

The PKS Board of Adjustment listened sympathetically May 22 when William Von Thaden, his wife and Rex Johnson, their builder, recited the troubles they have encountered in getting started on the Von Thaden's retirement home at 137 Loblolly Drive. They blame a small patch of marsh grass for delays that had held up a start on their house since February.

VON THADENS

GET VARIANCE

"We were supposed to be in our house by July," said Mrs. Von Thaden. "We've already sold our place in New York. Now we're looking like crazy for some place to live until our house is finished."

Stated simply, the Von Thaden's problem was this: The Pine Knoll Shores zoning ordinance requires folks building on the canal to bulkhead the property before a building permit can be issued. However, that pesky patch of marsh grass lay squarely in the path of the proposed bulkhead. An official of the Coastal Area Management Administration suggested that the bulkhead should veer to the north to avoid the marsh grass. However, regulations of the Pine Knoll Association require bulkheads to follow a straight line. But that, CAMA said, would kill the marsh grass. It said the Von Thadens would have to obtain a major CAMA permit to do that. And it would take CAMA 60 to 75 days to act on a major permit after it receives the application.

Von Thaden said he called attention to the wording of the law which says a major permit is required for the destruction of a "significant amount" of marsh grass and asked how much marsh grass would be a "significant amount."

"They said it could be one blade," he told the board. "It's difficult to work with that kind of bureaucracy."

The Von Thadens asked that they be granted a variance that would allow them to start their house before the bulkhead is built. Meanwhile, they would post a \$3,500 bond to guarantee that the bulkhead will be built as soon as CAMA issues a permit.

Board member Mary Korff argued that the Von Thadens were entitled to the variance because "The situation is no fault of their own, and it's a problem unique to their property."

On motion of Ken Knight, the board voted unanimously to grant the variance that allowed the Von Thadens to get a building permit without first building a bulkhead.

"But what if the CAMA permit is not obtained?" asked Mrs. Korff. Building Inspector Bill Ballantine said he did not think that would be a problem. He did not think a small patch of marsh grass would be sufficient grounds for denying a permit.

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Lou Raspberry has lived at 105 Holly Road since December. Her move to Pine Knoll Shores was very unique in that she brought her house with her. Formerly in the area bought up by Jungland, she was literally squeezed out by the activity and expansion of that business. She loved her house and did not want to give it up so she bought the lot at Holly Road and had her house moved onto it. After the house was moved an addition and a few alterations made it look as though it had all been built right there where it is nestled in among the trees.

OUR NEW NEIGHBORS

Originally from Raleigh, Lou has been living in the area off and on for fourteen years. Before that she spent many vacations hereabouts, most of them visiting relatives in Beaufort. Thus Pine Knoll Shores was well known to her from its very beginning and she decided that this is where she would settle permanently.

Widowed many years ago, Lou now lives alone. One son is in Raleigh, another in Washington. She has an eight-year-old grandson who visits when he can. She has her cats, though. They rode inside the house with her when it was moved.

Lou works part time at Ramada's Clam Digger Restaurant. In her spare time she likes to sew and walk the beach.

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