



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 August 16, 2018
Date: August 13, 2018

The **Town of Black Mountain Zoning Board of Adjustment** will meet on **Thursday, August 16, 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 July 19, 2018; and
3. Variance request for 58 Old Lafayette Lane.

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

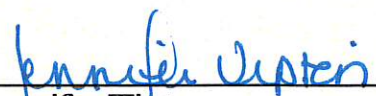
BLACK MOUNTAIN ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Thursday, August 16, 2018 at 6:00 p.m.

The Black Mountain Zoning Board of Adjustment will meet for their monthly meeting on **Thursday, August 16, 2018 at 6:00 p.m.** at Town Hall, 160 Midland Avenue, Black Mountain, N.C. The purpose of this meeting is to consider a variance request for 58 Old Lafayette Lane, further identified as PIN #0618-46-0820.

The meeting is open to the public.



Jennifer Tipton
Zoning Administrator

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, Zoning Administrator at (828) 669-2030 or by email at Jennifer.tipton@townofblackmountain.org

Posted to the Town Bulletin Board 08/01/18

www.townofblackmountain.org



**Zoning Board of Adjustment Regular Meeting
August 16, 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

- **Motion:** To adopt the minutes of July 19, 2018 as written [or as amended]

IV. OLD BUSINESS

V. NEW BUSINESS

- Variance Request for 58 Old Lafayette Lane

VI. COMMUNICATION FROM ZONING BOARD OF ADJUSTMENT

VII. COMMUNICATION FROM STAFF

VIII. ADJOURNMENT



**Town of Black Mountain
Building, Planning and Zoning**

160 Midland Avenue ♦ Black Mountain ♦ North Carolina ♦ 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-2962

MEMORANDUM

Date: August 16, 2018

To: Black Mountain Zoning Board of Adjustment

From: Jennifer Tipton, Zoning Administrator

RE: 58 Old Lafayette Lane Variance Request

Please find pertinent information attached.

Summary

Kevin and Eileen Raywood own property at 58 Old Lafayette Lane in the Settings of Black Mountain. The property is zoned CR-1 (conservation residential). The required setbacks are 30' in the front, 10' on the sides and 30' in the rear. The property is .29 acres with a slope of 23.16%. There is a stream that runs along the east side of the property (the rear of the lot) that requires a 30' buffer.

Mr. and Mrs. Raywood are requesting the following variances:

1. A 7' variance on the front setback (30' to 23') to allow for a front porch/entryway.
2. A 5' variance from the stream buffer (30' to 25') to allow for an open, permeable deck and a portion of an outdoor fireplace.

1.7.3 Variances

- A. The board of adjustment shall authorize upon appeal 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 town ordinances will, in an individual case, result in practical difficulty or unnecessary hardship. Variances are 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 prohibition the use of land in a manner otherwise allowed under 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.

It is not intended that variances be granted merely to remove inconvenience or financial burdens that requirements may impose on property owners in general or to increase the profitability of a proposed development. It is intended to provide relief where requirements render the land difficult or impossible to use because of some unique physical attribute of the property itself or other factor unique to the property for which the variance is requested.

- B. The existence of a nonconforming use of neighboring land, building or structures in the same district or of permitted or nonconforming uses in other districts shall not constitute a reason for a requested variance.

Does not apply.

- C. In no event shall the board of adjustment a variance which would:
1. Allow the establishment of a use which is not otherwise allowed in a zoning district or which would change the zoning district classification or the district boundary of the property in question.

The variance request is for a single-family residential dwelling which is a permitted use by right in the CR-1 zoning district.

2. Vary from the flood protection provision within the designated floodway district in any way which would result in any increase in the flood levels during the regulatory flood discharge or threaten the public safety (see flood hazard protection ordinance concerning variances).

The property at 58 Old Lafayette Lane is not located in a floodway or floodplain.

3. Conflict with the North Carolina State Building Code, the fire prevention code, or any other state code unless otherwise authorized by laws and regulations.

The construction of the single-family residence will be subject to all provisions of the North Carolina Residential Code, fire prevention code (if applicable) and all zoning regulations required for new construction.

4. Permit the creation of a nonconforming lot.

The lot has been platted since 2005.

5. Deviate from the sign regulations within the sign ordinance unless the requested variance is within the town's historic district or conservation district and the variance would further the goals of the town's historic preservation commission.

Does not apply.

D. A variance may be granted in the individual case of unnecessary hardship upon the zoning board of adjustment being able to establish the following findings:

1. That 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;

To meet the size requirements of the Settings design standards and work with the stream buffer, the strict application of the setbacks is a hardship for the applicants.

2. That 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 basis for granting a variance;

The lot has a stream that runs through the rear of the property creating a requirement for a 30' stream buffer setback.

3. That 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;

The stream was already in existence and the lot as already platted prior to the applicant's purchasing the lot.

4. That 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.

The requested variance is consistent as it will allow the applicant's to build a single-family residential dwelling similar to others in the surrounding neighborhood and the applicants are using water permeable decking and natural material below the deck to allow for optimum water absorption into the soil to help mitigate the runoff into the stream.

- E. After the board of adjustment approves a variance, the applicant shall follow all appropriate procedures set forth in these regulations for the receipt of permits, certificates, and other approvals necessary in order to proceed with development.

1.7.1 General procedures

- A. Any person or interested parties wishing to seek a variance shall file an appeal with the town planning and development department for a hearing with the zoning board of adjustment. Any persons or interested parties wishing to seek an appeal of a zoning interpretation or staff determination shall file an application with the town clerk for a hearing with the board of adjustment.

The applicants filed an application with the Planning Department on August 1, 2018.

- B. An application fee shall accompany each application for a variance and this fee shall be nonrefundable except in any case where the application is withdrawn prior to its consideration by the board of adjustment. There is not fee for an appeal.

The applicants submitted check #3565 in the amount of \$350.00 that was submitted to the Planning Department with the variance application on August 1, 2018.

- C. Before filing the application, the applicant is strongly encouraged to meet with the planning director or zoning administrator to discuss the proposed variance or appeal and to become more familiar with the applicable requirements and approval procedures of the town.

The applicants and their builder met with both Dan Cordell, Building Inspector, and Jennifer Tipton, Zoning Administrator, on July 19, 2018 to discuss the variance procedure and the stream buffer requirements.

- D. Upon receipt of a complete application, the planning and development department shall forward the application to the zoning board of adjustment according to the following procedures:
 1. The zoning board of adjustment shall hold a public hearing regarding applications once the completed application and accompanying fees are received by the planning and development department and upon proper notification (see below)

for the next regularly scheduled zoning board of aldermen meeting. Special hearings may be scheduled at the direction of the zoning board of adjustment chair.

The public hearing is scheduled for August 16, 2018 at 6:00 p.m. which is the regularly scheduled meeting date for August.

2. Reserved.
3. Notice of hearings shall be mailed to the person or entity whose appeal, application or request is the subject of the hearing; to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing; to the owners of all parcels within 200 feet of the parcel of land that is subject of the hearing; and to any other persons entitled to receive notice as provided by the land use code. In the absence of evidence to the contrary, the town may rely on the county tax listing to determine property owners of property entitled to mailed notice. The notice must be deposited in the mail at least ten days but not more than 25 days, prior to the date of the hearing. Within that same time period, the town shall prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way.

Notices were mailed to the property owner/applicant and all property owners within 200 feet of the subject property on August 2, 2018. Notice was posted on the property of 58 Old Lafayette Lane on August 2, 2018.

4. The concurring vote of four-fifths of the board of adjustment shall be necessary to grant a variance.

8.2.13 Variances (from Chapter 8, Section 8.2, Phase II Stormwater Ordinance)

- A. Any person may petition the town for a variance granting permission to use the person's land in a manner otherwise prohibited by this ordinance. To qualify for a variance, the petitioner must follow the procedures outlines in section 1.7.3 of the Town of Black Mountain Code of Ordinances.
- B. The town may impose reasonable and appropriate conditions upon any variance of its grants.

Additional Information

The property at 58 Old Lafayette Lane is also identified as Lot #26 and is part of the Park Setting house sites per the Settings Architectural Design Standards and Construction Guidelines. The designed house plan for 58 Old Lafayette Lane is for:

Ground Floor: 898 square feet
First Floor: 1,008 square feet

Second Floor: 976 square feet

Total Square Footage: 2,882 square feet

The requirement for minimum square footage for a multi-story house in the Park Setting is 1,200 square feet on the main floor.

The lot will require a variance from the Architectural Review Committee for the square footage requirements.

Front and side porches shall be a minimum of 8' in depth and no less than 18" above the adjacent finished grade and shall be completely covered.



Town of Black Mountain

106 Montreat Road ♦ Black Mountain, North Carolina ♦ 28711
Phone: 828-669-0079 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-2962
OFFICE OF THE ZONING ADMINISTRATOR

APPLICATION FOR VARIANCE

Date: 7 / 30 / 18

To: ZONING ADMINISTRATOR
TOWN OF BLACK MOUNTAIN

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

Eileen and Kevin Raywood
58 Old Lafayette Lane, Black Mountain NC 28711

PROPERTY DESCRIPTION/PIN #: 0618-46-0820-00000

CURRENT ZONING CLASSIFICATION: CR-1 Residential District

THIS PROPERTY IS CURRENTLY USED FOR THE PURPOSE OF:

Vacant lot

THE VARIANCE IS REQUESTED TO ALLOW THE PROPERTY OWNER TO:

- 1) Front porch/entryway that extends beyond the front setback by 7'8" (See Site Plan)
- 2) Open, water permeable back deck and a portion of an outdoor fireplace that extends beyond the creek buffer from 1' to 5' maximum (See Site Plan)

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:

See attached explanation

SIGNATURE OF APPLICANT:

Town of Black Mountain Application for Variance

Eileen and Kevin Raywood
58 Old Lafayette Lane
Black Mountain, NC 28711

PIN# 0618-46-0820-00000

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

To allow us to build a beautiful and functional home on our lot in The Settings that will readily become part of the existing natural landscape and also meet the Architectural Design Standards required by the neighborhood association.

1. Square Footage Requirements

Our lot (#26) falls within the "Park Setting" category (attachment pg 10)

Minimum floor area for multi-story home: 1,200 sq. ft. on first floor (attachment pg 12)

Our proposed first floor is 1,008 sf but is complemented by a 976 sf second floor and 898 sf ground floor, providing a substantial and pleasingly proportioned house. This is still less than the design standards and will require a neighborhood variance, limiting our ability to make the home any smaller.

2. Porches and Decks

Front and side porches are to be a minimum of eight (8) feet in depth. (attachment pg 19)

This requirement pushes our front porch/entryway beyond the front setback, but the projection is only a portion of the front facade.

3. Garages

All houses shall provide parking for at least two automobiles within an enclosed garage. (attachment pg 22)

Meeting this requirement reduces the potential buildable lot area for the 1,200 sf of living space on the first floor as required by the design standards.

We appreciate the beauty and fragility of nature, and in particular a creek bank, and are therefore only proposing an open deck with water permeable decking on the portion of our home that would extend beyond the creek buffer. We also plan on using a natural material below the deck to allow for optimal rainwater absorption into the soil below.

THE SETTINGS OF BLACK MOUNTAIN

Architectural Design Standards and Construction Guidelines



removal, restoration and other remedies at the cost of the Owner, with or without their approval. Property owners should carefully read Section 9.12 of the CC&Rs prior to committing resources to commence improvements on their lot.

Many lots in The Settings have natural features such as springs, underground rock features, soil instability, streams and others that may be not known until site preparation or construction commences. **Owners should take caution to retain professional services with experience and understanding of the local features to minimize the risk of interruption, unanticipated costs and delays, or nonperformance of the agreement to improve the property as approved by the DRB.**

F. Lot Specific Requirements

1. Lot Categories

There are four lot categories within The Settings of Black Mountain: Cottage, Park Setting, Estate and Grand Estate.

Lot categories are subject to minimum house square footage as noted in the next section and are identified by lot numbers as follows:

- Cottage house sites (approx. 0.2 acres)
 - Lots 1 – 11
 - Lots 14-24
 - Lots 39-44
 - Lots 53-68
 - Lots 130-137
 - Lots 179-209
 - Lot 254
 - Lots 270-290
- Park Setting house sites (approx. 0.4 acres)
 - ✓ Lots 25-29
 - Lots 109-120

—

1000

Exterior materials used for window frames and muntins (sometimes called mullions) shall be wood, aluminum, fiberglass, or other cladding as may be approved by the DRB. Vinyl cladding on the exterior of windows is prohibited. The material used on the interior of windows is not subject to DRB approval. **The materials and colors of the exterior frames and muntins must be submitted for approval in the Design Review Application.**

Window trim must match the door trim and house trim. Bay windows shall be made of trim grade lumber, and the foundation on bay windows shall extend to the ground on all sides if located on ground floor; alternatively, architectural support brackets may be used as approved by the DRB.

Grids-Between-Glass (GBG) type windows are not allowed. No mirrored film or unusual tinting will be permitted. Glass block exterior windows are prohibited.

Storm windows, doors, rolling shutters, or other storm devices require DRB approval.

Single or paired doors may be used. All doors shall be consistent with the architectural style of the house. Sidelights and transoms may be used in conjunction with front doors. Door trim shall have a minimum 3-1/2 inch jamb trim and 5-1/2 inch head trim. Sliding glass doors and telescoping sliding doors may be considered by the DRB if located on the rear or side of house under a covered porch.

✓ 10. Porches and Decks

The porch design and placement is an integral part of the house design, and must reflect the architectural style. Front and side porches shall be completely covered. Front and side porches shall be a minimum of eight feet (8') in depth and no less than 18 inches above adjacent finished grade.

Screened or glazed (glass) porches must not be located on the front elevation of the house. Screened porches must have screens framed in wood and installed outside the porch railings. Screened porches on side of house must be recessed a minimum of 4 feet behind the front elevation of the house, defined as the corner at the side of the house where the porch is to be located. If a house is situated on a lot facing two or more streets, e.g.

surrounded by a chimney cap or cover pre-approved by DRB. No galvanized caps are allowed.

Any projection on an exterior wall resulting from a fireplace installation, whether vented or unvented, must extend to the ground and otherwise conform to the requirement for chimneys as outlined above.

All chimney caps and covers must be approved by the DRB during the design review process.

12. Garages

All houses shall provide parking for at least two automobiles within an enclosed garage. Attached garages having courtyard, side or rear entry, or below grade are preferred styles. Garages having front entry shall not protrude beyond the front elevation of the house.

Detached garages may have reduced setback requirements with variance approval from the Town of Black Mountain and the DRB.

The garage should complement the house architecture with similar materials, roof slope, and detailing. Certain garages, depending on orientation and location on the site, may require overhead architectural elements.

All garages must have doors and be coordinated in design, window pattern and paint or stain color similar to the house. **Garage doors shall have a maximum width of ten feet (10') and a maximum height of eight feet (8').** Garage doors must appear as carriage-house style doors. Flush or raised panel garage doors are not permitted.



All homeowner-owned recreational vehicles such as trailers, motor homes, campers, boats, canoes, golf carts, four-wheelers, motorcycles and bicycles must be parked within a garage. Maximum size restriction for garage doors

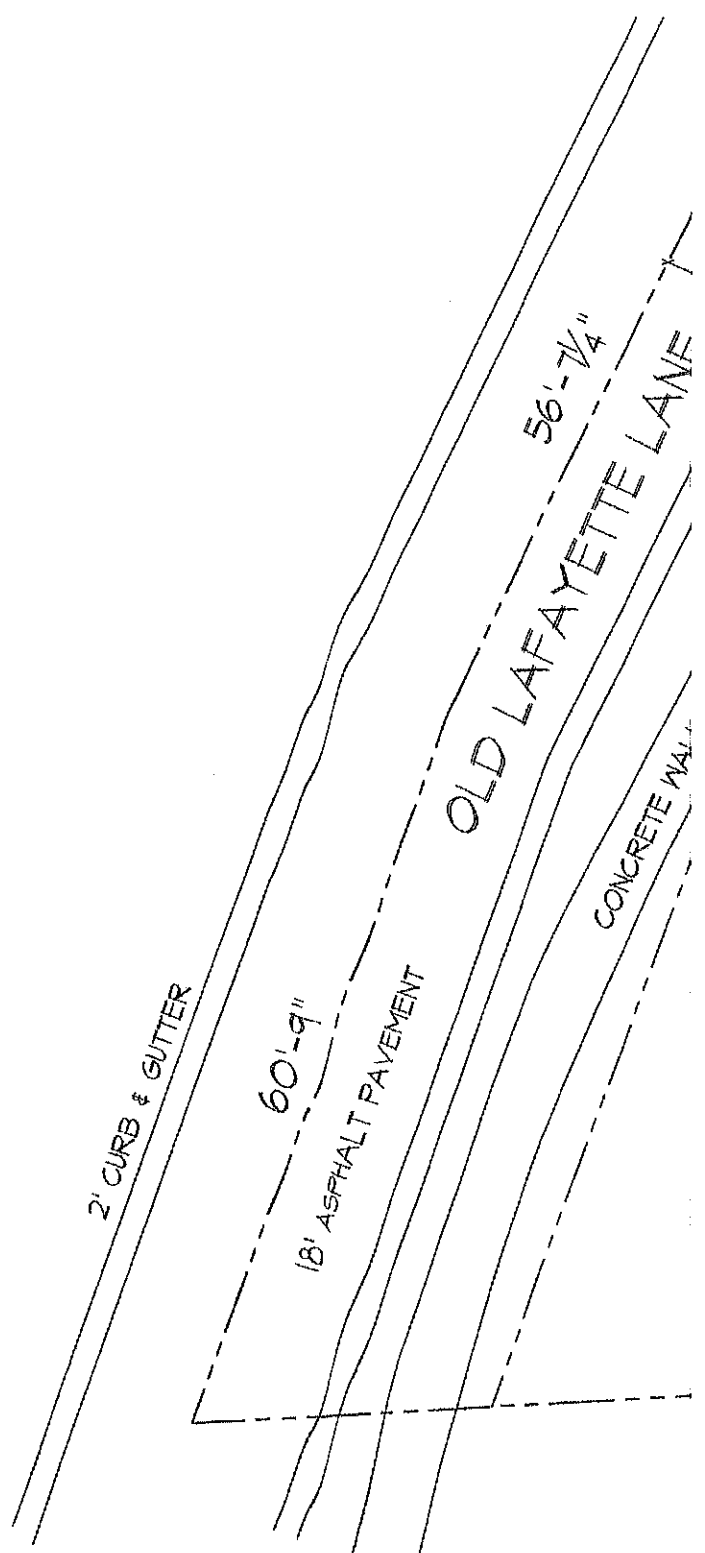
REV.	DATE
RL6	06.21.18
RL6	07.12.18
RL6	07.27.18

PIN# 0618-46-0820-00000

RAYWOOD RESIDENCE
58 OLD LAFAYETTE LANE

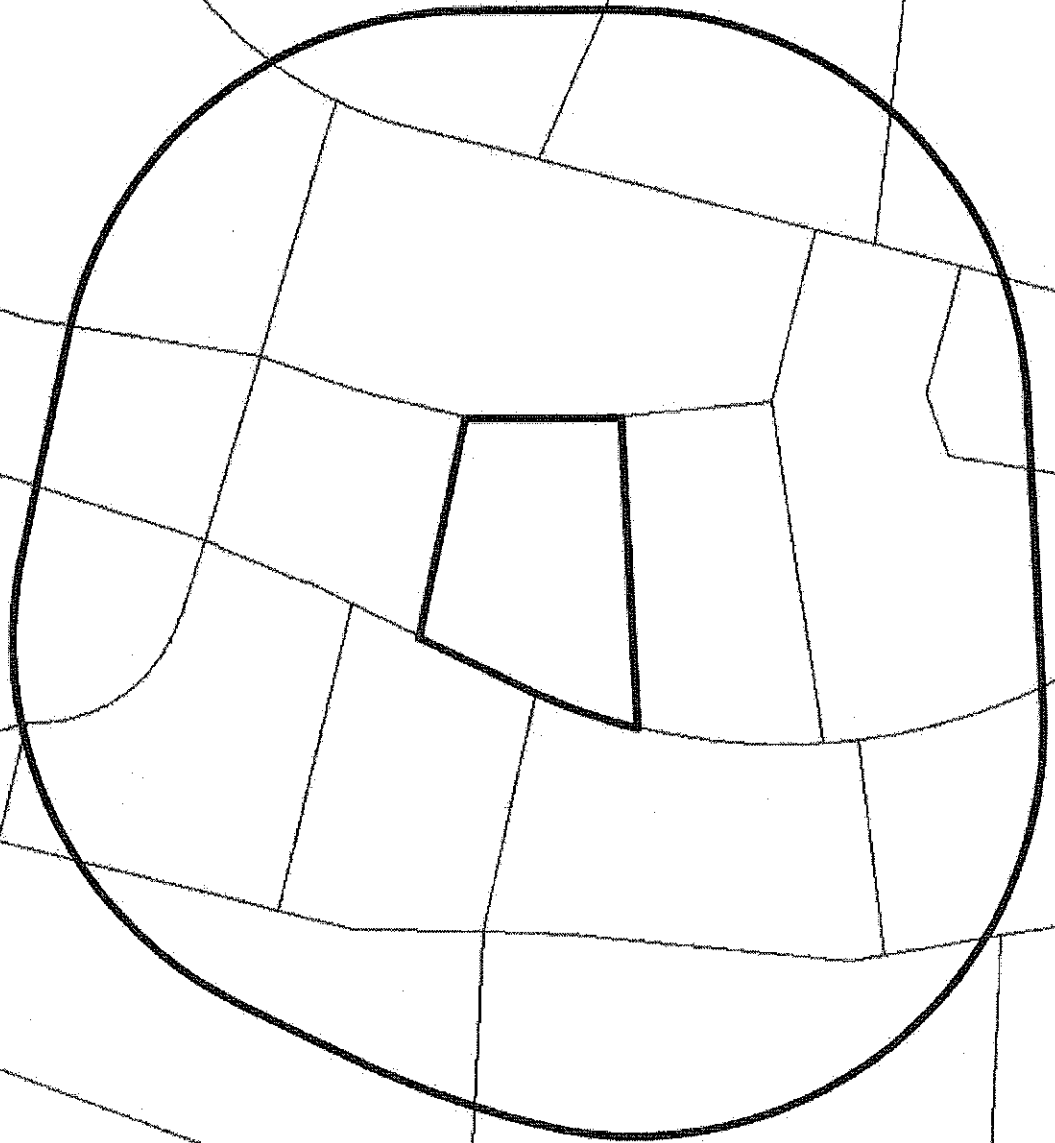
SLW
SLW, Inc
Architects, Builders

1



THE PLAN
1"=7.5' (24x36 SHEET SIZE)
1"=15' (11x17 SHEET SIZE)

58 Old Lafayette Lane 200' Buffer



1 inch = 90 feet

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>	<u>PIN #</u>	
Kevin & Eileen Raywood	9374 Promontory Cir	Indianapolis	IN	46236	0618-46-0820	
Michael O'Conner	4193 Barnes Meadow Rd SW	Smyrna	GA	30082	0618-46-0950	
Jason & Darby Farmer Revocable Trust	61 Saint Albans Fwy	Memphis	TN	38111	0618-46-1779	
Settings of Black Mountain Association	PO Box 580	Arden	NC	28704	0618-47-1130	IMP Corp of Brevard, Inc.
Tom Chapman, Jr.	1901 Ulmerton Rd, Ste. 475	Clearwater	FL	33762	0618-47-2025	
Kelly & Peter Conrad	1800 Cold Stream Ct, Apt 302	Asheville	NC	28803	0618-46-3835	
Steve Nespoli Revocable Trust	1140 SE 14th Ter	Deerfield Beach	FL	33441	0618-46-2780	
Roddy & Cynthia Jordan	200 Genesee Valley Rd	Columbia	SC	29223	0618-46-2555	
William & Elizabeth Green	19523 Schooner Dr	Cornelius	NC	28031	0618-46-0721	
William & Elizabeth Green	19523 Schooner Dr	Cornelius	NC	28031	0618-46-0568	
Settings of Black Mountain Association	PO Box 580	Arden	NC	28704	0618-46-1406	IMP Corp of Brevard, Inc.
Arnold & Linda Buckner	1477 Via Del Sol	Jupiter	FL	33477	0618-36-9512	
Stephen & Amy Murphy	2 Carter Crest Ln	Fletcher	NC	28732	0618-36-8792	
SBM Realty LLC	64 W 48th St, Ste. 510	New York	NY	10036	0618-36-7770	JWG Co Attn J Wohlstein
SBM Realty LLC	64 W 48th St, Ste. 510	New York	NY	10036	0618-36-8905	JWG Co Attn J Wohlstein
Allen & Merle Arcand	304 Ninth Street	Black Mountain	NC	28711	0618-36-9826	
Really Windy LLC	241 Holland Drive	Black Mountain	NC	28711	0618-36-9948	
SBM Realty LLC	64 W 48th St, Ste. 510	New York	NY	10036	0618-47-0132	JWG Co Attn J Wohlstein
SBM Realty LLC	64 W 48th St, Ste. 510	New York	NY	10036	0618-37-8273	



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: **August 1, 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:

**Eileen and Keven Raywood
58 Old Lafayette Lane**

Property Description/PIN #: **0618-46-0820**

Current Zoning Classification: **CR-1 (conservation residential)**

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

The variance is requested to allow the property owner to:

- 1. Front porch/entryway that extends beyond the front setback by 7'8".**
- 2. Open, water permeable back deck and a portion of an outdoor fireplace that extends beyond the cree buffer from 1' to 5' maximum.**

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

Please see attached letter.

A public hearing will be held on Thursday, August 16, 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 VARIANCE FOR 58 OLD LAFAYETTE LANE) has been duly served by depositing a copy of the same in the United States Mail, first-class, postage pre-paid, to the following:

Kevin & Eileen Raywood
9374 Promontory Circle
Indianapolis, IN 46236

Michael O'Conner
4193 Barnes Meadow Rd SW
Smyrna, GA 30082

Jason & Darby Farmer Revocable Trust
61 Saint Albans Fwy
Memphis, TN 3811

Settings of Black Mountain Assoc.
IMP Corp of Brevard, Inc.
PO Box 580
Arden, NC 28704

Tom Chapman, Jr.
1901 Ulmerton Rd., Ste. 475
Clearwater, FL 33762

Kelly & Peter Conrad
1800 Cold Stream Ct., Apt. 302
Asheville, NC 28803

Steve Nespoli Revocable Trust
1140 SE 14th Ter.
Deerfield Beach, FL 33441

Roddy & Cynthia Jordan
200 Genesee Valley Rd.
Columbia, SC 29223

William & Elizabeth Green
19523 Schooner Dr.
Cornelius, NC 28031

Arnold & Linda Buckner
1477 Via Del Sol
Jupiter, FL 33477

Stephen & Amy Murphy
2 Carter Crest Ln.
Fletcher, NC 28732

SBM Realty LLC
JWG Co. Attn: J Wohlstein
64 W 48th St., Ste. 510
New York, NY 10036

CERTIFICATE OF MAILING

This is to certify that the foregoing document (NOTICE OF VARIANCE FOR 58 OLD LAFAYETTE LANE) has been duly served by depositing a copy of the same in the United States Mail, first-class, postage pre-paid, to the following:

Allen & Merle Arcand
304 Ninth Street
Black Mountain, NC 28711

Really Windy LLC
241 Holland Drive
Black Mountain, NC 28711

Jennifer Tipton
Jennifer Tipton, CZO
Zoning Administrator

August 2, 2018
Date

Buncombe County, North Carolina

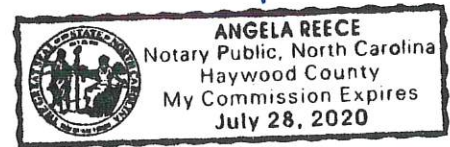
I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Jennifer Tipton.

Date: 8-2-2018

Notary Signature: Angela Reece

Notary Printed Name: Angela Reece

My Commission Expires: July 28, 2020



(Official Seal)

August 1, 2018



NCCGIA
MSD GIS Staff

VARIANCE
August 16, 2018
6:00 p.m.
The following information is provided for your information:
The following information is provided for your information:
The following information is provided for your information:





PUBLIC NOTICE

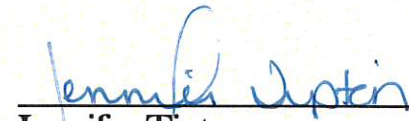
BLACK MOUNTAIN ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Tuesday, August 28, 2018, at 6:00 p.m.

Per N.C.G.S. 160A-71 (b1) the Black Mountain Zoning Board of Adjustment will reconvene for their regular meeting on **Tuesday, August 28, 2018 at 6:00 p.m.** at Town Hall, 160 Midland Avenue, Black Mountain, N.C. The purpose of this meeting is to continue the consideration of a variance request for 58 Old Lafayette Lane.

The meeting is open to the public.



Jennifer Tipton
Zoning Administrator

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, Zoning Administrator at (828) 669-2030 or by email at Jennifer.tipton@townofblackmountain.org

Posted to the Town Bulletin Board 08/23/18

www.townofblackmountain.org