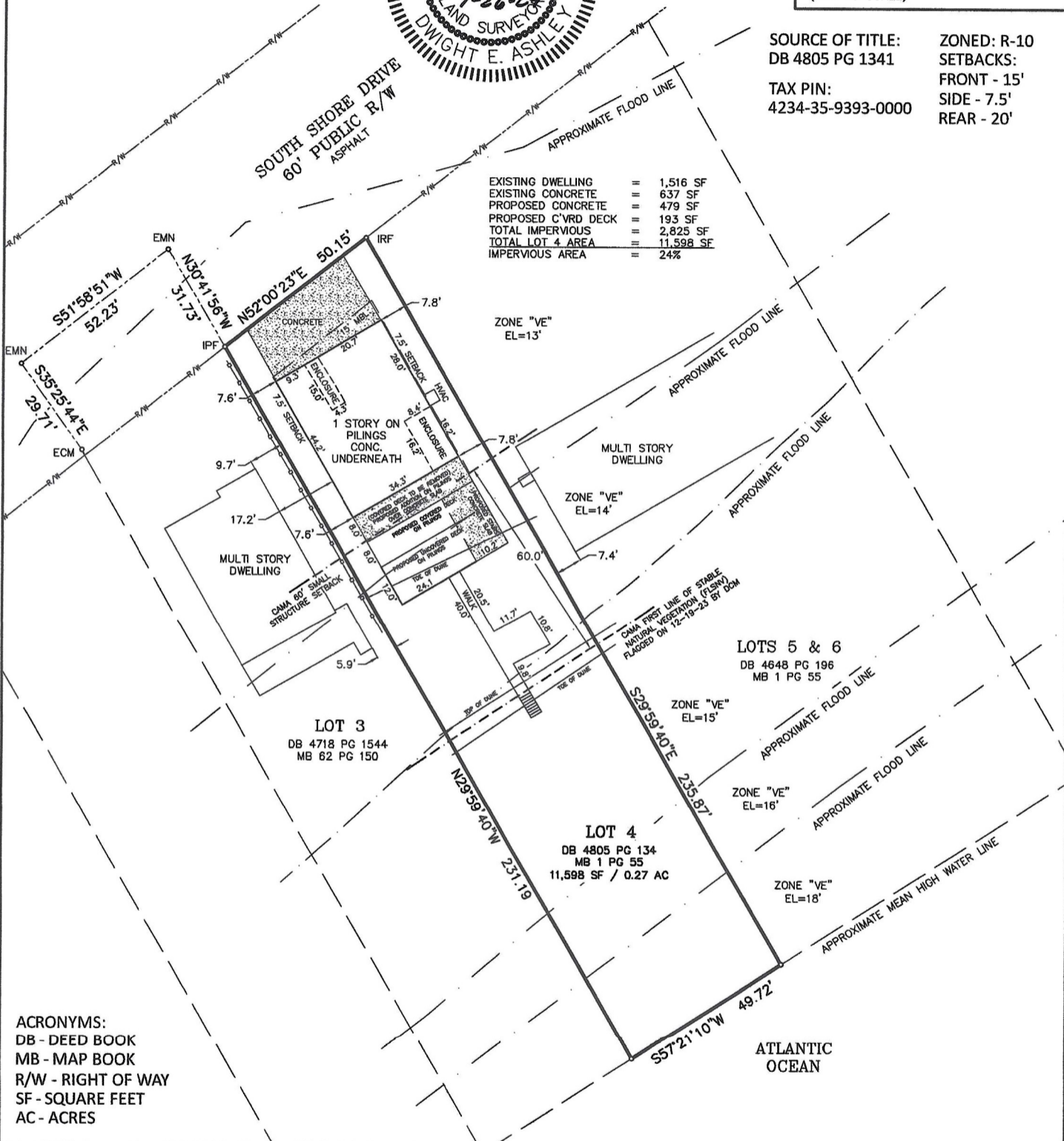
I, DWIGHT E. ASHLEY, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 4805 PAGE 1341); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES; THAT THE RATIO OF PRECISION IS 1: 10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 26TH DAY OF JANUARY, A.D., 2024.

*Dwight E. Ashley*  
 DWIGHT E. ASHLEY, PLS L-5263



SOURCE OF TITLE: DB 4805 PG 1341  
 ZONED: R-10  
 SETBACKS: FRONT - 15'  
 TAX PIN: 4234-35-9393-0000  
 SIDE - 7.5'  
 REAR - 20'

EXISTING DWELLING	=	1,516 SF
EXISTING CONCRETE	=	637 SF
PROPOSED CONCRETE	=	479 SF
PROPOSED C'VRD DECK	=	193 SF
TOTAL IMPERVIOUS	=	2,825 SF
TOTAL LOT 4 AREA	=	11,598 SF
IMPERVIOUS AREA	=	24%



**ACRONYMS:**  
 DB - DEED BOOK  
 MB - MAP BOOK  
 R/W - RIGHT OF WAY  
 SF - SQUARE FEET  
 AC - ACRES

**LEGEND**

- IRON PIPE FOUND (IPF)
- IRON REBAR SET (IRS)
- EXISTING MAG NAIL (EMN)
- IRON REBAR FOUND (IRF)
- CONCRETE MONUMENT FOUND (CMF)
- BOUNDARY PARCEL
- STREET RIGHT OF WAY
- ADJACENT PARCEL
- FENCE LINE
- SETBACK LINE

**NOTES**

1. THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING CONDITIONS ON LOT 4.
2. AREA BY COORDINATE COMPUTATION METHOD.
3. ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS.
4. PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND AGREEMENTS OF RECORD THAT MAY BE REVEALED IN A FULL TITLE REPORT. A FULL TITLE SEARCH WAS NOT PERFORMED AS PART OF THIS SURVEY.
5. LOT 4 APPEARS TO BE LOCATED IN A SPECIAL FLOOD HAZARD ZONES (ZONE "VE") AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 3720423400J, MAP EFFECTIVE 2/16/2007 AND <https://fris.nc.gov>.
6. SETBACKS REFERENCED FROM TOWN SURF CITY ZONING ORDINANCE SECTION 4.1.1.

EXISTING CONDITIONS SURVEY FOR:  
**DORAZIO PROPERTIES I, LLC**  
 PORTION OF LOT 4 IN THE  
 LLOYD LUMBER COMPANY DIVISION  
 AND THE J.W. SIDBURY ESTATE  
 1210 SOUTH SHORE DRIVE  
 SURF CITY, NC 28445

**ASHLEY LAND SURVEYING, PLLC**  
 2017 OYSTER CATCHER DRIVE  
 HAMPSTEAD, NC 28443  
 TELEPHONE No. (910)520-3420  
 LICENSE No.: L-5263  
 FIRM LICENSE No.: P-2675

SCALE: 1" = 40' JOB: 404-001

TOPSAIL TOWNSHIP PENDER COUNTY

Locality Surf City (Pender) Permit Number 90 06-24

Ocean Hazard \_\_\_\_\_ Estuarine Shoreline \_\_\_\_\_ ORW Shoreline \_\_\_\_\_ Public Trust Shoreline \_\_\_\_\_ Other \_\_\_\_\_  
(For official use only)

**GENERAL INFORMATION**

**LAND OWNER - MAILING ADDRESS**

Name Anthony J Dolazio  
Address 923 S. Alamo st Suite 3  
City SAN Antonio State TX Zip 78205 Phone 713-264-2886  
Email \_\_\_\_\_

**AUTHORIZED AGENT**

Name SAME AS LANDOWNER  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
Email TSAT4@yahoo.com

**LOCATION OF PROJECT:** (Address, street name and/or directions to site; name of the adjacent waterbody.)

1210 S. Shore Dr Surf City NC Pender County 28445

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

16' OF HEATED 1<sup>st</sup> FLOOR SPACE AND AN ADDITION OF 20' OF EXTERNAL DECK

SIZE OF LOT/PARCEL: 11,598 square feet 0.27 acres

PROPOSED USE: Residential  (Single-family  Multi-family  ) Commercial/Industrial  Other

COMPLETE EITHER (1) OR (2) BELOW (Contact your Local Permit Officer if you are not sure which AEC applies to your property):

(1) OCEAN HAZARD AECs: TOTAL FLOOR AREA OF PROPOSED STRUCTURE: 680 square feet (includes air conditioned living space, parking elevated above ground level, non-conditioned space elevated above ground level but excluding non-load-bearing attic space)

(2) COASTAL SHORELINE AECs: SIZE OF BUILDING FOOTPRINT AND OTHER IMPERVIOUS OR BUILT UPON SURFACES: \_\_\_\_\_ square feet (includes the area of the foundation of all buildings, driveways, covered decks, concrete or masonry patios, etc. that are within the applicable AEC. Attach your calculations with the project drawing.)

RECEIVED

FEB 27 2024

STATE STORMWATER MANAGEMENT PERMIT: Is the project located in an area subject to a State Stormwater Management Permit issued by the NC Division of Energy, Mineral and Land Resources (DEMNR)?  
YES \_\_\_\_\_ NO

If yes, list the total built upon area/impervious surface allowed for your lot or parcel: DCM WILMINGTON, NC square feet



**OTHER PERMITS MAY BE REQUIRED:** The activity you are planning may require permits other than the CAMA minor development permit, including, but not limited to: 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. Check with your Local Permit Officer for more information.

**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 name of DOLAZIO INV LLC, see Deed Book 4805 page 1371 in the PENDER 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 & attach to this application.

**NOTIFICATION OF ADJACENT RIPARIAN 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) <u>John Mavros</u>            | <u>P.O. Box 85 Hazlewood, NC 28738</u>      |
| (2) <u>Mark + Deborah Johnson</u> | <u>1903 Blaudywick Rd Columbus OH 43220</u> |
| (3) _____                         | _____                                       |
| (4) _____                         | _____                                       |

**ACKNOWLEDGEMENTS:**

I, the undersigned, 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.

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.

This the 15 day of Feb, 2024



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

*This application includes: general information (this form), a site drawing as described on the back of this application, the ownership statement, the Ocean Hazard AEC 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.*

**RECEIVED**

FEB 27 2024

**AGENT AUTHORIZATION FOR CAMA PERMIT APPLICATION**

Name of Property Owner Requesting Permit: Anthony DOKAZIO

Mailing Address: 923 S. Alamo st Suite 3  
SAN ANTONIO TEXAS 78205

Phone Number: 913-264-2886

Email Address: TSAT4@yahoo.com

I certify that I have authorized   
Agent / Contractor

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

house - ADDITION to the single level Home

at my property located at 1210 S. Shore Drive, Surf City NC.  
in Pendec 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:**

  
Signature

Anthony DOKAZIO  
Print or Type Name

OWNER  
Title

1/30/2024  
Date

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FEB 27 2024

This certification is valid through 1/1

### OCEAN HAZARD AEC NOTICE

Project is in an: \_\_\_\_\_ Ocean Erodible Area \_\_\_\_\_ High Hazard Flood Area \_\_\_\_\_ Inlet Hazard Area

Property Owner: Anthony Dokazid

Property Address: 1210 S. Shore Dr Surf City NC

Date Lot Was Platted: \_\_\_\_\_

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 2 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 250 feet landward in a major storm.

The flood waters in a major storm are predicted to be about 13-15 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.

[Signature]  
Property Owner Signature  
1/30/24  
Date

**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 re-measured. Also, the occurrence of a major shoreline change as the result of a storm within the 60-day period will necessitate re-measurement 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:  
JASON DAIL  
Local Permit Officer

N.C. Dept. of Environmental Quality  
Division of Coastal Management  
127 Cardinal Drive Extension  
Wilmington, NC 28405-3845

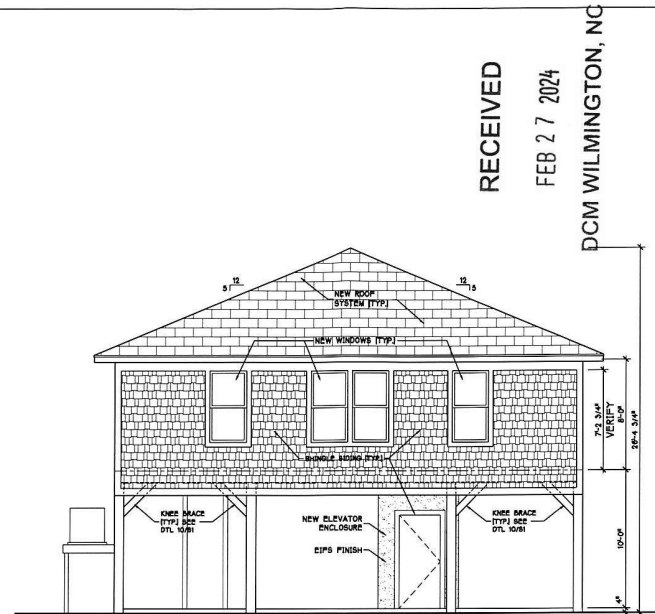
910-796-7271  
Phone Number

RECEIVED  
FEB 27 2024

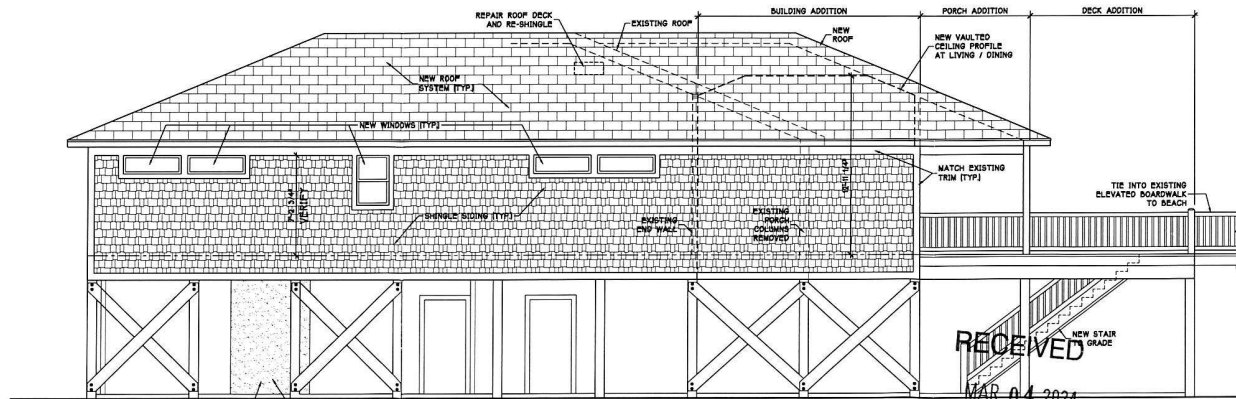
DCM WILMINGTON, NC

### FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING FINISH	CEILING HT. (APPROX)	REMARKS
<b>GROUND FLOOR</b>								
GARAGE	EXISTING	---	---	---	---	---	---	MATCH EXISTING
ELEVATOR	AS SELECTED BY OWNER	FROM ELEVATOR	MANUFACTURERS	STANDARD	OPTIONS	---	---	---
SHOWER	EXISTING	---	---	---	---	---	---	---
STORAGE	EXISTING	---	---	---	---	---	---	---
<b>FIRST FLOOR</b>								
ELEVATOR	AS SELECTED BY OWNER	FROM ELEVATOR	MANUFACTURERS	STANDARD	OPTIONS	---	---	---
BEDROOM 4	CARPET	6" WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	---	---
CLOSET	"	"	"	"	"	"	"	"
BATH 1	12X12 TILE	TILE BASE	"	"	"	"	"	TILE SURROUND AT SHOWER
CLOSET	CARPET	6" WOOD	"	"	"	"	"	"
LINEN	"	EXISTING	EXISTING	"	EXISTING	"	"	"
BEDROOM 1	"	6" WOOD	GYP. BD.	"	GYP. BD.	"	"	"
CLOSET	"	EXISTING	EXISTING	"	EXISTING	"	"	"
MASTER BEDROOM	"	6" WOOD	GYP. BD.	"	GYP. BD.	"	"	"
CLOSET	"	"	"	"	"	"	"	"
MASTER BATH	12X12 TILE	TILE BASE	"	"	"	"	"	TILE SURROUND AT SHOWER
PANTRY	"	"	"	"	"	"	"	"
LAUNDRY	"	"	"	"	"	"	"	"
BEDROOM 3	CARPET	6" WOOD	"	"	"	"	"	"
CLOSET	"	"	"	"	"	"	"	"
J&J BATH 1	12X12 TILE	TILE BASE	"	"	"	"	"	"
J&J BATH 2	"	"	"	"	"	"	"	"
J&J SHOWER	"	"	"	"	"	"	"	"
BEDROOM 2	CARPET	6" WOOD	"	"	"	"	"	"
CLOSET	"	"	"	"	"	"	"	"
KITCHEN	LAMINATE	"	"	"	"	"	"	"
DINING	"	"	"	"	"	"	"	"
LIVING	"	"	"	"	"	"	"	"
HALL 1	"	"	"	"	"	"	"	"
HALL 2	"	"	"	"	"	"	"	"
COVERED DECK	2X6 P.T.	NONE	SHINGLES	STAIN	BEAD BOARD	---	---	TILE SURROUND AT SHOWER
OPEN DECK	"	"	NONE	"	N/A	N/A	---	---



1 FRONT ELEVATION  
SCALE 1/8\"/>



2 RIGHT ELEVATION  
SCALE 1/8\"/>

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FEB 27 2024

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REVISION	KEY	DATE

DORAZIO RESIDENCE  
1210 SOUTH SHORE DRIVE  
SURF CITY, NC



MICHAEL R. McLEOD  
ARCHITECT, PA  
www.michaelrml.com  
72 SOUTH BERRY AVE., SUITE 303  
WILMINGTON, NC 28443  
Phone: (910) 270-9778 Fax: (910) 270-9461

PROPOSED ELEVATIONS

4.OCT. 2022  
A4

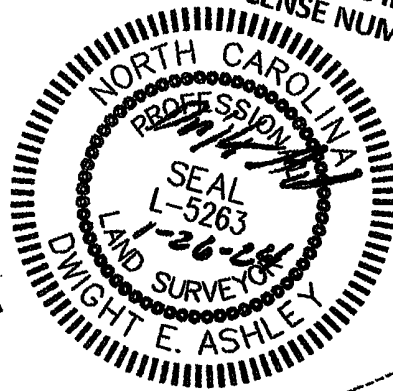
RECEIVED  
FEB 27 2024  
DCM WILMINGTON, NC



... UNDER MY SUPERVISION FROM A ... DEED DESCRIPTION RECORDED IN DEED BOOK ... NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN ... AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS ... THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA ... 26TH DAY OF JANUARY, A.D., 2024.

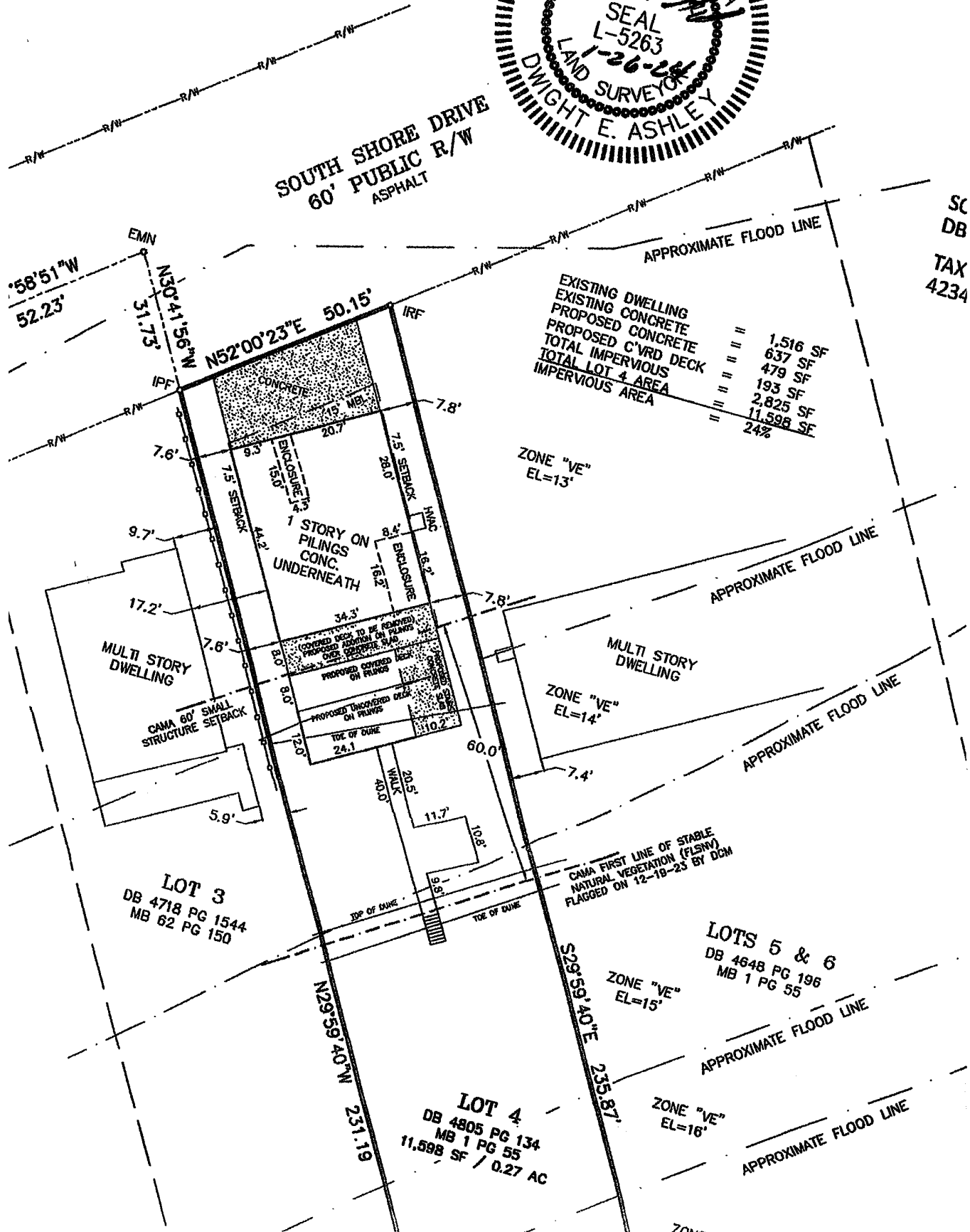
*[Signature]*  
 DWIGHT E. ASHLEY, PLS  
 RECEIVED  
 MAR 04 2024  
 DCM WILMINGTON

L-5263



SOUTH SHORE DRIVE  
 60' PUBLIC R/W  
 ASPHALT

SC  
 DB  
 TAX  
 4234



EXISTING DWELLING	=	1,516 SF
EXISTING CONCRETE	=	637 SF
PROPOSED CONCRETE	=	479 SF
PROPOSED C'VRD DECK	=	193 SF
TOTAL IMPERVIOUS	=	2,825 SF
IMPERVIOUS AREA	=	11,598 SF
	=	24%

LOT 3  
 DB 4718 PG 1544  
 MB 62 PG 150

LOT 4  
 DB 4805 PG 134  
 MB 1 PG 55  
 11,598 SF / 0.27 AC

LOTS 5 & 6  
 DB 4648 PG 196  
 MB 1 PG 55

CAMA FIRST LINE OF STABLE  
 NATURAL VEGETATION (FLSNV)  
 FLAGGED ON 12-18-25 BY DCM

APPROXIMATE FLOOD LINE

APPROXIMATE FLOOD LINE

APPROXIMATE FLOOD LINE

APPROXIMATE FLOOD LINE

APPROXIMATE FLOOD LINE

ZONE "VE"  
 EL=13'

ZONE "VE"  
 EL=14'

ZONE "VE"  
 EL=15'

ZONE "VE"  
 EL=16'

**Dail, Jason**

---

**From:** Dail, Jason  
**Sent:** Tuesday, February 27, 2024 2:27 PM  
**To:** Tony Dorazio  
**Subject:** CAMA minor permit application - additional information requested

**RE: INCOMPLETE APPLICATION – Anthony Dorazio - ADDITIONAL INFORMATION REQUIRED**  
 APPLICATION NUMBER – N/A  
 PROJECT ADDRESS – 1210 S Shore Drive, Surf City, NC

Mr. Dorazio,

The Division of Coastal Management’s Wilmington Regional office received a CAMA Minor Permit application from you on February 27, 2024, requesting approval for development activities at 1210 S Shore Drive, Surf City, NC. In reviewing your application, we have discovered that additional information is needed to complete the review process. Accordingly, I am requesting that you submit the following additional information to this office:

- ✓ Please provide a copy of the elevation certificate for the subject property.
- ✓ Please provide a copy of the engineering plans for the development. The plans should show the existing structure (layout of floor area) as well as the layout of all proposed structures (i.e. layout of each new floor area).
- ✓ On page 1 of the application package under “Description of project”, you indicate that you plan an “addition of 16’ of heated 1<sup>st</sup> floor space and an addition of 20’ of external deck”; however the supplemental “Finish Schedule” depicts additional work beyond what you have described in the application. It would be beneficial for you to describe all work proposed in a separate narrative to include all renovations, including the addition.
- ✓ As you and I may have discussed, the proposal you’ve submitted (expansion/addition to a non-conforming structure) is inconsistent with the Rules established by the Coastal Resources Commission (CRC) and therefore will result in a permit denial. I just wanted to re-visit and remind you of this so you know what to expect.

In accordance with the Department of Environment and Natural Resources regulations, we note that the application for 1210 S. Shore Drive, Surf City, NC, received in our office on February 27, 2024, is incomplete for processing. Upon resubmission of a complete application, a local decision will be made in 25 days, provided this period is not extended as provided by law. Please contact me at 910-796-7221 if you have any questions.

Thank you,  
 Jason

**Jason Dail**  
**Field Representative**  
**NC Department of Environmental Quality**  
**NC Division of Coastal Management**  
**127 Cardinal Drive Ext.**  
**Wilmington, NC 28405**  
**Phone: (910)796-7221, Fax: (910)395-3964**  
**Jason.Dail@deq.nc.gov**

Receipts for  
Certified Mail  
(Staple Here)

2/16/24  
Date

MARK & Deborah Johnson  
Adjacent Property Owner

1903 Blandwine Rd  
Mailing Address  
Columbus OH 43220

City, State, Zip Code

Dear Adjacent Property:

This letter is to inform you that I, Anthony DOLAZIO have applied for a CAMA Minor  
Property Owner

Permit on my property at 1210 S. Shore Drive, in Pender/Onslow  
Property Address

County. As required by CAMA regulations, I have enclosed a copy of my permit application and project drawing(s) as notification of my proposed project. No action is required from you or you may sign and return the enclosed no objection form. If you have any questions or comments about my proposed project, please contact me at 713-264-2880, or by mail at the address listed below. If you wish to  
Applicant's Telephone

file written comments or objections with the Surf City CAMA Minor Permit Program, you may submit them to:

Jason Dail, Field Representative  
NC Division of Coastal Management  
Town of Surf City Local Permit Program  
127 Cardinal Drive Extension  
Wilmington, NC 28405

Sincerely,

  
Property Owner

923 S. Alamo St Ste 3  
Mailing Address

San Antonio TX 78205  
City, State, Zip Code

RECEIVED

FEB 27 2024

DCM WILMINGTON, NC



Receipts for  
Certified Mail  
(Staple Here)

2/16/24  
Date  
John Maros  
Adjacent Property Owner  
P.O. Box 85  
Mailing Address  
Hazlewood, N.C. 28738  
City, State, Zip Code

Dear Adjacent Property:

This letter is to inform you that I, Anthony Dolara have applied for a CAMA Minor  
Property Owner  
Permit on my property at 1210 S. Shore Dr, in Pender/Onslow  
Property Address

County. As required by CAMA regulations, I have enclosed a copy of my permit application and project  
drawing(s) as notification of my proposed project. No action is required from you or you may sign and return  
the enclosed no objection form. If you have any questions or comments about my proposed project, please  
contact me at 713-264-2886, or by mail at the address listed below. If you wish to  
Applicant's Telephone

file written comments or objections with the Surf City CAMA Minor Permit Program, you may submit  
them to:

Jason Dail, Field Representative  
NC Division of Coastal Management  
Town of Surf City Local Permit Program  
127 Cardinal Drive Extension  
Wilmington, NC 28405

Sincerely,

Anthony Dolara  
Property Owner  
923 S. Alamo St #3  
Mailing Address  
SAW ANTONIO TX 78205  
City, State, Zip Code

RECEIVED

FEB 27 2024

DCM WILMINGTON, NC

9589 0710 5270 0756 8773 66

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Hazelwood, NC 28738

Certified Mail Fee	\$4.40	0482 02
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<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	\$1.63	02/16/2024
Total Postage and Fees	\$6.03	

Sent To  
Street and Apt. No., or PO Box No.  
City, State, ZIP+4®  
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0756 8773 04

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Columbus, OH 43220

Certified Mail Fee	\$4.40	0482 02
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<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	\$1.63	02/16/2024
Total Postage and Fees	\$6.03	

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City, State, ZIP+4®  
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0756 8773 04

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Columbus, OH 43220

Certified Mail Fee	\$4.40	0482 02
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<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	
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Total Postage and Fees	\$6.03	

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Street and Apt. No., or PO Box No.  
City, State, ZIP+4®  
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0756 8773 66

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Hazelwood, NC 28738

Certified Mail Fee	\$4.40	0482 02
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
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Street and Apt. No., or PO Box No.  
City, State, ZIP+4®  
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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FEB 27 2024

DCM WILMINGTON, NC

# ADJACENT RIPARIAN PROPERTY OWNER STATEMENT FOR CAMA MINOR PERMITS


I hereby certify that I own property adjacent to Anthony DeLazio's  
(Name of Property Owner)

property located at 1210 S. Shore Dr.  
Address, Lot, Block, Road, etc.)

on ATLANTIC OCEAN, in PENDER, N.C.  
(Waterbody) (Town and/or County)

He has described to me as shown in the attached application and project drawing(s), the development he is proposing at that location, and, I have no objections to his proposal.

(APPLICATION AND DRAWING OF PROPOSED DEVELOPMENT ATTACHED)

  
Signature  
JOHN P MANDS  
Print or Type Name  
828 400 7344  
Telephone Number  
2/23/24  
Date

RECEIVED  
MAR 04 2024  
DCM WILMINGTON, NC

076



DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	CERT	COPY
05/01/2018	201811700886	DOMESTIC FOR PROFIT LLC - ARTICLES OF ORG (LCP)	99.00	0.00	0.00	0.00

**Receipt**

This is not a bill. Please do not remit payment.

BAKER & HOSTETLER LLP  
200 CIVIC CENTER DRIVE, SUITE 1200  
COLUMBUS, OH 43215

**STATE OF OHIO  
CERTIFICATE**

**Ohio Secretary of State, Jon Husted**

**4173018**

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

**JOMARDEB ENTERPRISES LLC**

and, that said business records show the filing and recording of:

Document(s)

**DOMESTIC FOR PROFIT LLC - ARTICLES OF ORG**

Effective Date: 04/27/2018

Document No(s):

**201811700886**



United States of America  
State of Ohio  
Office of the Secretary of State

Witness my hand and the seal of the  
Secretary of State at Columbus, Ohio this  
1st day of May, A.D. 2018.

*Jon Husted*

**Ohio Secretary of State**

Form 533A Prescribed by:

Date Electronically Filed: 4/27/2018

**JON HUSTED**  
Ohio Secretary of State



Toll Free: (877) SOS-FILE (877-767-3453) | Central Ohio: (614) 466-3910  
[www.OhioSecretaryofState.gov](http://www.OhioSecretaryofState.gov) | [busserv@OhioSecretaryofState.gov](mailto:busserv@OhioSecretaryofState.gov)  
File online or for more information: [www.OHBusinessCentral.com](http://www.OHBusinessCentral.com)

[For screen readers, follow instructions located at this path.](#)

## Articles of Organization for a Domestic Limited Liability Company

**Filing Fee: \$99**  
**Form Must Be Typed**

**CHECK ONLY ONE (1) BOX**

(1) Articles of Organization for Domestic  
 For-Profit Limited Liability Company (115-LCA)

(2) Articles of Organization for Domestic  
 Nonprofit Limited Liability Company (115-LCA)

Name of Limited Liability Company   
(Name must include one of the following words or abbreviations: "limited liability company," "limited," "LLC," "L.L.C.," "Ltd.," or "Ltd".)

**Optional:** Effective Date (MM/DD/YYYY)  (The legal existence of the corporation begins upon the filing of the articles or on a later date specified that is not more than ninety days after filing.)

**Optional:** This limited liability company shall exist for  Period of Existence

**Optional:** Purpose

**\*\* Note for Nonprofit LLCs**  
 The Secretary of State does not grant tax exempt status. Filing with our office is not sufficient to obtain state or federal tax exemptions. Contact the Ohio Department of Taxation and the Internal Revenue Service to ensure that the nonprofit limited liability company secures the proper state and federal tax exemptions. These agencies may require that a purpose clause be provided. \*\*

### Original Appointment of Statutory Agent

The undersigned authorized member(s), manager(s) or representative(s) of

JOMARDEB ENTERPRISES LLC

(Name of Limited Liability Company)

hereby appoint the following to be Statutory Agent upon whom any process, notice or demand required or permitted by statute to be served upon the corporation may be served. The complete address of the agent is:

A.G.C. CO.

(Name of Statutory Agent)

200 CIVIC CENTER DRIVE, SUITE 1200

(Mailing Address)

COLUMBUS

(Mailing City)

OH

(Mailing State)

43215

(Mailing ZIP Code)

### Acceptance of Appointment

The Undersigned, A.G.C. CO., named herein as the  
(Name of Statutory Agent)

Statutory agent for JOMARDEB ENTERPRISES LLC  
(Name of Limited Liability Company)

hereby acknowledges and accepts the appointment of statutory agent for said limited liability company.

Statutory Agent Signature CHRISTOPHER D. FIDLER  
(Individual Agent's Signature / Signature on Behalf of Business Serving as Agent)

**By signing and submitting this form to the Ohio Secretary of State, the undersigned hereby certifies that he or she has the requisite authority to execute this document.**

**Required**

Articles and original appointment of agent must be signed by a member, manager or other representative.

If the authorized representative is an individual, then they must sign in the "signature" box and print his/her name in the "Print Name" box.

If the authorized representative is a business entity, not an individual, then please print the entity name in the "signature" box, an authorized representative of the business entity must sign in the "By" box and print his/her name and title/authority in the "Print Name" box.

SONIA K. LOWE

Signature

By (if applicable)

Print Name

Signature

By (if applicable)

Print Name

Signature

By (if applicable)

Print Name

Tracking Number:

Remove X

## 9589071052700756877366

Copy

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

### Latest Update

Your item was picked up at the post office at 2:20 pm on February 21, 2024 in WAYNESVILLE, NC 28786.

#### Get More Out of USPS Tracking:

**USPS Tracking Plus<sup>®</sup>**

#### Delivered

**Delivered, Individual Picked Up at Post Office**

WAYNESVILLE, NC 28786

February 21, 2024, 2:20 pm

#### Available for Pickup

HAZELWOOD

369 HAZELWOOD AVE

WAYNESVILLE NC 28786-1945

M-F 0900-1630

February 20, 2024, 10:13 am

#### Arrived at Post Office

WAYNESVILLE, NC 28786

February 20, 2024, 10:12 am

#### In Transit to Next Facility

February 19, 2024

#### Arrived at USPS Regional Destination Facility

GREENVILLE SC DISTRIBUTION CENTER

Feedback



February 17, 2024, 11:39 am

081

**Departed Post Office**

HOLLY RIDGE, NC 28445

February 16, 2024, 4:57 pm

**USPS in possession of item**

HOLLY RIDGE, NC 28445

February 16, 2024, 3:12 pm

**Hide Tracking History**

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (https://faq.usps.com/s/article/Where-is-my-package)

**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**

ROY COOPER  
Governor

ELIZABETH S. BISER  
Secretary

TANCRED MILLER  
Director



NORTH CAROLINA  
Environmental Quality

March 18, 2024

**CERTIFIED MAIL – 9589071052700384240327  
RETURN RECEIPT REQUESTED**

Anthony Dorazio  
923 S Alamo Street, Suite 3  
San Antonio, TX 78205

RE: DENIAL OF CAMA MINOR DEVELOPMENT  
PERMIT APPLICATION NUMBER- 06-24  
PROJECT ADDRESS- 1210 S. Shore Drive, Surf City, NC

Dear Mr. Dorazio:

After reviewing your application in conjunction with the development standards required by the Coastal Area Management Act (CAMA) and the 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. Specifically, the development for which you applied consisted of the expansion/enlargement of an existing non-conforming structure(s) within the minimum development setback (measured 60 feet from the First Line of Stable Natural Vegetation (FLSNV) and/or static vegetation line, or 30 times the shoreline erosion rate of 2 feet/year, whichever is greater).

Your proposal is inconsistent with 15A NCAC 7H .0306(a)(5) and .0309(a), which state the following:

*15A NCAC 07H .0306 (a)(5) – “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 shall be established based on the following criteria:...”*



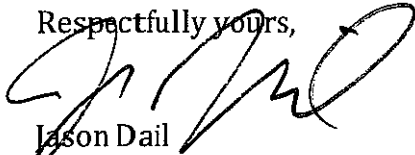
North Carolina Department of Environmental Quality | Division of Coastal Management  
Morehead City Office | 400 Commerce Avenue | Morehead City, North Carolina 28557  
252.515.5400

Anthony Dorazio  
Page 2  
March 18, 2024

15A NCAC 07H .0306(9) which states: *“Structural additions or increases in the footprint or total floor area of a building or 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 shall not be structurally, attached to an existing structure that does not conform with current setback requirements.”*

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

Respectfully yours,



Jason Dail  
DCM Field Representative and Local Permit Officer



084

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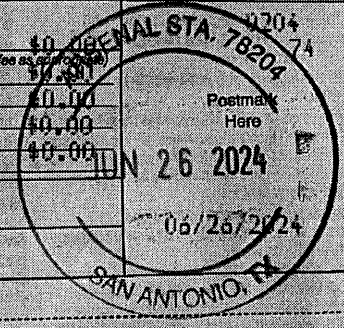
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

8/13/24

Date

Mr & Mrs Johnson

Adjacent Property Owner

1903 Blandynville Dr. 200 Civic Center  
Columbus OH 43215 Suite 1200

Mailing Address

City, State, Zip Code

Dear Adjacent Property:

This letter is to inform you that I, Anthony Dolazio <sup>VALIANCE</sup> have applied for a CAMA Minor Property Owner

Permit on my property at 1210 S. SHOLE DR. in Pender/Onslow Property Address

County. As required by CAMA regulations, I have enclosed a copy of my permit application and project drawing(s) as notification of my proposed project. No action is required from you or you may sign and return the enclosed no objection form. If you have any questions or comments about my proposed project, please contact me at 713-264-2886 or by mail at the address listed below. If you wish to

Applicant's Telephone

file written comments or objections with the Surf City CAMA Minor Permit Program, you may submit them to:

Jason Dail, Field Representative  
NC Division of Coastal Management  
Town of Surf City Local Permit Program  
127 Cardinal Drive Extension  
Wilmington, NC 28405

Sincerely,

Anthony Dolazio

Property Owner

923 S. Alamo St Suite 3

Mailing Address

SAN ANTONIO TX 78205

City, State, Zip Code

Rec. 6/26/24

N.C. DIVISION OF COASTAL  
ADJACENT RIPARIAN PROPERTY OWNER  
CERTIFIED MAIL RETURN RECEIPT REQ

VARIANCE APP.

John Mawos  
Name of Adjacent Riparian Property Owner  
P.O. Box 85  
Address  
Hazelwood NC 28138  
City, State Zip

To Whom It May Concern:

This correspondence is to notify you as a riparian property owner that I am applying for a CAMA minor permit to  
RENOVATE AND ADD AN ADDITION  
on my property at 1210 S. Shore Dr.  
in PONDER County, which is adjacent to your property. **A copy of the application and project drawing is attached/enclosed for your review.**

If you have no objections to the proposed activity, please mark the appropriate statement below and return to me as soon as possible. If no comments are received within 10 days of receipt of this notice, it will be considered that you have no comments or objections regarding this project.

If you have objections or comments, please mark the appropriate statement below and send your correspondence to:  
(LOCAL PERMIT OFFICER, NAME OF LOCAL GOVERNMENT, MAILING ADDRESS CITY, STATE, ZIP CODE)  
TANCLER MILLER DEQ 400 COMMERCE AVE Morehead City NC 28557  
If you have any questions about the project, please do not hesitate to contact me at my address/number listed below, or contact (LOCAL PERMIT OFFICER) at (PHONE NUMBER), or by email at (LPO EMAIL). The Address Above

Sincerely,

[Signature]  
Property Owner's Name

913-264-2886  
Telephone Number

Address City State Zip

       I have no objection to the project described in this correspondence.  
       I have objection(s) to the project described in this correspondence.

Adjacent Riparian Signature

Date

Print or Type Name

Telephone Number

Address City State Zip

Revised July 2021

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9589 0710 5270 2117 1576 43

SAAN ANTONIO TX  
 JUN 26 2024  
 06/26/2024

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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Tracking Number:

9589071052702117157643

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Latest Update

Your item was picked up at the post office at 2:07 pm on July 3, 2024 in WAYNESVILLE, NC 28786.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Post Office

WAYNESVILLE, NC 28786 July 3, 2024, 2:07 pm

Available for Pickup

HAZELWOOD 369 HAZELWOOD AVE WAYNESVILLE NC 28786-1945 M-F 0900-1630 July 3, 2024, 8:40 am

Arrived at Post Office

WAYNESVILLE, NC 28786 July 3, 2024, 8:40 am

In Transit to Next Facility

June 30, 2024

Arrived at USPS Regional Origin Facility

SAN ANTONIO TX DISTRIBUTION CENTER June 26, 2024, 10:57 pm

USPS in possession of item

SAN ANTONIO, TX 78204 June 26, 2024, 11:08 am

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

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# USPS Tracking

Tracking

FAQs

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Get the free Informed Delivery feature to receive automated notifications on your packages

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Tracking Number:

9589071052702117157636

Remove X

Copy Add to Informed Delivery

### Latest Update

Your item was picked up at a postal facility at 7:58 am on July 11, 2024 in COLUMBUS, OH 43216.

Get More Out of USPS Tracking:

USPS Tracking Plus

- Delivered**  
Delivered, Individual Picked Up at Postal Facility  
COLUMBUS, OH 43216  
July 11, 2024, 7:58 am
- In Transit to Next Facility**  
July 10, 2024
- Arrived at USPS Regional Destination Facility**  
COLUMBUS OH DISTRIBUTION CENTER  
July 8, 2024, 7:13 pm
- USPS in possession of item**  
SAN ANTONIO, TX 78204  
June 26, 2024, 11:07 am
- Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates



USPS Tracking Plus



Product Information



See Less

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Enter tracking or barcode numbers



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FAQs

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# **NC COASTAL RESOURCES COMMISSION MEETING**

**August 28, 2024**

**Anthony Dorazio  
(CRC-VR-24-05)  
1210 S. Shore Drive, Surf City  
Oceanfront Setback**



1210 South Shore Drive, Surf Cit X  
Show search results for 1210 South S...

Subject Property –  
1210 S. Shore  
Drive, Surf City,  
NC



Search result

1210 South Shore Drive, Surf City, NC, 28445, USA

[Zoom to](#)



1210 South Shore Drive, Surf Cit X  
Show search results for 1210 South S...

Subject Property -  
1210 S. Shore Drive,  
Surf City, Pender  
County, NC





**Approx. 60' Ocean  
Hazard Setback**

1210 S Shore Dr

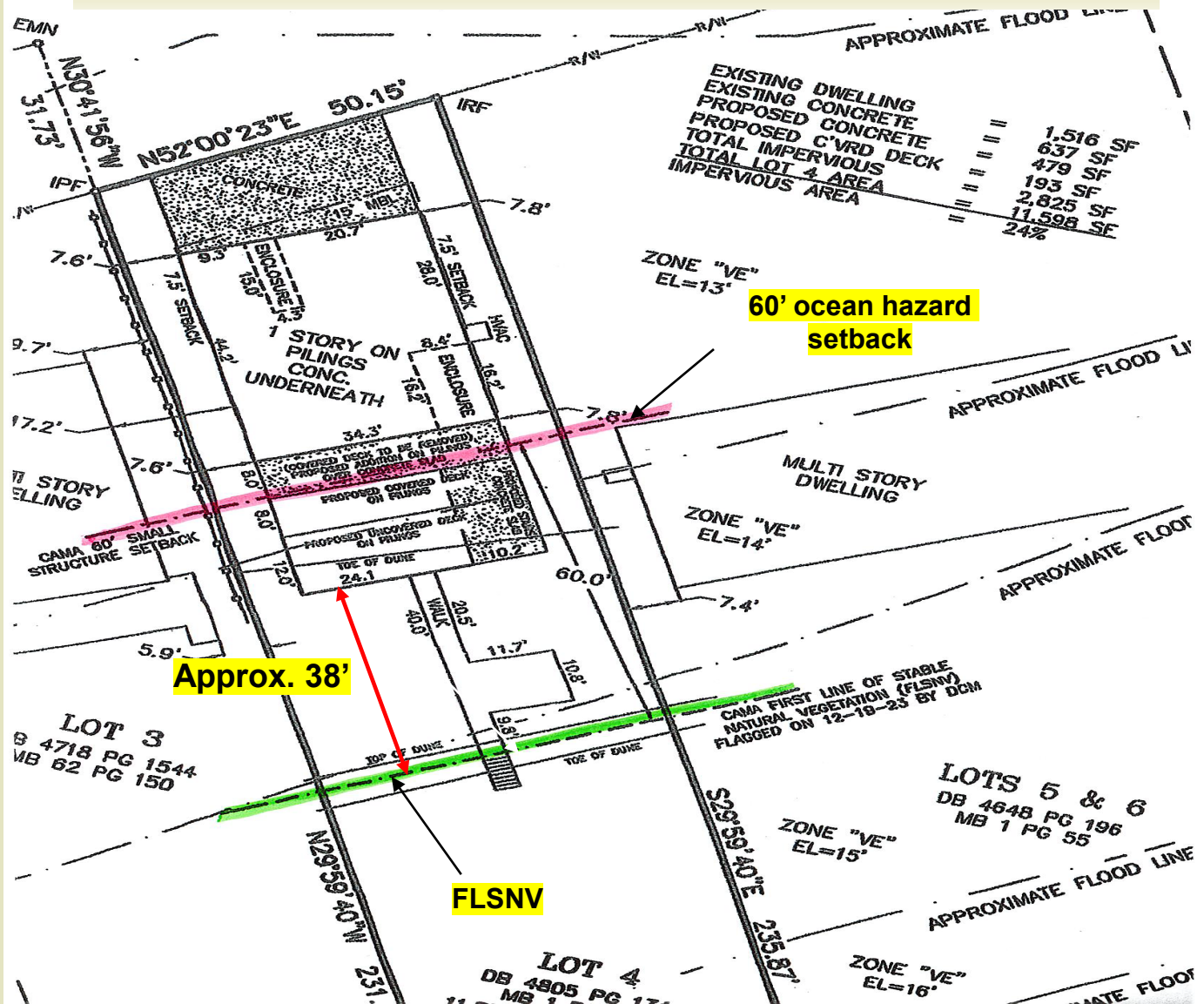
**Approx. First Line of  
Stable Natural  
Vegetation (FLSNV)**

# Division of Coastal Management

093



Image Source: Site plan submitted with CAMA minor permit application SC06-24



EXISTING DWELLING	1,516 SF
EXISTING CONCRETE	637 SF
PROPOSED CONCRETE	479 SF
TOTAL IMPERVIOUS DECK	193 SF
TOTAL LOT 4 AREA	2,825 SF
IMPERVIOUS AREA	11,596 SF
	24%

**60' ocean hazard setback**

**Approx. 38'**

**FLSNV**

**LOT 3**  
8 4718 PG 1544  
MB 62 PG 150

**LOTS 5 & 6**  
DB 4648 PG 196  
MB 1 PG 55

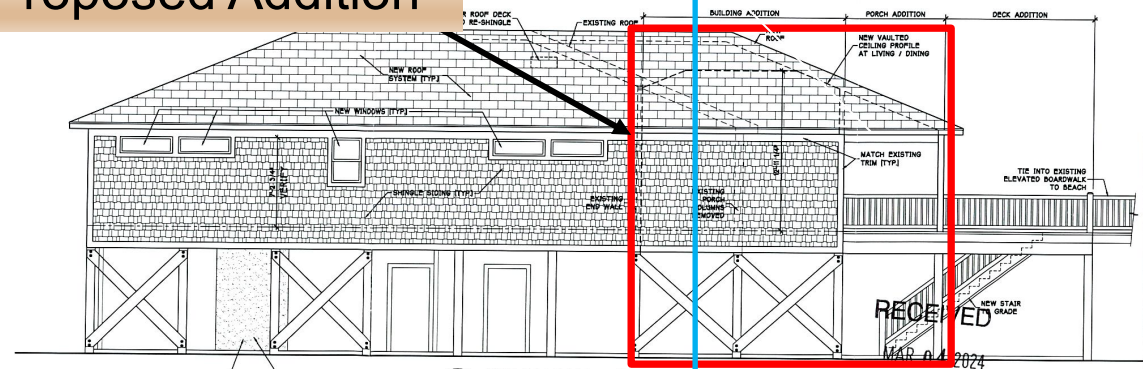
**LOT 4**  
DB 4805 PG 171  
MB 1 PG 171

FINISH SCHEDULE							
ROOM NAME	FLOOR	BASE	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING FINISH	REMARKS
<b>GROUND FLOOR</b>							
GARAGE	EXISTING				NEW "CLASSIC" SYSTEM STAIN	PAINT	MATCH EXISTING
ELEVATOR	AS SELECTED BY OWNER	FROM ELEVATOR MANUFACTURERS STANDARD					
SHOWER	EXISTING						
STORAGE	EXISTING						
<b>FIRST FLOOR</b>							
ELEVATOR	AS SELECTED BY OWNER	FROM ELEVATOR MANUFACTURERS STANDARD					
BEDROOM 4	CARPET	6" WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	
CLOSET	"	"	"	"	"	"	
BATH 1	12X12 TILE	TILE BASE	"	"	"	"	TILE SURROUND AT SHOWER
CLOSET	CARPET	6" WOOD	"	"	"	"	
LINEN	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	
BEDROOM 1	"	6" WOOD	GYP. BD.	"	GYP. BD.	"	
CLOSET	"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	
MASTER BEDROOM	"	6" WOOD	GYP. BD.	"	GYP. BD.	"	
CLOSET	"	"	"	"	"	"	
MASTER BATH	12X12 TILE	TILE BASE	"	"	"	"	TILE SURROUND AT SHOWER
PANTRY	"	"	"	"	"	"	
LAUNDRY	"	"	"	"	"	"	
BEDROOM 3	CARPET	6" WOOD	"	"	"	"	
CLOSET	"	"	"	"	"	"	
J&J BATH 1	12X12 TILE	TILE BASE	"	"	"	"	
J&J BATH 2	"	"	"	"	"	"	
J&J SHOWER	"	"	"	"	"	"	
BEDROOM 2	CARPET	6" WOOD	"	"	"	"	
CLOSET	"	"	"	"	"	"	
KITCHEN	LAMINATE	"	"	"	"	"	
DINING	"	"	"	"	"	"	
LIVING	"	"	"	"	"	"	
HALL 1	"	"	"	"	"	"	
HALL 2	"	"	"	"	"	"	
COVERED DECK	2X6 P.T.	NONE	SHINGLES	STAIN	BEAD BOARD		TILE SURROUND AT SHOWER
OPEN DECK	"	"	NONE	"	N/A	N/A	



1 FRONT ELEVATION  
SCALE 1/8"=1'-0"

Approx. 60' Ocean Hazard Setback  
Proposed Addition



2 RIGHT ELEVATION  
SCALE 1/8"=1'-0"

RECEIVED  
FEB 27 2024  
DCM WILMINGTON, NC

REVISION	KEY	DATE
<b>MICHAEL R. McLEOD</b> ARCHITECT, PA www.michaelrmlc.com 75 SOUTH END COURT, HAMBSTEAD, NC 28443 Phone: (910) 270-9778 Fax: (910) 270-9461		
<b>DORAZO RESIDENCE</b> 120 SOUTH SHORE DRIVE SURF CITY, NC		
PROPOSED ELEVATIONS		
4 OCT. 2022	A4	

G:\1\000006 CLIENTS\Dorazo Residence\04 - AZ - A4 - 01 - DWG - 04\2023\137330.PLM.DWG (R.PDF) (pl)

View of existing residence from S. Shore Drive, facing  
east (toward ocean)  
095



Image Source: DCM Photo 7.16.24

View of frontal dune and FLSNV, facing south

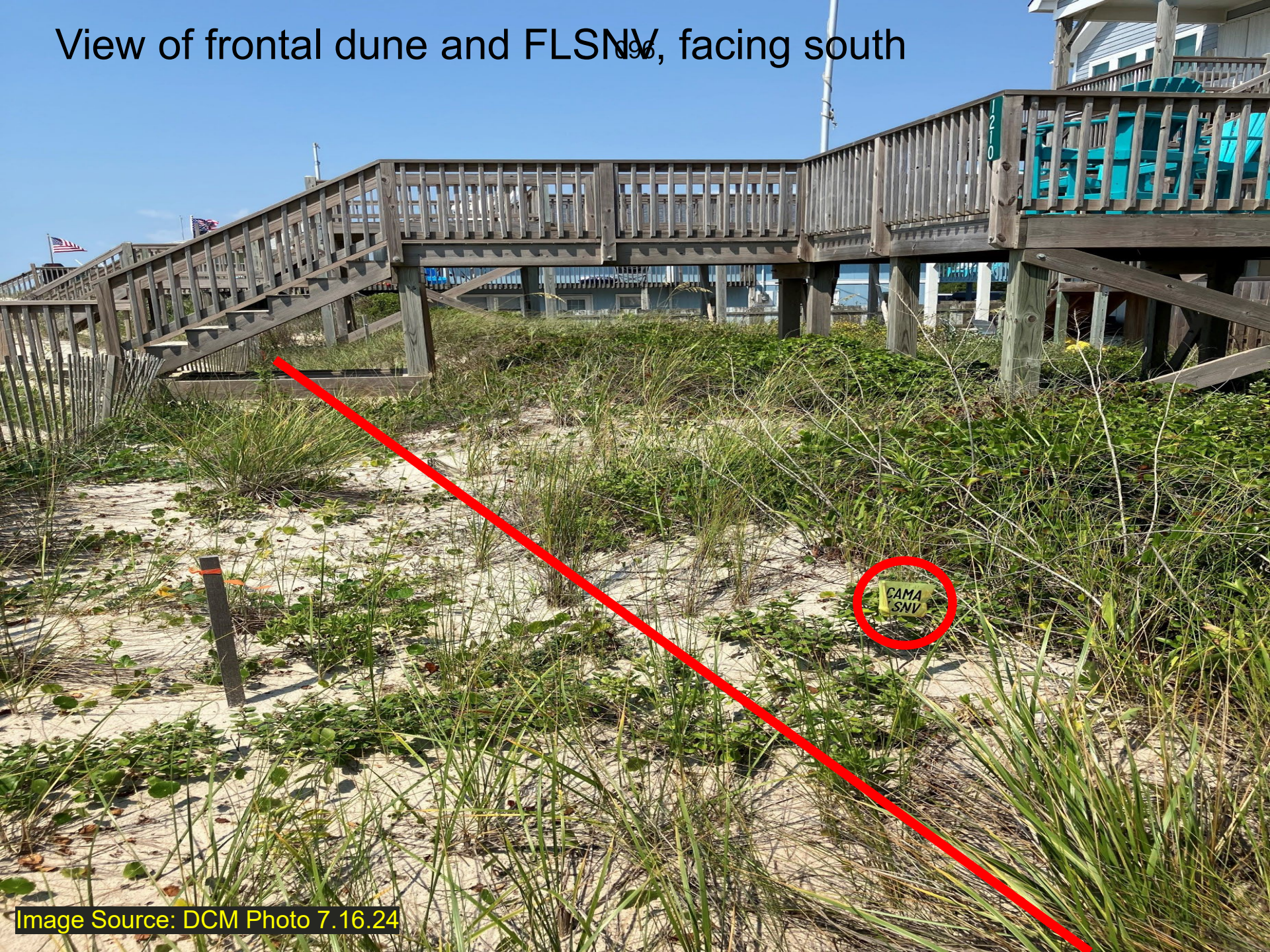


Image Source: DCM Photo 7.16.24

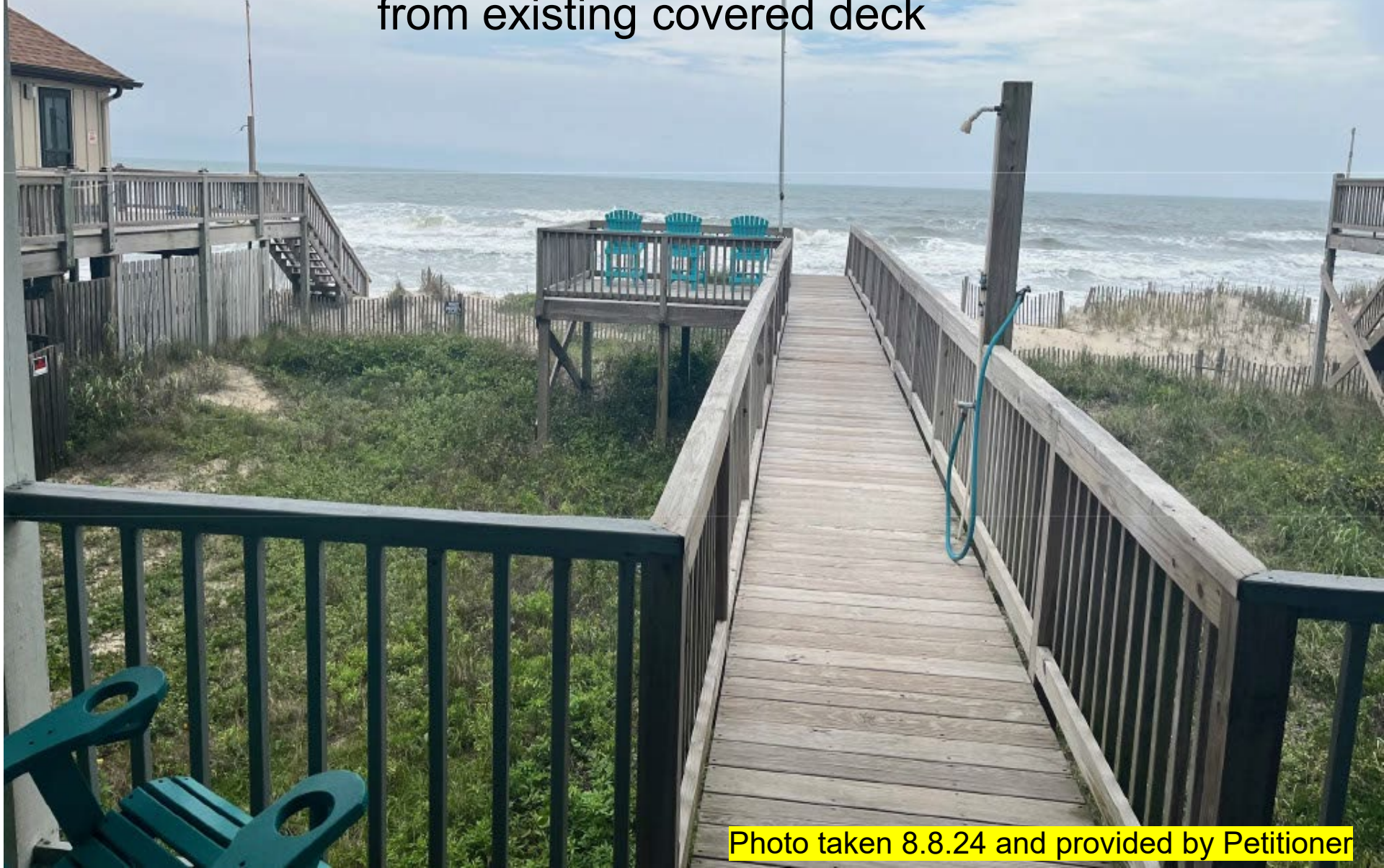


View of northern side of dwelling, facing east



Image Source: DCM Photo 7.16.24

View of frontal dune and ocean looking east  
from existing covered deck





**G.S. 113A-120.1**

**To grant a variance, the Commission must affirmatively find Petitioner must show 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.**

**(b) The Commission may impose reasonable and appropriate conditions and safeguards upon any variance it grants.**