

**Town of Montreat
Board of Adjustment (BOA)
Meeting Agenda
April 25, 2024, 5:00 p.m.
Montreat Town Hall
1210 Montreat Rd., Black Mountain, NC 28711
Meeting also held via Zoom: <https://bit.ly/3oFiacy>**

I. **CALL TO ORDER**

- Welcome
- Moment of Silence

II. **CERTIFICATION OF QUORUM**

III. **AGENDA ADOPTION** (*Packet pages 1 - 2*)

- **Suggested Motion:** To adopt the meeting agenda as presented/amended

IV. **ADOPTION OF MARCH 28, 2024, MEETING MINUTES** (*Packet pages PENDING*)

- **Suggested Motion:** To adopt the March 28, 2024, Meeting Minutes as drafted/amended.

V. **EVIDENTIARY HEARING**

- 1) **Variance Request (VA-2024-01)** – A Variance Request (VA-2024-01) submitted by Richard Giles (Property Owner of the Subject Property) for the lot described as PIN#072007755800000 located approximately 400 feet north of the intersection of Assembly Circle and Kentucky Road to Section 501.5 of the Montreat Zoning Ordinance (MZO) to reduce the front setback requirement from 30 feet to 15 feet on the South Carolina side of the Subject Property to construct an Accessory Dwelling Unit.

Suggested Motion: To grant/grant with conditions/deny VA-2024-01.

Applicant materials (packet pages 3 – 14)

Staff materials (packet pages 15 – 30)

- 2) **Special Use Permit Request (SUP-2024-01)** – A Special Use Permit (SUP-2024-01) to allow a 468-square-foot Accessory Dwelling Unit with a final height taller than ten feet submitted by Richard Giles (Property Owner) for the lot described as PIN#072007755800000 located approximately 400 feet north of the intersection of Assembly Circle and Kentucky Road on property in the R-1 Residential Zoning District.

Suggested Motion: To grant/grant with conditions/deny SUP-2024-01.

Applicant materials (packet pages 31 – 41)

Staff materials (packet pages 43 - 58)

VI. **NEW BUSINESS**

VII. **ADJOURNMENT**