

As an abutting owner, I offer the following comments on the proposed changes at 201 North Cove Rd, which is in the North Cove Historic District. I take no position on the house structural changes proposed, at this time. I cannot find on the plans per your website, the location and nature of the FEMA required structures to hold the external pool mechanicals. Their location/design could impact my comment. I have concern regarding the proposed riparian plant buffer. There is no detail with which to determine if the plants will be appropriate to this spot and able to tolerate the strong northerly winds and occasional, but not infrequent, inundation of water from the cove. There is no accountability for this part of the plan to maintain any of these plantings, so if they die, they lose any function or contribution to the plan. To my knowledge, the applicant has not gotten approval from the NC Historic District Commission yet for the proposed changes. Finally, I apologize if the attached photograph of 201 and 192 North Cove Rd taken on Jan 13 of this year, has been disclosed. This was a not uncommon non-major storm event that impacted many low lying areas along the North Cove waterfront and may be useful in your deliberations.



Wayne Harms 200 North Cove Rd

