



TOWN OF BLACK MOUNTAIN BOARD OF ADJUSTMENT

April 16, 2026

REGULAR MEETING AGENDA

Time: 6:00 PM

Town Hall Council Chambers | 160 Midland Avenue, Black Mountain, NC 28711

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1. **CALL TO ORDER**
 - 1.A. **Welcome**
 - 1.B. **Determination of Quorum**
 2. **ADOPTION OF AGENDA**
 - 2.A. **Motion: To adopt the agenda as presented [or as amended]**
 3. **ADOPTION OF MINUTES**
 - 3.A. **Motion: To adopt the minutes of March 19, 2026, as written [or as amended]**
 4. **OLD BUSINESS**
 5. **NEW BUSINESS**
 - 5.A. **Variance Request - 200 Montreat Road**

6. COMMUNICATION FROM ZONING BOARD OF ADJUSTMENT
7. COMMUNICATION FROM STAFF
8. ADJOURNMENT

**TOWN OF BLACK MOUNTAIN
BOARD OF ADJUSTMENT**

The Black Mountain Board of Adjustment held its regular meeting on Thursday, March 19, 2026, at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

I. CALL TO ORDER

The meeting was called to order with the following members present:

Vice Chair Nicole Stallings
John Hines
Linda Brinson
David Barley

Absent:

Mary Hall, Alternate
Ted Rausch, Alternate

Staff:

Jennifer Tipton, Senior Admin
Russell Cate, Planner I/Zoning Administrator

The meeting was called to order at 6:04 p.m. and duly constituted and opened for business with a quorum of regular members.

II. ADOPTION OF AGENDA

The agenda was adopted as presented by a consensus with a vote of 4-0.

III. ADOPTION OF MINUTES

David Barley made a motion to adopt the minutes of February 19, 2026, as written. The motion passed by a consensus vote of 4-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. Appeal of Zoning Administrator's Decision – 1114 Montreat Road

Vice Chair Nicole Stallings opened the meeting with the first item of business being the presentations from parties wishing to seek standing. Jennifer Tipton swore in all individuals who were wishing to seek standing.

Attorney Karli Hudson presented the deed for 1114 Montreat Road showing the owners as NC Baptist Men on Mission. The deed was accepted as Evidence #1.

- a. Frank Cappelli, 1120 Montreat Road, owns three properties directly next door to the subject property, with two of those being rental properties and one where he raises his family. Mr. Cappelli stated that since work began at 1114 Montreat Road, one of the rental units has been vacated, there has been disturbance to his family, he was not made aware

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of the decision for the use of the subject property, and the fence and trees that were on his property were cut down. Mr. Cappelli stated that the reason he believes he has standing is because it will hurt the ability for him to rent out his properties and will be impacted because of strange, transient men who are not local to effect future rentals. Mr. Cappelli stated that one tenant had already moved out due to the activity of the workers. Mr. Cappelli stated that there were workers who were staring at his family and that they were being overseen by the Baptist Men and that it was a good assumption that this behavior would continue when volunteers begin to come in. Mr. Cappelli did not have any expert witnesses who could testify to fair market reduction but did state that he felt the use of emergency housing at 1114 Montreat Road would lower his property values. John Hines made a motion to grant Mr. Cappelli standing. The motion was seconded by David Barley and approved by a vote of 4-0.

- b. Kevin Kahandjian, 17 Winter Haven Lane, owns property that runs to Montreat Road and has lived at the property for five years. Mr. Kahandjian stated that he believes that traffic will impact their lives and their property values would be lowered. Attorney Brian Gulden reminded the board that NCGS 160D-1402 states that opinion testimony is considered incompetent evidence given by a lay person. Mr. Kahandjian stated that he felt he cleared the issue of standing because he lives directly across the street and that gives inference. Attorney Gulden stated that proximity alone is not sufficient to grant standing based on the statutes. Attorney Gulden requested that Mr. Kahandjian be denied standing. John Hines made a motion to deny Mr. Kahandjian standing. The motion was seconded by David Barley and approved by a vote of 4-0.
- c. Will and Mary Page Troxler, 1123 Montreat Road, own Camp Merri-Mac, which has been operating for eighty-one years. The camp hosts 1,303 girls and 245 college-aged girls for 2-6 weeks. Mr. and Mrs. Troxler stated that they felt that the safety of their campers would be at risk due to the numerous amount of volunteers and questioned what type of screening procedures would be in place. Mr. and Mrs. Troxler purchased the camp in 2023 and feel that without records of screening or assurances of screening that parents might make a different decision on whether to send their children to the camp or not. Attorney Gulden objected on the basis of speculation in that the argument is generalized fear about the use and is not sufficient to grant standing. Linda Brinson made a motion to grant Mr. and Mrs. Troxler standing. The motion was seconded by John Hines and the motion did not carry forward due to a 2-2 vote with Nicole Stallings and David Barley voting against.

The three parties with standing are the Town of Black Mountain, Baptist Men on Mission, and Frank Cappelli.

Attorney Cindy Rice went through the ethical considerations with the board. David Barley stated that he works with the Department of Public Safety and Baptist Men on Mission are on their approved vendor list but he has made no endorsements, has not spoken to them, and has

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financial gain. No other board members reported any ethical problems. There were no objections from the three parties for the voting panel.

Attorney Rice stated that there were two preliminary motions to dismiss the appeal. The first motion is from the Town of Black Mountain, and the second motion is from NC Baptist Men on Mission. The board took a 10-minute break to review the motions.

The motion to dismiss on behalf of the NC Baptist Men on Mission was submitted as Evidence #2.

The motion to dismiss on behalf of the Town of Black Mountain was submitted as Evidence #3.

Both pieces of evidence were accepted by Vice Chair Stallings and there were no objections from Frank Cappelli.

Attorney Gulden stated that the Town would dispense with the matter before the board based on the timelines set out in the General Statutes and the Land Use Code. NCGS 160D-405(d) gives the time in which a person can appeal an administrative decision made by a staff person. A person with standing has thirty days from direct receipt from any source, actual or constructive notice. The Town of Black Mountain Land Use Code mirrors the state statute. The administrative decision was made on May 14, 2025, and the appeal was filed on December 8, 2025. Attorney Gulden went through the appeal form and letter submitted by Mr. Cappelli and noted that Mr. Cappelli had listed everything that had been happening with the property, all of which were in 2025. Mr. Cappelli stated that he had not received actual notice until December, however, with constructive notice, neither the Land Use Code or the statutes define "from any source". Mr. Cappelli mentioned seeing an RV but did not have a date as to when he noticed it. Affidavits provided by Paul Langston and Donald Grindstaff, of Baptist Men on Mission, stated in paragraph 12 of the affidavit that clearing of the property began in 2025. Attorney Gulden stated that at best, thirty days from that date would have been the end of October. Attorney Gulden referenced another section in Mr. Cappelli's statement that he had observed multiple construction activities such as roofing, grading, addition being built, storage of materials, utility upgrades, and no posting of permits. Attorney Gulden called attention to paragraphs 6, 7, 8, 11, and 13 in the affidavits. The roof work began in February of 2025. The roof was completed in March of 2025. Demolition work began in May and continued into June. A small annex building was demolished in August of 2025 that was directly adjacent to Mr. Cappelli's property. Renovations to the heating, plumbing, and electrical systems began in September 2025. Mr. Cappelli also noted that there was construction noise causing a nuisance as well as 10-15 vehicles per day entering and exiting the property. Mr. Cappelli stated that workers had trespassed in his yard. In the affidavits provided by NC Baptist Men on Mission, it was noted that in August of 2025, a conversation was had with Mr. Cappelli about the fence installation. Attorney Gulden stated that based on NCGS 160D-405, there was ample constructive notice, and the appeal would have had to have been submitted within 30 days of first noticing the activity. Attorney Gulden referred to Court of Appeals Case Town and Country v. Winston Salem in which a property owner filed an appeal 45 days after a zoning permit for a radio tower was issued. The court ruled that constructive notice began when materials

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arrived on the site, including the radio tower, but a party still cannot wait more than thirty days to submit an appeal. Attorney Gulden also referred to *Allen v. Burlington Board of Adjustment and Middle Sound Lookout v. New Hanover County*. Attorney Gulden stated that appeal was untimely filed and noted in form to all of the activities listed in Mr. Cappelli's statement. Attorney Gulden then referred *Meier v. City of Charlotte* and said that the Board of Adjustment does not have subject matter jurisdiction over an untimely appeal. Attorney Gulden stated that Mr. Cappelli's statement noted that on March 16, 2025, he had observed renovations to a building that had been vacant and cannot argue that he did not know something was going on. Attorney Gulden also stated that there is an equity argument to be made as the property owner relied on the decision that was made. Any person can inquire about work going on and once work starts, the clock for the appeal timeframe also starts. Attorney Gulden asked that the board in their discretion dismiss the appeal as it was untimely filed and they do not have subject matter jurisdiction to hear the appeal.

Attorney Karli Hudson, representing the NC Baptist Men on Mission, stated that their basis for the motion to dismiss is on the same grounds as the motion to dismiss from the Town of Black Mountain. Attorney Hudson stated that the timeline is very clear and provided the board with a copy of the NCGS 160D-405 with relevant portions highlighted. The first relevant portion is the thirty day clear window and that it is not subjective to what the Appellant knew or understood, but did the person have an indication that changes were happening. At that time, the person could inquire as to what is happening with the property. Attorney Hudson referred to *Town and Country v. Winston-Salem* and said that it made clear that when the tower was delivered there was sufficient evidence to provide constructive notice. Attorney Hudson referred to the affidavit provided by Donald Grindstaff, property manager, and that the renovations had to take place due to the condition of the building and that they are only in the construction phase at this time and have not made use of the building yet other than for construction. Attorney Hudson referred to the dates the activities had taken place as noted in the affidavit and that there was a whole year where Mr. Cappelli acknowledged that there was activity taking place and there was ample evidence to support that. Attorney Hudson stated that there has to be a cut-off time for appeals and that it can't just be at any time otherwise it is wholly unjust to the property owner. Attorney Hudson stated that the property owners received the zoning determination in May and have been acting in good faith and that money and time have been spent and that it is wholly unjust to the property owner. Attorney Hudson asked that the board in their discretion dismiss the appeal as it was untimely filed and they do not have subject matter jurisdiction to hear the appeal. Attorney Hudson also noted that NC Baptist Men on Mission have five other rebuild sites throughout the state and the volunteers are at the property to eat and sleep, otherwise they are out in the community helping to rebuild and noted that they are still helping rebuild from Hurricane Florence in 2018.

Frank Cappelli noted that it is hard to go against staff but that the town is using the motion to dismiss as a distraction. Mr. Cappelli said that he did not receive actual notice of the zoning change until December. Mr. Cappelli said he is not challenging the construction, but challenging the use and he did not have any notice of that until December. Mr. Cappelli said that the decision was made in May but there was nothing that happened that would have shown that. Mr. Cappelli

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stated that three months after construction began, the use of a boarding house was rejected. Mr. Cappelli stated that nothing in the activities going on would have indicated a zoning determination and had it been the case he would have investigated. Mr. Cappelli said that he checked the town's website in February and March, but no determination was posted. Mr. Cappelli said that he had talked with the real estate agent and that there was no mention of rezoning the property. Mr. Cappelli stated that he only became aware of the determination in December after seeing disturbing individuals and submitting a public records request. Mr. Cappelli stated that he promptly filed his appeal and that he did not have actual or constructive notice until December. Mr. Cappelli asked that the board deny the motions to dismiss and that the appeal be heard on its merits.

Attorney Gulden stated that based on the conversation noted in the affidavit that took place in early spring when NC Baptist Men on Mission met with Mr. Cappelli and explained to him what they would be doing, then the appeal is still untimely and reiterated his request that the board dismiss the appeal.

Attorney Hudson stated that the board is bound to the law and that general statutes, the Land Use Code, and case law all allow constructive notice regardless of whether someone knew or understood what was happening. When the Appellant noticed activity happening, he should have gone to investigate. At this point, the exact date does not matter because of the many months the Appellant noted activity taking place along with the conversations that took place in the spring. Attorney Hudson reiterated her request that the board dismiss the appeal.

Mr. Cappelli said that in the conversations with Mr. Grindstaff, it was not indicated that the use would be emergency zoning with one hundred volunteers. Mr. Cappelli stated that there was nothing in the construction activities taking place that would have indicated this use and that it was not his fault that they did not get zoning approval before beginning construction.

Vice Chair Stallings ruled to grant the motions to dismiss (they were combined into one motion for voting purposes) and that the appeal was untimely and that it is no subject matter jurisdiction for the appeal to be heard.

Mr. Cappelli appealed to the full board.
John Hines voted to grant the motions to dismiss.
David Barley voted to grant the motion to dismiss.
Linda Brinson voted to grant the motion to dismiss.

The motion carried with a vote of 4-0 to grant the motions to dismiss the appeal based on the appeal being untimely filed and there being no subject matter jurisdiction for the board to hear the appeal.

VI. COMMUNICATION FROM BOARD OF ADJUSTMENT

None.

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VII. COMMUNICATION FROM STAFF

None.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned at 7:35 p.m.

Prepared by:

Nicole Stallings, Vice Chair

Jennifer Tipton, Senior Admin

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**Town of Black Mountain Staff Report
Board of Adjustment**

Case No: V-26-01

Case Name: 200 Montreat Rd.

Hearing Date: April 16, 2026

Procedure: Variance Evidentiary Hearing

Address of Variance Request:

200 Montreat Road

Black Mountain, NC 28711

Property ID Number (PIN): 061937163100000

Applicants:

Steven and Shanna Greenwalt

200 Montreat Rd.

Black Mountain, NC 28711

Request:

The applicants are seeking a variance from the Urban Residential (UR-8) zoning district's 15-foot rear setback requirement. The context is an addition. The applicants state that they are requesting a variance of two and a half feet (2.5') so that the addition would be twelve and a half feet (12.5') from the rear property line. The applicants note that the project dimensions and the distance measurements are based on their survey from when they bought the home two and a half years ago.

Town Staff:

Jennifer Tipton, Clerk to Board of Adjustment

Russell Cate, Planner 1/Zoning Administrator

I. SUMMARY OF REQUEST

The applicants are seeking a two-and-a-half-foot (2.5') variance from the 15-foot rear setback requirement of the Urban Residential (UR-8) zoning district. The context is an addition.

Section 4.4.3 of Chapter 4 (Zoning) explains that the setback measurement is taken from the right of way line or the property line, whichever is further back, and that the measurement is "to the nearest portion of the building or structure."

Item *J* in Section 4.4.3 of Chapter 4 (Zoning) lists the following "allowable encroachments into required setbacks":

1. Roof overhangs, sills, cornices, and similar ornamental features projecting from the principal building may encroach up to 18 inches into any required setback.
2. Bay windows, balconies, and similar features projecting from the principal building may encroach up to three feet into any required setback.

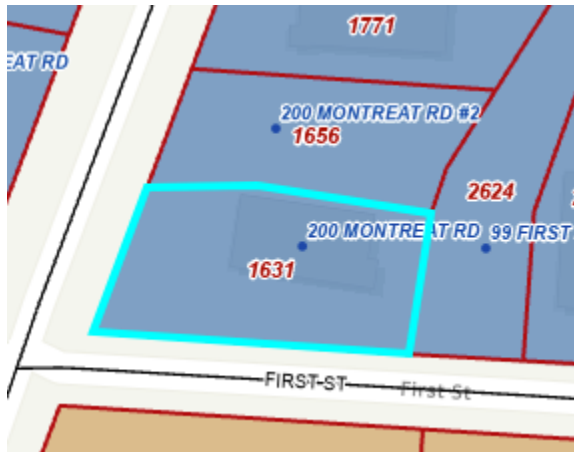
3. Decks, steps, uncovered porches, patios, and terraces may encroach into a required side or rear setback, but no closer than six feet to the side or rear property line.
4. Fences and walls.
5. If a handicapped accessibility or life safety feature cannot meet this requirement due to the location of an existing structure or other impeding site feature on a residential lot, the setback requirement shall be waived to the extent necessary to accommodate the accessibility or life safety feature.

II. PROCESS – REQUIRED CITY APPROVALS

In addition to this variance, the applicant will need to obtain zoning compliance approval and a building permit that demonstrates compliance with all applicable standards of the Zoning Ordinance and the North Carolina Building Codes.

III. ZONING AND LAND USE

The property is in the Urban Residential (UR-8) zoning district. This clip is from Buncombe GIS (*1631 is the subject property*):



The *Minimum Yard Requirements* in UR-8 are:

Front: 20 feet
Side: 10 feet
Rear: 15 feet

Reference: Section 4.7.15 (Dimensional Requirements by Zoning District) of Chapter 4 (Zoning).

The surrounding lots are:

	North	South	East	West
Adjacent Zoning Designation	UR-8	Neighborhood Mixed Use (NMU-8)	UR-8	UR-8
Adjacent Land Uses	Single-family home	Place of worship	Single-family home	Single-family home

The *Purpose and Intent* of the UR-8 zoning district is:

The mixed residential district is established to provide a variety of housing types, promote density in the more urbanized and developable areas or town, and structure the orderly development of residential neighborhoods.

Reference: Section 4.7.4 (Urban Residential District – UR-8) of Chapter 4 (Zoning).

Existing Conditions

According to the Buncombe County Property Record Card for 200 Montreat Road, the parcel has a three-bedroom, single-family home that has a total finished area of 1,415 square feet. The county lists the “year built” as 1936, and the lot size as .17 acre. The lot has no slope (according to <https://www.mapwnc.org/find-slope-for-parcel>).

Below is a clip from Buncombe GIS with the *5 Foot Contours, Stream & River* and *2020 – DFIRM Flood Data* layers turned on (the property does not have any NC DEQ-classified surface waters and is not in the 100-year flood zone). **1631** is the subject property. Note: image is *Post Helene 2024*.



Below is a street view of the lot from First Street (photo taken on 4/6/2026).



IV. NOTIFICATION

Notice of the variance request and hearing was mailed to all property owners within 200 feet of the project site. Public notice was posted on the Town bulletin board and on the Town of Black Mountain website on April 6, 2026. Legal notice appeared in *Black Mountain News* the weeks of April 9, 2026, and April 16, 2026. The property was posted with a notice listing the time and date of the hearing.

V. ANALYSIS

The context of the variance request is an addition.

Section 4.4.3 (A) of the Land Use Code states that “Yard and setback requirements shall be met unless a variance is granted by the Board of Adjustment.”

Per Section 2.1.4 of the Land Use Code, a permit is required before work is begun and a permit shall not be issued until the town zoning administrator has provided authorization that the proposed structure is in compliance with the zoning district in which it is located.

Section 1.7.3 (A) of the Land Use Code states that the board of adjustment shall authorize upon application in specific cases such variance from the terms of the town’s land use code as will not be contrary to the public interest and where owing to special conditions, a literal enforcement of the provisions of the town ordinances will, in an individual case, result in practical difficulty or unnecessary hardship. Variances are not intended to provide limited relief from regulations in those cases where strict application of a particular requirement will create a practical difficulty or

unnecessary hardship prohibiting the use of land in a manner otherwise allowed in the land use code and in a way that the spirit of the town regulations shall be preserved, public safety and welfare secured, and substantial justice done.

Town staff has determined that the applicants' request to hear the variance is in accordance with Section 1.7.1 (A).

VARIANCE APPLICATION www.townofblackmountain.org

PROPERTY OWNER INFORMATION

Owner Name <i>Steven + Shanna Greenwalt</i>		
Owner Address (Number, Street, City, State, ZIP) <i>200 Montreat Rd</i>		
Home Phone	Cell Phone <i>805.542.3134</i>	Email Address <i>sgwalt909@gmail.com</i>

APPLICATION FOR VARIANCE

I request a variance/variances from the following provisions of the ordinance:

Section Number(s): *4.7.15* Section Title(s): *Dimensional Requirements by Zoning District*

Subsection letter(s) and/or number(s): _____ Subsection Title(s): _____

So that the below mentioned property can be used in a manner indicated by the plan attached to this form, or if the plan does not adequately reveal the nature of the variance, as more fully described herein (if applying for a variance in dimensional requirements, state the revised setbacks or height limitations desired below):

The revised rear setback for this addition would be approximately 12'4" (excluding modest roof over-hang), to our property line as surveyed when we bought the home 2 1/2 years ago.

PROPERTY INFORMATION

Parcel Number <i>061937163100000</i>	Current Zoning <i>UR-8</i>	Acreage <i>.17</i>
Address <i>200 Montreat Road</i>		
Average Slope %	Use of Property <i>Residence</i>	

CERTIFICATION

I hereby certify that all of the information presented by me on this application is accurate to the best of my knowledge, information and belief. I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application. I acknowledge that attendance at the Zoning Board of Adjustment meeting is mandatory for the review of this application.

<i>Steve Greenwalt</i> Petitioner Signature	<u><i>3/30/26</i></u> Date
<i>Shanna Greenwalt</i>	

OFFICE USE ONLY

Date Received: <i>3/30/2026</i>	Fee: XXXXXX SEE CURRENT FEE SCHEDULE
Case Number:	Cash: <input type="checkbox"/> Check: <input type="checkbox"/> # Credit: <input type="checkbox"/>
	Meeting Date: <i>April 16, 2026</i>

Town of Black Mountain
160 Midland Avenue, Black Mountain, NC 28711
Phone: 828-419-9300 ~ Fax: 828-669-2030

Variance Burden of Proof

- 1. Indicate how an 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.**

We are requesting that the rear setback to our property be adjusted several feet to accommodate a full master bathroom and small closet.

Our home was built in 1936, and while it conformed to customary bathroom/closet configurations at that time, it does not today. It currently has one full bathroom with no tub (and a small powder room). The only closet in the house other than two small bedroom closets is a narrow linen closet. We lack a bathroom with a tub, coat closet, broom closet and pantry. The requested bathroom/closet combo would enable our property to more closely meet what are now normal standards in surrounding homes.

Note: The two homes immediately behind us on 1st Street were built within the last 1 to 5 years; the home to our left on Montreat is also being built and will be finished sometime this spring. All 3 homes have at least 2-3 full baths, and additional pantry and storage closets.

We moved to Black Mountain 2-1/2 years ago to be near children and grandchildren who live on 1st Street. We envision that we will settle permanently in the area in the next few years. Since we moved to our home, we have invested a considerable amount of time and money to landscape our property, replace and refinish damaged floors, upgrade our kitchen and make other cosmetic improvements, all with that end in mind. Once the home to our left on Montreat Rd is completed, our front landscaping will begin.

Landscaping and nice floors do not mitigate lack of space, however. This addition would allow us to avoid the hardship of trying to sell the home (if ever necessary) amidst homes that customarily have 2 or more full baths and extra closets. But more importantly, another full bath with closet space would enhance our ability to age in place in this home. If either of us ever needed a home caregiver, a bedroom with its own bath would be a necessity--and would mean the difference between aging in our home or having to relocate. The latter scenario would create an unnecessary hardship which could be avoided by the addition of a bathroom/closet.

- 2. Indicate how 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.

When our home at 200 Montreat Rd was built, the original lot where our home sits encompassed the two homes that have been built to our rear, the home being built to our immediate left, and the next house beyond that. The original lot was ultimately sub-divided and the result is that there are now 5 homes (including ours) sitting on what used to be one large lot. Our constrained location, in the midst of this infill building, means that we do not have the freedom to build even a modest bathroom without requesting a variance. Therefore, we are requesting a modest variance that will allow us to bring our home up to usual and customary neighborhood standards.

The variance that we are requesting is approximately 2 1/2 feet (before allowance for roof over-hang). It spans across 15 feet of the rear of our home (the width of the bedroom that the new bath will adjoin). The remaining portion of our rear property will remain the same. We would like to note that the addition will be roofed, bricked and painted to match our existing property, and that a large portion of our concrete driveway will be removed, which will make for more open green space adjacent to our rear neighbor's property.

- 3. Indicate how 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.**

This is the only variance we have requested, and we did not knowingly or unknowingly create any actions that would result in any hardship. We have become acutely aware however, that we are not getting any younger, and that this addition would be a meaningful way we could ensure we can age safely in place in the event we do not have another move in our future.

- 4. Indicate how 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.**

Our proposed addition, while it might not secure public safety, will undoubtedly improve the public aesthetics of our very visible corner property. We will be

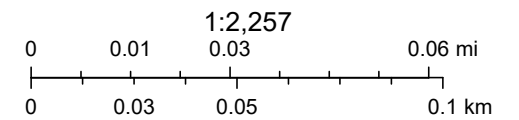
replacing a large amount of our rear concrete driveway with a discreet addition, and more grass and landscaping. This in turn will provide a more permanent and attractive feel to our home and contribute to the overall quaint and village-like atmosphere of our town.

As for justice being achieved, we also think that our status as the original home in a now 4-home subdivided lot scenario brings our home up to current and customary standards relative to our neighbors. And as a side note...our neighbors to the immediate rear, the Graham's, are in favor of our addition since it will mean more green space adjacent to their property line as opposed to concrete. We also can't help but think that the additional green space will help with ground permeability as opposed to concrete. All of these factors we feel will contribute to the public, as well as our immediate neighbors, being served with an attractive and environmentally advantageous green space that will seamlessly fit in with our neighborhood.

Buncombe County



April 1, 2026



Name	Address	City	State	Zip	PIN #
Robert Swett Jr; Linda Swett	301 Montreat Rd	Black Mountain	NC	28711	61927859200000
Donald Hunley; Sherry Hunley	121 Louisa St	Black Mountain	NC	28711	61927875900000
Fred Gordon; Adrienne Long	673 Silver Creek Dr	Winter Springs	FL	32708	61927876000000
Peter Bonilla; Laurie Bonilla	303 Montreat Rd	Black Mountain	NC	28711	61927961100000
Daniel Snyder	305 Montreat Rd	Black Mountain	NC	28711	61927969800000
Joel McSwain; Karen McSwain	307 Montreat Rd	Black Mountain	NC	28711	61937070600000
Dawn Starks	7977 Sentinel	San Diego	CA	92127	61937082500000
First Baptist Black Mountain	PO Box 656	Black Mountain	NC	28711	61937136100000
Shanna Greenwalt; Steven Greenwalt	909 Vestlake Hollow Cir	Vestavia	AL	35242	61937163100000
Mark Dotson; Laura Dotson	926 Windmill Pkwy	Evans	GA	30809	61937165600000
Rathke-Graff Family Trust	8076 Slipway Dr	Sarasota	FL	34240	61937177100000
First Baptist Black Mountain	PO Box 656	Black Mountain	NC	28711	61937242800000
Kenneth Graham; Jennifer Graham	1939 Oak Tree Ln	Mt Pleasant	SC	29464	61937262400000
Martha Long Revocable Trust	101 First St	Black Mountain	NC	28711	61937266300000
Donna Coggins; Jeffrey Coggins	198 Stonehollow Rd	Fletcher	NC	28732	61937270600000
Teresa Orange; Craig Orange	206 Montreat Rd	Black Mountain	NC	28711	61937282400000
Gregory Melish; Samantha Sackos	1700 Redcoat Dr	Charlotte	NC	28211	61937362400000
Albert Hollifield; Lucy Hollifield	103 First St	Black Mountain	NC	28711	61937369300000
Linda Rollins	576 Old Toll Road Ext	Black Mountain	NC	28711	61937373900000
Allen Cantrell; Joann Cantrell	102 Second St	Black Mountain	NC	28711	61937470800000



Town of Black Mountain

160 Midland Avenue ♦ Black Mountain, North Carolina 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-5962

NOTICE OF EVIDENTIARY HEARING FOR VARIANCE REQUEST

Date: April 6, 2026

To: Property Owners within 200 feet of the subject property located at:
200 Montreat Road

RE: Evidentiary Hearing for Variance Application #VAR-26-0001

Dear Property Owner,

Please be advised that an application for a Variance has been filed with the Black Mountain Planning and Development Office concerning the property at 200 Montreat Road. This notice is being sent to you because your property is adjacent to or within two hundred feet (200') of the subject property as required by the Town of Black Mountain Land Use Code Section 1.7.1 (D)(3).

Applicant Information:

- Applicant Name: Steve and Shanna Greenwalt

Property Information:

- Property Address: 200 Montreat Road
- Parcel Identification Number: 0619-37-1631.00000
- Current Zoning: UR-8
- Ordinance Section: 4.7.15, Dimensional Requirements by Zoning District
- Variance Requested for: To reduce the rear setback of 20' to 12' 4" to accommodate and master bath and closet addition

Evidentiary Hearing Details:

An evidentiary hearing will be held to consider this application. All interested parties are encouraged to attend.

- Date: April 16, 2026
- Time: 6:00 p.m.
- Location: Council Room, Town Hall, 160 Midland Avenue, Black Mountain, NC 28711

How to Learn More:



Town of Black Mountain

160 Midland Avenue ♦ Black Mountain, North Carolina 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-5962

- Review the Application:
<https://blackmountainnc.v8.civicclerk.com/Meetings/Agenda?id=714>
- Contact the Planner: Russell Cate ♦ 828-419-9373 ♦ russell.cate@tobm.org

Purpose of a Variance:

Variations are intended to provide limited relief from regulations in those cases where the strict application of a particular requirement will create a practical difficulty or unnecessary hardship prohibiting the use of land in a manner otherwise allowed under the development regulations and in a way that the spirit of the zoning regulations shall be preserved, public safety and welfare secured, and substantial justice achieved.

The meeting is open to the public.

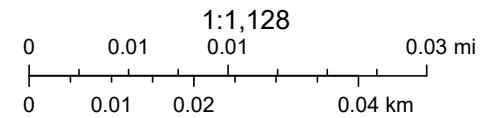
Sincerely,

Jennifer Tipton
Senior Admin/Clerk to Board of Adjustment
Town of Black Mountain Planning and Development Department

Buncombe County



April 1, 2026





LEGAL NOTICE

BLACK MOUNTAIN BOARD OF ADJUSTMENT

EVIDENTIARY HEARING

Thursday, April 16, 2026, at 6:00 p.m.

The Black Mountain Board of Adjustment will meet on **Thursday, April 16, 2026, at 6:00 p.m.** in the Council Room in the Town Hall Building, 160 Midland Avenue, Black Mountain, NC. The purpose of this meeting is to hear a variance request for 200 Montreat Road, PIN #0619-37-1631.00000, to reduce the rear setback from twenty feet to twelve feet and four inches to construct a master bath and closet addition.

The meeting is open to the public.

Jennifer Tipton
Senior Admin

The Town of Black Mountain is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or a particular accommodation for this meeting please contact, Jennifer Tipton at 419-9371 or by email at Jennifer.tipton@tobm.org.

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www.townofblackmountain.org