



**PROPOSED AGENDA
OAK ISLAND BOARD OF ADJUSTMENT
WEDNESDAY, MAY 13, 2026 – 10:00 AM
COUNCIL CHAMBERS - OAK ISLAND TOWN HALL**

CALL TO ORDER

APPROVAL OF MINUTES

Approval of Minutes (February 11, 2026)
[021126BdAdjustmentMinutes](#)

I. OLD BUSINESS

II. NEW BUSINESS

II.1 [VARIANCE 26-00330 - Variance request seeking relief from Section 8.1, Dimensional Requirements Table of the Unified Development Ordinance](#)
[26-00330 - Application.pdf](#)
[Survey.pdf](#)
[Variance 26-00330 - Photos.docx](#)

II.2 [VARIANCE 26-00855 - Variance request seeking relief from Section 7.57.2 - Fences](#)
[Variance application.pdf](#)
[Property survey.pdf](#)
[Fence variance request \(2\).pdf](#)
[Fence variance request \(1\) \(1\).pdf](#)
[Fence Drawing - Wright.pdf](#)
[fence sketch.pdf](#)

III. CHAIRMAN'S COMMENTS

IV. STAFF MEMBER REPORTS

V. ADJOURN



Item Cover Page

BOARD OF ADJUSTMENT AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Taylor Davis, Town Clerk Lisa P. Stites, MMC

ITEM TYPE: Approval of the Minutes

AGENDA SECTION: APPROVAL OF MINUTES

SUBJECT: Approval of Minutes (February 11, 2026)

SUGGESTED ACTION:

ATTACHMENTS:
[021126BdAdjustmentMinutes](#)

MINUTES
BOARD OF ADJUSTMENT
WEDNESDAY, JANUARY 14, 2026 - 10:00 AM
COUNCIL CHAMBERS - OAK ISLAND TOWN HALL

Present: Chairman Charles Farley, Vice-chairman Steve Yuhasz, Board member Nancy McMurray, and Alternate Board members Kerri McCullough and Sue Stewart, Town Attorney Lydia Lavelle, Planning Manager Taylor Davis, and Town Clerk Lisa P. Stites, MMC.

APPROVAL OF MINUTES

A motion to approve the minutes for December 10, 2025 was made by Mr. Yuhasz, seconded by Mr. McLendon, and approved unanimously.

A motion to approve the minutes of January 14, 2026, was made by Mr. McLendon, seconded by Mr. Hardy, and approved unanimously.

I. OLD BUSINESS: none

II. NEW BUSINESS

II.1 VARIANCE 26-00128: Variance seeking relief from Section 8.1, Dimensional Requirements Table of the Unified Development Ordinance

Chairman Farley explained the quasi-judicial process. Ms. Lavelle reviewed the conflict-of-interest standards and asked if any Board members had anything to disclose. Mr. Yuhasz said he had visited the site. Chairman Farley further explained the process for the Hearing and he opened the Hearing at 10:07 a.m.

Planner Taylor Davis presented the variance request (26-00128), which sought relief from Article 8 of the zoning district development standards. Attorney Mark Bachara represented Edwin and Mary Schlichter (property owners), who were requesting a variance from the Town of Oak Island UDO standards in Section 8.1 zoning district developmental standards. Specifically, the applicants sought an encroachment into the required 8-foot side yard setback of the R-7 zoning district for accessory structures.

Ms. Davis explained that the subject property is located at 111 SE 64th Street. The property is an oceanfront flag lot of approximately 1.48 acres with one residential structure, associated decking, and a swimming pool.

Ms. Davis said that in December 2024, the property owner submitted an application for the addition of a deck and swimming pool. A proposed concrete slab for a pickleball court was not shown on the submitted surveys and was not included in the zoning, building, or stormwater reviews for the project. A permit was issued for the approved decking and swimming pool. During a site visit, staff observed a newly constructed large concrete slab in the rear yard that appeared to be within the property's required side yard setback.

According to measurements taken by a building inspector, the slab measured approximately 2 feet 5 inches from the ground and was less than 4 feet from the fence bordering the side property line. The concrete slab was not constructed at ground level and is therefore considered an accessory structure. Accessory structures in the R7 zoning district must be at least 8 feet from all property lines. Ms. Davis said that the property owner was instructed to apply for an accessory structure permit and to submit an updated survey that reflected construction of the concrete slab. The updated survey confirmed that the concrete slab was built within the side yard setback. The slab is 30 feet wide and 57 feet long. The accessory structure permit did not receive zoning or stormwater approval and was therefore not issued.

Ms. Davis presented photographs showing the distance from the fence to the slab, the height of the slab, and the overall view of the slab. She cited Sec. 1.33 of the Unified Development Ordinance

(UDO), which states that no building or structure shall be erected, moved, altered, or extended unless in conformity with the regulations specified for the district in which it is located. She also cited Section 5.3.7.1, which states that no building or structure shall be erected, moved, added to, demolished, or structurally altered without a building permit issued by the building inspector and a zoning permit issued by the UDO administrator.

Mr. Yuhasz asked whether a permit was required for a slab on grade. Ms. Davis clarified that a zoning permit is always required, but a building permit might not be required if the structure is at ground level. However, the stormwater division would need to review any impervious surface.

Mr. Hardy asked for clarification on how a slab could be built above ground level. Ms. Davis explained that when the zoning department refers to ground level, it means something low enough that you could easily walk over it without noticing or drive a car over it. The concrete slab in question was more than 2 feet at its tallest point, which would not allow a car to drive over it. She acknowledged that the definition of "ground level" is subjective as there is no specific definition in the UDO.

Mr. Yuhasz asked whether adding fill to the sloping property would have been allowed. Ms. Davis responded that within the buildable area, fill might have been allowed depending on spot elevations and measurements from the lowest adjacent grade or the crown of the road.

Mr. Yuhasz made a motion to accept the agenda packet and the staff presentation as Exhibit A. Mr. Hardy seconded, and the motion passed unanimously.

Mr. Bachara next addressed the Board. He explained that they were requesting authorization for the concrete slab placement and the associated removal of a holly tree, both of which were inadvertently omitted from the original building permit submission by the general contractor.

Mr. Bachara argued that the request arose from an administrative omission made in good faith reliance upon a licensed contractor, not from intentional disregard of the town's Unified Development Ordinance. He addressed each of the four criteria for granting a variance:

- Unnecessary hardship: He argued that strict application of the ordinance would impose an unnecessary and inequitable hardship as the slab was already constructed under the good faith belief that it was properly permitted.
- Conditions peculiar to the property: Mr. Bachara contended that the hardship arose from the specific permitting history of this property and the site layout.
- Hardship not self-created: He stated that the owner did not intentionally omit these items but engaged a licensed contractor and relied on the contractor's representation that all work had been properly permitted.
- Consistent with the ordinance's intent, spirit and purpose: He asserted that granting the variance would not undermine public safety, neighborhood character, or create environmental harm.

Victor Stello, the contractor, testified that he had included the pickleball court in the initial project scope along with the swimming pool, hot tub, and deck. He stated that he did not realize a separate permit was needed specifically for the pickleball court. Mr. Stello spoke about visiting the permit office to ask about moving the pickleball court from the right side to the left side of the property and removing a holly tree. He claimed he received verbal approval from an inspector named Tristan.

Mr. Stello insisted that the concrete pour was a "slab on grade" not a raised structure, as indicated by the surveyor who labeled it as such. He explained that in his experience as a house builder, flat work (driveways, sidewalks, patios) is typically included in the general permit and doesn't require separate permits.

Answering questions from Mr. Hardy, Mr. Stello acknowledged that he did not notice the pickleball court was not included on the permit, and that he only applied for a permit for the slab after it was

already poured and he was informed by the Town that it needed one. There was additional discussion about what was considered ground level. Mr. Stello said he had a survey done, and the surveyor labeled it a “slab on grade.” Mr. Yuhasz asked what the next steps were, if there would be a fence. Mr. Stello said the fence was on the property, from 4 to 8 feet high. Mr. Yuhasz asked if someone playing pickleball could fall 3 feet to the ground, and Mr. Stello said they would have to fall over an 8-foot fence. Mr. Yuhasz asked if the fence had been installed, and Mr. Stello said it would be. Mr. Yuhasz asked staff if an 8-foot fence was allowable, and Ms. Davis said a permit application had not been submitted for a fence. She said that a fence permit would be required and that 6 feet was the maximum height for a fence. She also said that the 6-foot height measurement for a fence would be taken from the ground.

Ms. McMurray said she was concerned about drainage on the property, and Mr. Stello said it was a large lot.

Tristan Bennink, Senior Code Enforcement Officer for the Town of Oak Island, testified that while he recalled speaking with Mr. Stello, he could not remember the specific details of their conversation due to the high volume of contractors and property owners he speaks with daily.

Ms. Davis clarified that concrete work does require zoning permits, regardless of whether it's a driveway, patio, or other structure. She explained that the issue wasn't whether the concrete required a permit, but that the structure was in the setback and was considered an accessory structure due to its height. She said that zoning staff does look at height, because if someone is building a shed with a concrete pad, height needs to be reviewed to ensure compliance with the Town's height limits.

Maria Armstrong, neighbor at 113 SE 64th Street, testified in opposition to the variance. She presented a packet of photographs showing the construction timeline, which indicated the tree removal and slab construction occurred in May 2025, approximately two months before Mr. Stello's conversation with the town inspector in July/August. She disputed Mr. Stello's claim that only a holly bush was removed, showing photos of what appeared to be a large tree being cut down.

Ms. Armstrong expressed concerns about privacy, noise, and potential drainage issues. She noted that she and her husband had installed a 6-foot fence, the maximum allowed, to regain some privacy, but it was insufficient due to the height of the slab. She was particularly concerned about a large live oak tree, whose roots might be damaged by the concrete slab and a proposed drainage ditch.

Mr. Yuhasz made a motion to accept the documents and Ms. Armstrong's testimony as Exhibit B. Mr. Hardy seconded, and the motion passed unanimously.

Mark Armstrong, co-owner of the neighboring property, briefly testified that the survey labeled as "slab on grade" was part of a permit application, not an as-built survey, and suggested this labeling was strategic to avoid rejection.

Upon motion by Mr. Yuhasz and unanimous approval by the Board, several emails from other neighbors opposing the variance were entered into the record as Exhibit C.

Chairman Farley closed the Hearing at 11:29 a.m.

Mr. McLendon said that the applicant did not know this mess was going on. Mr. Yuhasz said that saying they can absolve a property owner from any responsibility for what goes on with their property was a step too far. Mr. Hardy said that this issue was that it did not meet code. Ms. McMurray said she was concerned about drainage, and Mr. Hardy said that there was no expert testimony about that and that was speculative, though it seemed obvious.

Regarding the first criteria, Mr. Yuhasz said it was almost always the case that a hardship would result in the strict application of the ordinance. He also said that the slab was a structure and extended into the setback. **Mr. Yuhasz made a motion to find that a hardship does result from a strict application of the ordinance, Mr. McLendon seconded, and the motion passed unanimously.**

Regarding the second criteria, Mr. Yuhasz made a motion to find that the hardship does not result from conditions particular to the property. Board members agreed, noting that the other properties in the area also slope, and the motion passed unanimously.

Regarding the third criteria, Ms. McMurray said the hardship does result from actions taken by the property owner, and other members agreed. Mr. Yuhasz said at the very least, there was a failure of oversight. **Mr. Yuhasz made a motion that this hardship does result from actions taken by the property owner. Mr. Hardy seconded, and the motion passed unanimously.**

Regarding the fourth criteria, Mr. Yuhasz said the purpose of setbacks was to provide some space between potentially conflicting uses on adjoining properties. **Mr. Yuhasz made a motion to find that a variance would not be consistent with the spirit, purpose, and intent of the ordinance. The motion passed unanimously.**

Mr. Yuhasz made a motion to deny the variance request based on the failure to meet three of the four required criteria (specifically criteria 2, 3, and 4). Mr. McLendon seconded the motion, and it passed unanimously.

Answering a question from Chairman Farley, Ms. Davis advised that the applicant could appeal to Superior Court within 30 days of the decision, as provided by North Carolina General Statute.

III. CHAIRMAN'S COMMENTS

Chairman Farley mentioned that he had attended the first night of this year's Citizens Academy, which went well. He said that the Board should not have difficulty finding applicants when they have an opening, as Mr. Hardy would be terming out and one of the alternates could be moving up.

IV. STAFF MEMBER REPORTS

Ms. Davis reported that it was budget season and she would be submitting budget requests for the Board of Adjustment and Planning Board, for books from the School of Government and for possibly arranging an in-person training session with the School of Government for those two boards.

V. ADJOURN

Chairman Farley announced that the meeting was adjourned at 11:40 a.m.

Charles Farley, Chairman

Attested: _____

Lisa P. Stites, MMC
Town Clerk

**BOARD OF ADJUSTMENT
AGENDA ITEM MEMO**

SUBJECT: VARIANCE 26-00330 - Variance request seeking relief from Section 8.1, Dimensional Requirements Table of the Unified Development Ordinance

DATE: May 4, 2026

DEPARTMENT: Development Services

Subject Summary:

REQUEST SUMMARY

Richard and Tammy Boyd, as applicant and owner, are requesting a variance for relief from the Town of Oak Island Unified Development Ordinance (UDO) standards outlined in Section 8.1, Zoning District Developmental Standards. Specifically, the applicant seeks an encroachment into the required eight-foot rear yard and side yard setbacks of the R-6 zoning district for accessory structures (swimming pool with raised decking).

LOCATION

The subject property is located at 115 NE 17th St., approximately 650 feet north of the intersection of E Oak Island Drive and NE 17th St. The parcel may be further identified by Brunswick County PID: 235JA009.

PROPERTY DESCRIPTION

The subject property is an interior lot with no water frontage, is approximately 0.15 acres (6,575.17 sq ft) and contains one single-family dwelling, one accessory building, and a swimming pool with decking.

BACKGROUND

An above-ground pool with raised decking was installed on the property without a permit or approval from the Development Services Department. A permit application for a swimming pool was submitted in August 2025. The application did not include a survey which demonstrated the proposed location of the pool with the setbacks labeled.

The zoning reviewer requested an updated survey on August 13, 2025.

A revised survey was submitted in November 2025. The survey indicated the pool was located within the required rear yard setback encroaching approximately one (1) foot and three (3) inches. The attached raised decking likewise encroaches the required side yard setback by approximately four (4) feet and eleven (11) inches.

Additionally, the zoning reviewer noted the accessory building (shed) demonstrated on the survey and visible on the GIS aerial of the property has been constructed without a permit. A violation letter was mailed to the property owner. Per the submitted survey, the shed is also located with the required side and rear setbacks of the zoning district.

ZONING ADMINISTRATOR'S CONCLUSION

Section 1.3.3. of the UDO states "...no building or structure shall be erected, moved, altered, or extended, and no land, building, or structure or part thereof shall be occupied or used unless in conformity with the regulations specified for the district in which it is located." Further, Section 5.3.7.1. states "No building or other structure shall be erected, moved, added to, demolished, or structurally altered without a building permit issued by the Building Inspector and a zoning permit issued by the UDO Administrator." It is the Administrator's conclusion the structure was constructed without approval from either the UDO Administrator or a Building Inspector and is not in conformance with the regulations of the district

TOWN OF OAK ISLAND UDO VARIANCE EVALUATION

4.10.2. Variances.

4.10.2.1. An application for a variance shall be submitted to the Board of Adjustment by filing a copy of the application with the UDO Administrator 30 days prior to the meeting at which it will be considered. Applications shall be handled in the same manner as applications for permits.

4.10.2.2. When unnecessary hardships would result from carrying out the strict letter of the UDO, the Board of Adjustment shall vary any of the provisions of the Ordinance upon a showing of all of the following:

4.10.2.2.1. Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

4.10.2.2.2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

4.10.2.2.3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

4.10.2.2.4. The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured and substantial justice is achieved.

4.10.2.3. No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance. Any other ordinance that regulates land use or development may provide for variances consistent with the provisions of this subsection.

4.10.2.4. The nature of the variance and any conditions attached to it shall be entered on the face of the zoning permit, or the zoning permit may simply note the issuance of the variance and refer to the written record of the variance for further information. All such conditions are enforceable in the same manner as any other applicable requirement of this Ordinance.

4.10.3. Burden of Proof in Appeals and Variances.

4.10.3.1. When an appeal is taken to the Board of Adjustment in accordance with Section 4.10.1, the UDO Administrator shall have the initial burden of presenting to the Board of Adjustment sufficient evidence and argument to justify the order or decision appealed from. The burden of presenting evidence and argument to the

contrary then shifts to the appellant, who shall also have the burden of persuasion.

4.10.3.2. The burden of presenting evidence sufficient to allow the Board of Adjustment to reach the conclusions set forth in Section 4.10.2.2, as well as the burden of persuasion on those issues, remains with the applicant seeking the variance.

4.10.4. Board of Adjustment Action/Voting.

The concurring vote of four-fifths of the Board of Adjustment shall be necessary to grant a variance. A majority of the members shall be required to decide any other quasi-judicial matter or to determine an appeal. For the purposes of this subsection, vacant positions on the Board and members who are disqualified from voting on a quasi-judicial matter shall not be considered members of the board for calculation of the requisite majority.

BOARD OF ADJUSTMENT: FINDING OF FACTS

1. It is the Board's CONCLUSION that the hardship of which the applicant complains results/does not result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

a. This conclusion is based on the following FINDINGS OF FACT:

2. It is the Board's CONCLUSION that, the hardship results/does not result from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

a. This conclusion is based on the following FINDINGS OF FACT:

3. It is the Board's CONCLUSION that the hardship results/does not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify granting of a variance shall not be regarded as a self-created hardship.

a. This conclusion is based on the following FINDINGS OF FACT:

4. It is the Board's CONCLUSION that, the requested variance is consistent/not consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

a. This conclusion is based on all of the FINDINGS OF FACT:

Attachments:

[26-00330 - Application.pdf](#)

[Survey.pdf](#)

[Variance 26-00330 - Photos.docx](#)

Financial Impact Statement: N/A

Legal Review: N/A

JAN 30 2026



Date: 1-11-2026 Fee \$ _____

Project Name/Location: 115 NE 17th Street OAK Island, N.C.

Reason for variance request:

Had above ground pool installed without a permit. Doesn't meet setbacks.

Submittal Information and Procedures:

The applicant will submit to the Development Services staff the application form and all necessary documentation prior to the Board of Adjustment hearing date.

Supplementary information is considered a required part of the application. Applications will not be considered accepted for review unless all required information is provided.

A fee in accordance with the town's adopted fee schedule must accompany the application.

The applicant is expected to attend the hearing to present evidence and answer questions of the Board. The applicant must be prepared to be cross examined concerning evidence or testimony provided. The absence of the applicant is grounds to warrant deferral of action by the Board of Adjustment.

Section A: Applicant Information

Name: Richard + Tammy Boyd

Mailing Address: 2840 Elevation Rd.
Four Oaks, N.C. 27524

Phone Number: 919 622-6333

Email: R+Boyd99@gmail.com

Property Owner Information (if different from the applicant):

Name(s): _____

Address: _____

Section B: Property Information

Address of site: 115 NE 17th Street
OAK Island, NC 28465

Property Identification Number: Parcel 235JA009

Lot/Block/Section: Lot 12 Block 164 Sec. 11

Zoning District: _____

Required setbacks: Front: 25ft. Side: 8ft. Rear: 30 ft.

Total Site Area: 6575.17 sq. ft. 0.15 Acres

Flood Zone: X minimal

Section C: Hearing Type (Please Check One)

- A. Variance
- B. Appeal

Section D: Required Justifications/Attachments

If you checked item A. above, please attach a justification narrative summary of how you intend to prove that the Board can reasonably find all of the following five (5) items to be true:

1. Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.

If you checked item B above, please attach a justification narrative of the details of your appeal or request for interpretation.

Any attachments must be clear and legible and contain only factual information pertinent to the hearing.

Section E: Supplemental Information

- Copies of the site plan (preferably 11"x17"). The site plan must be clear and legible. See Section F. below for the minimum required information to be contained on the site plan.
- List of names of owners, their addresses and tax parcel numbers of the properties within one hundred (100) feet of the subject property including those separated by a street right of way.

Section F: Required Site Plan Data

- Title Box including the project name, applicant name, and address of property
- The present zoning classification
- Property lines and dimensions
- The names of the owners of record of the adjacent properties
- The location and names of all adjacent street rights of way
- The total area of the property
- The location of all existing buildings on the property
- All existing easements, reservations, or rights of way

Section G: Certification

In filling this application to the Board of Adjustment, I hereby certify that all of the information presented in the application is accurate to the best of my knowledge, information, and belief.

Richard Boyd
Signature of Applicant(s)

1-26-2026
Date

Tammy Boyd
Signature of Applicant (if jointly applying)

1-26-2026
Date

Section H: Addendum to Application

I have received, read, and fully understand Article 4, Section 4.10 & 4.11, of the Unified Development Ordinance as it pertains to my application. I have also read and understand the application to the Board of Adjustment. The items I did not understand, if any, have been explained to my satisfaction by an employee of the Town of Oak Island Development Services Department.

I understand the Board of Adjustment, being quasi-judicial in nature, will receive only competent evidence concerning my application. I understand that I have the right to cross examine witnesses presented and that I may be cross examined on matters pertaining to the evidence and testimony that I present.

I further understand that the decision of the Board of Adjustment are subject to review in superior court by proceedings in the nature of certiorari and that I have only thirty (30) days from the date the decision is served.

Richard Boyd
Signature of Applicant(s)

1-26-2026
Date

Tammy Boyd
Signature of Applicant (if jointly applying)

1-26-2026
Date

Appointment of Authorized Agent (if applicable)

I, _____, the owner of the property
subject to the Application to the Town of Oak Island Board of Adjustment, do hereby appoint
_____, as my authorized agent regarding this application, to
provide testimony and evidence and respond to testimony and evidence on my behalf and to represent me
regarding this application.

Richard Boyd

Property Owner Signature

1-26-2026

Date

Authorized Agent Signature

Date

ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ AT PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED BY COMPUTER IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

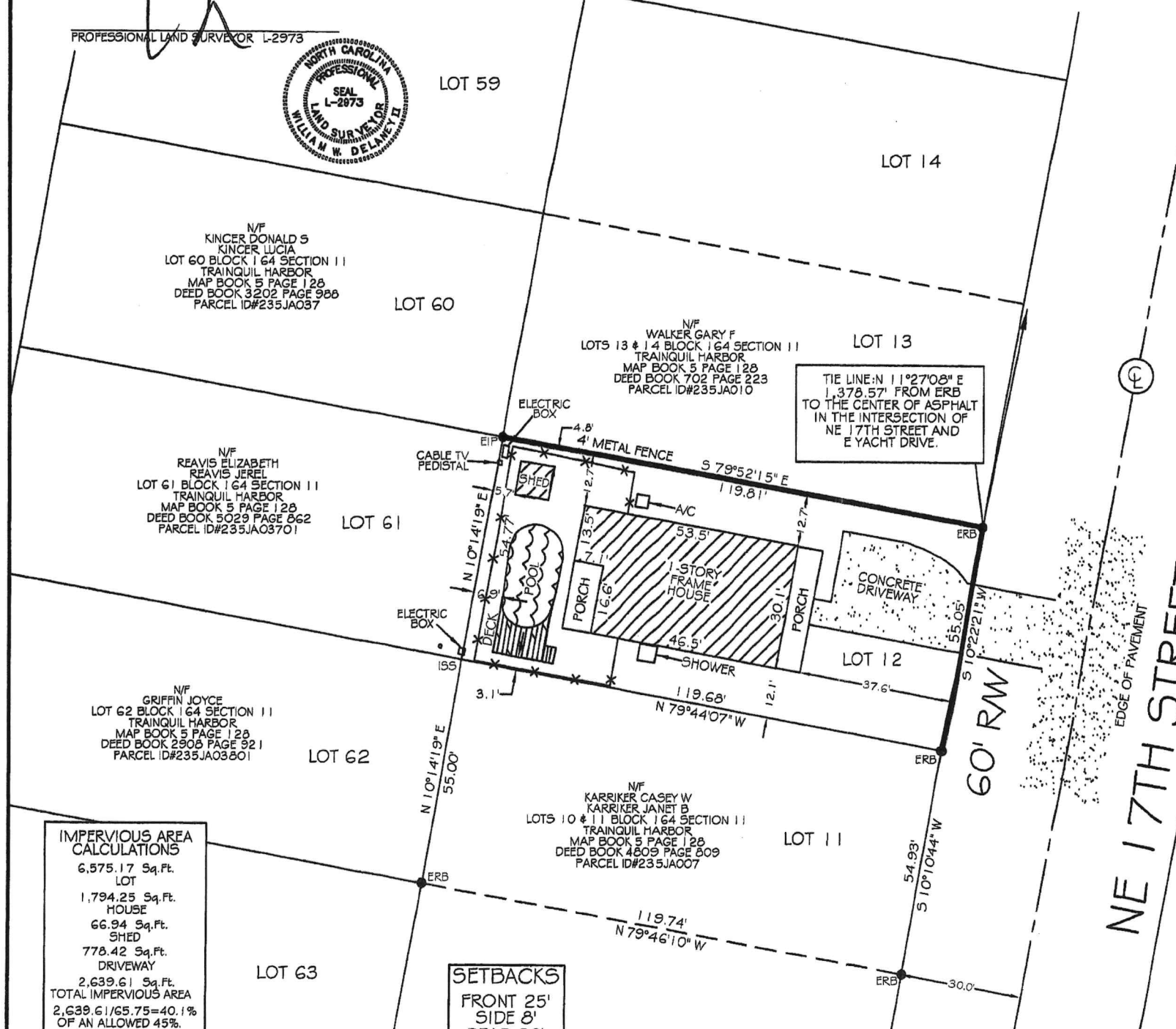
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, A.D., 20____



□ THAT THE SURVEY IS OF ANOTHER RECOMBINATION OF EXISTING SURVEY, OR OTHER EXCEPTION TO THE

W.W. Delaney II
PROFESSIONAL LAND SURVEYOR L-2973

PROFESSIONAL LAND SURVEYOR L-2973



IMPERVIOUS AREA CALCULATIONS

LOT	6,575.17 Sq.Ft.
HOUSE	1,794.25 Sq.Ft.
SHED	66.94 Sq.Ft.
DRIVEWAY	778.42 Sq.Ft.
TOTAL IMPERVIOUS AREA	2,639.61 Sq.Ft.
OF AN ALLOWED 45%	2,639.61/65.75=40.1%

SETBACKS
FRONT 25'
SIDE 8'
REAR 20'

NE 17TH STREET



EDGE OF PAVEMENT

60' RW

TIE LINE: N 11°27'08" E
1,378.57' FROM ERB
TO THE CENTER OF ASPHALT
IN THE INTERSECTION OF
NE 17TH STREET AND
E YACHT DRIVE.

N/F
WALKER GARY F
LOTS 13 & 14 BLOCK 164 SECTION 11
TRAINQUIL HARBOR
MAP BOOK 5 PAGE 128
DEED BOOK 702 PAGE 223
PARCEL ID#235JAO10

N/F
KINCER DONALD S
KINCER LUCIA
LOT 60 BLOCK 164 SECTION 11
TRAINQUIL HARBOR
MAP BOOK 5 PAGE 128
DEED BOOK 3202 PAGE 988
PARCEL ID#235JAO37

N/F
REAVIS ELIZABETH
REAVIS JEREL
LOT 61 BLOCK 164 SECTION 11
TRAINQUIL HARBOR
MAP BOOK 5 PAGE 128
DEED BOOK 5029 PAGE 862
PARCEL ID#235JAO3701

N/F
GRIFFIN JOYCE
LOT 62 BLOCK 164 SECTION 11
TRAINQUIL HARBOR
MAP BOOK 5 PAGE 128
DEED BOOK 2908 PAGE 921
PARCEL ID#235JAO3801

N/F
KARRIKER CASEY W
KARRIKER JANET B
LOTS 10 & 11 BLOCK 164 SECTION 11
TRAINQUIL HARBOR
MAP BOOK 5 PAGE 128
DEED BOOK 4809 PAGE 809
PARCEL ID#235JAO07

LOT 59

LOT 14

LOT 60

LOT 13

LOT 61

LOT 12

LOT 62

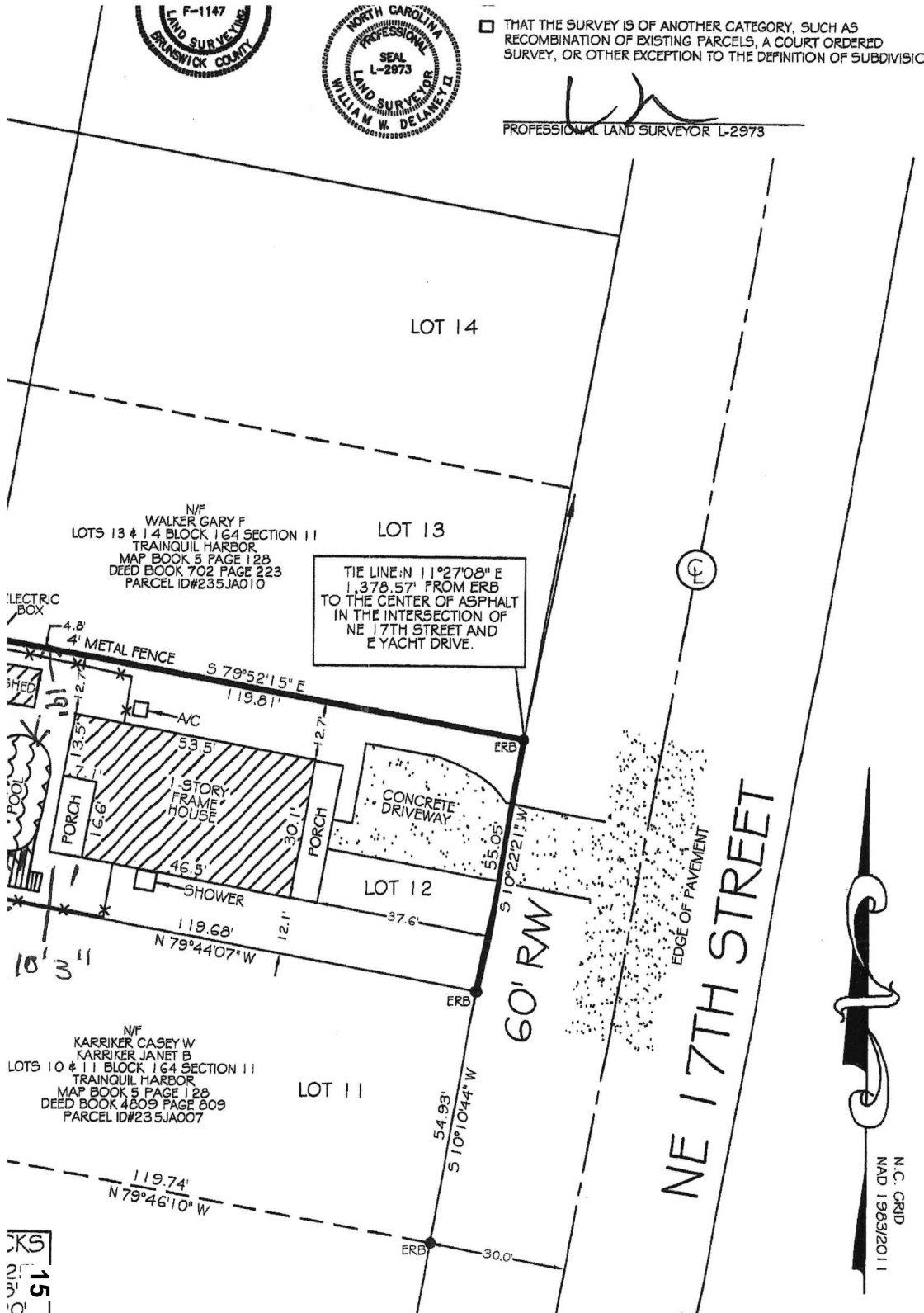
LOT 11

LOT 63

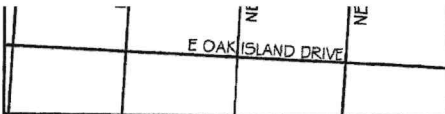


□ THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

W.W. Delaney
PROFESSIONAL LAND SURVEYOR L-2973



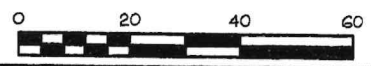
TIE LINE: N 11°27'08" E
1,378.57' FROM ERB
TO THE CENTER OF ASPHALT
IN THE INTERSECTION OF
NE 17TH STREET AND
E YACHT DRIVE.



VICINITY MAP - NOT TO SCALE

Surveyed and Mapped By
**Tide Water
Land Surveying**
P.O. Box 11506
802 North Howe Street
Southport, North Carolina 28461
Phone: 910-457-9580
twlandsurveying@aol.com

- NOTES:
1. NO GEODETIC MONUMENT WAS FOUND WITHIN 2000'.
 - 2A. SURVEY DATE: MARCH 12TH, 2025.
 - 2B. POOL LOCATION: OCTOBER 16TH, 2025.
 3. FLAT SCALE: 1" = 20'.
 4. ALL DISTANCES ARE HORIZONTAL GROUND.
 5. THE LAND SHOWN ON THIS PLAT IS IN A FLOOD HAZARD AREA X ACCORDING TO FIRM MAP #3720205600K.
 6. ZONED: R6.
 7. E.R.B. = EXISTING RE-BAR.
 8. E.I.P. = EXISTING IRON PIPE.
 9. I.S.S. = IRON STAKE SET.
 10. C.P. = CALC POINT.
 11. E.I.P.P. = EXISTING IRON PINCH PIPE.
 12. E.C.M. = EXISTING CONCRETE MONUMENT.
 13. A.E.C. = AREA OF ENVIRONMENTAL CONCERN.



115
NE 17th Street
Lot 12 Block 164 Section 11
Trainquill Harbor
Map Book 5 and Page 128
Deed Book 4538 and Page 968
Parcel ID # 235JA009

6,575.17 Sq.Ft.
0.15 Acres

Surveyed and Mapped for:

Richard Boyd



15
15
15









**BOARD OF ADJUSTMENT
AGENDA ITEM MEMO**

SUBJECT: VARIANCE 26-00855 - Variance request seeking relief from Section 7.57.2 - Fences
DATE: May 4, 2026
DEPARTMENT: Development Services

Subject Summary:

REQUEST SUMMARY

Benjamin Wright, as applicant and owner, is requesting a variance for relief from the Town of Oak Island Unified Development Ordinance (UDO) standards outlined in Section 7.57.2, Fences. Specifically, the applicant seeks to allow a fence that exceeds the maximum height permitted in a front yard beyond the front corner of the principal structure and within twenty-five (25) feet of the right-of-way.

LOCATION

The subject property is located at 112 SE 71st St., approximately four hundred feet south of the intersection of E Oak Island Dr. and SE 71st St. The parcel may be further identified by Brunswick County PID: 250BL02313.

PROPERTY DESCRIPTION

The subject property is an interior lot without water frontage and abuts a 20' alleyway/utility easement in the rear. The parcel is approximately 0.17 acres and contains one single-family residential structure.

UDO

Section 7.57.2.2. of the UDO states "Fences not exceeding six feet may be erected only in side or rear yards and may not be extended toward the street beyond the front corner of the principal building, except when a side yard is adjacent to a lot line on a corner lot where a six foot fence would be permitted on the corner lot."

The front property line of the subject parcel lies along SE 71st St. making the rear adjacent to the alleyway. The front corner of the principal structure is taken from the side nearest the front property line.

Further, Section 7.57.2.3. states "No fence exceeding a height of four feet will be constructed within 25 feet of the street right-of-way from the front property line, excluding alleys."

A fence taller than four feet cannot be administratively approved on the property line adjacent to the street because it would be constructed within 25ft of the right-of-way.

BACKGROUND

The property is located within the St. James by the Sea neighborhood. Houses within this neighborhood utilize the alleyway for driveway access and orient their homes toward the alleyway, however, the homes are addressed by the adjacent street.

Additionally, the survey provided by the applicant included several setback notes by the surveyor who references deed book 1099 page(s) 241-241 that state the following:

"No dwelling or structure shall be erected or allowed to remain within thirty (30) feet of the property line of the street abutting the front of said lot."

There appears to be deed restrictions pertaining to the location of structures within thirty (30) feet of the front property line; however, it is unclear if fences are considered structures in these restrictions. The Planning Department does not enforce deed restrictions as they are considered civil matters and not associated with the UDO.

ZONING ADMINISTRATOR'S CONCLUSION

A zoning application for a fence was received by the Development Services Department but could not be approved due to the proposed location of the fence as well as the proposed height. It was the Zoning Administrator's conclusion that the proposal does not adhere to the regulations for fences as set forth in the UDO.

TOWN OF OAK ISLAND UDO VARIANCE EVALUATION

4.10.2. Variances.

4.10.2.1. An application for a variance shall be submitted to the Board of Adjustment by filing a copy of the application with the UDO Administrator 30 days prior to the meeting at which it will be considered. Applications shall be handled in the same manner as applications for permits.

4.10.2.2. When unnecessary hardships would result from carrying out the strict letter of the UDO, the Board of Adjustment shall vary any of the provisions of the Ordinance upon a showing of all of the following:

4.10.2.2.1. Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

4.10.2.2.2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

4.10.2.2.3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

4.10.2.2.4. The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured and substantial justice is achieved.

4.10.2.3. No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance. Any other ordinance that regulates land use or development may provide for variances consistent with the provisions of this subsection.

4.10.2.4. The nature of the variance and any conditions attached to it shall be entered on the face of the zoning permit, or the zoning permit may simply note the issuance of the variance and refer to the written record of the

variance for further information. All such conditions are enforceable in the same manner as any other applicable requirement of this Ordinance.

4.10.3. Burden of Proof in Appeals and Variances.

4.10.3.1. When an appeal is taken to the Board of Adjustment in accordance with Section 4.10.1, the UDO Administrator shall have the initial burden of presenting to the Board of Adjustment sufficient evidence and argument to justify the order or decision appealed from. The burden of presenting evidence and argument to the contrary then shifts to the appellant, who shall also have the burden of persuasion.

4.10.3.2. The burden of presenting evidence sufficient to allow the Board of Adjustment to reach the conclusions set forth in Section 4.10.2.2, as well as the burden of persuasion on those issues, remains with the applicant seeking the variance.

4.10.4. Board of Adjustment Action/Voting.

The concurring vote of four-fifths of the Board of Adjustment shall be necessary to grant a variance. A majority of the members shall be required to decide any other quasi-judicial matter or to determine an appeal. For the purposes of this subsection, vacant positions on the Board and members who are disqualified from voting on a quasi-judicial matter shall not be considered members of the board for calculation of the requisite majority.

BOARD OF ADJUSTMENT: FINDING OF FACTS

1. It is the Board's CONCLUSION that the hardship of which the applicant complains results/does not result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

a. This conclusion is based on the following FINDINGS OF FACT:

2. It is the Board's CONCLUSION that, the hardship results/does not result from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

a. This conclusion is based on the following FINDINGS OF FACT:

3. It is the Board's CONCLUSION that the hardship results/does not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify granting of a variance shall not be regarded as a self-created hardship.

a. This conclusion is based on the following FINDINGS OF FACT:

4. It is the Board's CONCLUSION that, the requested variance is consistent/not consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

a. This conclusion is based on all of the FINDINGS OF FACT:

Attachments:

[Variance application.pdf](#)

[Property survey.pdf](#)

[Fence variance request \(2\).pdf](#)

[Fence variance request \(1\) \(1\).pdf](#)

[Fence Drawing - Wright.pdf](#)

[fence sketch.pdf](#)

Financial Impact Statement: N/A

Legal Review: N/A

VARIANCE APPLICATION



TOWN OF OAK ISLAND

Planning Department

4601 E. Oak Island Drive

Oak Island, NC 28465

Date: 3/26/26

Fee \$ _____

Project Name/Location: REAR YARD FENCE, 112 SE 71st street, oak island

Reason for variance request:

We wish to put a 5ft fence around our backyard. The front of our house is in the alley between 71st + 72nd street. Our backyard is on 71st street which we are told is the "Row" and so requires a variance.

Submittal Information and Procedures:

The applicant will submit to the Development Services staff the application form and all necessary documentation prior to the Board of Adjustment hearing date.

Supplementary information is considered a required part of the application. Applications will not be considered accepted for review unless all required information is provided.

A fee in accordance with the town's adopted fee schedule must accompany the application.

The applicant is expected to attend the hearing to present evidence and answer questions of the Board. The applicant must be prepared to be cross examined concerning evidence or testimony provided. The absence of the applicant is grounds to warrant deferral of action by the Board of Adjustment.

Section A: Applicant Information

Name: BENJAMIN PETER WRIGHT

Mailing Address: 4937 HERMITAGE DRIVE, RALEIGH,
NC, 27612

Phone Number: 919 627 3310

Email: ben.wright.1@hotmail.com

Property Owner Information (if different from the applicant):

Name(s): "AS ABOVE"

Address: _____

Phone Number: _____

Email: _____

Section B: Property Information

Address of site:

112 SE 71ST STREET, OAK ISLAND
28465

Property Identification Number: 250802313

Lot/Block/Section: "SURVEYING DRAWING ATTACHED"

Zoning District: _____

Required setbacks: Front: _____ Side: _____ Rear: _____

Total Site Area: _____

Flood Zone: _____

Section C: Hearing Type (Please Check One)

- A. Variance
 B. Appeal

Section D: Required Justifications/Attachments

If you checked item A. above, please attach a justification narrative summary of how you intend to prove that the Board can reasonably find all of the following five (5) items to be true:

1. Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.

If you checked item B above, please attach a justification narrative of the details of your appeal or request for interpretation. Any attachments must be clear and legible and contain only factual information pertinent to the hearing.

Section E: Supplemental Information

Copies of the site plan (preferably 11"x17"). The site plan must be clear and legible. See Section F. below for the minimum required information to be contained on the site plan.


List of names of owners, their addresses and tax parcel numbers of the properties within one hundred (100) feet of the subject property including those separated by a street right of way.

Section F: Required Site Plan Data

- Title Box including the project name, applicant name, and address of property
- The present zoning classification
- Property lines and dimensions
- The names of the owners of record of the adjacent properties
- The location and names of all adjacent street rights of way
- The total area of the property
- The location of all existing buildings on the property
- All existing easements, reservations, or rights of way

Section G: Certification

In filling this application to the Board of Adjustment, I hereby certify that all of the information presented in the application is accurate to the best of my knowledge, information, and belief.



Signature of Applicant(s)

3/26/26

Date

Signature of Applicant (if jointly applying)


Date

Section H: Addendum to Application

I have received, read, and fully understand Article 4, Section 4.10 & 4.11, of the Unified Development Ordinance as it pertains to my application. I have also read and understand the application to the Board of Adjustment. The items I did not understand, if any, have been explained to my satisfaction by an employee of the Town of Oak Island Development Services Department.

I understand the Board of Adjustment, being quasi-judicial in nature, will receive only competent evidence concerning my application. I understand that I have the right to cross examine witnesses presented and that I may be cross examined on matters pertaining to the evidence and testimony that I present.

I further understand that the decision of the Board of Adjustment are subject to review in superior court by proceedings in the nature of certiorari and that I have only thirty (30) days from the date the decision is served.



Signature of Applicant(s)

3/26/26

Date

Signature of Applicant (if jointly applying)

Date

Appointment of Authorized Agent (if applicable)

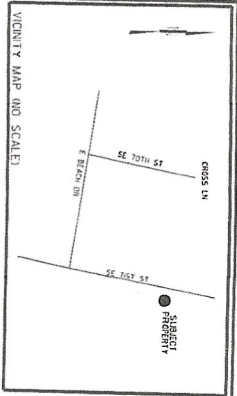
I, _____, the owner of the property
subject to the Application to the Town of Oak Island Board of Adjustment, do hereby appoint
_____, as my authorized agent regarding this application, to
provide testimony and evidence and respond to testimony and evidence on my behalf and to represent me
regarding this application.

Property Owner Signature

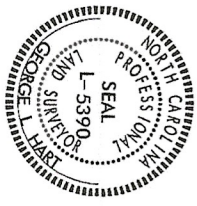
Date

Authorized Agent Signature

Date



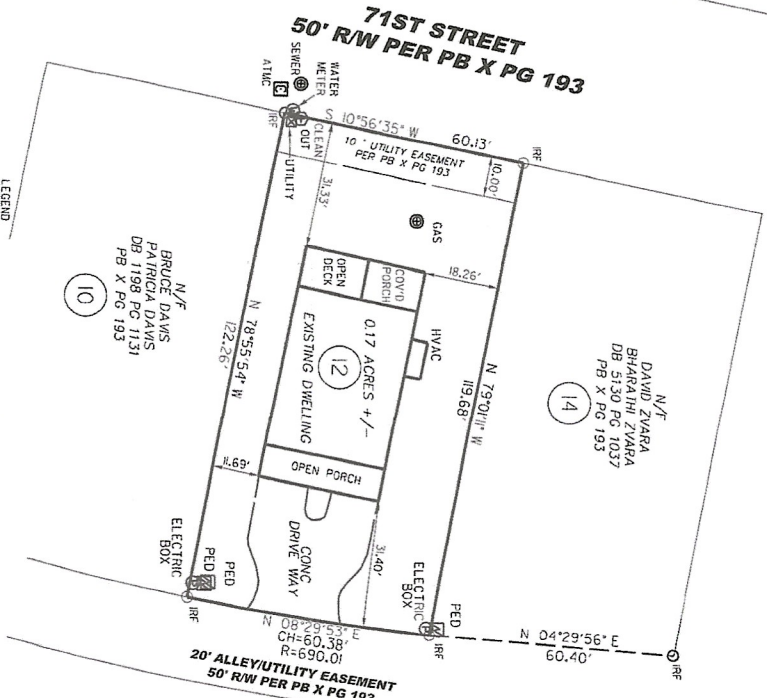
I, GEORGE L. HARRI, CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION FROM A COPY OF THE SURVEY OF DESCRIPTIONS AS RECORDED IN DEED BOOK 3400 PAGE 193, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY SHOWN AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON THAT THE RATIO OF PRECISION AS CALCULATED WAS 1/10000. I FURTHER CERTIFY THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (2010) 55.600. WITNESS MY HAND AND SEAL THIS 12TH DAY OF NOVEMBER, 2025.



THIS LOT IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN BOOK 1099, PAGE 228.

- GENERAL NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND.
 2. AREA COMPUTED BY COORDINATE METHOD.
 3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT OF WAY OF RECORD THAT MAY LIMIT THE USE OF THIS PROPERTY.
 4. NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
 5. THIS SURVEY IS SUBJECT TO ANY FACTS DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 6. THIS PROPERTY IS LOCATED WITHIN FEMA FLOOD HAZARD AREA AE-HIPANEL 3720207500K EFFECTIVE 08/28/2019
 7. LOT IS ZONED R7
 8. UTILITIES WERE NOT LOCATED WITH THIS SURVEY.
 9. SETBACKS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

EASEMENT NOTE
 PER DB 1099 PG 244
 IN ADDITION TO THE EASEMENT AS SHOWN ON THE PLAT AND DESIGNATED "ALLEY UTILITY EASEMENT" DECIARANT HEREBY RESERVES UNTO ITS SELF, ITS SUCCESSORS AND ASSIGNS AN EASEMENT OVER, UNDER AND ACROSS LOTS 12, 13, 14, 15, 19 AND 21 FOR THE PURPOSE OF INSTALLING A SEWAGE DISPOSAL SYSTEM, INCLUDING BUT LIMITED TO UNDER GROUND TANKS, DRAIN FIELD LINES, COLLECTION SYSTEMS AND FORCE MAIN.



LEGEND

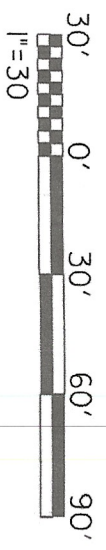
CP	COMPUTED POINT
PK	PC POINT
DB	DEED BOOK
MB	MAP BOOK
IRF	IRON ROD FOUND
IRB	IRON ROD SET
MNS	MAG NAIL FOUND
MNF	MAG NAIL SET
ECH	EXISTING CONCRETE MONUMENT
---	THE LINE
---	SURVEYED BOUNDARY LINE FROM DEEDS OR PLATS
-X-	FENCE
---	NOW OR FORMERLY

SALTWATER SURVEYING
 FIRM LICENSE # P-2791
 GEORGE L. HARR, PLS. L-5390
 1592 VILLAGE POINT ROAD SW, SHALLLOTTE, NC
 PHONE 910-309-2704

DATE: 11/12/2025
 SURVEYED BY: GLH
 DRAWN BY: GLH

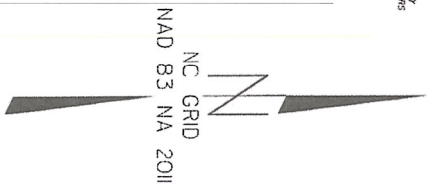
BOUNDARY SURVEY
 1/2 SE 71ST STREET
 FOR
 CARYN WALSH
 BRUNSWICK COUNTY
 OAK ISLAND NORTH CAROLINA
 PARCEL # 250BL0233
 DEED REFERENCE - DB 3400 PG 193
 PLAT BOOK X PG 193

SCALE: 1" = 30'
 JOB # 2252



DRIVEWAYS SERVING EACH LOT SHALL ENTER AND EXIT SAID LOT FROM THAT PORTION OF THE ALLEY UTILITY EASEMENT RUNNING IN APPROXIMATELY A NORTH SOUTH DIRECTION AS SHOWN ON THE REFERENCED PLAT OF THE SUBDIVISION.

SETBACK NOTE
 PER DB 1099 PG 241-242
 NO DWELLING OR STRUCTURE SHALL BE ERRECTED OR ALLOWED TO REMAIN WITHIN THIRTY (30) FEET OF THE PROPERTY LINE OF THE STREET ABUTTING THE FRONT OF SAID LOT.
 FROM THE FRONT PROPERTY LINE TO A DEPTH OF FIFTEEN (15) FEET BEYOND THE REAR LINE OF THE DWELLING THERE SHALL BE KEPT OPEN AND UNCOVERED BY ANY STRUCTURE, OR ANY PART THEREOF, A SIDE YARD ALONG EACH SIDE OF THE LOT. THE MINIMUM WIDTH SHALL BE EIGHT (8) FEET
 NO DWELLING OR STRUCTURE SHALL BE ERRECTED OR ALLOWED TO REMAIN WITHIN TWENTY-FIVE FEET OF THE REAR PROPERTY LINE OF ANY LOT.



- 075 CONTROL NOTES:
1. GPS CONTROL USED FOR THIS PROJECT BASED OFF OF THE FOLLOWING DATA
 1. POSITONAL ACCURACY = ± 1.00'
 4. TYPE OF FIELD PROCEDURE WAS
 6. GRID REFERENCE WAS
 7. UNITS: US SURVEY FEET

Dear Town of Oak Island,

We wish to install a white, semi private 5ft fence around our backyard at 112 SE 71st Street. We are seeking a variance as our initial permit application was not approved. This came as a surprise to us. The plan/sketch attached shows that it will be within our property lines, which has also been surveyed. It is for our backyard, as the front of our house is in the Alley way between 71st and 72nd streets. We have a young son, and also a dog that we wish to provide a safe and secure environment, and some level of privacy for.

When we purchased the home we assumed that we would not have any issues getting a permit for a 5ft fence, as it is for our backyard which is allowed per the town regulations, and we also have 2 neighbors that have 5ft fences on our street, and another with a 6ft fence that were approved when they applied for permits.

We believe that if we cannot install a 5ft fence on our property similar to our neighbors on the street, then we will not be able to achieve the security and safety for our family that we are looking for by fencing our backyard, and also that it would not be consistent with the other fences on the street which are 5 and 6 ft tall fences.

Please let me know if there is any other information that you require and I am grateful for your consideration in this request.

Best regards,

Ben Wright

Dear Town of Oak Island,

We wish to install a white, semi private 5ft fence around our backyard at 112 SE 71st Street. We have a young son, and also a dog that we wish to provide a safe and secure environment for.

We are seeking a variance, as our fence permit application was rejected based on SE 71st street being our address, and technically the "right of way"

Our house is situated in the St James by the Sea alley, between 71st and 72nd streets. So our front yard and drive way is in the alley, and our rear yard is on 71st street. This is the case for the whole street.

We believe that having a smaller fence for our backyard will not provide the safety and privacy for our family that we are looking for in installing the fence.

We also have 2 neighbors that have 5ft fences on our street that were approved when they applied for permits, so we didn't believe that it would be an issue when purchasing the home. We also believe that keeping this consistency would be great for the street aesthetically.

Please let me know if there is any other information that you require and I am grateful for your consideration in this request.

Best regards,

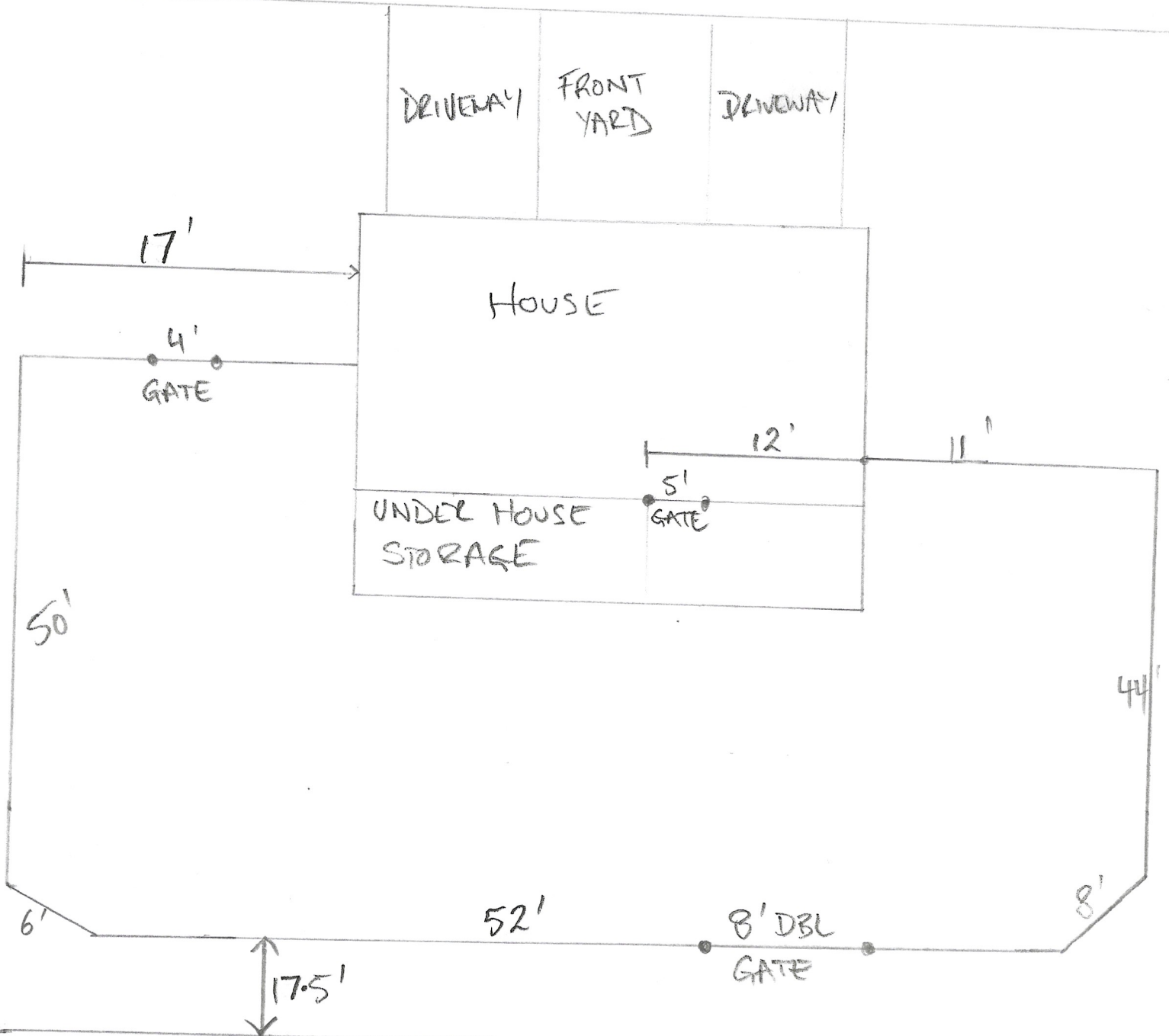
Ben Wright

112 SE 71ST STREET

- WHITE VINYL 5' TALL FENCE SEMI PRIVATE
- X 1 4' SINGLE GATE
- X 1 5' SINGLE GATE
- X 1 8' DBL GATE
- DISTANCE FROM 71ST to fence 17.5'

ST. JAMES BY THE SEA

ALLEY/STREET



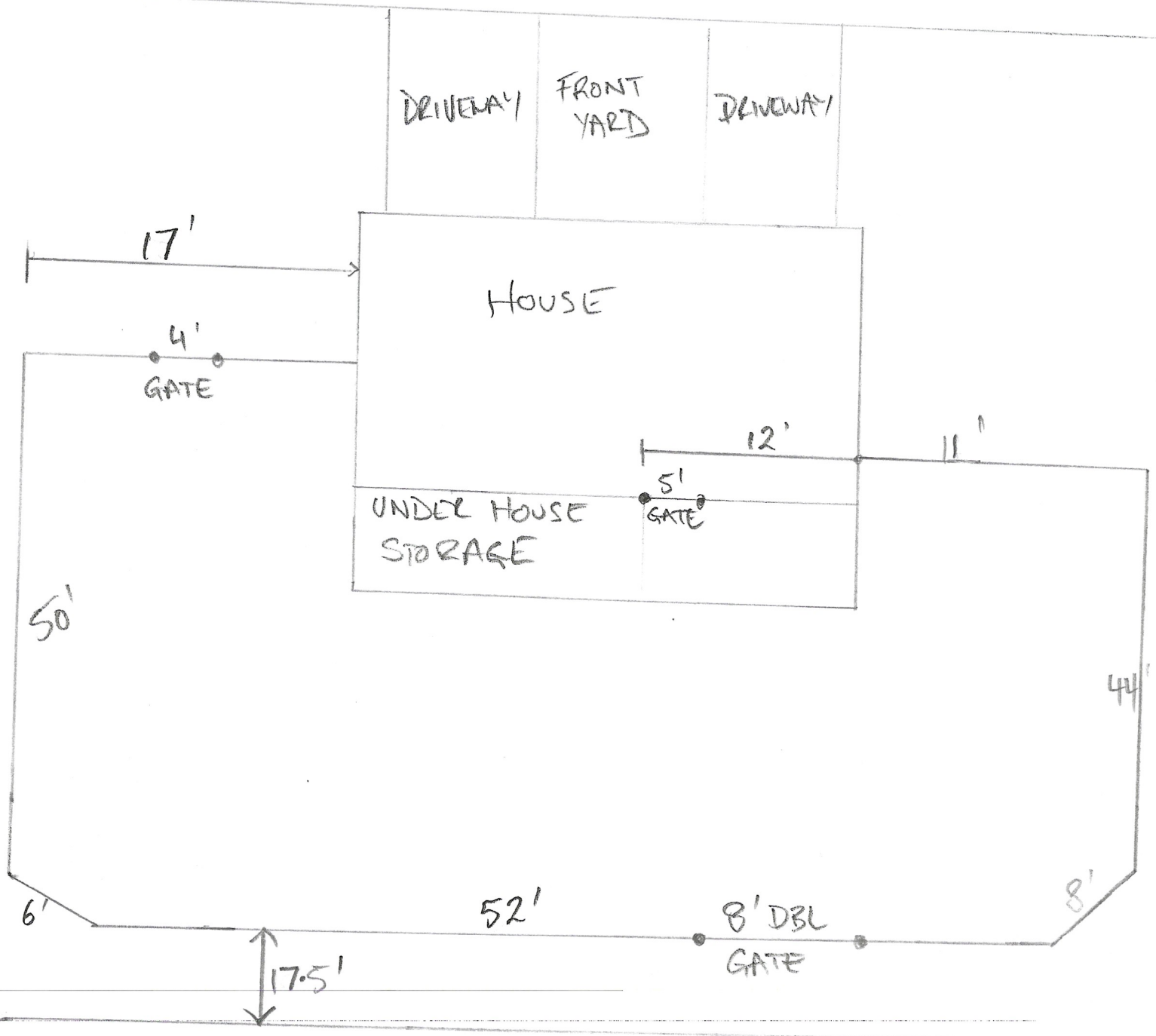
71ST STREET

112 SE 71ST STREET

- WHITE VINYL 5' TALL FENCE SEMI PRIVATE
- X 1 4' SINGLE GATE
- X 1 5' SINGLE GATE
- X 1 8' DBL GATE
- DISTANCE FROM 71ST to fence 18.5'

ST. JAMES BY THE SEA

ALLEY/STREET



71ST STREET