

TOWN OF EMERALD ISLE
BOARD OF ADJUSTMENT
REGULAR MEETING
WEDNESDAY, FEBRUARY 10, 2010

The meeting was called to order at 9:03 AM by Chairman Mark Brennesholtz. Members present were: Mark Brennesholtz, Russell Adams, Frank Powell, Sally Waters and James Normille. Also attending was Planning Director, Kevin Reed. The applicant, Fred Phillippe was also in attendance.

The first order of business was to consider approval of the minutes for the Board's May 13, 2009. Frank Powell made a motion to approve the minutes as presented. The motion was seconded by Sally Waters and passed unanimously (5 to 0).

The first item on the agenda was case number 10-V-01 which was a request by Fred and Angela Phillippe for a variance to Chapter 5, Table 5.1 "Table of Dimensional Standards" of the Town's Unified Development Ordinance (UDO). The request is for a variance to the required minimum front yard setback of 30-feet in order to allow for the construction of a garage addition that would extend 2.5 feet in the required setback. Mr. Fred Phillippe presented the request to the Board and indicated that the proposed garage addition would allow for his existing dwelling to be expanded in order to provide inside storage for his automobiles which includes two classic cars. Mr. Phillippe indicated that as full time residents of Emerald Isle that he and his wife needed space to store their vehicle inside and out of the elements. He further indicated that the home was constructed in 1986 and that they purchased the home as it currently exists. Mrs. Sally Waters asked when the home was purchased and Mr. Phillippe responded 3 years ago. Chairman Brennesholtz asked Mr. Phillippe if he considered extending the garage to the rear of the dwelling which would: (1) appear to offer ample room to accommodate the addition; and, (2) not require any variance. Mr. Phillippe indicated that he had not pursued this option but that it did appear to offer a solution to his current situation. There was further discussion by the Board and following that discussion, the Chairman called for a vote on the request. The vote of the Board was five (5) votes to deny the request and zero (0) votes in favor of the variance. The variance was denied by a unanimous vote of the Board.

There being no further business to come before the Board, a motion to adjourn was made by Frank Powell. The motion was seconded by Russell Adams and passed unanimously (5 to 0). The meeting was adjourned at 9:45 AM.

Respectfully submitted by

Kevin B. Reed, Secretary
Town of Emerald Isle Board of Adjustment