



**PROPOSED AGENDA  
OAK ISLAND BOARD OF ADJUSTMENT  
WEDNESDAY, FEBRUARY 11, 2026 – 10:00 AM  
COUNCIL CHAMBERS - OAK ISLAND TOWN HALL**

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**CALL TO ORDER**

**APPROVAL OF MINUTES**

Approval of Minutes

121025BdAdjustmentMinutes

011426BdAdjustmentMinutes

**I. OLD BUSINESS**

**II. NEW BUSINESS**

- II.1 VARIANCE 26-00128: Variance seeking relief from Section 8.1, Dimensional Requirements Table of the Unified Development Ordinance
  - 26-00128 - Variance Application Package
  - 24-00986 - Pool & Deck App Survey - No Slab - 12.10.2024
  - 24-00986 - Pool & Deck App Survey - No Slab - 3.31.25
  - 25-02501 - Accessory Structure Application & Survey

**III. CHAIRMAN'S COMMENTS**

**IV. STAFF MEMBER REPORTS**

**V. ADJOURN**



# Item Cover Page

## BOARD OF ADJUSTMENT AGENDA ITEM REPORT

**DATE:** February 11, 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

**SUGGESTED ACTION:**

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### ATTACHMENTS:

[121025BdAdjustmentMinutes](#)  
[011426BdAdjustmentMinutes](#)

MINUTES  
BOARD OF ADJUSTMENT  
WEDNESDAY, DECEMBER 10, 2025 - 10:00 AM  
COUNCIL CHAMBERS - OAK ISLAND TOWN HALL

Present: Chairman Charles Farley, Vice Chairman Steve Yuhasz, Board members Ed Hardy, John McLendon, and Nancy McMurray, Planning Manager Taylor Davis, Town Attorney Lydia Lavelle, and Town Clerk Lisa P. Stites, MMC. Alternate Board members Sue Stewart and Kerri McCullough were also present but did not participate in the meeting.

Chairman Farley called the meeting to order at 10 a.m.

**Mr. Yuhasz made a motion to add Approval of the November 12, 2025 Minutes to the agenda. Mr. McLendon seconded the motion, and it passed unanimously. Mr. Yuhasz noted a correction on page 2 (change “implementation” to “installation”) and moved approval, Mr. McLendon seconded, and the Minutes were approved as amended.**

I. OLD BUSINESS (none)

II. NEW BUSINESS

II.1 VARIANCE 25-02521: Variance request seeking relief from Article 8 Zoning District Development Standards, of the Unified Development Ordinance ([25-02521 Variance Application Package.pdf](#) [25-02191 Building Permit Application Package \(Attachment 1\).pdf](#) [25-02521 Photographs.docx](#))

Chairman Farley explained the quasi-judicial process. The Town Clerk swore in all those who indicated they would provide testimony. Ms. Lavelle spoke about the conflict of interest issues and asked if any member had a conflict of interest; none indicated having any special knowledge or a conflict.

Planning Manager Taylor Davis presented the item. The variance request was for a storage shed encroaching into the side setback at 105 SE 21st St., parcel 235JN008. Ms. Davis outlined that on Sept. 4, the applicants had submitted a building permit for a 6' x 8' storage area, which the site plan showed would be attached to the rear of the principal structure. This plan was reviewed and found compliant with the required setbacks. However, during the final zoning inspection, it was discovered that the storage area had been constructed on the side of the house rather than the rear of the house as indicated in the approved plan. Based on the submitted dimensions, the storage area was presumed to encroach approximately 2 feet into the required 8-foot side setback.

Mr. Yuhasz asked if there was any documentation that showed a location for the storage shed other than in the rear, and Ms. Davis said not to her knowledge. She also confirmed that the drawing in the agenda packet was submitted with the permit application.

**Mr. Yuhasz made a motion to move the agenda packet (and presentation) into the record; Mr. McLendon seconded, and the motion passed unanimously.**

Applicant Matthew Bradley addressed the Board. He said that he was a licensed attorney in North Carolina but was not a UDO expert. Mr. Bradley said that he and his wife bought the property in 2022. He said they thought it would be short-term, but the longer they've lived here, the more they love it. They have plans to close in the bottom of the house for more living space and build a shed for storage. He said that they applied for the permit and had a contractor build the shed. He said they then received a courtesy letter in October that the shed was not in compliance. He said that the zoning technician came to the property and that was the

first time he (the applicant) saw the discrepancy between what was approved by the Town and what was built.

Mr. Bradley distributed Exhibit A, a blown-up version of the map that was included with the permit application. He said the builder had made a mistake on the drawing and tried to fix it; he said if he (the applicant) had submitted it, he would have replaced the drawing. Mr. Bradley then reviewed the variance criteria and how the application met the criteria. He said that there would be an unnecessary hardship if they had to remove the shed, repair the fence, and rebuild the shed. He said that to comply with the Town's ordinances, what was a \$7,000 shed would be likely \$20,000. Mr. Bradley said that the conditions were peculiar to this property due to the topography. He said they did not have any input on where the house was built on the lot. He said where the shed was built did not get any light, and there were four existing trees in the back yard. Mr. Bradley distributed two pictures of the neighboring yards as Exhibits B (SE 20th) and C (106 SE 20th). He said that they did not create the hardship, because they followed the necessary steps to obtain a building permit. Mr. Bradley said that if they had known throughout the process that there was a problem, he would have been truthful about where they planned to build the shed. Regarding the fourth criteria, Mr. Bradley said that the requested variance was consistent with the spirit and intent of the regulation in that there was no evidence that the shed remaining there would cause any harm.

Mr. Bradley cited two variances granted by Oak Island for setback encroachments. He also requested that this variance be granted. Mr. Bradley submitted letters from neighbors and an additional picture as Exhibits D (letter from Julie Solovay), E (letter from Evon Ward), and F (picture taken between the properties).

Mr. Hardy asked who prepared the site plan; Mr. Bradley said it was done by the builder. Mr. Hardy asked who readjusted it after the fact. Mr. Bradley said that the intention was always to build it on the side of the house. Mr. Bradley said he had no knowledge that the permit was for the rear of the house. Ms. McMurray said that the permit was approved based on a drawing that was difficult to understand. Mr. Bradley again said the intent was to build the shed on the side of the house. Mr. Yuhasz said that Mr. Bradley had testified that the builder had attempted to correct the drawing, but even then, it still wasn't actually on the side and it still met the 8-foot setback requirement. Mr. Bradley said that he saw the builder show the zoning tech how he had fixed the drawing. Mr. Yuhasz said that the drawing, even as shown, does not show an encroachment, so there was nothing that shows the Town approved it with an encroachment. Mr. Bradley said the measurements show it.

Mr. Yuhasz said that Mr. Bradley had mentioned trees in the backyard but that the Board did not have a picture of that. Mr. Bradley distributed Exhibit G (a picture of the trees in his backyard). He also distributed Exhibit H (a picture of the stairs from the second-floor deck into the backyard).

Chairman Farley asked about the letter submitted with the letter writer not present; Ms. Lavelle said that was fine in this setting.

Answering a question from Ms. McMurray, Ms. Davis said that the staff assumed that the shaded box was the planned location of the shed.

Mr. Yuhasz asked if the deck was larger than was shown on the survey; Mr. Bradley said that it was, and that a Lowe's contractor had added on to the deck. He said that work was done with a permit. Mr. Bradley added that when he received the permit for the shed, he did not have the drawing or know the location that was permitted.

**Chairman Farley said the hearing was closed at 10:48 a.m.**

Mr. Hardy said that the shed was permitted on the back of the house, even with the modified drawing. Mr. Hardy said that it wasn't up to the Board to decide who was at fault. Mr. Yuhasz said that it was unfortunate, but the shed was not built in compliance with the application. He said that the application was faulty, but that wasn't the staff's responsibility. He said there was nothing in the permit to indicate the shed was to be on the side of the house. He also said a shed could have been built with different dimensions on the side of the house and be in compliance with the ordinance. He said he did not see how a variance could be approved in this case when the shed was not built in compliance with the ordinance. Mr. McLendon addressed the applicant's statements regarding two previous variances the Board had approved. He said that one variance was for one foot to the side, because the CAMA lines and Homeowners Association rules had made it impossible for that applicant to build a house at all. He said the other was for an elevator and dealt with ADA issues.

Regarding the first criteria, Mr. Yuhasz said that there would be an unnecessary hardship if the variance were not granted. Regarding the second criteria, Mr. Yuhasz said his opinion was that the conditions were not particular to the property since it was a standard lot.

**Mr. Yuhasz moved that the Board finds affirmatively that the hardship does result from a strict application of the ordinance. Mr. McLendon seconded the motion, and it passed unanimously.**

**Mr. Yuhasz moved that the hardship did not result from conditions peculiar to the property, and Mr. McLendon seconded.** Ms. McMurray said that the trees in the backyard are something the Town has fought to maintain, and she wondered if the trees impeded locating a shed in the backyard. Mr. Yuhasz said that the picture with the trees does not show the entire yard, and there is a clear area with chairs, and the shed could go in that area. He also said the dimensions could be altered. **The motion passed unanimously.**

Regarding the third criteria, Mr. Yuhasz said the hardship did result from actions taken by the applicant because the contractor was acting as the applicant's agent. **Mr. McLendon moved to find that the hardship resulted from actions taken by the applicant, Ms. McMurray seconded the motion, and it passed unanimously.**

Regarding the fourth criteria, Mr. McLendon moved that it was not consistent (with the spirit, purpose and intent of the ordinance), Mr. Hardy seconded, and the motion passed unanimously.

**Mr. Yuhasz made a motion that the variance be denied based on the requirement that all four criteria be met, and not all four were met. Mr. McLendon seconded, and the motion passed unanimously.**

V. **ADJOURN: There was no further business, and Chairman Farley announced the meeting was adjourned at 11:02 a.m.**

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Charles Farley, Chairman

Attested: \_\_\_\_\_  
Lisa P. Stites, MMC  
Town Clerk

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.

Chairman Farley called the meeting to order at 10 am.

APPROVAL OF MINUTES

Mr. Yuhasz said on page 2 of the Minutes, "p.m." should be changed to "a.m." Mr. Yuhasz also said there was some mention in the discussion about previous variances being approved due to ADA concerns and he asked that the Minutes reflect that. The Minutes will be amended and brought back to the Board.

I. OLD BUSINESS (none)

II. NEW BUSINESS

II.1 VARIANCE 25-02907: Variance seeking relief from Section 8.1, Dimensional Requirements Table of the Unified Development Ordinance. ([Application 132 NW 18th St - Determination Letter](#) )

Chairman Farley explained the quasi-judicial process for the hearing. The Town Clerk administered the oath to all those who indicated they would testify. Ms. Lavelle reviewed the conflict of interest standards, and asked if any of the Board members had a conflict of interest. Mr. Yuhasz said that he had looked at the public information available on the Brunswick County website. Chairman Farley resumed his explanation of the hearing process.

Planning Manager Taylor Davis addressed the Board, saying that the third item on the agenda, for an interpretation, would not be heard at this meeting.

Ms. Davis presented the variance request from David Donatelli (applicant and owner) seeking approximately 1.5 feet of encroachment into the required 8-foot side yard setback in the R-6 zoning district for a property at 132 NW 18th Street. Ms. Davis explained that in 2014, an illegal subdivision was performed by a previous owner, separating a detached garage from the principal structure it belonged to. This created two non-conformities: the garage became a standalone structure on its own parcel without a principal structure, and it encroached 1.5 feet into the newly established side yard. The subdivision was not submitted to the Planning Department for review, which would not have approved such a subdivision. The property had changed ownership twice since then.

In 2024, the Town became aware of the situation when the current owner applied for a trade permit to connect electricity. The Development Services Director cited relevant North Carolina statutes that prohibited permits for illegally subdivided lots. A zoning determination letter issued on October 31, 2025, outlined three pathways to compliance: improve the structure to meet standards of a principal structure, construct a principal structure so the existing structure would revert to accessory status, or remove the structure.

The current owner submitted a building permit to convert the garage into a residence, but the permit was on hold pending a decision on this variance request. Ms. Davis said that staff would support either of two plans for compliance -- either a variance for the current structure or building a new primary structure.

Mr. Yuhasz questioned whether this should be considered a nonconforming lot rather than an illegal subdivision, noting county records showing the lot (Lot 31) had been conveyed separately as early as November 1999, which would predate Oak Island's formation and its UDO. Ms. Davis explained that according to county GIS records, the property line separating the parcels appeared in 2014.

Mr. Yuhasz said that the first conveyance of the parcel as a separate parcel was in 1999, which preceded the existence of the Town of Oak Island. Ms. Taylor said that staff investigation, together with information from Brunswick County showed the subdivision happened in 2014.

Mr. Yuhasz said in 1999, Lot 31 was sold separately, and subsequent to that, that lot was sold multiple times. He said that he found no formal recombination of the lots. Ms. Davis said that she and Brunswick County staff researched the matter and believe the subdivision was done in 2014. Mr. Yuhasz said that he didn't see any record that the lots had been combined, and he questioned whether it was appropriate to consider a variance or whether there should be an interpretation that this be considered a nonconforming structure. Answering a question from Ms. Lavelle, Ms. Davis said she could not find a recorded instrument of separation. She said that according to the Brunswick County GIS data, the property was split into two in 2014. Mr. Yuhasz spoke about his research he found many records of the lot being sold but none of the lots being combined. Mr. Yuhasz said that if it were a legal nonconforming lot, then a variance wasn't necessary. Ms. Davis said that the Town's position was that the structure should be converted to a house or a house should be built. She acknowledged that the applicant was given different information from two employees, and that one former employee said that the structure was grandfathered.

**Ms. McCullough made a motion to agenda packet materials and the staff presentation as Exhibit 1. Ms. McMurray seconded the motion, and it passed unanimously.**

David Donatelli, applicant, addressed the Board. He said a permit was issued in 2007 for the garage to be built on the three lots. He said in 2023, he spoke with Town staff during his due diligence period for buying the property, and that his issue was looking at the placement of the fence and the setback. He said that he was told that he could use the building, with no improvements, for storage, and that a new principal structure would have to meet the setbacks. Mr. Donatelli referenced pictures of the property included in his exhibit. He said that he had filed for an inspection for electrical and was told that he could not do that because it was considered an improvement. He said he listed the property for sale, and then he got a letter from the Town that he had to take the building down even though he had been told it was "grandfathered." Mr. Donatelli said that there was a potential buyer for the property and that the buyer intended to bring the property into compliance. Mr. Donatelli said that his preference would be that he can sell the property and the new property owner could bring the property into compliance and everyone would be happy.

Mr. Donatelli also reviewed the variance criteria. Regarding the first one, he said he looked into what it would take to move the structure, but that seven mature oak trees would have to be cut down. Ms. McCullough asked if the sale was contingent on a building permit being granted. He said that the property was listed with the information that the Town wanted the property to be brought into compliance.

Tracy Donatelli, co-applicant and listing agent for the property, was sworn in to testify. She said that the contract has an addendum to address this issue. Answering a question from Ms. McCullough, Ms. Davis said the building permit could be transferred to a new property owner, and Mr. Donatelli said the variance would attach to the lot.

Mr. Yuhasz asked if there was a meter base; Mr. Donatelli said there was a base, but not a meter.

Chairman Farley said the Hearing was closed at 10:44 a.m. Another person wished to testify, and the Hearing was reopened at 10:46 a.m.

Jeffrey Michael Bier, 131 NW 18th Street, was sworn in to testify. He said that he lived across the street and didn't have any problem with the building. He said he had met the potential property owners and liked the plans they had.

Keith Eades, agent with Palm Realty, was sworn in to testify. He said he represented the buyers and that the buyers intended to make the structure into a residential structure.

**Mr. Yuhasz made a motion to introduce Mr. Donatelli's information as Exhibit B; Ms. McMurray seconded and the motion passed unanimously.**

Chairman Farley closed the Hearing at 10:49 a.m.

Mr. Yuhasz said that he thought enough evidence had been presented that the Board should at least consider whether a variance could be granted in this situation. He said a hardship would result from a strict application of the ordinances because the property could not be used. **Mr. Yuhasz made a motion that we find affirmatively that the result would be a hardship, Ms. McMurray seconded the motion, and it passed unanimously.**

**Regarding the second criteria, Mr. Yuhasz moved that they find that the hardship does result from conditions that are peculiar to the property, Ms. McCullough seconded the motion, and it passed unanimously.**

**Mr. Yuhasz moved that the hardship does not result from actions taken by the applicant. Ms. McCullough seconded the motion, and it passed unanimously.**

**Mr. Yuhasz moved that the Board find that the variance is consistent with the spirit, purpose and intent of the ordinance in that if the variance is granted, the property can be improved in a way that would be beneficial to the Town. Ms. McMurray seconded, and the motion passed unanimously.**

**Mr. Yuhasz made a motion to adopt the findings of fact, Ms. McCullough seconded, and the motion passed unanimously.**

**Mr. Yuhasz made a motion to grant the variance based on the findings of fact as determined in this Hearing. Ms. McMurray seconded, and the motion passed unanimously.**

II.2 VARIANCE 25-02908: Variance request seeking relief from Section 10.23.4 and 10.25.14 of the Unified Development Ordinance ([25-02908 Application Aerial of block](#))

Ms. Stites swore in all those who indicated they would testify. Ms. Lavelle reviewed the conflict of interest standards. None of the members indicated having a conflict of interest.

Ms. Davis presented a variance request from Adam and Leigh Greene seeking relief from UDO sections 10.23.4 (setback requirements) and 10.25.14 (prohibited signs). The applicants want to install a sign within the 10-foot front and side setback from property lines and potentially attach or hang the sign from a mature tree on their commercial property located at the corner of East Oak Island Drive and NE 61st Street (parcel 236PD006).

The subject property is a corner lot approximately 0.14 acres containing a large live oak tree located at the eastern front corner, approximately 10 feet from both the front and side property lines. The property has an existing gravel driveway and a planned small building for a business. The variance

was requested because the combination of the tree location, existing driveway, and the adjacent non-conforming building that extends to or beyond the front property line creates visibility issues for any sign placed according to current regulations.

Answering a question from Ms. McCullough, Ms. Taylor said a sign could be installed in another location, or on the building. She acknowledged that it would be challenging to put a free-standing sign along Oak Island Drive because of the large tree near the corner. Mr. Yuhasz asked about the right-of-way there, and Ms. Davis said that the right-of-way does vary in that area.

Ms. McCullough asked what options there were other than issuing a variance. Ms. Davis said since it is a corner lot, a sign could be installed on the other road frontage. She said they could also use a wall sign or some kind of projecting sign, like a canopy sign.

**Mr. Yuhasz made a motion to accept the agenda materials and the staff presentation as Exhibit A. Ms. Stewart seconded the motion and it passed unanimously.**

Leigh Greene, applicant, addressed the Board. She said she was not sure why the size of the right-of-way changed to the west. She also said that removing the tree would cause public backlash, as it is a beloved landmark. She explained that due to the adjacent building encroaching into the right-of-way and the tree's location, a sign placed 10 feet back from the property line would not be visible to eastbound traffic on Oak Island Drive. She said that the only other option available was to put a sign that was only viewable in one direction. She reviewed a document about the reasons for approving the variance. Ms. Greene said that an unnecessary hardship would be caused by having to remove the large live oak tree in order to install a commercial business sign on the property. She said citizens would think negatively of the business and of the Town of Oak Island, which would cause an unnecessary hardship if the Town requires them to remove the large live oak tree in order to place the sign in a visible location. She said the building next door and its awning sign would obstruct the visibility of any sign they could install that met the Town's requirements. Ms. Greene said that they had not created the hardship for themselves. She said that they were not aware that the neighboring business was encroaching into the right-of-way. She also said that the variance would be consistent with the spirit, purpose and intent of the ordinances and that it would not jeopardize citizens' safety.

Ms. Stewart asked Ms. Greene if she knew the tree was there before they purchased the property. Ms. Greene said that she did, but she did not know that the Town had allowed the building next to her property to encroach into the right-of-way.

Mr. Yuhasz asked if this would be a 2-sided sign, and Ms. Greene said it would. Ms. Davis clarified that the applicant was speaking about putting the sign within the 10-foot setback on her property, not in the right-of-way; Ms. Greene confirmed that she was not asking to put anything in the right-of-way.

Ms. McCullough asked what product would be sold, and if it would be visible to the public. Ms. Greene said it would not be visible all the time. Ms. McCullough asked Ms. Greene if she had looked into using a sandwich board sign; Ms. Greene said they needed a permanent sign.

Chairman Farley said that possibly asking NCDOT to trim the tree to increase visibility. Ms. Greene said that she was just trying to save the tree. Ms. Davis said that the tree there now would meet the Town's tree requirements. If the tree were removed, several trees would have to be planted to meet the requirements.

**Mr. Yuhasz moved to introduce the applicant's documentation as Exhibit B. The motion was seconded by Ms. Stewart and passed unanimously.**

Jacqueline Marriott, 101 SE 78th Street, asked that the Board allow the variance to preserve the tree.

Ricky Edwards, 204 NE 64th Street, addressed the Board. He said he lives about 200 yards from that tree and goes by it many times a day. He spoke favorably of the applicants and said he would trust their intentions to preserve the tree. Mr. Yuhasz asked Mr. Edwards how he felt about the proposed sign, and Mr. Edwards said he trusted they would do something "first-class."

Bianca Bazl, NE 61st Street, addressed the Board. She said that she was concerned about the Town's tree canopy. Ms. Bazl said that the tree location and the location of the building next door were known when the property was purchased. She also said there was room to put a sign on the 61<sup>st</sup> Street side and that it would not harm the tree. She also said she was concerned attaching something to the tree would affect the health of the tree.

Ms. Stewart asked if the applicant would be allowed to cut down the tree. Ms. Davis said the tree was on Ms. Greene's property, so she could. Trees would need to be planted or the applicant would have to buy-down to meet the requirements.

Ms. Marriotte asked for an explanation of the tree requirement buy-down program, and Ms. Davis said that this property has two road frontages and plantings would be required for both. She said the buy-down was \$80 per 25 feet of road frontage. Ms. Greene said that the UDO was not clear about road frontage and that she had been given different information from employees. Ms. Davis said that the UDO was clear and that she had verified her interpretation with the Assistant Town Manager. She said that there are two road frontages.

Mr. Yuhasz asked if the Board could put reasonable restrictions on the size of the sign and location. Ms. Lavelle said that was allowed as long as the conditions were related to the variance.

Chairman Farley said the Hearing was closed at 11:38 a.m. There was an additional request to speak, and the Hearing was reopened.

Barbara Textoris, Minnesota Drive, was sworn in and addressed the Board. She said that we want to encourage businesses, but there would be a lot of upset people if that tree were removed.

Chairman Farley closed the hearing at 11:41 p.m.

The Town's Stormwater Administrator, Brice Taylor, was sworn in. Ms. McCullough asked Mr. Taylor what his opinion was about attaching a sign to the tree. He said that a permanent sign would be fine, that live oak trees were pretty resilient but that attaching anything to a tree would not be a good idea. He would recommend allowing a monument sign close to the tree but not attaching anything to it.

Mr. Yuhasz asked how high a sign could be under that tree before needing to trim it so much that it would be harmed. Mr. Taylor said that the understory was 12 to 14 feet. He would recommend the monument sign be five feet away from the trunk. Mr. Taylor spoke about his background, saying he had been the Town's tree canopy manager for two years and had attended numerous training classes.

Ms. Lavelle noted that the hearing had been re-opened with additional testimony being provided.

**Mr. Yuhasz made a motion to close the Hearing at 11:47 a.m., Ms. McMurray seconded, and the motion passed unanimously.**

Answering a question from Ms. McMurray, Ms. Davis said the maximum height was 15 feet for a sign, though she'd have to refer to the ordinance for width requirements.

Ms. McCullough asked if there were other tall signs or pole signs in that area, and Ms. Davis said she was not aware of any. Ms. McCullough said that it seemed there was some consistency for groupings of businesses. Ms. Davis said that was not something the Town required.

The Board reviewed the variance criteria.

**Regarding the first criteria, Mr. Yuhasz moved that the hardship would be that the sign would not be visible in both directions of traffic. Ms. McMurray seconded, and the motion passed 4-1 with Chairman Farley and Board members McCullough, McMurray, and Yuhasz in favor, and Ms. Stewart opposed.**

**For the second criteria, Mr. Yuhasz moved that what was peculiar to this property was that there was an important live oak tree in a location that prevents the installation of a sign that meets the requirements of the ordinance and that is certainly peculiar to the property. Ms. McCullough seconded, and the motion passed unanimously.**

**Mr. Yuhasz made a motion that the hardship did not result from actions taken by the applicant. Ms. McCullough seconded the motion.** Ms. Stewart did not agree and said that the applicant knew the tree was there and that there might be an issue. She said the applicant could also replant or buy-down the requirement. Ms. McCullough said that she didn't think that the applicant's knowledge of the situation was something they could consider. **The motion passed 4-1 with Chairman Farley and Board members McCullough, McMurray, and Yuhasz in favor, and Ms. Stewart opposed.**

Regarding the fourth criteria, Mr. Yuhasz said that if the right-of-way were consistent with the right-of-way elsewhere, the variance would not be needed. **Mr. Yuhasz moved that the variance would be consistent with the spirit, purpose, and intent of the ordinance. Ms. McMurray seconded the ordinance. The motion passed 4-1 with Chairman Farley and Board members McCullough, McMurray, and Yuhasz in favor, and Ms. Stewart opposed.**

Mr. Yuhasz proposed conditions that the sign be no higher than 10 feet, that it be placed no closer to the right-of-way than would be reasonable for it to be seen from Oak Island Drive and that the placement of pillars or posts be sited in coordination with Town staff, and that no sign be allowed to be hung from the tree itself. It was clarified that coordination with Town staff included review by an arborist. Ms. McMurray also noted that sign visibility would be affected when cars are parked at the business next door.

Mr. Yuhasz suggested a condition that placement be such that someone in a vehicle in the eastbound lane on Oak Island Drive at 60th Street could see the sign. Ms. Davis clarified that the sign would protrude into the setback, not the right-of-way.

Mr. Yuhasz moved for approval of the variance with the conditions as previously stated (that the sign would be no higher than 10 feet; that the placement of pillars or posts would be sited in coordination with Town staff including an arborist; that no sign would be allowed to be hung from the tree itself; and that the sign would be visible by someone seated a vehicle in the eastbound lane at the intersection of 60<sup>th</sup> Street and East Oak Island Drive). **Ms. McMurray seconded the motion. The motion passed 4-1 with Chairman Farley and Board members McCullough, McMurray, and Yuhasz in favor, and Ms. Stewart opposed.**

**Mr. Yuhasz made a motion to recess until 1:30 p.m. Ms. Stewart seconded, and the motion passed unanimously.**

III. INTERPRETATION 25-02799: Interpretation request seeking clarification of the requirement for fences surrounding above-ground pools (25-02799 [Interpretation Application](#)): This item was removed from the agenda.

**Mr. Yuhasz made a motion to recess until 1:30 p.m. Ms. Stewart seconded, and the motion passed unanimously.**

The Board resumed the meeting at 1:30 p.m.

II.5 VARIANCE 25-02976: Variance seeking relief from Section 7.2 Accessory Buildings/Structures, of the Unified Development Ordinance (25-02976 - [Variance Application 25-02414 - Pool Permit Approved Site Plan.pdf](#) )

Ms. Stites swore in all those who indicated they would testify. Ms. Lavelle reviewed the conflict of interest standards. None of the members indicated having a conflict. Chairman Farley explained the quasi-judicial process.

Ms. Davis presented the item, saying it was a variance request for a property at 624 E. Beach Drive (parcel 235PC018). The request is for a variance from the accessory structure ordinances (Section 7.2). The property owner seeks a 13-foot encroachment into the 25-foot rear setback. Ms. Davis explained that the property is a through lot. Ms. Davis explained the ordinance regarding through lots and the two front setbacks. She said the pool construction approximately 12 feet from the property line was a result of staff error. The reviewer incorrectly applied section 7.1.11 regarding swimming pool setbacks without considering the regulations for through lots. The site plan was approved in error, allowing the pool to be constructed in non-compliance with the ordinance. After a stop work order was briefly imposed, the applicants were allowed to continue construction at their own risk while seeking this variance. Ms. Davis noted that staff is supportive of proposed amendments to the ordinance that would allow ground-level accessory structures such as in-ground pools to be constructed within 8 feet of the rear property line on through lots.

Mr. Yuhasz asked if a fence were constructed where the construction fence was, would that be allowed, and Ms. Davis said it would.

**Mr. Yuhasz moved introduction of the agenda materials and the presentation as Exhibit A. The motion was seconded by Ms. Stewart and passed unanimously.**

Mark Bolens, applicant, addressed the Board. He said that while he would support a text amendment, he is still seeking a variance because the hardship created is unique to their property. He said that they built the pool based on a permit issued from the Town, and didn't hire the contractor until the permit was issued. He said two inspections had passed, and then there was a stop work order. He said he appreciated staff taking ownership of the error. He said they had two choices, either a text amendment or this variance request. He said the text amendment was a long process and was not a failsafe. Mr. Bolens said there would also be a large financial hardship if the variance did not pass.

Ms. McCullough asked if the hardship was that if the variance were not approved, then they would have a pool for which they would never get a certificate of occupancy. Mr. Bolens said that the hardship was that they couldn't return the materials they had purchased.

Ross Smith, with Raleigh Pool Pros, also addressed the Board. He said that that they had submitted the permit five times for review and that staff did not catch this mistake. He said that there were numerous times they had reached out to Town staff and that those efforts were futile.

Ms. Davis clarified that it was a former employee who had reviewed the plan and made a mistake in that review. Mr. Bolens asked Ms. Davis to confirm that she lifted the stop work order and that she said that the pool might have to be moved at his expense. She said that was correct. She said that staff lifted the stop work order to allow time for the applicant to finish construction if he so chose. Ms. Davis said that the circumstances were unique in that the applicant was mistakenly given approval.

Chairman Farley closed the hearing at 1:58 p.m.

**Mr. Yuhasz made a motion that the hardship does result from a strict interpretation of the ordinance. Ms. McMurray seconded, and the motion passed unanimously.**

**Mr. Yuhasz made a motion that the hardship does result in conditions that are peculiar to the property in that all of the required applications were made but that there was an error by Town staff that allowed the project to move forward even though it didn't meet the strict requirements of the ordinance. Ms. Stewart seconded the motion.** Ms. McCullough said that this was something that is peculiar to a through lot. **The motion passed unanimously.**

**Ms. McCullough made a motion to find that the hardship did not result from actions taken by the applicant or the property owner. Ms. Stewart seconded the motion, and it passed unanimously.**

**Mr. Yuhasz made a motion that the Board finds that the variance is consistent with the spirit, purpose, and intent of the ordinance. Ms. Stewart seconded the motion.** Mr. Yuhasz noted that the required fencing will be in conformity with the existing fencing on the adjacent property. **The motion passed unanimously.**

**Mr. Yuhasz made a motion to grant the variance as requested. Ms. McMurray and Ms. Stewart seconded the motion, and it passed unanimously.**

III. CHAIRMAN'S COMMENTS: Chairman Farley asked for training for the new Board member, and staff said they would schedule something soon.

IV. STAFF MEMBER REPORTS (none)

V. ADJOURN

**Mr. Yuhasz moved to adjourn at 2:04 pm. Ms. McMurray seconded and the meeting was adjourned.**

---

Charles Farley, Chairman

Attested: \_\_\_\_\_  
Lisa P. Stites, MMC  
Town Clerk

**BOARD OF ADJUSTMENT  
AGENDA ITEM MEMO**

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**SUBJECT:** VARIANCE 26-00128: Variance seeking relief from Section 8.1, Dimensional Requirements Table of the Unified Development Ordinance  
**DATE:** January 30, 2026  
**DEPARTMENT:** Planning

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**Subject Summary: REQUEST SUMMARY**

Mark Bachara, applicant, on behalf of Edwin and Mary Schlichter, owners, 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 side yard setback of the R-7 zoning district for accessory structures.

**LOCATION**

The subject property is located at 111 SE 64th St., immediately across from the intersection of SE 64th St. and Tortoise Shell Ct. The parcel may be further identified by Brunswick County PID: 250AG00311.

**PROPERTY DESCRIPTION**

The subject property is an oceanfront flag lot, is approximately 1.48 acres and contains one residential structure with associated decking and swimming pool.

**BACKGROUND**

In December 2024, the property owner submitted an application for the addition of deck and a swimming pool on the property.

A proposed concrete slab for a pickleball court was not demonstrated 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 an inspection of the property for the items related to the building permit, a newly constructed large concrete slab was observed in the rear yard and appeared to be within the property's required side yard setback. Per measurements taken at the time by a building inspector the slab measured approximately two feet and five inches from the ground and was approximately three feet and eleven inches 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 R-7 zoning district must be at least eight feet (8') from all property lines.

The property owner was instructed to apply for an accessory structure permit and submit an updated survey that reflected the construction of the concrete slab. The updated survey confirmed the concrete slab was built within the side yard setback. Per the survey the slab is approximately thirty feet (30') wide and fifty-seven feet (57') long.

The accessory permit application did not receive zoning or stormwater approval and was therefore not issued.

### **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:**

[26-00128 - Variance Application Package](#)

[24-00986 - Pool & Deck App Survey - No Slab - 12.10.2024](#)

[24-00986 - Pool & Deck App Survey - No Slab - 3.31.25](#)

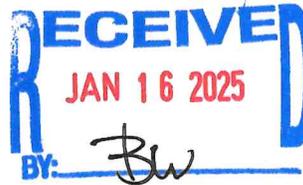
[25-02501 - Accessory Structure Application & Survey](#)

**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: 01/16/2026

Fee \$ 350

Project Name/Location: 111 SE 64th St, Oak Island, NC 28465

Reason for variance request:

The Applicant respectfully requests a variance from the Town of Oak Island Unified Development Ordinance to authorize the removal of a tree and the placement of a concrete slab on the above-referenced property. (See attached)

### 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: Mark R Bachara

Mailing Address: 200 Country Club Drive Suite A

Oak Island, NC 28465

Phone Number: 910-457-4577

Email: mark@bacharalaw.com

Property Owner Information (if different from the applicant):

Name(s): Edwin T Schlichter, POA for Mary T Schlicter

Address: 3392 Braemar Ct

Chambersburg, PA 17202

Phone Number: 704-208-6305

Email: etschlic@gmail.com

**Section B: Property Information**

Address of site:  
111 SE 64th Street

Oak Island, NC 28465

Property Identification Number: 250ag00311

Lot/Block/Section: Lot 11, Turtle Creek

Zoning District:

Required setbacks: Front: 25 Side: 8 Rear: 20

Total Site Area: 4266

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.

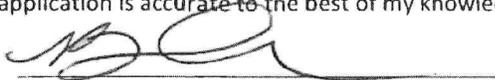
List of names of owners, their addresses and tax parcel numbers of the properties within one hundred (100) feet of the subject property including those separated by a street right of way.

**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)

01/16/2026

Date

Mark R Bachara, Attorney for owner

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)

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

Application for Variance – Town of Oak Island, North Carolina

#### Applicant Information

Owner: Mary T Schlichter, by Mark R Bachara, Attorney

Property Address: 111 SE 64th St, Oak Island, NC 28465

Parcel Number: 250AG00311

Phone: 910 457 4577 Email: mark@bacharalaw.com

#### Description of Requested Variance

The Applicant respectfully requests a variance from the Town of Oak Island Unified Development Ordinance to authorize the removal of a tree and the placement of a concrete slab on the above-referenced property. These items were erroneously omitted from the original building permit filed by the general contractor. The Applicant operated under the good-faith belief that the concrete slab was included in the approved permit issued by the Town of Oak Island.

#### Reason for Variance Request

The omission of the concrete slab and tree removal from the original permit was inadvertent and not intentional. The Applicant relied on the representations of the general contractor and believed all required components of the construction plan had been properly submitted and approved. The requested variance is necessary to reconcile the permitted work with the existing site conditions and to avoid undue hardship resulting from the administrative oversight.

#### Justification for Granting the Variance

The granting of this variance will not adversely affect neighboring properties or the public interest. The concrete slab is consistent with comparable improvements in the surrounding area, and its installation will not alter the character of the neighborhood. The removal of the tree was necessary for the safe and functional placement of the slab and was conducted under the Applicant's belief that it had been approved. Granting the variance will correct an administrative omission without conferring special privileges inconsistent with local regulations. A denial of the variance will encumber the property owner with an undue and unjust burden.

#### Site Plan & Attachments

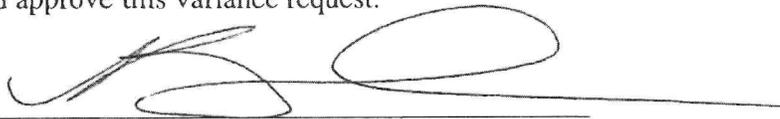
Applicant will attach the following supporting documents:

- Site plan showing the concrete slab location
- Photographs of existing conditions
- Copy of original building permit

- Contractor's statement regarding the omission

Certification

I certify that the information provided in this application is true and accurate to the best of my knowledge, and I request that the Town of Oak Island Board of Adjustment review and approve this variance request.



Applicant Signature

Date: 1/16/20

Neighboring Parties within 100 feet of site:

120 SE 63<sup>rd</sup> St – Chanticleer Realty, LLC – PO Box 35034 Canton, OH 44735

122 SE 63<sup>rd</sup> St – Keith & Karen Kaplan, 122 SE 63<sup>rd</sup> St, Oak Island, NC 28465

118 SE 63<sup>rd</sup> St – Leslie Hobbs, Jr & Marlan Lambros, 118 SE 63<sup>rd</sup> St Oak Island NC 28465

116 SE 63<sup>rd</sup> St – James G Duncan, III, 1019 Crowell Dairy Rd, Indian Trail, NC 28079

114 SE 63<sup>rd</sup> St – Troy & Cathy Brooks, 300 Windsong Dr, Gastonia, NC 28056

112 SE 63<sup>rd</sup> St – Mark & Alisa Eramo, 112 SE 63<sup>rd</sup> St, Oak Island NC 28465

110 SE 63<sup>rd</sup> St – Jeffrey & Linda Weiner, 312 Glen Valley Dr, Raleigh NC 27609

109 SE 64<sup>th</sup> St – Robert W Brown, 5740 Tuckaseegee Rd, Kannapolis, NC 28081

113 SE 64<sup>th</sup> St – Mark & Maria Armstrong, 5008 E Oak Island Dr, Unit 2, Oak Island NC 28465

115 SE 64<sup>th</sup> St – Dwight & Jane Sexton, 1908 Choto Rd, Knoxville TN 37922

**BRUNSWICK COUNTY** 12/12/2025 11:13:07 AM

**SCHLICHTER CHARLES G JR ET SCHLICHTER MARY T** Return/Appeal Notes: Parcel: 250AG00311

111 SE 64TH ST OAK ISLAND 28465 OAK ISLAND PLAT: UNIQ ID / 128546

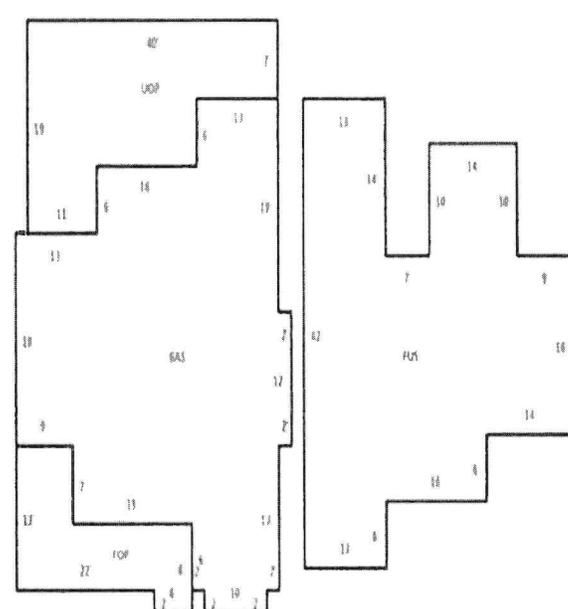
38907860 ID NO: 207506296084

BRUNSWICK COUNTY (100), DOSHER HOSP TAX (100), OAK ISLAND (100), OAK ISLAND FIRE (300) CARD NO. 1 of 1

Reval Year: 2019 Tax Year: 2021 L-11 B-3A E LB TURTLE CREEK PLAT W/345 1.0000 LT SRC=

Appraised by 53 on 09/26/2018 306G OAK ISLAND- MAINLAND- 61ST TO 79TH TW-03 CI-14 FR-08 EX- AT- LAST ACTION 20180926

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE				
Foundation - 3	10.00	USEMOD	Eff. Area	BASE RATE	RCN	EYB	AYB	Standard	0.16000	CREDENCE TO MARKET				
Piers>8ft w/Con	10.00	07	01	2,889	159	200.34	580763	2003	2000	% GOOD	84.0	DEPR. BUILDING VALUE - CARD		487,840
Sub Floor System - 4	8.00	TYPE: SINGLE FAMILY BEACH				SFR CONSTRUCTION				DEPR. OB/XF VALUE - CARD		29,270		
Plywd/Ptl bd	8.00	STYLE: 3 - 2.0 Stories								MARKET LAND VALUE - CARD		350,000		
Exterior Walls - 16	32.00									TOTAL MARKET VALUE - CARD		867,110		
Wood/Vinyl Shingle	32.00									TOTAL APPRAISED VALUE - CARD		867,110		
Exterior Walls - 19	0.00									TOTAL APPRAISED VALUE - PARCEL		867,110		
Hardy Plank	0.00									TOTAL PRESENT USE VALUE - PARCEL		0		
Roofing Structure - 07	13.00									TOTAL VALUE DEFERRED - PARCEL		0		
Irregular Ceiling	13.00									TOTAL TAXABLE VALUE - PARCEL \$		867,110		
Roofing Cover - 06	5.00									PERMIT				
Arch Shingle	5.00									CODE   DATE   NOTE   NUMBER   AMOUNT				
Interior Wall Construction - 6	35.00									ROUT: WTRSHD:				
Custom Interior	35.00									SALES DATA				
Interior Floor Cover - 12	10.00									OFF. RECORD   DATE   DEED   TYPE   Q/UV/I   INDICATE SALES PRICE				
Hardwood	10.00									BOOK   PAGE   MO   YR   U   V   I   PRICE				
Interior Floor Cover - 14	0.00									01309   1402   6   1999   WD   U   V   0				
Carpet	0.00									00842   0944   5   1991   WD   U   V   15000				
Heating Fuel - 04	1.00									000DC   CHSC   10   2020   DC   U   I   0				
Electric	1.00									HEATED AREA 2,671				
Heating Type - 09	4.00									NOTES				
Heat Pump Only	4.00									SEE APPEAL IN 99 REVAL FILE PRIOR OWNER GAVE MISLEADING INFO ON APPEAL 07ST#49819				
Air Conditioning Type - 03	4.00													
Central	4.00													
Bedrooms/Bathrooms/Half-Bathrooms	16.000													
4/3/0	16.000													
Bedrooms														
BAS - 4 FUS - 0 LL - 0														
Bathrooms														
BAS - 3 FUS - 0 LL - 0														
Half-Bathrooms														
BAS - 0 FUS - 0 LL - 0														
Office														
BAS - 0 FUS - 0 LL - 0														
<b>TOTAL POINT VALUE</b>	<b>1138.000</b>													
<b>BUILDING ADJUSTMENTS</b>														
Market/Design	07	.10	1.1000											
Quality	4	ABOVE AVERAGE	1.1000											
Size	Size	Size	0.9500											
Construction Factor	05	1.00	1.0000											
TOTAL ADJUSTMENT FACTOR	1.150													
TOTAL QUALITY INDEX	159													



Click on image to enlarge

SUBAREA		CODE	DESCRIPTION	COUNT	LT	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE
BAS	1,409	100	282279	30			1	17,000.00	0	1	2004	2004		52	70	11900
FOP	243	030	14625	72			600	35.00	0	1	2005	2005		52	72	15120
FUS	1,262	090	227586	28	4	6	24	17.00	0	1	2005	2005		53	58	237
LLU	336	020	13423	27	4	62	248	14.00	0	1	2005	2005		53	58	2014
UOP	508	020	20435	<b>TOTAL OB/XF VALUE</b>												
WDD	508	020	20435													
FIREPLACE	7	Prefab	1,980													
<b>SUBAREA TOTALS</b>	<b>4,266</b>		<b>580,763</b>													

**BUILDING DIMENSIONS** UOP=W40S19E11N6E16N6E13N7Area:508,BAS=W1356W16S6W13S19E9S7E19S6E2S2E10N2E2N13E2N12W2N19Area:1409,FOP=S13E22S2E6N8W19N7W9Area:243,FUS=NGE16N6E14N16W9N10W14S10W7N14W13S42E13Area:1262,WDD=Area:508;LLU=Area:112,LLU=Area:224;TotalArea:4266

**LAND INFORMATION**

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONT TAGE	DEPTH	DEPTH / SIZE	LAND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR OCEAN	0107	R7	70	0	1.0000	0	1.0000		PS	350,000.00	1.000	LT	1.000	350,000.00	350000		0
<b>TOTAL MARKET LAND DATA</b>																	
<b>TOTAL PRESENT USE DATA</b>																	



www.stelloconstructioninc.com  
stelloconst@bellsouth.net  
P.O. Box 7014 ~ Wilmington, NC 28406  
Telephone 910-798-2216  
Fax 910-798-2217

January 6 2026

To whom it may Concern,

My name is Victor Stello III, I am the owner of Stello Construction incorporated. I was hired as the general contractor to add a swimming pool , pickleball court, and hot tub at 111 64th St. SE Oak Island .

My company applied for a building permit in October of 2024. As the project progressed we had multiple inspections from the town of Oak Island. In the middle of the summer of 2025 we were ready to start the pickleball court. Prior of clearing the land in preparation for the pickleball court. I had questions and concerns about removing a Live Oak tree. I went down to the inspection department to ask the inspection department, if it was OK for me to move the location of the pickleball court. When I got to the desk to speak to an inspector, the person at the desk asked me for the location of my project. I told the receptionist the address was 111 64th St. SE Oak Island. After a short wait an inspector came through the door with what I assume was my file in his hand. He asked me what my concerns were ,about I explained to him that I needed to move the location of the pickleball court. From one side of the lot to the other. I then asked if it was OK to remove a holly Bush instead of the Live Oak tree. which I knew was not OK. he said he would have to talk to somebody in another department and he would find out. After a few minutes he came back and said it was OK to take the holly tree out. I then asked if there was any kind of inspections prior to pouring the slab on grade. He said, no an inspection is not necessary for that type of pour We poured the concrete, without any inspection, because I was advised it was not necessary. I requested an inspection of the electrical work on the deck, trying to get closer to having a C.O. That is when an Oak Island inspector notice the slab and was concerned it was not in the initial permit. That was the first time I was aware that it was not included in my original permit. I went down to Oak Island inspection office and spoke to a Mr. Brooke and explained the conversation that I had with Tristian the inspector about moving the slab I was very surprised to find out that at that point Tristian didn't recognize the slab was not part of the permit. Tristian sent an e-mail to Brooke recognizing the conversation that he and I had earlier that month. I had gotten the slab on grade surveyed showing the setbacks and the wetland line which clearly shows the slab on grade is within the setbacks and the wetland I am waiting for a copy of the e-mail between Christian and Brooke. The slab on grade is within compliance of all of the rules of the town of Oak Island

Sincerely,

Victor Stello III

*Heidi L. Shelstead*  
Heidi L. Shelstead  
My Commission Expires  
on 08/19/2030  
Notary Public

HEIDI L. SHELSTEAD  
NOTARY PUBLIC  
Brunswick County  
North Carolina  
My Commission Expires August 19, 2030



**Town of Oak Island**  
 4601 E. Oak Island Drive  
 Phone (910)278-5024  
 Fax (910)278-1811

Permit	Permit Number: 24-00986
	Permit Type: BUILDING
	Property Type: RES
	Work Type: DECK
Issue Date: 04/30/25	Expiration Date: 10/27/25

Project Address	Parcel Number	Applicant
111 SE 64TH ST	250AG003-11	Stello Construction Inc.

Owner Information	Address	Phone
SCHLICHTER MARY T	3392 BRAEMAR CT CHAMBERSBURG, PA 17202-8117	(704)208-6305

Contractor(s)	Phone	Email	Contractor Type	License #
Stello Construction Inc.	(910)798-2216	stelloconstruct@bellsouth.net		

Description of Work
deck addition WITH POOL

**Payments**

MECHANICAL	0.00
ZONING	35.00
BUILDING	185.00
ELECTRICAL	125.00
PLUMBING	125.00
POOL	150.00

Valuation:	150,000.00
Square Footage:	1181

**Conditions:**

**\*\* all provisions of the pool fence ordinance must be met \*\***

1. The Owner/Contractor/Developer is advised that it is their responsibility to assure compliance with all local, state, and federal codes and regulations. That errors or deficiencies not discovered during plan review does not relieve the Owner/Contractor/Developer from corrections.
  2. Permit box must be on site.
  3. Sub contractor cards must be submitted prior to trade contractor beginning work.
  4. Approved trash container must be on site.
  5. Must provide sanitary facilities.
  6. All construction must meet 150 MPH wind zone requirements.
  7. All zoning codes and setbacks must be met.
  8. Residential developments may not exceed 45% impervious surface of total lot area. Impervious surface are to include items such as principal structures, accessory structures, driveways, and other site improvements that create additional impervious surface.
- \*An as-built survey may be required if a non-permitted setback encroachment is possible.\*

Call Development Services for inspection request by 4:30pm day prior of request at (910)278-5024 or fax (910)278-1811.

January 5, 2026  
12:35 PM

Town of Oak Island  
Permit Detail

Permit No	250AG003-11	Property Loc	111 SE 64TH ST	Owner Name	SCHLICHTER MARY T	Owner Phone	(704)208-6305
Owner Address	3392 BRAEMAR CT, CHAMBERSBURG, PA 17202-8117					Owner Email	tschlic@gmail.com

24-00986	250AG003-11	111 SE 64TH ST	SCHLICHTER MARY T	(704)208-6305
3392 BRAEMAR CT, CHAMBERSBURG, PA 17202-8117				tschlic@gmail.com

General:

Application Id	Update	App Date	Issue Date	Status	Status Date	Use Type	Construct Type	Work Type	User Code
Cust Id	Customer Name			Cert Type 1	Cert Date 1	Cert Type 2	Cert Date 2	Cert Type 3	Cert Date 3
27540	0	12/05/24	04/30/25	Open		Conditions	RES	DECK	ISS
STELL005	stell0	Construction Inc.							

Description:  
deck addition  
WITH POOL

Conditions:

- \*\* all provisions of the pool fence ordinance must be met \*\*
1. The Owner/contractor/Developer is advised that it is their responsibility to assure compliance with all local, state, and federal codes and regulations. That errors or deficiencies not discovered during plan review does not relieve the Owner/contractor/Developer from corrections.
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- \*An as-built survey may be required if a non-permitted setback encroachment is possible.\*

Call Development Services for inspection request by 4:30pm day prior of request at (910)278-5024 or fax (910)278-1811.

Building Codes:

Building Code	Contractor Id	Name	Description of Work
BUILDING	STELL005	stell0 Construction Inc.	

January 5, 2026  
12:35 PM

Town of Oak Island  
Permit Detail

ELECTRICAL JOHNLU005 John L. Douglas Electric Inc.  
FEMA  
MECHANICAL C-000358 BLUE RIDGE PLUMBING AND DRAIN,  
PLUMBING C-000358 BLUE RIDGE PLUMBING AND DRAIN,  
POOL  
ZONING

Fees:

Status	Building Code	Service Id	Description	Total	Paid
PAID: 12/12/24	BUILDING	BLD-02	Decks, Porches, Gazebos	150.00	150.00
PAID: 12/12/24	BUILDING	BLD-25	Application Fee	35.00	35.00
PAID: 03/26/25	ELECTRICAL	ELECT10	Trade Permit - Residential	125.00	125.00
PAID: 04/30/25	MECHANICAL	MECH-10	Trade Permit - Residential	0.00	0.00
PAID: 04/30/25	PLUMBING	PLMB-10	Trade Permit - Residential	125.00	125.00
PAID: 03/26/25	POOL	POOL-01	Swimming Pool	150.00	150.00
PAID: 12/12/24	ZONING	ZONE-13	Flood Permit Exemption	35.00	35.00

Activities:

Building Code	Activity Type	Inspector	Date	Start Time	End Time	Status
FEMA	PLAN REVIEW	COURTNEY	12/05/24			APPROVED
Comment: PLAN REVIEW JOHN AND 12/05/24 APPROVED						
ZONING	PLAN REVIEW	JOHN AND	12/05/24			APPROVED
Comment: Contacted Victor for updated site plan.						
BUILDING	PLAN REVIEW	BROOK RU	12/05/24			APPROVED
Comment: PLAN REVIEW BROOK RU 12/05/24 APPROVED						

BUILDING PILING TRISTAN 01/08/25 PARTIALPASS  
 Comment: Pending foundation survey. Everything else approved.

ok to proceed at contractors risk.

BUILDING FRAMING STEVE MU 03/27/25 APPROVED  
 Comment: Deck framing approved. Along with driven piles. Paperwork is in file

POOL PROGRESS INSPEC STEVE MU 03/27/25 APPROVED  
 Comment:

ELECTRICAL ELECTRICAL ROUG TRISTAN 04/08/25 APPROVED  
 Comment: Approved for electrical rough.

POOL POOL BONDING TRISTAN 04/10/25 APPROVED  
 Comment: Perimeter bonding and open trench for conduit approved. ok to cover.

BUILDING PLUMBING TRISTAN 05/01/25 CANCELED  
 Comment:

BUILDING MECHANICAL TRISTAN 05/01/25 CANCELED  
 Comment:

BUILDING MECHANICAL KEN HERR 05/05/25 PARTIALPASS  
 Comment: Gas line rough-in inspection has been partial approved. Regulators and cut-offs have not been installed.

BUILDING PLUMBING KEN HERR 05/05/25 APPROVED  
 Comment: Plumbing rough-in inspection for outdoor kitchen has been approved. Grinder pump has not been installed at this time.

BUILDING PLUMBING TRISTAN 06/11/25 APPROVED  
 Comment: Grinder pump approved for final inspection. Ok to cover.

BUILDING FRAMING STEVE MU 06/17/25 APPROVED  
 Comment: Requested boardwalk framing inspection. nmc

BUILDING ELECTRICAL TRISTAN 07/14/25 PARTIALPASS  
 Comment: Electrical for pool is approved however, final electrical will not get approved until the final pool (CO) inspection.

BUILDING FINAL TRISTAN 07/23/25 CANCELED  
 Comment: Inspection was cancelled per GC. Met with GC on site for a consultation.

BUILDING FINAL TRISTAN 08/01/25 APPROVED  
 Comment: Rear deck addition and pool are approved for final inspection and ok for use.

NOTE: The rear staircase meets minimum code requirements however, it should be noted that the composite decking and vinyl guardrails appear to be temporary and may be replaced at a later date. Any modifications must be inspected and approved.

Fee Totals:

Service Id	Description	Total
MECH-10	Trade Permit - Residential	0.00
BLD-25	Application Fee	35.00
PLMB-10	Trade Permit - Residential	125.00
POOL-01	Swimming Pool	150.00
ZONE-13	Flood Permit Exemption	35.00

January 5, 2026  
12:35 PM

Town of Oak Island  
Permit Detail

Page No: 4

---

BUD-02	Decks, Porches, Gazebos	150.00
ELECT10	Trade Permit - Residential	125.00
	Grand Total:	620.00

---

RECEIVED  
NOV 27 2024

Appendix A - Town of Oak Island Permit Application  
Repairs, Additions and Alterations

BY: JE  
24-00986

Project Address: 111 SE 64 st  
 Property Owner: Ed Schlichter  
 Contact Person: Victor Stella  
 Telephone Number(s): (910) 443-1363

RECEIVED  
NOV 05 2024  
BY: JE

Project Discription: Deck Addition  
42.8 x 27.6

**Project Information**      Is this structure used as rental property ( ) yes ( ) no

Structure Type      ( ) Residential      ( ) Commercial      ( ) Governmental

Project Type      ( ) Addition      ( ) Remodel      ( ) Alteration      Other (Specify) \_\_\_\_\_

---

**Square Footage** (Provide data for what is being added, remodeled or altered only.)

Heated Space: \_\_\_\_\_

Unheated Space:      Garage \_\_\_\_\_ ( ) attached ( ) detached  
    Storage \_\_\_\_\_

Total Unheated Space: \_\_\_\_\_

Other Space:      Open Decks 1181  
    Covered Porch \_\_\_\_\_  
    Walkways \_\_\_\_\_  
    Other Space \_\_\_\_\_ Specify \_\_\_\_\_

Total Other Space: \_\_\_\_\_

Total Space 1181

Total Project Construction Cost (Including sub-contract costs)      \$ 150,000<sup>00</sup>

Signature of Applicant/Agent: [Signature]

---

**NOTE: Incomplete applications will be returned to the applicant without review.**

**Building**  
 Contractor: Stella Const Inc Telephone: (910) 798-2216  
 Fax: \_\_\_\_\_ E-mail: stellacost@BellSouth.net Cell: (910) 443-1363  
 Address: P.O. Box 7014 Wilmington, NC 28407 City/State/Zip: Wilmington, NC  
 NC License# 63152 Class Contractor Expiration Dec 31, 2024  
 OI Privilege License # \_\_\_\_\_

**Design Professionals**

Architect: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 NC Registration Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

Engineer: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 NC Registration Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Grading**  
 Contractor: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 NC License# \_\_\_\_\_ Class \_\_\_\_\_ Expiration \_\_\_\_\_  
 OI Privilege License # \_\_\_\_\_

Scope of Work:  
 Placement of Fill Materials: \_\_\_\_\_ (Cubic Yards)  
 Grading: \_\_\_\_\_ (Slope)

Value of work \$ \_\_\_\_\_

**Electrical**  
 Contractor: South Shore Electric Telephone: 910 617 7574  
 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_ Cell: 910 617 7574  
 Address: 4785 Little Rd City/State/Zip: Wilmington, N.C.  
 NC License# \_\_\_\_\_ Class \_\_\_\_\_ Expiration \_\_\_\_\_  
 OI Privilege License # \_\_\_\_\_

Voltage: \_\_\_\_\_  
 Low Voltage Systems: ( ) Yes  No If Yes, Specify \_\_\_\_\_

Value of work \$ 5,000

**Plumbing**  
 Contractor: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
 NC License# \_\_\_\_\_ Class \_\_\_\_\_ Expiration \_\_\_\_\_  
 OI Privilege License # \_\_\_\_\_  
 Additional services installed: ( ) Yes ( ) No If Yes, Specify \_\_\_\_\_  
(i.e. sprinkler systems...)  
 Value of work \$ \_\_\_\_\_

**Mechanical**  
 Contractor: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
 NC License# \_\_\_\_\_ Class \_\_\_\_\_ Expiration \_\_\_\_\_  
 OI Privilege License # \_\_\_\_\_  
 Type of System: \_\_\_\_\_ Size: \_\_\_\_\_ Tons  
 Value of work \$ \_\_\_\_\_

**Gas**  
 Contractor: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
 NC License# \_\_\_\_\_ Class \_\_\_\_\_ Expiration \_\_\_\_\_  
 OI Privilege License # \_\_\_\_\_  
 Scope of work: \_\_\_\_\_  
 Value of work \$ \_\_\_\_\_

**Gas**  
 Contractor: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
 NC License# \_\_\_\_\_ Class \_\_\_\_\_ Expiration \_\_\_\_\_  
 OI Privilege License # \_\_\_\_\_  
 Scope of work: \_\_\_\_\_  
 Value of work \$ \_\_\_\_\_

## Appendix B Property Description and Ownership Information

**Site Data**

Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Tax Parcel \_\_\_\_\_

Physical Address 111 104<sup>th</sup> ST. S.E.

Lot Size \_\_\_\_\_ sq. ft                      Acreage? \_\_\_\_\_

Is property located in a SFHA (flood zone)     Yes     No  
 Specify zone     X     X Shaded     A     AE     VE  
 Base Flood Elevation \_\_\_\_\_ Map/Panel/Suffix \_\_\_\_\_  
 Map Revision Date \_\_\_\_\_

Is property located within an Area of Environmental Concern     Yes     No  
 If yes, have you attached a copy of your CAMA Permit to this application?

Oak Island zoning district: \_\_\_\_\_  
If necessary, we will assist you in gathering flood plain and zoning information

**Ownership Information**

Property Owner: Mary Schlichter

Mailing Address: 111 104<sup>th</sup> St.

City/State/Zip: Oak Isl.

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell: 704-205-6305

E-mail: ET.Schlic@gundel.com

**Utilities**

Water     Public     Private    If private, permit number \_\_\_\_\_

Water Tap Size:     ¾"     1"     1 ½"     Other

Location     Left     Right     Center  
 If double frontage lot, specify street \_\_\_\_\_

Wastewater (Septic and/or Sewer)  
 Private    BCHD permit number \_\_\_\_\_  
 Public    Indicate service provider     Oak Island     SEBSD

WW Tap Size:     4"     6"

### Appendix B Property Description and Ownership Information

**Site Data**

Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Tax Parcel \_\_\_\_\_

Physical Address 111 SE 64<sup>th</sup> ST.

Lot Size \_\_\_\_\_ sq. ft      Acreage? \_\_\_\_\_

Is property located in a SFHA (flood zone)     Yes     No  
 Specify zone     X     Shaded     A     AE     VE  
 Base Flood Elevation \_\_\_\_\_ Map/Panel/Suffix \_\_\_\_\_  
 Map Revision Date \_\_\_\_\_

Is property located within an Area of Environmental Concern     Yes     No  
 If yes, have you attached a copy of your CAMA Permit to this application?

Oak Island zoning district: \_\_\_\_\_  
If necessary, we will assist you in gathering flood plain and zoning information

**Ownership Information**

Property Owner: Mary Schlichter

Mailing Address: 3392 Bepevna Ct.

City/State/Zip: Chambersburg PA 17202

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell: (717) 288 6305

E-mail: MSCHLIC@bmail.com

**Utilities**

Water     Public     Private    If private, permit number \_\_\_\_\_

Water Tap Size:     3/4"     1"     1 1/2"     Other

Location     Left     Right     Center  
 If double frontage lot, specify street \_\_\_\_\_

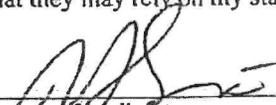
Wastewater (Septic and/or Sewer)  
 Private    BCHD permit number \_\_\_\_\_  
 Public    Indicate service provider     Oak Island     SEBSD

WW Tap Size:     4"     6"

**CERTIFICATION AS TO STATUS OF LICENSURE TO THE TOWN OF OAK ISLAND**  
**GENERAL CONTRACTOR**

I understand that I am signing this document under oath; I certify that I am making a truthful statement. I have entered into a construction contract where the cost of the undertaking exceeds \$30,000.00; the contract, whether written or oral is in the exact name as listed with the North Carolina Licensing Board for General Contractors. I am not in partnership (including any "joint venture" (unless in compliance with 12 NCAC 12.0207) with any unlicensed entity). I certify that I am presently licensed under Stello Const Inc and my license number is 63152. My license is active and in good standing. I am not presently under any disciplinary order issued by the Licensing Board which disqualifies me for entering into a construction contract. I certify to this building inspections department that I have paid any license tax as required by the North Carolina Department of Revenue and have obtained a local privilege license from the Town of Oak Island. I have in effect all required worker's compensation insurance coverage and I agree to submit certificates of such coverage to the building inspector upon request. I understand that I am responsible for ascertaining whether I am obligated by law to obtain worker's compensation coverage and to assure that my insurance coverage is adequate. I understand that a licensed general contractor must pay a \$10.00 fee upon issuance of a residential building permit pursuant to NCGS 87-15.3 the Homeowner's Recovery Fund Act of North Carolina; \$9.00 of which the permitting official will forward to the Licensing Board. I understand that the unlicensed practice of general contracting is a criminal offense of NCGS 87-13 and that the licensing board may pursue an injunction against me if I practice without a license as required by law. I also understand that under North Carolina case law, an unlicensed practitioner may be barred from recovery of any civil damages if the job owner refuses to pay. I have been informed that any authority issuing a building permit to an unlicensed contractor where a license is required may be found guilty if a misdemeanor and I certify to this department that they may rely on my statement as truthful regarding the status of my license.

This the 27 day of Nov, 2024

  
\_\_\_\_\_  
Signature of applicant

Sworn and subscribed before me this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public  
(seal)

\_\_\_\_\_  
Commission Expires

**AFFIDAVIT OF WORKER'S COMPENSATION COVERAGE**

The undersigned applicant or authorized agent for a building permit being the ( ) contractor, ( ) owner, ( ) agent for owner or contractor do hereby affirm under penalties of perjury that the person(s), firm(s) or corporation(s) performing the work set forth in the permit:

- Have three (3) or more employees and have obtained worker's compensation insurance to cover them.
- Have one or more subcontractors and have obtained worker's compensation insurance to cover them.
- Have one or more subcontractors who have their own policy of workers compensation covering them
- Have no more than two (2) employees and no subcontractors.

While working on the project for which this permit is sought it is understood that the inspection department issuing the permit will require certificates of coverage of workers compensation insurance prior to issuance of the permit and at any time during the permitted work from any person, firm or corporation carrying the work.

Firm name: Stello Const Inc By: Victor Stello  
Title: Owner Date: 11-27-24  
\_\_\_\_\_  
Signature

Sworn and subscribed before me this the 27 day of Nov, 2024

Julie M Edge  
Notary Public:

Commission expiration: 2/25/2029





# CEPCO FOUNDATIONS INC

505 McGLAMERY ST  
OAK ISLAND, NC 28465

Federal EIN # 20-0980328

# INVOICE

Date	Invoice #
1/4/2025	1882

**Bill To:**

Stello Construction  
Wilmington, NC 28403

**Family Owned Since 1983**

Zachary Collier, Owner  
910-619-1725  
cepcolc@gmail.com



**"Longer, Deeper, Harder...  
We Drive To Satisfy!"**

**Project Address: 111 SE 64th St**

Description	Qty	Rate	Amount
8 X 8 X 22 Driven 12 feet below grade & to required bearing for SFR	34	120.00	4,080.00
8 X 8 X 18 Driven 12 feet below grade & to required bearing for SFR	7	95.00	665.00
Additional Charge per foot of embedment beyond 8 feet (4 ft X 41 pilings = 164 add'l ft)	164	15.00	2,460.00
Material Fee - 8 X 8 X 22 piling	1	240.00	240.00

**PAYMENT IS DUE UPON RECEIPT**

**TOTAL \$7,445.00**

Please make all checks payable to: **CEPCO FOUNDATIONS INC**

If you have any questions concerning this invoice, call Zach or Megan 910-713-0141

**To request PROOF OF COVERAGE for Workman's Comp & General Liability  
Please email our Insurance Agent, Keith Collier: [admin@collieragents.com](mailto:admin@collieragents.com)**

**THANK YOU FOR YOUR BUSINESS!**



...it's about the service!

Wilmington  
3941 US Highway 421 North  
Wilmington, NC 28401  
Phone: (910) 386-4300

**RECEIVED**  
JAN 07 2025  
*hmc*

**INVOICE**  
WI0000657879-001

Remit To: Professional Builders Supply  
3941 US Highway 421 North  
Wilmington, NC 28401  
Phone: (910) 386-4300

Invoice Date: 12/19/24  
Account: ste010-3 0027  
Branch: WIL  
Phone: (910) 443-1363  
Fax: (910) 798-2217  
Delivery: WI0000657879-001

Bill To: Stello Construction Inc  
PO Box 7014  
Wilmington, NC 28406

Ship To: Stello Construction Inc.  
111 64TH STREET  
OAK ISLAND, NC 28465

PO: VICTOR	Ref:	Job:
Order Date: 12/18/24	Sales Bordeaux	Order Type: FINframe
Ship Date: 12/19/24	Agents Wellman	Ordered By:
		Entered By: tony.ross
		Ship Via:
		Auth Chg:
		Frnt Term:

QTY ORDERED	QTY SHIPPED	UOM	ITEM/DESCRIPTION	CONVERTED QTY	PRICE/UOM	AMOUNT
			PLEASE SHIP ASAP CALL VICTOR ON WHERE TO PLACE PILLING ON JOB 910-443-1363			
7.00	7.00	pc	188188 8"x8"x18' 8x8x18 #2 treated pine .80 rough	7.00/PC	146.69/PC	1,026.83
33.00	33.00	pc	188228 8"x8"x22' 8x8x22 #2 treated pine .80 rough	33.00/PC	211.31/PC	6,973.23
			Subtotal			8,000.06
			Fuel Surcharge		4.75%	10.00
			NC			380.00
			Brunswick County Sales Tax		2.0%	160.00

Payment Terms:  
net 10th prox

Balance **\$8,550.06**



Outlook

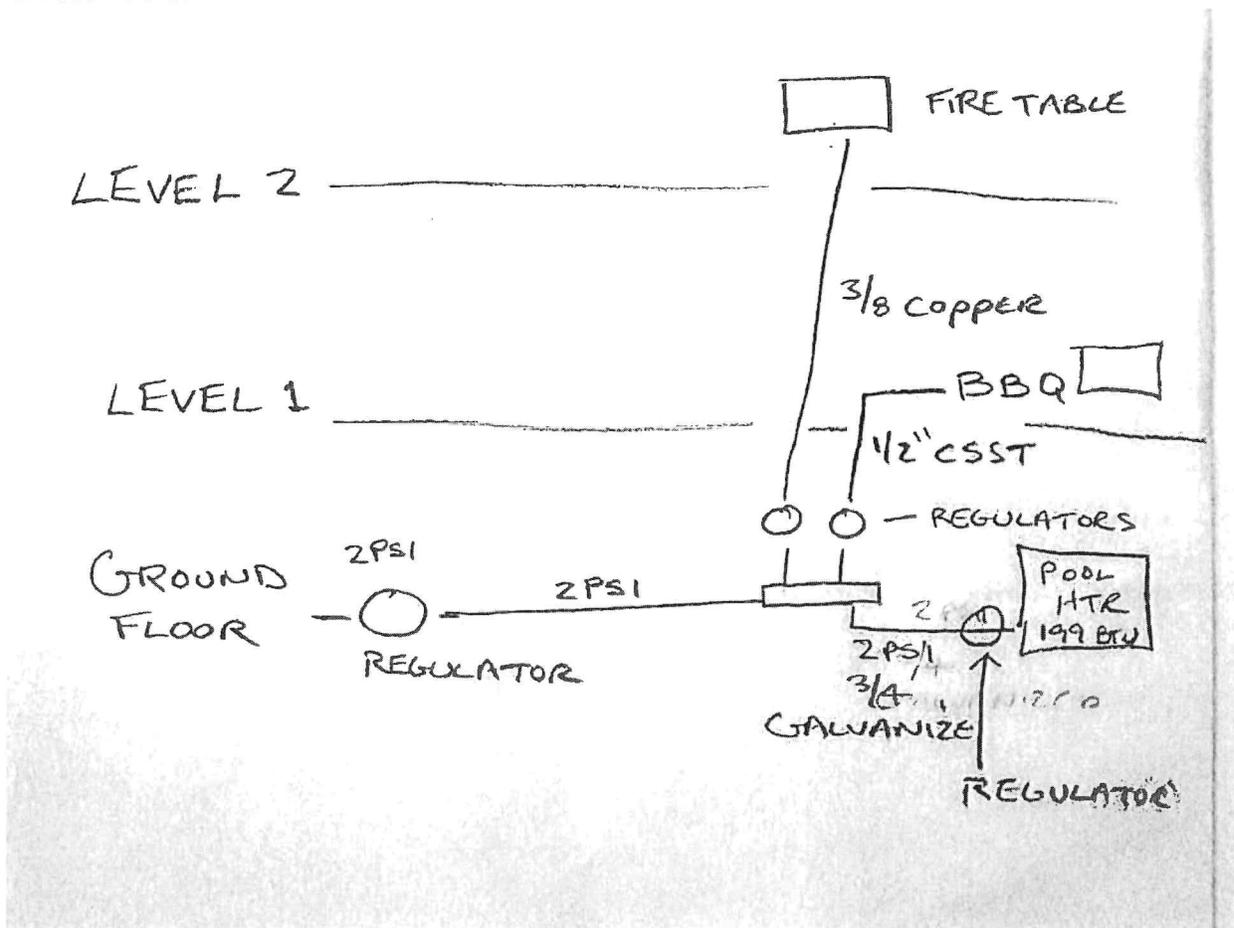
Re: Trade Card \_ 111 SE 64th St.

From Christian Devlin <thechristiandevlin@gmail.com>  
Date Thu 5/1/2025 9:05 PM  
To Nataly Covington <ncovington@oakislandnc.gov>

RECEIVED  
MAY 02 2025  
JMC

Good morning,  
Please see attached drawing. I hope it is what you are looking for. Is it possible to have a gas inspection Friday?

Thanks  
Christian Devlin



On Thu, May 1, 2025 at 7:22 AM Nataly Covington <ncovington@oakislandnc.gov> wrote:  
I will schedule the inspection once received. Please let the GC know as well.

Kind Regards,

Appendix A - Town of Oak Island Permit Application  
Accessory Structures

Project Address: 111 SE 64th St ~~SE~~ SE  
 Property Owner: Maria Schlichter  
 Contact Person: V. ADOL. SULLO III  
 Telephone Number(s): (910) 443 1363

RECEIVED  
MMC

NOTE: Incomplete applications will be returned to the applicant without review.

**Project Information**

Structure Use  Residential  Commercial  Governmental

Project Type  Storage  Garage  Pool  Fence  
 Deck/Porch/ Water Dependant Structure  Driveway/Patio

Description of Project Concrete slab

---

Other work required  Electrical  Mechanical  Plumbing

**Square Footage (Provide data for what is being applied for only.)**

Heated Space: \_\_\_\_\_

Unheated Space: Garage \_\_\_\_\_  attached  detached  
 Storage \_\_\_\_\_

Total Unheated Space: \_\_\_\_\_

Other Space: Open Decks \_\_\_\_\_  
 Covered Porch \_\_\_\_\_  
 Walkways \_\_\_\_\_  
 Other Space Slab Specify 30 x 57

Total Other Space: \_\_\_\_\_

Total Space 1,710

Total Project Construction Cost (Including sub-contract costs) \$ 11,000

Signature of Applicant: AS

30259

**Building**  
 Contractor: Stello Construction Inc Telephone: (910) 798-2216  
 Fax: (910) 798-2217 E-mail: Stello.Constr@Bellsouth.net Cell: (910) 443-1363  
 Address: 7014 P.O. Box 1100, W. 2549 City/State/Zip: 25403  
 NC License# 12315 Class 1 Expiration 12-31-25  
 OI Privilege License # \_\_\_\_\_

**Design Professionals**

Architect: N/A Telephone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 NC Registration Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

Engineer: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 NC Registration Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Grading**  
 Contractor: Stello Const Inc Telephone: 910 798-2216  
 Fax: 910 798-2217 E-mail: Stello.Constr@Bellsouth.net Cell: 910 443-1363  
 Address: 1708 W. 2549 City/State/Zip: 25403  
 NC License# 12315 Class 1 Expiration 12-31-25  
 OI Privilege License # \_\_\_\_\_

Scope of Work:

Placement of Fill Materials: \_\_\_\_\_ (Cubic Yards)  
 Grading: \_\_\_\_\_ (Slope)

Value of work \$ \_\_\_\_\_

**Electrical**  
 Contractor: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 NC License# \_\_\_\_\_ Class \_\_\_\_\_ Expiration \_\_\_\_\_  
 OI Privilege License # \_\_\_\_\_

Voltage: \_\_\_\_\_  
 Low Voltage Systems:  Yes  No If Yes, Specify \_\_\_\_\_

Value of work \$ \_\_\_\_\_

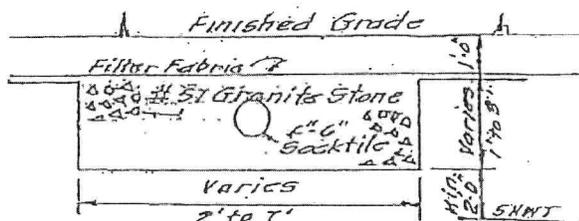
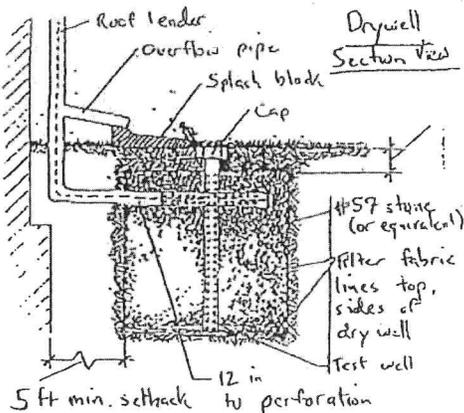


**APPENDIX E**  
**STORMWATER MANAGEMENT WORKSHEET**  
 Single-Family or Duplex Residences

New	Impervious Surface		
	Existing	Existing	
Structures (all roof area)	_____ sq/ft	Structures (all roof area)	_____ sq/ft
Driveway, sidewalks and patios	_____ sq/ft	Driveway, sidewalks and patios	_____ sq/ft
Other	_____ sq/ft	Other	_____ sq/ft
Total New	_____ sq/ft	Total Existing	_____ sq/ft
Total Impervious Surface (New + Existing) _____ sq/ft			
Total Lot/Parcel Area _____ sq/ft			
Divide the total impervious surface above by the size of the lot/parcel and convert to a percentage: _____% *			
*If the project has impervious surface area of 30% or greater a licensed professional engineer or surveyor must sign, date, and stamp the stormwater management plan.			

In order to comply with the requirements of the Stormwater Management Ordinance for the Town of Oak Island, the minimum requirements for construction and sizing of underground infiltration devices utilizing the Standard Method are as follows:

Install a slotted channel drain (or asphalt/concrete swale) with infiltration devices (min. total excavated volume of 22 cubic feet filled with #57 stone, or equivalent) within two feet of property line (not in public right of way) in driveway and infiltration drywells connected to downspouts (or infiltration trenches along entire drip line) with a minimum total excavated volume of 108 cubic feet and filled with #57 stone, or equivalent.



Typical Infiltration Trench (showing perforated pipe when connected to downspout)

**APPLICANT SIGNATURE**

By signing the Stormwater Management Worksheet (Appendix E), I as the applicant/owner attest that the information provided herein is true and correct to the best of my knowledge. I also certify that this application is being made with the full knowledge and consent of all owners of the affected property.

\_\_\_\_\_  
 (LANDOWNER OR AUTHORIZED REPRESENTATIVE SIGNATURE)

9-16-25  
 (DATE)



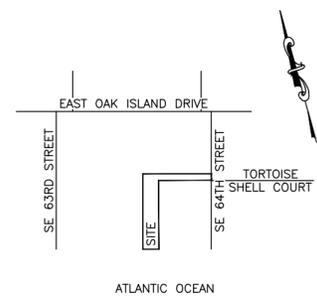
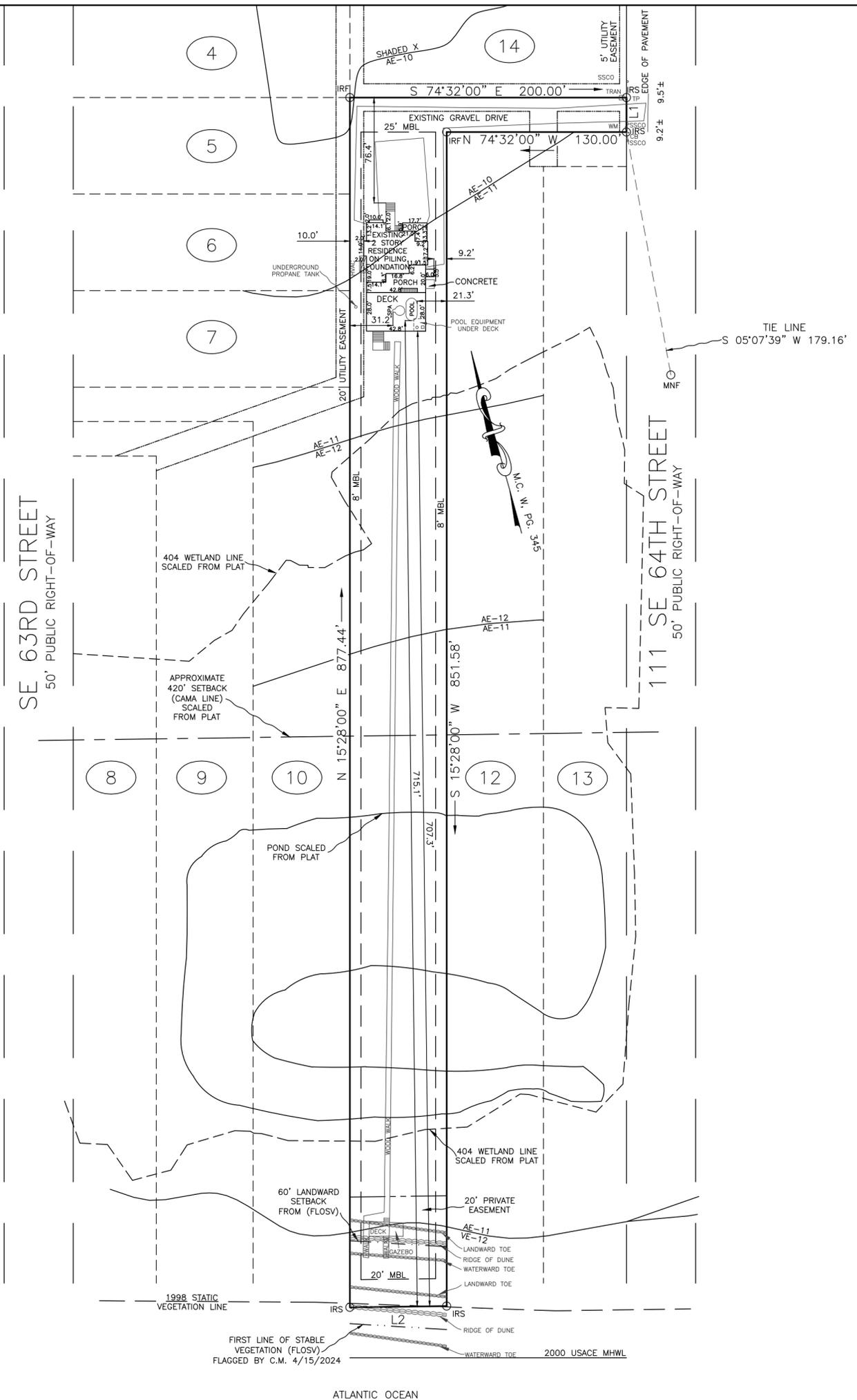
NOTE: THIS PROPERTY LIES WITHIN THE C.A.M.A. OCEAN ERODIBLE AREA OF ENVIRONMENTAL CONCERN.

LINE	BEARING	DISTANCE
L1	S 15°28'00" W	25.00'
L2	N 75°14'08" W	70.01'

LOT AREA = 64640.7 SF

EXISTING IMPERVIOUS AREA: 2278.3 SF  
 EXISTING RESIDENCE = 5199.4 SF  
 EXISTING GRAVEL DRIVE = 99.6 SF  
 EXISTING GAZEBO = 39.7 SF  
 EXISTING CONCRETE SLAB = 7617.0 SF  
 TOTAL EXISTING IMPERVIOUS AREA = 15164.0 SF

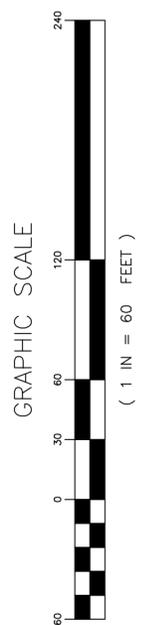
(7617.0/64640.7)100 = 11.8%



VICINITY MAP

FLOOD CERTIFICATION:  
 1. THIS PROPERTY LIES WITHIN A F.E.M.A. SPECIAL FLOOD HAZARD AREA AE-10, AE-11, AE-12 AND VE-12, AS SHOWN ON F.I.R.M. 3720207500K, DATED 8/28/2018.  
 GENERAL NOTES:  
 1. MEASUREMENTS ON THIS MAP ARE IN GROUND DISTANCES THEREOF.  
 2. ALL SET CORNERS ARE 5/8" IRON REBAR UNLESS OTHERWISE NOTED.  
 3. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHTS OF WAYS AND RESTRICTIONS NOT DISCERNIBLE BY OBSERVATION AT THE TIME OF SURVEY OR THAT MAY BE OF RECORD. NO TITLE SEARCH BY THOMAS D. VON CANON.

REFERENCES:  
 1. PLAT OF TURTLE CREEK, PHASE 1, RECORDED IN MAP CABINET W, PAGE 345, ON 5/28/1992 IN THE BRUNSWICK COUNTY, NORTH CAROLINA REGISTER OF DEEDS.  
 2. DEED BOOK 1203, PAGE 787, RECORDED IN THE BRUNSWICK COUNTY, NORTH CAROLINA REGISTER OF DEEDS.



TAX PARCEL # 250AG0031
OAK ISLAND ZONING R7
SETBACKS FRONT= 25' SIDE= 8', C=10' REAR= 20'

THIS IS TO CERTIFY THAT ON MARCH 26TH, 2025, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS, IF ANY, ARE SHOWN HEREON. THE AREA OF THIS PROPERTY IS 0.158 ACRES AS CALCULATED BY COORDINATE COMPUTATION METHOD AND THAT THE ERROR OF CLOSURE IS 1:10,000.

SIGNED \_\_\_\_\_  
 THOMAS D. VON CANON L-3586

LEGEND (IF USED)

MNF	MAG NAIL FOUND
IRF	IRON ROD OR REBAR FOUND
PF	PIPE FOUND
MBL	MINIMUM BUILDING LINE
IRS	IRON REBAR SET
TBM	TEMPORARY BENCHMARK
CP	CALCULATED POINT
GFE	GARAGE FLOOR ELEVATION
FFE	FINISHED FLOOR ELEVATION
CPP	CORRUGATED PLASTIC PIPE
CAMA	COASTAL AREA MANAGEMENT AGENCY
LP	LIGHT POLE
PE	PATHWAY EASEMENT
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	FEDERAL INSURANCE RATE MAP
SSCO	SANITARY SEWER CLEAN OUT
IRF-BM	IRON REAR FOUND-BENCH MARK
WM	WATER METER
MHWL	MEAN HIGH WATER LINE
USACE	US ARMY CORP OF ENGINEERS

VCS & CO., INC. C-2160  
 8509 EAST OAK ISLAND DRIVE,  
 UNIT 1  
 OAK ISLAND, NC  
 TELE. (704) 361-1557  
 EMAIL vcsbrunsc@gmail.com

PHYSICAL SURVEY POOL  
 LOT 11  
 PHASE 1, BLOCK 3A  
 TURTLE CREEK  
 OAK ISLAND, SMITHVILLE TOWNSHIP  
 BRUNSWICK COUNTY, NORTH CAROLINA  
 OWNER: MARY SCHLICHTER

SHEET NO.  
**ONE**

Appendix A - Town of Oak Island Permit Application  
Accessory Structures

Project Address: 111 SE 64th St ~~SE~~ SE  
 Property Owner: Mom Schlichter  
 Contact Person: Victor Stello III  
 Telephone Number(s): (910) 443-1363

**RECEIVED**  
 SEP 16 2025  
 NMC

**NOTE: Incomplete applications will be returned to the applicant without review.**

**Project Information**

Structure Use  Residential  Commercial  Governmental

Project Type  Storage  Garage  Pool  Fence  
 Deck/Porch/ Water Dependant Structure  Driveway/Patio

Description of Project: Concrete slab

Other work required  Electrical  Mechanical  Plumbing

Square Footage (Provide data for what is being applied for only.)

Heated Space: \_\_\_\_\_

Unheated Space: Garage \_\_\_\_\_  attached  detached  
 Storage \_\_\_\_\_

Total Unheated Space: \_\_\_\_\_

Other Space: Open Decks \_\_\_\_\_  
 Covered Porch \_\_\_\_\_  
 Walkways \_\_\_\_\_  
 Other Space slab Specify 30x57

Total Other Space: \_\_\_\_\_

Total Space: 1,710 ~~sq~~

Total Project Construction Cost (Including sub-contract costs) \$ 11,000

Signature of Applicant: [Signature]

30259

**Building**

Contractor: Stello Construction Inc Telephone: (910) 798-2216  
 Fax: (910) 798-2217 E-mail: Stello.Constr@BellSouth.com Cell: (910) 443-1363  
 Address: 7014 P.O. Box Vicki Ln. Charlotte NC 28403 City/State/Zip: 28403  
 NC License# 63152 Class Contractor Expiration 12-31-25  
 OI Privilege License # \_\_\_\_\_

**Design Professionals**

Architect: N/A Telephone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 NC Registration Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

Engineer: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 NC Registration Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Grading**

Contractor: Stello Const Inc Telephone: 910 798-2216  
 Fax: 910 798-2217 E-mail: Stello.Constr@BellSouth.com Cell: 910 443-1363  
 Address: P.O. Box 7014 W. by h PC 28403 City/State/Zip: 28403  
 NC License# 63152 Class Contractor Expiration 12-31-25  
 OI Privilege License # \_\_\_\_\_

Scope of Work:

Placement of Fill Materials: \_\_\_\_\_ (Cubic Yards)  
 Grading: \_\_\_\_\_ (Slope)

Value of work \$ \_\_\_\_\_

**Electrical**

Contractor: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
 NC License# \_\_\_\_\_ Class \_\_\_\_\_ Expiration \_\_\_\_\_  
 OI Privilege License # \_\_\_\_\_

Voltage: \_\_\_\_\_  
 Low Voltage Systems:  Yes  No If Yes, Specify \_\_\_\_\_

Value of work \$ \_\_\_\_\_

### Appendix B Property Description and Ownership Information

**Site Data**

Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Tax Parcel \_\_\_\_\_

Physical Address: 111 64th St S.E

Lot Size \_\_\_\_\_ sq. ft      Acreage? \_\_\_\_\_

Is property located in a SFHA (flood zone)     Yes     No  
 Specify zone     X     X Shaded     A     AE     VE  
 Base Flood Elevation \_\_\_\_\_ Map/Panel/Suffix \_\_\_\_\_  
 Map Revision Date \_\_\_\_\_

Is property located within an Area of Environmental Concern     Yes     No  
 If yes, have you attached a copy of your CAMA Permit to this application?

Oak Island zoning district: \_\_\_\_\_  
If necessary, we will assist you in gathering flood plain and zoning information

**Ownership Information**

Property Owner: Mary Schlichter

Mailing Address: 111 64th St.

City/State/Zip: Oak Isl

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell: 704-208-6305

E-mail: ET.Schlic@gmail.com

**Utilities**

Water      ( ) Public      ( ) Private      If private, permit number \_\_\_\_\_

Water Tap Size:    ( ) 3/4"      ( ) 1"      ( ) 1 1/2"      ( ) Other

Location    ( ) Left      ( ) Right      ( ) Center  
 If double frontage lot, specify street \_\_\_\_\_

Wastewater (Septic and/or Sewer)  
 ( ) Private    BCHD permit number \_\_\_\_\_

( ) Public    Indicate service provider    ( ) Oak Island      ( ) SEBSD

WW Tap Size:      ( ) 4"      ( ) 6"

**APPENDIX E**  
**STORMWATER MANAGEMENT WORKSHEET**  
 Single-Family or Duplex Residences

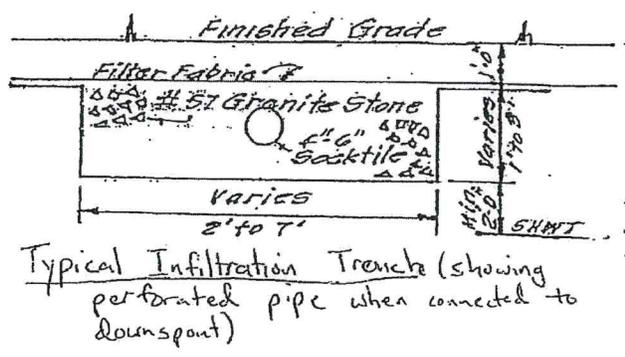
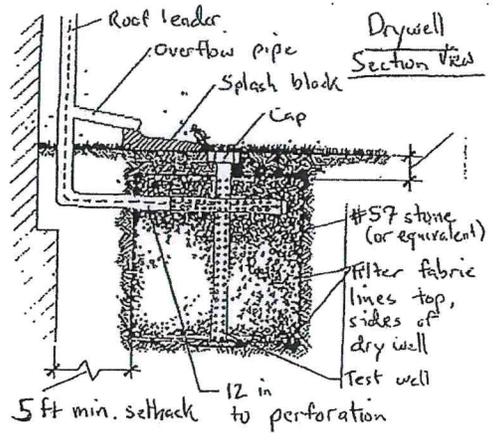
New		Impervious Surface Existing	
Structures (all roof area)	_____ sq/ft	Structures (all roof area)	_____ sq/ft
Driveway, sidewalks and patios	_____ sq/ft	Driveway, sidewalks and patios	_____ sq/ft
Other	_____ sq/ft	Other	_____ sq/ft
Total New	_____ sq/ft	Total Existing	_____ sq/ft
Total Impervious Surface (New + Existing) _____ sq/ft			
Total Lot/Parcel Area _____ sq/ft			

Divide the total impervious surface above by the size of the lot/parcel and convert to a percentage: \_\_\_\_\_ % \*

\*If the project has impervious surface area of 30% or greater a licensed professional engineer or surveyor must sign, date, and stamp the stormwater management plan.

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**APPLICANT SIGNATURE**

By signing the Stormwater Management Worksheet (Appendix E), I as the applicant/owner attest that the information provided herein is true and correct to the best of my knowledge. I also certify that this application is being made with the full knowledge and consent of all owners of the affected property.

  
 \_\_\_\_\_  
 (LANDOWNER OR AUTHORIZED REPRESENTATIVE SIGNATURE)

9-16-25  
 \_\_\_\_\_  
 (DATE)

24-00986

NOTE: THIS PROPERTY LIES WITHIN THE C.A.M.A. OCEAN EROSION AREA OF ENVIRONMENTAL CONCERN.

LINE	BEARING	DISTANCE
L1	S 15°28'00" W	25.00'
L2	N 75°14'08" W	70.01'

LOT AREA = 64640.7 SF

EXISTING IMPERVIOUS AREA:  
 EXISTING RESIDENCE = 2278.3 SF  
 EXISTING GRAVEL DRIVE = 5199.4 SF  
 EXISTING GAZEBOS = 99.6 SF  
 EXISTING CONCRETE SLAB = 39.7 SF  
 NEW CONCRETE SLAB = 1700.7 SF

TOTAL IMPERVIOUS AREA = 9317.7 SF

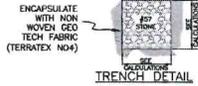
(9317.7/64640.7)100 = 14.4%

AREA & RETENTION CALCULATIONS  
 1=1700.7 SF/8=212.6 CF/D=4=531.5 CF/173.5'L/2.0'W=15'D  
 TOTAL VOLUME TO BE RETAINED=313.6 CF

1. TREE AND VEGETATION GUIDELINES PER TOWN OF OAK ISLAND ORDINANCE SECTION 32-76 (OCEANFRONT & SECOND ROW PROPERTIES):

A. A COMBINATION OF APPROVED TREES AND/OR GRASSES WILL BE PLANTED TO PROVIDE A PLANTED AREA OF 50 SF PER 500 SF OF HEATED AREA.  
 GROUND FLOOR SF = 0 SF  
 FIRST FLOOR SF = 1409.0 SF  
 SECOND FLOOR SF = 1262.0 SF  
 TOTAL HEATED SF = 2671.0 SF. REQUIRES 267.1 SF APPROVED VEGETATION.

B. IF IN FACT VEGETATION EXISTS WITHIN DUNE AREA OF LOT, THIS AREA MAY BE UTILIZED FOR MEETING TOWN OF OAK ISLAND REQUIREMENTS.



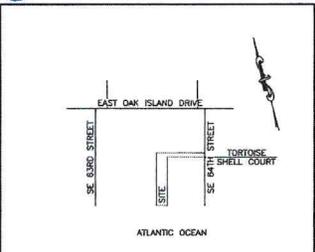
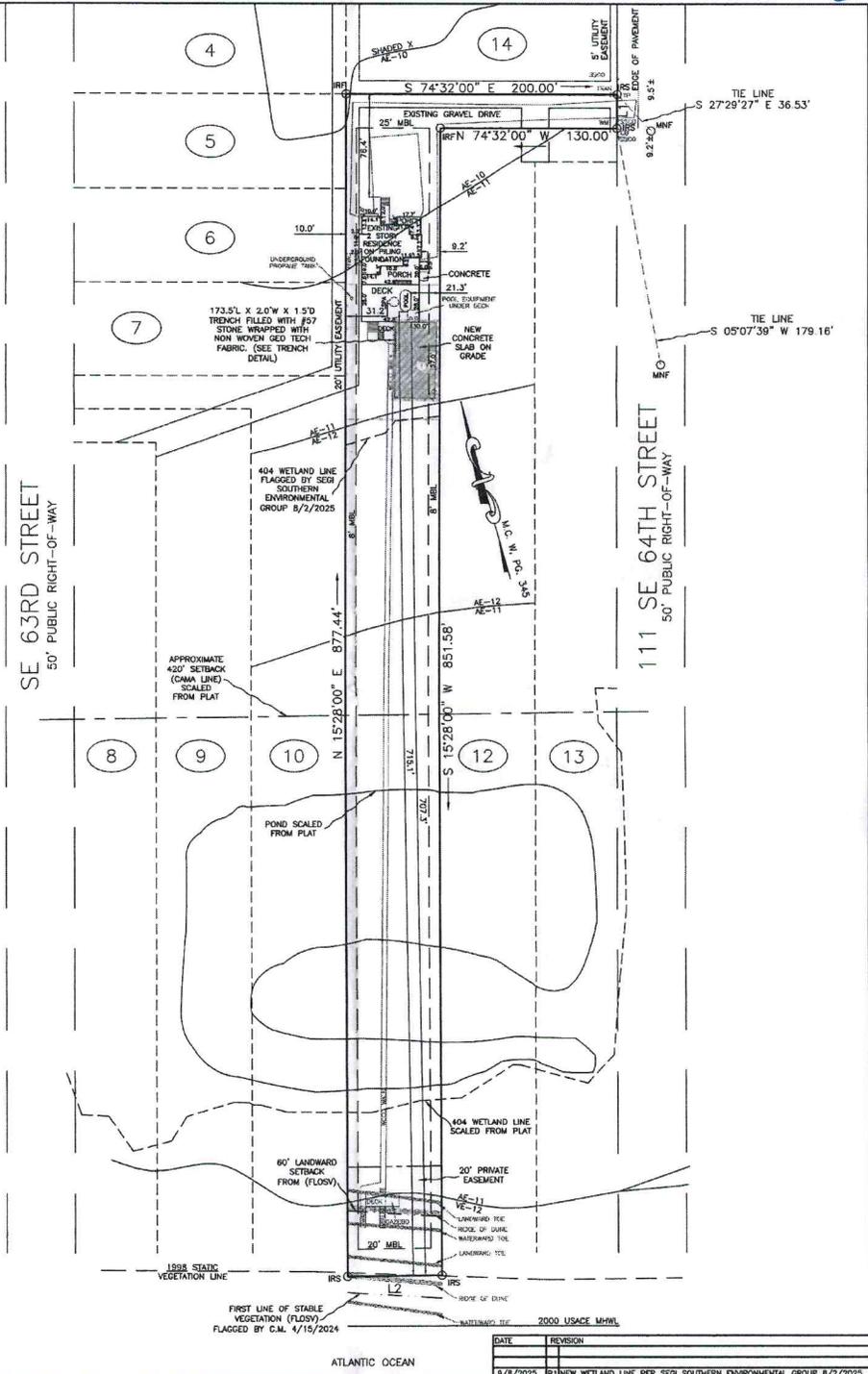
RECEIVED  
 SEP 18 2025  
 BY: \_\_\_\_\_

NOTE: SILT FENCE PER TOWN OF OAK ISLAND STANDARD DETAIL OR APPROVED EQUAL.

NOTE: CONSTRUCTION ENTRANCE TO BE 6 INCHES DEEP, 3.5 OZ NON-WOVEN (NCDOT APPROVED) DRAINAGE FABRIC WITH 2"-3" WASHED STONE (1/4" WASHED LIMESTONE AND/OR WASHED BALLAST MAY BE UTILIZED IF THE 2"-3" INCH WASHED STONE IS UNAVAILABLE).

STORMWATER NOTES:

- DEVIATION FROM THIS PLAN INCLUDING INSTALLATION, QUANTITIES, PLACEMENT, MATERIALS, AND PRODUCTS REQUIRES PRIOR APPROVAL BY THE STORMWATER ADMINISTRATOR.
- REFER TO MOST CURRENT NCDOT STORMWATER DESIGN MANUAL FOR STORMWATER DESIGN INFORMATION, SPECIFICATIONS, SEED MIXTURES AND RATES BY SEASON, SEEDBED PREPARATION, FERTILIZER, LIME, AND MULCH TYPES/RATES.
- STORMWATER PRODUCTS AND PIPE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION MUST BE FOLLOWED.
- CONSTRUCTION DEBRIS/MATERIALS WILL NOT BE ALLOWED ON TOWN OR STATE MAINTAINED PROPERTY WHICH INCLUDES SIDEWALKS AND STREETS.



FLOOD CERTIFICATION:  
 1. THIS PROPERTY LIES WITHIN A F.E.M.A. SPECIAL FLOOD HAZARD AREA AE-10, AE-11, AE-12 AND VE-12, AS SHOWN ON F.I.R.M. 3720207500K, DATED 8/28/2018.

GENERAL NOTES:  
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 3. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHTS OF WAYS AND RESTRICTIONS NOT DISCERNIBLE BY OBSERVATION AT THE TIME OF SURVEY OR THAT MAY BE OF RECORD. NO TITLE SEARCH BY THOMAS D. VON CANNON.

REFERENCES:  
 1. FLAT OF TURTLE CREEK, PHASE 1, RECORDED IN MAP CABINET W, PAGE 345, ON 5/28/1992 IN THE BRUNSWICK COUNTY, NORTH CAROLINA REGISTER OF DEEDS.  
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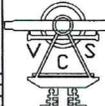
TAX PARCEL # 250AG00311  
 OAK ISLAND ZONING R7  
 SETBACKS: FRONT= 25', SIDE= 5', C=10', REAR= 20'

THIS IS TO CERTIFY THAT ON MARCH 26TH, 2025, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS, IF ANY, ARE SHOWN HEREON. THE AREA OF THIS PROPERTY IS 0.155 ACRES AS CALCULATED BY COORDINATE COMPUTATION METHOD AND THAT THE ERROR OF CLOSURE IS 1:10,000.

SIGNED: THOMAS D. VON CANNON L-3586

LEGEND (IF USED)

MNF	MAG NAIL FOUND
IRF	IRON ROD OR REBAR FOUND
PF	PIPE FOUND
MBL	MINIMUM BUILDING LINE
IRS	IRON REBAR SET
TBM	TEMPORARY BENCHMARK
CP	CALCULATED POINT
GFE	GARAGE FLOOR ELEVATION
FTE	FINISHED FLOOR ELEVATION
CPP	CORRUGATED PLASTIC PIPE
CAMA	COASTAL AREA MANAGEMENT AGENCY
LP	LANDSCAPE LIGHT
PE	PATHWAY EASEMENT
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	FEDERAL INSURANCE RATE MAP
SSCO	SANITARY SEWER CLEAN OUT
IRF-BM	IRON REBAR FOUND-BENCH MARK
WM	WATER METER
MHWL	MEAN HIGH WATER LINE
USACE	US ARMY CORP OF ENGINEERS



VCS & CO., INC. C-2160  
 8509 EAST OAK ISLAND DRIVE, UNIT 1  
 OAK ISLAND, NC  
 TELE. (704) 361-1557  
 EMAIL vcsbrunco@gmail.com

DRAWN BY: DLL  
 ACAD FILE: SEE STAMP  
 CHECKED BY: P.L.S., TDV  
 REVISION DATE: NONE

JOB NUMBER: SEE STAMP  
 DATE OF FIELD WORK: 7/11/2025  
 FIELD CREW: .REW  
 FIELD BOOK NO.: ELECTRONIC  
 SURVEY TECH.: .REW



PHYSICAL SURVEY W/ADDITION 2  
 LOT 11  
 BLOCK 3A  
 TURTLE CREEK  
 OAK ISLAND, SMITHVILLE TOWNSHIP  
 BRUNSWICK COUNTY, NORTH CAROLINA  
 OWNER: MARY SCHLICHTER

SHEET NO.  
 ONE