



**Board of Adjustment
Agenda for Regular of February 5, 2026
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:00 PM**

1. Call to Order
2. Approval of Minutes
 - A. Approval of 01-08-2026 BOA Meeting Minutes

3. Public Hearing

- A. 40 Gull Lane Variance Request

The purpose of the public hearing is to receive testimony for a variance request from Pinehurst Development Ordinance Section 6.3.5(B) Table of Dimensional Requirements for the property which is located at 40 Gull Lane, further identified by Moore County PID # 00025846. This property is located within the R-8 Zoning District. Specifically, the applicant, Michael D'Argenio, is requesting a variance to allow for a 5' encroachment into the 20' rear yard setback.

4. Next Meeting Date

- A. 03-05-2026 BOA Regular Meeting (If the Board has business to conduct)

5. Motion to Adjourn

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement.



**Approval of 01-08-2026 BOA Meeting Minutes
ADDITIONAL AGENDA DETAILS:**

FROM: Jeanann Dawson, Administrative Specialist
CC: Board of Adjustment;
DATE OF MEMO: 01/27/2026

MEMO DETAILS

ATTACHMENTS

1. 01-08-2026 BOA Draft Minutes



**BOARD OF ADJUSTMENT
REGULAR MEETING
THURSDAY, January 8th, 2026
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
04:00 PM or IMMEDIATELY FOLLOWING THE P&Z MEETING**

Board Members Present:

Matt Jones
Bruce Hironimus
Bill Colmer
Les Fleisher

Staff Present:

Alex Cameron, Planning & Inspections
Director
Maria Klein, Senior Planner
Jeanann Dawson, Admin Specialist

There were no members of the public in attendance.

I. Call to Order

Mr. Jones called the meeting to order at 6:57 PM. He noted that there was no public hearing scheduled for the evening, but there were meeting minutes to be approved, and he confirmed a quorum present.

II. Approval of Minutes

Mr. Colmer moved to approve the minutes of December 4th, 2025, Regular Meeting. Seconded by Mr. Hironimus. Approved by a vote of 4-0.

III. Next Meeting Date

A. 02-05-2026 Regular Meeting (If Board Has Business to Conduct)

IV. Motion to Adjourn

Mr. Hironimus moved to adjourn the Regular Meeting at 7:01 PM. Seconded by Mr. Colmer, Approved by a vote of 4-0.

Respectfully Submitted,

Jeanann Dawson
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

A recording of this meeting is located on the Village website: www.vopnc.org

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DRAFT



40 Gull Lane Variance Request

ADDITIONAL AGENDA DETAILS:

The purpose of the public hearing is to receive testimony for a variance request from Pinehurst Development Ordinance Section 6.3.5(B) Table of Dimensional Requirements for the property which is located at 40 Gull Lane, further identified by Moore County PID # 00025846. This property is located within the R-8 Zoning District. Specifically, the applicant, Michael D'Argenio, is requesting a variance to allow for a 5' encroachment into the 20' rear yard setback.

FROM: Michael Mandeville, Senior Planner
CC: Board of Adjustment;
DATE OF MEMO: 01/28/2026

MEMO DETAILS

ATTACHMENTS

1. S-1-S-4
2. A1-A-4



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Zoning Board of Adjustment
From: Michael Mandeville, Senior Planner
CC: Alex Cameron, Planning and Inspections Director
 Maria Klein, Senior Planner
 Jeanann Dawson, Administrative Specialist
Date: January 30, 2026
Subject: **Variance Request for 40 Gull Lane**

Applicant:	Michael D'Argenio
Owners:	Margaret D'Argenio
Property Location:	40 Gull Lane
Parcel Size:	+/-8,795 square feet or +/- 0.20 acres
PID#	00025846
Zoning:	R-8 (High Density Residential)
Land Use:	Single Family Residential

Request and Background:

This request is to allow an addition to encroach into the minimum 20' rear yard setback in the R-8 zoning district. This provision is located in the Pinehurst Development Ordinance (PDO) in Section 6.3.5b and requires a 20' rear yard setback for principal structures. There is an existing nonconforming patio that extends into the rear yard setback. This patio existed when the current owner purchased the property. The applicant is requesting the variance which would allow an addition to cover the existing patio.

The subject lot (C-49) was created as part of the subdivision titled *Pinehurst Trace Phase 3 Section 4* of MidSouth-Weaver Joint Venture in March of 1988 as indicated on Map Book 4 Page 40 (Exhibit S-4) on file with the Moore County Register of Deeds. Records from the Moore County Tax Department and Register of Deeds indicate that the home was built in 1991, and the property was acquired by the current owner in November of 2024.

The property is approximately +/-8,795 square feet in area or +/- 0.20 acres in size which complies with the 8,000 square foot minimum lot size requirement for the R-8 Zoning District. An existing single-

family home is located on the property. The subject property is bordered by single-family dwellings to the north, south, east, and west. These properties are also part of the same subdivision and are zoned R-8.

The applicant contacted staff in December 2025 regarding a variance request to allow a proposed addition to cover the existing patio. The proposed addition would cover the existing 13-foot by 25.8-foot rear-yard patio located at 40 Gull Lane.

The patio currently encroaches +/- 5.8 feet at one corner and 2.3 feet at the opposite corner, resulting in a total encroachment area of 105 square feet into the required 20 foot rear yard setback in the R-8 zoning district.

However, Section 6.2.2 of the PDO allows patios attached to the principal structure to encroach up to 5 feet into the side and rear yard setbacks. With this allowance, the resulting nonconformity created by the patio encroaches only 0.8 feet into the required rear yard setback.

Section 2.3 of the PDO does not allow the enclosure of an existing nonconforming patio or deck that is not under roof when it is the furthest projection into a required setback.

The proposed addition would be an extension of the principal dwelling and is therefore required to comply with the 20 foot principal structure setback requirement. The addition would create an additional setback encroachment of 105 square feet.

The applicant has indicated that the purpose of the request is to allow construction of an ADA-compliant sunroom, enabling the resident to fully utilize the existing patio area.

Along with this report and attachments, Staff has included the following exhibits for review and consideration of the Board:

- Exhibit S-2 – Zoning Map
- Exhibit S-3 – Aerial Map
- Exhibit S-4 – Recorded Subdivision Plat

The applicant has submitted the following labeled exhibits for review and consideration by the Zoning Board of Adjustment:

- Exhibit A-1 – Application for Variance
- Exhibit A-2 – Addition Rendering and Survey
- Exhibit A-3 – Applicant Photos
- Exhibit A-4 – HOA Approval

Variance and Evidentiary Hearing Process:

The Variance Process is intended to provide relief from the zoning requirements of the Pinehurst Development Ordinance (PDO) only in those cases where strict application of a particular zoning

requirement will create a practical difficulty or unnecessary hardship prohibiting the use of land in a manner otherwise allowed under the PDO. It is not intended that variances be granted merely to remove inconveniences or financial burdens that the zoning requirements of the PDO may impose on property owners in general. Rather, it is intended to provide relief where the zoning requirements of the PDO render the land difficult, unreasonable or impossible to use because of some unique attribute or aspect of the property itself, or some other factor unique to the property for which the variance is requested.

Requests for variances are quasi-judicial decisions of the Board, and therefore require an evidentiary hearing. These decisions are quasi-judicial due to the fact the Board exercises judgement and discretion in applying the standards for review. The purpose of evidentiary hearings is to gather competent, relevant, factual evidence on the application and not solicit broad public opinion. The Chair is responsible for calling witnesses, swearing in all wishing to provide testimony, following established procedures, ensuring that witnesses present relevant evidence only, and limiting repetitious testimony. Typically, the staff acts as the initial witness and, after being sworn in, will present basic information and background on the request as well as enter staff exhibits into the record. Staff does not make a case or argument for or against the application. The applicant and other witnesses will be sworn in and can provide factual testimony on the application to the Board. Board Members listen and ask relevant questions, assess the credibility of all testimony, remain impartial, and vote on the case. At the conclusion of the hearing, the Board shall make its decision based on the competent, material, and substantial evidence while adopting findings of fact with all standards of review.

Standards of Review

North Carolina General Statute 160D-705 and Section 4.3.6e of the PDO set forth the standards of review the Boards of Adjustment's must review when considering applications for variances. These are the only standards the Board shall consider when making a decision on variance requests. The Board shall not grant a variance unless and until it makes findings on all of the following standards have been met:

- (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;
- (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 shall not be regarded as a self-created hardship;

- (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.

Action by the Zoning Board of Adjustment:

With respect to the public hearing, the Zoning Board of Adjustment has the authority to subpoena witnesses and may request additional information. After conducting the public hearing, the Zoning Board of Adjustment may:

- (1) Continue the public hearing on the requested variance;
- (2) Grant the requested variance;
- (3) Deny the requested variance;
- (4) Grant the requested variance with conditions. The Board of Adjustment may attach appropriate conditions, provided that the conditions are reasonably related to the request.

Any approval or denial of the request shall be made by motion, accompanied by findings of fact that the variance meets or does not meet each of the Standards of Review, stating the reasons for such findings.

The Zoning Board of Adjustment shall not grant any variance unless there is a concurring vote of at least 4 of its 5 members.

Staff does not formulate a recommendation of a variance request as decisions are to be based solely on the testimony and evidence submitted at the quasi-judicial hearing. This report along with its attachments and material submitted by the applicant shall also be included as submitted evidence and made part of the record.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY _____

**NOTICE OF PUBLIC HEARING
VILLAGE OF PINEHURST**

January 23, 2026

Dear Property Owner:

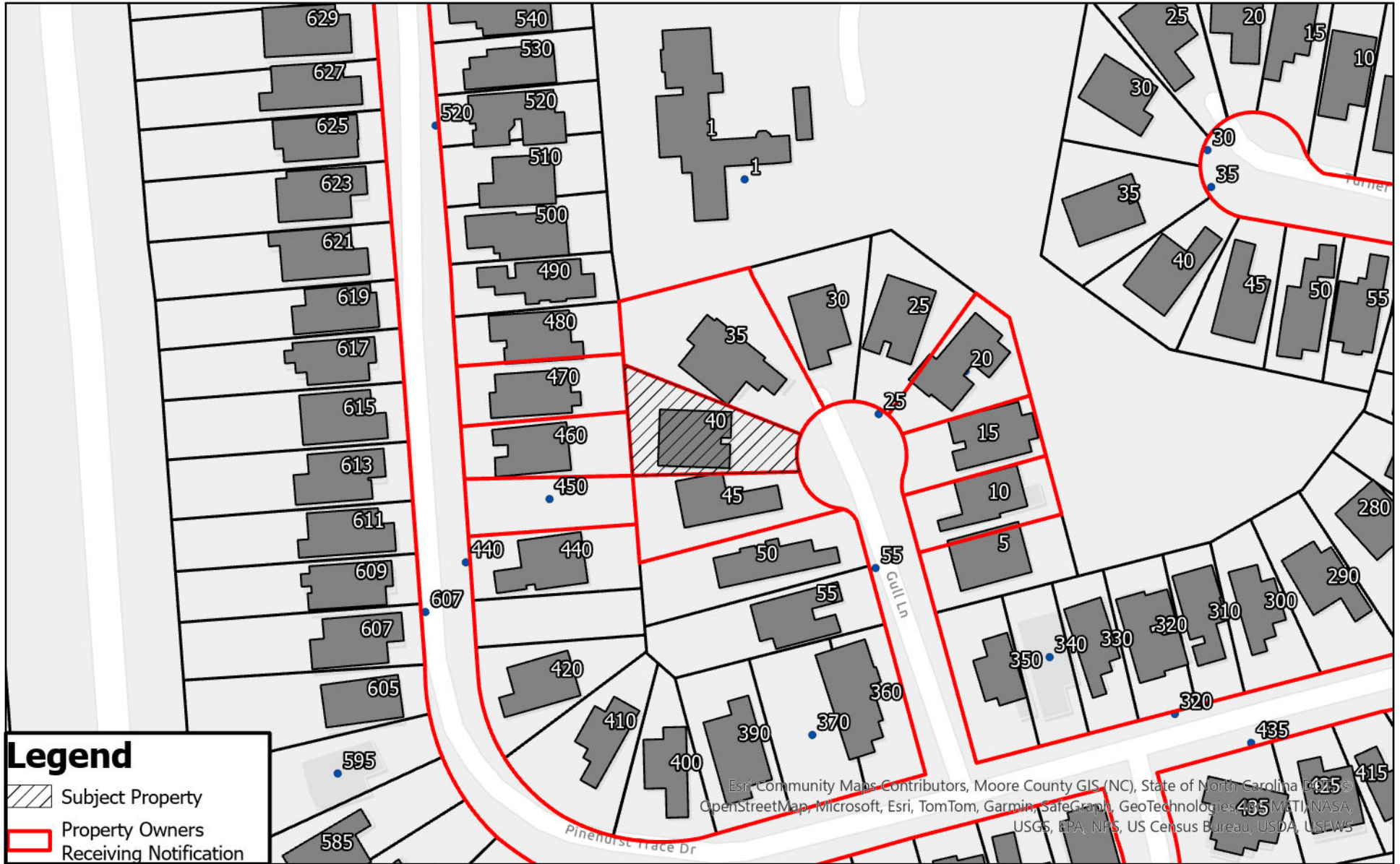
The Village of Pinehurst Board of Adjustment (BOA) will hold a Public Hearing on Thursday, February 5, 2026 at 4:00 PM, or **immediately following** the Planning & Zoning Board Meeting, in Village Assembly Hall 395 Magnolia Road, Pinehurst, NC. The meeting will be streamed in real-time on the Village's website, at <https://www.vopnc.org/our-government/live-stream>, for public viewing/listening and video-recorded for future reference.

The purpose of the public hearing is to receive testimony for a variance request from Pinehurst Development Ordinance Section 6.3.5(B) Table of Dimensional Requirements for the property which is located at 40 Gull Lane, further identified by Moore County PID # 00025846. This property is located within the R-8 Zoning District. Specifically, the applicant, Michael D'Argenio, is requesting a variance to allow for a 5' encroachment into the 20' rear yard setback.

As the owner of said property, an adjacent property owner, or as the applicant; you are receiving formal notification of this Public Hearing. Information on this request is available for public review at the Planning and Inspections Department, Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Monday through Friday from 8:30 AM to 5:00 PM with the exception of holidays. Information on this request will also be made available the week of the meeting on the Village of Pinehurst's CivicClerk Agenda website at <https://pinehurstnc.portal.civicclerk.com/>.

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.3.1(F) shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. All persons wishing to participate will be required to provide sworn testimony during the public hearing limited to presenting factual evidence on the request and testimony be made a matter of record.

For more information, please call (910) 295- 2581.



Legend

- Subject Property
- Property Owners Receiving Notification



Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

Esri, Community Maps Contributors, Moore County GIS (NC), State of North Carolina, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, USGS, EPA, NPS, US Census Bureau, USDA, USAWS

February 5, 2026 40 Gull Ln. Variance Request



OWENS, KENNETH Z & CAROLYN A
35 GULL LN
PINEHURST,NC,28374

JUSTIN WHITE INC
40 AUGUSTA DRIVE
SOUTHERN PINES,NC,28387

D'ANGELO, JEANNINE
470 PINEHURST TRACE DR
PINEHURST,NC,28374-8122

RUSSELL, WILLIAM H
460 PINEHURST TRACE DRIVE
PINEHURST,NC,28374-8122

SOUTHERLY PROPERTIES, LLC
415 FAIRWAY DR
SOUTHERN PINES,NC,28387

WADSWORTH, JUDITH W
2609 MARIELLA DRIVE
ROCKLIN,CA,95765

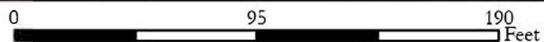
KIDRON, PATRICIA
10 GULL LANE
PINEHURST,NC,28374

SCOTT, TED M II &
8808 AQUARY CT
SPRINGFIELD,VA,22153

PINEHURST TRACE HOMEOWNERS
PO BOX 3182
PINEHURST,NC,28374-3182



Legend
Subject Property

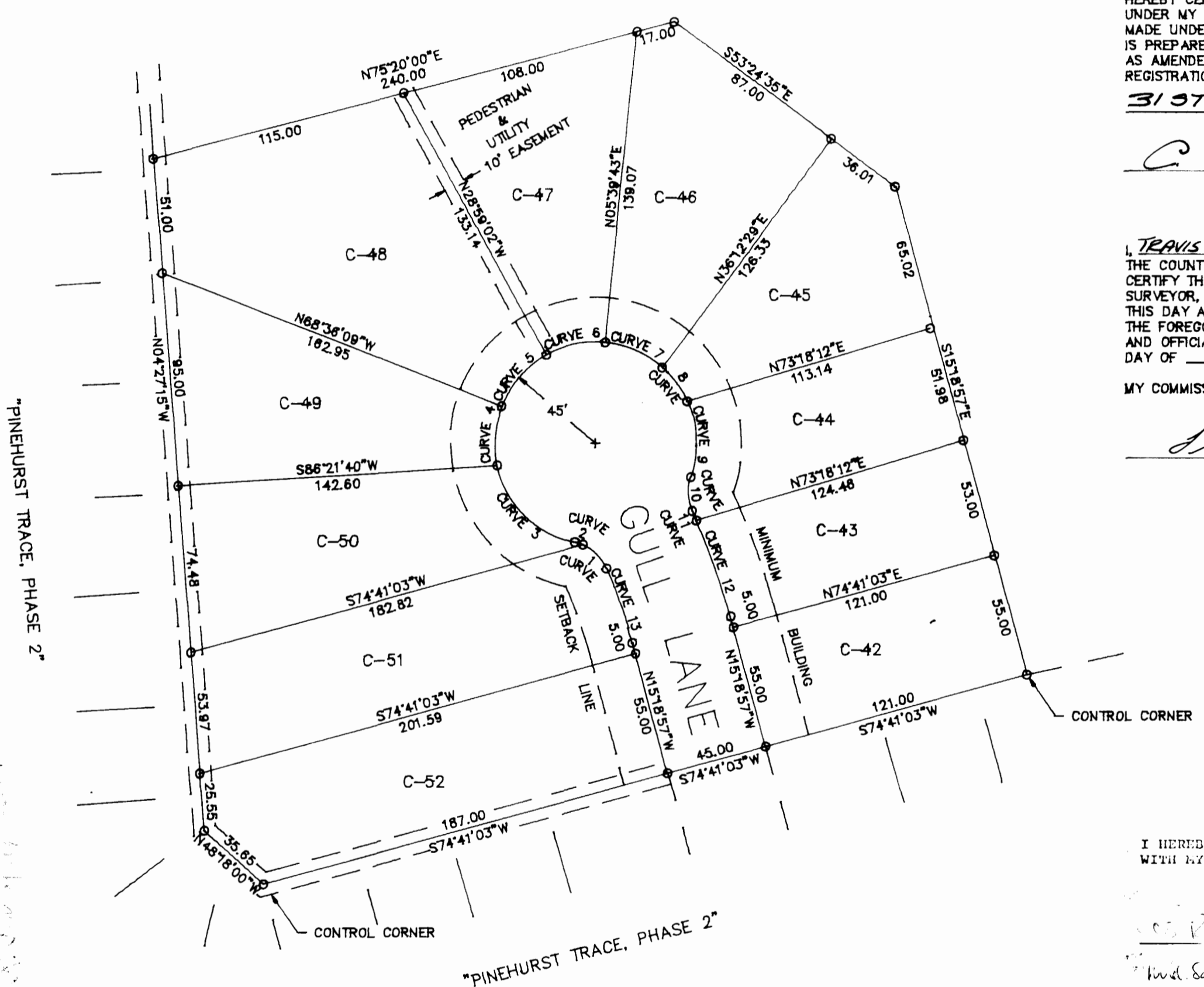
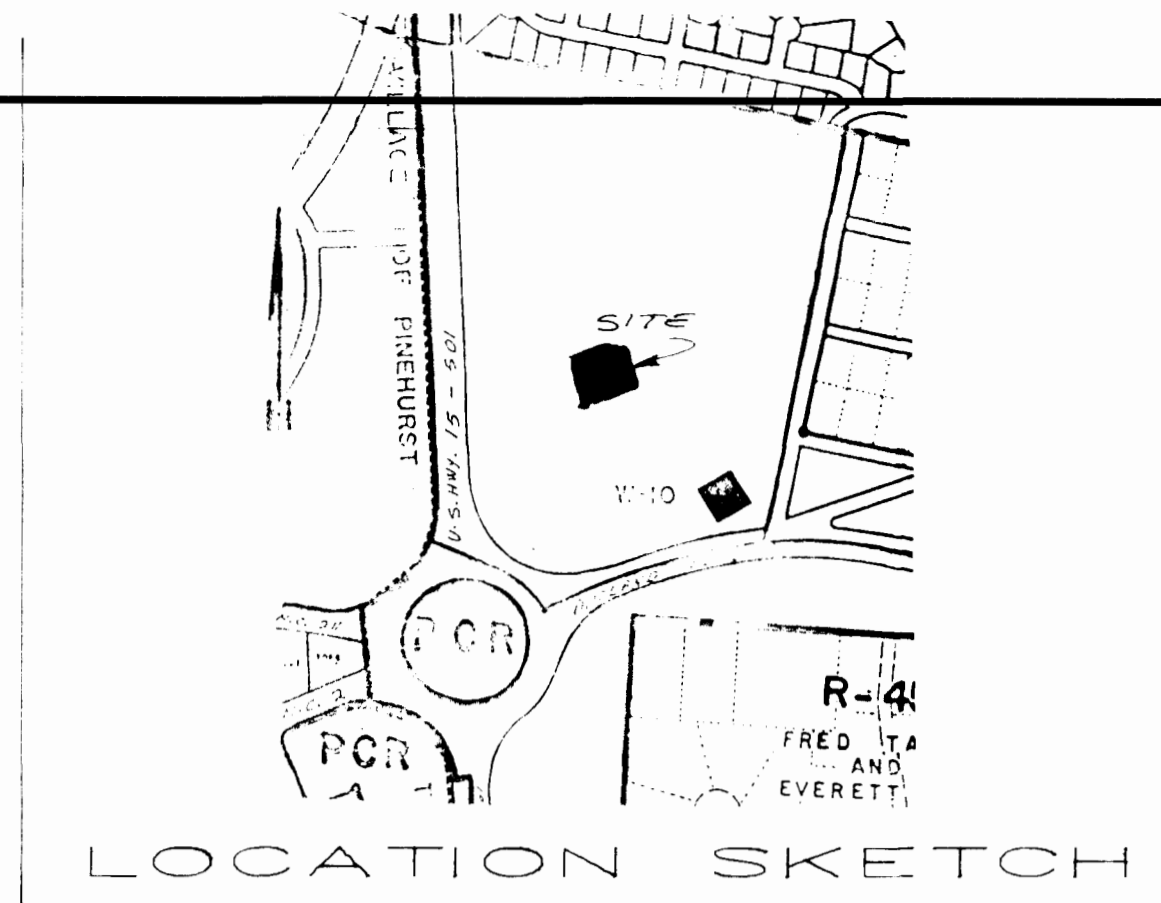


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February 5, 2026 Board of Adjustments 40 Gull Ln Variance Request



CURVE # 1 Δ=44°12'11" T= 8.12 R= 20.00 L= 15.43	CURVE # 2 Δ=10°49'16" T= 1.89 R= 20.00 L= 3.78	CURVE # 3 Δ=65°47'04" T= 29.10 R= 45.00 L= 51.67	CURVE # 4 Δ=33°58'16" T= 13.75 R= 45.00 L= 26.68	CURVE # 5 Δ=39°37'07" T= 16.21 R= 45.00 L= 31.12
CURVE # 6 Δ=34°38'45" T= 14.04 R= 45.00 L= 27.21	CURVE # 7 Δ=35°52'05" T= 14.56 R= 45.00 L= 28.17	CURVE # 8 Δ=24°02'22" T= 9.58 R= 45.00 L= 18.88	CURVE # 9 Δ=44°00'08" T= 18.18 R= 45.00 L= 34.56	CURVE # 10 Δ=44°32'24" T= 8.19 R= 20.00 L= 15.55
CURVE # 11 Δ=00°54'08" T= 2.33 R= 295.80 L= 4.66	CURVE # 12 Δ=08°45'02" T= 22.63 R= 295.80 L= 45.18	CURVE # 13 Δ=08°01'04" T= 17.58 R= 250.80 L= 35.10		



MOORE COUNTY,
NORTH CAROLINA

I, C. H. BLUE, REGISTERED LAND SURVEYOR,
HEREBY CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY
MADE UNDER MY SUPERVISION; THAT THIS PLAT
IS PREPARED IN ACCORDANCE WITH G.S. 47-30
AS AMENDED. WITNESS MY ORIGINAL SIGNATURE
REGISTRATION NUMBER AND SEAL THIS

31ST DAY OF MARCH 1987.

C. H. Blue
R. L. S. NO. 642

I, TRAVIS L. NICKENS, A NOTARY PUBLIC OF
THE COUNTY AND STATE AFORESAID DO HEREBY
CERTIFY THAT C. H. BLUE, A REGISTERED LAND
SURVEYOR, PERSONALLY APPEARED BEFORE ME
THIS DAY AND ACKNOWLEDGED THE EXECUTION OF
THE FOREGOING INSTRUMENT. WITNESS MY HAND
AND OFFICIAL STAMP OR SEAL THIS 31ST
DAY OF MARCH 1987.

MY COMMISSION EXPIRES: 7-30-90

Travis L. Nickens
NOTARY PUBLIC

I HEREBY ADAPT THIS PLAN OF SUBDIVISION
WITH MY FREE CONSENT.

I, GEORGE WOOD, VILLAGE MANAGER, DO HEREBY CERTIFY
THAT THIS PLAT CONFORMS TO THE VILLAGE OF PINEHURST'S
SUBDIVISION ORDINANCE AND IS HEREBY APPROVED FOR
RECORDING.

DATE _____ VILLAGE MANAGER _____

PROPERTY OWNERS:

MIDSOUTH-WEAVER JOINT VENTURE
P. O. BOX 510
GREENSBORO, N. C. 27402

U. S. RETIREMENT CORPORATION
P. O. BOX 1089
GREENVILLE, S. C. 29601

REFERENCE:
DEED BOOK 518 AT PAGE 179
MOORE COUNTY REGISTRY

THERE ARE NO NEW STREETS CREATED BY THIS PLAT.
RATIO OF PRECISION = 1/5000+
ACREAGE DETERMINED BY COORDINATE METHOD.

SURVEYOR
C. H. BLUE AND ASSOCIATES, P. A.
P. O. BOX 811
SOUTHERN PINES, NORTH CAROLINA 28387
PH.: 919-692-6461

APR 19 9 05 AM '88
MRS. JUDITH M. ADAMS
REGISTER OF DEEDS
MOORE COUNTY, N.C.

NORTH CAROLINA MOORE COUNTY
This plat is for an x district
I, Travis L. Nickens, Notary Public,
State of North Carolina, do hereby certify to be
a true and correct copy of the original plat
of the above described subdivision.

REPLAT OF
PINEHURST TRACE

PHASE 3
SECTION 4

PROPERTY OF
MID SOUTH-WEAVER JOINT VENTURE

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA
MARCH 24, 1988 - *- SCALE 1"=50'

C. H. BLUE AND ASSOCIATES, P. A.
SOUTHERN PINES, NORTH CAROLINA



PLN-2026-00001 - 40 Gull Ln - Enclosed Porch

Menu Help

File Date: 01/02/2026

Application Status: In Review

Application Type: Variance

Application Detail: Detail

Description of Work: This project places a roof over the existing back porch then encloses this existing porch area for an ADA compliant sunroom. The concrete patio was installed by the previous homeowner and meets the impervious surface code requirements for the overall property.

Application Name: 40 Gull Ln - Enclosed Porch

Address: 40 GULL, PH, 28374

Owner Name: Margaret Dargenio

Owner Address: 40 Gull Ln, Pinehurst, NC 210308327

Parcel No: 00025846

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Michael Dargenio		Applicant		Active
	Michael Dargenio		Applicant		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: \$0.00

Total Fee Assessed: \$500.00

Total Fee Invoiced: \$500.00

Balance: \$0.00

Custom Fields: PROJECT INFORMATION

Legal Basis for Application: Owner of the Land Affected by the Variance

General Description of Variance Request

The homeowner requests a 2-5 feet variance (due to the sloping lot line) to the rear yard setback require 9.2A to erect an ADA compliant sun room on top of the existing concrete porch slab. The existing porch slab was installed by the previous owner with proper Pinehurst Village and HOA approvals. Enclosing this existing porch does not impact the impervious surface criteria for the overall property nor does it create any further encroachment to the easement or adjoining properties.

Ordinance Section Reference

9.2A

Ordinance Text (Verbatim)

Minimum rear setback from the property line in the R-8 Zoning District per Table 6.3.5(B) or 9.2 (A) is 20'.

Description of unnecessary hardship that would result from the strict application of the ordinance. An all weather enclosure of the existing porch cannot be done in a manner that accommodates acceptable wheelchair access. This area is needed to care for an elderly person living in the home.

Description of how the hardship results from conditions that are peculiar to the property. The lot space on either side of the house is unusable for the addition of a sunroom. The south side does not have sufficient space. The north side has existing utilities (HVAC, fireplaces, and underground propane tank) that interfere with an addition. Furthermore, the interior layout does not support an ADA entry/exit doorway.

Description of how the hardship did not result from actions taken by the applicant/owner

No modifications have been made to the property or lot since its purchase in November 2024.

Explanation of how the requested variance is consistent with the intent of the ordinance. This project has been approved by the Pinehurst Trace HOA (attached). Approving this variance does not impact the impervious surface criteria of the lot, nor does it create any further encroachment to the adjoining easement or property lines. The ground footprint of the existing porch will remain unchanged.

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Appeal Filed		Accepted	01/05/2026	Michael Mandeville
	Review for Completeness	Alex Cameron	Complete	01/27/2026	Michael Mandeville
	Planning Review	Alex Cameron	Complete	01/27/2026	Michael Mandeville
	BOA Notification	Alex Cameron	Meeting Noti...	01/27/2026	Michael Mandeville
	Staff Report	Alex Cameron			
	BOA Hearing	Alex Cameron			

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	40 Gull Lane Carolina ...	PLN_VAR	Plan	Top Level, General ...	application/pdf	Uploaded	01/02/2026
	40 GULL LN ASBUILT 11...	PLN_VAR	Other	Survey	application/pdf	Uploaded	01/02/2026
	40 Gull Ln Variance.pdf	PLN_VAR	Photo	Photos of the exist...	application/pdf	Uploaded	01/02/2026
	PINEHURST TRACE HOMEOW...	PLN_VAR	Other	Pinehurst Trace HOA...	application/pdf	Uploaded	01/02/2026

Application Comments:	View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

DISCLAIMER

This rendering is not intended for construction.
This rendering is to show ideas and recommendations to the customer and in no way intended as advice for construction. I am not a General Contractor, Engineer, or in any way qualified to do that.

Looking From The Exterior

26' Wall

7' Header Height

5'6" x 5' Window

5'6" x 5' Window

5'6" x 5' Window

5'6" x 5' Window

8"

8"

8"

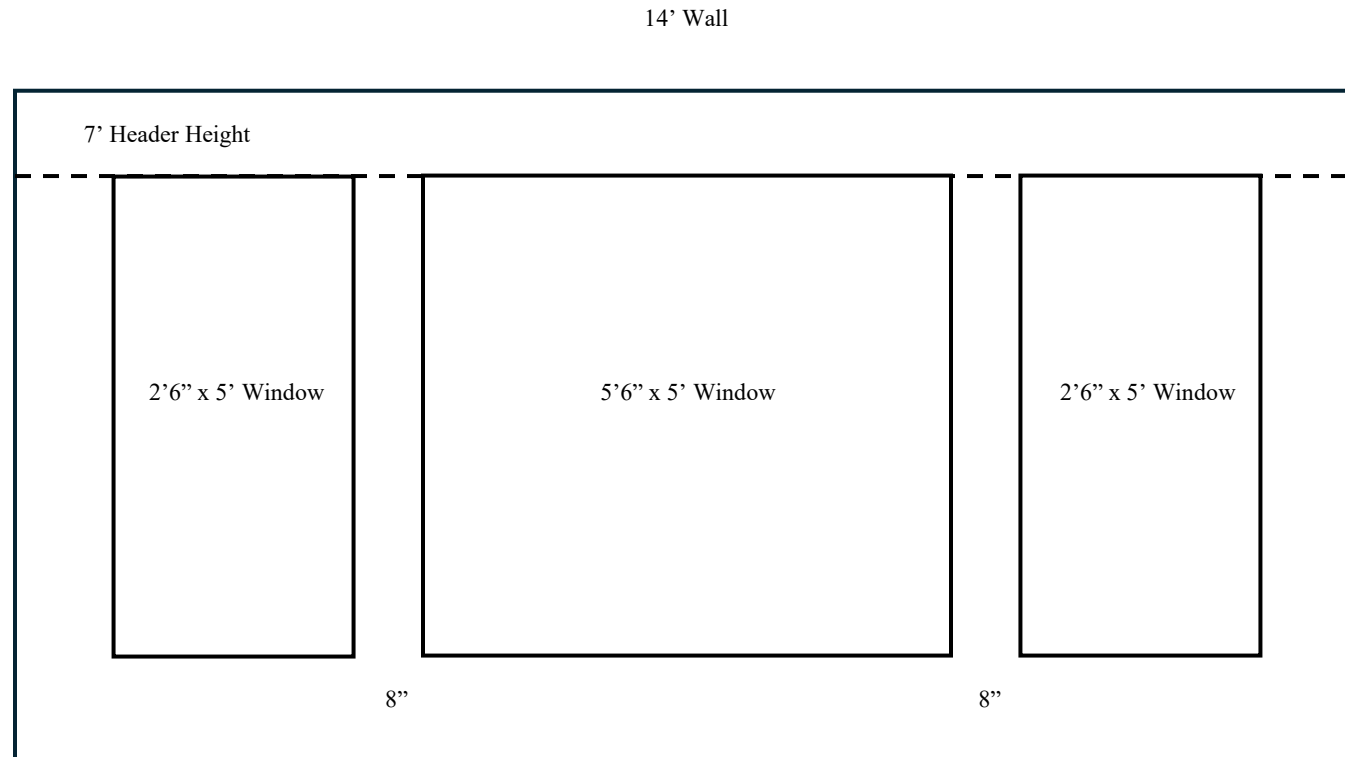
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Exhibit A-2.2

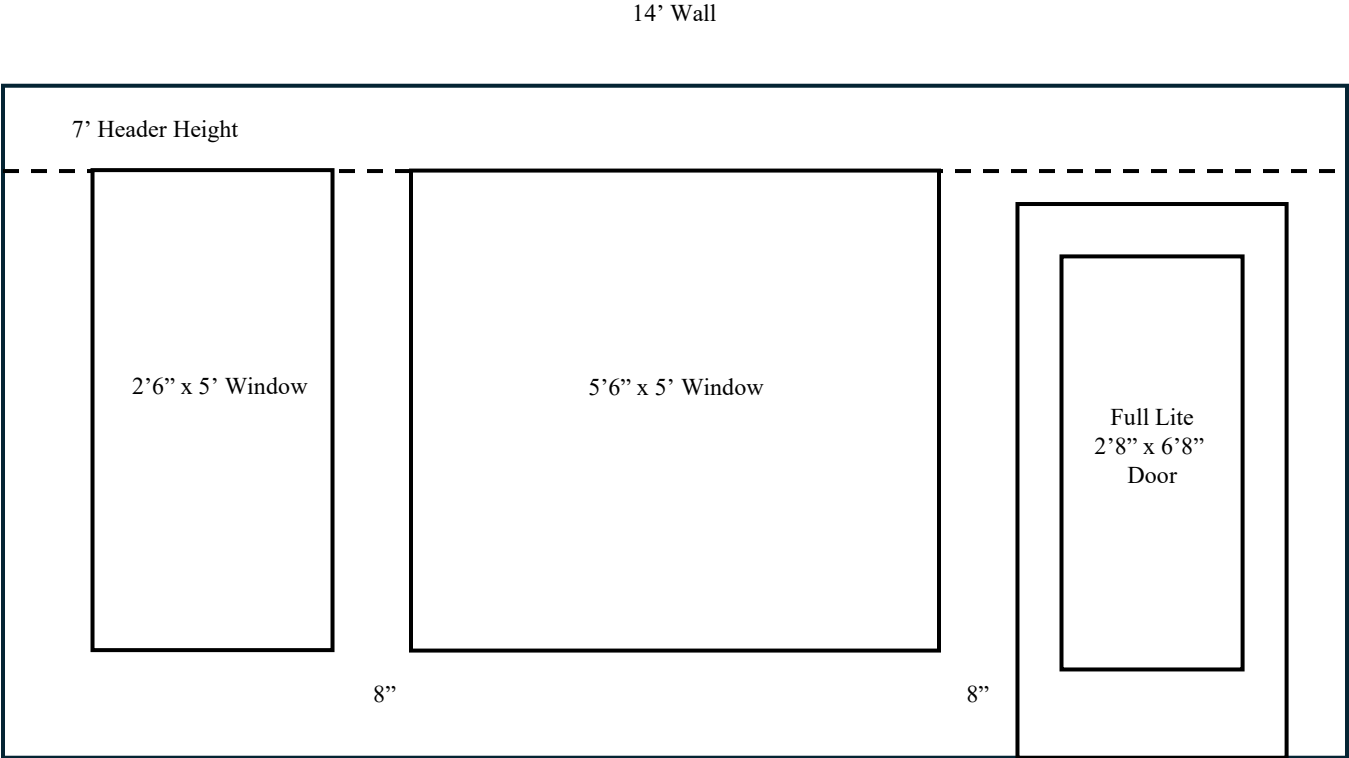
Looking From The Exterior



DISCLAIMER

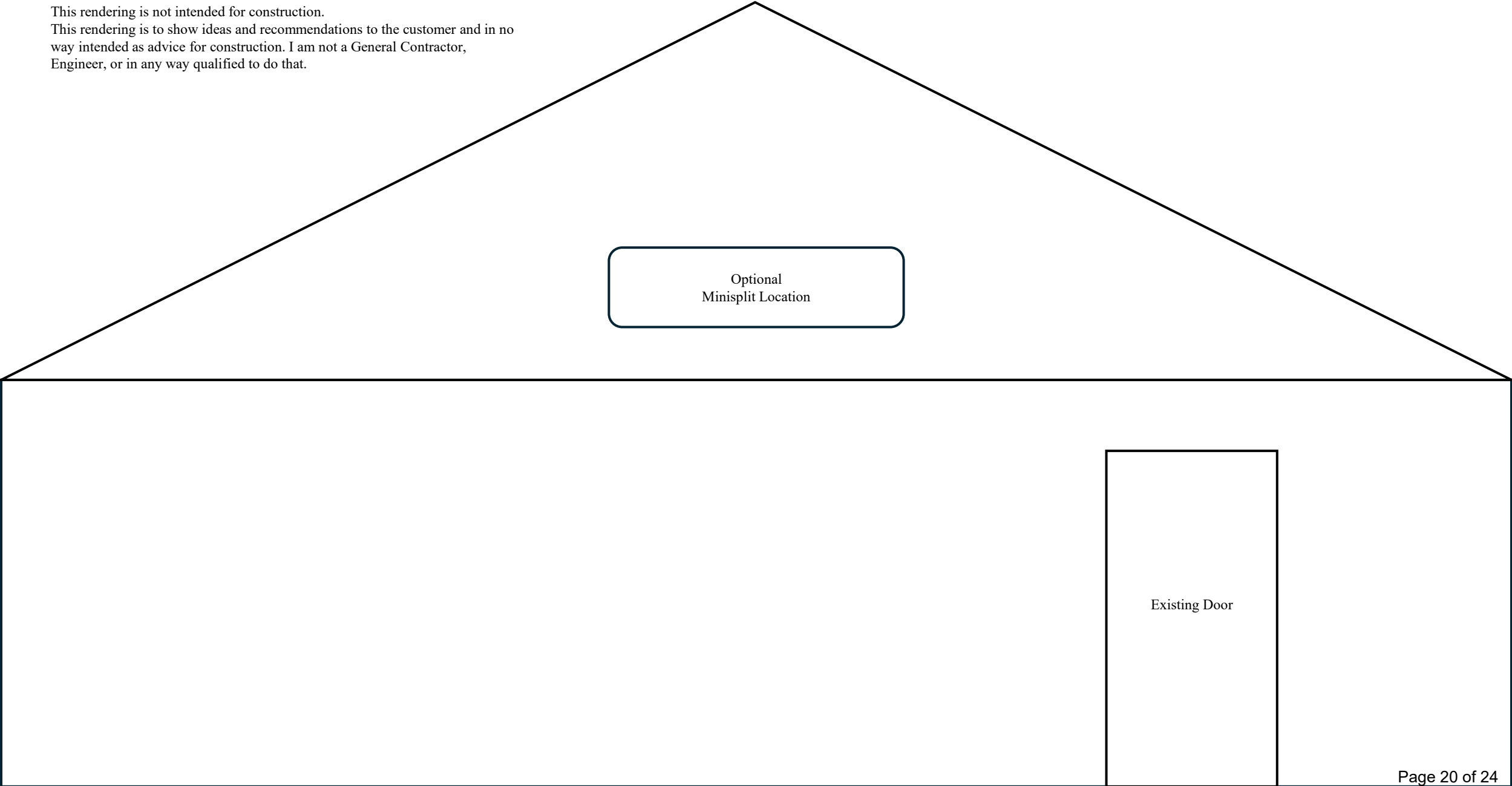
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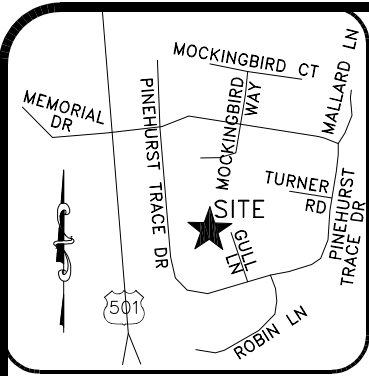
Looking From The Exterior



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VICINITY MAP (NTS)

LEGEND:

- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- OM - CONCRETE MONUMENT
- NIP - NEW IRON PIPE SET
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- SW - SIDEWALK
- PO - PORCH
- N/F - NOW OR FORMERLY
- CVRD - COVERED
- CB - CATCH BASIN
- EOP - EDGE OF PAVEMENT
- BOC - BACK OF CURB

- NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
 3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
 4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
 5. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370463 PANEL 8562, SUFFIX J, MOORE COUNTY WITH AN EFFECTIVE DATE OF 10/17/2006.

CERTIFICATE OF ACCURACY & MAPPING
 I **NICHOLAS M. FRENCH** PLS CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY DONE UNDER MY SUPERVISION, AND THAT THE ERROR OF CLOSURE AS COMPUTED BY CO-ORDINATES IS LESS THAN 1:10,000.

PRELIMINARY

11-04-2025
 DATE

NICHOLAS M. FRENCH, PLS L-4817

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

IMPERVIOUS SURFACE TABLE

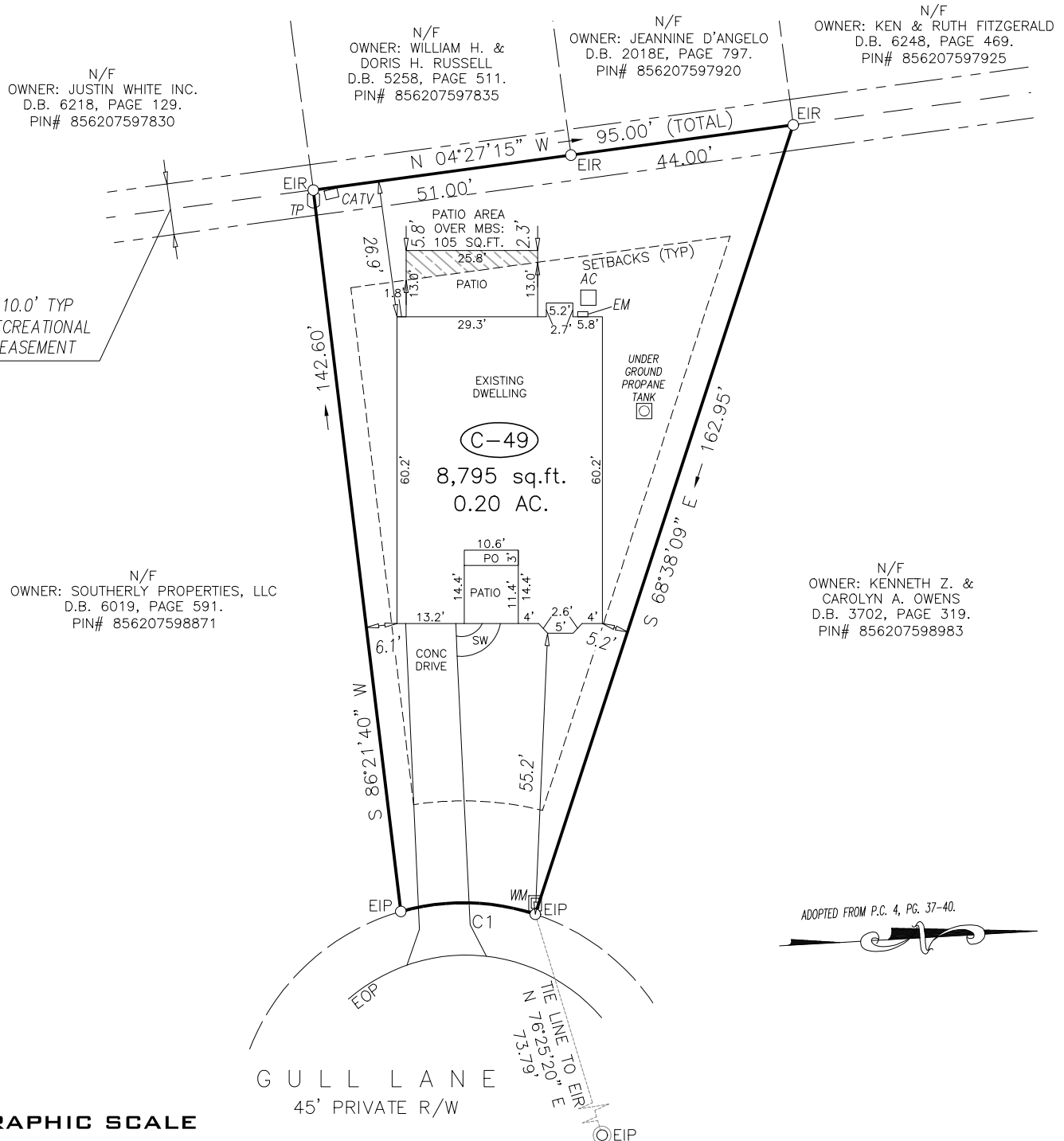
HOUSE	2,332 S.F.
DRIVE TO R/W	544 S.F.
SIDEWALK	33 S.F.
PATIOS	457 S.F.
MISC/UTILITIES	9 S.F.
TOTAL IMPERVIOUS AREA	3,375 S.F.
TOTAL LOT AREA	8,795 S.F.
PERCENTAGE OF IMPERVIOUS AREA	38.4%
MAX. IMPERVIOUS AREA ALLOWED	42.5%

SETBACKS PER:
PINEHURST PDO

FRONT	20'
SIDE	5*/10'
REAR	20'

R-8 ZONING

*CONTACT ZONING SETBACKS.



GRAPHIC SCALE



1 INCH = 30 FT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	45.00'	26.77'	26.38'	S 04°29'01" W

ADOPTED FROM P.C. 4, PG. 37-40.



ECLS

PROJECT: 40 GULL LN
 DRAWN BY: MTH
 SURVEYED BY: B. JONES
 FIELD WORK: 10-21-2025
 DWG DATE: 10-27-2025

PLOT PLAN
 FOR
MARGARET DARGENIO
 40 GULL LN
 LOT C-49 PINEHURST TRACE SUBDIVISION PH. 3 SEC. 4
 TOWNSHIP 9 MINERAL SPRINGS, MOORE CO., NC
 P.C. 4, PG. 37-40 PIN: 856207598876

ECLS
 GLOBAL, INC.
 U.S. VETERAN-OWNED
 19 N MCKINLEY ST
 COATS, NC 27521
 910.897.3257 ECLSGLOBALINC.COM
 910.897.2329 (FAX) CO#C-4175

Exhibit A-3

- An existing doorway and patio is already in place. Enclosing this area does not encroach any further into the designated easement or adjoining properties
- Enclosing the existing porch does not impact the impervious surface area of the lot
- An ADA compliant area from the doorway is required to accommodate wheelchair access and its full turn radius throughout the enclosed area.
- This requires a variance from the rear lot requirement (requesting: 2.3' at one corner, 5.8' at the other to permit full access of the paved area after building the enclosure
- The property on either side of the house is unusable for the addition of a sunroom. The south side does not have sufficient space. The north side has existing utilities (HVAC, fireplace, and underground propane tank) that interfere with an addition. Furthermore, the interior layout does not support an ADA entry/exit doorway.



PINEHURST TRACE HOMEOWNERS ASSOCIATION

OWNER APPLICATION FOR ARCHITECTURAL / LANDSCAPING REVIEW

What to do and where to send:

Complete as best as possible and submit to the Pinehurst Trace General Manager. It is very important you give as many details as possible, draw diagrams and give products or plant names for requested items. Please provide a copy directly to the manager at the clubhouse, email to pinehursttrace@embarqmail.com or send by mail to:

Pinehurst Trace Homeowners Association (PTHA)
1 Mockingbird Way
Pinehurst, NC 28374

The process:

Once the request has been submitted to the manager for review of completeness, it will be submitted to the Pinehurst Trace Architectural Committee (PTAC) for discussion and decision. The PTAC typically meets on the first Tuesday of the month. The PTAC may request additional information for project clarity. In some cases, the review and recommendations to the board could take up to 30 days. The manager will advise the homeowner of the board's decision and provide a signed hard copy of this form. If you want a status, please email or call the manager.

Date: 9-29-2025

Owners Name: Margaret D'Argenio

Home phone/Cell: 443-398-5264

Email: Grandmadan@verizon.net

Address: 40 Gull Lane

City, State, Zip. Pinehurst n.c. 28374

Owner's Signature: Margaret D'Argenio

If an agent (power of attorney, attorney, real estate or property manager, heirs) is submitting on behalf of the owner, complete the following:

Name: _____

Company: _____

Phone: _____

Email: _____

Application for Architectural or Landscaping Review:

In accordance with the Declaration of Covenants, Conditions, and Restrictions for this Community, application is hereby made for review and approval of the following described modification: (Brief Description)

Adding a all season Carolina Room to existing patio.

Submittal Check list:

- Summary of request
- Set of plans drawn or printed, as best as you can to show where the work is to be done, landscaping plan of plants or trees.
- Summary to include dimensions, style, color, specification and square footage and details.
- Copy of Permit, if required, from the Village of Pinehurst
- Pictures of what you want to use or replace with or of the area in which you want to address.

Note: If the committee cannot tell what it is you want, or has no direction submitted, it could cause your application to take longer or be denied. If you know the type of plants or names, make sure to add this and for buildings please add as much detail as possible. Please review the Pinehurst Trace Homeowners Association Bylaws before applying to see what is covered by the owner and association.

Pinehurst Trace Architectural Committee Decision:

Approved with requirement for Village of Pinehurst approval.

PTAC Chair

Signature/Date:

AMC Pump 10/6/25