

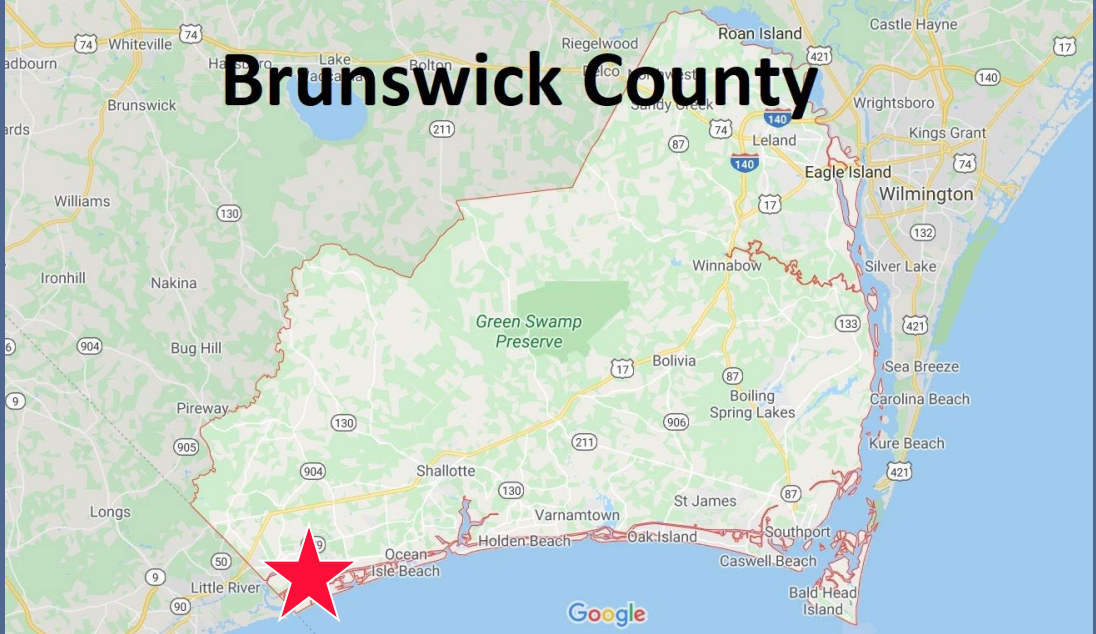


Variance Request for:  
**Joseph Winslow**  
**Jacquelyn Sgambati**

Project Location:  
**9149 Schuyler Drive SW**  
**Calabash, NC 28467**  
Brunswick County, NC  
April 16-15, 2026



# Brunswick County

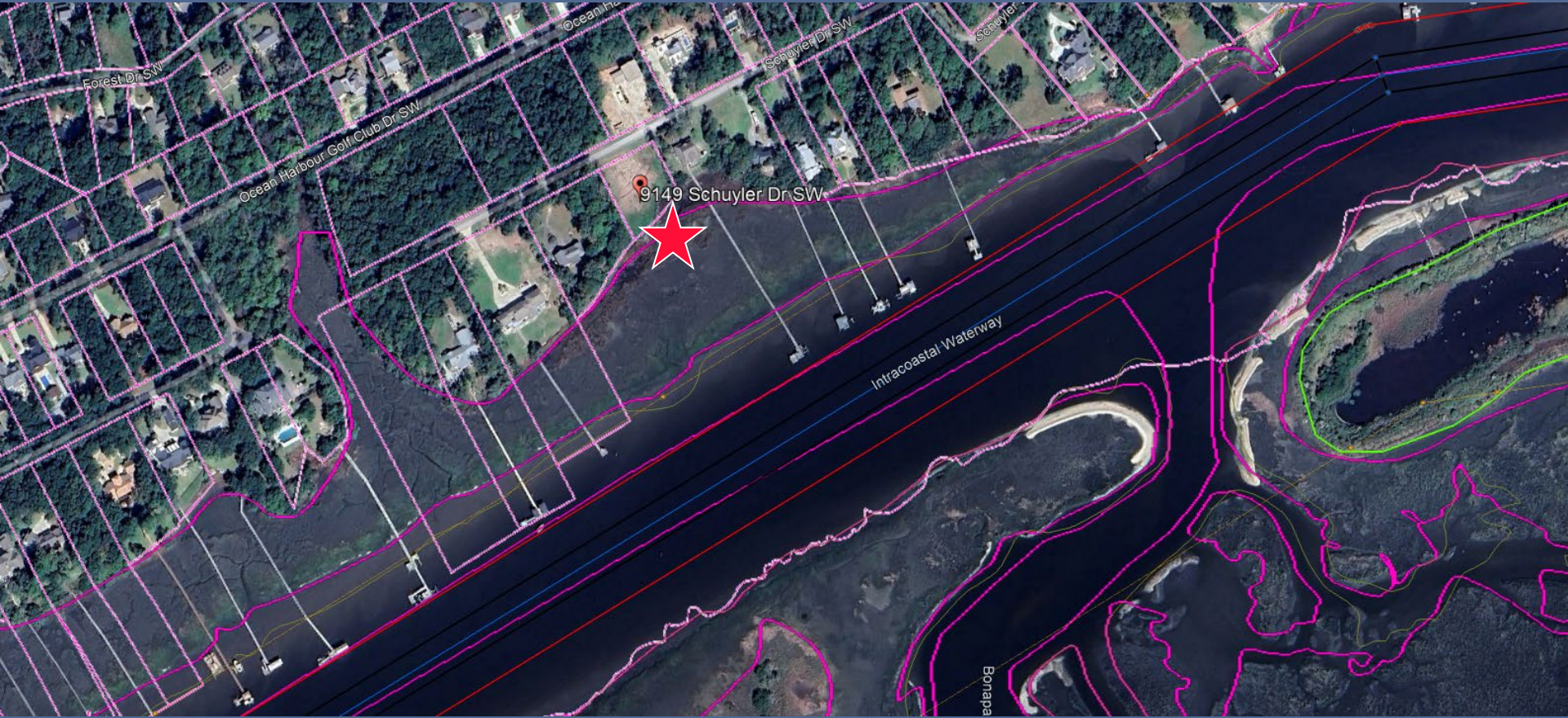


Photos courtesy of Google Maps 2024

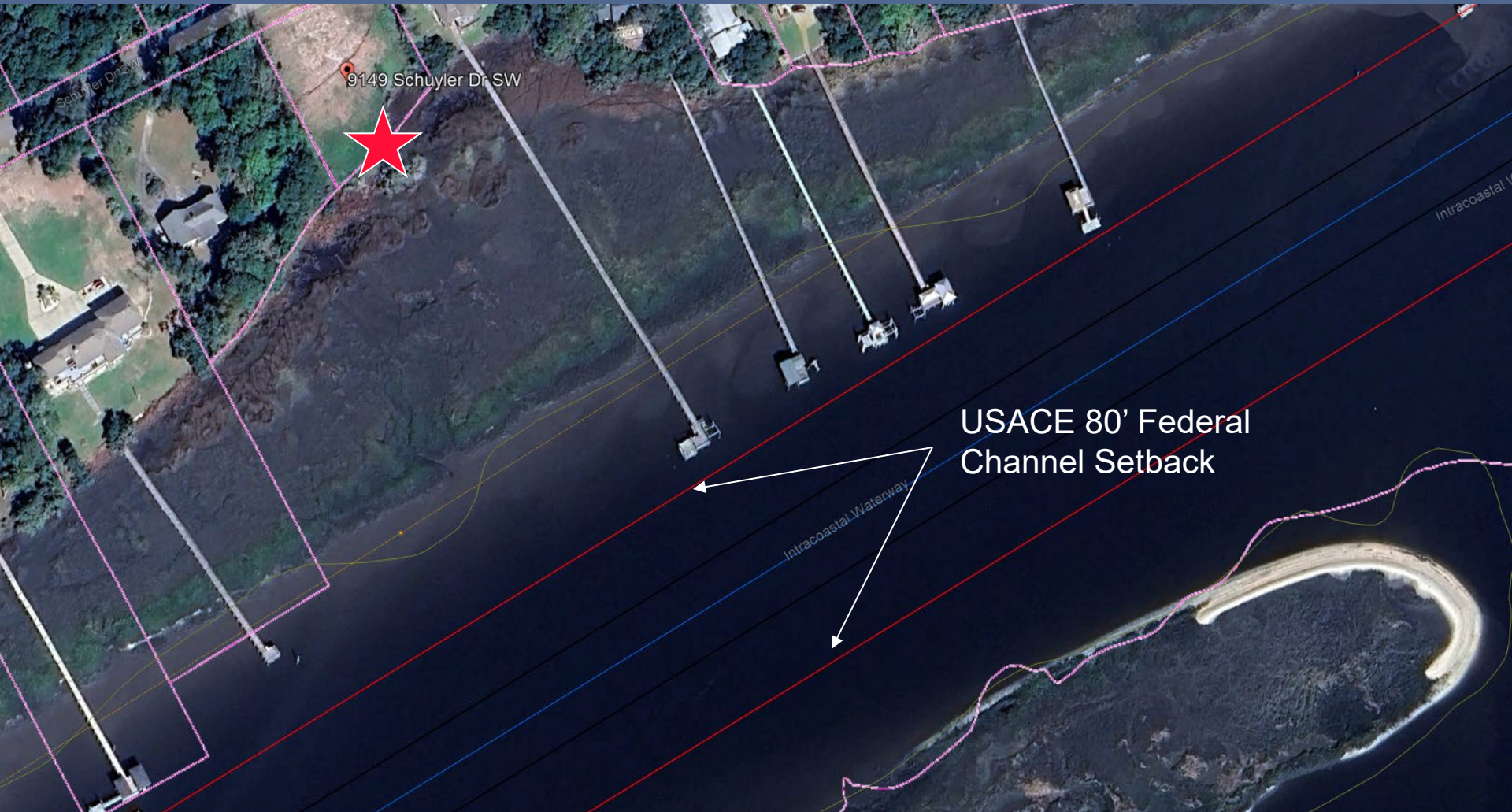
 = 9149 Schuyler Dr. SW



# Photo courtesy of Google Earth 2025 with DMF PNA designation



# Photo courtesy of Google Earth



9149 Schuyler Dr SW



USACE 80' Federal Channel Setback

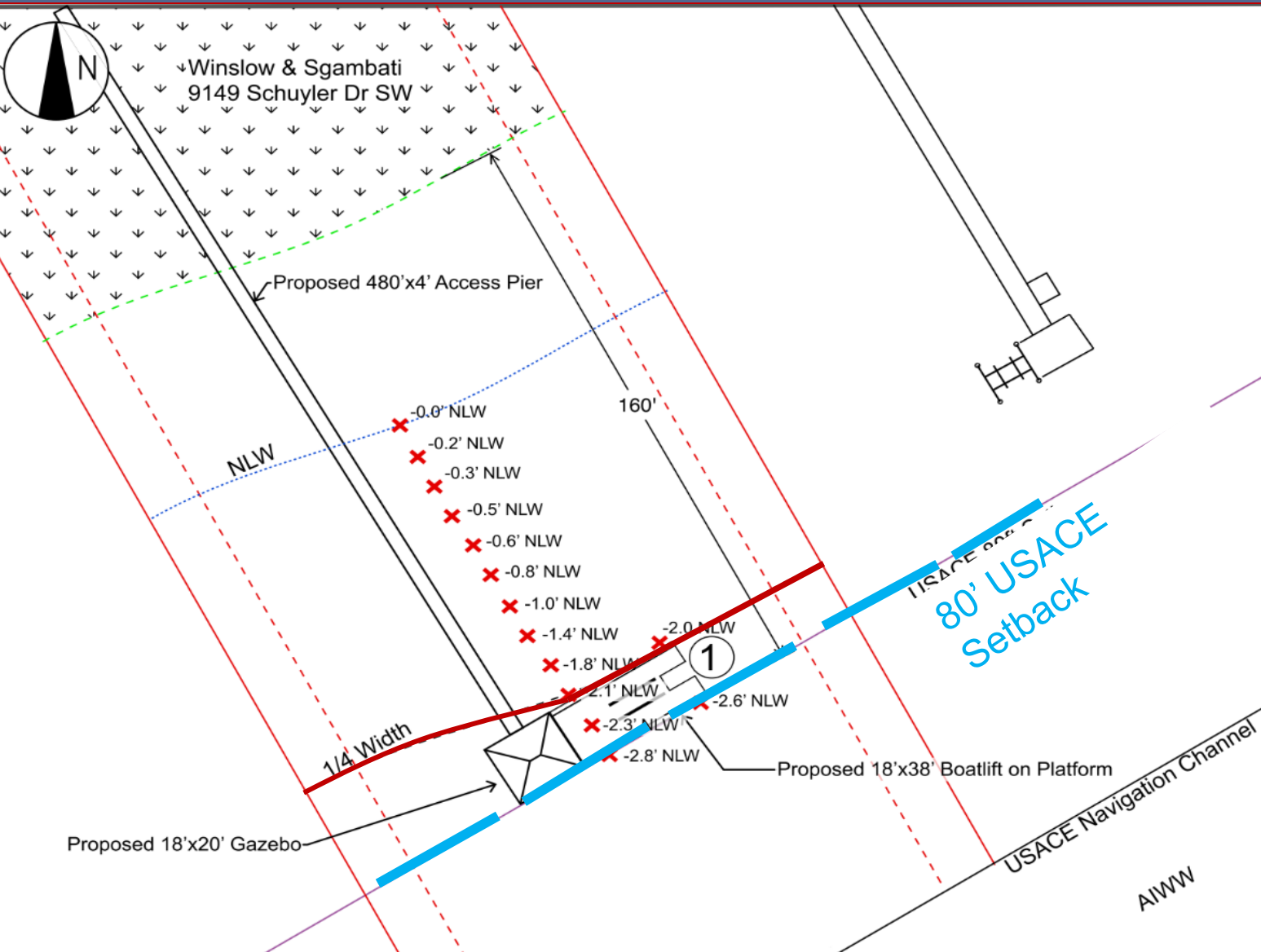
Intracoastal Waterway

Intracoastal Waterway

# Staff Photos 4.2.26







### Legend

- Property Line —
- Riparian Line —
- 15' Riparian Setback - - -
- USACE 80' Setback —
- Coastal Wetlands ⬇
- NLW ⋯
- Slip Count #

### Proposed Structures

- Shoreline Length: 150'
- Pier Length: 480'x4'
- Fixed Platform(s): 18'x20' Gazebo
- Boatlift on Platform: 18'x38'
- Total Platform Area - Proposed: 1,044 SF

### Vicinity Map

**Notes:**

1. Not a surveyed or engineered drawing. For environmental permitting only.
2. Riparian corridor per Map Book 4 Page 129
3. Waterbody width is 590ft per survey.
4. Shoreline length is ~ 150 ft.
5. 404 Line and MHW flagged by LMG and located on survey dated 2.1.22



Project Address: 9149 Schuyler Dr SW, Calabash 28467

Project Name: Winslow & Sgambati Private Docking Facility

Date: 7/15/2025

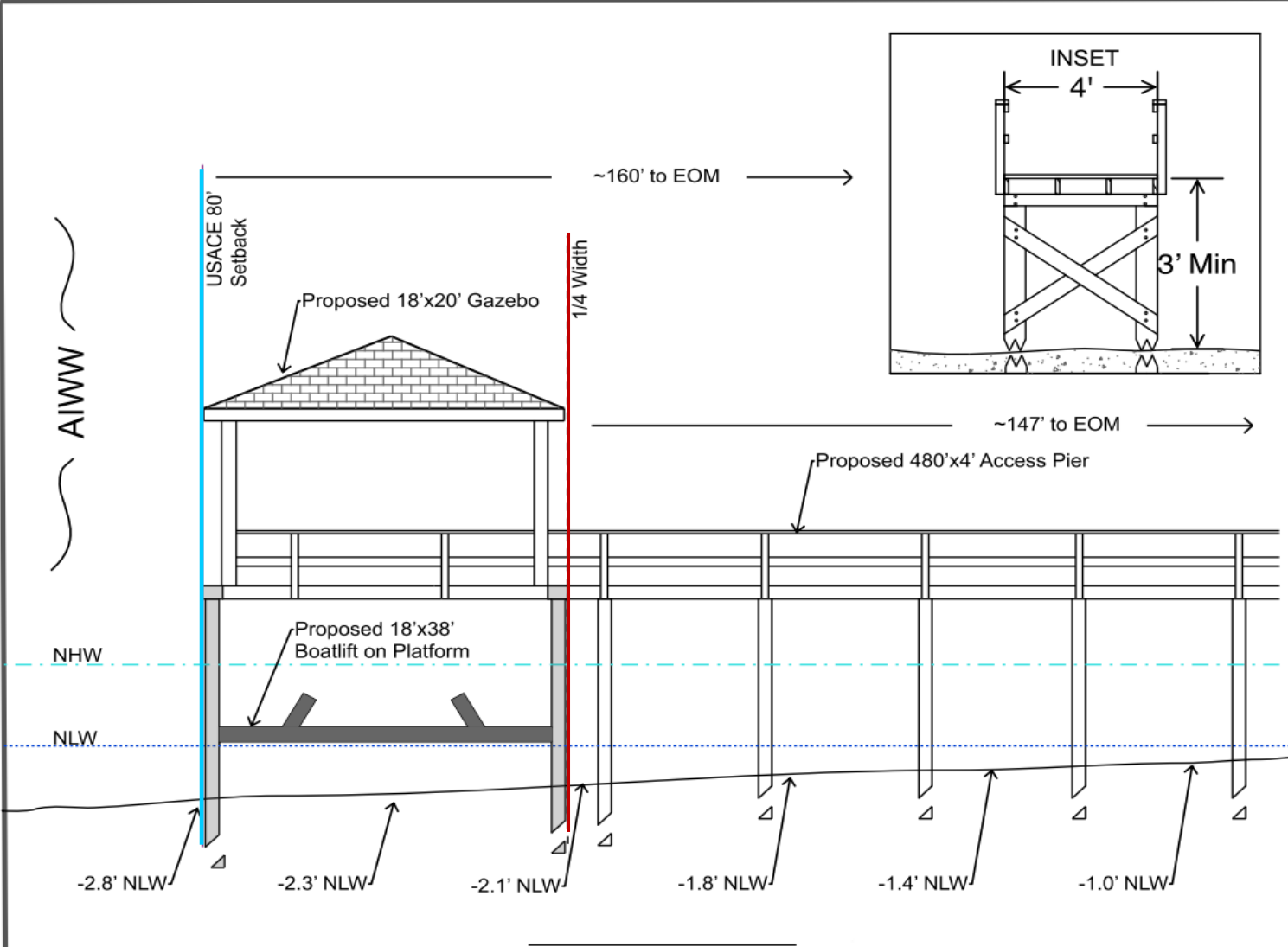
Scale: 1" = 30'

Drawn By: B. Brock

Title: Proposed Conditions - Zoom

Map Source: n/a

Sheet Number: 3 of 5



### Legend

- USACE 80' Setback —
- NHW - - -
- NLW · · · · ·

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Project Address: 9149 Schuyler Dr SW, Calabash 28467  
Project Name: Winslow & Sgambati Private Docking Facility

Date: 7/15/2025  
Scale: 1" = 6'  
Drawn By: B. Brock

Title: Proposed Conditions - Profile Zoom  
Map Source: n/a  
Sheet Number: 4 of 5



**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.**