



**Board of Adjustment
Agenda for Regular Meeting of May 1, 2025
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 01-02-2025 Regular BOA Meeting Minutes
3. Public Hearing
 - A. Variance Request for 16 Remington Lane (PLN-2025-00044)
The purpose of the public hearing is to receive testimony for a variance request from Pinehurst Development Ordinance Section 9.2a Table of Dimensional Requirements for the property addressed as 16 Remington Lane, further identified by Moore County PID # 00029877. This property is located within the R-8 Zoning District. Specifically, the applicant, Lee Thomas, is requesting a variance to allow an addition to the principal structure that encroaches the minimum 10' side yard setback of the R-8 Zoning District.
4. General Business
5. Next Meeting Date
 - A. 06-05-2025 BOA Regular Meeting (If Board has business to conduct)
6. 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 01-02-2025 Regular BOA Meeting Minutes
ADDITIONAL AGENDA DETAILS:**

FROM: Jeanann Dawson, Administrative Specialist
CC: Board of Adjustment;
DATE OF MEMO: 04/15/2025

MEMO DETAILS

ATTACHMENTS

1. 01-02-2025 BOA Draft Minutes -



**BOARD OF ADJUSTMENT
REGULAR MEETING
THURSDAY, January 2, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

04:00 PM or IMMEDIATELY FOLLOWING THE P&Z MEETING

Board Members Present:

Thomas Schroeder, Chair
Matt Jones
Sonja Rothstein

Board Members Absent:

Bruce Hironimus
Louise Mercurio
Carol Henry
Jimmy Duncan
Bill Colmer

Staff Present:

Alex Cameron, Planning Director
Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Jeanann Dawson, Admin Specialist

There were 4 member(s) of the public were in attendance.

I. Call to Order

Mr. Schroeder called the January 2, 2025, Regular Meeting to order at 04:31 PM.

II. Approval of Minutes

a. 11-07-2024 Regular Meeting Minutes

Ms. Rothstein moved to approve the minutes of the November 7th, 2024, Regular Meeting. Seconded Mr. Jones Approved by a vote of 3-0.

III. General Business

None

IV. Next Meeting Date

a. 02-06-2025 Regular Meeting (If the Board has business to conduct)

V. Motion to Adjourn

Ms. Rothstein moved to adjourn the Regular Meeting at 4:33 p.m. Seconded by Mr. Jones, Approved by a vote of 3-0

Respectfully Submitted,

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

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

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Variance Request for 16 Remington Lane (PLN-2025-00044)

ADDITIONAL AGENDA DETAILS:

The purpose of the public hearing is to receive testimony for a variance request from Pinehurst Development Ordinance Section 9.2a Table of Dimensional Requirements for the property addressed as 16 Remington Lane, further identified by Moore County PID # 00029877. This property is located within the R-8 Zoning District. Specifically, the applicant, Lee Thomas, is requesting a variance to allow an addition to the principal structure that encroaches the minimum 10' side yard setback of the R-8 Zoning District.

FROM: Michael Mandeville, Senior Planner
CC: Board of Adjustment;
DATE OF MEMO: 04/24/2025

MEMO DETAILS

ATTACHMENTS

1. S-1 - S-5
2. A-1 - A-3



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: May 1, 2025
Subject: Variance Request for 16 Remington Lane

Applicant:	Lee Thomas
Owners:	Jennifer White
Property Location:	16 Remington Lane
Parcel Size:	+/-22,215.6 square feet or +/- 0.51 acres
PID#	00029877
Zoning:	R-8 (High Density Residential)
Land Use:	Single Family Residential

Request and Background:

This request is to allow an addition to the principal structure to project into the minimum 10’ side yard setback in the R-8 zoning district. This provision is located in the Pinehurst Development Ordinance (PDO) in Section 9.2a and requires that the principal structure not encroach into the 10’ side yard setback.

The subject lot (320) was created as part of the subdivision titled *Phase 1 Unit 3 Page 4 of 4* by Pinehurst, Inc. in July of 1971 as indicated on Map Book 10 Page 21 (Exhibit S-4.1) 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 2016, and the property was acquired by the current owner in August of 2016.

The property is approximately 22,215.6 square feet in area or just above a half-acre 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. A single-family residence is located to the east, while the Pinehurst Acquisition Corporation property lies to the south and west. To the north, there is a vacant lot. The properties to the east and north are part of the same subdivision and are zoned R-8. The

Pinehurst Acquisition Corporation property is zoned R-30. Also, a +/- 30' powerline easement runs adjacent to the southern portion of the parcel.

Planning Staff received the original application for an addition to the primary structure on August 16, 2023(Exhibit A-1). The application and subsequent documents were reviewed by all appropriate parties and permits were issued on October 19, 2023. The approved site plan showed compliance with the setback requirements of the R-8 Zoning District. Upon reviewing the final survey (Exhibit A-3), on December 3, 2024, staff discovered the 4.2' encroachment into the side setback. The builder was notified on December 4, 2024, of the encroachment and that a Certificate of Occupancy may not be issued and was notified of their options. A variance application was then submitted by the applicant on April 10, 2025. The 10' side principal structure setback applies as the addition is considered part of the principal structure.

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-4.1 – Recorded Subdivision Plat
- Exhibit S-4.2- Approved Site Plan
- Exhibit S-4.3 to 4.5- Impervious Surface Calculations
- Exhibit S-4.6 to S-4.11- Construction Documents
- Exhibit S-5 – Staff Photos

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 – Owner Authorization
- Exhibit A-3 – Property Survey with Setback Encroachment

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 5.1.5 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 if 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**

April 16, 2025

Dear Property Owner:

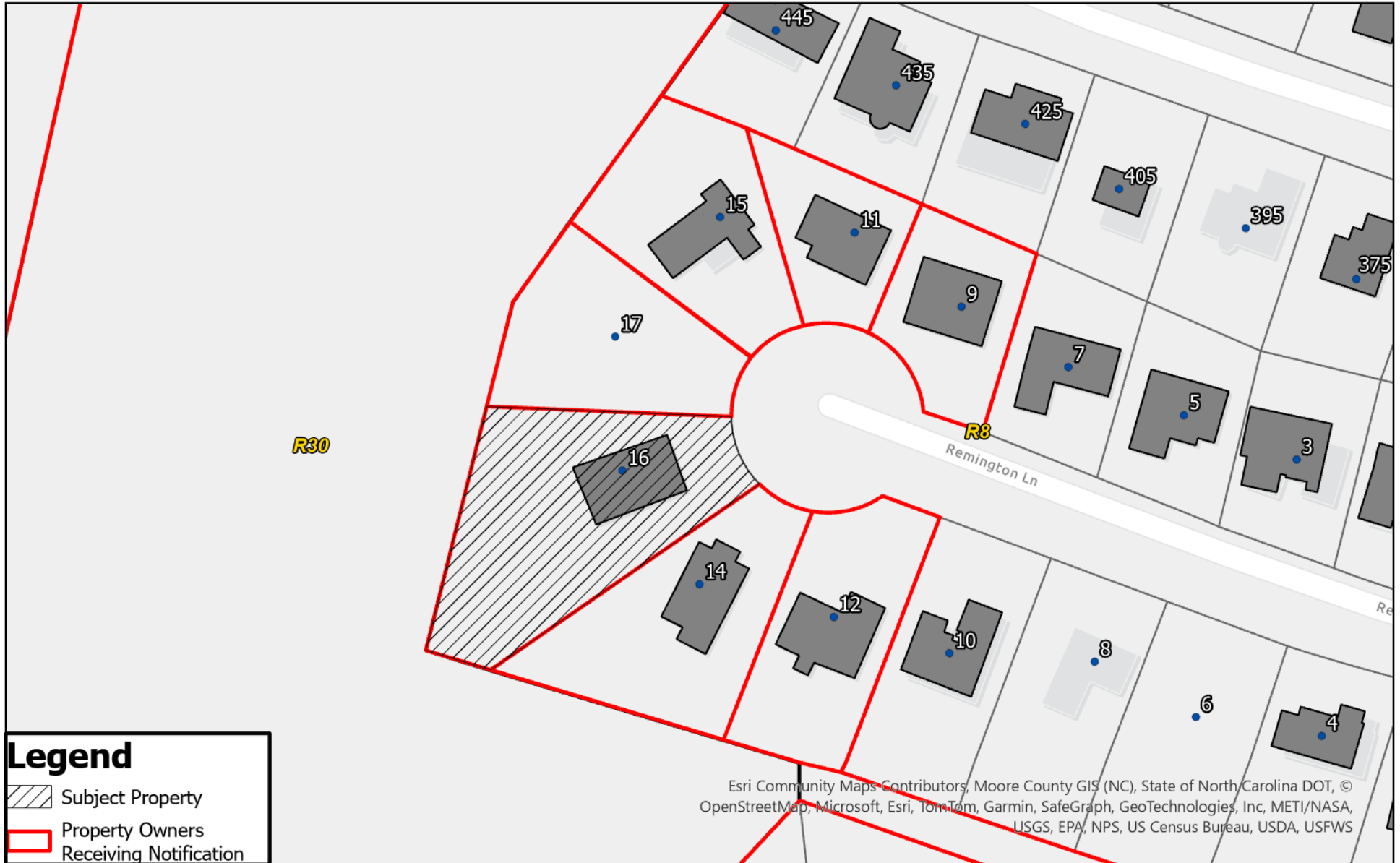
The Village of Pinehurst Board of Adjustment (BOA) will hold a Public Hearing on Thursday, May 1, 2025 at 4:00 PM, or immediately following the Planning & Zoning Board Meeting, in Village Assembly Hall 395 Magnolia Road, Pinehurst, NC. The meeting will be streamed in real-time on the Village's website, 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 9.2a Table of Dimensional Requirements for the property addressed as 16 Remington Lane, further identified by Moore County PID # 00029877. This property is located within the R-8 Zoning District. Specifically, the applicant, Lee Thomas, is requesting a variance to allow an addition to the principal structure that encroaches the minimum 10' side yard setback of the R-8 Zoning District.

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 4.1.3 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

Esri Community Maps Contributors, Moore County GIS (NC), State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

0 112.5 225 Feet

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 an 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).

May 1, 2025
Board of Adjustments
16 Remington Lane Variance Request



HAVEN NEW PROPERTIES LLC
265 NEW HAVEN PLACE
SOUTHERN PINES,NC,28387

RIVAS, DANIEL J
10 DEERWOOD LN
PINEHURST,NC,28374

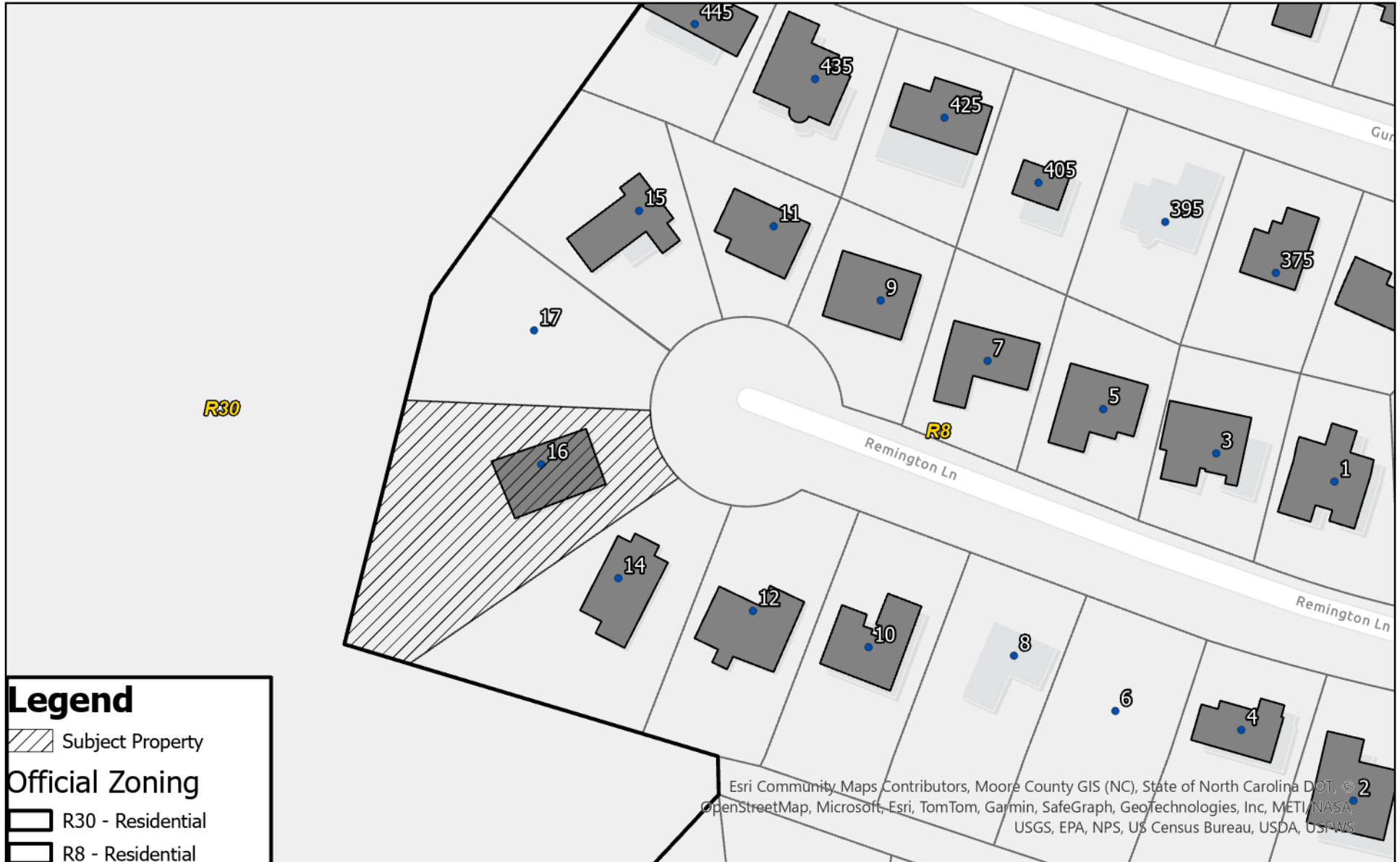
TAYLORED PROPERTIES LLC
1040 OLD VANDER ROAD
FAYETTEVILLE,NC,28312

PERNELL, G CARLTON
309 TUMBLING RIVER DR.
WENDELL,NC,27591

CAROLINE O CASE LIVING TRUST
11 REMINGTON LN
PINEHURST,NC,28374

STAVLUND, KENNETH G
14 REMINGTON LANE
PINEHURST,NC,28374

PINEHURST ACQUISITION CORP
PO BOX 4000
PINEHURST,NC,28374



Legend

Subject Property

Official Zoning

R30 - Residential

R8 - Residential

0 112.5 225 Feet

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May 1, 2025
Board of Adjustments
16 Remington Lane Variance Request





Legend

- Subject Property
- Official Zoning
- R30 - Residential
- R8 - Residential

0 112.5 225 Feet

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May 1, 2025
Board of Adjustments
16 Remington Lane Variance Request

VILLAGE OF PINEHURST

N
W E
S

FILED
 10 21
 SEP 15 10 00 AM '71

Exhibit S-4.1



CENTERLINE CURVE DATA				
NO.	Δ	T	R	L
1	14-00-00	160.00	1303.10	318.41
2	54-00-00	400.00	785.04	739.89
3	71-59-00	200.00	275.36	345.95
RIGHT OF WAY CURVE DATA				
4	78-50-00	125.34	152.51	209.83
5	39-85-00	139.11	363.06	266.87
6	61-15-00	132.24	223.38	238.80

Lot 320



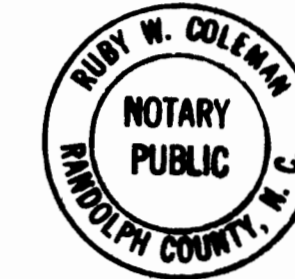
NORTH CAROLINA
 MOORE COUNTY



I, David B. Scott, certify that under my direction and supervision this map was drawn from an actual field land survey; that the error of closure on all lots shown is no less than 1:5000; that this map was prepared in accordance with G.S. 47-30 as amended.

WITNESS my hand and Seal, this 7 day of September, A.D., 1971

David B. Scott
 Land Surveyor
 Registration Number L1156



Sworn to and subscribed before me, this 7 day of September, A.D., 1971

Rudy W. Coleman
 Notary Public
 My commission expires March 8, 1976

NORTH CAROLINA
 MOORE COUNTY

The foregoing certificate(s) of Rudy W. Coleman, Notary Public - Randolph County, N.C. is/are certified to be correct. This instrument was presented for registration and recorded in this office at Map Book 10, Page 21, this 15th day of September, 1971, at 10:00 o'clock A.M.

Spivey Silvers
 Register of Deeds

Pinehurst, Incorporated reserves unto itself, its successors and assigns, all right, title and interest in and to the streets, roads, alleys, parks, open spaces and all other areas shown on this plat, it being the express intention of Pinehurst, Incorporated not to dedicate the same to the public, or for public purposes, or to the owners of property shown on this plat, except that the said owners of property and their guests shall have a perpetual right of use and ingress and egress on and across the said private streets, roads and alleys. The said streets, roads, alleys, parks, open spaces and all other areas shown on this plat shall remain the sole and exclusive property of Pinehurst, Incorporated, its successors and assigns, to be controlled, maintained and regulated as Pinehurst, Incorporated shall, in its sole discretion, determine.

LEGEND

- Denotes Iron Pipe
- Denotes Concrete Monument Control Corner

PINEHURST, INCORPORATED

MOORE COUNTY, NORTH CAROLINA
 MINERAL SPRINGS TOWNSHIP

PHASE I, UNIT 3

PAGE 4 OF 4 PAGES

SCALE: 1" = 150' JULY 1971

150 0 150 300

MOORE, GARDNER AND ASSOCIATES, INC.

CONSULTING ENGINEERS

ASHEBORO, NORTH CAROLINA

NOTE: (1) All right of ways and cul-de-sac radii are 60', unless otherwise noted.
 (2) All bearings shown refer to the North Carolina State Coordinate Grid System.



204 E. MAIN ST.
Aberdeen, NC 28315
Telephone: 910.638.0965
Email: 7lakesengrg@gmail.com



10/16/2023

REVISIONS

By:	DATE/DESCRIPTION
SSR	10/16/2023 (IMPERVIOUS SURFACE RATIO)

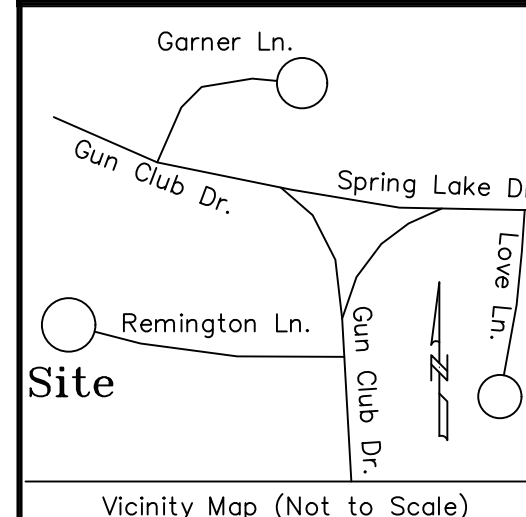
Client: Jennifer White

16 Remington Ln,
Pinehurst, NC 28374

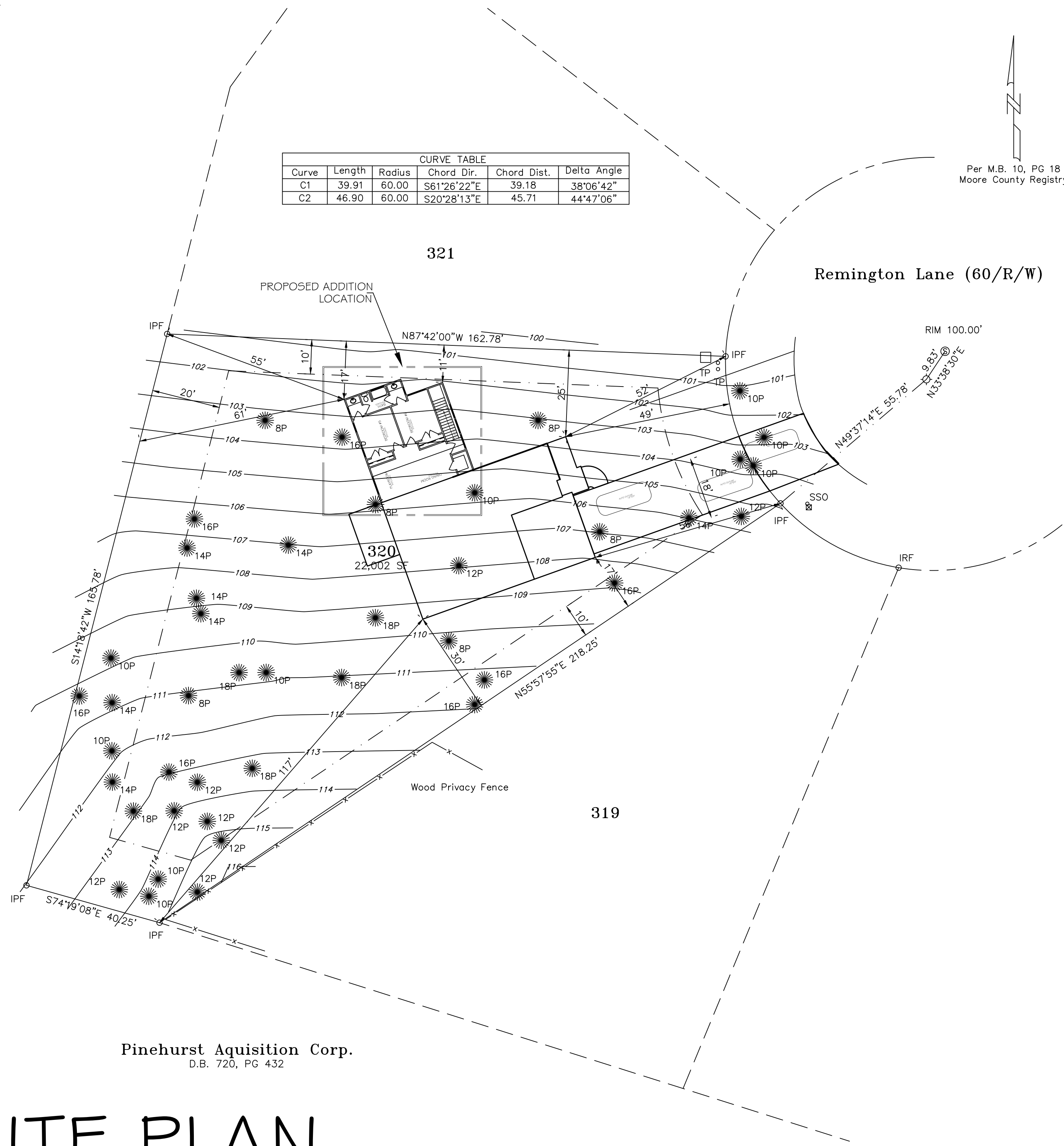
PROJECT NO: 23-284-697
DATE: 10/16/2023
DRAWN BY: SSR
SCALE: 1:20
TITLE: SITE PLAN

Sheet Number: S1 of 1

Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property.
This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property.
No subsurface or environmental considerations affecting this property have been made by surveyor.



Curve	Length	Radius	Chord Dir.	Chord Dist.	Delta Angle
C1	39.91	60.00	S61°26'22"E	39.18	38°06'42"
C2	46.90	60.00	S20°28'13"E	45.71	44°47'06"



Per M.B. 10, PG 18
Moore County Registry

Notes: This map is not in accordance with GS 47-30. Area by coordinate method. Dashed lines not surveyed, drawn from information as indicated. Contour interval = 0.50', based on assumed datum. There are no visible encroachments other than those shown herein. Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record. "Verify Minimum Building Setbacks Before Construction" All pine trees are "Longleaf" unless otherwise stated. Parcel ID #00024255, PIN #856317025151

- Legend:
- IPF = Iron Pipe Found
 - IPS = Iron Pipe Set
 - IRF = Iron Rod Found
 - IRS = Iron Rod Set
 - CMF = Concrete Monument Found
 - ⊙ = Sewer Manhole
 - ⊕ = Fire Hydrant
 - = Utility Pole
 - CATV = Cable Television
 - PSO = Power Stub Out
 - TP = Telephone Pedestal
 - WV = Water Valve
 - ☆ = Light Pole
 - = Building Setback Line
 - OHU- = Overhead Utilities
 - ⊠ = Water Meter
 - SSO = Sanitary Sewer Stub Out
 - = Electrical Transformer
 - ⊠ = HVAC
 - 12P = 12" Pine Tree(Typ.)
 - 12HW = 12" Hardwood Tree(Typ.)
 - SS- = Sanitary Sewer
 - = Calculated Point

Map Book 10, Page 20
Deed Book 3076, Page 375
Moore County, North Carolina

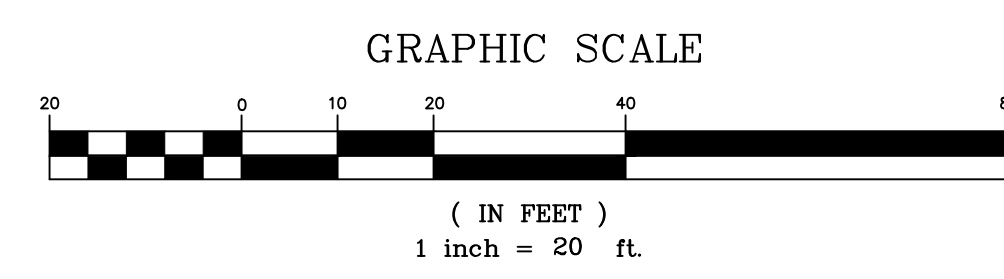
ELECTRONIC MEDIA NOTE
This document originally issued and sealed by Ryan D. McBryde, L-4394, on January 29, 2015. Electronically transmitted drawings shall not be considered a certified document.

22,002 SF	
HOUSE COVERAGE AREA	
HOUSE	3910 SQUARE FEET
DRIVEWAY	504 SQUARE FEET
WALKWAY	31 SQUARE FEET
TOTAL COVER	4,445 SQUARE FEET

THIS PROPOSED DWELLING WILL COVER 17.78% OF LOT
TOTAL IMPERVIOUS COVER 20.20% OF LOT

Pinehurst Aquisition Corp.
D.B. 720, PG 432

SITE PLAN



From: [Shawn Rodriguez](#)
To: [Timothy Brady](#)
Cc: [Kim Stepnoski](#)
Subject: Re: 16 Remington revised site plan
Date: Thursday, October 19, 2023 3:44:32 PM
Attachments: [image001.png](#)
[image002.png](#)
[PineConeMini_c0d743e6-936e-4850-8602-c1c5ca4b7081.png](#)
[PineConeMini_cf27ff52-9653-4287-82ed-7de5b671c37d.png](#)
[PineConeMini_00cd71b0-c3c5-46f0-8667-5812a76e52d8.png](#)
[PineConeMini_ddc3e601-410a-4029-b776-689170adb766.png](#)
[White Site Plan REVISED 10192023.pdf](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Tim and Kim,

I've attached the revised site plan with the updated impervious surface calculation.

I apologize for the discrepancy in the previous impervious surface ratio calculations.

The impervious surface ratio listed on the revised drawing will reflect the current impervious surface areas.

The updated impervious surface ratio is listed on the revised drawing attached below.

Please let me know if you have any questions.

Thank you,

On Mon, Oct 16, 2023 at 5:54 PM Timothy Brady <timothy@renovatemore.com> wrote:

Good afternoon Shawn ,

Please see the email correspondence below, and send an updated site plan at your earliest convenience.

Please let me know if there's anything else that I can provide.

From: Kim Stepnoski <kstepnoski@vopnc.org>
Sent: Monday, October 16, 2023 5:43:46 PM
To: Timothy Brady <timothy@renovatemore.com>
Subject: RE: 16 Remington revised site plan

Hi Timothy,

Thanks for the updated survey. Per our conversation, there is quite a discrepancy between the

proposed house square footage listed on the revised site plan vs. what is on your application. The previous survey showed the house at 1713 square feet for a total of 7.78% of lot and new one shows the 3910 square feet for a total of 17.78% which is more than double the existing footprint.

I'm also unsure (based on tax records) if the existing house is accurate. As a reminder, surveyed site plans must come from a licensed surveyor or engineer and what was submitted appears to be based on a survey completed by Ryan McBryde in 2015. He may be a good point of contact to get a starting point on the existing impervious. For clarity, the impervious calculations should show the house, proposed addition, driveway, walkways. Sorry to pass this back to you, but we will need an accurate survey to ensure compliance.

22,002 SF

HOUSE COVERAGE AREA	
HOUSE	1713 SQUARE FEET
DRIVEWAY	504 SQUARE FEET
WALKWAY	31 SQUARE FEET
TOTAL COVER	2248 SQUARE FEET

THIS PROPOSED DWELLING WILL COVER 7.78% OF LOT
TOTAL IMPERVIOUS COVER 10.21% OF LOT

22,002 SF

HOUSE COVERAGE AREA	
HOUSE	3910 SQUARE FEET
DRIVEWAY	504 SQUARE FEET
WALKWAY	31 SQUARE FEET
TOTAL COVER	4,445 SQUARE FEET

THIS PROPOSED DWELLING WILL COVER 17.78% OF LOT
TOTAL IMPERVIOUS COVER 20.20% OF LOT

Kim Stepnoski
 Planning and Zoning Specialist
 Village of Pinehurst
 395 Magnolia Rd, Pinehurst, NC 28374
 910-420-1633 ✉ kstepnoski@vopnc.org ✉ www.vopnc.org

***Notice: Starting January 1st, 2022, all building and planning permit applications are required to be submitted online at www.vopnc.org/permitcenter.**

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, Improvement.

Pursuant to North Carolina General Statutes, Chapter 132, et seq., this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to requests for review.

From: Timothy Brady <timothy@renovatemore.com>
Sent: Monday, October 16, 2023 4:52 PM
To: Kim Stepnoski <kstepnoski@vopnc.org>
Subject: 16 Remington revised site plan

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

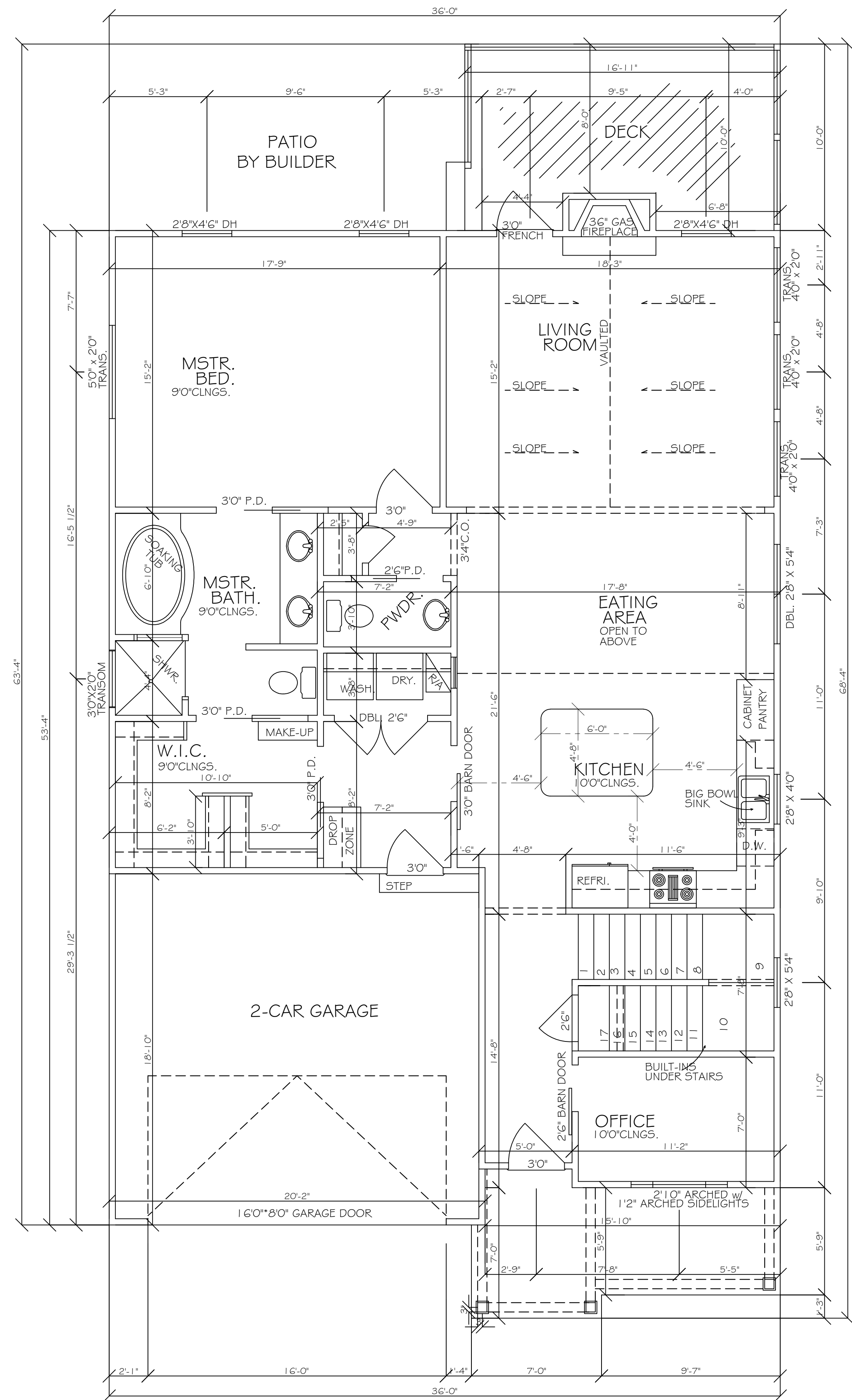
Good afternoon, attached is the revised site plan for the project at 16 Remington Ln.

Please let me know if you need anything further.

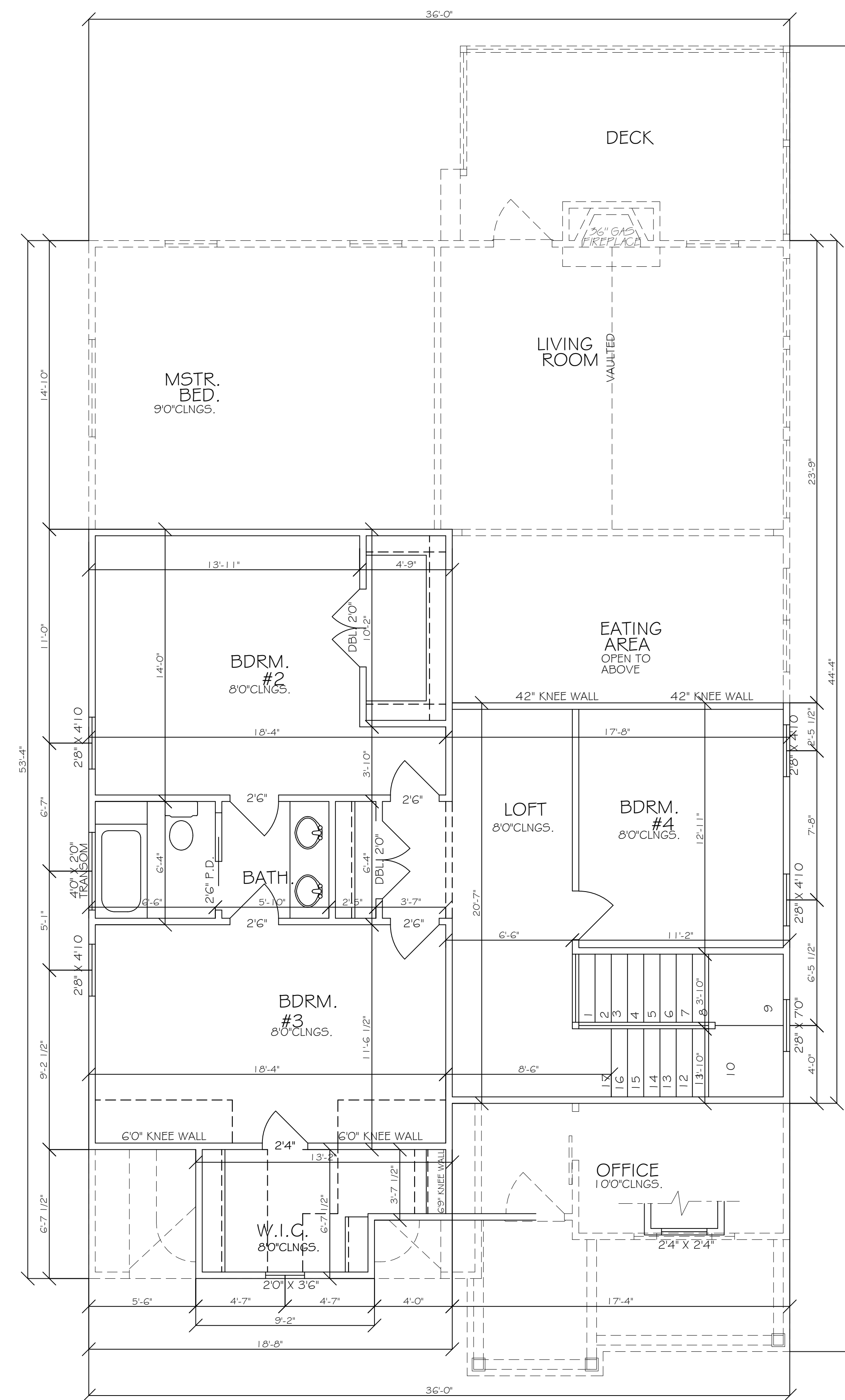
Thanks!

Sent from my iPhone

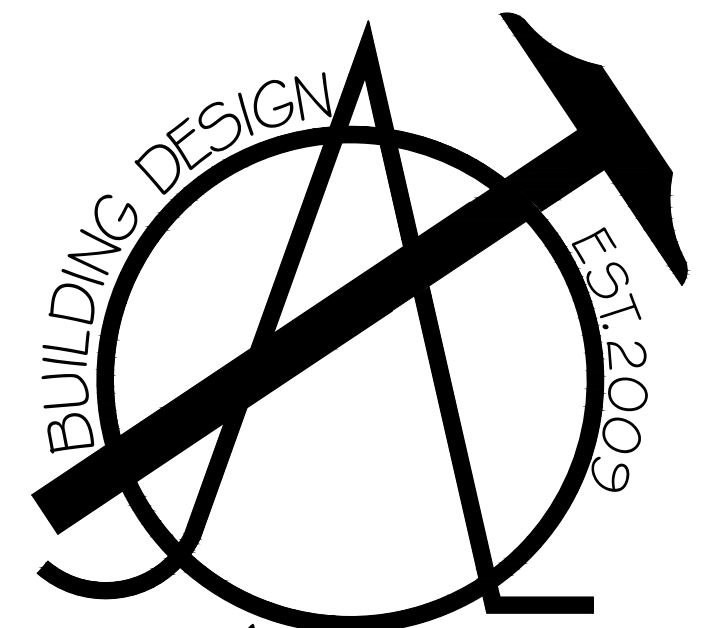
STUDY SET-- NOT FOR CONSTRUCTION



EXISTING
FIRST FLOOR PLAN



EXISTING
SECOND FLOOR PLAN



ARTIGA
Enrique J. Artiga
(910)-637-0350

Location:
Ms. Jennifer White
16 Remington Ln,
Pinehurst, NC 28374

- Notes:
- 1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
 - 2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE
 - 3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
 - 4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
 - 5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Existing Footage Totals:

FIRST FLOOR	1519 HTG. SQUARE FT
SECOND FLOOR	1027 HTG. SQUARE FT
GARAGE	374 SQUARE FT
FRONT PORCH	107 SQUARE FT
DECK	150 SQUARE FT

HEATED TOTAL 2546 HTG. SQUARE FEET
ALL NUMBERS ARE TO FRAME

Issue Date:
EJA

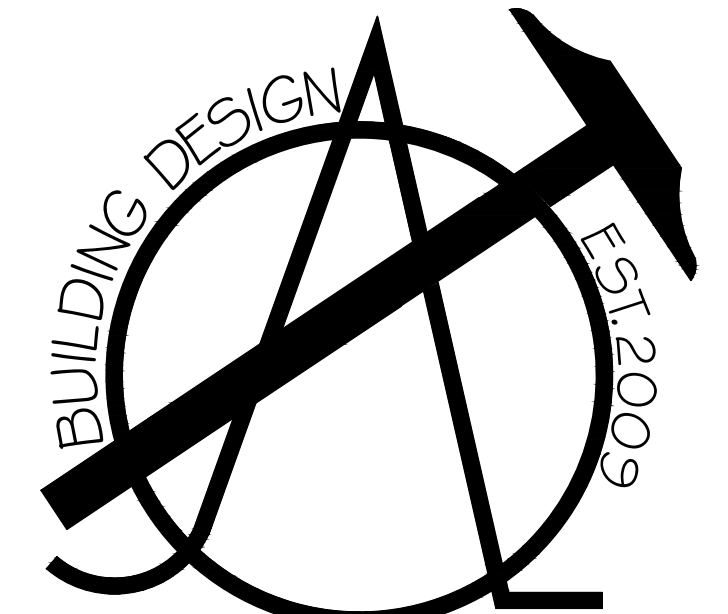
Drafting By:
MCG 09/28/15
10/15/15
11/19/15

Sheet Name: EXISTING FLOOR PLAN

Scale: 1/4" = 1'0"

Sheet Number:

01 of 2



ARTIGA
Enrique J. Artiga
(910)-637-0350

Location:
Ms. Jennifer White
16 Remington Ln,
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DECK	150 SQUARE FT

HEATED TOTAL 2546 HTG. SQUARE FEET
ALL NUMBERS ARE TO FRAME

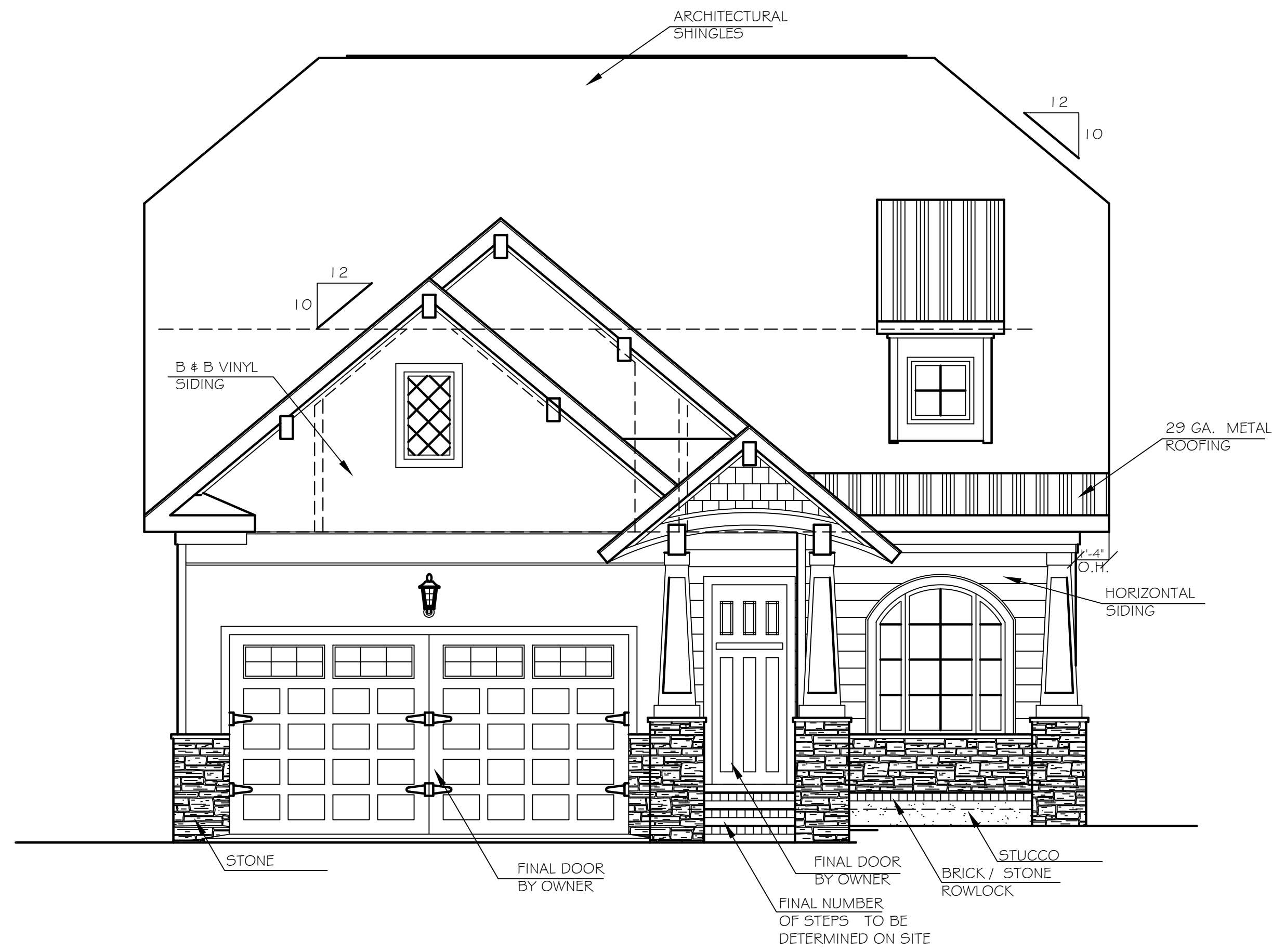
Issue Date:
EJA 09/25/23

Drafting By:
MCG 09/28/15
10/15/15
11/19/15

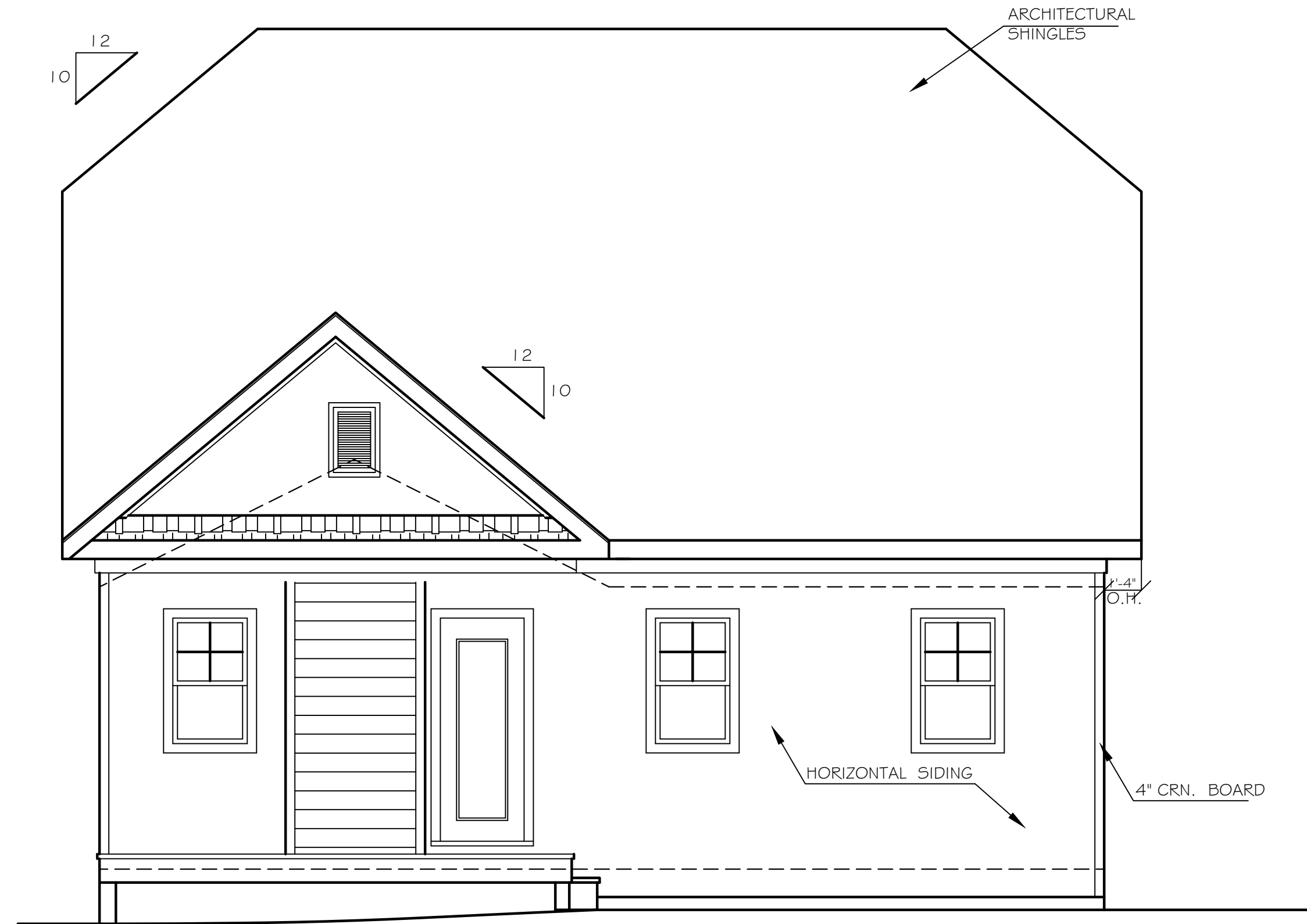
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Sheet Number:
02 of 2



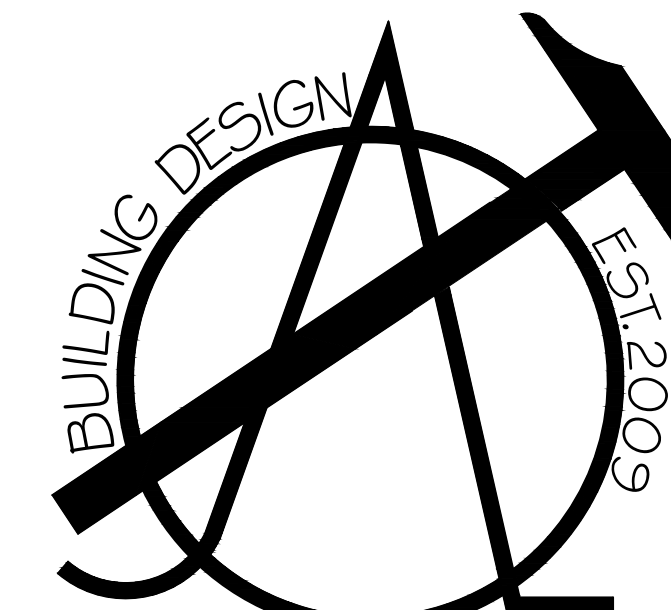
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



ARTIGA
 Enrique J. Artiga
 (910)-637-0350

Location:

Ms. Jennifer White
 16 Remington Ln,
 Pinehurst, NC 28374

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SECOND FLOOR	1027 HTG. SQUARE FT
BASEMENT	650 HTG. SQUARE FT
GARAGE	374 SQUARE FT
FRONT PORCH	107 SQUARE FT
COVERED DECK	150 SQUARE FT

HEATED TOTAL 4048 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date: EJA 09/25/23

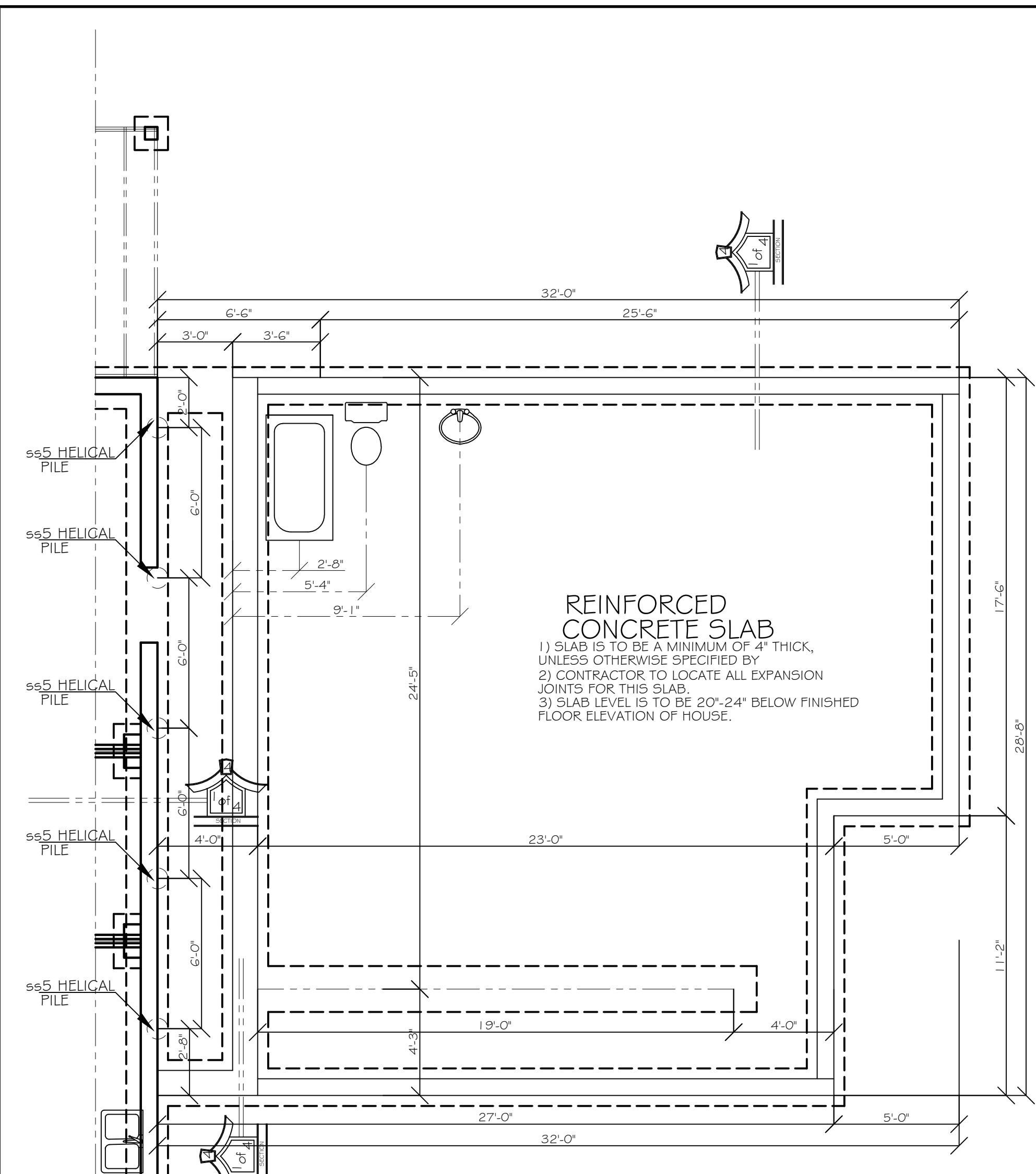
Drafting By: THS 08/29/23

Sheet Name: MODIFIED FOUNDATION PLAN

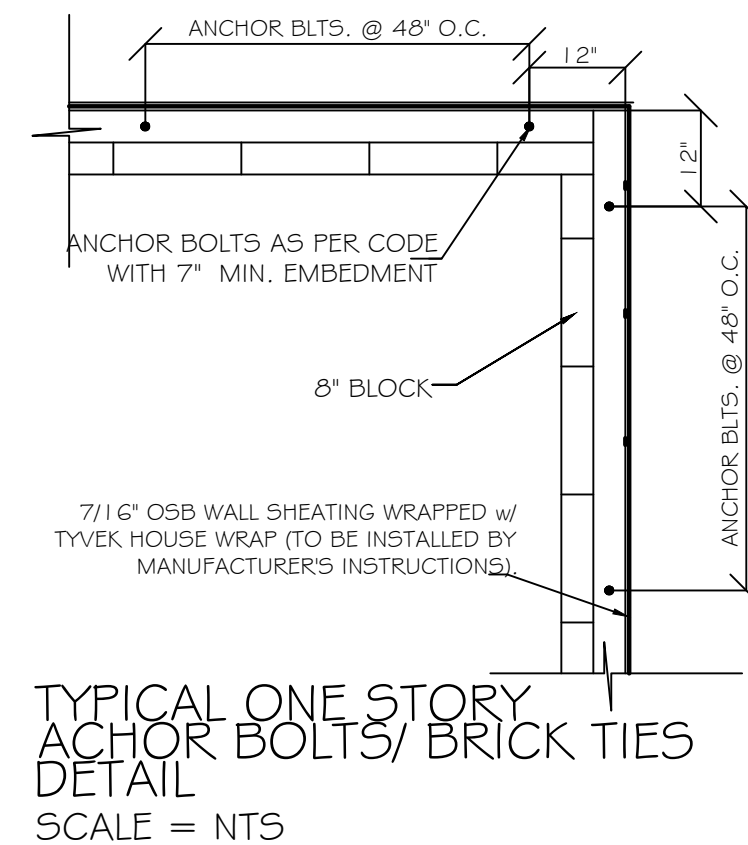
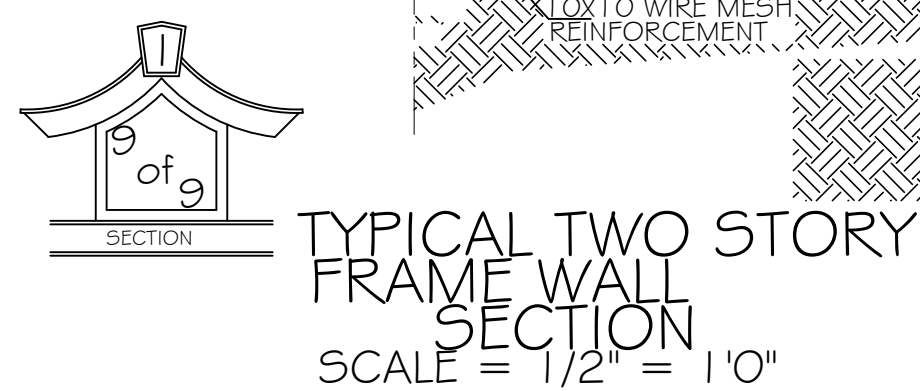
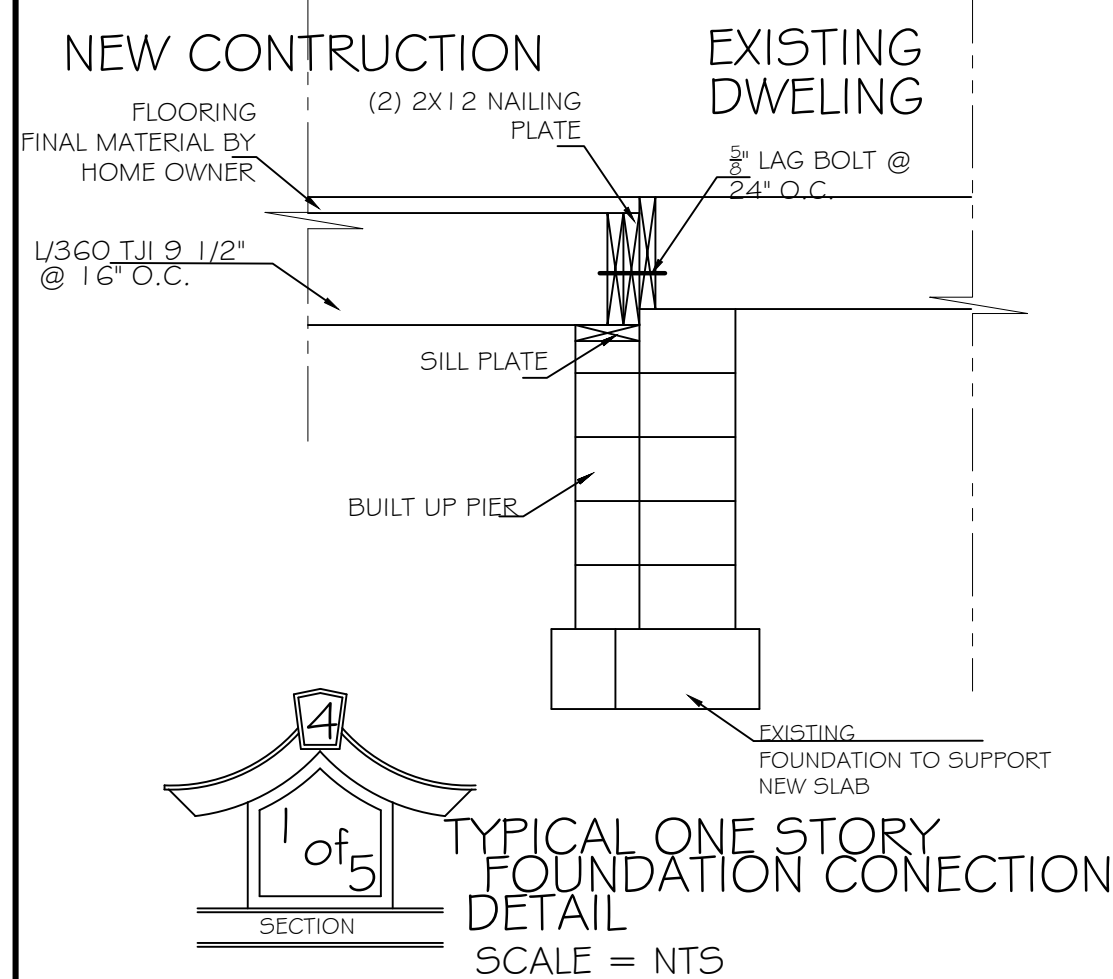
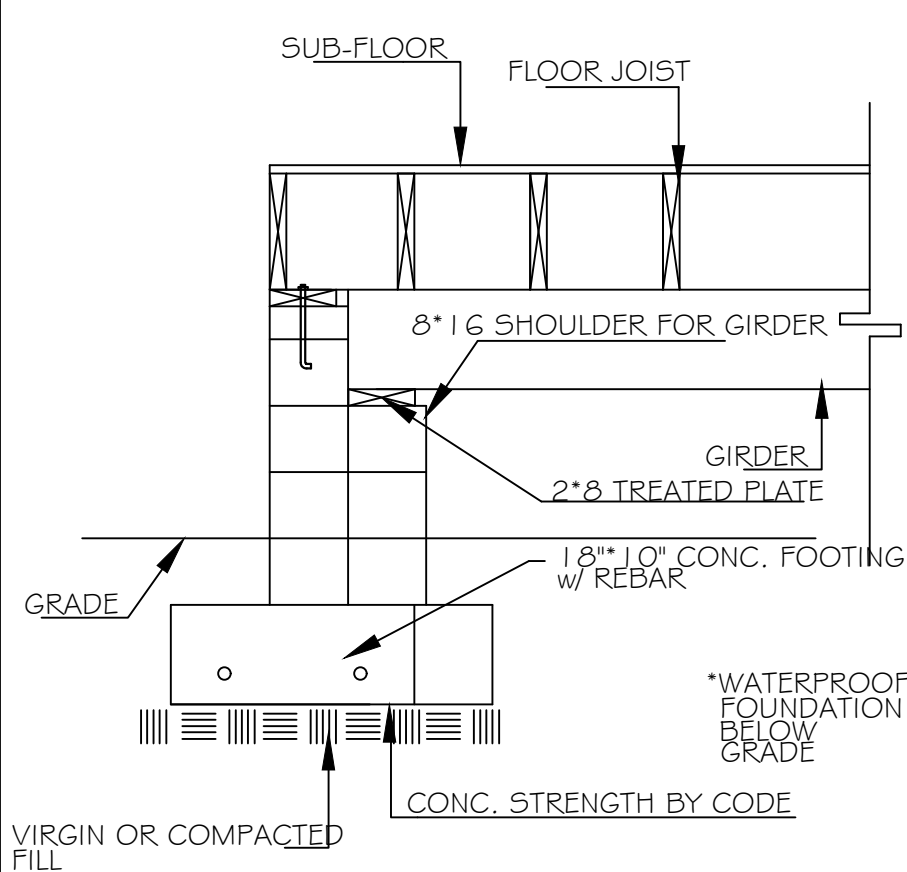
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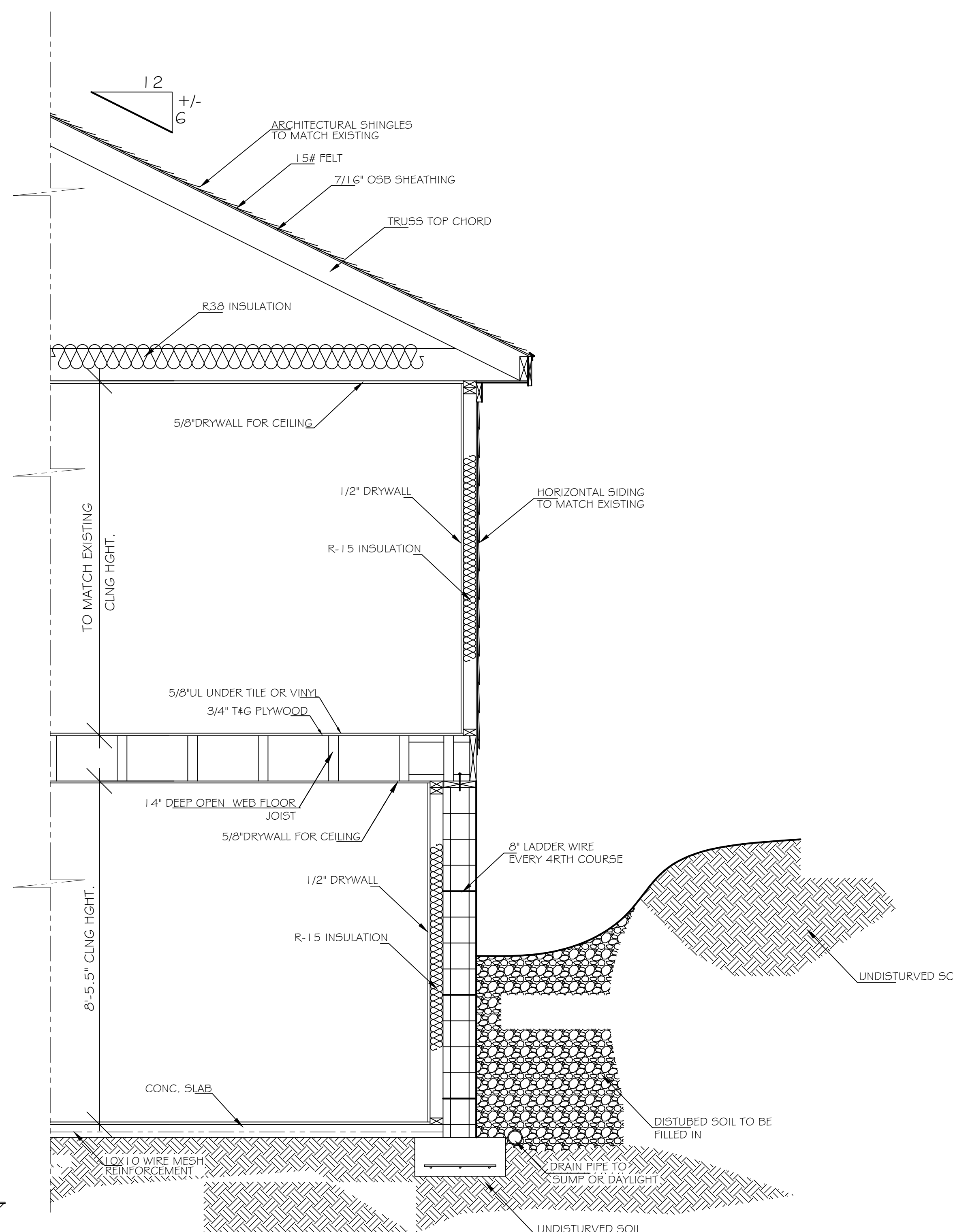
1 of 4



MODIFIED FOUNDATION PLAN



NOTE:
 ALL JOISTS UNDER PARALLEL WALLS ARE TO BE REINFORCED.
 ALL FLOOR JOISTS (UNLESS NOTED, FLOOR ENG. TO VERIFY & MODIFY)
 14" U360 40/55
 OPEN WEB @ 19.2" O.C.
 MAX SPAN 22'-8"





ARTIGA
Enrique J. Artiga
(910)-637-0350

Location:
Ms. Jennifer White
16 Remington Ln,
Pinehurst, NC 28374

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COVERED DECK	150 SQUARE FT

HEATED TOTAL 3910 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA

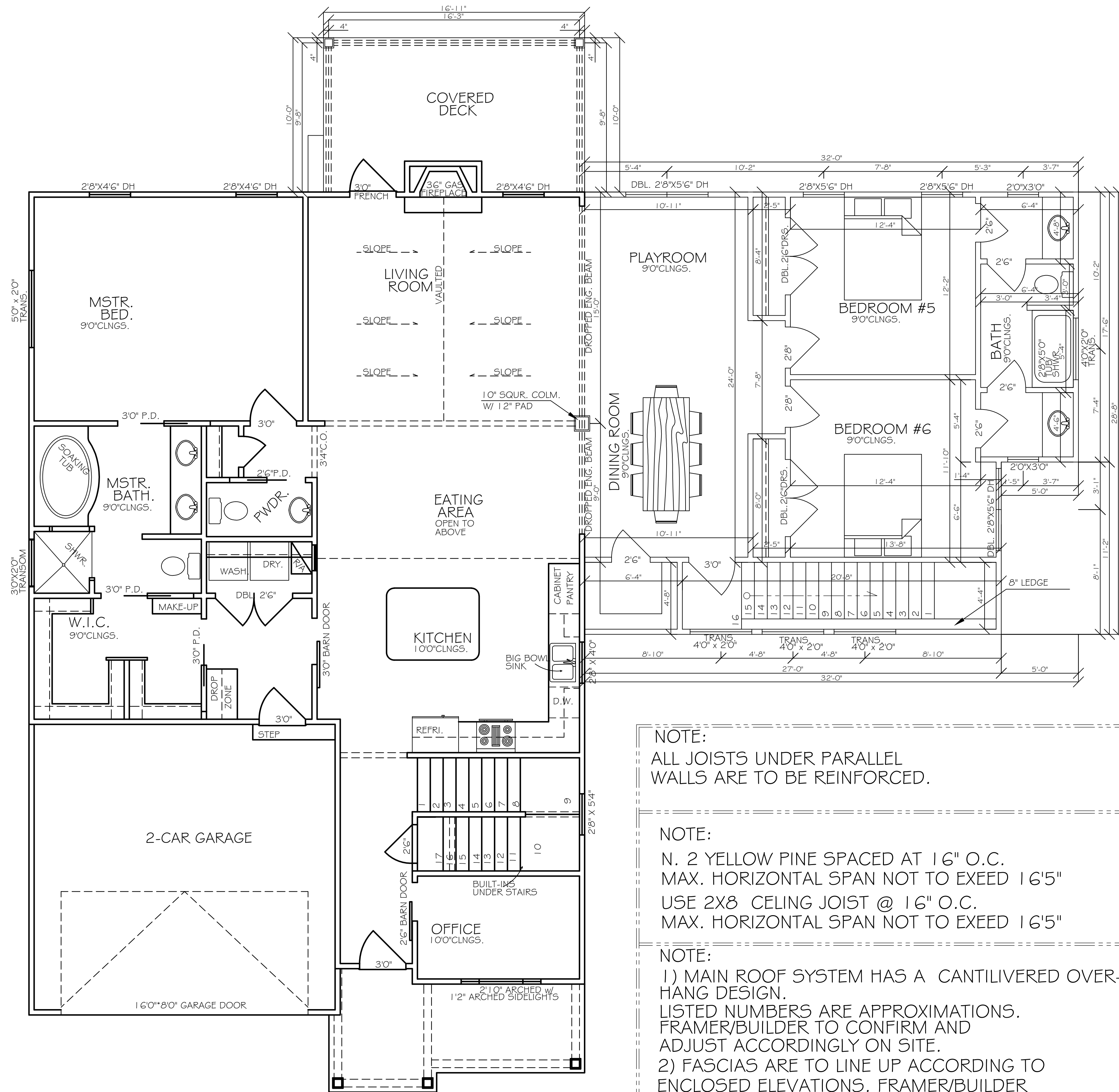
Drafting By:
THS
06/30/23
07/07/23
08/29/23

Sheet Name: MODIFIED FLOOR PLAN

Scale: 1/4" = 1'0"

Sheet Number:

2 of 4



MODIFIED FIRST FLOOR PLAN

NOTE:
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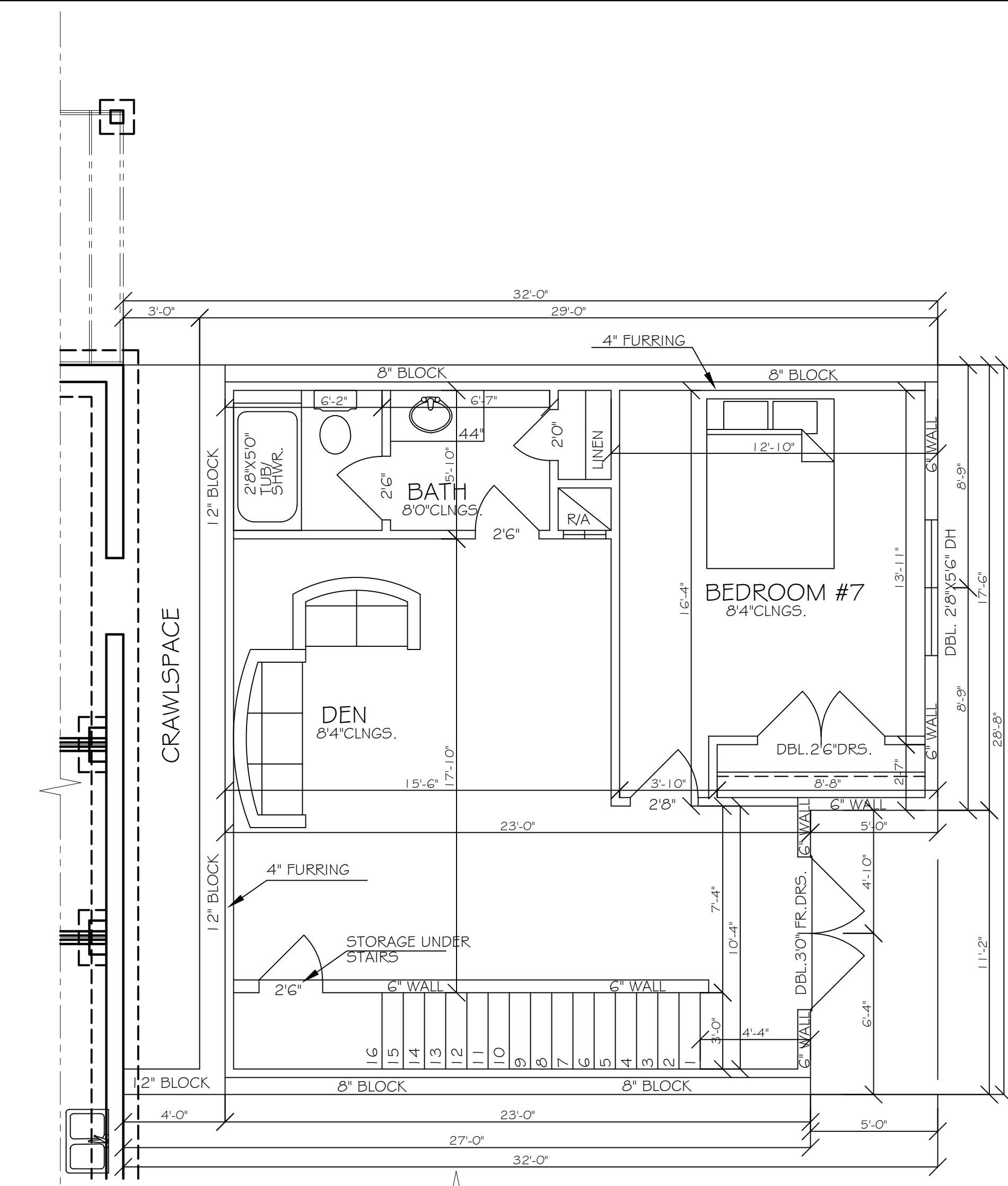
NOTE:
N. 2 YELLOW PINE SPACED AT 16" O.C. MAX. HORIZONTAL SPAN NOT TO EXCEED 16'5" USE 2X8 CEILING JOIST @ 16" O.C. MAX. HORIZONTAL SPAN NOT TO EXCEED 16'5"

NOTE:
1) MAIN ROOF SYSTEM HAS A CANTILVERED OVERHANG DESIGN. LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.

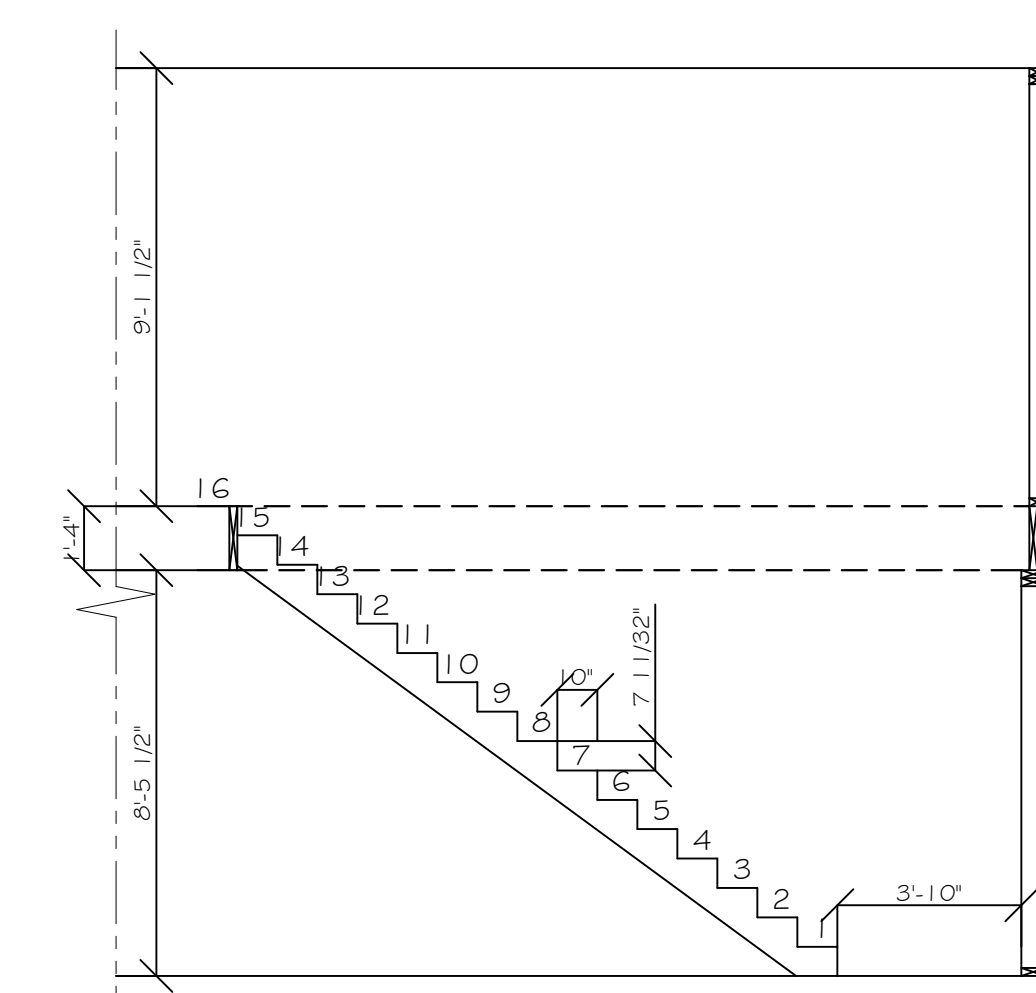
2) FASCIAS ARE TO LINE UP ACCORDING TO ENCLOSED ELEVATIONS. FRAMER/BUILDER MAY HAVE TO ADJUST OVERHANGS IN CERTAIN AREAS TO ALLOW FOR THIS.

3) THIS IS ONLY A SKETCH PROPOSING TRUSSES FOR MAIN ROOF SYSTEM. FINAL DESIGN BY TUSSE ENGINEER/ MANUFACTURER.

4) ALL OVERFRAME AREAS ARE TO BE STICK BUILT.

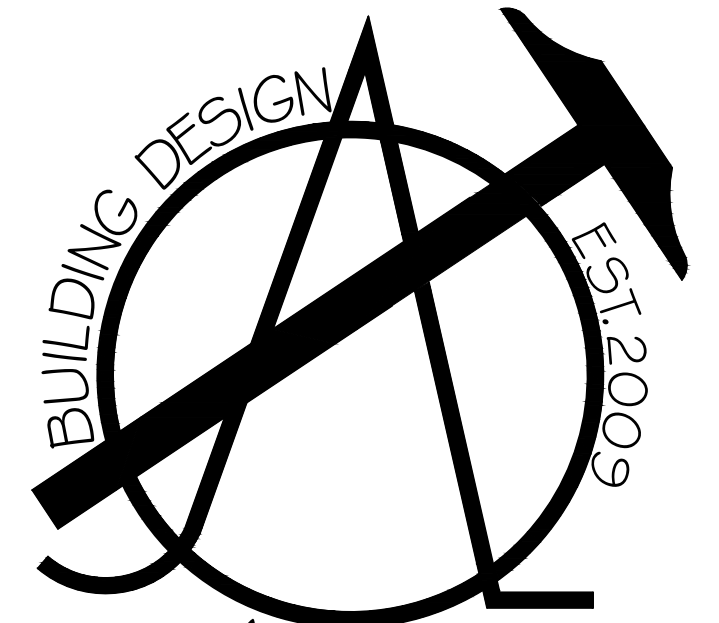


MODIFIED BASEMENT FLOOR PLAN



MODIFIED STAIRCASE PROFILE

Scale: 1/4" = 1'0"



ARTIGA
Enrique J. Artiga
(910)-637-0350

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Pinehurst, NC 28374

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HEATED TOTAL 3910 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

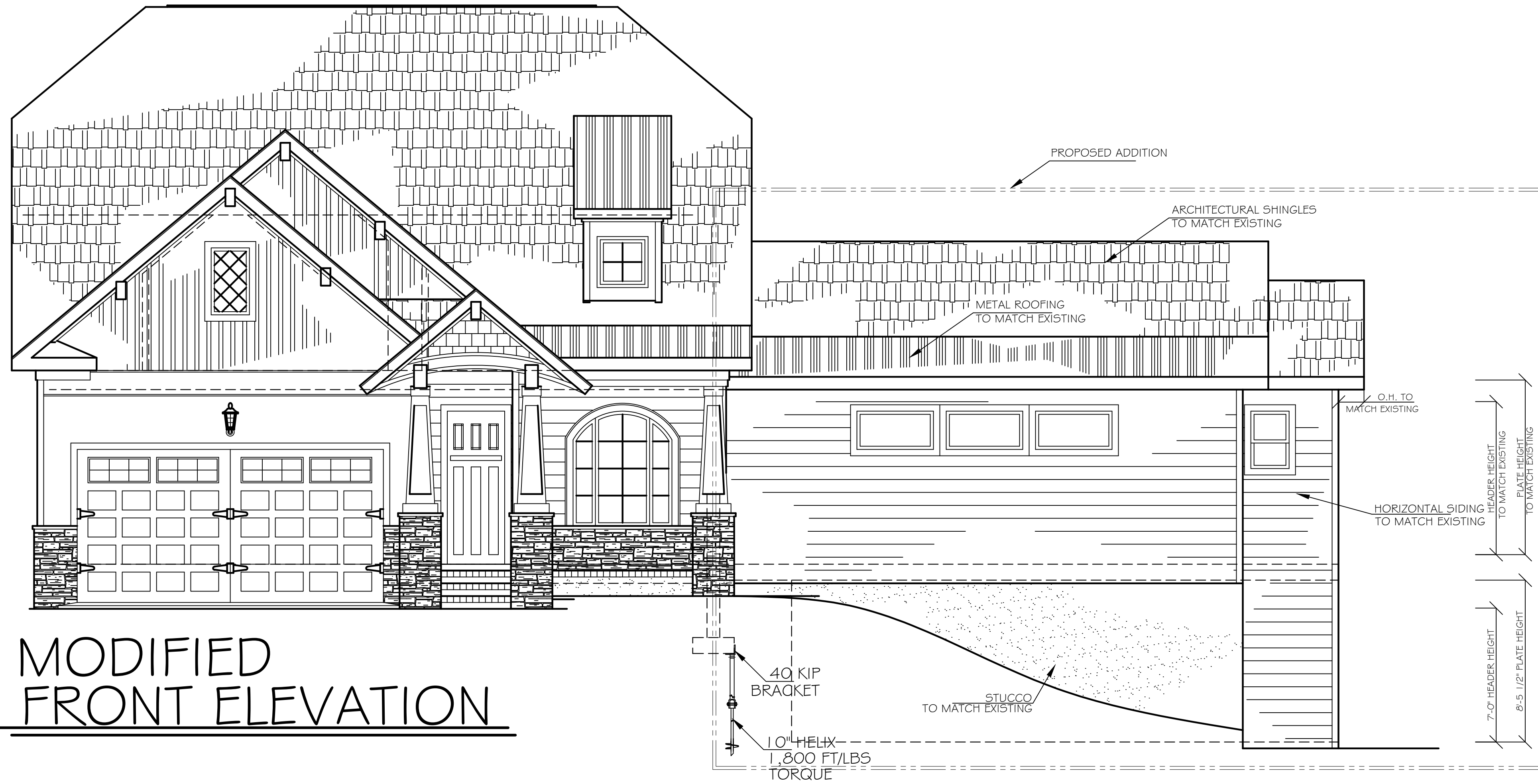
Issue Date:
EJA 09/25/23

Drafting By:
THS 07/17/23

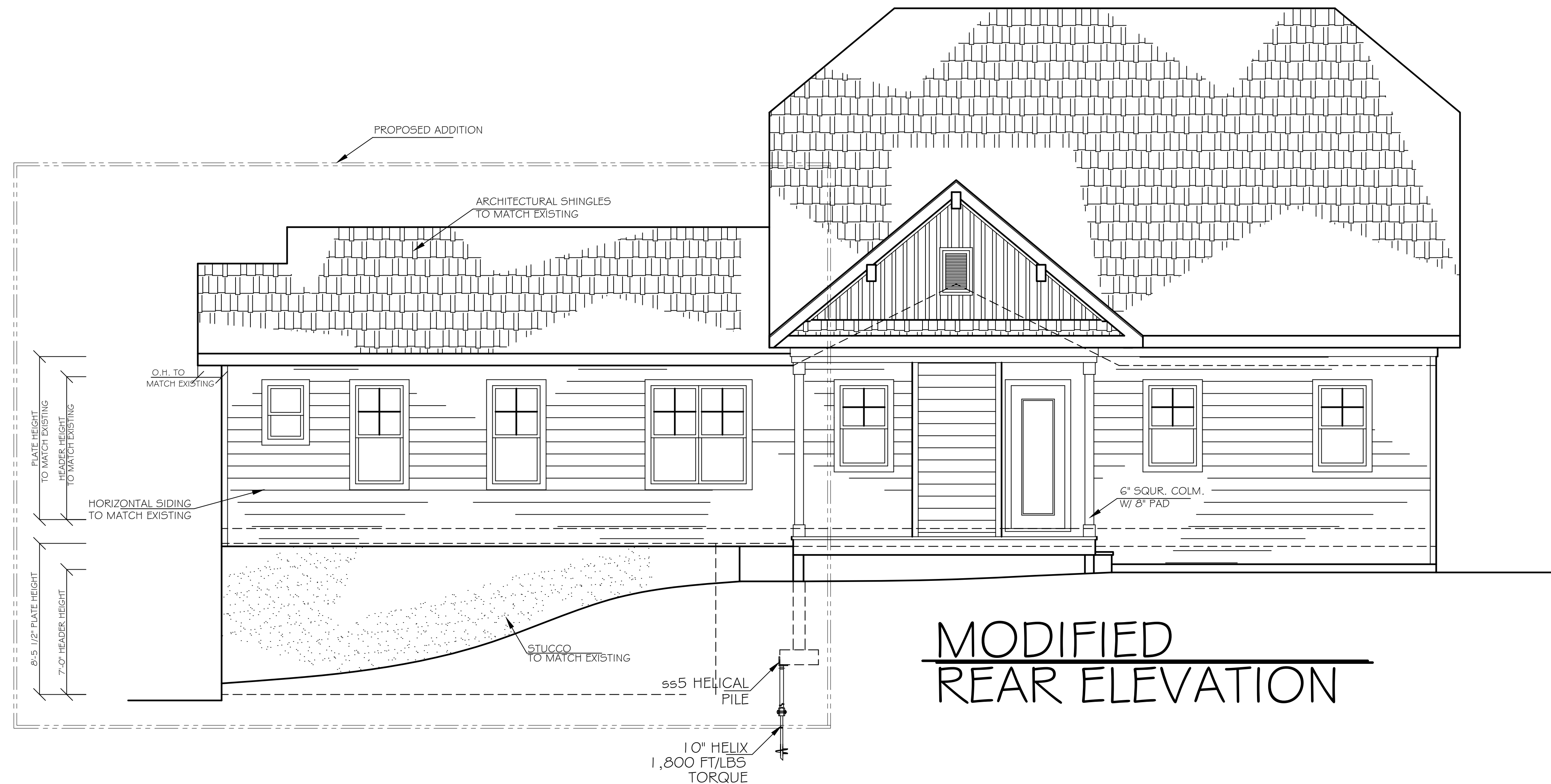
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MODIFIED ELEVATIONS

Scale:
1/4" = 1'0"

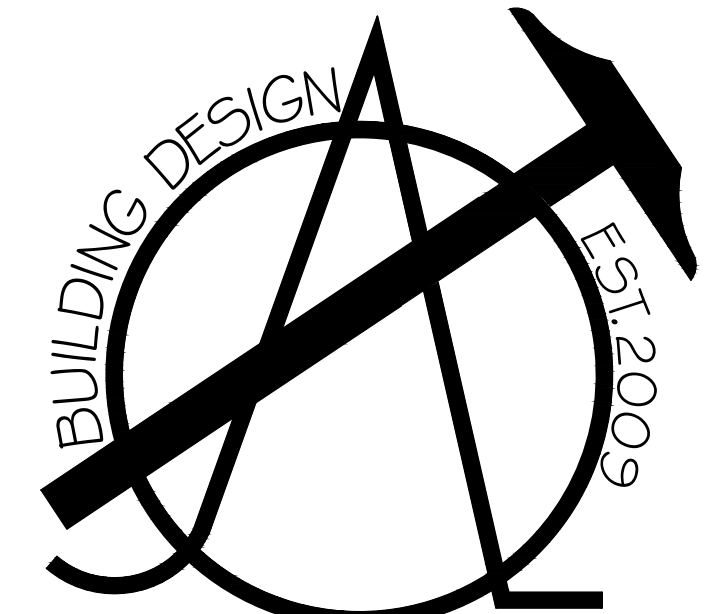
Sheet Number:
3 of 4



MODIFIED FRONT ELEVATION



MODIFIED REAR ELEVATION



ARTIGA
 Enrique J. Artiga
 (910)-637-0350

Location:
 Ms. Jennifer White
 16 Remington Ln,
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HEATED TOTAL 3910 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
 EJA 09/25/23

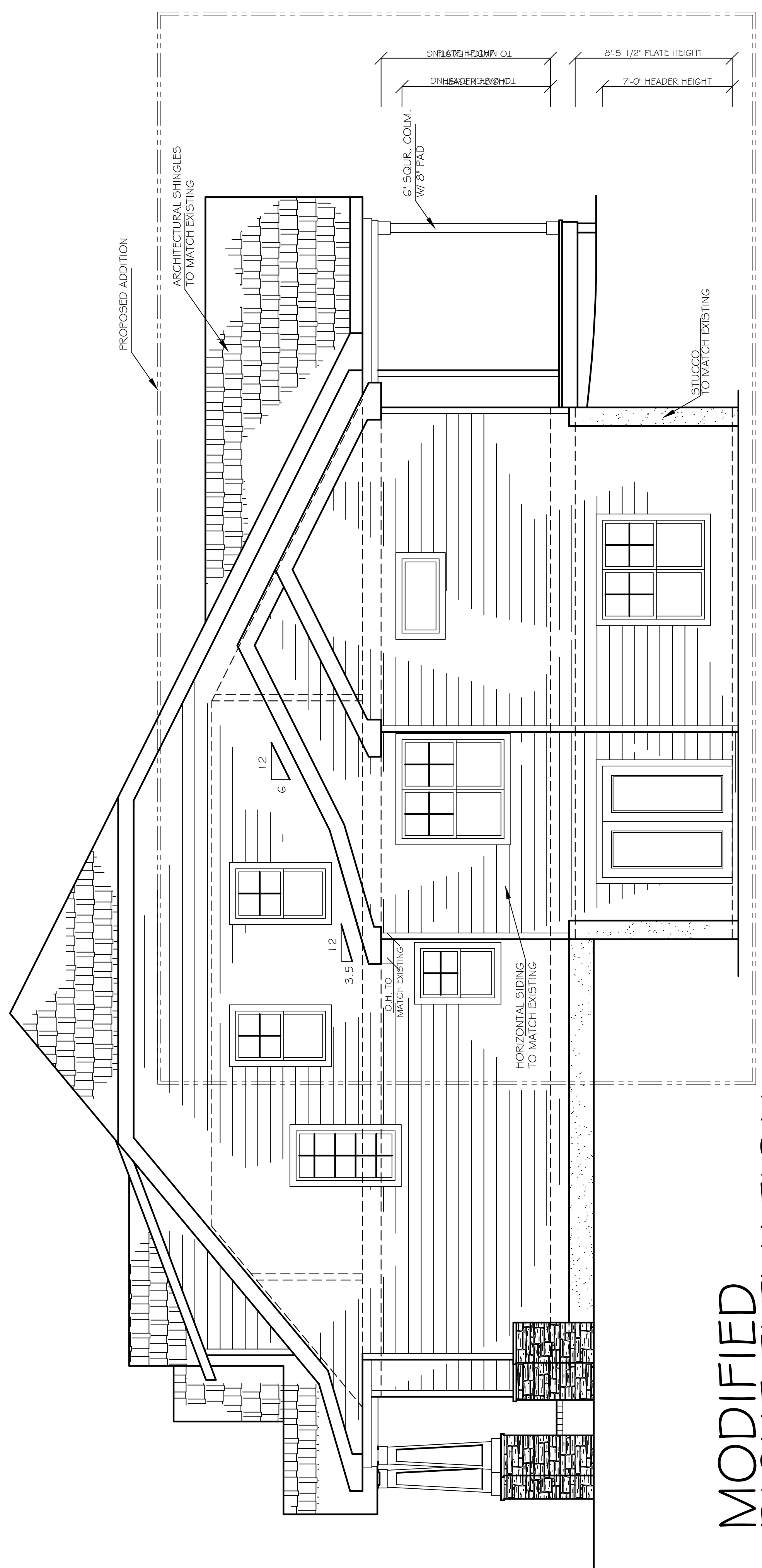
Drafting By:
 THS 07/17/23
 08/29/23

Sheet Name: MODIFIED ROOF PLAN

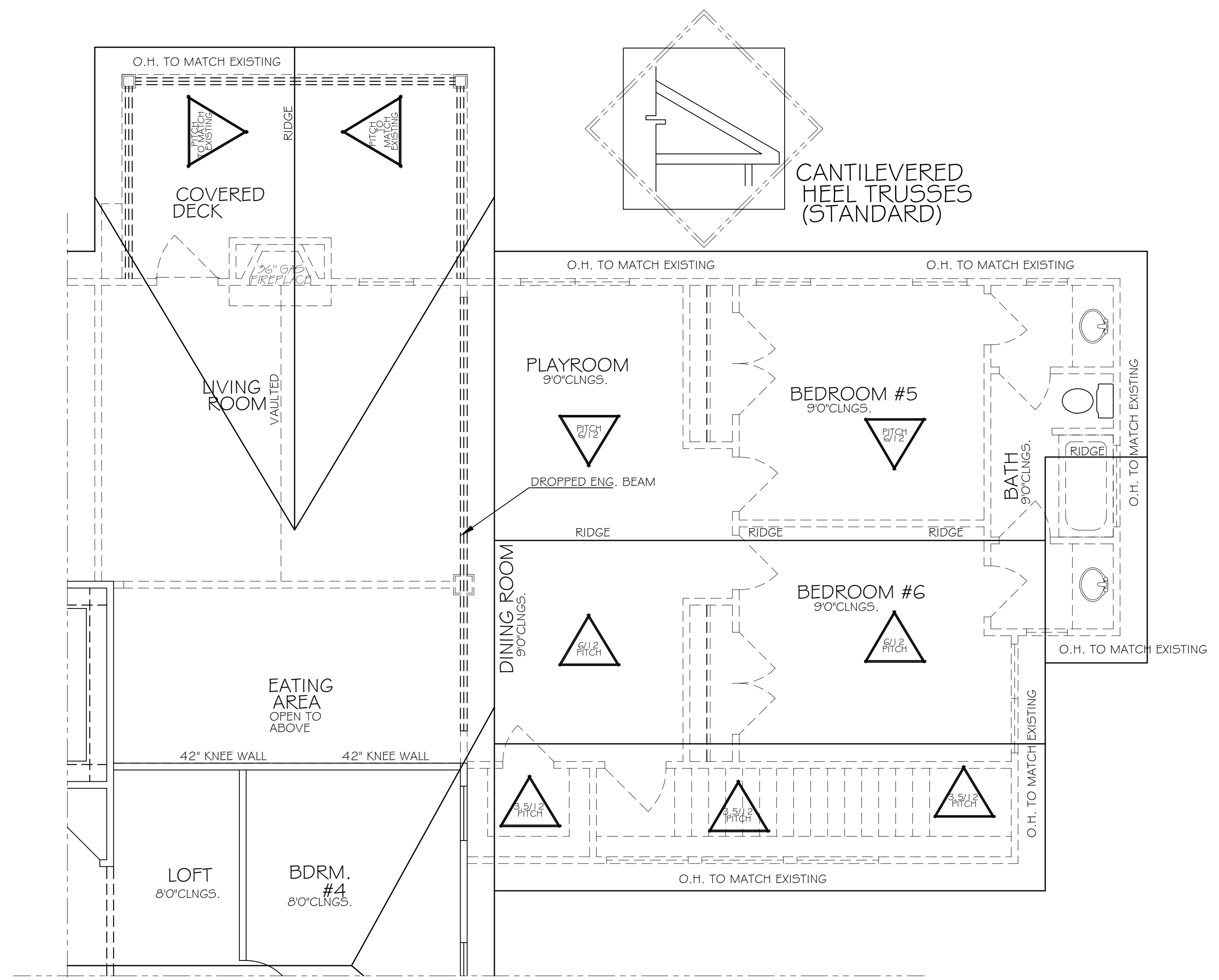
Scale: 1/4" = 1'0"

Sheet Number:

4 of 4



**MODIFIED
 RIGHT ELEVATION**



MODIFIED ROOF PLAN

- NOTE:
- 1) MAIN ROOF SYSTEM HAS A CANTILVERED OVER-HANG DESIGN. SOME AREAS ARE TO BE RASD. LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.
 - 2) FASCIAS ARE TO LINE UP ACCORDING TO ENCLOSED ELEVATIONS. FRAMER/ BUILDER MAY HAVE TO ADJUST OVERHANGS IN CERTAIN AREAS TO ALLOW FOR THIS.
 - 3) ALL OVER FRAME AREAS ARE TO BE STICK BUILT, ACCORDING TO SPECIFICATIONS BELLOW.

USE NO. 2 SOUTHERN YELLOW PINE 2X10
 RAFTERS SPACES @ 16" O.C.
 MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"

USE NO. 2 SOUTHERN YELLOW PINE 2X8
 CEILING JOISTS @ 16" O.C.
 MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"





Exhibit S-5.2





Variance Information

The variance process administered by the Zoning Board of Adjustment is intended to provide relief from the zoning requirements of the Pinehurst Development Ordinance (PDO) in those cases where strict application of a particular zoning requirement will create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed. It is not intended that variances be granted merely to remove inconveniences or financial burdens that zoning requirements may impose on property owners in general. Rather, it is intended to provide relief where the zoning requirements render the land difficult or impossible to use because of some unique physical attribute of the property itself, or some other factor unique to the property for which the variance is requested. Please refer to Section 5.1 of the PDO for the requirements of a variance.

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

- (A) 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;
- (B) 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;
- (C) 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;
- (D) 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.

An application for a variance may be filed only by the owner of the land affected by the variance; an agent or contract purchaser specifically authorized by the owner to file such application; or any unit of government which is not the owner of the lot but proposes to acquire the lot by purchase, gift, or condemnation. Where an agent, or contract purchaser files the application, the agent, or contract purchaser shall provide the Village with written documentation that the owner of the property has authorized the filing of the application.

This application must be completed in full and submitted with the associated fee listed in the Village’s Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Property Address	
Street Address	16 Remington Lane
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00029877



Variance

Fee: \$500

(Revised 09/2019)

Owner Information			
Name	Jennifer White	Home Phone #	
Street Address	16 Remington Lane	Mobile Phone #	910-322-4847
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	whitej1013@gmail.com		

Applicant			
Name	Lee Thomas	Other Phone #	910-995-0861
Email	admin@renovatemore.com	Street Address	PO Box 1233
Mobile Phone #	910-585-6164	City, State, Zip Code	Aberdeen, NC 28315

General Information

Legal Basis for Application	<input checked="" type="checkbox"/> Agent or Contract Purchaser Authorized by the Property Owner <input type="checkbox"/> Government Agency Proposing to Acquire Land Affected by the Variance <input type="checkbox"/> Owner of the Land Affected by the Variance
General Description of Variance Request	We would like to request a variance concerning the setback for the property. Due to a series of follies and the incompetence of some of the parties involved in the project, the completed structure is appx. 4'2" over the setback at the most prominent corner of the addition.
Ordinance Section Reference	Zoning Setback R-8; Section 9.2 Tables of Dimensional Requirement
Ordinance Text (Verbatim)	<p>All uses and structures in the general use zoning districts shall comply with the dimensional requirements listed in Table 9.2 a, except as may be otherwise provided by this Ordinance. Minimum lot sizes listed in the Table below are subject to modification based on open space requirements, subdivision requirements, or alternate design provisions within this Ordinance. Watershed protection overlay districts may require lower impervious coverage.</p> <p>R-8 Dimensional Requirements: Min. Lot Size 8,000sqft, Min. Lot width @ setback 60', Min. Lot width @ street line 20', Min. front yard setback 20', Min. side yard setback 10', Side Street setback 15', Min, rear yard setback 20', Lakefront/Golf course setback from property line 30', Max building height 35', Max. lot covered by impervious surface (3) (7) and (8) 42.5%.</p>



Variance
 Fee: \$500
 (Revised 09/2019)

<p>Description of unnecessary hardship that would result from the strict application of the ordinance</p>	<p>The hardship that would result from the strict application of the ordinance would make the property incompatible with the homeowner's needs. If they were forced to tear down and rebuild the structure it would be detrimental to the large, blended family living there. With six kids between them, including a newborn and a toddler, another large undertaking such as this would be detrimental to the current family's well-being.</p>
<p>Description of how the hardship results from conditions that are peculiar to the property, such as location, size, or topography</p>	<p>Due to the sandy soil conditions and the topography of the property, the home addition only made since to be built on the right side of the property. The left side was clearly not large enough and is also where all of the mechanicals are located. The sandy soil and elevation of the back yard would now allow for a basement which is needed accommodate the number of bedrooms needed for each child to have their own bedroom, which was the original goal of the addition.</p>
<p>Description of how the hardship did not result from actions taken by the applicant or the property owner</p>	<p>The hardship did not result from actions taken by the applicant or the property owner. The property owner and applicant placed their trust in the hands of the architectural and engineering firms that were hired to provide an accurate depiction of what, how, and where the addition was to be built. As it turns out, their original site plan was incorrect and this was not discovered until we hired an independent surveyor to come out for the final survey, after the addition was completed.</p>
<p>Explanation of how 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</p>	<p>The variance requested is consistent with the spirit, purpose, and intent of the ordinance for the fact that public safety public safety is secured, Substantial justice will be achieved through the requested variance due to the fact that the property owner placed her trust in the architects and builders to build her project in compliance with all code and zoning requirements. Due to incorrect site plans from the architect and engineers, her addition was allowed to be completed before error was caught.</p>

Required Documents

Written authorization of the property owner (If not filed by owner)

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the criteria that must be met in order to receive approval for a variance.

Applicant Signature: Lee Thomas Date: 4/22/25


**16 Remington Lane
Pinehurst NC 28374**

February 27, 2025

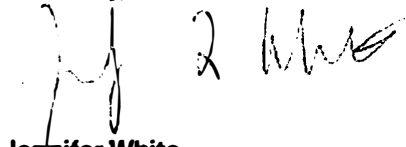
**Board of Adjustment
Village of Pinehurst
395 Magnolia Road
Pinehurst, NC 28374**

Dear Members of the Board of Adjustment,

I am writing to authorize Mr. Lee Thomas of Renovations and More Contracting LLC to file a variance application for my property located at **16 Remington Lane, Pinehurst, NC 28374**.

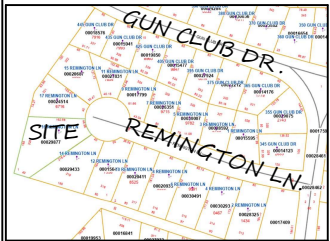
Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "J White", written over a horizontal line.

Jennifer White

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	46.88'	45.69'	S 20°33'10" E	44°45'45"



VICINITY MAP NOT TO SCALE

PROPERTY ZONED= R-8

SETBACKS:
 10'= SIDES
 20'= FRONT
 20'= REAR

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS SHOWN OR NOT SHOWN.

LEGEND
 UNLESS OTHERWISE DENOTED:
 IRF= IRON ROD FOUND
 IRS= IRON ROD SET
 IPF= IRON PIPE FOUND

NOTE: HOME ENCROACHES SETBACKS.

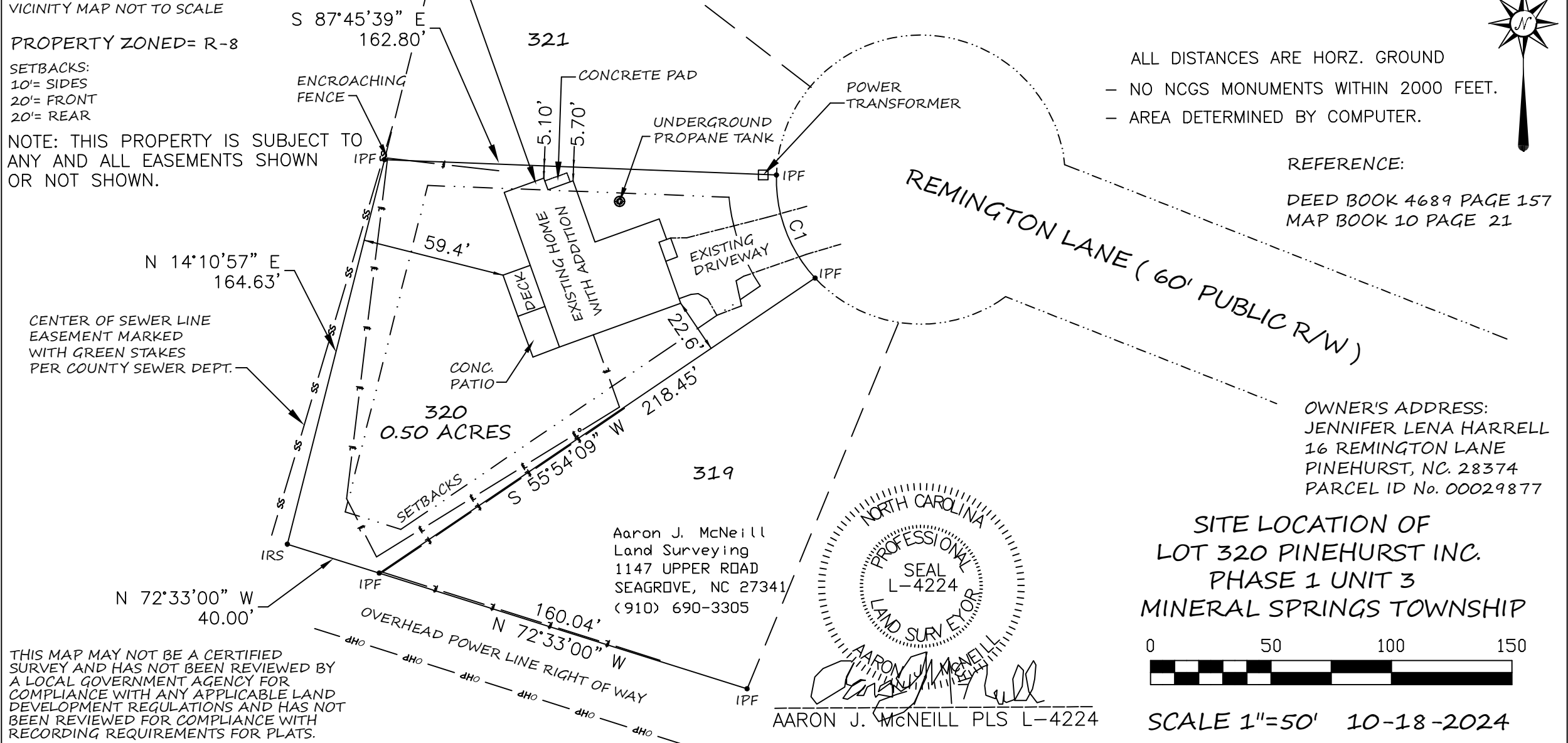
IMPERVIOUS AREA=
 1,236 Sq. Ft. = DRIVEWAY
 3,290 Sq. Ft. = COMPLETED HOME, DECK, & PATIO
 IMPERVIOUS SURFACE USED= 20.61%



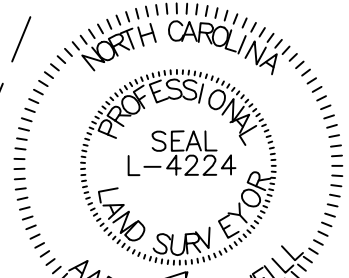
MB. 10 PG. 21

ALL DISTANCES ARE HORZ. GROUND
 - NO NCGS MONUMENTS WITHIN 2000 FEET.
 - AREA DETERMINED BY COMPUTER.

REFERENCE:
 DEED BOOK 4689 PAGE 157
 MAP BOOK 10 PAGE 21



Aaron J. McNeill
 Land Surveying
 1147 UPPER ROAD
 SEAGROVE, NC 27341
 (910) 690-3305



Aaron J. McNeill

AARON J. McNEILL PLS L-4224

OWNER'S ADDRESS:
 JENNIFER LENA HARRELL
 16 REMINGTON LANE
 PINEHURST, NC. 28374
 PARCEL ID No. 00029877

SITE LOCATION OF
 LOT 320 PINEHURST INC.
 PHASE 1 UNIT 3
 MINERAL SPRINGS TOWNSHIP



SCALE 1"=50' 10-18-2024

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