



NC COASTAL RESOURCES COMMISSION MEETING

November 19-20, 2025

Artificial Turfgrass within 30-foot Buffer

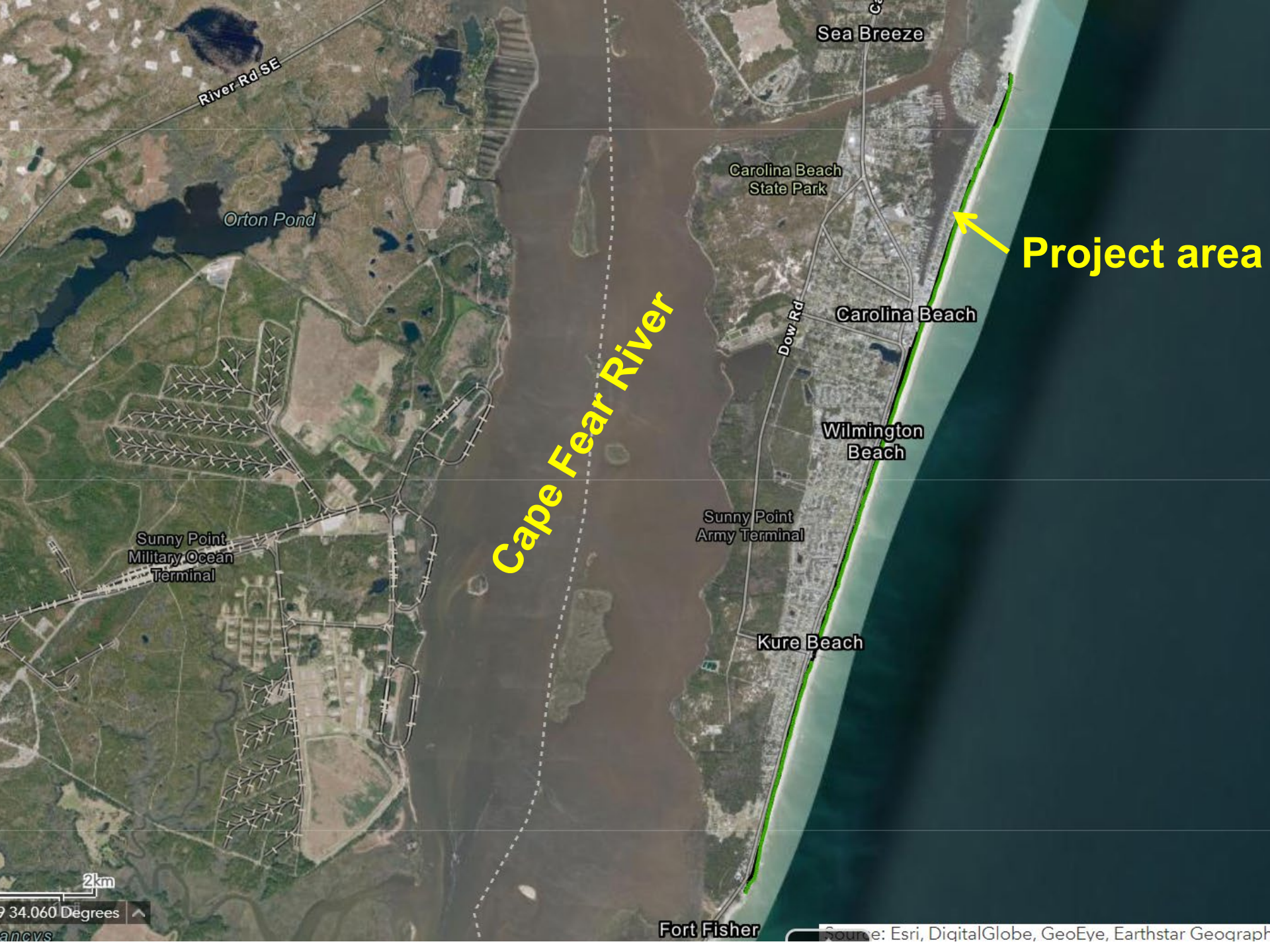
Andrew Krichman

(CRC-VR-24-11)

813 Canal Drive

Carolina Beach, New Hanover





River Rd SE

Orton Pond

Cape Fear River

Sea Breeze

Carolina Beach State Park

Dow Rd

Carolina Beach

Wilmington Beach

Sunny Point Army Terminal

Kure Beach

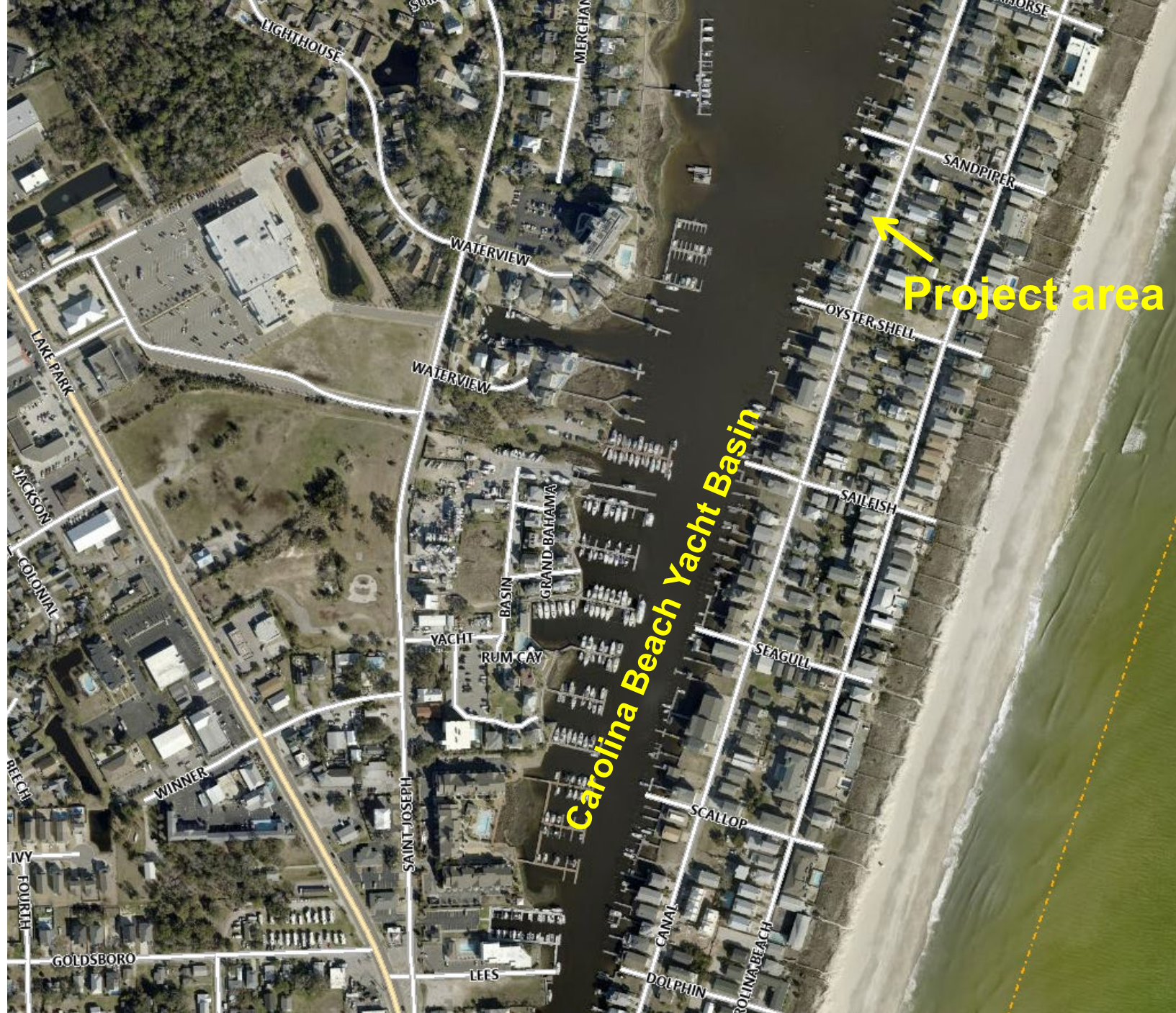
Fort Fisher

Project area

2km

34.060 Degrees

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geograph



Carolina Beach Yacht Basin

Project Site
813 Canal Drive

Image Source:
New Hanover Co.
GIS 2023 Aerial





View of existing single-family residence facing west

Image source: DCM 1/31/25



**View of existing bulkhead and
single-family resident facing east**

Image source: DCM 1/31/25



View of existing artificial turfgrass and bulkhead cap facing west

Image source: DCM 1/31/25



View of existing artificial turfgrass and bulkhead facing south

Image source: DCM 1/31/25



View of existing artificial turfgrass,
bulkhead cap and adjacent property
facing north

Image source: DCM 1/31/25



VARIANCE CRITERIA

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.