Board members present: AnnKelso Hewitt

Robert Sulaski

Eleanor James

Margaret Waterstradt

Board members absent: Mark Spence

Martha Chastain

Bill Solomon

Town staff present: Alex Carmichael, Town Administrator

Angie Murphy, Town Clerk

Scott Adams, Zoning Administrator

Three members of the public were present and several members were watching via Zoom. Mrs. Hewitt, as Vice-Chair, called the meeting to order at 7:00 p.m. and held a moment of silence.

**Certification of Quorum**

There was a quorum present.

**Agenda Approval**

Eleanor James moved to approve the agenda as presented. Robert Sulaski seconded and the motion carried 4/0.

**Minute Adoption**

There were no minutes to be adopted.

**Evidentiary Hearing**

**Variance Request – 134 Quillian Ln PIN#0710649895000000**

**Dixon Cunningham, property owner**

The proposed project by property owner Dixon Cunningham, proposes a residential addition at 134 Quillian Lane, Montreat, NC 28757. The addition would expand into a 30’ rear setback, thus requiring a Variance from the Board of Adjustment.

Mr. Adams advised that the applicant was seeking a Variance to construct a 1,071 SF residential remodel/addition (627 SF remodel, 444 SF addition) encroaching into zoning setbacks. Per Article X of the Montreat Zoning Ordinance, the existing house is considered a Non-Conforming Structure. The applicant’s boundary survey shows the existing house encroaching into the 30’ setback. The proposed residential addition and rear deck would result in effective setbacks of 23’5”, 14’9” and 12’2”.

Town Clerk swore in Zoning Administrator Scott Adams as well as Mr. and Mrs. Dixon Cunningham who will testify.

Mr. Sulaski asked Mr. Adams if he had received any letters of support or opposition with regards to this Variance. Mr. Adams stated that he had received neither.

Mr. Sulaski moved to grant a Variance request to build a residential addition within the parcel’s 30’ rear setback. The property is zoned R-2 Medium-Density Residential. Mrs. Waterstradt seconded and the motion carried 4/0.

**Adjournment**

Eleanor James moved to adjourn the meeting at 7:12 p.m. Margaret Waterstradt seconded and the motion carried 4/0.