JOSH STEIN
Governor
D. REID WILSON
Secretary
DANIEL S. HIRSCHMAN
General Counsel

NORTH CAROLINA
Environmental Quality

TO: The Coastal Resources Commission

FROM: Christine A. Goebel, DEQ Assistant General Counsel

DATE: August 18, 2025 (for the August 27-28, 2025 CRC Meeting)

RE: **Variance Request by Charles Hreha & Rosemary Caruso (CRC-VR-25-04)**

Petitioners are Charles Hreha & Rosemary Caruso who own property located at 50213 Blackbeards Court in Frisco, Dare County. Petitioners seek to develop a covered deck and three-story elevator shaft within the Commission's 30-foot buffer. Such uses are not allowed within the 30-foot buffer per Commission rule at 15A NCAC 7H .0209. Petitioners sought a CAMA Minor Permit which was denied by the Dare County CAMA LPO on May 2, 2025. Petitioners now seek a variance to develop the covered porch and elevator shaft within the 30-foot buffer as proposed in their 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.): Mr. Hreha & Ms. Caruso, Petitioners, electronically
KD Jackson, Dare County CAMA LPO, electronically
Sarah Zambon, Assistant AG and Co-CRC Counsel, electronically

Relevant Rules

15A NCAC 07H .0209 COASTAL SHORELINES

(a) Description. The Coastal Shorelines category includes estuarine shorelines and public trust shorelines.

(1) Estuarine shorelines AEC are those non-ocean shorelines extending from the normal high water level or normal water level along the estuarine waters, estuaries, sounds, bays, fresh and brackish waters, and public trust areas as set forth in an agreement adopted by the Wildlife Resources Commission and the Department of Environmental Quality [described in Rule .0206(a) of this Section] **for a distance of 75 feet landward**. For those estuarine shorelines immediately contiguous to waters classified as Outstanding Resource Waters (ORW) by the Environmental Management Commission (EMC), the estuarine shoreline AEC shall extend to 575 feet landward from the normal high water level or normal water level, unless the Coastal Resources Commission establishes the boundary at a greater or lesser extent following required public hearing(s) within the affected county or counties.

(2) Public trust shorelines AEC are those non-ocean shorelines immediately contiguous to public trust areas, as defined in Rule 07H .0207(a) of this Section, located inland of the dividing line between coastal fishing waters and inland fishing waters as set forth in that agreement and extending 30 feet landward of the normal high water level or normal water level.

(b) Significance. Development within coastal shorelines influences the quality of estuarine and ocean life and is subject to the damaging processes of shore front erosion and flooding. The coastal shorelines and wetlands contained within them serve as barriers against flood damage and control erosion between the estuary and the uplands. Coastal shorelines are the intersection of the upland and aquatic elements of the estuarine and ocean system, often integrating influences from both the land and the sea in wetland areas. Some of these wetlands are among the most productive natural environments of North Carolina and they support the functions of and habitat for many valuable commercial and sport fisheries of the coastal area. Many land-based activities influence the quality and productivity of estuarine waters. Some important features of the coastal shoreline include wetlands, flood plains, bluff shorelines, mud and sand flats, forested shorelines and other important habitat areas for fish and wildlife.

(c) Management Objective. All shoreline development shall be compatible with the dynamic nature of coastal shorelines as well as the values and the management objectives of the estuarine and ocean system. Other objectives are to conserve and manage the important natural features of the estuarine and ocean system so as to safeguard and perpetuate their biological, social, aesthetic, and economic values; to coordinate and establish a management system capable of conserving and utilizing these shorelines so as to maximize their benefits to the estuarine and ocean system and the people of North Carolina.

(d) Use Standards. Acceptable uses shall be those consistent with the management objectives in Paragraph (c) of this Rule. These uses shall be limited to those types of development activities that will not be detrimental to the public trust rights and the biological and physical functions of the estuarine and ocean system. Every effort shall be made by the permit applicant to avoid or

minimize adverse impacts of development to estuarine and coastal systems through the planning and design of the development project. Development shall comply with the following standards:

(1) All development projects, proposals, and designs shall preserve natural barriers to erosion, including peat marshland, resistant clay shorelines, and cypress-gum protective fringe areas adjacent to vulnerable shorelines.

(2) All development projects, proposals, and designs shall limit the construction of impervious surfaces and areas not allowing natural drainage to only so much as is necessary to service the primary purpose or use for which the lot is to be developed. Impervious surfaces shall not exceed 30 percent of the AEC area of the lot, unless the applicant can demonstrate, through innovative design, that the protection provided by the design would be equal to or exceed the protection by the 30 percent limitation. Redevelopment of areas exceeding the 30 percent impervious surface limitation shall be permitted if impervious areas are not increased and the applicant designs the project to comply with the rule to the maximum extent feasible.

(3) All development projects, proposals, and designs shall comply with the following mandatory standards of the North Carolina Sedimentation Pollution Control Act of 1973:

(A) All development projects, proposals, and designs shall provide for a buffer zone along the margin of the estuarine water that is sufficient to confine visible siltation within 25 percent of the buffer zone nearest the land disturbing development.

(B) No development project proposal or design shall propose an angle for graded slopes or fill that is greater than an angle that can be retained by vegetative cover or other erosion-control devices or structures.

(C) All development projects, proposals, and designs that involve uncovering more than one acre of land shall plant a ground cover sufficient to restrain erosion within 30 working days of completion of the grading; unless the project involves clearing land for the purpose of forming a reservoir later to be inundated.

(4) Development shall not have a significant adverse impact on estuarine and ocean resources. Significant adverse impacts include development that would directly or indirectly impair water quality increase shoreline erosion, alter coastal wetlands or Submerged Aquatic Vegetation (SAV), deposit spoils waterward of normal water level or normal high water, or cause degradation of shellfish beds.

(5) Development shall not interfere with existing public rights of access to, or use of, navigable waters or public resources.

(6) No public facility shall be permitted if such a facility is likely to require public expenditures for maintenance and continued use, unless it can be shown that the public purpose served by the facility outweighs the required public expenditures for construction, maintenance, and continued use.

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

(8) Established common-law and statutory public rights of access to the public trust lands and waters in estuarine areas shall not be eliminated or restricted. Development shall not encroach upon public accessways nor shall it limit the use of the accessways.

(9) Within the AECs for shorelines contiguous to waters classified as ORW by the EMC, no CAMA permit shall be approved for any project that would be inconsistent with rules adopted by the CRC, EMC or MFC for estuarine waters, public trust areas, or coastal wetlands. For development activities not covered by specific use standards, no permit shall be issued if the activity would, based on site-specific information, degrade the water quality or outstanding resource values.

(10) Within the Coastal Shorelines category (estuarine and public trust shoreline AECs), new development shall be located a distance of 30 feet landward of the normal water level or normal high water level, with the exception of the following:

(A) Water-dependent uses as described in Rule 07H .0208(a)(1) of this Section;

(B) Pile-supported signs (in accordance with local regulations);

(C) Post- or pile-supported fences;

(D) Elevated, slatted, wooden boardwalks exclusively for pedestrian use and six feet in width or less. The boardwalk may be greater than six feet in width if it is to serve a public use or need;

(E) Crab Shedders, if uncovered with elevated trays and no associated impervious surfaces except those necessary to protect the pump;

(F) Decks/Observation Decks limited to slatted, wooden, elevated and unroofed decks that shall not singularly or collectively exceed 200 square feet;

(G) Grading, excavation and landscaping with no wetland fill except when required by a permitted shoreline stabilization project. Projects shall not increase stormwater runoff to adjacent estuarine and public trust waters;

(H) Development over existing impervious surfaces, provided that the existing impervious surface is not increased;

(I) Where application of the buffer requirement would preclude placement of a residential structure with a footprint of 1,200 square feet or less on lots, parcels and tracts platted prior to June 1, 1999, development shall be permitted within the buffer as required in Subparagraph (d)(10) of this Rule, providing the following criteria are met:

(i) Development shall minimize the impacts to the buffer and reduce runoff by limiting land disturbance to only so much as is necessary to construct and provide access to the residence and to allow installation or connection of utilities, such as water and sewer; and

(ii) The residential structure development shall be located a distance landward of the normal high water or normal water level equal to 20 percent of the greatest depth of the lot. Existing structures that encroach into the applicable buffer area may be replaced or repaired consistent with the criteria set out in 15A NCAC 07J .0201 and .0211; and

(J) Where application of the buffer requirement set out in Subparagraph (d)(10) of this Rule would preclude placement of a residential structure on an undeveloped lot platted prior to June 1, 1999 that are 5,000 square feet or less that does not require an on-site septic system, or on an undeveloped lot that is 7,500 square feet or less that requires an on-site septic system, development shall be permitted within the buffer if all the following criteria are met:

(i) The lot on which the proposed residential structure is to be located, is located between:

(I) Two existing waterfront residential structures, both of which are within 100 feet of the center of the lot and at least one of which encroaches into the buffer; or

(II) An existing waterfront residential structure that encroaches into the buffer and a road, canal, or other open body of water, both of which are within 100 feet of the center of the lot;

(ii) Development of the lot shall minimize the impacts to the buffer and reduce runoff by limiting land disturbance to only so much as is necessary to construct and provide access to the residence and to allow installation or connection of utilities;

(iii) Placement of the residential structure and pervious decking shall be aligned no further into the buffer than the existing residential structures and existing pervious decking on adjoining lots;

(iv) The first one and one-half inches of rainfall from all impervious surfaces on the lot shall be collected and contained on-site in accordance with the design standards for stormwater management for coastal counties as specified in 15A NCAC 02H .1005. The stormwater management system shall be designed by an individual who meets applicable State occupational licensing requirements for the type of system proposed and approved during the permit application process. If the residential structure encroaches into the buffer, then no other impervious surfaces shall be allowed within the buffer; and

(v) The lots shall not be adjacent to waters designated as approved or conditionally approved shellfish waters by the Shellfish Sanitation Section of the Division of Marine Fisheries of the Department of Environmental Quality.

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ATTACHMENT B STIPULATED FACTS

1. Petitioners are Charles Hreha and Rosemary Caruso ("Petitioners"). They are representing themselves in this Variance Petition.

2. Petitioners own property located at 50213 Blackbeards Court in Frisco, Dare County ("Site"). Ms. Caruso first took title to the Site in 1990 with Constance Caruso through a deed recorded at Book 663, Page 700 of the Dare County Registry. In 2007 Mr. Hreha was added to title through a deed recorded at Book 1753, Page 308, a copy of which is attached.

3. Based on the Dare County tax card, a copy of which is attached. the Site is approximately 7,000 sf/0.16 acres in size and is currently developed with a 2-story piling-supported 1,416 SF cottage and associated decking and driveway. The house was constructed in 1990 The Site is also developed with a one-slip dock Which was first permitted through CAMA General Permit 33847A in 2003 by DCM and to add a boatlift through CAMA General Permit 64315A in 2015 by DCM. Copies of these permits are attached.

4. The current condition of the Site is shown on ground and aerial photographs attached in the powerpoint presentation, a copy of which is attached as a stipulated exhibit.

5. The Site is bordered by Blackbeards Court to the north, a manmade canal/Brooks Creek which connects to the Pamlico Sound to the south, 50225 Blackbeards (owned by Moyer) to the west and 50201 Blackbeards (owned by Hydom) to the east.

6. The waters of the manmade canal/Brooks Creek and Pamlico Sound are classified as SA-High Quality Waters by the Environmental Management Commission and are closed to the harvest of shellfish.

7. The Project is located within the Estuarine Shorelines sub-category of the Coastal Shorelines Area of Environmental Concern ("AEC") and so any development within this AEC requires approval through a CAMA permit per G.S. 113A-118. The applicable 30' buffer measured 30' landward of the normal water level flagged on March 26, 2025 by DCM Field Representative Yvonne Carver bisects the existing house and is shown on the application materials.

8. On or about January 25, 2025, Petitioners initially submitted CAMA Minor Permit Application materials to the Dare County CAMA LPO Program. A copy of the application materials is attached as a stipulated exhibit. Petitioners proposed the development of a covered porch and 3-story elevator shaft to the soutwest corner of the existing house. The elevator would allow for stops on both stories of the existing house. The proposed covered porch is 4'x 8.9' and the proposed elevator shaft is 5.8' x 4.9' as shown on the plans submitted with the application. The waterward edge of the proposed porch and elevator shaft is approximately 12' landward of the normal water level.

9. After the initial submission, on January 27, 2025, LPO Jackson indicated that an updated survey showing the county and CAMA setbacks was needed, along with a cross section of the proposed elevator. LPO Jackson forwarded the initial materials to DCM Field Representative Yvonne Carver, who replied on February 3, 2025 indicating that the proposed development was in the CAMA 30' buffer and was not a use allowed in the buffer by the rule. She indicated that

pursuing a variance from the Commission was one option, as was moving the elevator out of the 30’ buffer area.

10. LPO Jackson sent Petitioners two additional info letters dated March 17, 2025 and March 20, 2025, copies of which is attached as requested updated to-scale site plans with additional information on the plans.

11. As part of their complete CAMA Minor Permit Application, Petitioners sent notice of the proposed project to their adjacent riparian neighbors Moyer and Hydum. USPS Tracking shows delivery of the notice letter to Hydum on January 31, 2025 and to Moyer on February 3, 2025. The LPO did not receive any objections related to this CAMA application.

12. The area of the lot within the CAMA 75’ AEC is 5,4994 sf. The existing impervious surfaces within the AEC are 1,383 sf (25.2%). The proposed impervious surfaces within the AEC are 1,465 (26.6%).

13. On May 2, 2025, the Dare County LPO denied Petitioners’ CAMA Minor Permit Application through a letter, a copy of which is attached. The LPO indicated that the proposed covered porch and elevator shaft proposed to be located within the Commission’s 30’ Buffer were not any of the limited uses allowed in the buffer through 7H.0209(d)(10). A copy of the denial letter is attached as a stipulated exhibit.

14. On June 9, 2025, DCM Received Petitioners’ Variance Petition.

15. As part of the variance process described at 15A NCAC 7J. 0701, Petitioners notified the adjacent property owners that they are seeking this variance. The Notices and certified mail receipts are attached as stipulated exhibits. Notice to Hydorn was delivered on May 27, 2025 and Notice to Moyer was delivered on May 6, 2025. DCM has not received any comments from the adjacent riparian owners related to this variance request.

16. Petitioners seek a variance from the Commission’s 30’ Buffer rules found at 15A NCAC 7H .0209(d)(10) to develop the covered porch and elevator shaft project as proposed in their application.

17. Petitioners stipulate that the proposed project is inconsistent with the Coastal Shorelines 30’ buffer requirement found at 7H.0209(d)(10).

18. Without a variance from the Commission, Petitioners could find a way to place an elevator in a location landward of the Commission’s 30’ Buffer.

19. Petitioner Hreha alleges that he is handicapped and can not access the house by the steps. Petitioner Hreha alleges that "because of the way the floor plans are laid out this is the only possible location to attach an elevator shaft that's feasible" and that "we tried looking for an alternative location that would be out of the 30 ft buffer zone, unfortunately we could not find one suitable for all three floor plans." Petitioner Hreha alleges that "the front of the house is not suitable because of the location of the kitchen and stairwell and the existing bathrooms. The entire left half of the house is not suitable because of the carport on the ground floor." Petitioner Hreha indicated that "I would be willing to install gutters around any additional roof area and direct all the additional water down to a retention basin 30 ft away from the water line."

20. Petitioner Hreha may be agreeable to stormwater management conditions placed on a variance.

STIPULATED EXHIBITS:

1. Petitioners' deeds 663/700 (1990) and 1753/308 (2007)
2. Dare County Tax Card for Site
3. CAMA General Permits for dock and boat lift
4. CAMA Permit Application materials (includes form, initial floor plans, initial elevator proposal drawing, Mayne survey, Cross sections (N,S, W), Floor Plans (G, 1, 2)
5. Email chain between Petitioner Hreha and LPO Jackson re buffer rule and variance option, email from Field Rep Carver to LPO Jaskcon
6. 3/17/25 and 3/20/25 Add Info Letters
7. Notice of Application to neighbors
8 5/2/25 Denial Letter
9. Notice of Variance Request to adjoining property owners
10. Powerpoint of Aerial and ground level photographs of Subject Streets

PETITIONERS' and STAFFS' 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.

I have become disabled and unable to climb stairs. I am seeking a variance to have an elevator installed within the 30 foot setback. The house was constructed before ethe 30 foot setback was initiated. After thorough review of the floor plans of all three floors the only place feasible for the elevator would be in the southwest corner of the house which unfortunately is within the 30 foot setback.

Staff's Position: Yes.

While Staff acknowledge that there are places the proposed elevator shaft could be placed landward of and outside of the Commission's 30-foot buffer, Staff agree that locating the proposed elevator shaft outside the buffer would require changes to the location of extensive existing decking or the driveway. Staff notes that the home was constructed before the year 2000 implementation of the 30-foot buffer rule. On balance, Staff agree that strict application of the Commission's 30-foot buffer rule to the lot and existing structures will cause unnecessary hardships for the Petitioner given the location of decks and the driveway outside of the buffer area.

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.

This hardship is specific to this property because of the way all three floors have been laid out and designed prior to the initiation of the 30 foot setback. The floor plans clearly indicate the best place for the elevator is in the southwest corner of the house to give access to all three floors.

Staff's Position: No.

While Staff agree that the existing layout of the rooms within the house and the location of existing decking and the driveway make placement outside of the 30-buffer more difficult and more expensive, those are not conditions of the property "such as the location, size, or topography of the property" as required by statute.

(Continues on next page)

Staff acknowledge that based on the standard set by the Commission in the "small lot" exception at 7H .0209(d)(10)(J) of 7,500 square feet if served by septic, this is a "small lot." (the "small lot" exception to the 30-foot buffer rule which allows for reduced buffer widths is for house construction and would not allow for the proposed elevator). Staff also acknowledge that the site was platted before the buffer rule took effect in 2000. However, Staff conclude that being a "small lot" platted before the buffer rules is not a peculiarity of the property where there are many "small lots" along the coast platted before the buffer rules took effect.

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

Petitioners' Position: No.

The hardships are not a result of any actions taken by the petitioner.

Staff's Position: No.

Staff notes that this subdivision was plated, and the house and existing deck built, before the year 2000 adoption of the Commission's 30-foot buffer rule resulting in hardships not caused by the petitioner.

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 variance requested by the petitioner will be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the commission. Secure public safety and welfare, and preserve substantial justice.

Staff's Position: Yes.

Petitioners have proposed the covered porch and elevator shaft within the Commission's 30-foot buffer area approximately 12 feet from the normal water level. However, Petitioners have not proposed an engineered stormwater system to mitigate for the additional roofed and impervious coverage area. While that's not required, in past variances, the Commission has added conditions to granted variances for an engineered stormwater system be installed. The "standard conditions" used by the Commission in the past are below. The Commission can consider whether adding similar conditions to address increased stormwater within the 30-foot buffer and within the Coastal Shorelines AEC would help the project meet the spirit, purpose and intent of the buffer rule where the development will have limited impacts on stormwater runoff from this proposed additional impervious surface in the buffer, protecting public safety and welfare. Substantial Justice will be preserved by allowing Petitioner to install the elevator to the existing house.

As requested by the Commission for buffer variances, staff include the stormwater management-related conditions which have been placed on prior variances issued by the Commission below.

(1) The permittee shall obtain a stormwater management plan meeting the requirements of 15A NCAC 7H .0209(d)(10)(J)(iv), which requires that the first one and one-half inches of rainfall from all impervious surfaces on the lot shall be collected and contained on-site in accordance with the design standards for stormwater management for coastal counties as specified in 15A NCAC 02H .1005. The stormwater management system shall be designed and certified by an individual who meets applicable State occupational licensing requirements for the type of system proposed, and approved by the appropriate governmental authority during the permit application process.

(2) Prior to occupancy and use of the covered porch and elevator shaft addition and the issuance of a final Certificate of Occupancy (CO) by the local permitting authority if needed, the permittee shall provide a certification from the design professional that the stormwater system has been inspected and installed in accordance with this permit, the approved plans and specification and other supporting documentation.

(3) The permittee shall provide for the operation and maintenance necessary to ensure that the engineered stormwater management system functions at optimum efficiency and within the design specifications for the life of the project.

(4) The permittee shall insure that the obligation for operation and maintenance of the stormwater management system becomes a permanent obligation of future property owners.

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

CAMA VARIANCE REQUEST FORM **DCM FORM 11** **DCM FILE No.:** 25-04

PETITIONER'S NAME Charles Hrehe + Rosemary Canso

COUNTY WHERE THE DEVELOPMENT IS PROPOSED DARE

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

VARIANCE HEARING PROCEDURES

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

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

VARIANCE CRITERIA

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

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

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

(c) Do the hardships result from actions taken by the petitioner? Explain.

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

Please make your written arguments that Petitioner meets these criteria on a separate piece of paper. *The Commission notes that there are some opinions of the State Bar which indicate that non-attorneys may not represent others at quasi-judicial proceedings such as a variance hearing before the*

Commission. These opinions note that the practice of professionals, such as engineers, surveyors or contractors, representing others in quasi-judicial proceedings through written or oral argument, may be considered the practice of law. Before you proceed with this variance request, you may wish to seek the advice of counsel before having a non-lawyer represent your interests through preparation of this Petition.

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

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

✓ A copy of the permit decision for the development in question;

✓ A copy of the deed to the property on which the proposed development would be located;

✓ A complete description of the proposed development including a site plan;

✓ A stipulation that the proposed development is inconsistent with the rule at issue;

✓ Proof that notice was sent to adjacent owners and objectors*, as required by 15A N.C.A.C. 07J .0701(c)(7);

X Proof that a variance was sought from the local government per 15A N.C.A.C. 07J .0701(a), if applicable;

✓ Petitioner's written reasons and arguments about why the Petitioner meets the four variance criteria, listed above;

✓ A draft set of proposed stipulated facts and stipulated exhibits. Please make these verifiable facts free from argument. Arguments or characterizations about the facts should be included in the written responses to the four variance criteria instead of being included in the facts.

✓ This form completed, dated, and signed by the Petitioner or Petitioner's Attorney.

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

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

Signature of Petitioner or Attorney	Date: 5/5/2025
Charles Hreha Printed Name of Petitioner or Attorney	Charlie1752@GMAIL.COM Email address of Petitioner or Attorney
340 Cedar Ave Mailing Address	(609) - 504-8946 Telephone Number of Petitioner or Attorney
Langhorne PA 19047 City State Zip	(215) 750 1561 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

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

Revised: July 2014

The complete description of the proposed development including a site plan.

Rosemary Caruso and Charles Hreha are seeking this variance to install a three-floor elevator attached to the southwest corner of the house located at 50213 Blackbeards Court in Frisco North Carolina 27936 and built in 1990.

We have enclosed a copy of the permit decision to deny a minor permit and a copy of the deed to the property for the proposed development.

We are not disputing C.A.M.A.'s decision to reject the initial permit.

We have also enclosed receipts for the adjacent property owners notifications.

The reasons we feel that we meet the variant criteria are as listed below.
I have become handicapped and can no longer climb stairs. I am currently recuperating from major back surgery.
We understand that a 30 ft setback to restrict new building construction has been set in place since the house was built and that we are trying to accomplish the construction of an elevator within the 30-ft setback area. Sixty percent of the house is in the 30 ft setback. Unfortunately, as you can see from the drawings the only location feasible for the elevator is within that 30 ft setback on the southwest corner of the house for the following reasons:
1. The first floor layout of the house restricts access from an elevator to the front of the house because of bathrooms, stairway and main entrance to the house.
2. The second floor layout of the house restricts access from an elevator to the front of the house because of the stairway and kitchen.
3. The ground floor carport restricts the entire left half of the house.

The only location that an elevator shaft can be lined up through all three levels is where I have indicated on the drawings. The project includes a minimum disturbance to the property with only five pilings to support the elevator shaft and approaching deck.(Additional drawings enclosed for your review) The drawings also show that we have tried to keep the size of the addition to a minimum as far as impervious materials apply to the roof coverage. I am willing to install gutters around the new construction area

and direct the rainwater away from the 30-ft setback area if there is a concern for water runoff.

This hardship was not a result from any actions taken by us and should not impact any public safety issues or wildlife in the area.

Stipulated facts
C.A.M.A. A.E.C 5,494 square feet
Existing lot coverage 2,475 sq.ft. (38.1%)
Existing lot coverage C.A.M.A. A.E.C 1,383 sq.ft. (25.1%)
Proposed lot coverage 2,557 sq.ft. (39.4%)
C.A.M.A. A.E.C 1,465 sq.ft. (26.6%)

The house was constructed in 1990.
The 30 foot setback was initiated after the house was constructed.
60% of the house is within the 30-ft setback.
With the proposed additional impervious square footage we are still in compliance with C.A.M.A. A.E.C. restrictions.

Variance Criteria

A) hardships
I have become disabled and unable to climb stairs. I am seeking a variance to have an elevator installed within the 30 foot setback. The house was constructed before the 30 foot setback was initiated. After thorough review of the floor plans of all three floors the only place feasible for the elevator would be in the southwest corner of the house which unfortunately is within the 30 foot setback.

B) this hardship is specific to this property because of the way all three floors have been laid out and designed prior to the initiation of the 30 foot setback. The floor plans clearly indicate the best place for the elevator is in the southwest corner of the house to give access to all three floors.

C) the hardships are not a result of any actions taken by the petitioner.

D) the variance requested by the petitioner will be consistent with the spirit, purpose, and intent of the rules, standards or orders issued by the commission. Secure public safety and welfare, and preserve substantial Justice.

ADDITIONAL DRAWING LEGEND

#1 PROPOSED ELEVATOR ADDITION **NORTH** ELEVATION

#2 PROPOSED ELEVATOR ADDITION **SOUTH** ELEVATION

#3 PROPOSED ELEVATOR ADDITION **WEST** ELEVATION

#4 PROPOSED ELEVATOR ADDITION **1ST** FLOOR PLAN

#5 PROPOSED ELEVATOR ADDITION **2ND** FLOOR PLAN

#6 PROPOSED ELEVATOR ADDITION **GROUND** FLOOR PLAN

#7 CURRENT SURVEY WITH PROPOSED ELEVATOR ADDITION **LOCATION**

Stipulated Exhibits

1. Petitioners' deeds 663/700 (1990) and 1753/308 (2007)
2. Dare County Tax Card for Site
3. CAMA General Permits for dock and boat lift
4. CAMA Permit Application materials (includes form, initial floor plans, initial elevator proposal drawing, Mayne survey, Cross sections (N,S, W), Floor Plans (G, 1, 2)
5. Email chain between Petitioner Hreha and LPO Jackson re buffer rule and variance option, email from Field Rep Carver to LPO Jaskcon
6. 3/17/25 and 3/20/25 Add Info Letters
7. Notice of Application to neighbors

8 5/2/25 Denial Letter

9. Notice of Variance Request to adjoining property owners
10. Powerpoint of Aerial and ground level photographs of Subject Streets

STATE OF NORTH CAROLINA Real Estate Excise Tax

APPROVED
DARE COUNTY TAX
COLLECTOR
NO. 356-90
$ 630.00

BK 663 PG 0700

FILED
'90 JAN 30 PM 2 51
DORIS A. FRY
REGISTER OF DEEDS
DARE COUNTY, N.C.

Excise Tax $630.00 — Recording Time, Book and Page

Tax Lot No. — Parcel Identifier No.

Verified by — County on the — day of —, 19

by

356-90
#630.00

Mail after recording to Christopher L. Seawell, P. O. Box 339, Manteo, NC 27954

This instrument was prepared by Christopher L. Seawell

Brief description for the Index: Lot 154, Brigands Bay S/D

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of December, 19 89, by and between

GRANTOR	GRANTEE
HAROLD W. WILLEM and wife, MARGARET M. WILLEM	ROSEMARY CARUSO CONSTANCE CARUSO
	4 Robert Pearson Court Trenton, NJ 08610

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

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

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

Lot No. 154 of the subdivision known as "Brigands' Bay", as shown on a map or plat thereof made by John J. Duffy, Registered Engineer, dated April 14 and June 7, 1966, and recorded in Map Book 3, page 2, Public Registry of Dare County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in .....

Book 355, page 148, Dare County Registry

A map showing the above described property is recorded in Plat Book 3 page 2.

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

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

Easements and restrictions of record in the Dare County Registry.

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

(Corporate Name)

By: ---

---President

ATTEST:

---Secretary (Corporate Seal)

SEAL-STAMP

Use Black Ink

Harold Wm Willem (SEAL)
Harold W. Willem

Margaret M. Willem (SEAL)
Margaret M. Willem

---(SEAL)

---(SEAL)

---(SEAL)

NEW JERSEY
~~NORTH CAROLINA~~, ---County.

I, a Notary Public of the County and State aforesaid, certify that .....
Harold W. Willem and wife, Margaret M. Willem Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 18th day of December, 19 89.

My commission expires: ----- NOTARY PUBLIC OF NEW JERSEY My Commission Expires Mar. 9, 1993 Notary Public

SEAL-STAMP

Use Black Ink

NORTH CAROLINA, ---County.

I, a Notary Public of the County and State aforesaid, certify that .....,
personally came before me this day and acknowledged that ---- he is ----- Secretary of
----- a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its ----- President, sealed with its corporate seal and attested by ----- as its ----- Secretary.
Witness my hand and official stamp or seal, this -----day of -----, 19-----.

My commission expires: ----- Notary Public

The foregoing Certificate(s) of Constance L. Motten a Notary Public
of New Jersey

---

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

N.C. Bar Assn. Form No. 3 © 1976, Revised 1977 Printed by Agreement with the N.C. Bar Assn. Poole Printing Co., Inc. P.O. Box 58487, Raleigh, N.C. 27658

Filed Book: 1753 Page: 308 Doc Id: 6233251
12/31/2007 04:44PM Receipt #: 198091
Doc Code: QCD
BARBARA M GRAY, REGISTER OF DEEDS DARE CO, NC

6233251
Page: 1 of 2
12/31/2007 04:44P

EXEMPT
DARE COUNTY TAX
COLLECTOR
NO. 5M1-07

DSS-NC310410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

TITLE OF DOCUMENT

Deed

EXCISE TAX: $0.00

Recording Requested by & Return To:
US Recordings, Inc.
c/o Intellihub Solutions and Services
11751 Interchange Drive, Suite B
Louisville, KY 40229
1121520080-1

Mail Tax Statements To:
Rosemary Caruso, et al
50213 Blackbeards Court
Frisco, North Carolina 27936

This Instrument Prepared By:
Rosemary Caruso, et al
50213 Blackbeards Court
Frisco, North Carolina 27936

THIS DEED OF GIFT made this 5th day of November, 2007, by and between **Rosemary Caruso, a married woman, and joined by her spouse Charles Hreha**, hereinafter called GRANTOR, AND **Rosemary Caruso and Charles Hreha, wife and husband**, hereinafter called GRANTEE, WHOSE address is: 50213 Blackbeards Court, Frisco, North Carolina 27936,

WITNESSETH:

That the GRANTOR, as a DEED OF GIFT, has bargained and sold, and by these presents does bargain, sell, remise, release, and forever quitclaim unto the GRANTEE, his heirs and/or successors and assigns, premises in Township of _____, **Dare** County, **North Carolina**, described as follows:

LOT NO. 154 OF THE SUBDIVISION KNOWN AS "BRIGANDS' BAY", AS SHOWN ON A MAP OR PLAT THEREOF MADE BY JOHN J. DUFFY, REGISTERED ENGINEER, DATED APRIL 14 AND JUNE 7, 1966, AND RECORDED IN MAP BOOK 3, PAGE 2, PUBLIC REGISTRY OF DARE COUNTY, NORTH CAROLINA.

MORE commonly known as: **50213 Blackbeards Court**
Frisco, North Carolina 27936

Assessor's Parcel Number: **011745-000**

Prior Recorded Doc. Ref.: **Deed**: Recorded 10/17/91; Book No. 1139, Page No. 703, Doc. No. N/A

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD the above described premises with all the appurtenances thereunto belonging, or in any wise appertaining, unto the GRANTEE, his heirs and/or successors and assigns forever.

When reference is made to the GRANTOR or GRANTEE, the singular shall include the plural and masculine shall include the feminine or the neuter;

IN WITNESS WHEREOF, the GRANTOR has caused this deed to be executed the day and year first above written.

Rosemary Caruso

Charles Hreha

ACKNOWLEDGEMENT

STATE OF PA)
ss
COUNTY OF Bucks)

I, Bonnie M. Gracey, do hereby certify that **Rosemary Caruso and Charles Hreha** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

NOTARY STAMP/SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
BONNIE M. GRACEY, Notary Public
Bristol Twp., Bucks County
My Commission Expires July 23, 2011

WITNESS my hand and official seal this the 5 day of November, A.D., 2007.

Bonnie M. Gracey
NOTARY PUBLIC
MY Commission Expires: 7/23/2011

U42752080-01FJ02
QUIT CLAIM DEED
US Recordings

Dare County - Property Records

011745000
50213 BLACKBEARDS CT, FRISCO, NC, 27936

CARUSO, ROSEMARY
HREHA, CHARLES
340 CEDAR AVE
LANGHORNE, PA,19047, USA

Assessed Value
$497,600

PARCEL INFORMATION

Parcel ID	**011745000**	PIN	**051607688726**
Land Use Code	**0100**	Land Use Description	**SINGLE FAMILY RESIDENTIAL**
District	**FRISCO**	Neighborhood	**05150003**
Zoning Code	**S-1**	Zoning Desc.	**SPECIAL DISTRICT**
Subdivision Code	**B640**	Subdivision	**BRIGANDS BAY**
Legal Desc.	**LOT: 154 BLK: SEC:**		
Plat Cab Slide	**PL: 3 SL: 2**		
Deed Date	**12/31/2007**	Book / Page	**1753 / 308**
Tax Status	**Taxable**		

SECONDARY OWNERS

No data to display

ASSESSMENT DETAILS

REAL ESTATE ASSESSED VALUE

Land Value	**$180,800**
Building Value	**$310,200**
Other Improvements	**$6,600**
Total Assessed	**$497,600**

BILLING VALUE

Land Value	**$180,800**
Building Value	**$310,200**
Other Improvements	**$6,600**
Total Value	**$497,600**

LAND

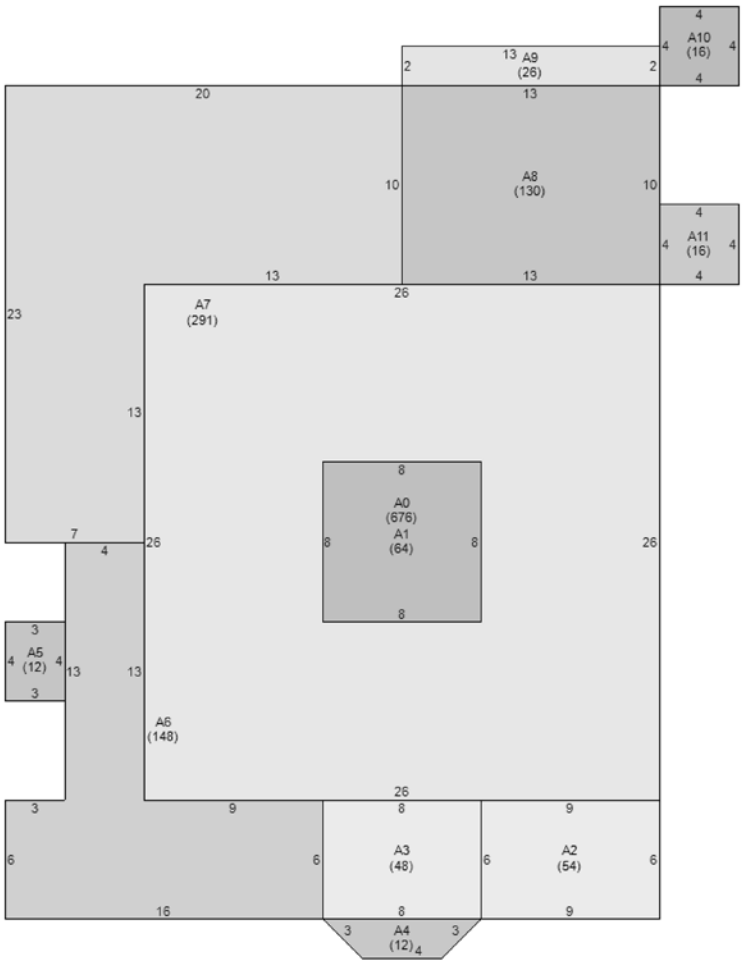
LAND DESCRIPTION	SQFT	ACRES
1 E15-05-Canal Front	7,000	0.1607
Total	7,000	0.1607

BUILDINGS

BUILDING #: 1

026

Year Built	1991
Finished Area	1,416 SqFt
Stories	2
Style	BEACH CONTEMPORARY
Exterior Wall	MODERN FRAME
Heating / Cooling	CENTRAL A/C
Fuel Type	ELECTRIC
Bedroom(s)	3
Full Bath(s)	2
Half Bath(s)	1
Fireplace(s)	0
Attached Garage	NO
Units	N/A



	AREA INDEX	AREA
	0	676
+	1	64
	10 - 1S FR ONE STORY FRAME	
+	2	54
	31 - DCK WOOD DECK	
+	3	48

AREA INDEX		AREA
11 - OFP OPEN FRAME PORCH		
+	4	12
31 - DCK WOOD DECK		
+	5	12
31 - DCK WOOD DECK		
31 - DCK WOOD DECK		
+	6	148
31 - DCK WOOD DECK		
+	7	291
31 - DCK WOOD DECK		
31 - DCK WOOD DECK		
+	8	130
31 - DCK WOOD DECK		
11 - OFP OPEN FRAME PORCH		
+	9	26
11 - OFP OPEN FRAME PORCH		
+	10	16
31 - DCK WOOD DECK		
+	11	16
31 - DCK WOOD DECK		

OTHER IMPROVEMENTS

BUILDING #	DESCRIPTION	YEAR BUILT	QTY	SIZE / COUNT
1	RD2 - MED. WD. DOCK WD. GIRDERS BOLT	1991	1	36
2	RD2 - MED. WD. DOCK WD. GIRDERS BOLT	1991	1	160
3	BL - BOAT LIFT RESIDENTIAL	1991	1	1

RECENT SALES HISTORY

The sales history includes only qualified sales made since January 1, 2016. A sale is qualified when it has been verified, by the appraiser, as an arm's length transaction for fair market value. Only qualified sales are considered in the appraisal process.

No data to display

VALUE CHANGES

The value change history shows only changes in appraised value; it does not show exemptions, exclusions or deferrals that could reduce a property's taxable value. If any of these are in effect for a particular tax year, it will be shown on the property tax bill for that year. It is also possible that some previous value changes might be missing from this list or listed in the wrong order.

REVALUATION EFFECTIVE DATE	ASSESSED VALUE
01/01/2025	$497,600
01/01/2020	$294,700
01/01/2013	$249,400
01/01/2005	$413,500

PERMITS

Permits issued in the past 6 years. All information deemed reliable but not guaranteed. For more information, please visit Dare County's searchable permit site.

No data to display

Data last updated: 08/08/2025

This map is prepared from data used for the inventory of the real property for tax purposes. Primary information sources such as recorded deeds, plats, wills, and other primary public records should be consulted for verification of the information contained in this map.

50213 Blackbeards CT
Frisco NC, 27936
Parcel: 011745000
Pin: 051607688726

Owners: Caruso, Rosemary -Primary Owner
Hreha, Charles -Primary Owner
Building Value: $310,200
Land Value: $180,800
Misc Value: $6,600
Total Value: $497,600

Tax District: Frisco
Subdivision: Brigands Bay
Lot BLK-Sec: Lot: 154 Blk: Sec:
Property Use: Residential
Building Type: Beach Contemporary
Year Built: 1991

☑ CAMA / ☐ DREDGE & FILL

GENERAL PERMIT

030

No. 33847A

☑ New ☐ Modification ☐ Complete Reissue ☐ Partial Reissue

Previous permit # 11

Date previous permit issued _____

As authorized by the State of North Carolina, Department of Environment and Natural Resources and the Coastal Resources Commission in an area of environmental concern pursuant to 15A NCAC 7H1200.

☑ Rules attached.

Applicant Name RG=MARY CARUSO

Address 4 ROBERT PEARSON CT.

City TRENTON State NJ ZIP 08610

Phone # (609) 581-0258 Fax # (___) _____

Authorized Agent _____

Affected AEC(s): ☑ CW ☑ EW ☑ PTA ☑ ES ☐ PTS ☐ OEA ☐ HHF ☐ IH ☐ UBA ☐ N/A ☐ PWS: _____ ☐ FC: _____

ORW: yes / no PNA yes / no Crit. Hab. yes / no

Project Location: County DARE

Street Address/ State Road/ Lot #(s) LOT 154, 50213 BLACKBEARDS CT.

Subdivision BRIGANDS BAY

City VILLAGE of FRISCO ZIP 27936

Phone # (___) _____ River Basin PASQ

Adj. Wtr. Body MMC (nat / man / unkn)

Closest Maj. Wtr. Body PAMLICO SOUND

Type of Project/ Activity PIER

(Scale: N/S)

Pier (dock) length ± 10' x 4' W/ 10' x 4' ELEVATED WALKWAY

Platform(s) 20' x 8'

Finger pier(s) _____

Groin length _____ number _____

Bulkhead/ Riprap length _____ avg distance offshore _____ max distance offshore _____

Basin, channel _____ cubic yards _____

Boat ramp _____

Boathouse/ Boatlift _____

Beach Bulldozing _____

Other _____

Shoreline Length 75'

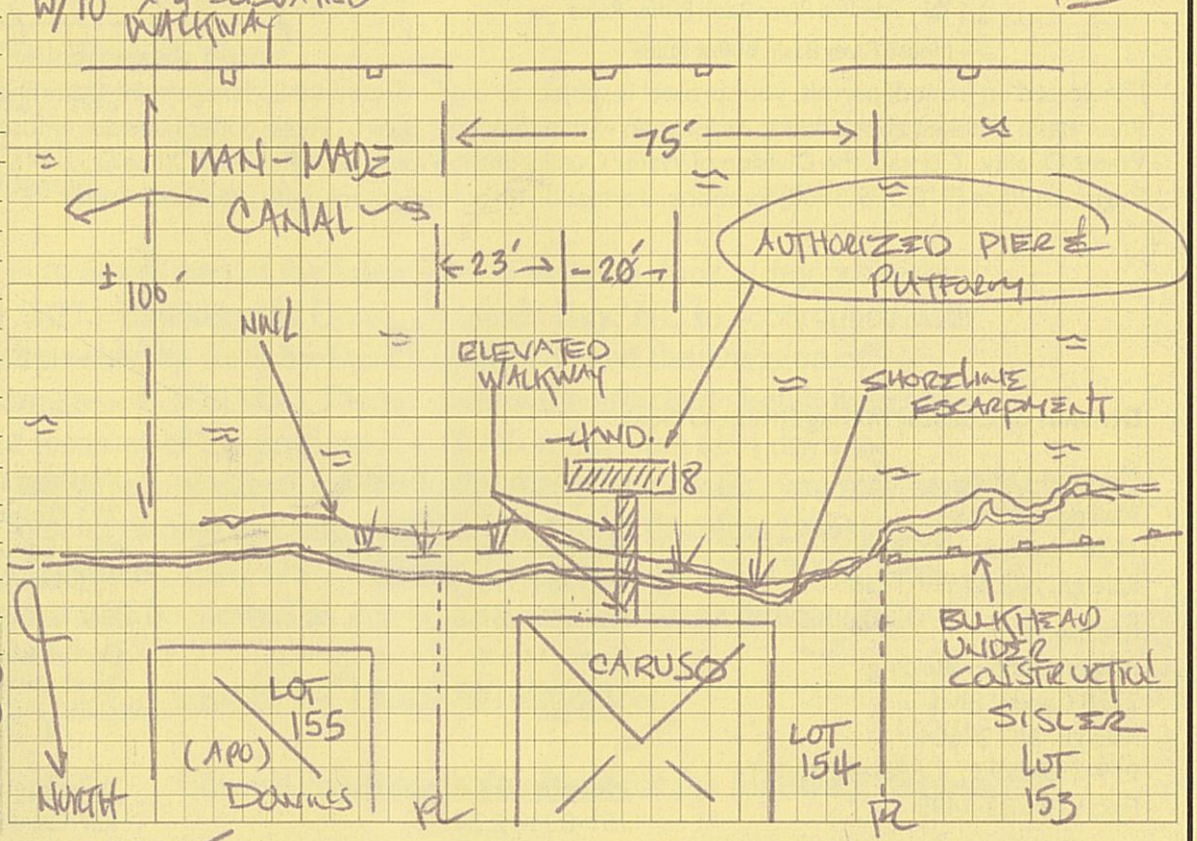
SAV: not sure yes no

Sandbags: not sure yes no

Moratorium: n/a yes no

Photos: yes no

Waiver Attached: yes no



A building permit may be required by: DARE.

☐ See note on back regarding River Basin rules.

Notes/ Special Conditions ELEVATED WALKWAY * 3 FT ABOVE WETLAND SUBSTRATE (FROM GROUND LEVEL TO BOTTOM OF DECKING)

x Rosemary Caruso
Agent or Applicant Printed Name

x [signature]
Signature ** Please read compliance statement on back of permit **

$100 per 7H1200 1376
Application Fee(s) Check #

[signature]
Permit Officer's Signature

7-11-2003
Issuing Date

10-P-2003
Expiration Date

DARE Co.
Local Planning Jurisdiction

CO7114A
Rover File Name

☒ ~~CAMA~~ / ☐ DREDGE & FILL

GENERAL PERMIT

No. A 64315

☐ New ☐ Modification ☐ Complete Reissue ☐ Partial Reissue

Previous permit # _____

Date previous permit issued _____

As authorized by the State of North Carolina, Department of Environment and Natural Resources and the Coastal Resources Commission in an area of environmental concern pursuant to 15A NCAC 7H. 1200 7J

☑ Rules attached.

Applicant Name Rosemary Caruso

Address 340 Cedar Ave.

City Langhorne State PA ZIP 19047

Phone # (609) 504-8946 Fax # (___) _____

Authorized Agent _____

Project Location: County Dare

Street Address/ State Road/ Lot #(s) 50213 Blackbeard Crt.

Subdivision Brigand's Bay

City Frisco ZIP 27936

Phone # (___) _____ River Basin Pasq.

Adj. Wtr. Body Canal (nat / man / unkn)

Closest Maj. Wtr. Body Pamlico Sound

Affected AEC(s): ☐ CW ☒ EW ☒ PTA ☐ ES ☐ PTS ☐ OEA ☐ HHF ☐ IH ☐ UBA ☐ N/A ☐ PWS: _____ ☐ FC: _____

ORW: yes / (no) **PNA** yes / (no) **Crit.Hab.** yes / (no)

Type of Project/ Activity Construct/ install a 12'x12' boatlift and a 27'x3' finger pier

(Scale: 1" to 30')

Pier (dock) length _____

Platform(s) _____

Finger pier(s) 27'x3'

Groin length _____

number _____

Bulkhead/ Riprap length _____

avg distance offshore _____

max distance offshore _____

Basin, channel _____

_____

cubic yards _____

Boat ramp _____

Boathouse/ Boatlift 12'x12'

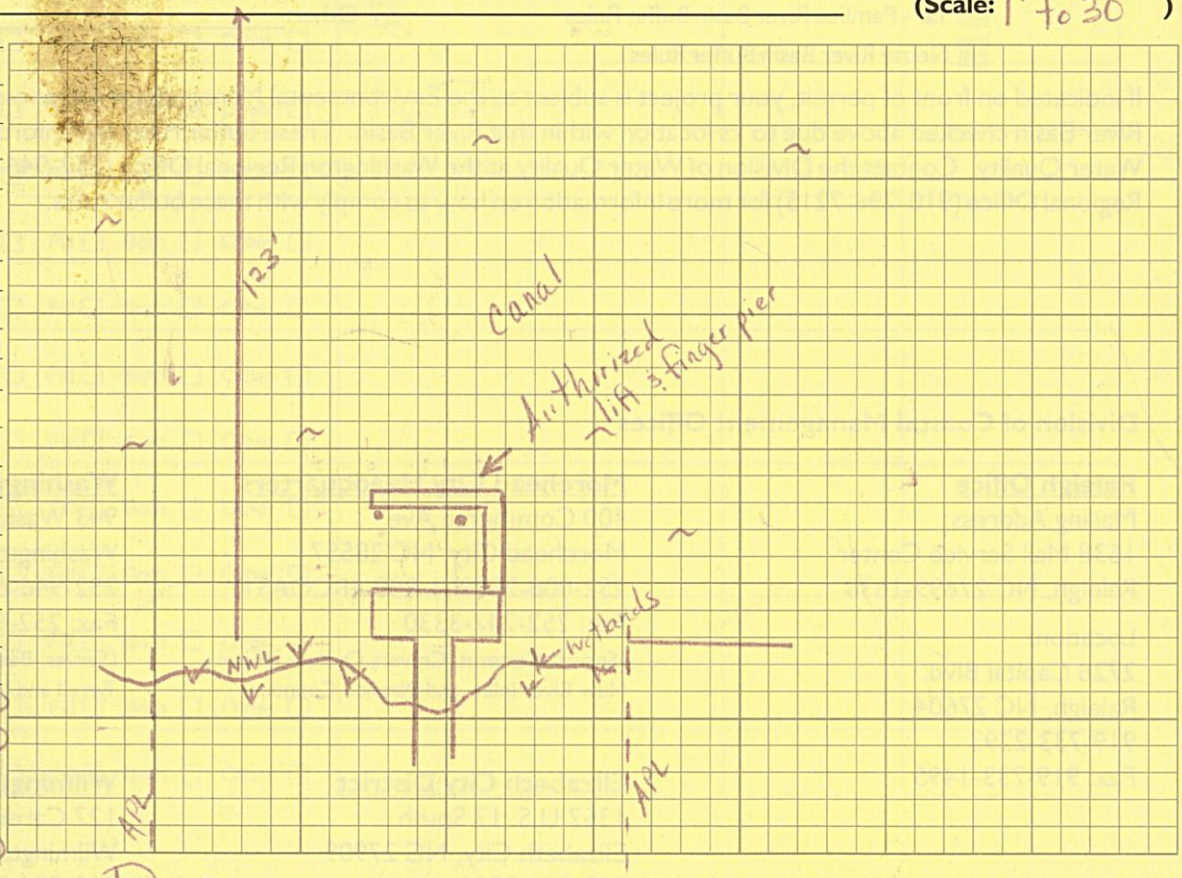
_____

Beach Bulldozing _____

Other _____

_____

_____



Shoreline Length	~75'		
SAV:	not sure	yes	(no)
Sandbags:	not sure	yes	(no)
Moratorium:	(n/a)	yes	no
Photos:		(yes)	no
Waiver Attached:		yes	(no)

A building permit may be required by: Dare.

☐ See note on back regarding River Basin rules.

Notes/ Special Conditions Structures may not extend out more than 1/4 width of waterbody.

Agent or Applicant Printed Name _____

Signature ** Please read compliance statement on back of permit **

$200.00 Application Fee(s)

1173 Check #

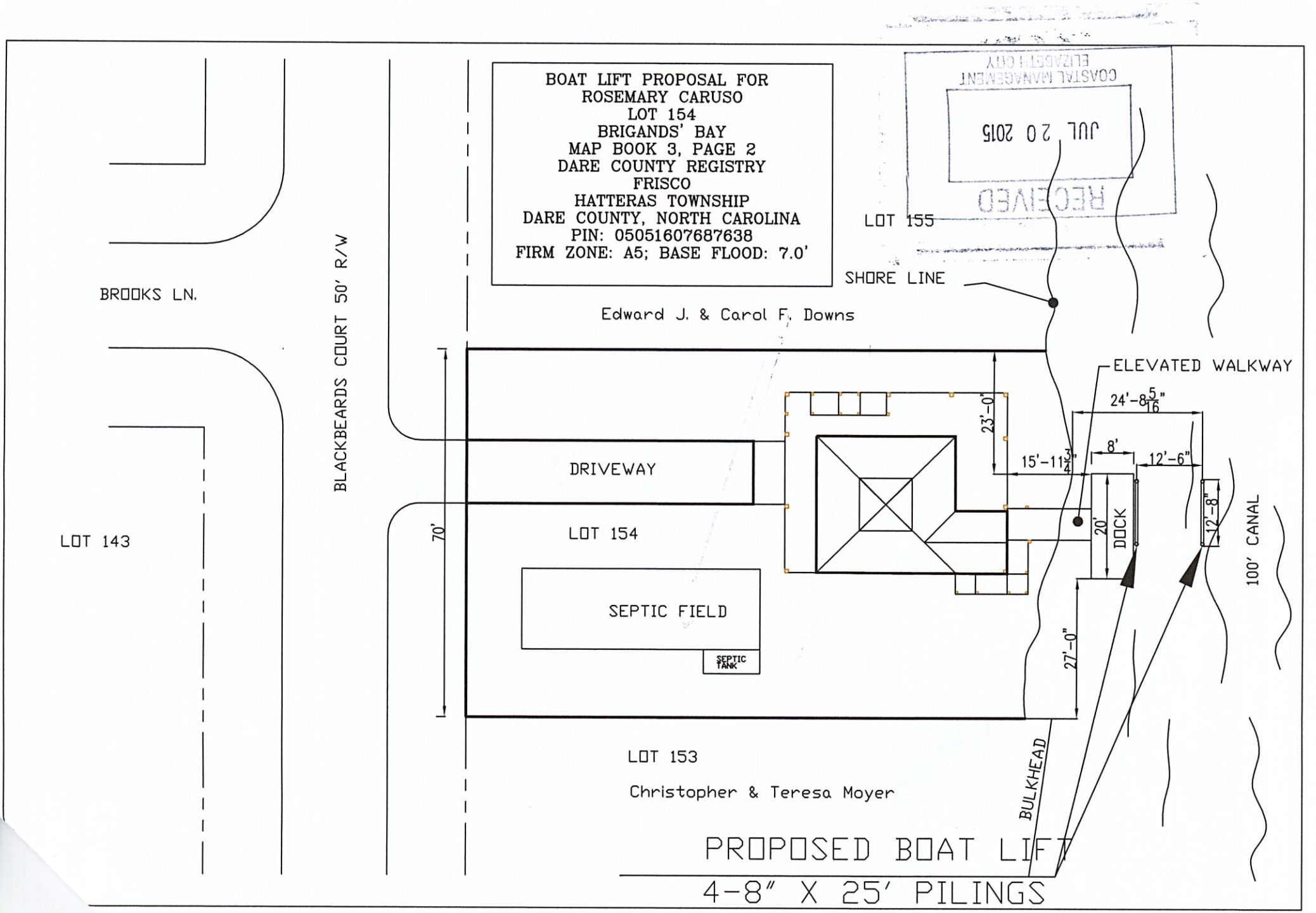
Permit Officer's Signature Kelly Russell

8/25/15 Issuing Date

12/26/15 Expiration Date

Dare Local Planning Jurisdiction

Rover File Name


BOAT LIFT PROPOSAL FOR
ROSEMARY CARUSO
LOT 154
BRIGANDS' BAY
MAP BOOK 3, PAGE 2
DARE COUNTY REGISTRY
FRISCO
HATTERAS TOWNSHIP
DARE COUNTY, NORTH CAROLINA
PIN: 05051607687638
FIRM ZONE: A5; BASE FLOOD: 7.0'
COASTAL MANAGEMENT
ELIZABETH CITY
JUL 20 2015
RECEIVED
BROOKS LN.
BLACKBEARDS COURT 50' R/W
LOT 155
SHORE LINE
Edward J. & Carol F. Downs
ELEVATED WALKWAY
24'-8 5/16"
23'-0"
15'-11 3/4"
8'
12'-6"
DRIVEWAY
70'
LOT 143
LOT 154
20'
DOCK
12'-8"
100' CANAL
SEPTIC FIELD
SEPTIC TANK
27'-0"
BULKHEAD
LOT 153
Christopher & Teresa Moyer
PROPOSED BOAT LIFT
4-8" X 25' PILINGS

SITE DRAWING/APPLICATION CHECKLIST

Please make sure your site drawing includes the following information required for a CAMA minor development permit. The Local Permit Officer will help you, if requested.

PHYSICAL DIMENSIONS

- ✓ Label roads
- NA Label highways right-of-ways
- ✓ Label local setback lines
- ✓ Label any and all structures and driveways currently existing on property
- ✓ Label adjacent waterbody

PHYSICAL CHARACTERISTICS

- ✓ Draw and label normal high water line (contact LPO for assistance)
- ✓ Draw location of on-site wastewater system

If you will be working in the ocean hazard area:

- _____ Draw and label dune ridges (include spot elevations)
- _____ Draw and label toe of dunes
- _____ Identify and locate first line of stable vegetation (contact LPO for assistance)
- _____ Draw and label erosion setback line (contact LPO for assistance)
- _____ Draw and label topographical features (optional)

If you will be working in a coastal shoreline area:

- ✓ Show the roof overhang as a dotted line around the structure
- _____ Draw and label landward limit of AEC
- _____ Draw and label all wetland lines (contact LPO for assistance)
- ✓ Draw and label the 30-foot buffer line

DEVELOPMENT PLANS

- ✓ Draw and label all proposed structures
- NA Draw and label areas that will be disturbed and/or landscaped
- ✓ Note size of piling and depth to be placed in ground
- NA Draw and label all areas to be paved or graveled
- NA Show all areas to be disturbed
- NA Show landscaping

NOTE TO APPLICANT

Have you:

- completed all blanks and/or indicated if not applicable?
- notified and listed adjacent property owners?
- included your site drawing?
- signed and dated the application?
- enclosed the $100.00 fee?
- completed an AEC Hazard Notice, if necessary? (Must be signed by the property owner)

FOR STAFF USE

Site Notice Posted _____ Final Inspection _____ Fee Received _____

Site Inspections

_____ _____

_____ _____

_____ _____

Date of Action: Issued _____ Exempted _____ Denied _____ Appeal Deadline (20 days from permit action) _____

Coastal Management
ENVIRONMENTAL QUALITY

APPLICATION FOR

CAMA MINOR DEVELOPMENT PERMIT

In 1974, the North Carolina General Assembly passed the Coastal Area Management Act (CAMA) and set the stage for guiding development in fragile and productive areas that border the state's sounds and oceanfront. Along with requiring special care by those who build and develop, the General Assembly directed the Coastal Resources Commission (CRC) to implement clear regulations that minimize the burden on the applicant.

This application for a minor development permit under CAMA is part of the Commission's effort to meet the spirit and intent of the General Assembly. It has been designed to be straightforward and require no more time or effort than necessary from the applicant. Please go over this folder with the Local Permit Officer (LPO) for the locality in which you plan to build to be certain that you understand what information he or she needs before you apply.

Under CAMA regulations, the minor permit is to be issued within 25 days once a complete application is in hand. Often less time is needed if the project is simple. The process generally takes about 18 days. You can speed the approval process by making certain that your application is complete and signed, that your drawing meets the specifications given inside and that your application fee is attached.

Other permits are sometimes required for development in the coastal area. While these are not CAMA-related, we urge you to check with the Local Permit Officer to determine which of these you may need. A list is included on page two of this folder.

We appreciate your cooperation with the North Carolina Coastal Management Program and your willingness to build in a way that protects the resources of our beautiful and productive coast.

Coastal Resources Commission
Division of Coastal Management

APPLICATION: Charles Hecht Rosemary Caruso 11-1-25

LOCALITY: 50213 Blackbeard's Ct Frisco, N.C. 27936

PERMIT ISSUED USING STATIC LINE EXCEPTION? YES ☐ NO ☐

Locality 50213 Blackbeard CT, Frisco, N.C. 27936 Permit Number HI-1-25

Ocean Hazard ____ Estuarine Shoreline ✓ ORW Shoreline ____ Public Trust Shoreline ____ Other ____

(For official use only)

GENERAL INFORMATION

LAND OWNER - MAILING ADDRESS

Name Charles Hrcka + Rosemary Caruso

Address 340 Cedar Ave

City Langhorne State PA Zip 19047 Phone 609504 8946

Email Chali61752@GMail.Com

AUTHORIZED AGENT

Name ____

Address ____

City ____ State ____ Zip ____ Phone ____

Email ____

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

50213 Blackbeards Ct. Frisco NC 27936

DESCRIPTION OF PROJECT: (List all proposed construction and land disturbance.) Install an elevator, shaft + appending Deck

SIZE OF LOT/PARCEL: 7700 square feet 1/4 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: ____ 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 1896 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.)

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 (DEMLR)?
YES____ NO____

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

OTHER PERMITS MAY BE REQUIRED: The activity you are planning may require permits other than the CAMA minor development permit, 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 Charles Hrcka + Rosemary Caruso, see Deed Book 3 page 2 in the DARE 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) WAYNE HYDORN 4711 Goldfinch Dr. Hampstead MD 21074
(2) Chris Mayer 4504 Southleaf Ct. Virginia Beach Va. 23462
(3) ____
(4) ____

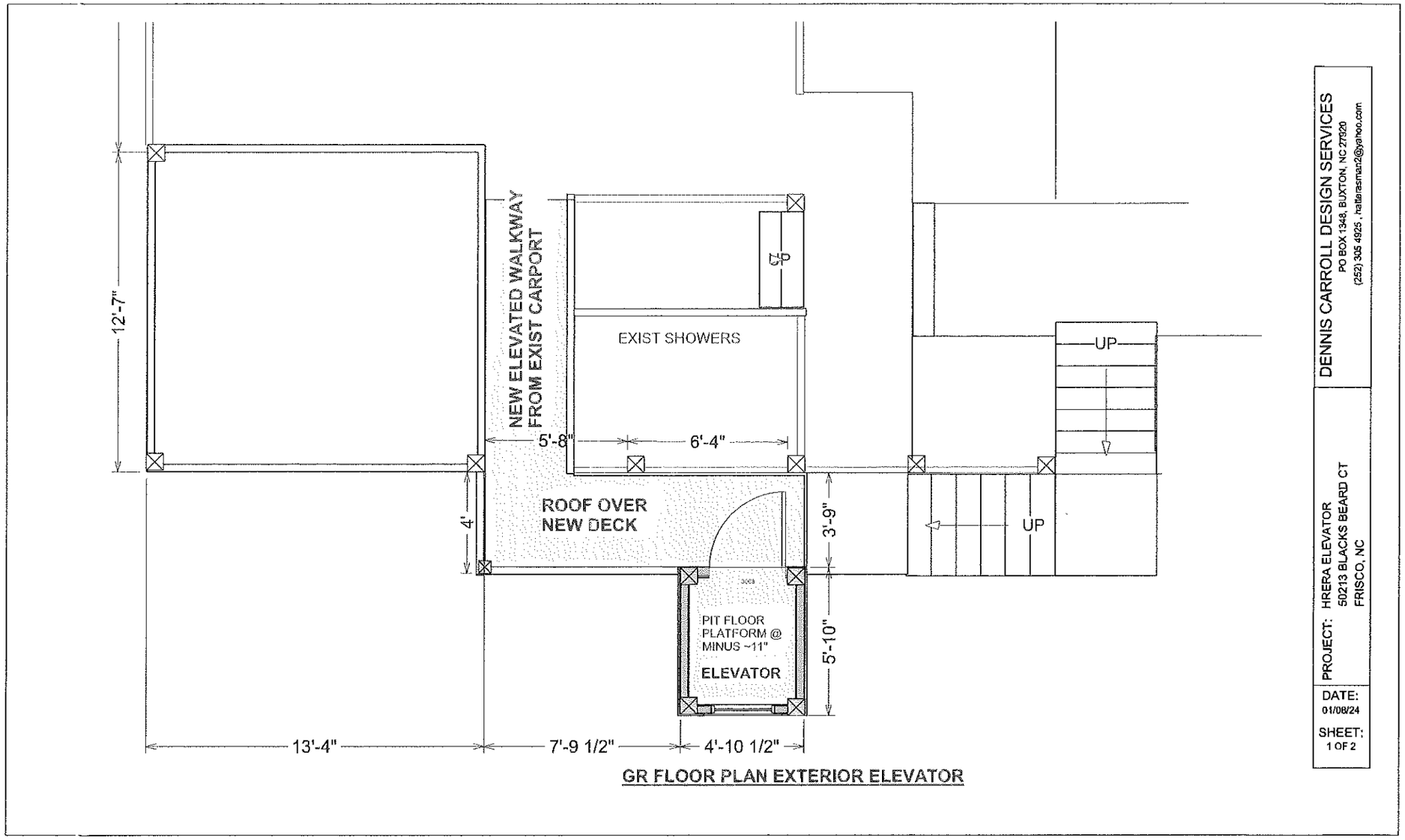
ACKNOWLEDGEMENTS:
I, the undersigned, acknowledge that the land owner is aware that the proposed development is planned for an area which may be susceptible to erosion and/or flooding. I acknowledge that the Local Permit Officer has explained to me the particular hazard problems associated with this 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 24 day of January 2025

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 os 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.*



GR FLOOR PLAN EXTERIOR ELEVATOR

DENNIS CARROLL DESIGN SERVICES
PO BOX 1348, BUXTON, NC 27920
(252) 305 4925 , hatterasman2@yahoo.com

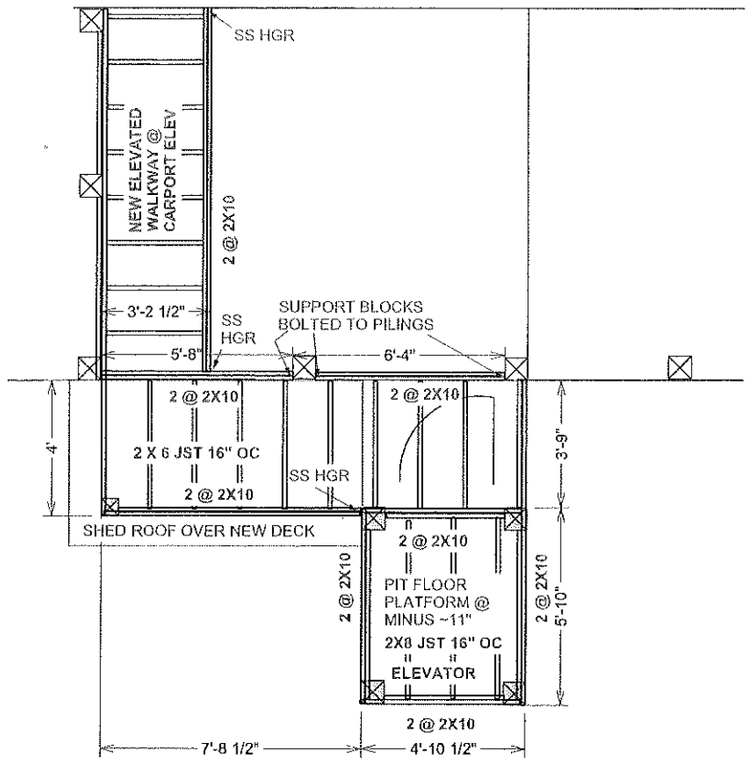
PROJECT: HRERA ELEVATOR
50213 BLACKS BEARD CT
FRISCO, NC

DATE: 01/08/24

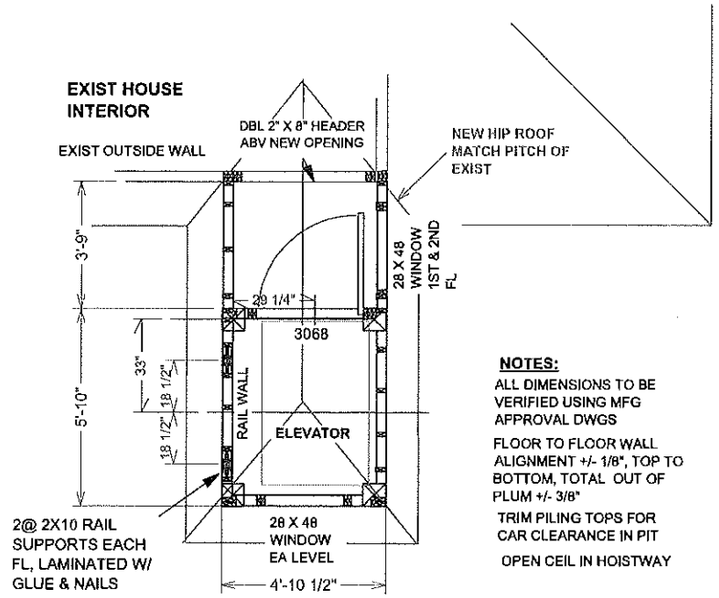
SHEET: 1 OF 2

Proposed Location of Project

Proposed Elevator Project Design



ELEVATOR GD FL FRAMING



ELEVATOR WALL/ ROOF FRAMING

NOTES:

ALL DIMENSIONS TO BE VERIFIED USING MFG APPROVAL DWGS

FLOOR TO FLOOR WALL ALIGNMENT +/- 1/8", TOP TO BOTTOM, TOTAL OUT OF PLUM +/- 3/8"

TRIM PILING TOPS FOR CAR CLEARANCE IN PIT

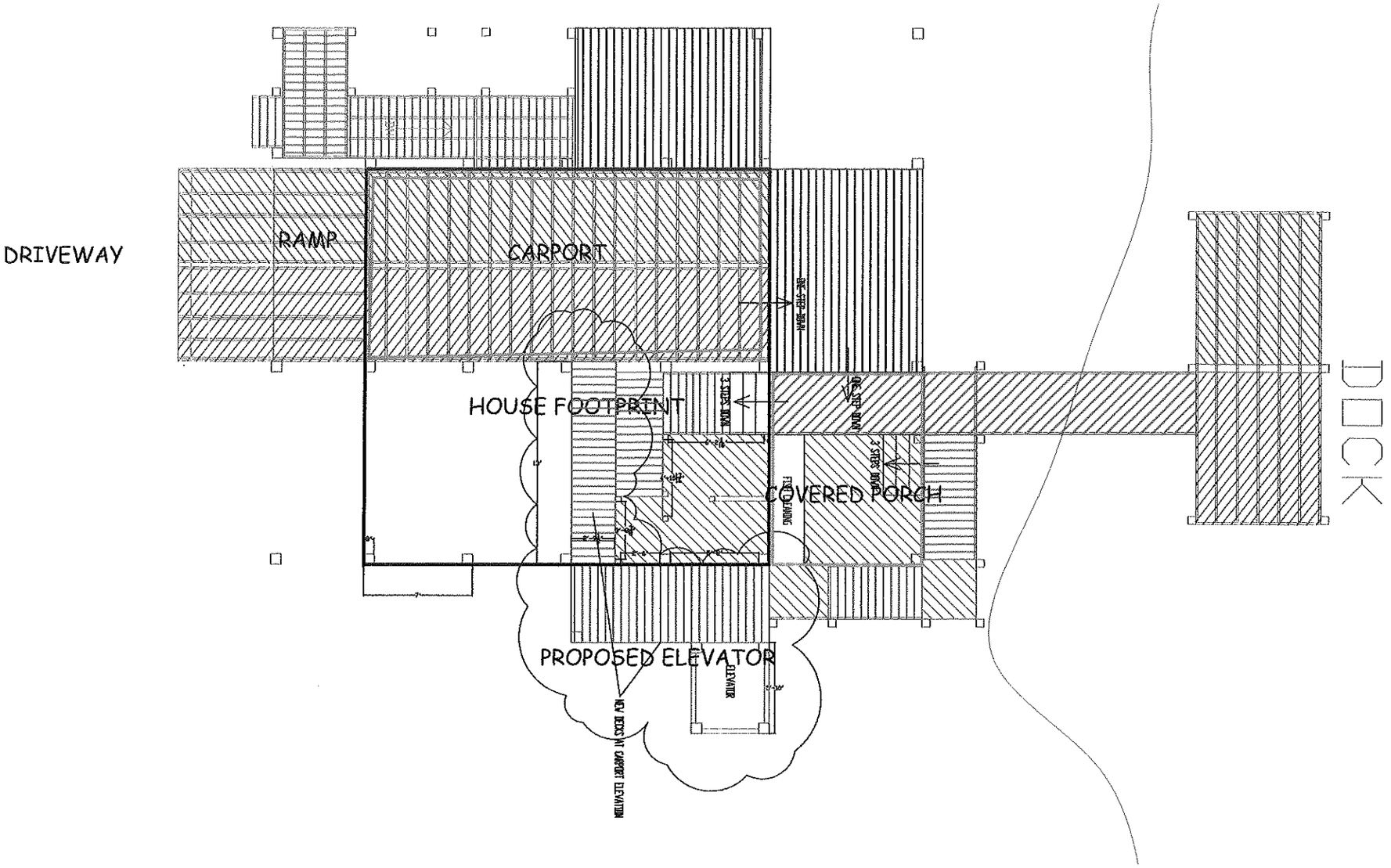
OPEN CEIL IN HOISTWAY

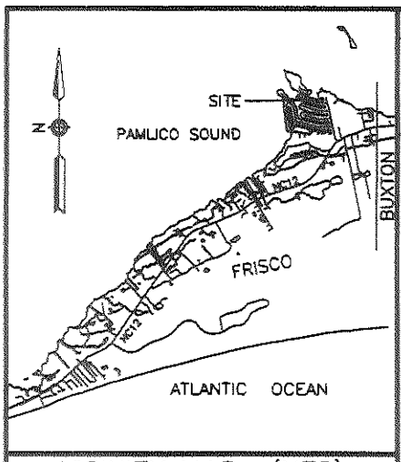
DENNIS CARROLL DESIGN SERVICES
PO BOX 1348, BUXTON, NC 27920
(252) 305 4925 , hatterasman2@yahoo.com

PROJECT: HRERA ELEVATOR
50213 BLACKS BEARD CT
FRISCO, NC

DATE: 01/08/24

SHEET: 2 OF 2


DRIVEWAY
RAMP
CARPORT
HOUSE FOOTPRINT
COVERED PORCH
PROPOSED ELEVATOR
DOCK



VICINITY MAP (NTS)

NOTES:

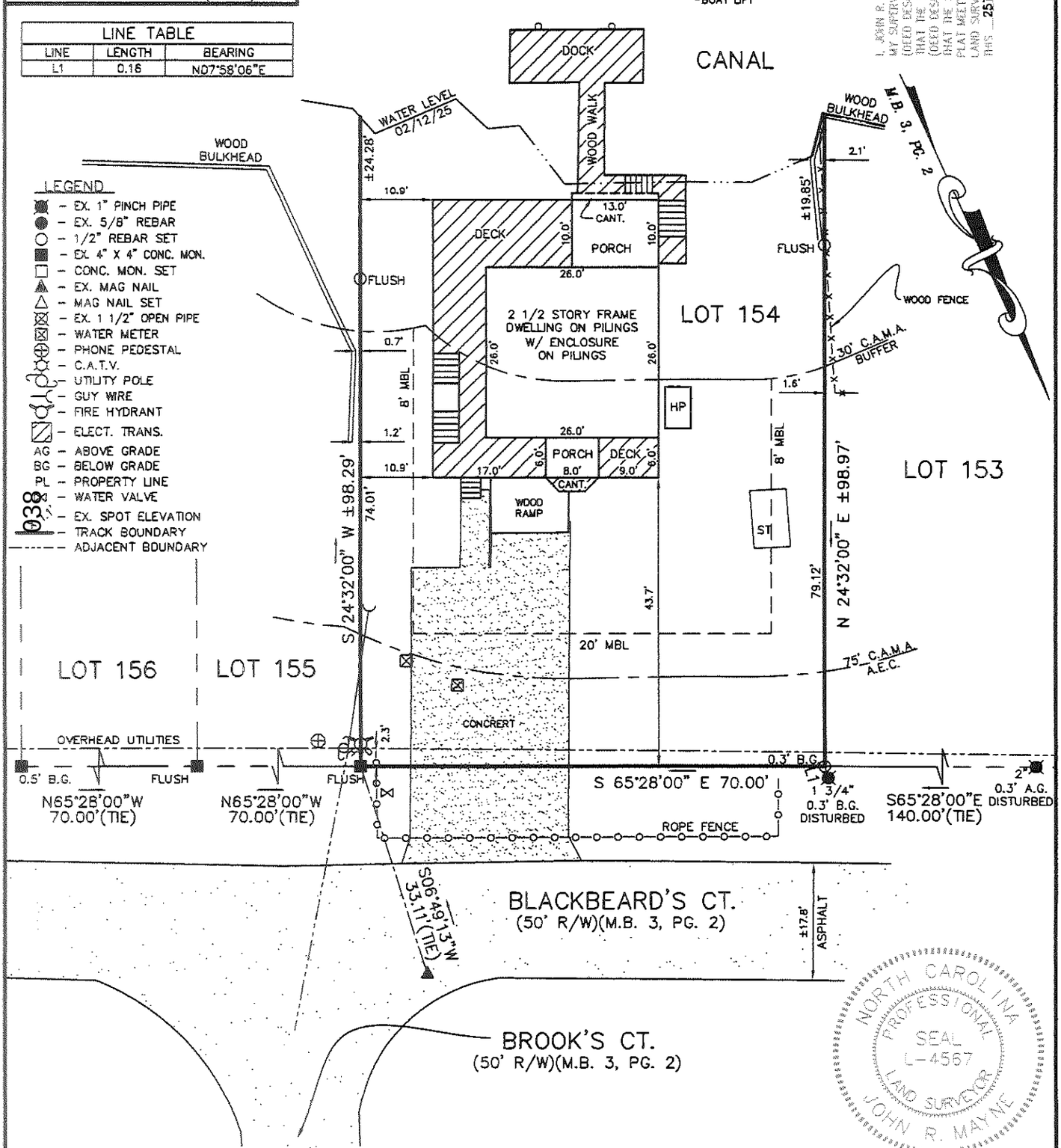
1. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH AND EASEMENTS & RESTRICTIONS OF RECORD.
2. AREA BY COORDINATE COMPUTATION = ±6,490 S.F.(C.A.M.A. A.E.C. ±5,480 S.F.)
3. F.I.R.M. ZONE: "AE" (B.F.E.: 6.0') (R.F.P.E.: 9.0')
4. PIN NO.: 051607 68 8726
5. RECORDED REFERENCE: M.B. 3, PG. 2; D.B. 1753, PG. 308
6. MINIMUM BUILDING LINES (MBL), IF SHOWN HEREON, ARE PER ARTICLE VI, SECTION 22-47. DARE COUNTY ZONING ORDINANCE, OTHER SETBACKS AND/OR RESTRICTIONS MAY APPLY AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
7. ELEVATIONS (NAVD 1988):
   LOW GROUND @ BUILDING = 1.3'
   HIGH GROUND @ BUILDING = 3.1'
   FIRST FLOOR = 14.93'
   UTILITY/STORAGE ROOM = 6.31'
8. EXISTING LOT COVERAGE: 2,456 S.F. (37.8%)
9. EXISTING LOT COVERAGE C.A.M.A. A.E.C.: 1,375 S.F. (25.1%)(UPON CAMA REVIEW)
10. DARE COUNTY ZONING: "S-1"

I, JOHN R. MAYNE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1753 PAGE 308); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM (DEED DESCRIPTION RECORDED IN BOOK ____ PAGE ____); THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1604). THIS 25TH DAY OF FEBRUARY, 20 25

SURVEYOR L-4567

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.16	N07°58'06"E

LEGEND
- EX. 1" PINCH PIPE
- EX. 5/8" REBAR
- 1/2" REBAR SET
- EX. 4" X 4" CONC. MON.
- CONC. MON. SET
- EX. MAG NAIL
- MAG NAIL SET
- EX. 1 1/2" OPEN PIPE
- WATER METER
- PHONE PEDESTAL
- C.A.T.V.
- UTILITY POLE
- GUY WIRE
- FIRE HYDRANT
- ELECT. TRANS.
- AG - ABOVE GRADE
- BG - BELOW GRADE
- PL - PROPERTY LINE
- WATER VALVE
- 038 - EX. SPOT ELEVATION
- TRACK BOUNDARY
- ADJACENT BOUNDARY



NORTH CAROLINA PROFESSIONAL SEAL L-4567 LAND SURVEYOR JOHN R. MAYNE

PHYSICAL SURVEY FOR

ROSEMARY CARUSO & CHARLES HREHA

LOT 154 – BRIGANDS' BAY – FRISCO

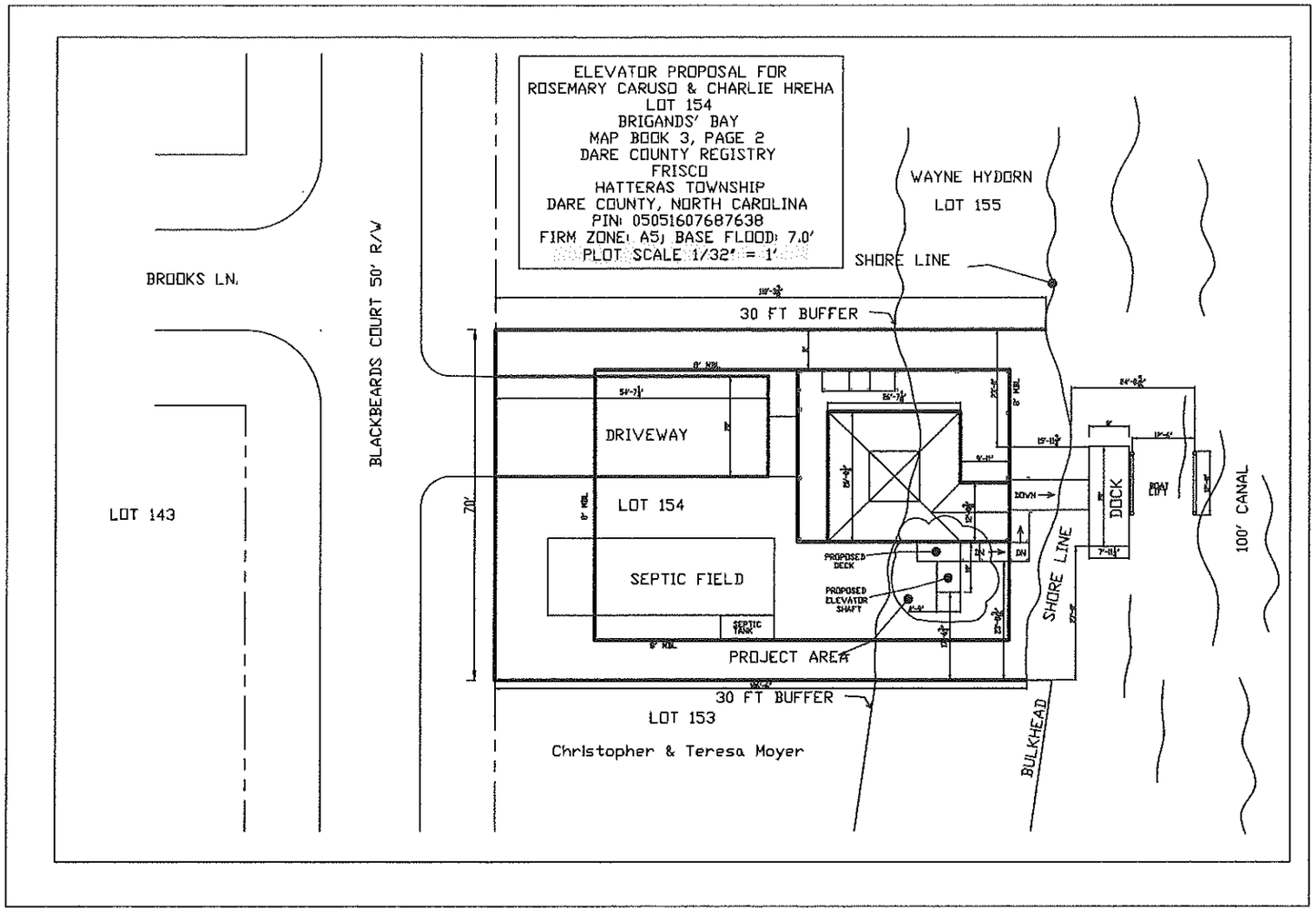
HATTERAS TOWNSHIP – DARE COUNTY – NORTH CAROLINA

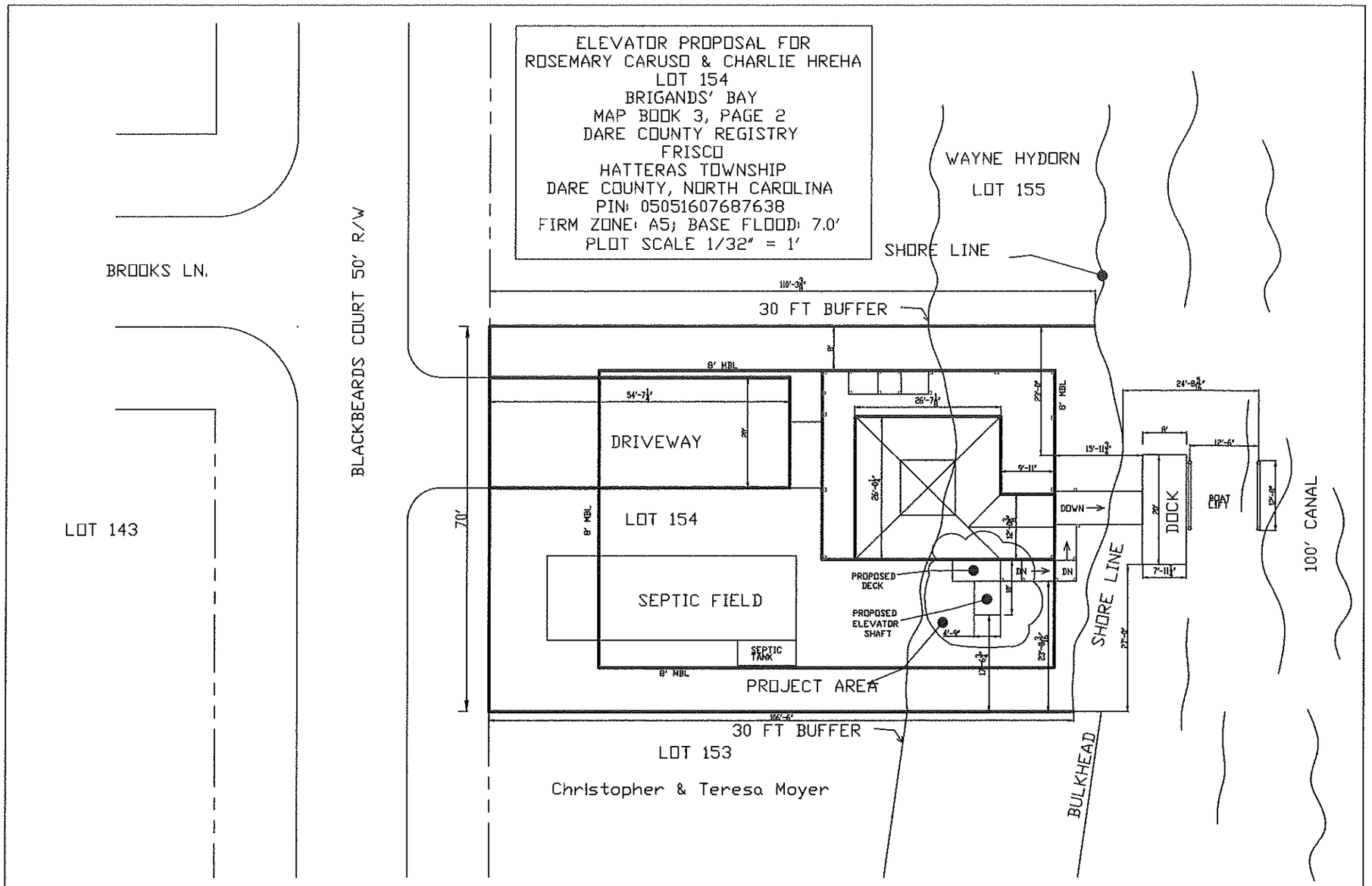
20' 10' 0 20'

1 inch = 20 ft.

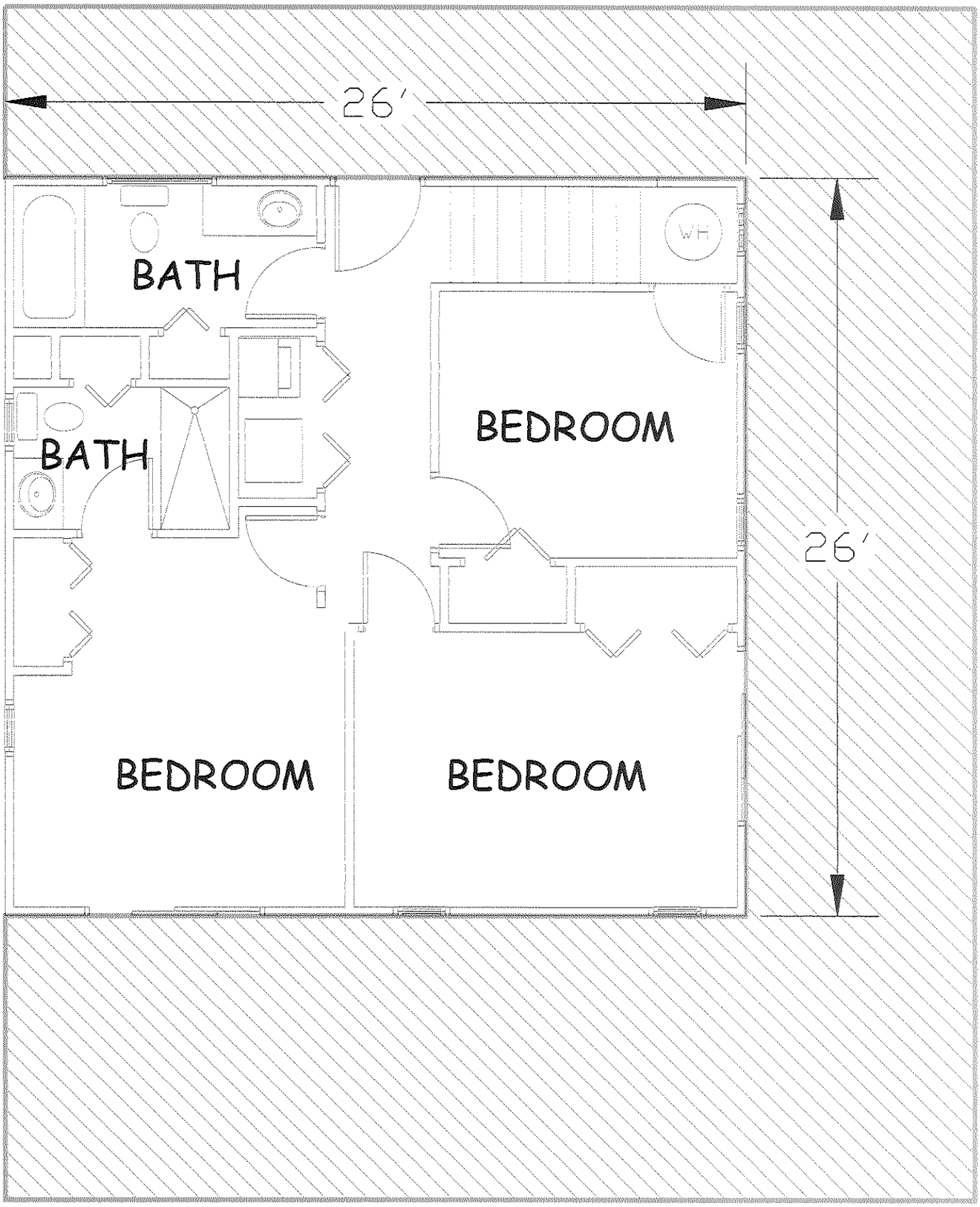
FILE: 2511264 SURVEYED: 02/12/25 RC PLATTED: 02/24/25 BRJ

SEABOARD SURVEYING & PLANNING, INC. C-1536
103F W. WOOD HILL DR., P.O. BOX 58, NAGS HEAD, NC 27959
OFFICE: (252) 480-9998 FAX: (252) 480-0571

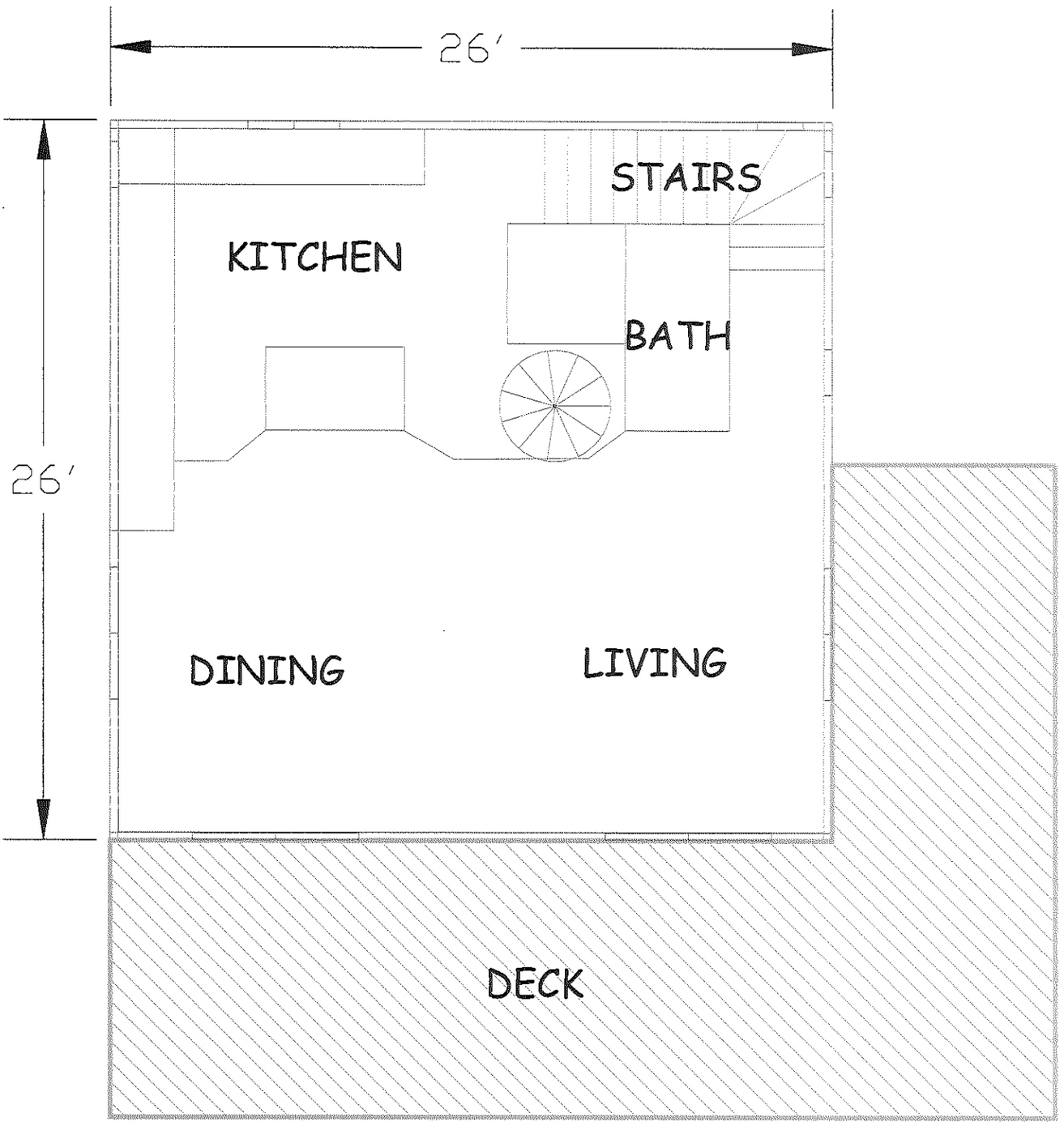

ELEVATOR PROPOSAL FOR
ROSEMARY CARUSO & CHARLIE HREHA
LOT 154
BRIGANDS' BAY
MAP BOOK 3, PAGE 2
DARE COUNTY REGISTRY
FRISCO
HATTERAS TOWNSHIP
DARE COUNTY, NORTH CAROLINA
PIN: 05051607687638
FIRM ZONE: A5; BASE FLOOD: 7.0'
PLOT SCALE 1/32" = 1'
BROOKS LN.
BLACKBEARDS COURT 50' R/W
LOT 143
WAYNE HYDORN
LOT 155
SHORE LINE
30 FT BUFFER
DRIVEWAY
LOT 154
SEPTIC FIELD
SEPTIC TANK
PROPOSED DECK
PROPOSED ELEVATOR SHAFT
DOCK
SHORE LINE
100' CANAL
PROJECT AREA
30 FT BUFFER
LOT 153
Christopher & Teresa Moyer
BULKHEAD



Enlarged for easier reading



EXISTING FIRST FLOOR PLAN

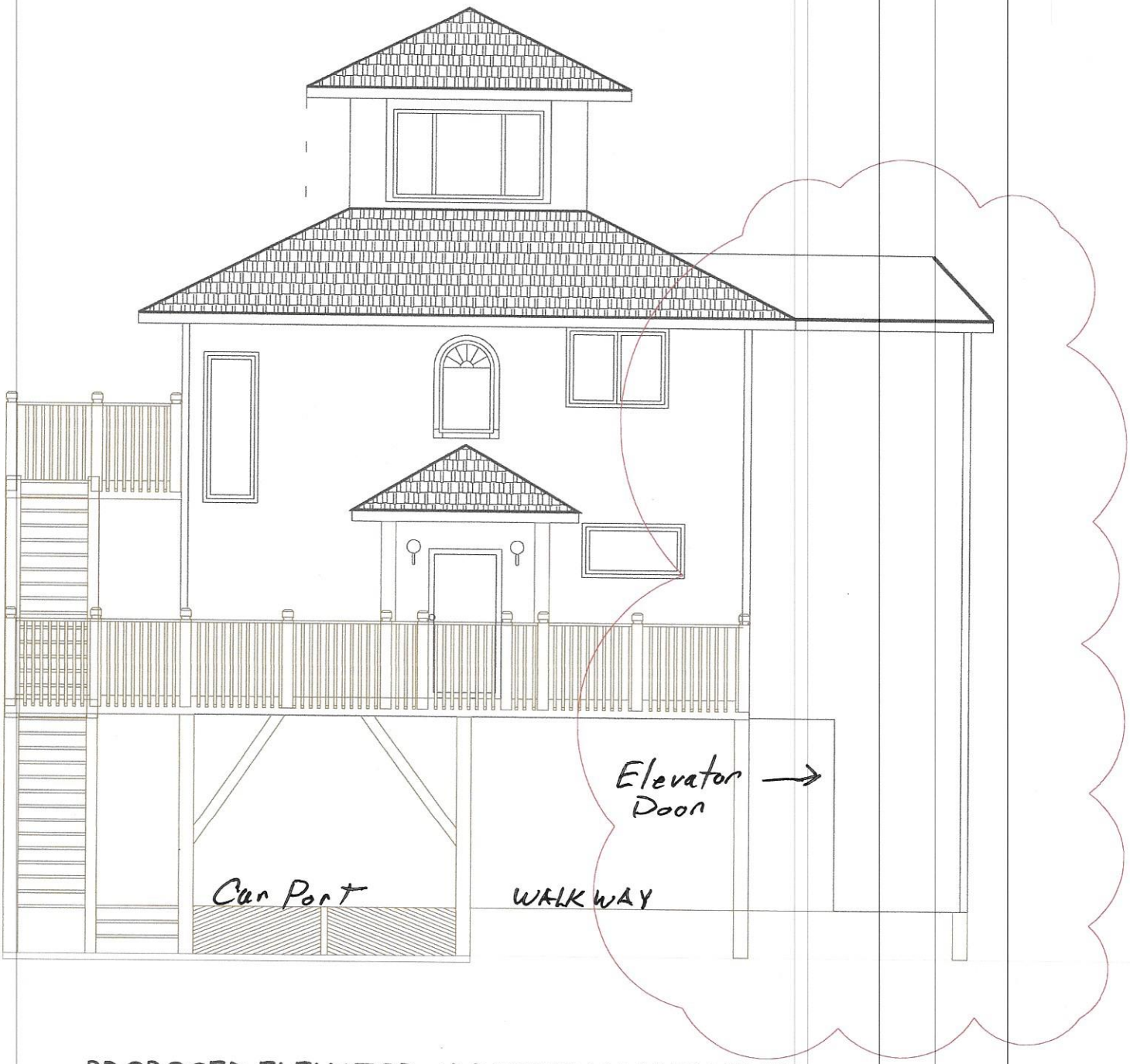


EXISTING SECOND FLOOR PLAN

PROPOSED ELEVATOR ADDITION SOUTH ELEVATION

WEST ELEVATION EXISTING CONDITION WITH PROPOSED ELEVATOR

(1)

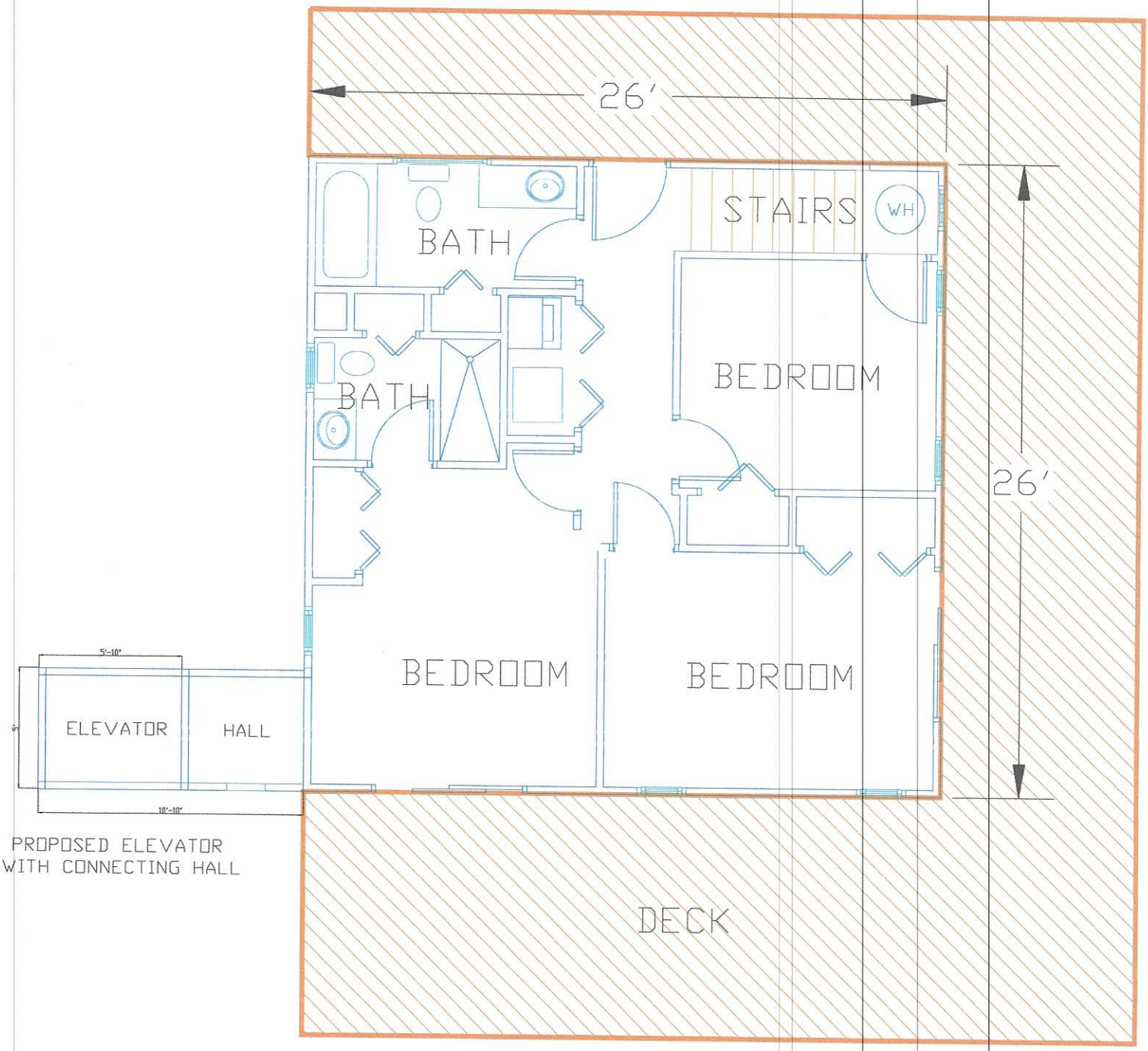


PROPOSED ELEVATOR ADDITION NORTH ELEVATION

(2)

PROPOSED ELEVATOR ADDITION SOUTH ELEVATION

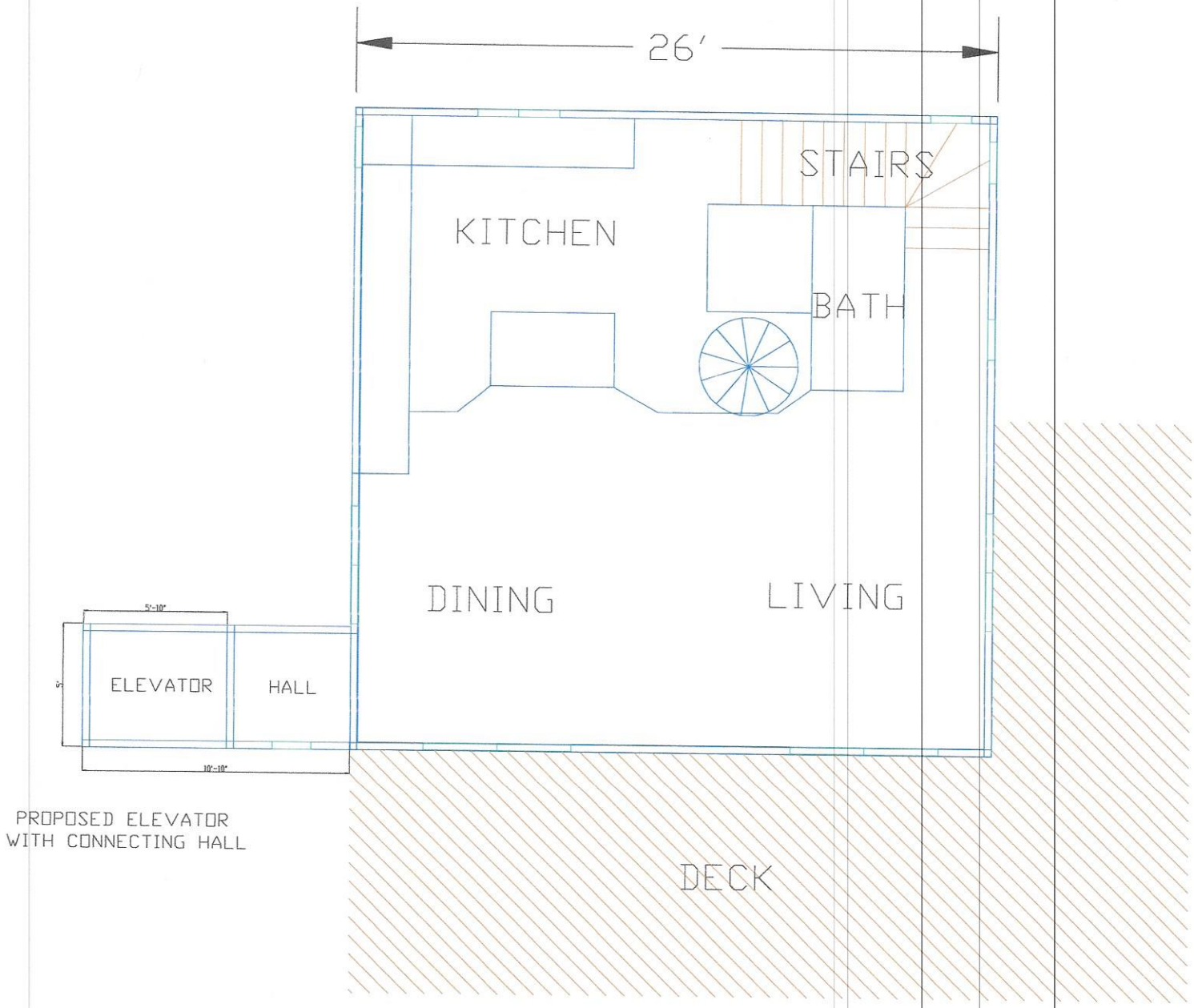
WEST ELEVATION EXISTING CONDITION WITH PROPOSED ELEVATOR



PROPOSED ELEVATOR
WITH CONNECTING HALL

EXISTING FIRST FLOOR PLAN

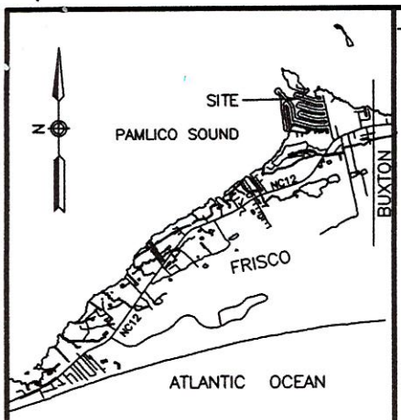
(5)



PROPOSED ELEVATOR
WITH CONNECTING HALL

EXISTING SECOND FLOOR PLAN

#7



VICINITY MAP (NTS)

NOTES:

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   HIGH GROUND @ BUILDING = 3.1'
   FIRST FLOOR = 14.93'
   UTILITY/STORAGE ROOM = 6.31'
8. EXISTING LOT COVERAGE: 2,475 S.F. (38.1%)
9. EXISTING LOT COVERAGE C.A.M.A. A.E.C.: 1,383 S.F. (25.1%)
10. PROPOSED LOT COVERAGE: 2,557 S.F. (39.4%); C.A.M.A. A.E.C. 1,465 S.F. (26.6%)
11. DARE COUNTY ZONING: "S-1"

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L-4567
SURVEYOR

LINE TABLE WETLANDS		
LINE	LENGTH	BEARING
L9	31.16	N58°07'13"W
L10	17.23	N71°47'08"W
L11	21.68	N59°19'26"W

LEGEND
- EX. 1" PINCH PIPE
- EX. 5/8" REBAR
- 1/2" REBAR SET
- EX. 4" X 4" CONC. MON.
- CONC. MON. SET
- EX. MAG NAIL
- MAG NAIL SET
- EX. 1 1/2" OPEN PIPE
- WATER METER
- PHONE PEDESTAL
- C.A.T.V.
- UTILITY POLE
- GUY WIRE
- FIRE HYDRANT
- ELECT. TRANS.
- AG – ABOVE GRADE
- BG – BELOW GRADE
- PL – PROPERTY LINE
- WATER VALVE
- EX. SPOT ELEVATION
- TRACK BOUNDARY
- ADJACENT BOUNDARY
- WETLAND FLAG

CANAL
BOAT LIFT
COASTAL WETLANDS LINE 03/26/25 (PER YVONNE CARVER D.O.C.M-N.C.D.O.E.Q.)
N.W.L. 03/26/25 (PER YVONNE CARVER D.O.C.M-N.C.D.O.E.Q.)
DOCK
WOOD WALK
WOOD BULKHEAD
DECK
PORCH
13.0' CANT.
FLUSH
PROPOSED ELEVATOR
PROPOSED PORCH
2 1/2 STORY FRAME DWELLING ON PILINGS W/ ENCLOSURE ON PILINGS
WOOD FENCE
30' C.A.M.A. BUFFER
M.B. 3, PG. 2
LOT 153
LOT 154
LOT 155
LOT 156
8' MBL
20' MBL
HP
ST
WOOD RAMP
CONCRET
PORCH 8.0' CANT.
DECK 9.0'
S/24°32'00" W ±99.36'
N 24°32'00" E ±98.97'
79.12'
43.7'
74.01'
75' C.A.M.A. A.E.C.
OVERHEAD UTILITIES
0.5' B.G.
N65°28'00"W 70.00'(TIE)
N65°28'00"W 70.00'(TIE)
S65°28'00"E 140.00'(TIE)
S 65°28'00" E 70.00'
0.3' B.G.
1 3/4" 0.3' B.G. DISTURBED
2" 0.3' A.G. DISTURBED
ROPE FENCE
S06°49'13"W 33.11'(TIE)
BLACKBEARD'S CT.
(50' R/W)(M.B. 3, PG. 2)
±17.8' ASPHALT
BROOK'S CT.
(50' R/W)(M.B. 3, PG. 2)

NORTH CAROLINA PROFESSIONAL SEAL L-4567 LAND SURVEYOR JOHN R. MAYNE

LINE TABLE			LINE TABLE		
LINE(TIE)	LENGTH	BEARING	LINE(TIE)	LENGTH	BEARING
L1	0.16	N07°58'06"E	L7	7.20	S38°20'25"W
L2	16.54	N67°57'10"W	L8	0.20	N54°20'23"W
L3	19.24	N26°04'50"W	L9	31.16	N58°07'13"W
L4	21.29	N66°50'29"W	L10	17.23	N71°47'08"W
L5	15.79	N77°25'48"W	L11	21.68	N59°19'26"W
L6	0.36	S19°01'37"W			

REV. 03/31/25: N.W.L. & WETLAND FLAGS/SITE PLAN

PHYSICAL SURVEY FOR

ROSEMARY CARUSO & CHARLES HREHA

LOT 154 – BRIGANDS' BAY – FRISCO

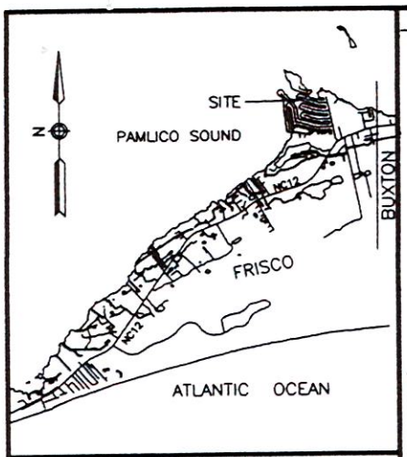
HATTERAS TOWNSHIP – DARE COUNTY – NORTH CAROLINA

20' 10' 0 20'

1 inch = 20 ft.

FILE: 2511264 SURVEYED: 02/12/25 RC PLATTED: 02/24/25 BRJ

SEABOARD SURVEYING & PLANNING, INC. C-1536
103F W. WOOD HILL DR., P.O. BOX 58, NAGS HEAD, NC 27959
OFFICE: (252) 480-9998 FAX: (252) 480-0571



VICINITY MAP (NTS)

NOTES:

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SURVEYOR L-4567

LINE TABLE WETLANDS		
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L9	31.16	N58°07'13"W
L10	17.23	N71°47'08"W
L11	21.68	N59°19'26"W

LEGEND
- ⊠ – EX. 1" PINCH PIPE
- ● – EX. 5/8" REBAR
- ○ – 1/2" REBAR SET
- ■ – EX. 4" X 4" CONC. MON.
- □ – CONC. MON. SET
- ▲ – EX. MAG NAIL
- △ – MAG NAIL SET
- ⊠ – EX. 1 1/2" OPEN PIPE
- ⊠ – WATER METER
- ⊕ – PHONE PEDESTAL
- ⊙ – C.A.T.V.
- ○ – UTILITY POLE
- – GUY WIRE
- ⊙ – FIRE HYDRANT
- ⊠ – ELECT. TRANS.
- AG – ABOVE GRADE
- BG – BELOW GRADE
- PL – PROPERTY LINE
- ⊠ – WATER VALVE
- 051 – EX. SPOT ELEVATION
- – TRACK BOUNDARY
- – ADJACENT BOUNDARY
- △ – WETLAND FLAG

CANAL
BOAT LIFT
COASTAL WETLANDS LINE 03/26/25 (PER YVONNE CARVER D.O.C.M-N.C.D.O.E.Q.)
N.W.L. 03/26/25 (PER YVONNE CARVER D.O.C.M-N.C.D.O.E.Q.)
DOCK
WOOD WALK
WOOD BULKHEAD
DECK
PORCH
13.0' CANT.
FLUSH
PROPOSED ELEVATOR
PROPOSED PORCH
2 1/2 STORY FRAME DWELLING ON PILINGS W/ ENCLOSURE ON PILINGS
WOOD FENCE
30' C.A.M.A. BUFFER
HP
ST
WOOD RAMP
CONCRETE
LOT 153
LOT 154
LOT 155
LOT 156
M.B. 3, PG. 2
8' MBL
20' MBL
75' C.A.M.A. A.E.C.
OVERHEAD UTILITIES
ROPE FENCE
S/24°32'00" W ±99.36'
N 24°32'00" E ±98.97'
S65°28'00"E 140.00'(TIE)
S 65°28'00" E 70.00'
N65°28'00"W 70.00'(TIE)
N65°28'00"W 70.00'(TIE)
0.5' B.G.
0.3' B.G.
1 3/4" 0.3' B.G. DISTURBED
0.3' A.G. DISTURBED
S06°49'13"W 33.11'(TIE)
BLACKBEARD'S CT. (50' R/W)(M.B. 3, PG. 2)
±17.8' ASPHALT
BROOK'S CT. (50' R/W)(M.B. 3, PG. 2)

LINE TABLE			LINE TABLE		
LINE(TIE)	LENGTH	BEARING	LINE(TIE)	LENGTH	BEARING
L1	0.16	N07°58'06"E	L7	7.20	S38°20'25"W
L2	16.54	N67°57'10"W	L8	0.20	N54°20'23"W
L3	19.24	N26°04'50"W	L9	31.16	N58°07'13"W
L4	21.29	N66°50'29"W	L10	17.23	N71°47'08"W
L5	15.79	N77°25'48"W	L11	21.68	N59°19'26"W
L6	0.36	S19°01'37"W			

NORTH CAROLINA PROFESSIONAL SEAL L-4567 LAND SURVEYOR JOHN R. MAYNE

REV. 03/31/25: N.W.L. & WETLAND FLAGS/SITE PLAN

PHYSICAL SURVEY FOR

ROSEMARY CARUSO & CHARLES HREHA

LOT 154 – BRIGANDS' BAY – FRISCO

HATTERAS TOWNSHIP – DARE COUNTY – NORTH CAROLINA

20' 10' 0 20'

1 inch = 20 ft.

FILE: 2511264 SURVEYED: 02/12/25 RC PLATTED: 02/24/25 BRJ

SEABOARD SURVEYING & PLANNING, INC. C-1536
103F W. WOOD HILL DR., P.O. BOX 58, NAGS HEAD, NC 27959
OFFICE: (252) 480-9998 FAX: (252) 480-0571

From: KD Jackson
To: Goebel, Christine A
Subject: Fwd: [External] Fwd: additional drawings; Caruso, Frisco
Date: Monday, August 11, 2025 9:21:43 AM

---------- Forwarded message ---------
From: **Carver, Yvonne** <yvonne.carver@deq.nc.gov>
Date: Mon, Feb 3, 2025 at 12:15 PM
Subject: RE: [External] Fwd: additional drawings; Caruso, Frisco
To: KD Jackson <kd.jackson@darenc.gov>

Hey KD,

Looking at aerials, it doesn't appear this property has a bulkhead. There was not one noted in a 2015 GP when the pier permit was issued, and there is not one showing in aerials.

The normal water level for that area on left is extremely close to his house/deck pilings.

Elevator shafts are not one of the Exceptions in our 07H.0209 Coastal Shoreline rules. He could apply for a minor permit, receive a permit decision of a denial due to the fact that the request does not meet our rules, and apply for a variance. We cannot state what our commission will or will not approve.

However, placement of an elevator shaft or any structure that close to an eroding shoreline would not be a safe choice.

We had a similar request in Pirates Cove, and they were able to utilize existing impervious surface at the front of the house where the driveway was.

Yvonne

Yvonne B. Carver

Environmental Specialist II

Division of Coastal Management

NC Department of Environmental Quality

252-621-6453

401 S. Griffin St., Suite 300

Elizabeth City, NC 27909

From: KD Jackson <kd.jackson@darenc.gov>
Sent: Monday, February 3, 2025 11:27 AM
To: Carver, Yvonne <yvonne.carver@deq.nc.gov>
Subject: [External] Fwd: additional drawings

So this is an Elevator that the man has become handicap and they need the Elevator but only place they can put it in 17ft from the bulkhead and before I have them get a updated survey what do you think the chances or them able to build this.

---------- Forwarded message ---------
From: **Charlie Hreha** <chalie1752@gmail.com>
Date: Mon, Jan 27, 2025 at 10:53 AM
Subject: additional drawings
To: <Kd.jackson@darenc.gov>

From: Charlie Hreha
To: Goebel, Christine A
Subject: [External] Fwd: Proposed elevator addition at 50213 Blackbeard"s Ct. Frisco NC 27936
Date: Friday, August 8, 2025 6:57:22 PM

---------- Forwarded message ---------
From: **Charlie Hreha** <chalie1752@gmail.com>
Date: Tue, Feb 11, 2025, 11:13 AM
Subject: Re: Proposed elevator addition at 50213 Blackbeard's Ct. Frisco NC 27936
To: KD Jackson <kd.jackson@darenc.gov>

After further thought, I just realized that if I move the elevator to an acceptable location, I wouldn't even need a variance. Because the only location that's acceptable to CAMA is outside the 30 ft buffer.

On Tue, Feb 11, 2025, 10:02 AM KD Jackson <kd.jackson@darenc.gov> wrote:

> Good Morning Charlie so we need to go ahead get the Cama Minor application and everything done with an update survey showing Cama setbacks and the location of the elevator. So with that said you will be denied at first then have to go for a variance for Cama rules since you are trying to build inside the 30ft Cama buffer. I will tell you that it's not always a guarantee that you will get the variance and I would hate for you to spend all this money to get denied but that seems to be the only option unless you can find another place to put the elevator.What you are offering is a good solution but I dont think this would be the main reason or the issue and its more about the location of where you want the elevator.
>
> On Sat, Feb 8, 2025 at 4:26 PM Charlie Hreha <chalie1752@gmail.com> wrote:
>
> > Please review forwarded message
> >
> > ---------- Forwarded message ---------
> > From: **Charlie Hreha** <chalie1752@gmail.com>
> > Date: Sat, Feb 8, 2025, 4:25 PM
> > Subject: Re: Proposed elevator addition at 50213 Blackbeard's Ct. Frisco NC 27936
> > To: Dennis Carroll <hatterasman2@yahoo.com>, Keith Douts <ked831@msn.com>
> >
> > KD, if CAMA's main concern is water runoff into the sound or lagoons I believe I have a solution. I would be willing to install gutters around any additional roof area and direct all the additional water down to a retention basin 30 ft away from the water line. If this is a suitable solution to camera I could Supply detailed drawings indicating the size and location of the retention basin. I hope this helps.
> >
> > On Mon, Feb 3, 2025, 6:27 PM Charlie Hreha <chalie1752@gmail.com> wrote:
> >
> > > ---------- Forwarded message ---------

From: **Charlie Hreha** <chalie1752@gmail.com>
Date: Mon, Feb 3, 2025, 6:22 PM
Subject: Re: Proposed elevator addition at 50213 Blackbeard's Ct. Frisco NC 27936
To: KD Jackson <kd.jackson@darenc.gov>

Dear Mr Jackson,

I understand that you met with Dennis Carroll about our proposed elevator addition. He informed me that you will be presenting our case to Yvonne Carver in Elizabeth City in hopes of obtaining a permit to proceed. I've attached a few drawings that represent the existing conditions of the floor plans of our house. We tried looking for an alternative location that would be out of the 30 ft buffer zone, unfortunately we could not find one suitable for all three floor plans.
The front of the house is not suitable because of the location of the kitchen and stairwell on the second floor. It is not suitable on the first floor because of the stairwell and the existing bathrooms. The entire left half of the house is not suitable because of the carport on the ground floor. Please review the drawings and if there's anything else that you might need to present our case, feel free to contact me.
Can you let me know when you will be meeting with her?

On Wed, Jan 29, 2025 at 1:14 PM Charlie Hreha <chalie1752@gmail.com> wrote:

> I have a surveyor lined up to supply you with whatever you need. Here's my situation. I am handicapped I can no longer get up and down steps. I cannot use the house the way it exists today. That's why there is a need for an elevator. Because of the way the floor plans are laid out this is the only possible location to attach an elevator shaft that's feasible. If I Supply you with the survey, what are my chances of getting the approval? What are my chances of getting an approval for the location that I have shown on the first plan that I sent you? The additional roof over the elevator is about 96 sq.ft. Considering that 70% of the house is already located within the 30 ft buffer zone, does the addional 96 sq.ft. really make a difference?.
>
> On Mon, Jan 27, 2025, 11:37 AM Charlie Hreha <chalie1752@gmail.com> wrote:
>> Ok I'll have to schedule that
>>
>> On Mon, Jan 27, 2025 at 11:35 AM KD Jackson <kd.jackson@darenc.gov> wrote:
>>> Sorry it is going to need an updated survey showing everyone's setbacks so we can see where the elevator is actually going to be within the setbacks.
>>>
>>> On Mon, Jan 27, 2025 at 11:33 AM Charlie Hreha <chalie1752@gmail.com> wrote:
>>>> I have this survey from 1989 before the house was built.
>>>>
>>>> On Mon, Jan 27, 2025 at 11:04 AM KD Jackson <kd.jackson@darenc.gov> wrote:
>>>>> Good Morning Charlie so I will look over everything and get back to you soon

about the rules and if this is going to be possible but I can tell you that your gonna need a actual survey showing the Dare County setbacks and Cama setbacks as what you have provided would not work for permitting purposes.I will be in touch to let you know about your project.

On Mon, Jan 27, 2025 at 10:41 AM Charlie Hreha <chalie1752@gmail.com> wrote:

County of Dare

P.O. Box 859 | Buxton, North Carolina 27920 | 252.475.5878

3/17/2025

Charles Hreha & Rosemary Caruso
340 Cedar Ave
Langhorne, P.A 19047

RE: INCOMPLETE APPLICATION ADDITIONAL INFORMATION REQUIRED
APPLICATION NUMBER- Hi-1-25
PROJECT ADDRESS- 50213 Blackbeards Ct Frisco, N.C 27936

Dear Charles Hreha & Rosemary Caruso:

After receiving and reviewing your application I have found that I will be needing additional information to complete the review process. Accordingly, I am requesting that you submit the following additional information to this office:

1. New site plan showing updated information for Cama setbacks, Normal High Water, showing all wetlands location, need to show all construction being proposed and AEC coverage for new development, will also need a more detailed cross-sectional drawings for the Elevator shaft construction.

In accordance with the Department of Environmental Quality regulations, we note that a certain time has passed while the application has remained in our office. Upon resubmission of a complete application, a local decision will be made in 15 days, provided this period is not extended as provided by law. OR In accordance with the Department of Environmental Quality regulations, we are officially placing this application on hold until such time as the requested information is submitted.

Please contact me at 252 -475- 5879 if you have any questions.

Respectfully yours,

K.D. Jackson, LPO
Dare County
50347 N.C. Hwy 12
Frisco, N.C. 27936

cc: Yvonne Carver

County of Dare

P.O. Box 859 | Buxton, North Carolina 27920 | 252.475.5878

3/20/2025

Charles Hreha & Rosemary Caruso
340 Cedar Ave
Langhorne, P.A 19047

RE: INCOMPLETE APPLICATION ADDITIONAL INFORMATION REQUIRED
APPLICATION NUMBER- Hi-1-25
PROJECT ADDRESS- 50213 Blackbeards Ct Frisco, N.C 27936

Dear Charles Hreha & Rosemary Caruso:

After receiving and reviewing your application I 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:

1. Updated to-scale site plan showing correct information for the following:
    a. Normal Water level (NWL), which should be verified by me,
    b. CAMA - AEC lines (30-foot and 75-foot) based on updated NWL,
    c. Coastal Wetland line (which will be verified by Yvonne Carver of the Division of Coastal Management Elizabeth City office),
    d. All proposed construction (i.e. elevator shaft, new decking—roofed and/or enclosed),
    e. Total impervious coverage proposed in the CAMA AEC and new grand total, and
    f. Updated cross-sectional drawings for the proposed structures and floor layout. Please note that any reference to the shoreline on cross-sectional drawings should reference NWL and match the updated site plan.
2. Application: 1) total square footage should be verified on page 1 of the application (does 1,896 include all proposed development related to impervious coverage), and 2) ownership was documented with reference to incorrect deed book 3/page 2. Deed information must be for current ownership.

In accordance with the Department of Environmental Quality regulations, we note that a certain time has passed while the application has remained in our office. Upon resubmission of a complete application, a local decision will be made in 15 days, provided this period is not extended as provided by law. OR In accordance with the Department of Environmental Quality regulations, we are officially placing this application on hold until such time as the requested information is submitted.

Please contact me at 252 -475- 5879 if you have any questions.

Respectfully yours,

K.D. Jackson, LPO
Dare County
50347 N.C. Hwy 12
Frisco, N.C. 27936

cc: Yvonne Carver, DCM Field Representative, DCM, Elizabeth City
Robb Mairs, DCM, LPO Minor Permits Coordinator, Wilmington

Charles L Hreha & Rosemary Caruso
340 Cedar Ave
Langhorn Pa 19047

Certified Mail - Return Receipt Requested

1/24/2025

Chris Moyer
4504 Southleaf Ct.
Virginia Beach Va 23462

Dear Chris Moyer,

Charlie Hreha and Rosemary Caruso are applying for a CAMA minor permit to install an elevator and approaching deck, located at 50213 Blackbeard's Court, Frisco NC 27936 and adjacent canal. The project drawings are enclosed for your review.

As the adjacent riparian property owners to the aforementioned project, we are required to notify you of the development in order to give you the opportunity to comment on the project. Please review the permit application and drawings.

Should you have any objections to this proposal, please send your written comments to District Manager, Ronald Renaldi, Elizabeth City District Office 401 S. Griffin St. Ste 300, Elizabeth City NC 27909 within 30 days of receipt of this notice. Such comments will be considered by the Department in reaching a final decision on the application. No comments within 30 days of your receipt of this notice will be considered as no objection.

If you have any questions on this project, please call me at 609-504-8946 or e-mail me at chalie1752@gmail.com

Sincerely,

Enclosures:
Drawings and Application

Charles L Hreha & Rosemary Caruso
340 Cedar Ave
Langhorn Pa 19047

Certified Mail - Return Receipt Requested

1/24/2025

Wayne Hydorn
4711 Gold Finch Dr
Hampstead Md. 21074

Dear Wayne Hydorn,

Charlie Hreha and Rosemary Caruso are applying for a CAMA minor permit to install an elevator and approaching deck, located at 50213 Blackbeard's Court, Frisco NC 27936 and adjacent canal. The project drawings are enclosed for your review.

As the adjacent riparian property owners to the aforementioned project, we are required to notify you of the development in order to give you the opportunity to comment on the project. Please review the permit application and drawings.

Should you have any objections to this proposal, please send your written comments to District Manager, Ronald Renaldi, Elizabeth City District Office 401 S. Griffin St. Ste 300, Elizabeth City NC 27909 within 30 days of receipt of this notice. Such comments will be considered by the Department in reaching a final decision on the application. No comments within 30 days of your receipt of this notice will be considered as no objection.

If you have any questions on this project, please call me at 609-504-8946 or e-mail me at chalie1752@gmail.com

Sincerely,

Enclosures:
Drawings and Application

We're looking to install a three-story elevator on the southwest corner of the house, with an approaching deck, connecting the carport on the ground floor. The footprint for the elevator will be roughly 4 ft by 5 ft and the covered deck would be 11 ft by 4 ft. All would be supported by 5 additional 8 x 8 PT columns. The elevator shaft will be approximately 4 ft away from the house with connecting, enclosed walkways on the second and third floors. Both walkways will have fixed Windows facing the lagoon.

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JAN 25 2025

01/25/2025

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Street and Apt. No., or PO Box No.: 4504 Southleaf Ct
City, State, ZIP+4®: Virginia Beach Va 23462

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

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☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
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☐ Adult Signature Restricted Delivery	$ $0.00
Postage	$0.73
Total Postage and Fees	$9.68

LANGHORNE PA 19047 0047 12

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JAN 25 2025

01/25/2025

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Street and Apt. No., or PO Box No.: 4711 Gold Finch Dr
City, State, ZIP+4®: Hampstead Md 21074

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

Dare County
Planning Hatteras Island
County of Dare
NC
252-475-5000
Welcome

03/10/2025 02:27PM Colleen F
082069-0003 000345671
Payment Effective Date 03/10/2025

MISCELLANEOUS
Description: CAMA MINOR PERMIT (CAMA)
CAMA MINOR PERMIT (CAMA)
2025 Item: CAMA
1 @ $100.00
CAMA MINOR PERMIT (CAMA) $100.00

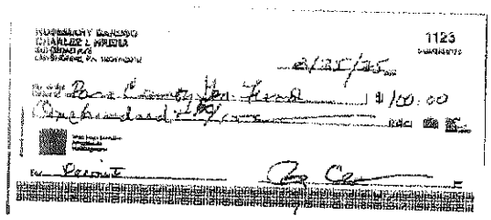
010000-110000- $100.000
103560-430030- $100.00C

$100.00

Subtotal $100.00
Total $100.00

CHECK $100.00
Check Number01123

Change due $0.00



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January 28, 2025, 8:31 am

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January 25, 2025, 12:31 pm

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068

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County of Dare
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5-02-25

CERTIFIED MAIL-
RETURN RECEIPT REQUESTED

Electronic Delivery to: Chalie1752@gmail.com

Charles Hreha & Rosemary Caruso
349 Cedar Ave
Langhorne, P.A. 19047

RE: DENIAL OF CAMA MINOR DEVELOPMENT PERMIT
APPLICATION NUMBER: ***HI-1-25***
PROJECT ADDRESS: **50213 Blackbeards Ct., Frisco, NC 27936**

Dear Mr Charles Hreha & Rosemary Caruso:

After reviewing your minor permit application, which was determined to be complete on 4-10-25, Dare County has determined that no permit may be granted for the proposed development.

You have applied to **construct an Elevator shaft and covered deck inside the 30-foot Area of Environmental Concern (AEC).** Your proposed development does not meet the following rules of the N.C. Coastal Resources Commission, and/or the following provisions of the N.C. Coastal Area Management Act:

15A NCAC 07H .0209 Coastal Shorelines
(10) Within the Coastal Shorelines category (estuarine and public trust shoreline AECs), new development shall be located a distance of 30 feet landward of the normal water level or normal high water level,
with the exception of the following:

(A) Water-dependent uses as described in Rule 07H .0208(a)(1) of this Section;
(B) Pile-supported signs (in accordance with local regulations);
(C) Post- or pile-supported fences;
(D) Elevated, slatted, wooden boardwalks exclusively for pedestrian use and six feet in width or less. The boardwalk may be greater than six feet in width if it is to serve a public use or need;

(E) Crab Shedders, If uncovered with elevated trays and no associated impervious surfaces except those necessary to protect the pump;
(F) Decks/Observation Decks limited to slatted, wooden, elevated and unroofed decks that shall not singularly or collectively exceed 200 square feet;
(G) Grading, excavation and landscaping with no wetland fill except when required by a permitted shoreline stabilization project. Projects shall not increase stormwater runoff to adjacent estuarine and public trust waters;
(H) Development over existing impervious surfaces, provided that the existing impervious surface is not increased;

Given the preceding findings, it is necessary that your request for issuance of a CAMA Minor Permit under the Coastal Area Management Act be denied. This denial is made pursuant to N.C.G.S. 113A-120(a)(8), which requires denial for projects inconsistent with the state guidelines for Areas of Environmental Concern or a local land use plan.

If you wish to appeal this denial, you are entitled to a contested case hearing. The hearing will involve appearing before an Administrative Law Judge who listens to evidence and arguments of both parties before making a final decision on the appeal. Your request for a hearing must be in the form of a written petition, complying with the requirements of §150B of the General Statutes of North Carolina, and must be filed with the Office of Administrative Hearings, 6714 Mail Service Center, Raleigh, NC 27699-6714, within twenty (20) days from the date of this denial letter. The requirements for filing a contested case can be found at http://www.oah.state.nc.us/hearings. Although OAH cannot give legal advice, any questions regarding this process should be directed to OAH at 6714 Mail Service Center, Raleigh, NC 27699-6714 or via telephone at 919-431-3000, including questions regarding the filing fee (if a filing fee is required) and/or the details of the filing process.

A copy of your petition filed at OAH must be served on with DEQ's agent for service of process at the following address:

Dan Hirschman, General Counsel
Dept. of Environmental Quality
1601 Mail Service Center Raleigh, NC 27699-1601

Please also send a copy of the petition to the attention of Tancred Miller, Director, N.C. Division of Coastal Management, 400 Commerce Avenue, Morehead City, NC 28557, so that your petition may be forwarded to the attorney who will be representing the Respondent in the contested case proceeding.

In the alternative, you may petition the N.C. Coastal Resources Commission for a variance to undertake development that is prohibited by the Commission's rules (Note- a Commission variance cannot be granted if your project was denied due to an inconsistency with a CAMA Land Use Plan or other statutory provisions of the CAMA or NC D&F Law). Applying for a variance requires that you first stipulate that the Division of Coastal Management applied the Rules properly in issuing this denial. Applying for a variance means that you agree that the legal restrictions are valid but request an

exception to the restrictions because of hardships resulting from unusual conditions of the property. In seeking a variance, you are requesting that the Commission vary the rules at issue and you must state how you believe your request meets the four criteria found at N.C.G.S. § 113A-120.1. To apply for a variance, you must file a petition for a variance with the Director of the Division of Coastal Management and the State Attorney General's Office on a standard form, which must be accompanied by additional information on the nature of the project and the reasons for requesting a variance. The variance request may be filed at any time but must be filed a minimum of six weeks before a scheduled Commission meeting to be eligible to be heard at that meeting.

You may either appeal the permit decision or seek a variance. These are two separate paths and cannot be pursued simultaneously. If the appeal of the permit decision is denied, you may still seek a variance. However, you may not first seek a variance and if that is denied attempt to challenge the decision to deny the permit. Information about both a permit appeal in the Office of Administrative Hearings and the Variance process may be obtained at https://deq.nc.gov/about/divisions/coastal-management/coastal-management-permits/variances-appeals.

Respectfully yours,

LPO K.D. Jackson

Cc (by email):
Ronald Renaldi, District Manager, Elizabeth City, ronald.renaldi@deq.nc.gov
Robb Mairs, CAMA LPO Minor Permit Coordinator, robb.mairs@deq.nc.gov
Yvonne Carver, Field Representative, Elizabeth City, yvonne.carver@deq.nc.gov
Noah Gillam, Planning Director, Dare County, noah.gillam@darenc.gov

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0047 75

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05/03/2025

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Sent To: CHRIS MOYER

Street and Apt. No., or PO Box No.: 4309 Southleaf Ct

City, State, ZIP+4®: VIRGINIA BEACH, VA 23462

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

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Hampstead, MD 21074

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$3.10
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

0047 75

Postmark Here

05/02/2025

9589 0710 5270 1798 5656

Sent To: WAYNE HYDORN

Street and Apt. No., or PO Box No.: 4711 Gold Finch DR

City, State, ZIP+4®: HAMPSTEAD, MD 21074

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

WAYNE HYDORN
4711 Gold Finch Dr
Hampstead, MD 21074

9590 9402 9388 5002 3167 80

2. Article Number (Transfer from service label)

9589 0710 5270 1798 5656 62

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

ed Mail Restricted Delivery
r $500)

Domestic Return Receipt

UNITED STATES POSTAL SERVICE.

LANGHORNE
980 WHEELER WAY
LANGHORNE, PA 19047-9998
(800)275-8777

05/03/2025 10:41 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		$0.73
Virginia Beach, VA 23462			
Weight: 0 lb 0.70 oz			
Estimated Delivery Date			
Wed 05/07/2025			
Certified Mail®			$4.85
Tracking #: 9589 0710 5270 1798 5656 79			
Return Receipt			$4.10
Tracking #: 9590 9402 9388 5002 3167 97			
Total			$9.68
First-Class Mail® Letter	1		$0.73
Hampstead, MD 21074			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Tue 05/06/2025			
Certified Mail®			$4.85
Tracking #: 9589 0710 5270 1798 5656 62			
Return Receipt			$4.10
Tracking #: 9590 9402 9388 5002 3167 80			
Total			$9.68
Grand Total:			$19.36
Credit Card Remit			$19.36
Card Name: Discover			
Account #: XXXXXXXXXXXX9438			
Approval #: 003220			
Transaction #: 754			
AID: A0000001523010 Contactless			
AL: Discover			

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

-yne

USPS Tracking®

FAQs >

Remove X

Tracking Number:

9589071052701798565662

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was picked up at the post office at 3:06 pm on May 27, 2025 in HAMPSTEAD, MD 21074.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Post Office

HAMPSTEAD, MD 21074
May 27, 2025, 3:06 pm

See All Tracking History

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

Text & Email Updates ⌄

USPS Tracking Plus® ⌄

Product Information ⌄

See Less ^

Feedback

Track Another Package

Enter tracking or barcode numbers

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701798565679

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 5:44 pm on May 6, 2025 in VIRGINIA BEACH, VA 23462.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual
VIRGINIA BEACH, VA 23462
May 6, 2025, 5:44 pm

Arrived at USPS Regional Destination Facility
NORFOLK VA DISTRIBUTION CENTER
May 5, 2025, 11:43 am

In Transit to Next Facility
May 4, 2025

Arrived at USPS Regional Origin Facility
PHILADELPHIA PA DISTRIBUTION CENTER
May 3, 2025, 8:21 pm

Departed Post Office
LANGHORNE, PA 19047
May 3, 2025, 12:17 pm

USPS in possession of item

Feedback

LANGHORNE, PA 19047
May 3, 2025, 10:39 am

Hide Tracking History

What Do USPS Tracking Statuses Mean? **(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

Division of Coastal Management

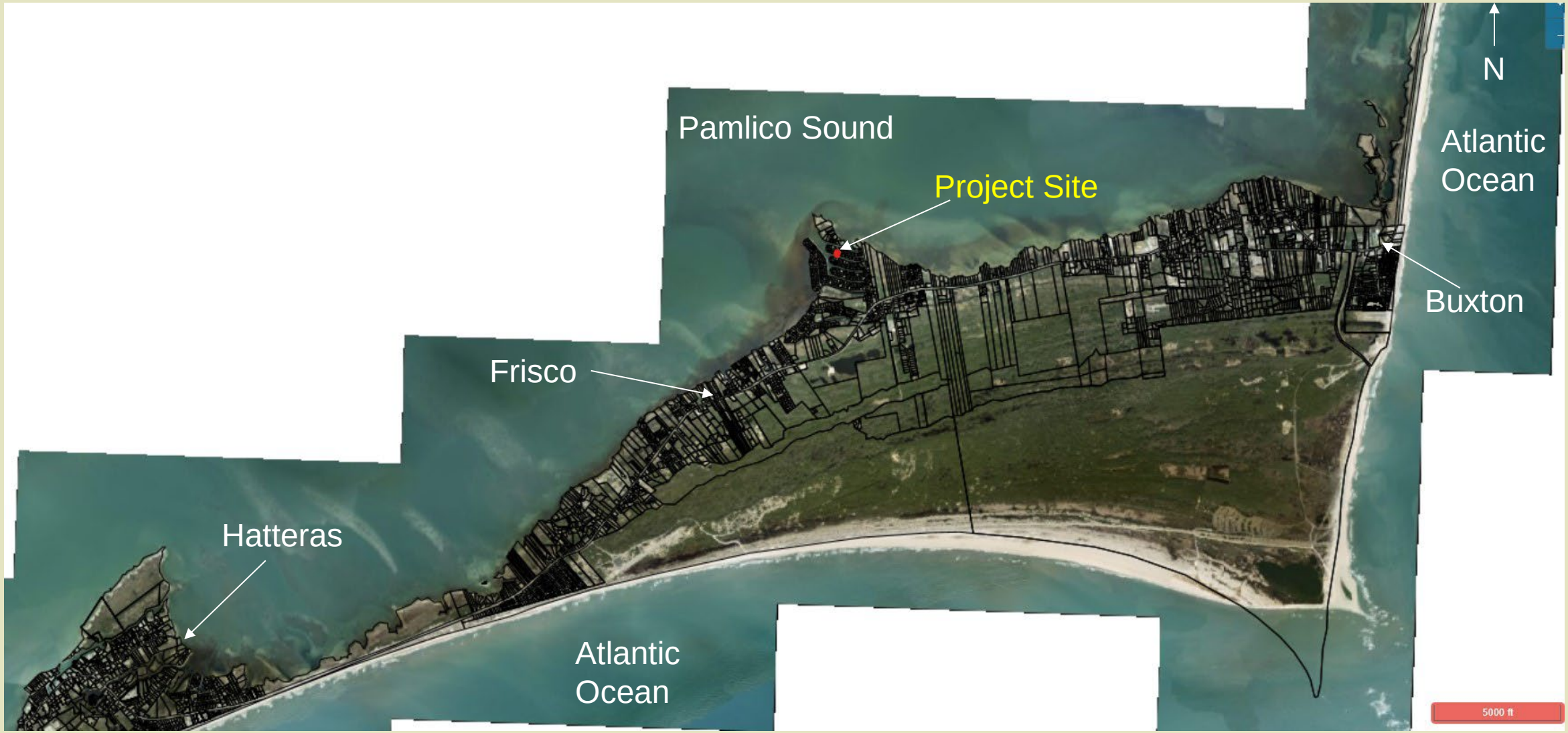
NC COASTAL RESOURCES COMMISSION MEETING

August 27, 2025

Charles Hreha & Rosemary Caruso (CRC-VR-25-04)
Elevator Shaft & Covered Deck within the CAMA 30-foot Buffer

50213 Blackbeards Ct., Frisco
Dare County

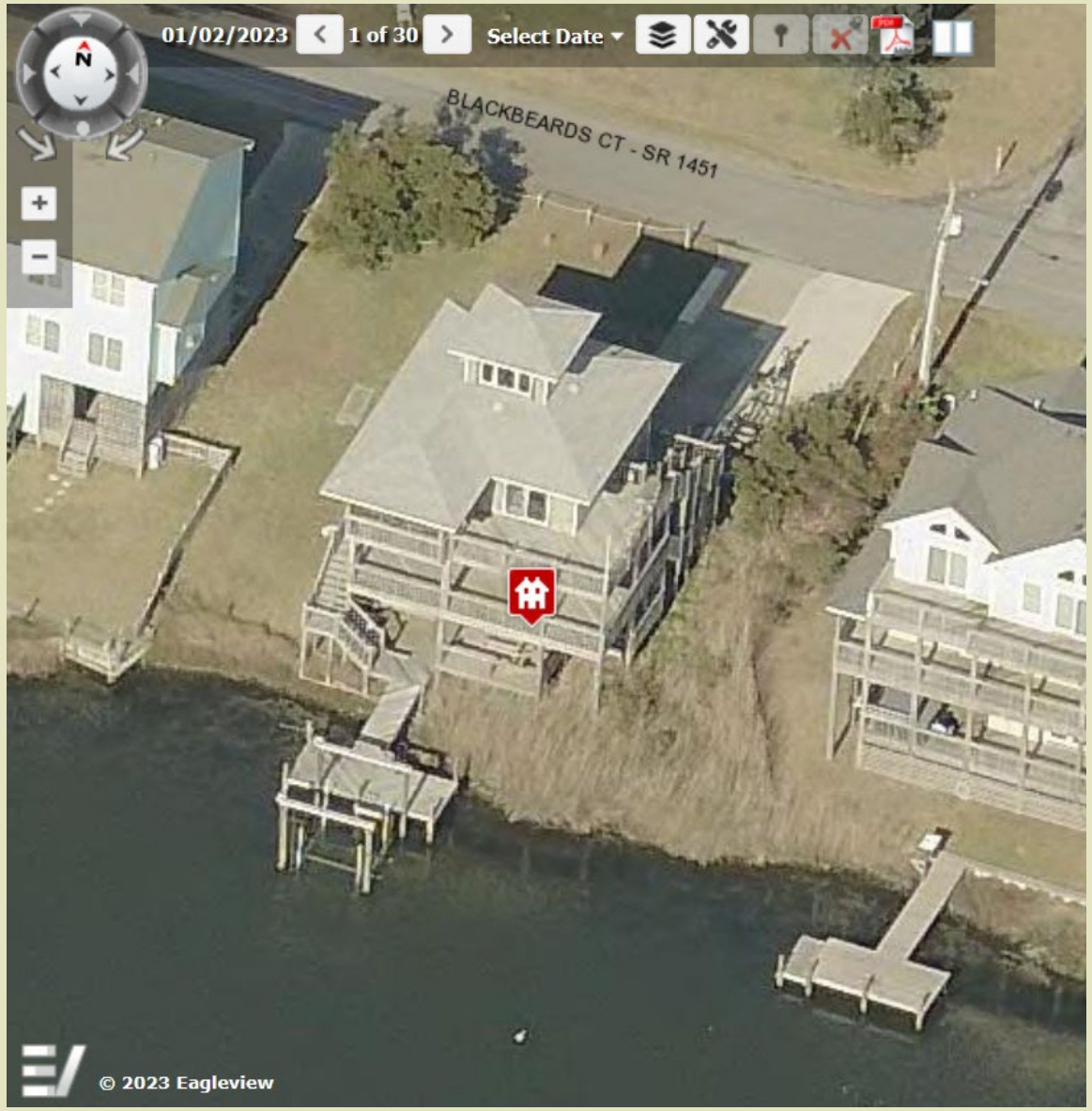
Location Map – Dare County GIS 2024 Aerial



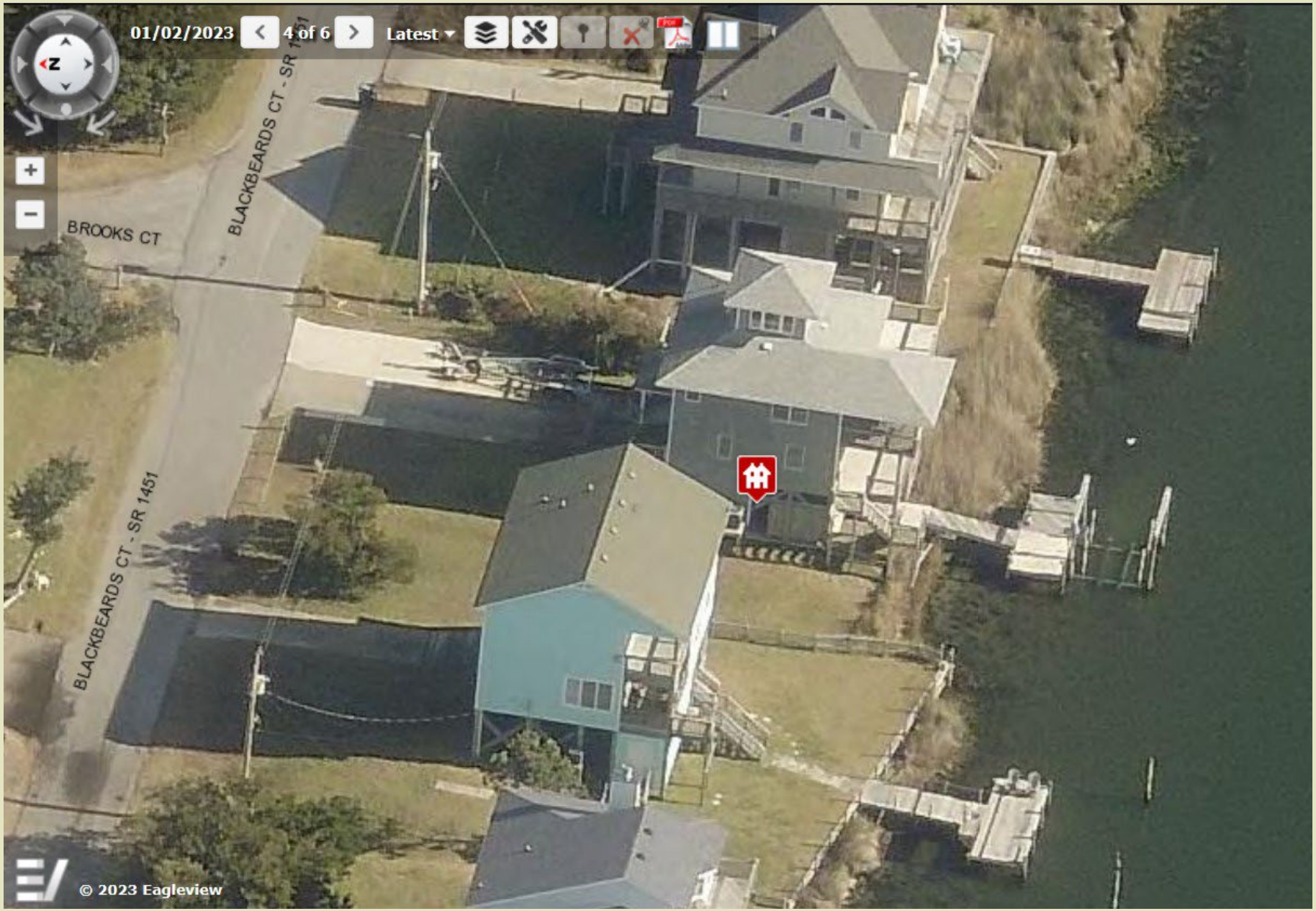
Location Map – Dare County GIS 2024 Aerial

Overhead View– Dare County GIS 2024 Aerial

Southern Side View of House – 2023 Eagleview



Western Side View of House – 2023 Eagleview



Northern Side View of House – 7/30/2025 Photo

Western Side View of House – 7/30/2025 Photo

Western Side View of House – 7/30/2025 Photo

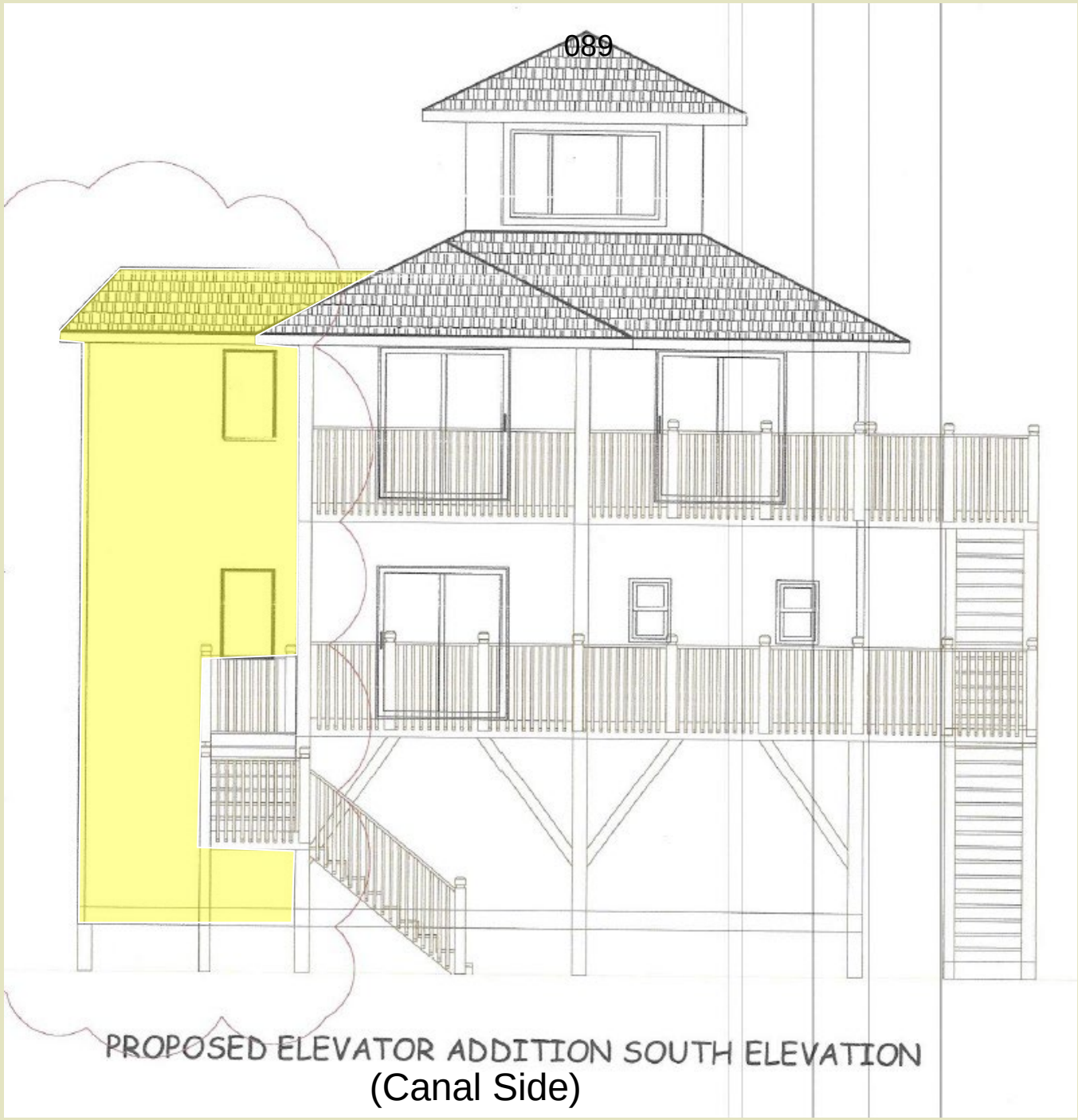
Shoreline adjacent to Proposed Development Area 7/30/2025 Photo

Elevator shaft & Covered Deck Location– 7/30/2025 Photo

Elevator shaft & Covered Deck Location– 7/30/2025 Photo

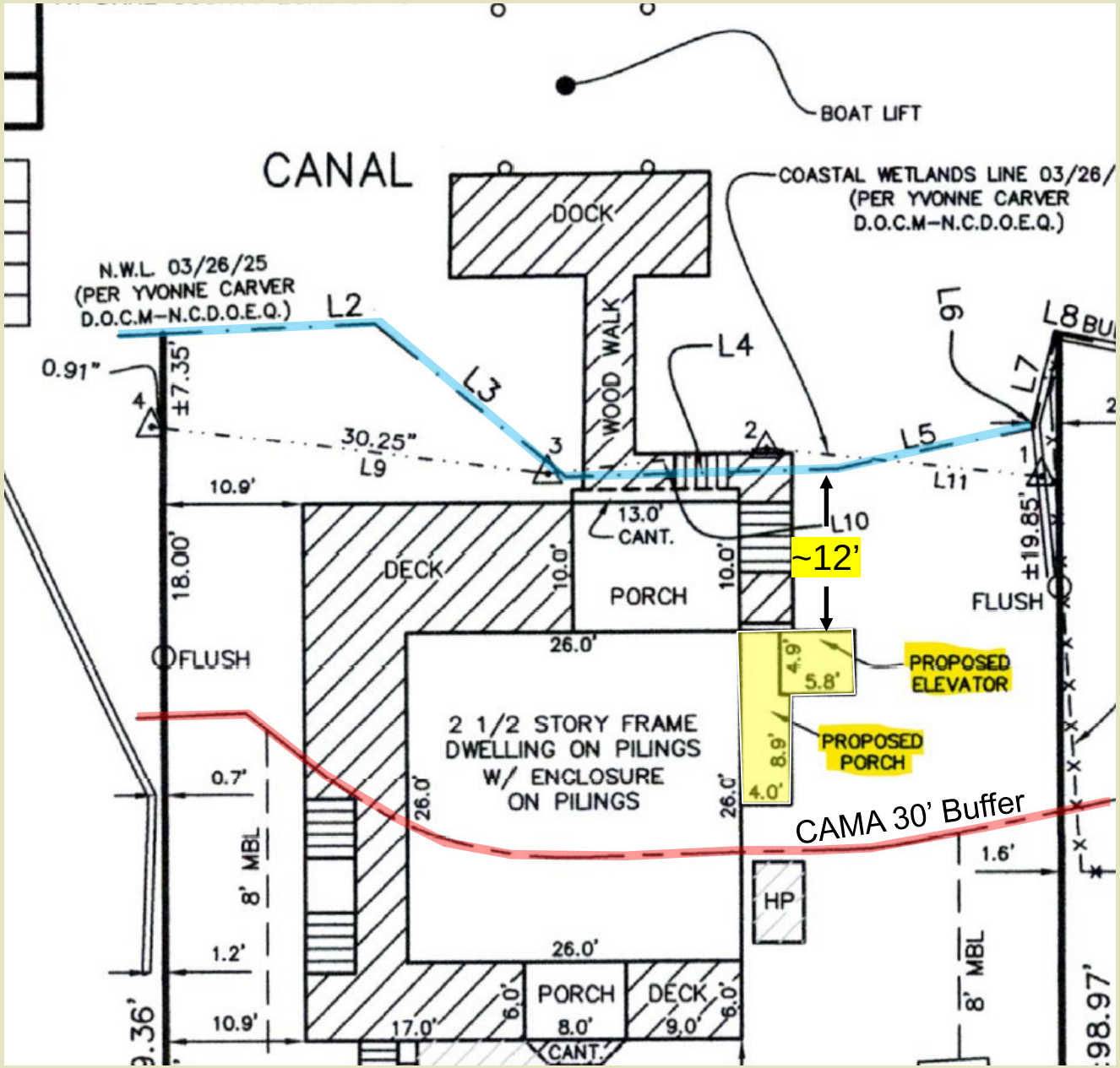
088

WEST ELEVATION EXISTING CONDITION WITH PROPOSED ELEVATOR



PROPOSED ELEVATOR ADDITION SOUTH ELEVATION
(Canal Side)

Overhead Site Plan



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.