

**Town of Montreat
Board of Adjustment
Meeting Agenda
May 22, 2025, 5:00 p.m.
Montreat Town Hall
1210 Montreat Road, Black Mountain, NC 28711**

I. CALL TO ORDER

- Welcome
- Moment of Silence

II. CERTIFICATION OF QUORUM

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

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

IV. SWEARING IN OF NEW MEMBERS

- If present at this meeting, swear in **Arrington Cox** as an Alternate Member of the Town of Montreat's Board of Adjustment.

V. ADOPTION OF APRIL 24, 2025, MEETING MINUTES *(Pending)*

- **Suggested Motion:** To adopt the April 24, 2025, Meeting Minutes as drafted/amended.

VI. ORDER OF APPROVAL

- a) **Variance Request (VA-2025-01)** – A Variance request submitted by Wade Burns (on behalf of Property Owner, Richard W Hitch) for the lot addressed as 205 Virginia Road, Montreat, NC 28711 and described as PIN#071075992300000 located at the intersection of Virginia Road and Alabama Terrace. This Variance request is to Section 502.5 of the Montreat Zoning Ordinance to reduce the front setback requirement from 30 feet to 23.4 feet on the southern side of the Subject Property and to Section 502.81 of the Montreat Zoning Ordinance to reduce the side setback requirement from ten feet to nine feet on the northern side of the Subject Property for the purpose of expanding the existing dwelling on the Subject Property.

Suggested Motion: To approve/approve with revisions/deny the written order of approval for VA-2025-01.

Staff materials (packet pages 3 - 6)

VII. EVIDENTIARY HEARING

- a) **Variance Request (VA-2025-02)** – A Variance request submitted by April Carter (on behalf of Property Owners, William P and Gail K Brown) for the lot addressed as 222 Louisiana Road, Montreat, NC 28711 and described as PIN#071076335800000 located on the east side of the intersection of Oak Lane and Louisiana Road. This Variance request is to Section 501.5 of the Montreat Zoning Ordinance to reduce the front setback requirement from 30 feet to 24 feet on the western side of the Subject Property for the purpose of constructing stairs to the existing dwelling.

**Town of Montreat
Board of Adjustment
Meeting Agenda
May 22, 2025, 5:00 p.m.
Montreat Town Hall
1210 Montreat Road, Black Mountain, NC 28711**

Suggested Motion: To grant/grant with conditions/deny VA-2025-02.

Applicant materials (packet pages 7 – 10)

Staff materials (packet pages 11 – 19)

VIII. NEW BUSINESS

IX. ADJOURNMENT

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

**BEFORE THE TOWN OF MONTREAT
BOARD OF ADJUSTMENT
CASE NO. VA-2025-01**

**In the Matter of: The Variance Application
By Wade Burns (on behalf of the Property
Owner Richard W Hitch) for the lot
assigned Buncombe County Tax PIN#
071075992300000 located at the
intersection of Virginia Road and Alabama
Terrace to Section 502.5 of the Montreat
Zoning Ordinance to reduce the front
setback requirement from 30 feet to 23.4
feet on the southern side of the Subject
Property and to Section 502.81 of the
Montreat Zoning Ordinance to reduce the
side setback requirement from ten feet to
nine feet on the northern side of the
Subject Property**

ORDER GRANTING VARIANCE

THIS MATTER, having come on for hearing before the Town of Montreat Board of Adjustment (the "Board") at its April 24, 2025, meeting upon application for a variance (the "Application") for a reduction to the front and side setback requirements of the Zoning Ordinance of the Town of Montreat, North Carolina (the "Town") adopted June 10, 2021 (the "Zoning Ordinance") on tax lot PIN 9677-41-3438 (205 Virginia Road) (hereinafter the "Property") by Wade Burns, architect, on behalf of Richard W. Hitch, owner (the "Applicant").

Having considered the evidence presented to this Board, including the Application, the submitted development plan, the GIS maps, the staff report, the testimony presented, and the arguments advanced by the Parties, the Board hereby finds as follows:

FINDINGS OF FACT

1. That this matter is within this Board's jurisdiction and is ripe for its consideration.
2. All required notices were sent, proper signage was posted at the property, and sufficient legal advertisements were published.
3. At the hearing, the Applicant and affected property owners were all given the opportunity to offer oral and documentary evidence as well as submit questions to each other, Town staff, and Board members.

4. That an unnecessary hardship would result from the strict application of the Zoning Ordinance.
5. That the hardship would result from conditions that are peculiar to the property, such as location, size, and/or topography and would not be the result of personal circumstances, nor common to the neighborhood or the general public.
6. That the hardship would not result from actions taken by the Applicant or the property owner.
7. That variance requested is consistent with the spirit, purpose and intent of the Zoning Ordinance such that public safety is secured and substantial justice is achieved.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Board hereby makes the following Conclusion of Law:

1. The Application, together with the evidence presented at the hearing, satisfies the requirements for granting a variance for a reduction to the front and side setback requirements of the Zoning Ordinance of Buncombe County as described in the Application.

ORDER

Now, therefore, based on the foregoing Findings of Fact and Conclusions of Law, the Town of Montreat Board of Adjustment hereby ORDERS as follows:

1. The Applicant's request for a variance for a reduction to the front and side setback requirements of the Zoning Ordinance is hereby GRANTED as requested in the Application.

This the _____ day of _____ 2025.

TOWN OF MONTREAT BOARD OF ADJUSTMENT

By: _____
Danny Sharpe, Chair

Attest:

Angie Murphy, Clerk to the Board

DRAFT

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that proper notice has been made by the delivery of a copy of the forgoing to the applicant, landowner, and any person who has submitted a written request for a copy prior to the date the decision becomes effective by:

☐ personal delivery

☒ electronic mail, and

☒ first-class mail to the Landowners

to the following addresses:

Applicant:

Richard W. Hitch
c/o Wade Burns
wdbmountainliving@gmail.com

Landowner:

Richard W. Hitch
PO BOX 142344
Irving, TX, 75014

This the _____ day of _____, 20____.



VARIANCE APPLICATION

Town of Montreat Planning and Zoning
1210 Montreat Road, Black Mountain, NC 28711 | (828) 669-8002

REQUIRED FEE: \$350.00 (CASH OR CHECK)

APPLICANT INFORMATION

APPLICANT NAME: April Carder for Bill and Gail Brown TELEPHONE: 828-777-1627
MAILING ADDRESS: P.O. Box 216 CITY: Montreat STATE: NC ZIP: 28757
EMAIL: april@in-siteout.com cc: browngkb@att.net

PROPERTY INFORMATION

ADDRESS: 222 Louisiana Road CITY: Montrea STATE: NC ZIP: 28757
PIN# : 071076335800000 TOTAL ACREAGE: .23 FLOODPLAIN: ☐ YES ☒ NO
ZONING: R-1 OTHER: OVERLAY ZONING: N/A
PROPERTY OWNER: William and Gail Brown TELEPHONE: 404-788-4406
MAILING ADDRESS: 517 South Columbia Drive Decatur, GA 30030

PROPOSED LAND USE

TYPE OF LAND USE: ☒ Residential ☐ Non-Residential ☐ Other
DESCRIPTION OF PROPOSED DEVELOPMENT: Existing Residential Lot with Single Family Dwelling

VARIANCE REQUEST

MONTREAT ZONING ORDINANCE SECTION: 501.5 Setback
DESCRIPTION OF REQUESTED VARIANCE: Request modification of existing 17 step, straight run staircase to front entrance of home
including landings and new steps to said landings - modifications of steps with landing to connect with the existing steps will encroach into the setback 6" - exclusive of the outermost 4' of the original steps/decks

FINDINGS OF FACT

THE TOWN OF MONTREAT'S BOARD OF ADJUSTMENT WILL RENDER A DECISION ON THIS APPLICATION AT A PUBLIC HEARING. IN APPROVING THE REQUEST, THE BOARD OF ADJUSTMENT WILL EXAMINE THE APPLICATION AND MUST FIND THAT THE FOLLOWING SIX ELEMENTS ARE SATISFIED IN THE PROPOSAL:

MZO 310.42(A) *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.*

MZO 310.42(B) *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 the basis for granting a Variance.*

MZO 310.42(C) 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.

MZO 310.42(D) The Variance is consistent with the spirit, purpose and intent of the Ordinance such that public safety is secured and substantial justice is achieved.

MZO 310.42(E) The Variance requested is the minimum Variance that will make possible the requested Use of the land, Building or Structure.

MZO 310.42(F) The Variance is not a request to permit a Use of land, Building or Structure which is not permitted in the applicable Zoning District.

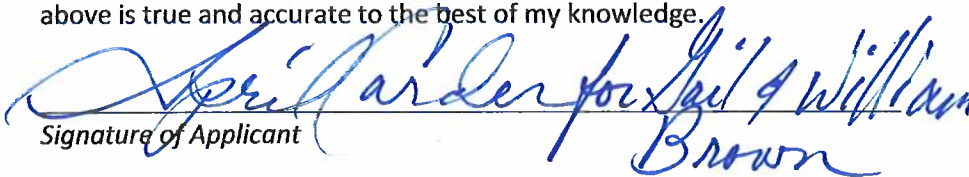
ATTACHMENTS

THIS APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING ATTACHMENTS:

1. A copy of the deed for the property which is the subject of the application for a Variance, a copy of the plat showing such property if one exists, and any contract to purchase or other relevant documents.
2. A response to the six findings listed above and found in the Montreat Zoning Ordinance Section 310.42.
3. A to scale site plan showing the existing property conditions (including the adjoining road and any existing improvements) and the proposed locations, dimensions, and setbacks of any structure to be built or modified which is the subject of the Variance. If the Variance request concerns the elevation of a building, include an elevation drawing.

SIGNATURES AND ACKNOWLEDGEMENT

I, April Carder for Gail and William Brown, hereby certify that all of the information set forth above is true and accurate to the best of my knowledge.


Signature of Applicant

4/17/2025

Date

GAIL & WILLIAM BROWN

Printed Name of Applicant

OFFICE USE ONLY

☐

Complete

☐

Incomplete

Zoning Administrator Signature

Date

Printed Name of Zoning Administrator

Fee: _____

Paid: ☐ Yes ☐ No

Payment Method: _____

Scheduled Board of Adjustment Meeting Date: _____

Variance Application

William P Brown, Gail King Brown
222 Louisiana Rd., Montreat

Findings of Fact

MZO 310.42(A)

Guest parking is on lower level of house. Current access requires climbing a straight run of 17 steep narrow (4 feet?) steps. Guest entry and deliveries of large items are difficult and may be unsafe on existing stairs.

MZO 310.42(B)

Parking options on the lot are limited to the lower drive and a drive on upper side of house. Access to the upper drive requires a vehicle with AWD due to the incline of the drive. Commercial trucks and vehicles that are not AWD spin out due to the incline of that gravel drive. Alteration to the drive would require engineering and permitting in a FEMA designated Special Flood Hazard Area (Northwest Corner where drive crosses right of way to connect with Louisiana Road). The lot is located on the large curve where Louisiana Road turns into John Knox Road. Parking on the street in front of the house creates a hazard for both vehicles and pedestrians.

MZO 310.42(C)

While these site conditions existed when we purchased the lot in 1998, our upcoming move to full-time residency in the house (26 years later) has made the obstacles more challenging.

MZO 310.42(D)

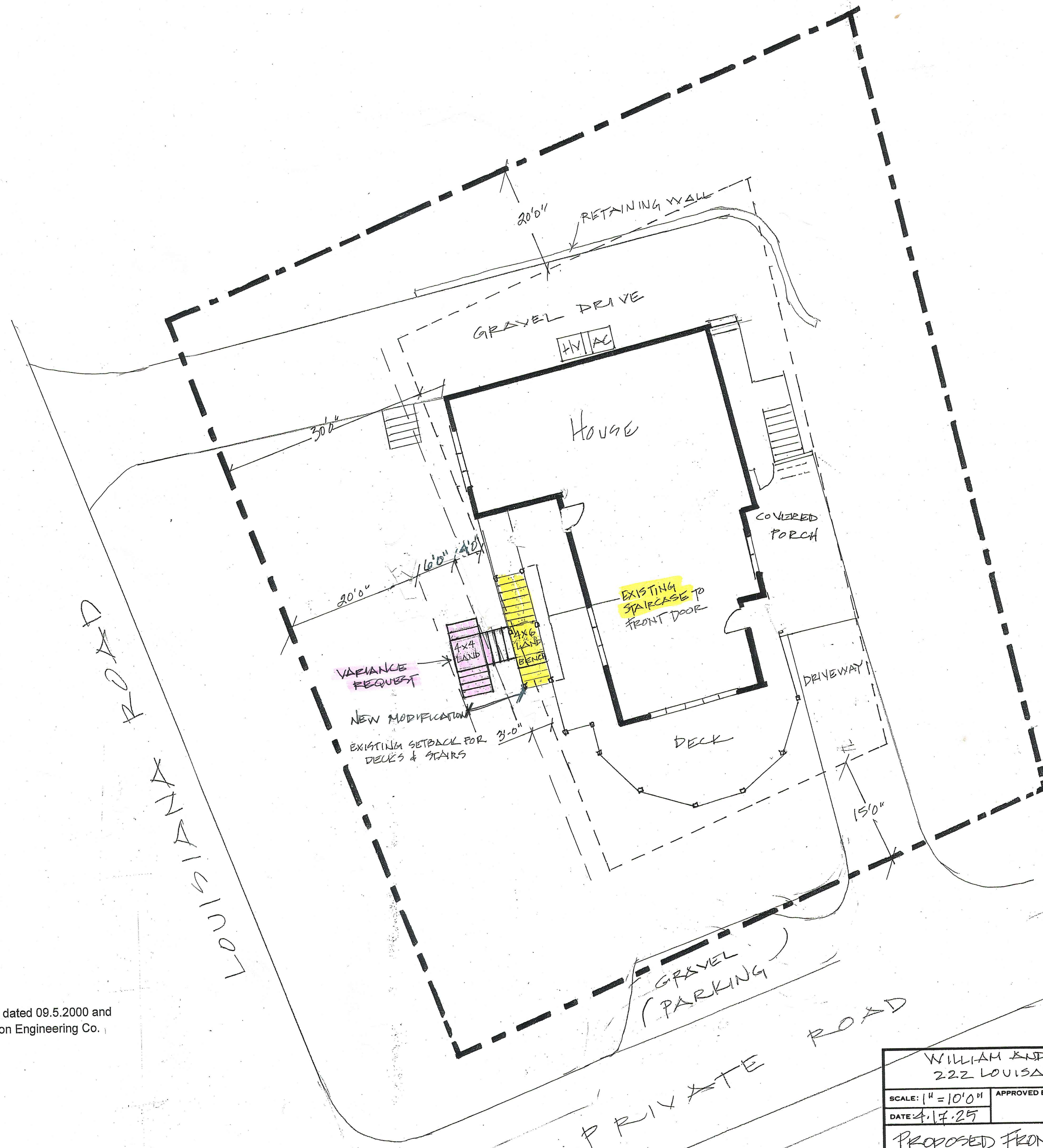
We believe that the variance requested is consistent with the spirit, purpose and intent of the Ordinance and would result in securing public safety and substantial justice.

MZO 310.42(E)

The variance request of six feet (6') is the minimum requirement necessary to accommodate a landing and steps which meet up with the outermost four feet (4') of the existing run of 17 steps. While the modifications will ultimately result in a 10' total setback adjustment, the definition of a setback line (page 16 of the TOM Zoning Ordinance) excludes "the outermost four feet (4') of any attached steps..." The modifications of existing steps to steps with landings is the most efficient means to achieve our goal of safe, accessible entry to our home.

MZO 310.42(F)

This variance would not violate applicable zoning requirements. Visually, the modification will not alter the view of the house from the street in any negative manner. Landscaping exists along the street that screens the view of the yard and additional landscaping will be done to enhance what already exists.



Plan Notes:

- Data sourced from Hurt Architecture Site Plan dated 09.5.2000 and
 - Plat Survey revised 12.9.2001 by Nilsson Engineering Co.
- References:
 - Deed Book 834, page 487
 - Plat Book 16, page 93
 - Black Mountain Twp
 - Tax Sheet 32, Lot 203
 - Buncombe Co., NC

WILLIAM AND GAIL BROWN 222 LOUISIANA RD, MONTREAT, NC 28757		
SCALE: 1" = 10'0"	APPROVED BY:	DRAWN BY
DATE: 4.17.25		REVISED
PROPOSED FRONT ENTRANCE ADJUSTMENT		
IN-SITE OUT DESIGN · 828-777-1627		DRAWING NUMBER

Staff Report

VA-2025-02

Variance Request (VA-2025-02) – A Variance request submitted by April Carter (on behalf of Property Owners, William P and Gail K Brown) for the lot addressed as 222 Louisiana Road, Montreat, NC 28711 and described as PIN#071076335800000 located on the east side of the intersection of Oak Lane and Louisiana Road. This Variance request is to Section 501.5 of the Montreat Zoning Ordinance to reduce the front setback requirement from 30 feet to 24 feet on the western side of the Subject Property for the purpose of constructing stairs to the existing dwelling.

[Note: Section 501 includes two Sections 501.5, the first is Minimum Lot Width and the second is Minimum Front Yard. For purposes of this Staff Report, references to Section 501.5 will mean the second Section 501.5 referring to Minimum Front Yard.]

Created by:

Kayla DiCristina, AICP, CZO
Zoning Administrator
Town of Montreat

Created for:

Montreat Board of Adjustment
May 22, 2025

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STAFF REPORT

See **STAFF FINDINGS** (i.e. Kayla DiCristina, AICP, CZO, Montreat Zoning Administrator) in addition to applicant-provided materials. **STAFF FINDINGS** contain references to the Montreat Zoning Ordinance (MZO) where noted. Only those findings relevant to the Variance requested are included in this staff report.

Application Summary

The following report summarizes the Zoning Administrator's review of an application for a Variance submitted by April Carter (on behalf of Property Owners, William P and Gail K Brown) for the lot addressed as 222 Louisiana Road, Montreat, NC 28711 and described as PIN#071076335800000 located on the east side of the intersection of Oak Lane and Louisiana Road. This Variance request is to Section 501.5 of the Montreat Zoning Ordinance to reduce the front setback requirement from 30 feet to 24 feet on the western side of the Subject Property for the purpose of constructing stairs to the existing dwelling.

[Note: Section 501 includes two Sections 501.5, the first is Minimum Lot Width and the second is Minimum Front Yard. For purposes of this Staff Report, references to Section 501.5 will mean the second Section 501.5 referring to Minimum Front Yard.]

Property Summary

Parcel Identifier Number (PIN#): 071076335800000

Address: 222 Louisiana Road
Montreat, NC 28711

Owner: BROWN GAIL, BROWN WILLIAM
517 S COLUMBIA DR,
DECATUR, GA, 30030

Applicant: April Carter (on behalf of the Property Owners)

Zoning: R-1 Residential District.

Current Land Use: The Subject Property contains an existing single-family dwelling.

Acres: 0.23 acres.



Figure 1: Subject Property Aerial

Public Notice

Staff mailed notice to properties within 250 feet of the Subject Property on **May 8, 2025** (see Figure 2: 250 feet Public Notice for Variance Request). Staff posted the Subject Property on **May 8, 2025**. BOA Hearing: **May 22, 2025**.

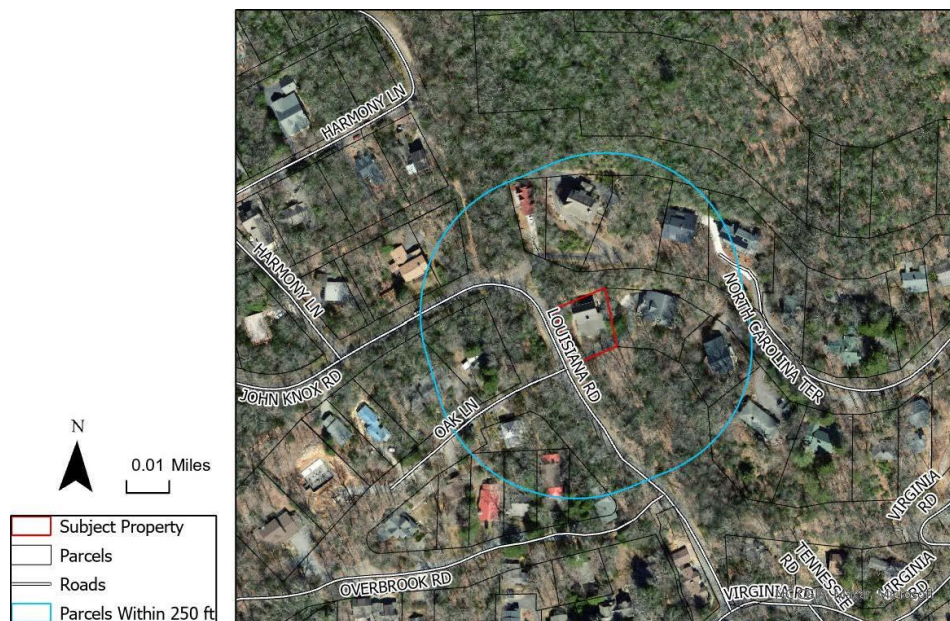


Figure 2: 250 feet Public Notice for Variance Request

Variance Request

The Applicant, April Carter (on behalf of Property Owners, William P and Gail K Brown), requests that the Board of Adjustment grant a Variance to Section 501.5 of the Montreat Zoning Ordinance to reduce the front setback requirement from 30 feet to 24 feet on the western side of the Subject Property for the purpose of constructing stairs to the existing dwelling.

[Note: Section 501 includes two Sections 501.5, the first is Minimum Lot Width and the second is Minimum Front Yard. For purposes of this Staff Report, references to Section 501.5 will mean the second Section 501.5 referring to Minimum Front Yard.]

Staff Findings

Subject Property Summary

- ❖ The Subject Property is 0.23 acres and currently contains a single-family dwelling. The Applicant intends to construct new stairs attached to the existing dwelling.
- ❖ The Subject Property abuts the rights-of-way of North Carolina Terrace to the north and Louisiana Road to the west as well as right-of-way identified as solid green in the Mountain Retreat Association's Greenspace Agreement ("Agreement") to the south.
- ❖ The slope of the Subject Property is 18.97 percent.
- ❖ There are no streams or Special Flood Hazard Areas on the Subject Property.

Subject Property & Surrounding Lots

Land Use & Zoning

The Subject Property of the Variance request is in the R-1 Residential Zoning District (R-1). The existing single-family dwelling was built in approximately 1964 per the Buncombe County Tax Card for the Subject Property. The Applicant seeks to obtain a Variance to construct stairs to the existing dwelling on Subject Property

The Subject Property is bound on three sides by rights-of-way. To the north and west are the rights-of-way of North Carolina Terrace and Louisiana Road, respectively. Both are public roads maintained by the Town of Montreat. It is noted that the area of right-of-way immediately north of the Subject Property associated with North Carolina Terrace does not contain a roadway. Beyond this right-of-way in both directions are properties zoned R-1 containing existing single-family dwellings. To the south is right-of-way identified as solid green in the Agreement. This area is dedicated right-of-way and does not contain a road. Beyond this right-of-way are properties zoned R-1 Residential containing existing single-family dwellings. To the west is an existing single-family dwelling zoned R-1.

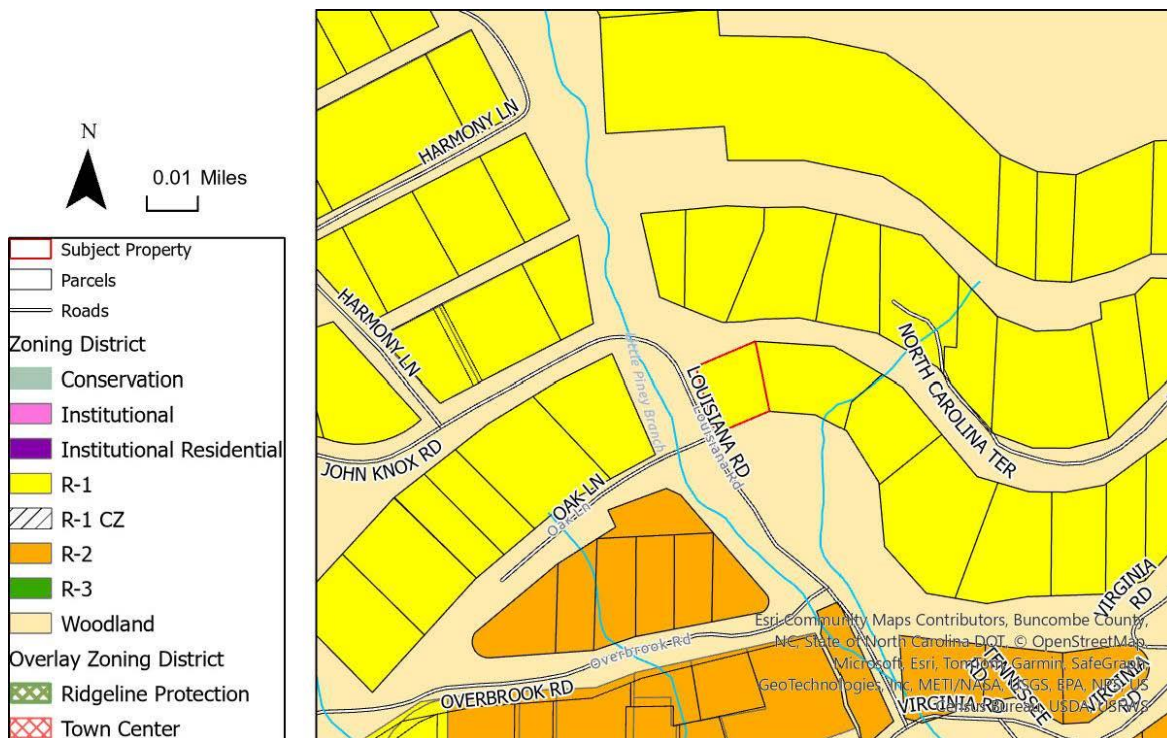


Figure 3: Subject Property and Surrounding Zoning

Setbacks

The Subject Property is in the R-1 Zoning District and is considered a double frontage lot abutting two or more streets. Double frontage lots are defined in the MZO as lots that have frontage on two separate streets and includes corner lots abutting three or more streets. Section 608 of the MZO regulates double frontage lots abutting more than two streets. Based on this section, the west and south sides of the Subject Property abutting Louisiana Road and solid green dedicated right-of-way are subject to the Minimum Front Yard setback for the R-1 Zoning District and the north and east sides of the Subject Property are subject to the Minimum Side Yard setback for the R-1 Zoning District.

The Applicant's Variance request is to the front setback requirement from the Louisiana Road side of the Subject Property, per Section 501.5 of the MZO. Section 501 includes two Sections 501.5, the first is Minimum Lot Width and the second is Minimum Front Yard. For purposes of this Staff Report, references to Section 501.5 will mean the second Section 501.5 referring to Minimum Front Yard. Per the definition of a Setback Line, the outermost four feet of any attached steps may encroach into the required setbacks. Therefore, the Applicant's requested Variance is for that portion of the proposed steps that is beyond the permitted four foot encroachment described above. The Applicant intends to meet the remaining setback requirements on the Subject Property.

The table below shows the required setbacks for the Subject Property and the requested setback Variance from the Applicant's application.

	Required R-1 Zoning District Setback	Requested Variance
North (Side)	15 feet	N/A
South (Front)	30 feet	N/A
East (Side)	15 feet	N/A
West (Front)	30 feet	24 feet

Lot Size

The Subject Property is 0.23 acres.

Topography

The slope of the Subject Property, per the Buncombe County Steep Slope Calculator, is 18.97 percent. The Subject Property slopes downwards from northeast to southwest.

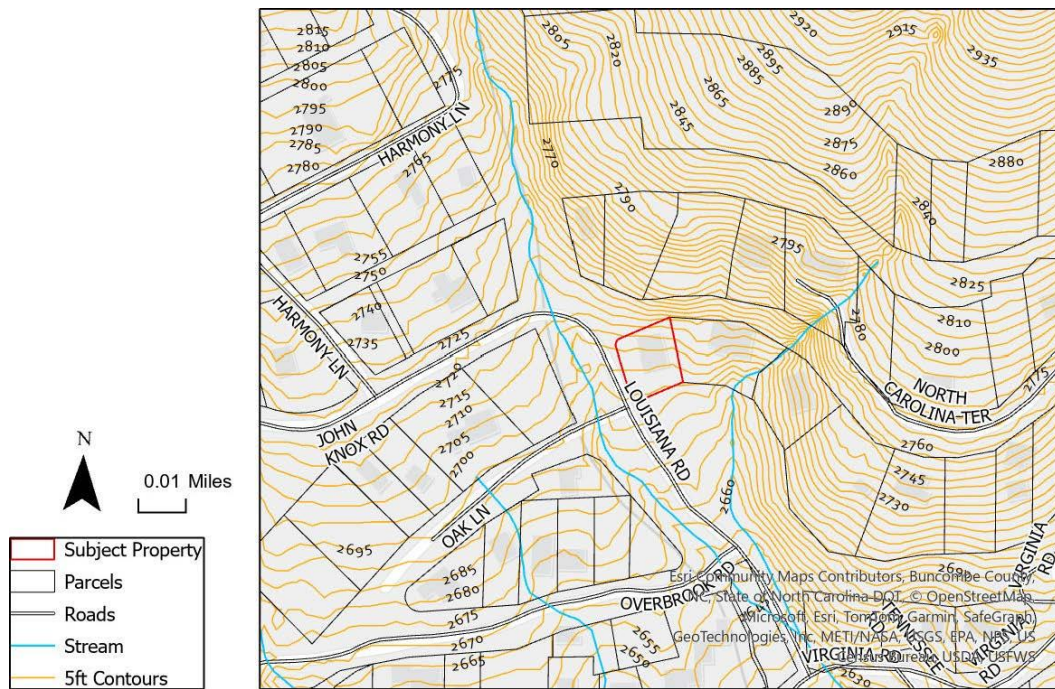


Figure 4: Subject Property and Surrounding Topography

Rights-of-Way

The Subject Property is bound on three sides by rights-of-way. To the north and west are the rights-of-way of North Carolina Terrace and Louisiana Road.

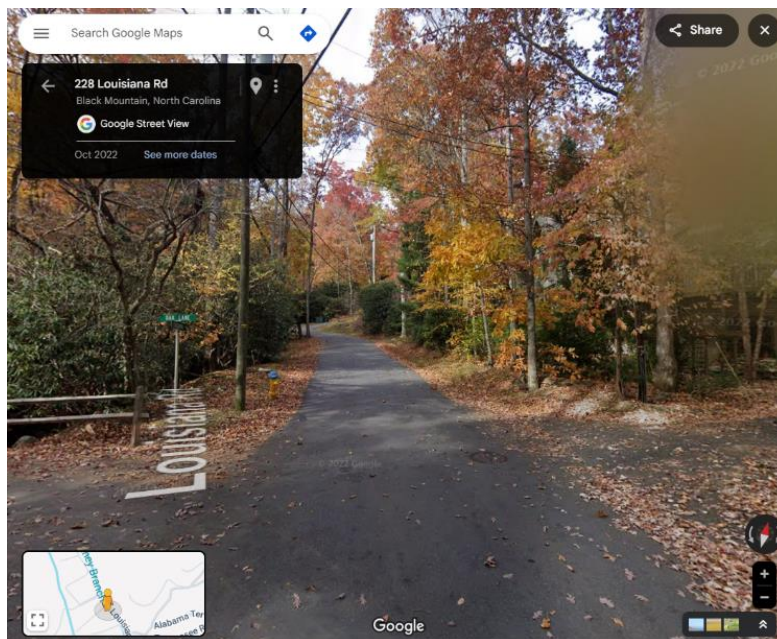


Figure 5: Louisiana Road Right-of-Way (West of Subject Property)

It is noted that the area of right-of-way immediately north of the Subject Property associated with North Carolina Terrace does not contain a roadway. There is a dedicated right-of-way to the south of the subject property. The image below shows an aerial of these rights-of-way.



Figure 6: Rights-of-Way (North & South of Subject Property)

Water Features

There are no streams or Special Flood Hazard Areas on the Subject Property. There is floodplain immediately to the west of the Subject Property. Prior to development permit issuance, the Applicant will be required to comply with the Town of Montreat's General Ordinance Chapter K Article III.

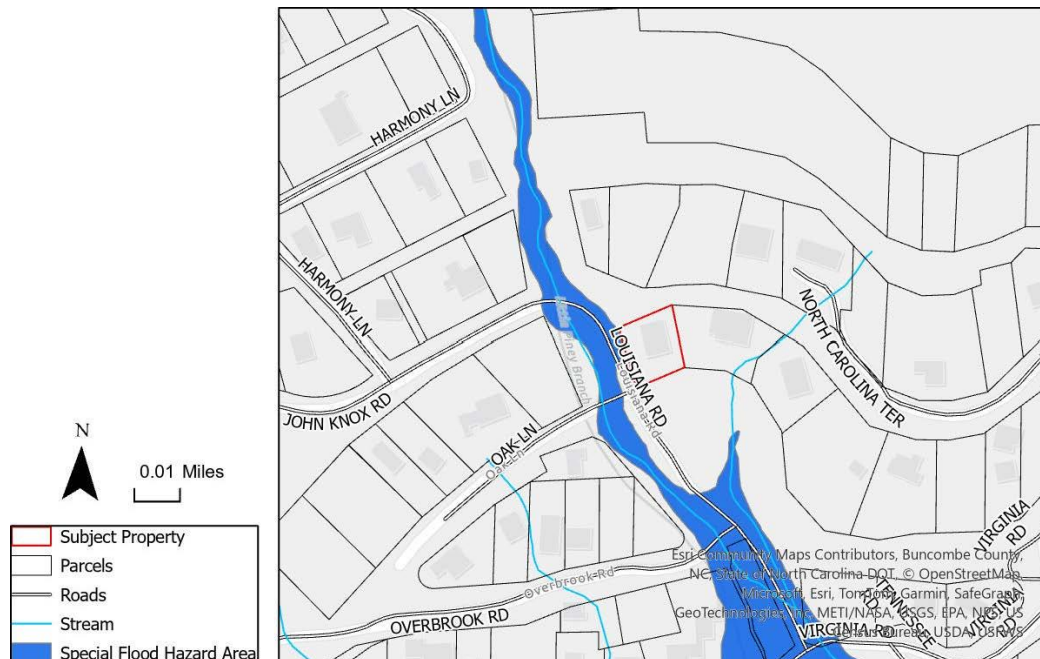


Figure 7: Subject Property and Water

Template Variance Decision Language

The Board may use the language below, which is based on the Town's Zoning Ordinance, to discuss the elements required for Variance:

1. Unnecessary hardship [*would/would not*] result from the strict application of the Ordinance because...
2. The hardship results from conditions that [*are/are not*] peculiar to the property because...
3. That hardship [*did/did not*] result from actions taken by the applicant or the property owner because...
4. The variance [*is/is not*] consistent with the spirit, purpose, and intent of the ordinance ...
5. The variance requested [*is/is not*] the minimum variance that will make possible the requested use of the land because...
6. The variance [*is/is not*] a request to permit a use of land that is not permitted in the applicable Zoning District as the variance request is for...

The language below may be used to make a motion to approve, approve with conditions, or deny the Variance Request:

Motion for Decision: "I move that the Board [*approve/approve with conditions/deny*] the Variance Request VA-2025-02 to Section 501.5 of the Montreat Zoning Ordinance to reduce the front setback requirement from 30 feet to 24 feet on the western side of the Subject Property. [*List any conditions of approval in the motion, if applicable*]"

VA-2025-02

Variance Request

PIN # 071076335800000
 Montreat Board of Adjustment
 May 22, 2025



1

1

Subject Property Overview

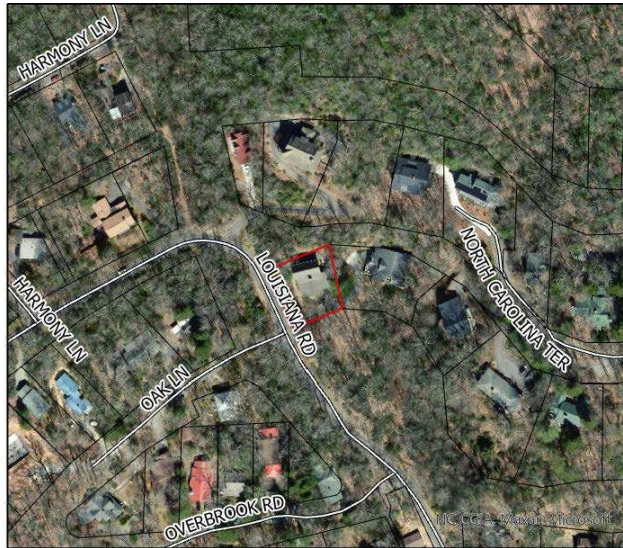
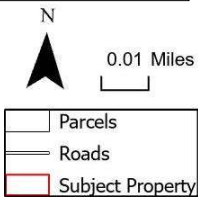
PIN: 071076335800000

ADDRESS: 222 Louisiana Road,
 Montreat, NC 28711

OWNER: WILLIAM & GAIL
 BROWN
 517 S COLUMBIA DR,
 DECATUR, GA, 30030

SIZE: 0.23 acres

CURRENT ZONING AND USE:
 R-1 Residential District;
 Contains an existing dwelling



2

2

Application Overview

Applicant: April Carter (on behalf of the Property Owner)

Application Summary:

- ❖ Variance to Section 501.5 MZO reduce the front setback required on the western side Subject Property from 30 feet to 24 feet of the Subject Property.

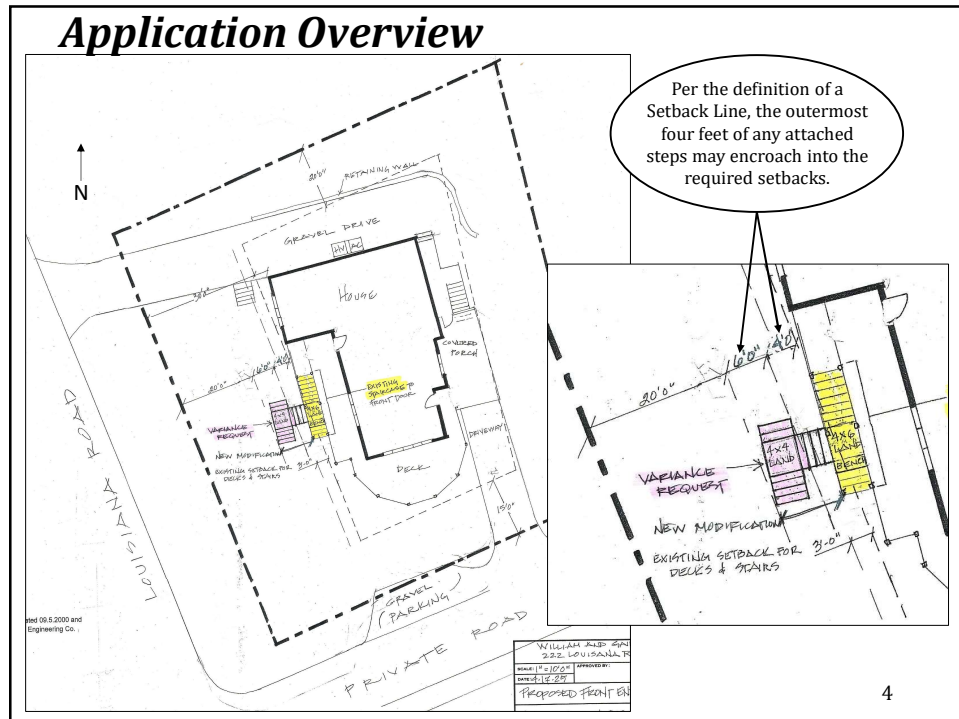
	Required R-1 Zoning District Setback	Requested Variance
North (Side)	15 feet	N/A
South (Front)	30 feet	N/A
East (Side)	15 feet	N/A
West (Front)	30 feet	24 feet

Note: Section 501 includes two Sections 501.5, the first is Minimum Lot Width and the second is Minimum Front Yard. For purposes of this presentation, references to Section 501.5 will mean the second Section 501.5 referring to Minimum Front Yard.

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3

Application Overview

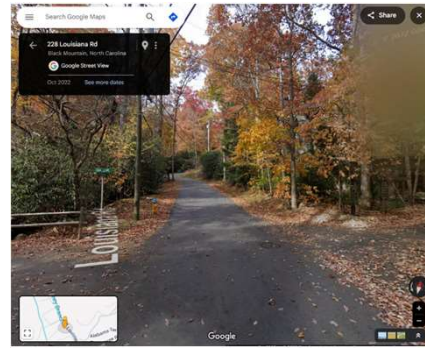


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Rights-of-Way

- ❖ Subject Property bounded on three sides by rights-of-way.
- ❖ Louisiana Road and North Carolina Terrace, public roads, to the west and north.
- ❖ Right-of-way identified as solid green in the Mountain Retreat Association Greenspace Agreement to the south.

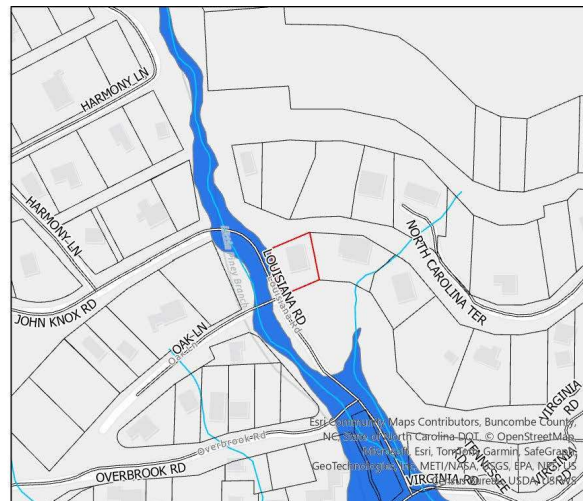


↑
**WEST OF
SUBJECT
PROPERTY**

←
**NORTH & SOUTH
OF SUBJECT
PROPERTY**

7

7



Water Features

8

8

Board of Adjustment Decision

The Board shall grant a Variance upon showing of **all** of the following:

310.42(A) 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.

310.42(B) 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 the basis for granting a Variance

310.42(C) 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.

310.42(D) The Variance is consistent with the spirit, purpose and intent of the Ordinance such that public safety is secured and substantial justice is achieved.

310.42(E) The Variance requested is the minimum Variance that will make possible the requested Use of the land, Building or Structure.

310.42(F) The Variance is not a request to permit a Use of land, Building or Structure which is not permitted in the applicable Zoning District.

As a note... If a Variance is granted it shall be the least possible deviation from the requirements of this Ordinance. In granting any Variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Setback Variances are granted for the development shown on the site plan included in the application.

9

9

VA-2025-02

Variance Request

PIN # 071076335800000

Montreat Board of Adjustment

May 22, 2025



10

10