

At the November 13 public hearing, the commissioners also will hear arguments for or against proposed restrictions on saucer-typed TV antennas in residential areas. The Planning Board has recommended the proposal by Marty Hare which would limit the saucer antennas to two feet in diameter and would require that they be located behind houses.

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Three snafus in recent months in location of houses on lots by builders resulted in two actions by the Town Board of Commissioners at its October meeting.

HOUSE LOCATION

One of the changes would, in effect, make it virtually impossible for the Board of Adjustment to grant a variance to a property owner for an error made by the builder or surveyor in locating his house on a lot.

PROPOSALS GET

OKAY OF BOARD

The proposal grew out of the problems encountered by Clark and Elizabeth Hutchinson in building a house at Holly and Oakleaf. Construction of the house was halted after it was discovered it encroached seven feet into the setback area on the Holly Road side. After Hutchinson testified that the encroachment was not his fault, the Board of Adjustment granted a variance.

Under the amended ordinance, the board could grant a variance only when it was shown that "the violation (whether caused by the owner of the property, a contractor, a surveyor or anyone else working on the property with the owner's express or implied consent) was unintentional and was done without negligence and in good faith."

Town Attorney Ken Kirkman said "the change would clarify what was intended to be anyway." "I think any error by a surveyor or contractor in locating a house on a lot is negligence," he said.

The other proposal approved by the commissioners would require the placing of surveyor control markers on each property line at the point where the proposed building comes closest to that line. This would make it easy for the building inspector or anyone else to determine when a house was being built too close to the line. Kirkman observed that the provision would fix it so that locating errors would be discovered beforehand but that it could create problems for the town if the markers were not located correctly.

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Financially the Town of Pine Knoll Shores wound up the 1983-84 fiscal year in fine shape -- with undesignated assets totaling \$311,000 compared to about \$246,000 at the end of June last year.

TOWN FINANCES

IN GOOD SHAPE

"You've had a good year," observed Paul Hamlin of the accounting firm of Hamlin and Murdoch when he reported to the PKS Board of Commissioners at its October meeting on the annual audit of the town's books.

It was such a good year that Hamlin pointed out the undesignated assets totaled more than the town collected during the year from its property tax levy of 19 cents on the \$100. Commissioner Fred Libby agreed, pointing out that the undesignated assets were almost enough to pay off the town's entire bonded debt of \$314,000.

Hamlin suggested it was time the town set aside substantial amounts in special funds for a rainy day -- such as a contingency reserve fund to cover storm damage to the town's roads if a hurricane should strike.

According to the audit, the town's expenditures for the year totaled \$396,358 which was \$40,000 less than the \$436,031 which had been budgeted and revenues which totaled \$491,500 exceeded revenue estimates by \$110,000.