

**NEW HANOVER COUNTY
ZONING BOARD OF ADJUSTMENT**

Number of Members: 5 plus 3 alternates
Ex-Officio: Planning Director

Term of Office: 3 years

Regular Meetings: Fourth Tuesday of every month at 5:30 p.m. in the Lucie F. Harrell Conference Room at the Government Center, 230 Government Center Drive, Wilmington, NC.

Compensation: \$20.00 per member per meeting plus auto mileage

Statute or cause creating Board: N.C. General Statutes 153A-345.1, which as of 2013 refers to NCGS 160A-388. The Commissioners increased board membership to 3 alternates on 11/21/94 (officially 4/1/96). The Zoning Ordinance requires members to be appointed from different areas within the County's zoning jurisdiction insofar as possible.

Brief on Functions: In New Hanover County, the duties of the Board fall into two general categories: granting variances and hearing appeals.

Granting of Variances: When unnecessary hardships would result from carrying out a strict application of the Zoning Ordinance, the Zoning Board of Adjustment has the authority to vary any of the provisions of the ordinance after holding a public hearing and determining that the greater weight of evidence and testimony demonstrates that four conclusions have been met supported by findings of fact:

1. *Unnecessary hardship would result from the strict application of the ordinance.*
2. *The hardship results from conditions that are peculiar to the property, such as location, size, or topography.*
3. *The hardship did not result from actions taken by the applicant or the property owner.*
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.*

In summary, a variance is an approval enabling a property owner to make use of his property in some way which is in conflict with the literal provisions of the Ordinance.

Hearing Appeals: The Zoning Board of Adjustment is also tasked with hearing and deciding on appeals where it is alleged by the appellant that there is error in a decision made by the Zoning Administrator or other administrative officials in administering or enforcing the Zoning Ordinance.

CURRENT MEMBERS	TERM OF OFFICE	
	APPOINTMENT	EXPIRATION
Henry A. Adams 8725 Fazio Drive Wilmington, NC 28411 910-686-5941(H) 910-350-1200 (W) 910-520-1434 (C)	Unexpired 3/24/14 First 11/14/16	12/1/16 12/1/19

CURRENT MEMBERS	TERM OF OFFICE	
	APPOINTMENT	EXPIRATION
Raymond E. Bray 3213 Galway Road Castle Hayne, NC 28429 910-602-7872 (H) 910-343-0777 (W) 910-279-4111 (C)	First 11/16/15	12/1/18
Joe Miller 6715 Creek Ridge Road Wilmington, NC 28409 910-833-8485 (W)	First 12/9/13 Second 11/14/16	12/1/16 12/1/19
Cameron R. Moore 242 Long John Silver Dr. Wilmington, NC 28411 910-540-1154 (C)	First 12/18/17	12/1/20
Mark Nabell 218 Cabbage Inlet Lane Wilmington, NC 28409 910-538-4378 (C) 910-538-4378 (H) 910-239-9130 (W) 910-239-9129 (F)	First 12/18/17	12/1/20
ALTERNATES:		
Kristin K. Freeman 203 Hilliard Court Wilmington, NC 28411 910-508-6077 (C)	First 11/14/16	12/1/19
Brett Keeler 917 Colonial Circle Carolina Beach, NC 28428 910-470-2024 (C)	First 11/14/16	12/1/19
Richard F. Kern 1627 Castle Hayne Rd. Wilmington, NC 28401 910-520-4318 (C) 910-338-9777 (W) 910-239-3304 (F)	First 12/18/17	12/1/20
Staff Support: Ben Andrea, Exec. Secretary Current Planning & Zoning Supervisor NHC Planning and Land Use Department 230 Government Center Drive, Suite 110 Wilmington, NC 28403 910-798-7571	File: /Zoning Revised: 12/2017	