



TOWN OF BLACK MOUNTAIN

160 Midland Avenue ♦ Black Mountain ♦ N.C. ♦ 28711

Phone: (828) 419-9300 ♦ Fax: (828) 669-2030

MEMORANDUM

To: Town of Black Mountain Zoning Board of Adjustment
From: Jennifer Tipton, Zoning Administrator
Re: Agenda Packet for January 18, 2018
Date: January 8, 2018

The Town of Black Mountain Zoning Board of Adjustment will meet on Thursday, January 18, 2018 at 6:00 p.m. in Town Hall at 160 Midland Avenue.

Please find the following items for your information and use at the meeting:

1. The proposed agenda;
2. Draft minutes from December 14, 2017 and
3. Variance Request for 506 10th Street.

Please let Jennifer Tipton know if you are **unable** to attend this meeting.
jennifer.tipton@townofblackmountain.org or (828) 419-9373.

The Town of Black Mountain is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act. Should you need assistance or a particular accommodation for this meeting, please inform Jennifer Tipton at (828) 419-9373 or by email at jennifer.tipton@townofblackmountain.org.

CC: Jessica Trotman, Planning Director
Ron Sneed, Town Attorney



PUBLIC NOTICE

BLACK MOUNTAIN ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, January 18, 2018 at 6:00 p.m.

The Black Mountain Zoning Board of Adjustment will meet for their monthly meeting on **Thursday, January 18, 2018 at 6:00 p.m.** at Town Hall, 160 Midland Avenue, Black Mountain, NC. The purpose of this hearing is to hear a variance request for 506 10th Street, further identified as PIN #0619-09-7623.00000.

The meeting is open to the public.



Jennifer Tipton
Zoning Administrator

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Posted to the Town Bulletin Board 12/29/17

www.townofblackmountain.org



Zoning Board of Adjustment

January 18, 2018

6:00 p.m.

PROPOSED AGENDA

I. CALL TO ORDER

II. ADOPTION OF AGENDA

III. ADOPTION OF MINUTES
December 14, 2017

IV. BUSINESS
1. Variance Hearing for 506 10th Street

V. ZONING BOARD OF ADJUSTMENT/STAFF COMMENTS – Reports and Communications

VI. PUBLIC COMMENT

VII. ADJOURNMENT



Town of Black Mountain

160 Midland Avenue ♦ Black Mountain, North Carolina ♦ 28711

Phone: 828-419-9300 ♦ Fax: 828-669-2030

OFFICE OF THE ZONING ADMINISTRATOR

APPLICATION FOR VARIANCE

Date: 12/8/17

To: ZONING ADMINISTRATOR
TOWN OF BLACK MOUNTAIN

NAME OF OWNER AND ADDRESS OF THE REAL ESTATE AFFECTED BY THE
PROPOSED VARIANCE:

Dennis Schaubert and Patricia Raso
506 10th St Black Mountain, NC 28711

PROPERTY DESCRIPTION/PIN #: 0619-09-7623

CURRENT ZONING CLASSIFICATION: UR-8

THIS PROPERTY IS CURRENTLY USED FOR THE PURPOSE OF:

Currently not in use.

THE VARIANCE IS REQUESTED TO ALLOW THE PROPERTY OWNER TO:

Build a porch in front setback.

ATTACHED HERETO IS A PLOT PLAN OF THE REAL ESTATE AFFECTED, INDICATING THE SIZE OF THE LOT, SIZE OF IMPROVEMENTS NOW ERECTED, AND THOSE PROPOSED TO BE ERECTED.

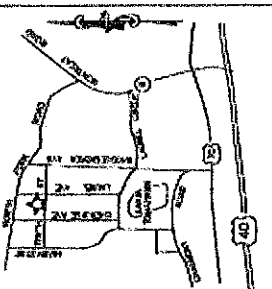
THE APPLICANT BELIEVES THAT THE VARIANCE BE GRANTED FOR THE FOLLOWING REASONS:

Due to property limitations (see survey), we would like to maximize the house footprint using all buildable space, and add front porch in front setback.

SIGNATURE OF APPLICANT:

Pat Raso - Dennis Schaubert

THE VEHICLE ORIGINALLY ISSUED AND TOLDED BY
JOHN A. STALLON, L-2916, ON OCTOBER 2, 1948, THIS
VEHICLE SHALL NOT BE CONSIDERED A CERTIFIED REPAIR.



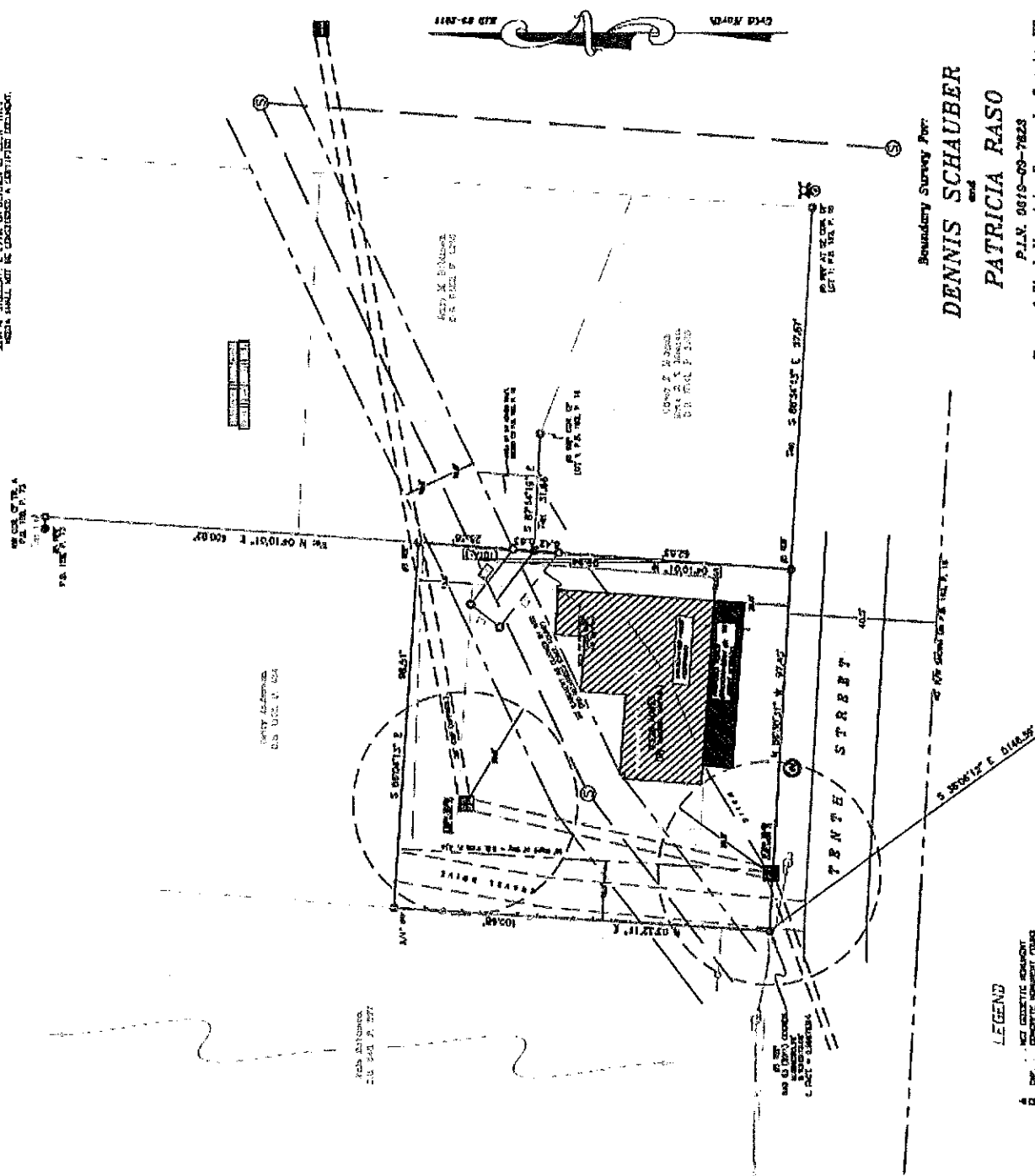
DATA WORKS

LINE	DESCRIPTION	DATE	DISTANCE
1	M 050700	17	2.77
2	M 050700	18	2.44
3	M 050700	19	10.57
4	M 050700	20	18.22

[illegible]

NOTES

- [illegible]



Boundary Survey For:
DENNIS SCHAUBER
and
PATRICIA RASO

P.L.V. 2613-09-7829

Town of Black Mountain, Washington County, NC

SECRET



ROOM NO.	FLOOR	NO.	DATE	TIME	NAME	AGE	SEX
100	1ST	1	10/10/78	10:00	JOHN	25	M
101	1ST	2	10/10/78	10:05	JANE	22	F
102	1ST	3	10/10/78	10:10	JOHN	28	M
103	1ST	4	10/10/78	10:15	JANE	24	F
104	1ST	5	10/10/78	10:20	JOHN	26	M
105	1ST	6	10/10/78	10:25	JANE	23	F
106	1ST	7	10/10/78	10:30	JOHN	27	M
107	1ST	8	10/10/78	10:35	JANE	25	F
108	1ST	9	10/10/78	10:40	JOHN	29	M
109	1ST	10	10/10/78	10:45	JANE	26	F
110	1ST	11	10/10/78	10:50	JOHN	30	M
111	1ST	12	10/10/78	10:55	JANE	27	F
112	1ST	13	10/10/78	11:00	JOHN	31	M
113	1ST	14	10/10/78	11:05	JANE	28	F
114	1ST	15	10/10/78	11:10	JOHN	32	M
115	1ST	16	10/10/78	11:15	JANE	29	F
116	1ST	17	10/10/78	11:20	JOHN	33	M
117	1ST	18	10/10/78	11:25	JANE	30	F
118	1ST	19	10/10/78	11:30	JOHN	34	M
119	1ST	20	10/10/78	11:35	JANE	31	F
120	1ST	21	10/10/78	11:40	JOHN	35	M
121	1ST	22	10/10/78	11:45	JANE	32	F
122	1ST	23	10/10/78	11:50	JOHN	36	M
123	1ST	24	10/10/78	11:55	JANE	33	F
124	1ST	25	10/10/78	12:00	JOHN	37	M
125	1ST	26	10/10/78	12:05	JANE	34	F
126	1ST	27	10/10/78	12:10	JOHN	38	M
127	1ST	28	10/10/78	12:15	JANE	35	F
128	1ST	29	10/10/78	12:20	JOHN	39	M
129	1ST	30	10/10/78	12:25	JANE	36	F
130	1ST	31	10/10/78	12:30	JOHN	40	M
131	1ST	32	10/10/78	12:35	JANE	37	F
132	1ST	33	10/10/78	12:40	JOHN	41	M
133	1ST	34	10/10/78	12:45	JANE	38	F
134	1ST	35	10/10/78	12:50	JOHN	42	M
135	1ST	36	10/10/78	12:55	JANE	39	F
136	1ST	37	10/10/78	1:00	JOHN	43	M
137	1ST	38	10/10/78	1:05	JANE	40	F
138	1ST	39	10/10/78	1:10	JOHN	44	M
139	1ST	40	10/10/78	1:15	JANE	41	F
140	1ST	41	10/10/78	1:20	JOHN	45	M
141	1ST	42	10/10/78	1:25	JANE	42	F
142	1ST	43	10/10/78	1:30	JOHN	46	M
143	1ST	44	10/10/78	1:35	JANE	43	F
144	1ST	45	10/10/78	1:40	JOHN	47	M
145	1ST	46	10/10/78	1:45	JANE	44	F
146	1ST	47	10/10/78	1:50	JOHN	48	M
147	1ST	48	10/10/78	1:55	JANE	45	F
148	1ST	49	10/10/78	2:00	JOHN	49	M
149	1ST	50	10/10/78	2:05	JANE	46	F
150	1ST	51	10/10/78	2:10	JOHN	50	M
151	1ST	52	10/10/				

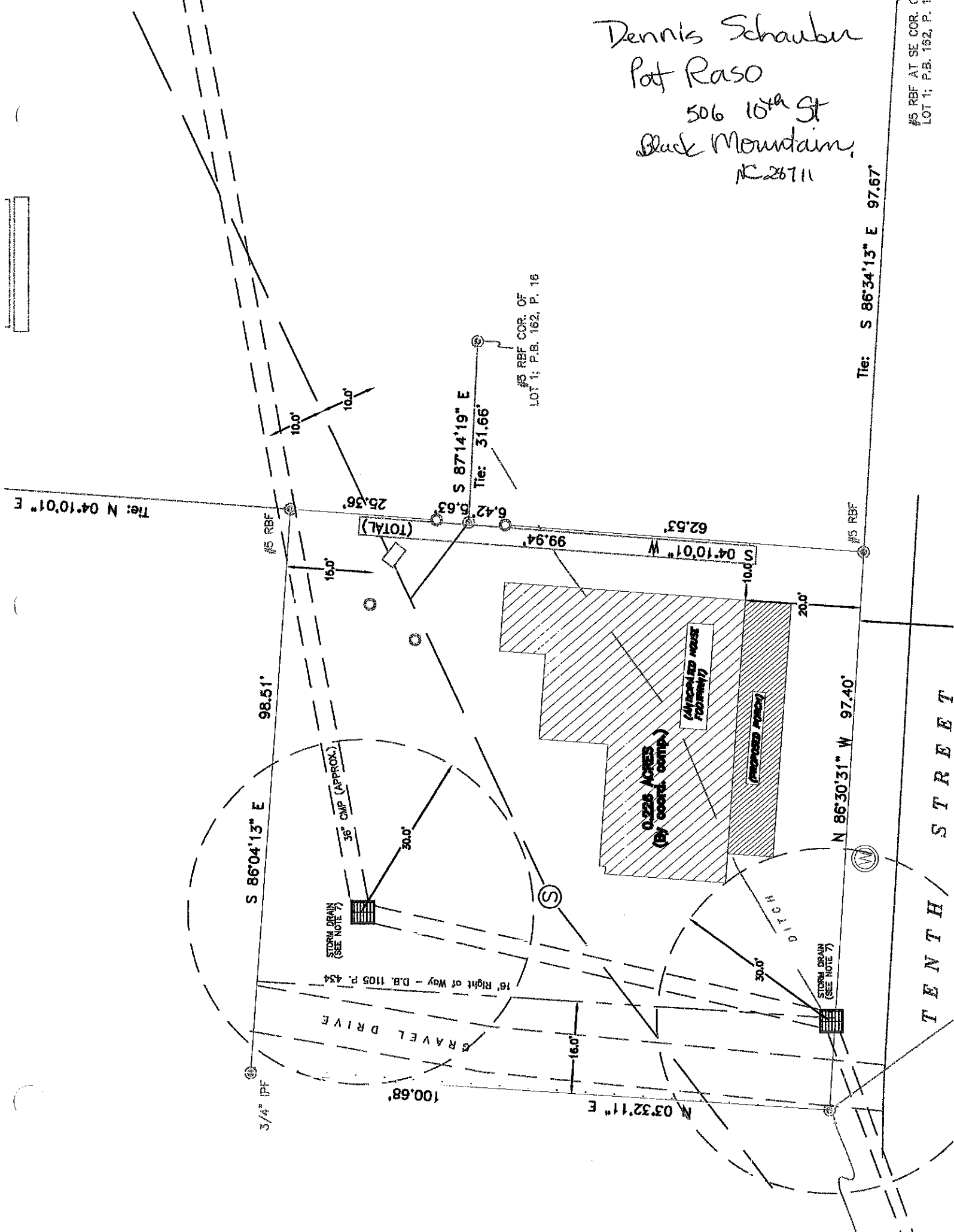
HIGH COUNTRY SURVEYORS, INC.
402-S WEST STATE ST. BLACK MOUNTAIN, NC 28711 (704) 684-0781
HIGHCOUNTRYSURVEYORS.NET CORPORATE LICENSE NUMBER C-1124

DOORDA FILE 2077-165.474

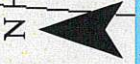
FOI-1107 THE AVIATION

Dennis Schaubert
Pot Raso
506 10th St
Black Mountain,
NC 28711

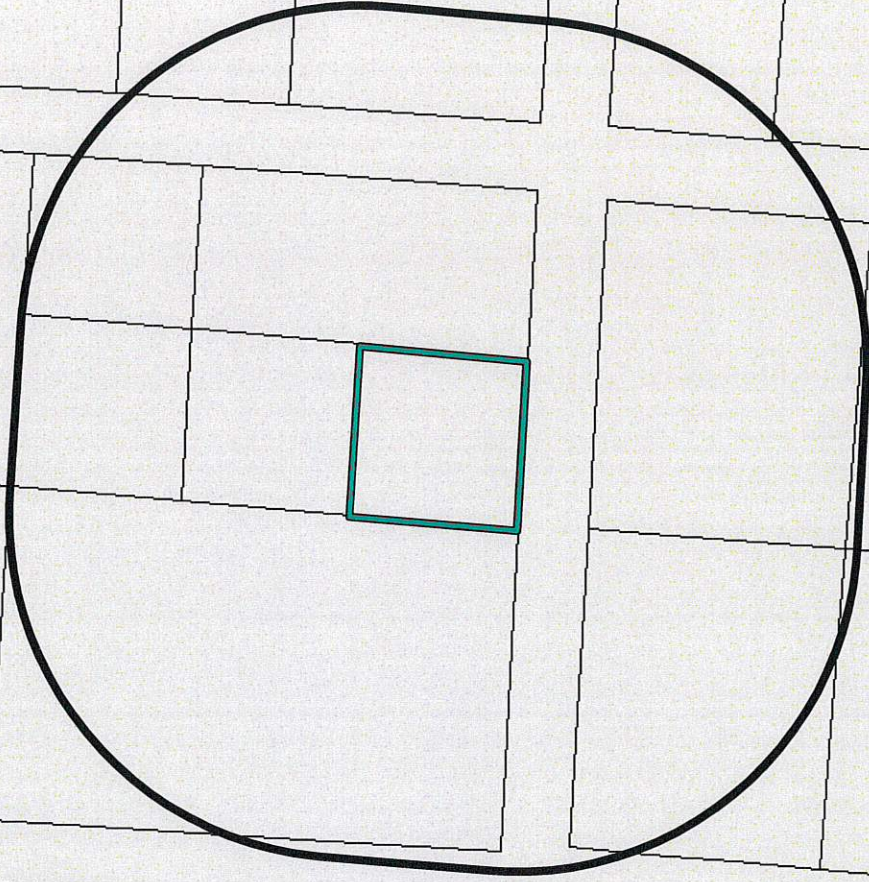
#5 RBF AT SE COR. OF
LOT 1; P.B. 162, P. 1



506 10th Street 200' Buffer



1 inch = 113 feet



Name	Address	City	State	Zip	PIN #
Dennis Schaubert & Patricia Raso	5385 Apple Glen Drive	Harrisburg	NC	28075	0619-09-7623
Oliver & Myra Morgan	144 La Mancha Dr, Apt. A	Asheville	NC	28805	0619-09-8621
Jerry Matthew Robinson	119 Azalea Avenue	Swannanoa	NC	28778	0619-09-8637
Daniel & Lisa Sheline	800 Laurel Avenue	Black Mountain	NC	28711	0619-09-9674
Rachel & Charles Kenneth Sudnik	808 Laurel Avenue	Black Mountain	NC	28711	0619-09-9787
Tyler & Jolie Atkins	807 Laurel Avenue	Black Mountain	NC	28711	0619-09-8843
Elizabeth Nichols	PO Box 1338	Black Mountain	NC	28711	0619-09-7995
Kathleen Zurich	812 N Cherokee Avenue	Black Mountain	NC	28711	0619-09-6904
Deborah & Robert Hamilton	3811 Melshire Ln	Charlotte	NC	28269	0619-09-7843
Betty Anderson	508 Tenth Street	Black Mountain	NC	28711	0619-09-7733
Eula Robinson	804 N Cherokee Avenue	Black Mountain	NC	28711	0619-09-5784
Kathryn Coyle Revocable Trust	511 Tenth Street	Black Mountain	NC	28711	0619-09-5478
Kathleen Sharkey	718 N Cherokee Avenue	Black Mountain	NC	28711	0619-09-5365
Pamela & Robert King	715 Laurel Avenue	Black Mountain	NC	28711	0619-09-7354
Black Mountain Hardware Co., Inc.	PO Box 788	Black Mountain	NC	28711	0619-09-7466
Ronald & Judith Wester	724 Laurel Avenue	Black Mountain	NC	28711	0619-09-9468
Lawrence & Ruth Brandon	PO Box 788	Black Mountain	NC	28711	0619-09-9358



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 VARIANCE REQUEST (REGARDING NEIGHBORS WITHIN 200 FEET OF PROPERTY)

DATE: **January 2, 2018**

TO: Name
Address
City, State, Zip

FROM: **TOWN OF BLACK MOUNTAIN
ZONING ADMINISTRATOR**

Name of owner and address of the real estate affected by the proposed variance:

**Dennis Schaubert and Patricia Rose
506 Tenth Street, Black Mountain, NC 28711**

Property Description/PIN #: **0619-09-7623.00000**

Current Zoning Classification: **UR-8**

This property is currently used for the purpose of: **vacant lot**

The variance is requested to allow the property owner to:

Build a porch in front setback.

The applicant believes that the variance be granted for the following reasons:

Due to property limitations (see survey), we would like to maximize the house footprint using all buildable space and add front porch in front setback.

A public hearing will be held on Thursday, January 18, 2018 @ 6:00 p.m. in the Board Room of Town Hall at 160 Midland Avenue.

This is your notification for this request specified under 1.7 of the Land Use Code for the Town of Black Mountain, Section 1.7.1 (d) (3) indicates that notice be provided to all property owners within 200 feet of the site's property lines. Notice of the time, date, and place of the hearing will be published in the Black Mountain News in accordance with the Land Use Code of the Town of Black Mountain.

CERTIFICATE OF MAILING

This is to certify that the foregoing document (NOTICE OF REQUEST FOR A VARIANCE AT 506 TENTH STREET) has been duly served by depositing a copy of the same in the United States Mail, first-class, postage pre-paid, to the following:

Dennis Schaubert & Patricia Raso
5385 Apple Glen Drive
Harrisburg, NC 28075

Oliver & Myra Morgan
144 La Mancha Drive, Apt. 4
Asheville, NC 28805

Jerry Matthew Robinson
119 Azalea Avenue
Swannanoa, NC 28778

Daniel & Lisa Sheline
800 Laurel Avenue
Black Mountain, NC 28711

Rachel & Charles Kenneth Sudnik
808 Laurel Avenue
Black Mountain, NC 28711

Tyler & Jolie Atkins
807 Laurel Avenue
Black Mountain, NC 28711

Elizabeth Nichols
PO Box 1338
Black Mountain, NC 28711

Kathleen Zurich
812 N Cherokee Avenue
Black Mountain, NC 28711

Deborah & Robert Hamilton
3811 Melshire Lane
Charlotte, NC 28269

Betty Anderson
508 Tenth Street
Black Mountain, NC 28711

Kathryn Cole Revocable Trust
511 Tenth Street
Black Mountain, NC 28711

Kathleen Sharkey
718 N Cherokee Avenue
Black Mountain, NC 28711

Pamela & Robert King
715 Laurel Avenue
Black Mountain, NC 28711

Black Mountain Hardware Co., Inc.
PO Box 788
Black Mountain, NC 28711

Ronald & Judith Wester
724 Laurel Avenue
Black Mountain, NC 28711

Lawrence & Ruth Brandon
PO Box 788
Black Mountain, NC 28711

Jennifer Tipton
Jennifer Tipton, CZO
Zoning Administrator

January 2, 2018
Date

Buncombe County, North Carolina

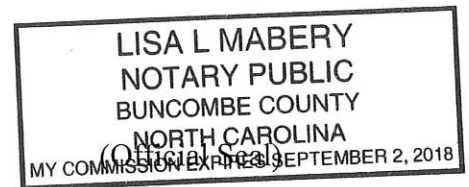
I certify that the following person personally appeared before me this day,
acknowledging to me that she signed the foregoing document (Certificate of Mailing for
NOTICE OF VARIANCE REQUEST AT 506 TENTH STREET): Jennifer Tipton.

Date: 1/2/18

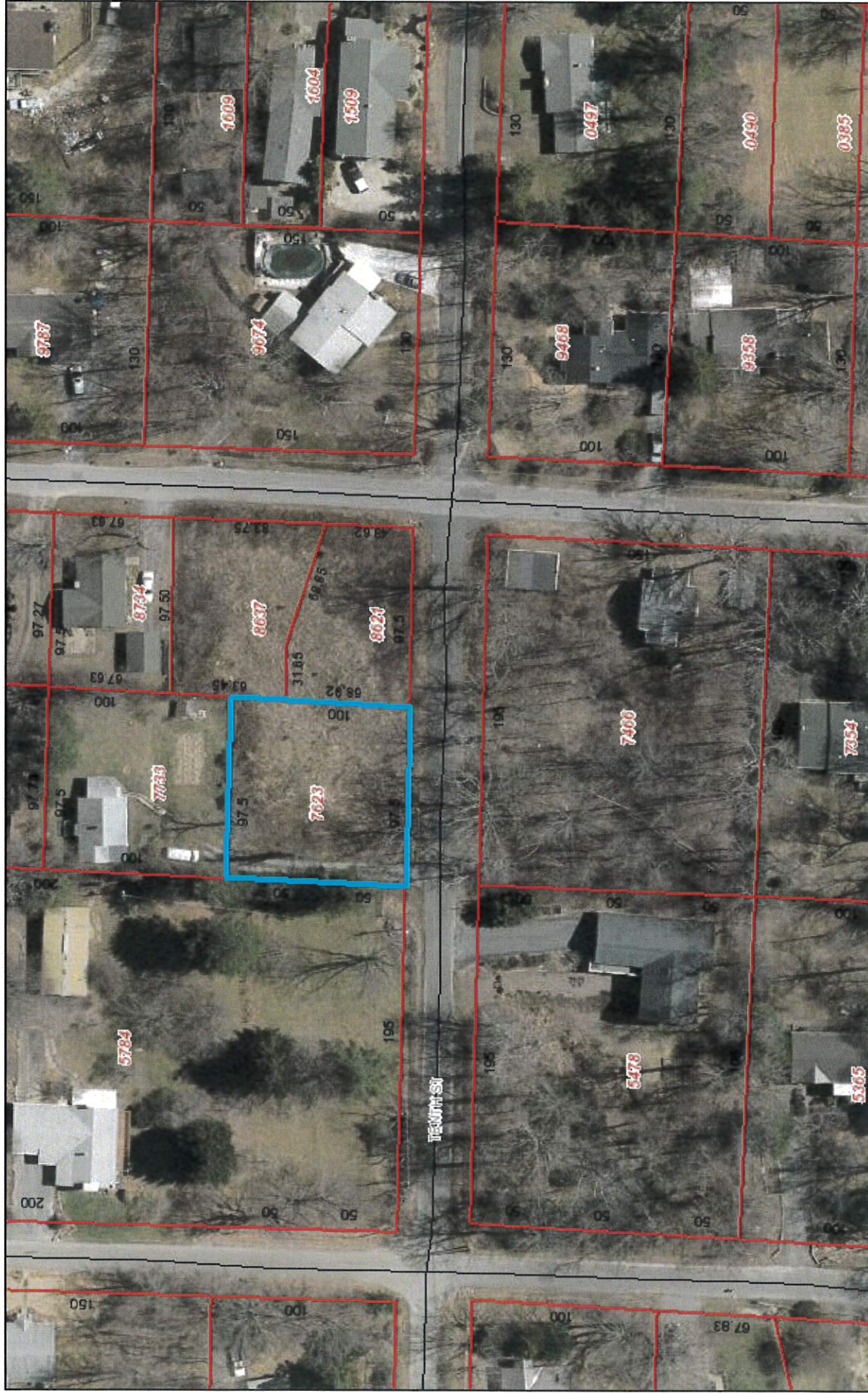
Notary Signature: Lisa L Mabery

Notary Printed Name: Lisa L Mabery

My Commission Expires: September 2, 2018



Buncombe County



December 28, 2017



PUBLIC HEARING
VARIANCE REQUEST
506 TENTH STREET
JANUARY 18, 2018
6:00 P.M.

TOWN HALL
160 MIDLAND AVENUE
BLACK MOUNTAIN, NC 28711

CALL: 828-419-9373 FOR MORE
INFORMATION