



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 May 17, 2018
Date: May 7, 2018

The **Town of Black Mountain Zoning Board of Adjustment** will meet on **Thursday, May 17, 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; and
2. Variance Request for 4 Sandy Branch.

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

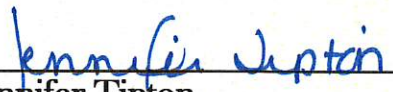
BLACK MOUNTAIN ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, May 17, 2018 at 6:00 p.m.

The Black Mountain Zoning Board of Adjustment will meet for their monthly meeting on **Thursday, May 17, 2018 at 6:00 p.m.** at Town Hall, 160 Midland Avenue, Black Mountain, N.C. The purpose of this meeting is to hear a variance request for 4 Sandy Branch to extend 4.8" into the side setback for an enclosed/covered porch.

The meeting is open to the public.



Jennifer Tipton
Zoning Administrator

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Posted to the Town Bulletin Board 05/01/18

www.townofblackmountain.org



**Zoning Board of Adjustment Regular Meeting
May 17, 2018**

PROPOSED AGENDA

- I. CALL TO ORDER**
 - Welcome
 - Declare Quorum
- II. ADOPTION OF AGENDA**
 - **Motion:** To adopt the agenda as presented [or as amended]
- III. ADOPTION OF MINUTES**
 - No minutes to adopt
- IV. OLD BUSINESS**
 - None
- V. NEW BUSINESS**
 - Variance Request for 4 Sandy Branch
- VI. COMMUNICATION FROM ZONING BOARD OF ADJUSTMENT**
- VII. COMMUNICATION FROM STAFF**
- VIII. 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: 4/27/18

To: ZONING ADMINISTRATOR
TOWN OF BLACK MOUNTAIN

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

JUNE B. QUICK
4 SANDY BRANCH PVT.

PROPERTY DESCRIPTION/PIN #: 0009-95-3979

CURRENT ZONING CLASSIFICATION: UR 8

THIS PROPERTY IS CURRENTLY USED FOR THE PURPOSE OF:

RESIDENCE

THE VARIANCE IS REQUESTED TO ALLOW THE PROPERTY OWNER TO:

TO EXTEND 4.8" INTO SIDE SETBACK
FOR ENCLOSED/COVERED PORCH

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.

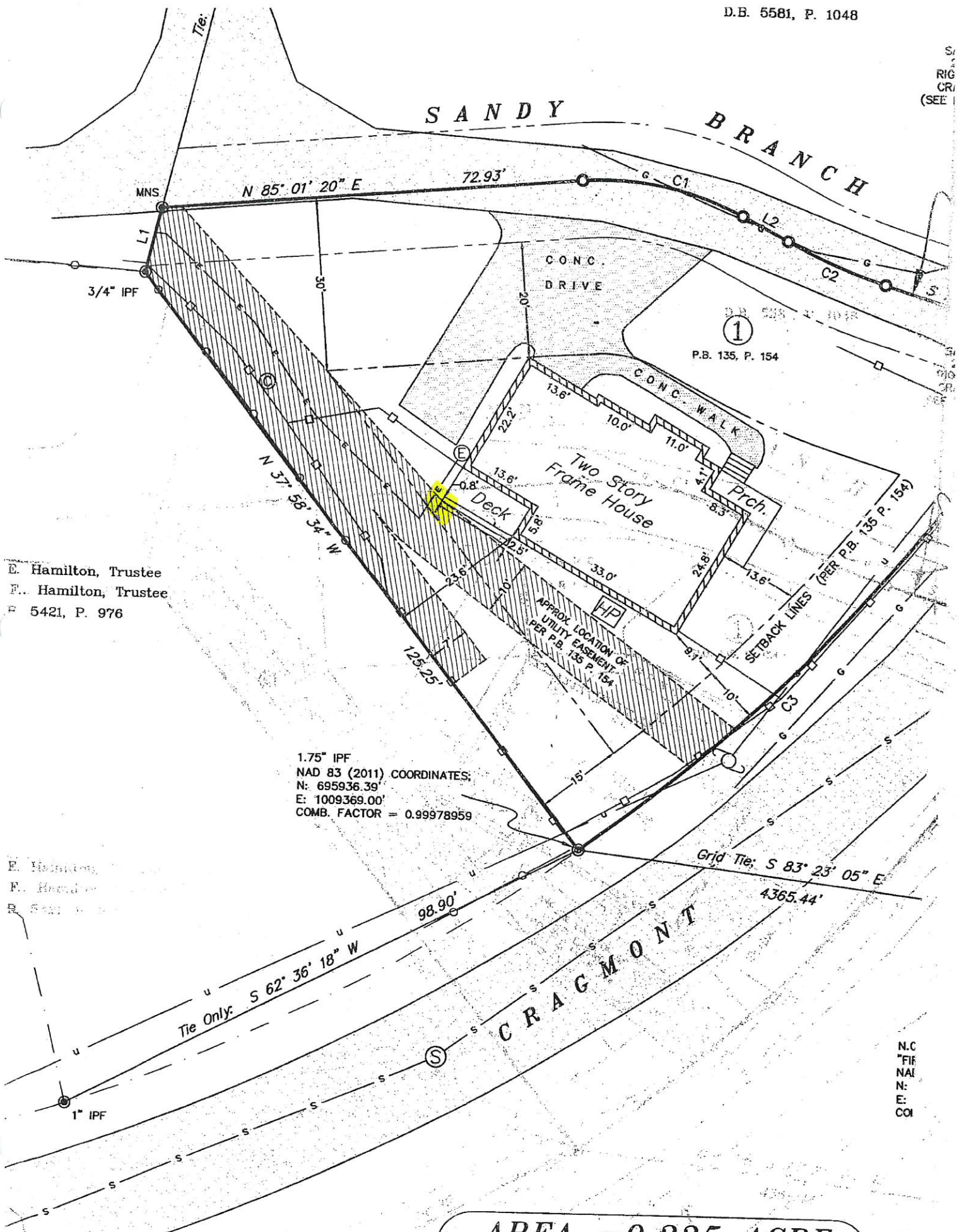
THE APPLICANT BELIEVES THAT THE VARIANCE BE GRANTED FOR THE FOLLOWING
REASONS:

TO PROTECT FROM HEAT & SUN (~110°+)
SO CAN HAVE USABLE "OUTDOOR"
SPACE & FREE FROM MOSQUITOS.

SIGNATURE OF APPLICANT:

J. B. Quick

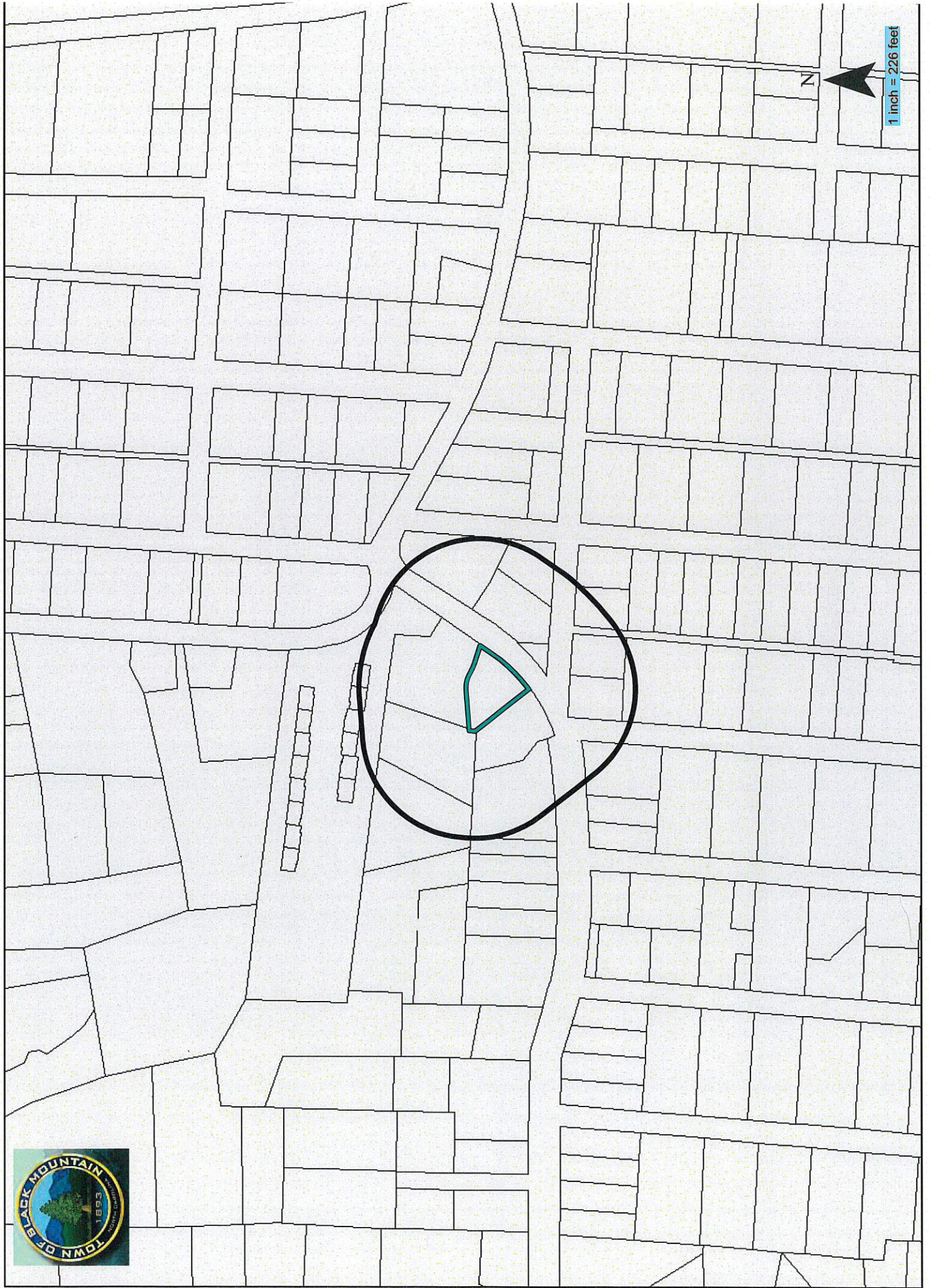
S
RIG
CR
(SEE



E. Hamilton, Trustee
 F. Hamilton, Trustee
 P. 5421, P. 976

E. Hamilton
 F. Hamilton
 R. Hamilton

4 Sandy Branch 200' Buffer



1 inch = 226 feet

Name	Address	City	State	ZIP	PIN #	
June Quick	404 9th Street	Mukilteo	WA	98275	0609-95-3979	
Tracy Mousseau Revocable Trust	5 Sandy Branch	Black Mountain	NC	28711	0609-96-3192	
Keith & Jeannette Houghton	4 Roselyn Way	Black Mountain	NC	28711	0609-96-3295	
James & Dorcas Hutcheson	6 Roselyn Way	Black Mountain	NC	28711	0609-96-3246	
Marc Zigterman Trust & Sally Smith Trust	8 Roselyn Way	Black Mountain	NC	28711	0609-96-3207	
James & Linda DeWitt	11 Sandy Branch	Black Mountain	NC	28711	0609-96-2153	
Paul & Joyce Menges	1258 Wellington Drive	Victor	NY	14564	0609-96-1115	
William Edwards Nix Heirs	244 Cragmont Road	Black Mountain	NC	28711	0609-95-0976	
Ameshia & Alva Crowe	230 Cragmont Road	Black Mountain	NC	28711	0609-95-1986	
Hamilton Living Trust	228 Cragmont Road	Black Mountain	NC	28711	0609-95-2996	
W R Carter Estate	2377 N Fork Right Fork	Black Mountain	NC	28711	0609-95-4921	c/o Joel Carter
Aimee Flynn & Clyde Lawrence	223 Cragmont Road	Black Mountain	NC	28711	0609-95-5927	
Richard & Ellen Post	21 Saint Marys Road	Pylesville	MD	21132	0609-95-5983	
David & Deanna LaMotte	PO Box 551	Montreat	NC	28757	0609-96-5098	
Doug Sullins & Amy Golden	78 Goldmont Street	Black Mountain	NC	28711	0609-95-5799	
Felicia Borkay	400 S Oconeechee Avenue	Black Mountain	NC	28711	0609-95-5810	
Richard & Brenda Reeves	88 Goldmont Street	Black Mountain	NC	28711	0609-95-4820	
Janet Taylor	220 W College Street	Black Mountain	NC	28711	0609-95-3851	
David & Emily Carmona	16 Mountain Farm Lane	Black Mountain	NC	28711	0609-95-3678	
Cheryl & Nathan Morris	231 Cragmont Road	Black Mountain	NC	28711	0609-95-2716	



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: **May 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:

**June B. Quick
4 Sandy Branch**

Property Description/PIN #: **0609-95-3979.00000**

Current Zoning Classification: **UR-8 (urban residential)**

This property is currently used for the purpose of: **residence**

The variance is requested to allow the property owner to:

To extend 4.8" into side setback for enclosed/covered porch.

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

To protect from heat and sun (~110°+) so can have usable "outdoor" space and free from mosquitoes.

A public hearing will be held on Thursday, May 17, 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.

Buncombe County



April 30, 2018

VARIANCE

MAY 17, 2018

6:00 P.M.

Town Hall

*160 Midland Avenue
Black Mountain, NC 28711
828-419-9373 for more information*

May 7, 2018

RE: Variance for 4 Sandy Br.

To Whom it May Concern,

My new neighbor, June Quick, and I are getting to know each other. She has visited and spoken to me and my neice regarding putting in a covered back porch. I understand the corner of the porch will come into the setback area between our yards. I have no problems with the corner of the new covered porch coming into the setback the 5 inches or even if it had to come 12-18 inches into the setback.

Sincerely,

William Hamilton

A handwritten signature in cursive script that reads "William Hamilton". The signature is written in dark ink and is positioned below the printed name.