



**BOARD OF ADJUSTMENT  
JUNE 6, 2019  
ASSEMBLY HALL  
395 MAGNOLIA RD.  
PINEHURST, NORTH CAROLINA  
5:30 PM**

I. Call to Order

II. Approval of Minutes

A. May 2, 2019 Draft Minutes

III. Public Hearing

A. Public Hearing No. 1

The purpose of this public hearing is to receive testimony for a variance request from Section 9.2 (a) Table of Dimensional Requirements for Pinehurst Elementary School at 100 Dundee Road. This property is located within the R-10 (Single Family) Zoning District, further identified by Moore County Tax Reference as Property Identification Number 00024884. Specifically, the property owner, Moore County Schools and applicant John Birath, AIA are requesting a variance to increase maximum lot coverage from 40% to 45% impervious coverage.

B. Public Hearing No. 2

The purpose of the public hearing is to receive testimony for a variance request from section 9.2a Tables of Dimensional Requirements for the property at 5 Firestone Drive, further identified by Moore County PID # 00025019. This property is located within the R-30 (Medium Density Residential) Zoning District. Specifically, the owners Mary and Richard Reithaler, are requesting a variance from the 60' Lakefront/Golf Course Setback to allow for the construction of an addition that will encroach approximately 12' into the required setback.

IV. General Business

V. Next Meeting Date

A. July 11, 2019 (If the board has business to conduct)

VI. 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.*



**MAY 2, 2019 DRAFT MINUTES  
ADDITIONAL AGENDA DETAILS:**

**FROM:**

Alex Cameron, Senior Planner

**DATE OF MEMO:**

5/29/2019

**MEMO DETAILS:**

Attached for your review are the draft minutes of the May 2, 2019 meeting.

**ATTACHMENTS:**

Description

▣ May 2, 2019 Draft Minutes



**BOARD OF ADJUSTMENT  
MAY 2, 2019  
ASSEMBLY HALL  
395 MAGNOLIA RD.  
PINEHURST, NORTH CAROLINA  
5:30 PM**

The Board of Adjustment held a Meeting at 5:30 p.m., Thursday, May 2, 2019, in the Assembly Hall, at 395 Magnolia Road, Pinehurst, North Carolina. The following Board members were in attendance:

Leo Santowasso, Vice Chair  
Cyndie Burnett, BOA Alternate  
Jeramy Hooper, BOA Alternate  
David Kelley, BOA Member  
Joel Shriberg, BOA Member

**BOA Member Absent:**

Julia Latham, Chair  
Mike Marsh, BOA Member

**Staff in Attendance:**

Alex Cameron, Senior Planner  
Gwendy Hutchinson, Planning Administrative Assistant

There were ten attendees, including staff.

**I. Call to Order**

*Vice Chair Santowasso confirmed that a quorum was present and called the meeting to order.*

*Leo Santowasso stated that Chairwoman Latham could not attend and as Vice Chair he would take over as Chair for the meeting. Vice Chair Santowasso stated that the Board would need to appoint Cyndie Burnett and Jeramy Hooper as regular Board members for this meeting.*

*Upon a motion by David Kelley, and seconded by Joel Shriberg the Board unanimously approved appointing Cyndie Burnett and Jeramy Hooper as regular members of the Board.*

**II. Approval of Minutes**

April 4, 2019 Draft Minutes

*Upon a motion by David Kelley and seconded by Joel Shriberg, the Board unanimously approved the April 4, 2019 Draft Minutes.*

### III. Public Hearing #1

*Upon a motion by David Kelley, and seconded by Jeramy Hooper, the Board unanimously voted to recess the regular meeting and to enter into Public Hearing #1.*

#### **Sworn in:**

*The following were sworn in: Alex Cameron, Senior Planner; John Birath, AIA Moore County Schools; Brent Covington, Ratio Architects, Inc. and Joel Tew, resident at 215 Everette Road.*

The purpose of the public hearing is to receive testimony for a variance request from section 9.2a Tables of Dimensional Requirements for the property at 100 Dundee Road, further identified by Moore County PID # 00024884. This property is located within the R-10 (High Density Residential) Zoning District. Specifically, the owners Moore County Board of Education, is requesting a variance from the 35' Maximum Building Height to allow for the construction of a new elementary school.

*Alex Cameron, Senior Planner, read portions of the staff report into the record. Alex Cameron, Senior Planner, confirmed that adjacent property owners were notified and the property was properly posted.*

*Leo Santowasso asked if any of the Board members concerns about their ability to participate in discussion of this hearing, Leo also asked if any member had any ex parte communication with the applicant. The Board unanimously stated that they were able to participate.*

*Leo Santowasso informed the applicants and those in the audience that all testimony should be factual and pertinent to this application. Opinions will be discarded unless you are a professional.*

*John Birath, AIA Moore County Schools and Brent Covington, Architect at Ratio, Inc. were present to answer any questions or address any concerns of the Board.*

*Upon a motion by David Kelley, and seconded by Cyndie Burnett, the Board unanimously voted to close Public Hearing #1 and re-enter into the regular meeting.*

*David Kelley mad a motion to approve the variance request for the property at 100 Dundee Road for the maximum building height to be 44'10" and to adopt the following required findings of fact:*

- 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.

*Cyndie Burnett seconded the motion. Vice Chair Santowasso polled the Board*

<i>Ms. Burnett</i>	<i>Yes</i>
<i>Mr. Hooper</i>	<i>Yes</i>
<i>Mr. Shriberg</i>	<i>Yes</i>
<i>Mr. Kelley</i>	<i>Yes</i>
<i>Mr. Santowasso</i>	<i>Yes</i>

*The Board unanimously approved the request for a variance at 100 Dundee Road with no conditions.*

#### **IV. General Business**

*Alex Cameron, Senior Planner, informed the Board that they would have business and need to meet on June 6, 2019.*

#### **V. Next Meeting Date**

June 6, 2019

#### **VI. Motion to Adjourn**

*Upon a motion by David Kelley and seconded by Cyndie Burnett, the board unanimously approved the motion to adjourn. The meeting adjourned at 6:45 p.m.*

*A recording and videotape of this meeting are located on the Village website: [www.vopnc.org](http://www.vopnc.org).*

*Respectfully Submitted,*

*Gwendy Hutchinson  
Planning Administrative Assistant  
Village of Pinehurst*

*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.*



**PUBLIC HEARING NO. 1**  
**ADDITIONAL AGENDA DETAILS:**

The purpose of this public hearing is to receive testimony for a variance request from Section 9.2 (a) Table of Dimensional Requirements for Pinehurst Elementary School at 100 Dundee Road. This property is located within the R-10 (Single Family) Zoning District, further identified by Moore County Tax Reference as Property Identification Number 00024884. Specifically, the property owner, Moore County Schools and applicant John Birath, AIA are requesting a variance to increase maximum lot coverage from 40% to 45% impervious coverage.

**FROM:**

Alex Cameron, Senior Planner

**DATE OF MEMO:**

5/28/2019

**MEMO DETAILS:**

Please see the attached documents associated with this public hearing.

**ATTACHMENTS:**

Description

- ☐ Application
- ☐ Applicant Justification for Standards of Hardship
- ☐ Cover Sheet
- ☐ Existing Conditions
- ☐ Site Plan
- ☐ Building Elevations
- ☐ Staff Report
- ☐ Area Zoning Map
- ☐ Written Decision



## Application for Board of Adjustment – Request for a Variance

(revised 7/12/17)

Fee: \$400.00

### BOARD OF ADJUSTMENT MEETING SCHEDULE – please check village website [www.vopnc.org](http://www.vopnc.org)

### REQUEST FOR VARIANCE PROCEDURES

- SUBMIT (12) sets of Plans and or Applications – (24”x 36”) or (18”x 24”)
- Plans and Applications must be submitted (4) four weeks prior to the next scheduled BOA meeting. Plans must be folded with the application attached.

Applicant: \_\_\_\_\_ Owner: \_\_\_\_\_

Applicant Address: \_\_\_\_\_ Owner Address: \_\_\_\_\_

Applicant Phone Number: \_\_\_\_\_ Owner Phone Number: \_\_\_\_\_

Applicant e-mail: \_\_\_\_\_

Legal Relationship of applicant to property owner: \_\_\_\_\_  
(Attach to this application evidence of legal relationship of applicant to owner)

Request:

I, \_\_\_\_\_, hereby petition the Board of Adjustment of  
the Village of Pinehurst for a variance from Section(s) \_\_\_\_\_ of the Pinehurst  
Development Ordinance which states:

Property Description: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Property Location: (address) \_\_\_\_\_

Moore County Parcel ID #: \_\_\_\_\_



## Application for Board of Adjustment – Request for a Variance

(revised 7/12/17)

### Petition:

A variance from the regulations of this section may be granted by the Board of Adjustment if it finds that strict enforcement of the regulations would result in practical difficulties or unnecessary hardships to the applicant for the variance, and that, by granting the variance, the intent of this section and the Pinehurst Development Ordinance will be observed, public safety and welfare secured, and substantial justice done. It may reach this conclusion if it finds: (Applicant must make a statement supporting each finding, attach additional pages in necessary.)

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;
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with the knowledge that circumstances exist that may justify the granting of the 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.



## Application for Board of Adjustment – Request for a Variance

(revised 7/12/17)

Therefore, on the basis of all the foregoing, it is ordered that the application for a variance be (GRANTED \_\_\_\_ or DENIED \_\_\_\_), subject to the following conditions:

Ordered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(Chairman)

\_\_\_\_\_  
(Secretary)

Please attach proof of ownership, such as a copy of a deed.



CLH design, p.a.  
400 Regency Forest Drive  
Suite 120  
Cary, NC 27518  
P: 919.319.6716  
[www.clhdesignpa.com](http://www.clhdesignpa.com)

Project: Pinehurst Elementary School  
100 Dundee Road, Pinehurst, NC

Justifications for each finding for a Variance on the Maximum impervious area allowable in the R-10 zoning district of 40% impervious.

1. Given the size of the site compared to more recently constructed public elementary schools in Moore County that accommodate 800 students, it is not possible to provide all required site program elements and maintain an impervious surface of a maximum of 40%. The parking requirement for an elementary school is 2 spaces per classroom. There is a total of 51 classrooms for the new Pinehurst Elementary School. Therefore, a total of 102 spaces are required per the Village Ordinance. Due to the need of parking for the staff/visitors/after school activities, etc., a total of 120 spaces are provided on-site. The asphalt parking lots designed will accommodate the 120 parking spaces. In addition, a Traffic Impact Analysis is required for this new school to analyze the traffic impacts near and around the site. Along with this analysis, the NCDOT's MSTa (Municipal School Transportation Assistance) department in conjunction with the Village of Pinehurst review the plans and make recommendations on site layout and on-site stacking specifically addressing student drop off and pick up. Per the NCDOT School Calculator, for an 800-student elementary school a minimum of 1,720-lf of on-site car staking is required for student drop off and pick up, which is accommodated on the new Pinehurst Elementary School site. The bus loop for student drop off and pick up and the incorporation of 6 bus parking spaces is required as well to serve this school. A fire lane is required around the building to provide apparatus access to within 150-lf of all exterior portions of the building. This fire lane wraps around part of the backside of the site and is asphalt so that a fire truck can easily access the building in the event of a fire. General site circulation is provided with the use of sidewalks throughout the site for safe pedestrian movement to the building and around the site. All these elements generate impervious surface area and are required to provide a safe and functional elementary school site for the residence of Pinehurst.
2. The elementary school site is located within the heart of a residential area. Compared to more recently constructed public elementary schools in Moore County, this site is significantly smaller (12.65 Acres) and is required to provide the same site program elements as the larger elementary school sites. Although an elementary school located in the middle of a residentially zoned area can be advantageous and a benefit for students to walk or bike to school, there are challenges to meet the 40% maximum impervious limit. This impervious limit would hinder the functionality of this site and the required site program elements needed for this site to properly function for the users of this elementary school. Some of those elements include required staking length, parking requirements, bus parking, fire lane requirements, etc.

3. This site has served an existing elementary school for over 50 years. Due to the progressing nature of rules and regulations for school site design, the maximum impervious requirement of 40% does not accommodate an 800-student school on a 12.65-acre site. The impervious surface has been reduced as much as possible while still providing the required site elements to allow the school to operate in a safe and efficient manner, however, the site cannot achieve the 40% impervious requirement.
4. By allowing an increase in the ordinance driven maximum impervious limit, appropriate car staking can be achieved on-site, adequate staff, visitor and bus parking can be provided, fire lane requirements for apparatus access around the building can be accomplished, and safe and effective pedestrian access can be achieved to the building and around the site.









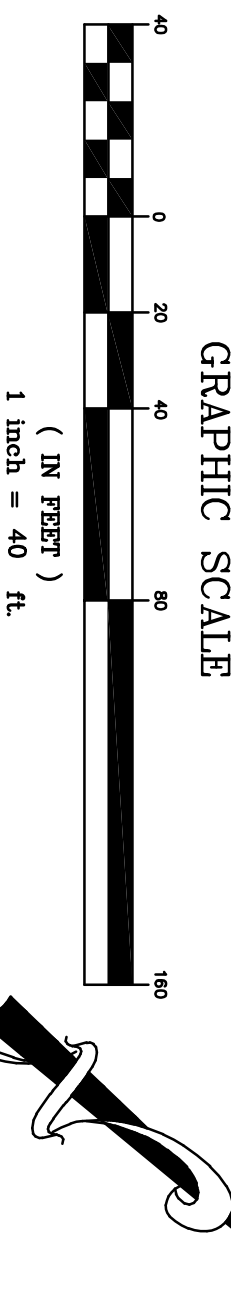
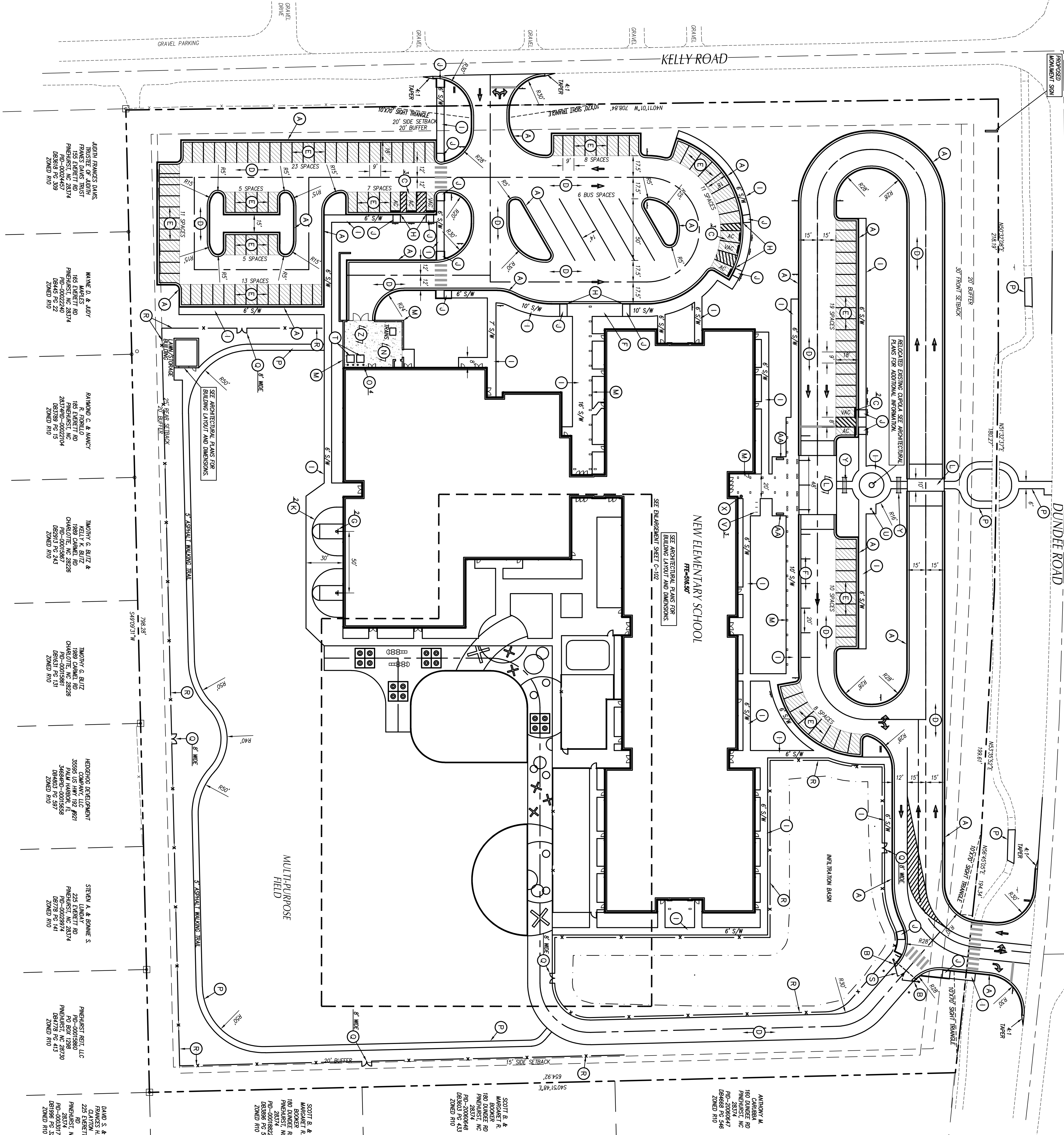


KEY NOTES

- A 24" CURB & GUTTER, SEE DETAIL SHEET C-403.  
B STANDARD CURB & GUTTER TRENCH, SEE DETAIL SHEET C-403.  
C CONCRETE WHEESTING, SEE DETAIL SHEET C-4XX & SIGNAGE AND STRIPING PLAN.  
D "HEAVY" DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-404.  
E "LIGHT" DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-404.  
F PASSENGER LOADING ZONE, SEE DETAIL SHEET C-4XX.  
G BASKETBALL GOAL, SEE SPECIFICATIONS.  
H CONCRETE FLUSH WITH PAVEMENT, SEE DETAIL SHEET C-4XX.  
I CONCRETE SIDEWALK, SEE DETAIL SHEET C-403.  
J ACCESSIBLE CURB RAMP, SEE DETAIL SHEET C-4XX.  
K BASKETBALL STRIPING, SEE SHEET C-102.  
L RAISED CROSSWALK, SEE DETAIL C-4XX.  
M SEE ARCHITECTURAL PLANS FOR CANOPY, SCREEN AND STRUCTURAL WALLS, BUILDING COLUMNS, GUARDRAILS AND BOLLARDS INFORMATION.  
N CONCRETE SERVICE COURT WITH MECHANICAL EQUIPMENT, SEE MECHANICAL PLANS FOR EQUIPMENT LAYOUT AND RELATED INFORMATION.  
O STEEL BOLLARD, SEE DETAIL SHEET C-4XX.  
P GRAVEL SCREENING, SEE GREENWAY DETAIL ON SHEET C-403.  
Q ORNAMENTAL ALUMINUM GATE, SEE DETAIL SHEET C-4XX.  
R 4" HIGH ORNAMENTAL ALUMINUM FENCE, SEE DETAIL SHEET C-4XX.  
S LOCKED PRE-GATE, SEE DETAIL SHEET C-4XX.  
T DUMPSTER, PROVIDED BY OWNER.  
U 25" TALL FLAGPOLE, SEE DETAIL SHEET C-4XX.  
V BUREAU, SEE SPECIFICATIONS.  
W NOT USED.  
X RASHY RECEPTACLE, SEE SPECIFICATIONS.  
Y ADD ALTERNATE - ABBREVS, SEE ARCHITECTURAL PLANS.  
Z CONCRETE PAVEMENT, SEE DETAIL SHEET 027.03.  
AA STANDARD BENCH, SEE SPECIFICATIONS.  
BB NOT USED.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL ULAGE OF PINEHURST AND NCODI STANDARDS AND SPECIFICATIONS.  
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND FACE OF BUILDING WALL, UNLESS OTHERWISE SHOWN.  
3. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS SHOWN AND CONTACT THE ARCHITECT IF ANY DISCREPANCIES OCCUR.  
4. CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.  
5. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".  
6. ALL FACE OF PAVEMENT ARE 4 FT UNLESS OTHERWISE SHOWN.  
7. ALL PARKING SPACES SHALL BE 9' WIDE X 18 FT DEEP MIN.  
8. (AO) DENOTES ACCESSIBLE PARKING SPACE.  
9. (VMO) DENOTES VAN ACCESSIBLE PARKING SPACE.  
10. ANY AND ALL LANDSCAPING, EXISTING TREES OR SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.  
11. CONTRACTOR SHALL SUBMIT SCALED PLANS OF ALL SPOILING/JOINTS FOR APPROVAL BY ARCHITECT 30 DAYS MINIMUM PRIOR TO INSTALLATION.  
12. THE CROSS-SLOPE ON ALL SIDEWALKS SHALL BE A MAXIMUM OF 2.0%.  
13. NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF FRODOUPEMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.  
14. NO ROADWAY/SIGNAL IMPROVEMENTS FOR THE DEVELOPMENT ARE PROPOSED.



PINEHURST  
ELEMENTARY  
100 Dundee Road  
Pinehurst, NC 28374

Owner  
Moore County Schools

Highway 15-501 South  
Pinehurst, NC 28327  
910-541-2291

Architect  
RATIO Architects, Inc.

227 Fayetteville Street, Suite 301  
Raleigh, NC 27601

Structural Engineer  
LHC Structural Engineers

1331 Sunday Dr.  
Raleigh, NC 27607  
919-832-5557

Mechanical / Electrical Engineer  
Dewberry Engineers, Inc.

2610 Wycliff Road, Suite 400  
Raleigh, NC 27607  
919-881-9939

Civil Engineer  
CLH Design P.A.

400 Regency Forest Dr  
Salem, NC 27518  
919-319-0710

Roof Consultant  
Rick Nuhn Engineering

13 Thayer Circle  
Greensboro, NC 27407  
336-855-1182

Food Service  
Foodesign Associates, Inc.

5828 Oak Drive  
Charlotte, NC 28227  
704-545-6151

SEAL DATE

PRELIMINARY  
NOT FOR  
CONSTRUCTION

SHEET ISSUE	
1	GENERAL CONCEPT PLAN SUBMITTAL 12/06/18
2	DESIGN DEVELOPMENT 12/17/18
3	GENERAL CONCEPT PLAN RESUBMITTAL 2/20/19
4	60% CONSTRUCTION DOCUMENTS 3/27/19
5	GENERAL CONCEPT PLAN RESUBMITTAL 5/08/19
6	GENERAL CONCEPT PLAN RESUBMITTAL 5/13/19



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PROJECT NO. 02000.000

SHEET TITLE  
STAKING  
PLAN

SHEET NUMBER  
C-100

BRICK TYPE LEGEND

- BRICK MASONRY  
TYPE - BR1  
(RUNNING BOND)
- BRICK MASONRY  
TYPE - BR2  
(ENGLISH BOND)

KEYNOTE LEGEND

00.10.00

KEYNOTE LEGEND - ACTION

00.10.00

GLAZING SCHEDULE

- GL-01 CLEAR INSULATING GLASS, LOW-E COATED - EXTERIOR APPLICATIONS
- GL-11 CLEAR TEMPERED GLASS - INTERIOR APPLICATIONS, WINDOWS AND DOORS

GENERAL EXTERIOR GLAZING NOTES

- A ALL EXTERIOR GLAZING TO BE TYPE GL-01, U.N.O.
- B REFER TO PLANS FOR WINDOW TYPE DESIGNATIONS AND THE A-06 SERIES FOR WINDOW TYPE ELEVATIONS

PINEHURST  
ELEMENTARY  
SCHOOL

100 Dundee Road  
Pinehurst, NC 28374

Owner

Moore County Schools  
Highway 15-501 South  
Carthage, NC 28327  
910-947-2976

Architect/Landscape Architect

RATIO  
227 Fayetteville Street, Suite 301  
Raleigh, North Carolina 27601  
919-821-0805

Structural Engineer

LHC Structural Engineers  
1331 Sunday Dr #121  
Raleigh, NC 27607  
919-832-5587

Mechanical / Electrical Engineer

Dewberry Engineers, Inc.  
2610 Wyolf Road, Suite 400  
Raleigh, NC 27607  
919-881-9939

Civil Engineer/Landscape Architect

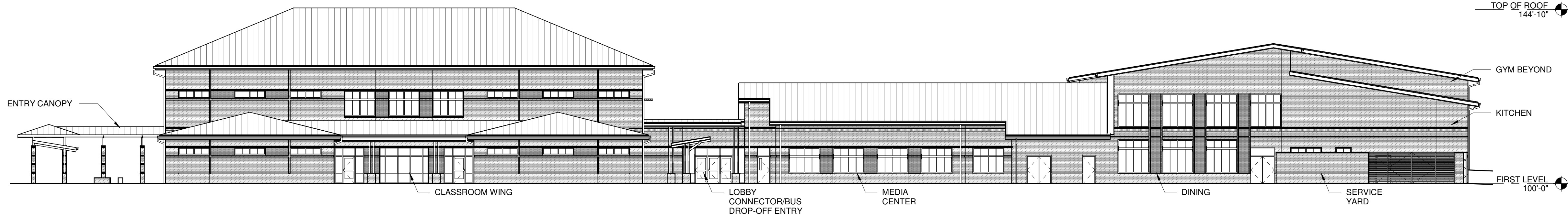
CLH Design  
400 Regency Forest Dr #120  
Cary, NC 27518  
919-319-6716

Roofing Consultant

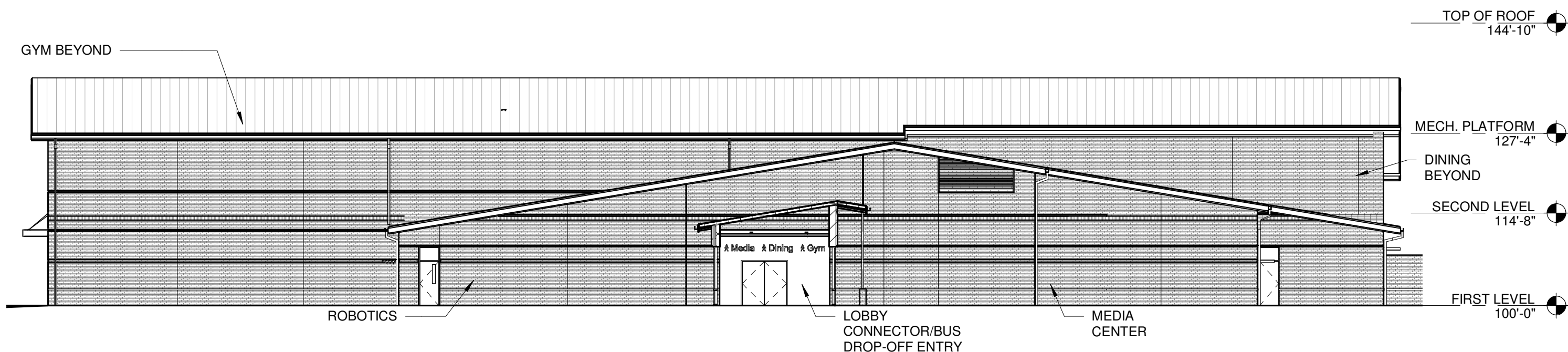
Rick Nuhn Engineering  
13 Thayer Circle  
Greensboro, NC 27407  
336-855-1182

Food Service

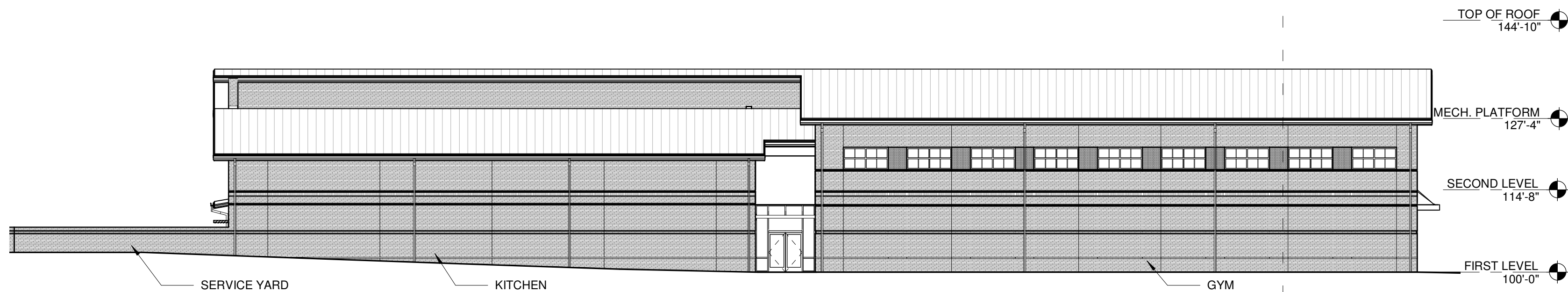
FoodDesign Associates, Inc.  
5828 Oak Drive  
Charlotte, NC 28227  
704-545-6151



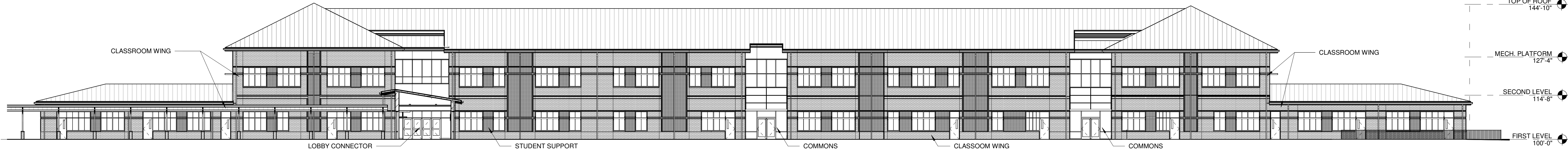
E1  
A-201  
EXTERIOR ELEVATION - WEST - COMPOSITE  
1/16" = 1'-0"



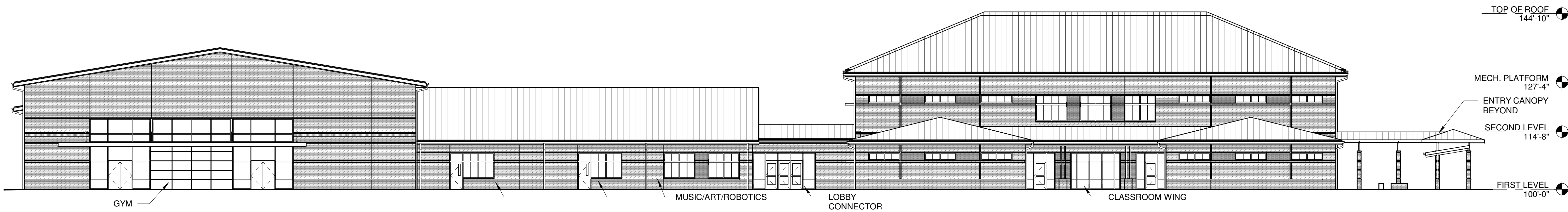
D1  
A-201  
EXTERIOR ELEVATION - NORTH - COMPOSITE @ MEDIA CENTER  
1/16" = 1'-0"



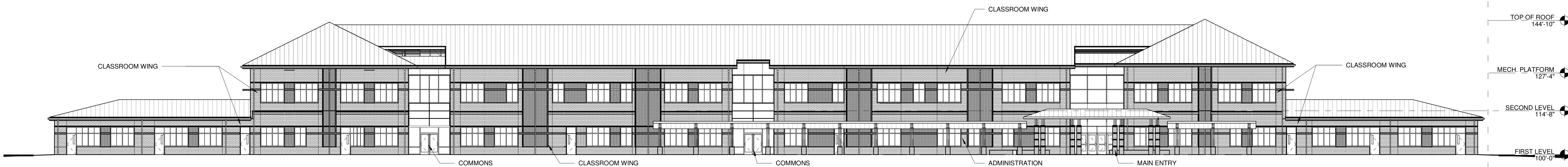
D5  
A-201  
EXTERIOR ELEVATION - SOUTH - COMPOSITE @ GYM  
1/16" = 1'-0"



C1  
A-201  
EXTERIOR ELEVATION - SOUTH - COMPOSITE @ CLASSROOM WING  
1/16" = 1'-0"



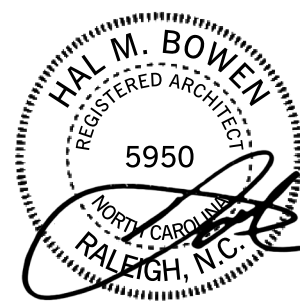
B1  
A-201  
EXTERIOR ELEVATION - EAST - COMPOSITE  
1/16" = 1'-0"



A1  
A-201  
EXTERIOR ELEVATION - NORTH - COMPOSITE @ CLASSROOM WING  
1/16" = 1'-0"

NOT FOR CONSTRUCTION

SEAL | DATE 05/08/19



SHEET ISSUE

1 GENERAL CONCEPT PLAN RESUBMITTAL 05/08/19



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PROJECT NO. 18031.000

SHEET TITLE

EXTERIOR  
ELEVATIONS -  
COMPOSITE

SHEET NUMBER

A-201



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## PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

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**To:** Zoning Board of Adjustment  
**From:** Alex Cameron, Senior Planner  
**CC:** Natalie Hawkins, Assistant Village Manager for Administration  
**Date:** May 28, 2019  
**Subject:** Variance Request for Pinehurst Elementary School 100 Dundee Rd.

<b>Applicant:</b>	Moore County Schools
<b>Owners:</b>	Moore County Board of Education
<b>Property Location:</b>	100 Dundee Rd.
<b>Zoning:</b>	R-10 (High Density Residential)
<b>Maximum Impervious Coverage:</b>	40%
<b>Proposed Impervious Coverage:</b>	45%
<b>Current Land Use:</b>	Elementary School
<b>PID#</b>	00024884

### **Request and Background:**

This request is to vary the maximum allowed impervious coverage in the R-10 Zoning District. The maximum allowed is 40% coverage of the overall lot and this request is to allow a coverage of 45%.

This property is currently the site of Pinehurst Elementary School and is approximately 12.65 acres in size. The site currently includes buildings for classrooms, a cafeteria, gymnasium, modular units, playground area and parking. Schools are an allowable use in the R-10 district per section 8.5 of the Pinehurst Development Ordinance (PDO) with special requirements. The property is also located within the Local Historic Preservation Overlay District. The property is surrounded by single family residences zoned R-10 (High Density Residential) except along the southwest area across Kelly Rd. where the subject property is next to the site of Community Presbyterian Church which is also zoned R-10 – CD (Conditional District). See attached area zoning map.

Moore County Schools wish to build a new elementary school and associated facilities on the site. The proposed new construction does not currently comply with the maximum allowed impervious coverage requirement in section 9.2a Table of Dimensional Requirements for the R-10 district. In order for the proposed new construction to move forward with other approvals required by the PDO, a variance will

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be needed or the proposed new construction must meet the current requirements for impervious coverage. A Certificate of Appropriateness (COA) has been issued by the Historic Preservation Commission for both the demolition of the existing structures and for the new structures. The Board of Adjustment issued a variance last month to allow for the building height to exceed the 35 foot height limit for the main building. The Planning and Zoning Board has made a recommendation to approve the Major Site Plan with conditions to Village Council. Other approvals required before the project could proceed include a Major Site Plan approval by Village Council and if a Major Site Plan is approved by Village Council, the applicant can proceed with submittal of full construction drawings prepared in accordance with the PDO and the Engineering Standards and Specifications Manual for review and approval of the Technical Review Committee (TRC). If the applicant receives approval of the TRC, construction can begin. The TRC has reviewed the General Concept Plan and have deemed it be compliant other than the proposed impervious coverage.

The site is located within a WS-III Watershed Protection Overlay District and development can be subject to further restrictions than the base zoning district's regulations. Development in this district is restricted to 24% built-upon area or impervious coverage. Due to there being existing development prior to June 21, 1993, that impervious coverage is not counted for the purposes of this regulation. The proposed increase in impervious coverage from the existing development is approximately 17%. Therefore the increase does not exceed 24% from the existing development and no further restrictions apply.

In 2017, as part of a Conditional District Rezoning with a General Concept Plan, Community Presbyterian Church was granted a condition that allows the site to increase their maximum impervious coverage to go above 40% but not to exceed 56%.

The applicant has submitted an application, general concept plan cover sheet, existing conditions plan, site plan and exterior elevations for review by the Zoning Board of Adjustment.

### **Variance Process:**

The Variance Process 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 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 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.



### **Action by the Zoning Board of Adjustment:**

In considering the application, the Zoning Board of Adjustment shall review the application materials, the general purpose and standards set forth in this Section for the granting of variances, and all testimony and evidence received by the Zoning Board of Adjustment at the public hearing;

After conducting the public hearing, the Zoning Board of Adjustment may:

- (1) Have the authority to subpoena witnesses and may request additional information;
- (2) Continue the public hearing on the requested variance;
- (3) Conduct an additional public hearing on the application;
- (4) Grant the requested variance;
- (5) Deny the requested variance;
- (6) Grant the requested variance with conditions. In granting any variance, the Zoning 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 by resolution, accompanied by written findings of fact that the variance meets or does not meet each of the standards set forth in Standards of Review below, 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.

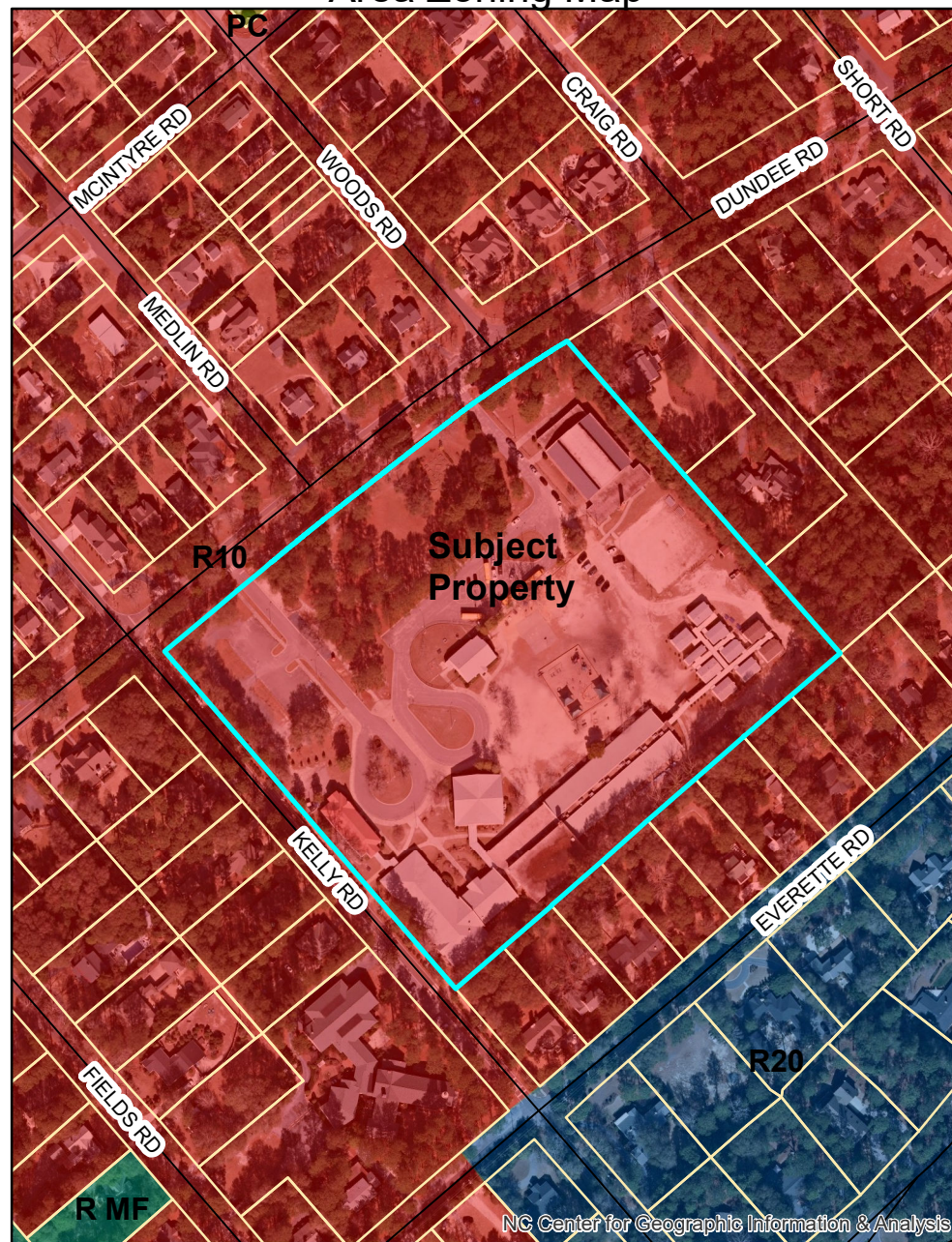
Staff does not formulate a recommendation of variance request as decisions are to be based solely on the testimony and evidence submitted at the quasi-judicial hearing.

## **Standards of Review**

The Zoning Board of Adjustment shall not grant a variance unless and until it makes the following findings:

- (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;
- (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;

# Area Zoning Map







HISTORY, CHARM, AND SOUTHERN HOSPITALITY

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**DECISION LETTER OF THE BOARD OF ADJUSTMENT  
OF THE VILLAGE OF PINEHURST, NORTH CAROLINA**

**VARIANCE FOR 100 Dundee Road**

**June 6, 2019**

**Mr. John Birath, Executive Officer for Operations  
Moore County Schools  
5277 Hwy. 15-501 South  
PO Box 1180  
Carthage, NC 28327**

**RE: Variance request from section 9.2a Tables of Dimensional Requirements for the property at 100 Dundee Road, further identified by Moore County PID # 00024884. This property is located within the R-10 (High Density Residential) Zoning District. Specifically, the applicant, Moore County Schools are requesting a variance from the 40% maximum lot coverage of impervious surface to allow for 45% lot coverage of impervious surface for the new construction of Pinehurst Elementary School.**

Dear Mr. Birath,

This letters serves as the written decision of the Board of Adjustment for the Village of Pinehurst for the variance request referenced above. This memorandum is to inform you that the Board of Adjustment met on **June 6, 2019** and voted to **approve/deny** the variance request for property at **100 Dundee Rd.** with the following required findings of fact:

- (A) Unnecessary hardship would **result/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;
- (B) 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;
- (C) The hardship **did/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;



HISTORY, CHARM, AND SOUTHERN HOSPITALITY\_\_\_\_\_

(D) The requested variance **is/is not** consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Conditions (If imposed by the Board):

More detailed evidence of the variance standards will be available once the minutes from the meeting are approved at the next Board of Adjustment meeting.

\*Any person aggrieved by the decision of the Board of Adjustment may appeal to Superior Court; the appeal should be filed with the Court within 30 days after the Board's decision is filed in the office of the Planning and Inspections Department. You may contact the Planning Department to request a copy of the filed decision. If appealed, Superior Court shall review the record and shall have the power to affirm or reverse the Board's decision or remand the case back to the Board of Adjustment for further review and/or findings.\*

This is the \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
**Chair of the Board of Adjustment**

**Ruling filed with the Village of Pinehurst:**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**Beth Dunn**  
**Clerk to the Zoning Board of Adjustment**

Cc: Alex Cameron  
Beth Dunn



**PUBLIC HEARING NO. 2**  
**ADDITIONAL AGENDA DETAILS:**

The purpose of the public hearing is to receive testimony for a variance request from section 9.2a Tables of Dimensional Requirements for the property at 5 Firestone Drive, further identified by Moore County PID # 00025019. This property is located within the R-30 (Medium Density Residential) Zoning District. Specifically, the owners Mary and Richard Reithaler, are requesting a variance from the 60' Lakefront/Golf Course Setback to allow for the construction of an addition that will encroach approximately 12' into the required setback.

**FROM:**

Alex Cameron, Senior Planner

**DATE OF MEMO:**

5/28/2019

**MEMO DETAILS:**

Please see the attached documents associated with this public hearing.

**ATTACHMENTS:**

Description

- ☐ Application Materials
- ☐ Site Plan with Elevations
- ☐ Staff Report
- ☐ Area Zoning Map
- ☐ Written Decision



## Application for Board of Adjustment – Request for a Variance

(revised 7/12/17)

Fee: \$400.00

### BOARD OF ADJUSTMENT MEETING SCHEDULE – please check village website [www.vopnc.org](http://www.vopnc.org)

### REQUEST FOR VARIANCE PROCEDURES

- SUBMIT (12) sets of Plans and or Applications – (24"x 36") or (18"x 24")
- Plans and Applications must be submitted (4) four weeks prior to the next scheduled BOA meeting. Plans must be folded with the application attached.

Applicant: Lynn P. Anderson Owner: Mary and Richard Reithaler

Applicant Address: PO Box 1352, Southern Pines, NC ; Owner Address: 251 Soundview Ave., White Plains, NY 10606

Applicant Phone Number: 910-692-7316 Owner Phone Number: 914-217-8689

Applicant e-mail: lpa@andersonarchitecture.net

Legal Relationship of applicant to property owner: Architect  
(Attach to this application evidence of legal relationship of applicant to owner)

Request:

I, Lynn P. Anderson, hereby petition the Board of Adjustment of the Village of Pinehurst for a variance from Section(s) 9.2/ Dimensional Requirements of the Pinehurst Development Ordinance which states:  
For R-30 zoning, the Golf Course Setback from Property Line shall be 60'-0".

Property Description: Pinehurst # 7 GC Lot 257 Zoning District: R-30

Property Location: (address) 5 Firestone Drive, Pinehurst, NC 28374

Moore County Parcel ID #: 00025019



## Application for Board of Adjustment – Request for a Variance

(revised 7/12/17)

### Petition:

A variance from the regulations of this section may be granted by the Board of Adjustment if it finds that strict enforcement of the regulations would result in practical difficulties or unnecessary hardships to the applicant for the variance, and that, by granting the variance, the intent of this section and the Pinehurst Development Ordinance will be observed, public safety and welfare secured, and substantial justice done. It may reach this conclusion if it finds: (Applicant must make a statement supporting each finding, attach additional pages in necessary.)

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;  
Strict application of the 60' setback would prohibit a reasonable configuration of a family room addition to the residence.

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;

The shape of this lot is unusual compared to other golf course lots in the Fairwoods development. The inset rear property corner sets the property line from which the rear/golf course setback is to be measured. This restricts the buildable area to a compressed distance of 29' from the existing back plane of the house at the garage wing.

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

This is the configuration of the lot when the Reinthalers purchased the property in 2005. Recently, Richard and Mary decided to add onto the house to create a large, useful space for family gatherings. The only probable connection is through the existing Pantry and perpendicular to the back wall plane. It is critical to preserve the view and light from the existing Living Room and Breakfast Room. To maintain the character of the existing rear (south) elevation of the house, the connector is narrow and the new addition is located to preserve the view--for both the Reinthalers and their neighbors to the east.

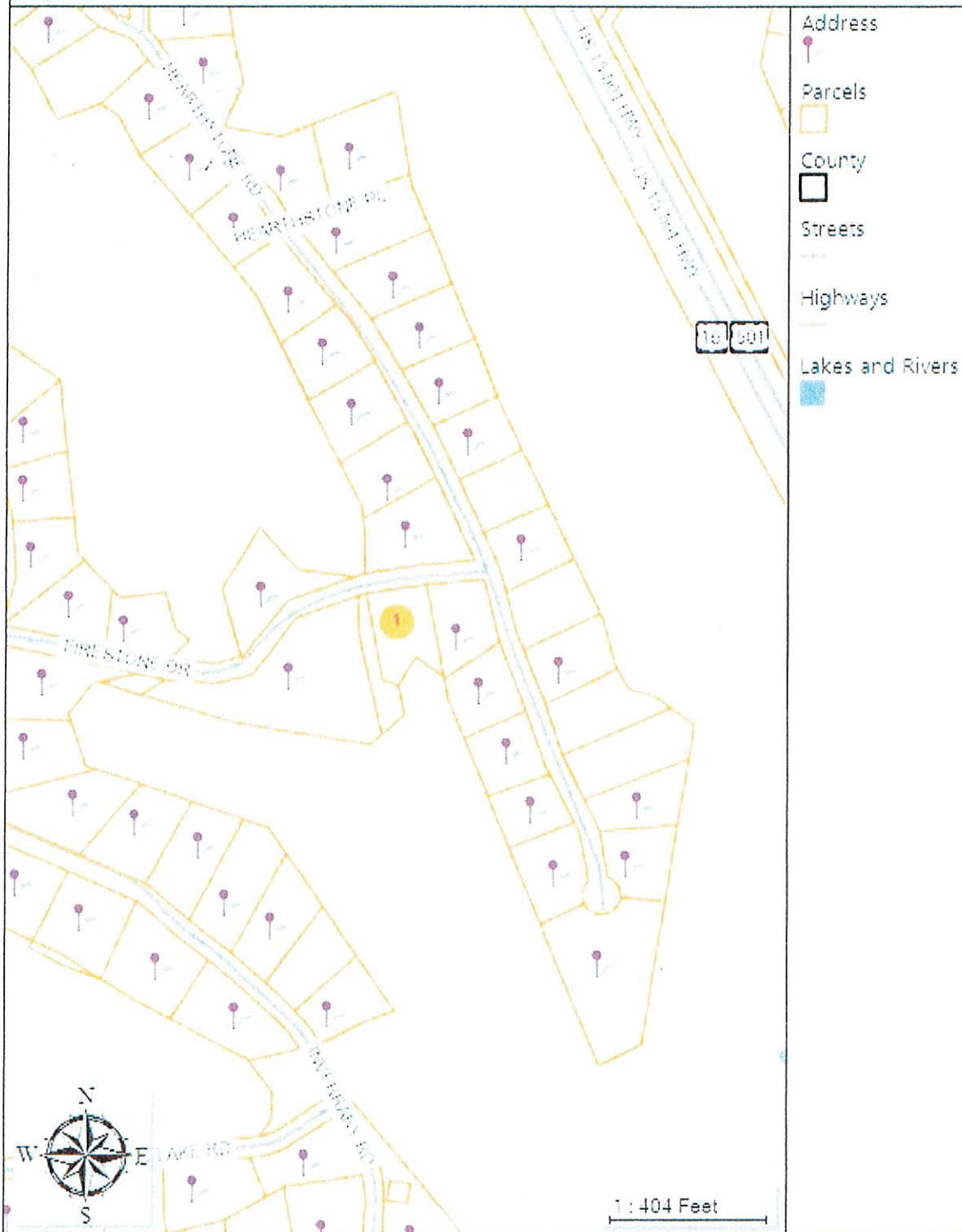
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

The architectural design has a narrow connector allowing the new roof to tie into the existing garage wing roof in an attractive way. The new family room is similar in geometry and scale to the existing Master Bedroom wing on the west side of the house. The design intent is to make a seamless addition to the Reinthaler's attractive, traditional house. The addition is respectful of the neighbor's property--the east elevation has limited windows toward the property at 1 Firestone Drive.

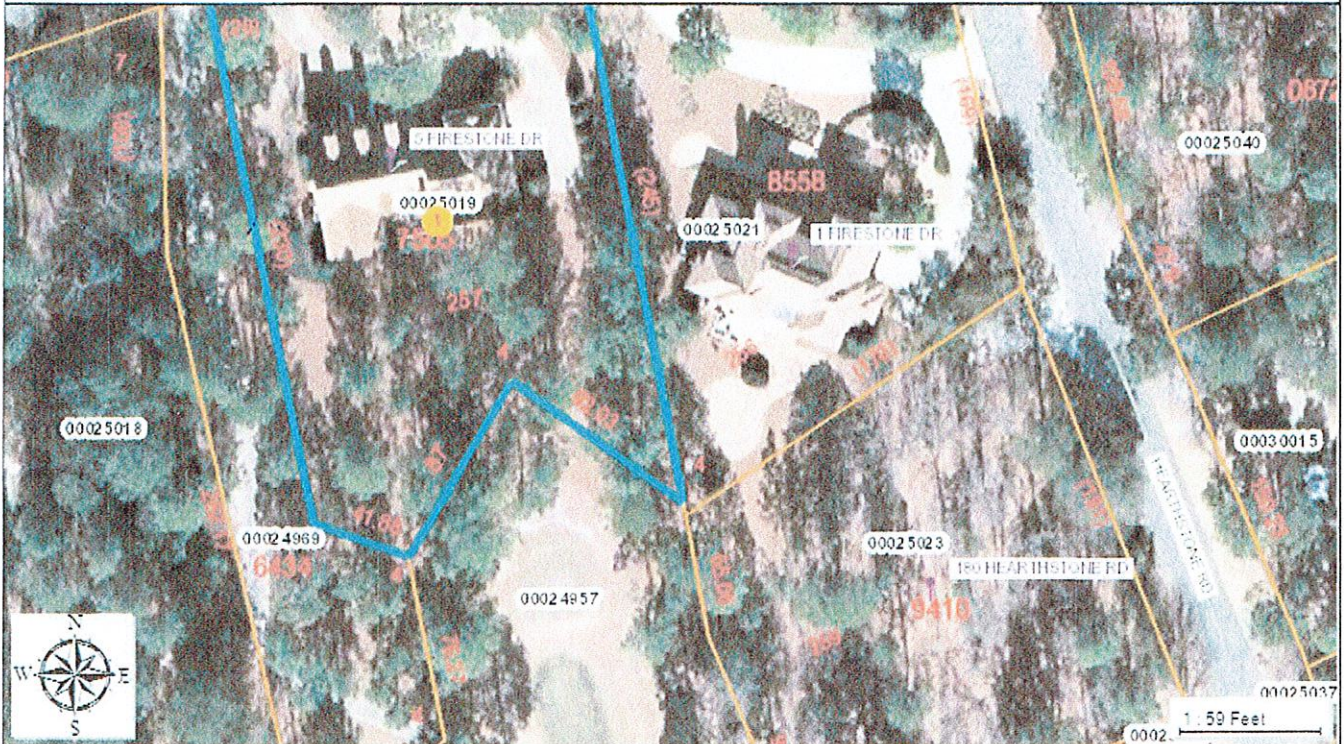
### *Planning and Inspections Department*

395 Magnolia Rd - Pinehurst, North Carolina 28374  
(910) 295-2581 - Fax (910) 295-1396 – [www.vopnc.org](http://www.vopnc.org)



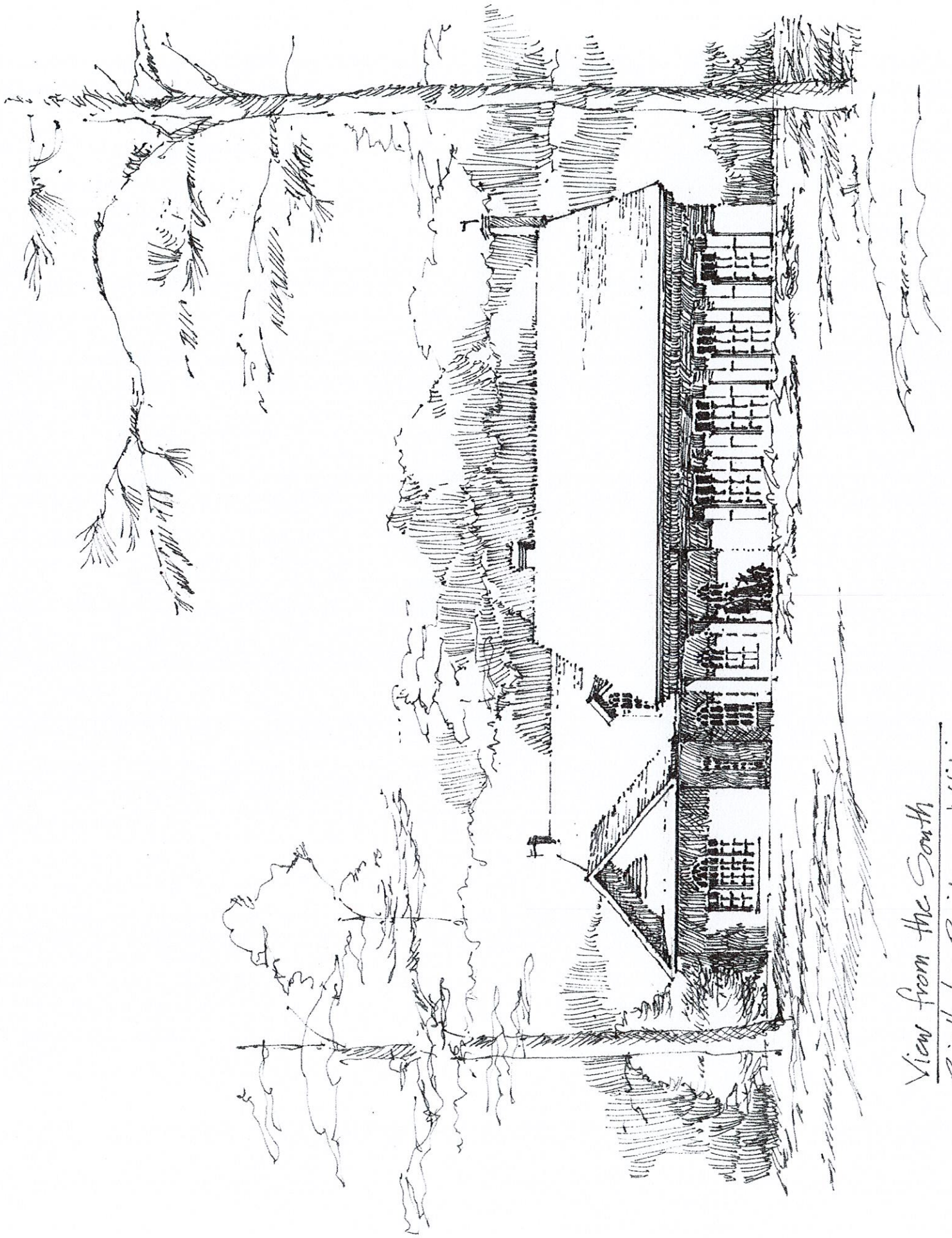


**GIS DISCLAIMER** All the information contained on this media is prepared for the inventory of real property found within Moore County. All data is compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. All information contained herein was created for the County's internal use. Moore County, its agents and employees make NO warranty as to the correctness or accuracy of the information set forth on this media whether express or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular use. Any resale of this data is strictly prohibited in accordance with North Carolina General Statute 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).



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View from the South  
Reinthaler Residence Addition



## **Lynn Anderson**

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**From:** John Reeves <jareevesmdret@gmail.com>  
**Sent:** Friday, March 29, 2019 9:14 PM  
**To:** Lynn Anderson; Reinthaler, Richard W.  
**Subject:** Remodeling project

The Fairwoods ARB has inspected the plans for this project and visited the homesite.  
We like the idea and have approved the project without reservation.

John A Reeves  
Chairman, Fairwoods ARB



May 9, 2019

NORTH & SOUTH  
MEN'S AMATEUR  
SINCE 1901

NORTH & SOUTH  
WOMEN'S AMATEUR  
SINCE 1903

PGA CHAMPIONSHIP  
1936

RYDER CUP MATCHES  
1951

U.S. AMATEUR CHAMPIONSHIP  
1962 AND 2008

WORLD OPEN/  
HALL OF FAME CLASSIC  
1973-1981

U.S. WOMEN'S  
AMATEUR CHAMPIONSHIP  
1989

THE TOUR CHAMPIONSHIP  
1991 AND 1992

U.S. SENIOR  
OPEN CHAMPIONSHIP  
1994

U.S. OPEN CHAMPIONSHIP  
1999 AND 2005

U.S. OPEN AND  
U.S. WOMEN'S OPEN  
CHAMPIONSHIPS  
2011

Village of Pinehurst  
Planning and Zoning  
395 Magnolia Road  
Pinehurst, N.C. 28374

Regarding – variance request for 5 Firestone Drive

Pinehurst LLC has been provided with and has reviewed the plans for an addition at the home of Richard and Mary Reinthaler, 5 Firestone Drive, Pinehurst, NC 28374. We are aware that the south side of the proposed addition does not meet the 60-foot set back requirement. The south side is only 48'-0" from the rear property line, necessitating a variance of 12'-0" for the project to go forward.

1. We have visited the property to evaluate the impact, if any, on our golf operations on the 18<sup>th</sup> hole of our Course No. 7.

2. The Reinthaler's proposed 12'-0" variance does not in our opinion interfere with our golf operations at Course No. 7 and is well back from any playable area of the back tee on 18<sup>th</sup> hole on Course No. 7.

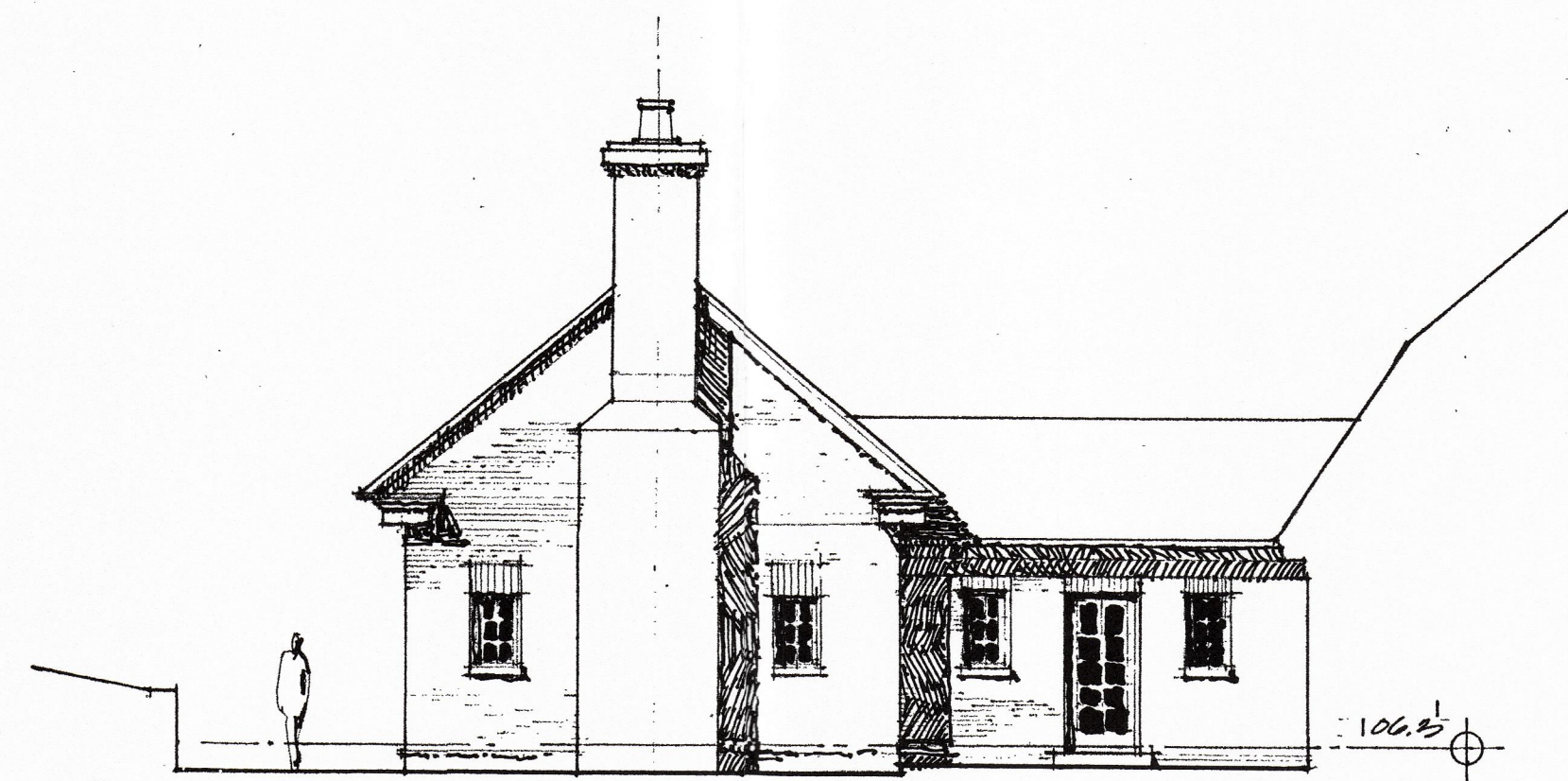
3. Pinehurst LLC does not object to approval of the Reinthaler's application for a 12'-0" variance.

Regards,

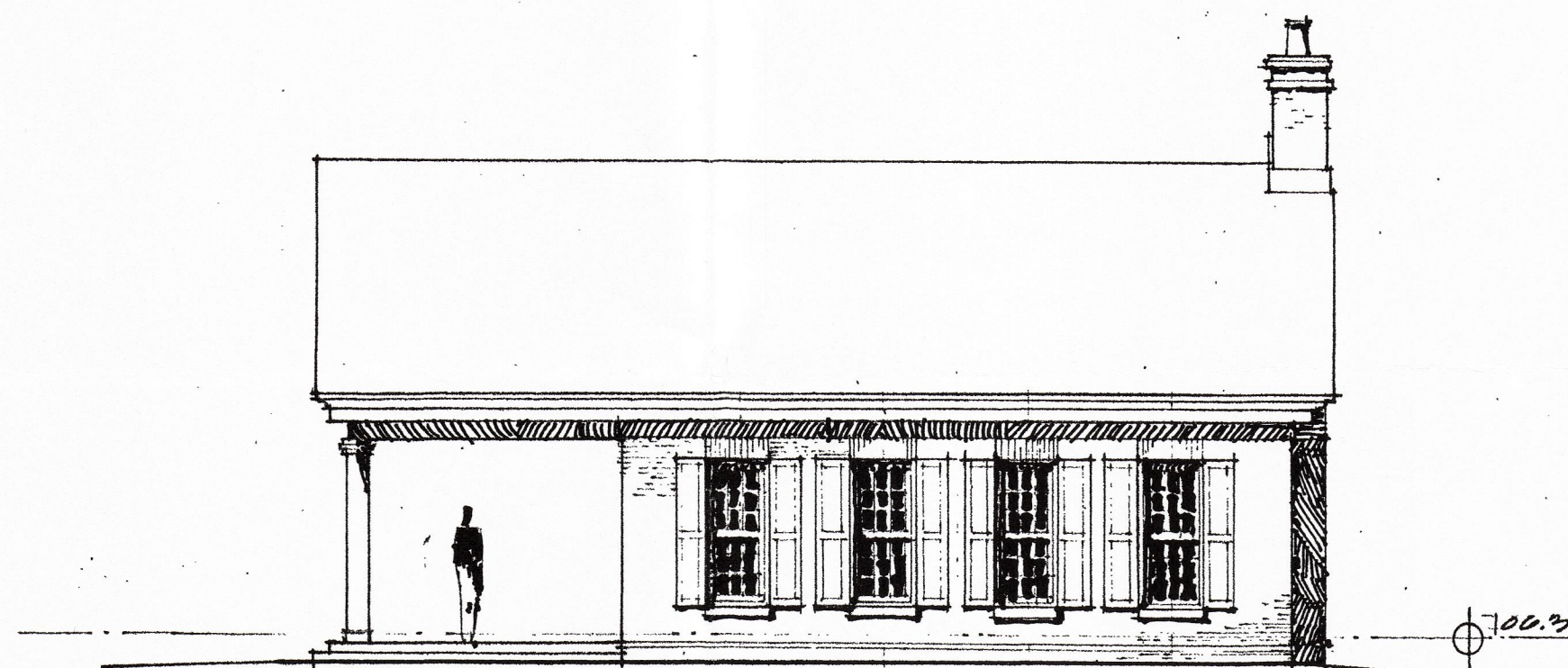
Bob Farren

Director of Golf Course Maintenance & Ground Management

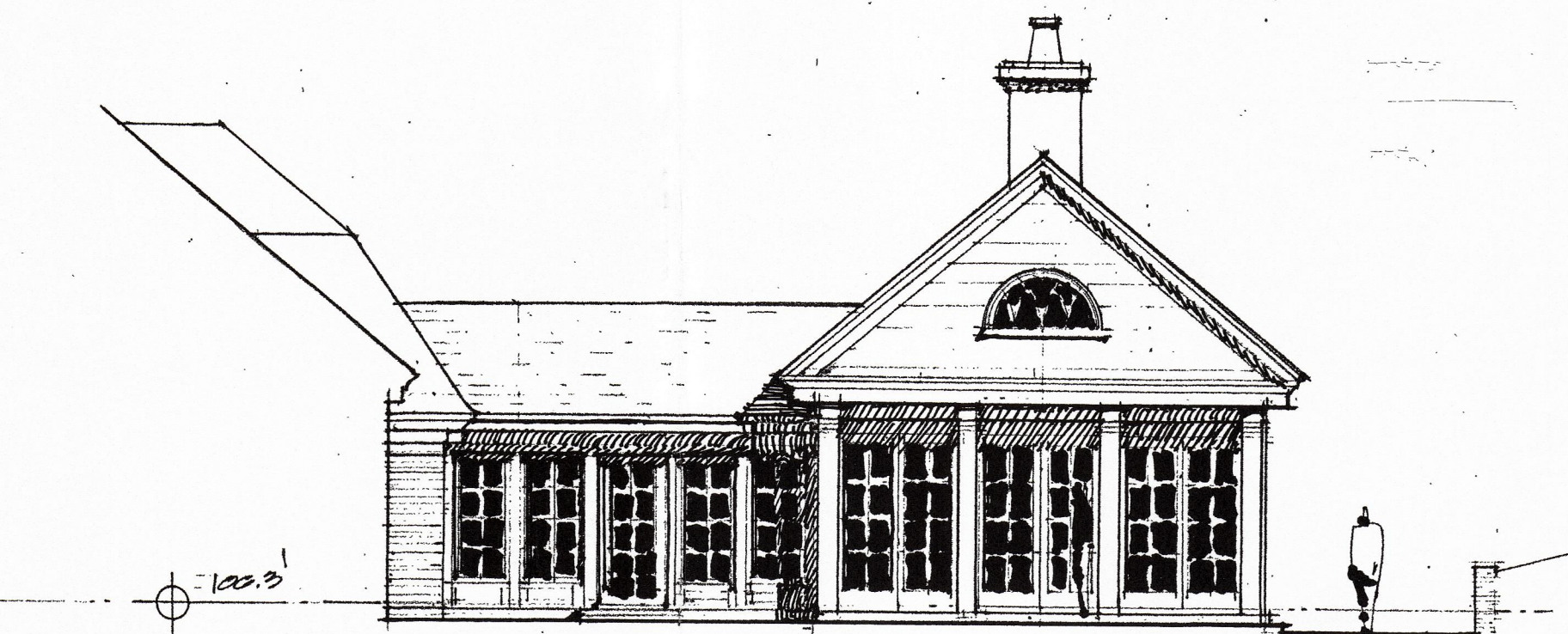




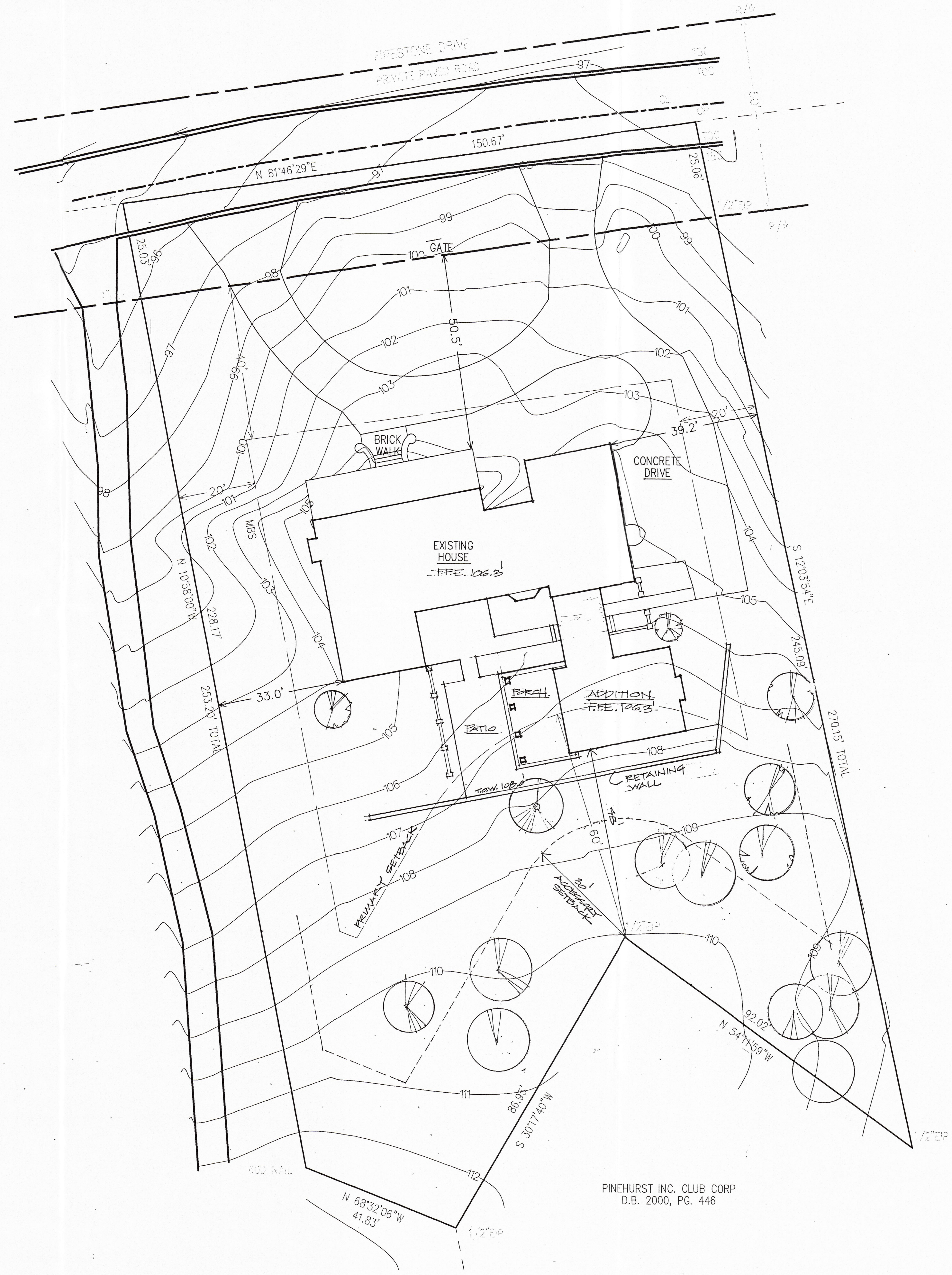
EAST ELEVATION  
1/8" = 1'-0"



SOUTH ELEVATION  
1/8" SCALE



WEST ELEVATION  
1/8" SCALE



SEALS

CONSULTANTS

THESE DRAWINGS AND SPECIFICATIONS AND THE DESIGNS AND AGREEMENTS REPRESENTED HEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OR FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

## REINTHALER RESIDENCE ADDITION

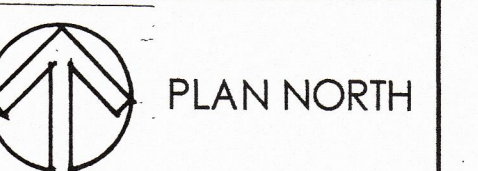
5 FIRESTONE DR  
Pinehurst,  
North Carolina

- DATE: 11 March 2019
- PROJECT NO.: 18009
- DRAWN BY: rea

• REVISIONS:

• SITE PLAN

• SCALE: x/x" = x'-x"



A-X.X





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## PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

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**To:** Zoning Board of Adjustment  
**From:** Alex Cameron, Senior Planner  
**CC:** Natalie Hawkins, Assistant Village Manager for Administration  
**Date:** May 28, 2019  
**Subject:** Variance Request for 5 Firestone Dr.

<b>Applicant:</b>	Richard and Mary Reinthaler
<b>Owners:</b>	Richard and Mary Reinthaler
<b>Property Location:</b>	5 Firestone Dr.
<b>Zoning:</b>	R-30 (Medium Density Residential)
<b>Lakefront/Golf course Setback:</b>	60'
<b>Proposed Addition Setback:</b>	48'
<b>Current Land Use:</b>	Single Family Residence
<b>PID#</b>	00025019

### **Request and Background:**

This request is to vary the 60' setback from lakefront/golf course in the R-30 Zoning District to allow for an addition that would encroach approximately 12' into the golf course setback. This proposed addition would have a setback of approximately 48' in the rear from the golf course.

This property is approximately .78 acres in size and includes a single family residence that was built in 1991. The property is surrounded on the north, east and south by single family residences zoned R-30. The property is bounded on the south and northwest (across Firestone Dr.) by Pinehurst No. 7 Golf Course and is zoned RD – Recreational Development. See map on next page.

The proposed addition is set to the rear of the existing home and will have to comply with all other applicable zoning and building code regulations.

The applicant has submitted an application, site plan, roof and exterior elevations for review by the Zoning Board of Adjustment. Also submitted is a letter from Pinehurst, LLC as well as an email from the Fairwoods ARB Chairman for consideration of the Board.

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**Variance Process:**

The Variance Process 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 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 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.

**Action by the Zoning Board of Adjustment:**

In considering the application, the Zoning Board of Adjustment shall review the application materials, the general purpose and standards set forth in this Section for the granting of variances, and all testimony and evidence received by the Zoning Board of Adjustment at the public hearing;

After conducting the public hearing, the Zoning Board of Adjustment may:

- (1) Have the authority to subpoena witnesses and may request additional information;
- (2) Continue the public hearing on the requested variance;
- (3) Conduct an additional public hearing on the application;
- (4) Grant the requested variance;
- (5) Deny the requested variance;
- (6) Grant the requested variance with conditions. In granting any variance, the Zoning 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 by resolution, accompanied by written findings of fact that the variance meets or does not meet each of the standards set forth in Standards of Review below, 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 variance request as decisions are to be based solely on the testimony and evidence submitted at the quasi-judicial hearing.

## **Standards of Review**

The Zoning Board of Adjustment shall not grant a variance unless and until it makes the following findings:

- (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;
- (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;





**Subject Property**

**FIRESTONE DR**

**HEARTHSTONE RD**

**RD**





HISTORY, CHARM, AND SOUTHERN HOSPITALITY

**DECISION LETTER OF THE BOARD OF ADJUSTMENT  
OF THE VILLAGE OF PINEHURST, NORTH CAROLINA**

**VARIANCE FOR 5 Firestone Dr.**

**June 6, 2019**

**Mary and Richard Reithaler  
251 Soundview Ave  
White Plains, NY 10606**

**RE: Variance request from section 9.2a Tables of Dimensional Requirements for the property at 5 Firestone Drive, further identified by Moore County PID # 00025019. This property is located within the R-30 (Medium Density Residential) Zoning District. Specifically, the applicant and owners, Mary and Richard Reithaler are requesting a variance from the 60' Lakefront/Golf Course Setback from the Property Line to allow for the construction of an addition that will encroach approximately 12 feet.**

Dear Mr. and Mrs. Reithaler,

This letters serves as the written decision of the Board of Adjustment for the Village of Pinehurst for the variance request referenced above. This memorandum is to inform you that the Board of Adjustment met on **June 6, 2019** and voted to **approve/deny** the variance request for property at **5 Firestone Drive** with the following required findings of fact:

- (A) Unnecessary hardship would **result/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;
- (B) 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;
- (C) The hardship **did/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;





HISTORY, CHARM, AND SOUTHERN HOSPITALITY\_\_\_\_\_

(D) The requested variance **is/is not** consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Conditions (If imposed by the Board):

More detailed evidence of the variance standards will be available once the minutes from the meeting are approved at the next Board of Adjustment meeting.

\*Any person aggrieved by the decision of the Board of Adjustment may appeal to Superior Court; the appeal should be filed with the Court within 30 days after the Board's decision is filed in the office of the Planning and Inspections Department. You may contact the Planning Department to request a copy of the filed decision. If appealed, Superior Court shall review the record and shall have the power to affirm or reverse the Board's decision or remand the case back to the Board of Adjustment for further review and/or findings.\*

This is the \_\_\_\_\_ day of \_\_\_\_\_, 201\_.

\_\_\_\_\_  
**Chair of the Board of Adjustment**

**Ruling filed with the Village of Pinehurst:**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**Beth Dunn**  
**Clerk to the Zoning Board of Adjustment**

Cc: Alex Cameron  
Beth Dunn