

**Town of Montreat
Board of Adjustment (BOA)
Special Meeting Agenda
November 13, 2025, 1:00 p.m.
Montreat Town Hall
1210 Montreat Rd., Black Mountain, NC 28711**

I. CALL TO ORDER

- Welcome
- Moment of Silence

II. CERTIFICATION OF QUORUM

III. AGENDA ADOPTION

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

IV. ORDER OF APPROVAL

1) **Written Order of Approval Case No. 536 Calvin Trail** – A Variance request was submitted by Wade Burns (on behalf of Property Owner, Graceful Blessings LLC) for the lot addressed as 536 Calvin Trail, Montreat, NC 28711 and described as PIN#072009848300000 located on Calvin Trail, approximately 36 feet west of Providence Terrace. This Variance request was to Section 501.81 of the Montreat Zoning Ordinance to reduce the side setback requirement from 15 feet to 2 feet on the southern 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 Wade Burns on behalf of Property Owner, Graceful Blessings LLC.

2) **Written Order of Approval Case No. 428 South Carolina Terrace** – A Variance request was submitted by Ewing Construction (on behalf of Property Owners, Albert and Lucy Robinson) for the lot addressed as 428 South Carolina Terrace, Montreat, NC 28711 and described as PIN# 072017083400000 located on South Carolina Terrace. This Variance request was to Section 501.5 (Minimum Front Yard) of the Montreat Zoning Ordinance to reduce the front setback requirement from 30 feet to 20 feet on the western side of the Subject Property for the purpose of building a single-family residential dwelling.

Suggested Motion: To approve/approve with revisions/deny the Written Order of Approval for Ewing Construction on behalf of Property Owners, Albert and Lucy Robinson.

3) **Written Order of Approval Case No. 438 Kentucky Road** – A Variance request was submitted by Philip Jung, Property Owner, for the lot addressed as 438 Kentucky Road. This Variance request was to Section 501.5 (Minimum Front Yard) of the Montreat Zoning Ordinance to reduce the front setback requirement from 30 feet to 19 feet on the western side of the Subject Property, along Kentucky Road, and to Section 501.81 (Minimum Side Yard) to reduce the side setback requirement from 15 feet to 5.7 feet on the southern 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 Property Owner, Philip Jung.

V. **NEXT MEETING DATE:** November 20, 2025

VI. **ADJOURNMENT**

**STATE OF NORTH CAROLINA
BUNCOMBE COUNTY**

**BEFORE THE TOWN OF MONTREAT
BOARD OF ADJUSTMENT
CASE NO. 536 CALVIN TRAIL (PIN#
072009848300000)**

In the Matter of: A Variance request submitted by Wade Burns (on behalf of Property Owner, Graceful Blessings LLC) for the lot addressed as 536 Calvin Trail, Montreat, NC 28711 and described as PIN#072009848300000 located on Calvin Trail, approximately 36 feet west of Providence Terrace. This Variance request is to Section 501.81 of the Montreat Zoning Ordinance to reduce the side setback requirement from 15 feet to 2 feet on the southern side of the Subject Property

ORDER GRANTING VARIANCE

THIS MATTER coming on for hearing before the Town of Montreat Board of Adjustment ("Board") at its October 23, 2025, meeting upon application for a variance (the "Application") for a reduction to the side setback of the Zoning Ordinance of the Town of Montreat, North Carolina (the "Town") adopted June 10, 2021 (the "Zoning Ordinance") on tax lot PIN 072009848300000 (536 Calvin Trail) (hereinafter the "Property") by Wade Burns, on behalf of Graceful Blessings, LLC, owner (the "Applicant").

Having considered the evidence presented to this Board, including the Zoning Administrator's staff report and presentation and the Applicant's application and site plan, the Board hereby finds as follows:

FINDINGS OF FACT

1. That this matter is within the Board's jurisdiction and is ripe for its consideration.
2. All required notices were sent and proper signage was posted at the property.
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 results 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 is not the result from actions taken by the Applicant or the property owner.
7. That the 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 the reduction to the side (southern) setback requirements of the Zoning Ordinance 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 side (southern) setback requirement 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

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that proper notice has been made by the delivery of a copy of the foregoing to the applicant, landowner, or 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:

Wade D. Burns
PO Box 610
Montreat, NC 28757
wdbmountainliving@gmail.com

Landowner:

Graceful Blessings, LLC
6421 Blue Grosbeak Circle
Lakewood Ranch, FL 34202

STATE OF NORTH CAROLINA
BUNCOMBE COUNTY

BEFORE THE TOWN OF MONTREAT
BOARD OF ADJUSTMENT
CASE NO. 428 SOUTH CAROLINA
TERRACE (PIN# 072017083400000)

In the Matter of: A Variance request submitted by Ewing Construction (on behalf of Property Owners, Albert and Lucy Robinson) for the lot addressed as 428 South Carolina Terrace, Montreat, NC 28711 and described as PIN# 072017083400000 located on South Carolina Terrace. This Variance request is to Section 501.5 (Minimum Front Yard) of the Montreat Zoning Ordinance to reduce the front setback requirement from 30 feet to 20 feet on the western side of the Subject Property

ORDER GRANTING VARIANCE

THIS MATTER coming on for hearing before the Town of Montreat Board of Adjustment ("Board") at its October 23, 2025, meeting upon application for a variance (the "Application") for a reduction to the front setback of the Zoning Ordinance of the Town of Montreat, North Carolina (the "Town") adopted June 10, 2021 (the "Zoning Ordinance") on tax lot PIN 072017083400000 (428 South Carolina Terrace) (hereinafter the "Property") by Ewing Construction on behalf of Property Owners, Albert and Lucy Robinson (the "Applicant").

Having considered the evidence presented to this Board, including the Zoning Administrator's staff report and presentation and the Applicant's application and site plan, the Board hereby finds as follows:

FINDINGS OF FACT

1. That this matter is within the Board's jurisdiction and is ripe for its consideration.
2. All required notices were sent and proper signage was posted at the property.
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 results 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 is not the result from actions taken by the Applicant or the property owner.
7. That the 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 the reduction to the front setback requirements of the Zoning Ordinance 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 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

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that proper notice has been made by the delivery of a copy of the foregoing to the applicant, landowner, or 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:

Ewing Construction
3161 Old US 70 East
Black Mountain, NC 28711
kriste@ewingconstruction.co

Landowner:

Albert and Lucy Robinson
143 Perrin Pl.
Charlotte, NC 28207

**STATE OF NORTH CAROLINA
BUNCOMBE COUNTY**

**BEFORE THE TOWN OF MONTREAT
BOARD OF ADJUSTMENT
CASE NO. 438 Kentucky Road (PIN#
072008906800000)**

In the Matter of: A Variance request submitted by Philip Jung, Property Owner, for the lot addressed as 438 Kentucky Road, Montreat, NC 28711 and described as PIN# 072008906800000 located on Kentucky Road. This Variance request is to Section 501.5 (Minimum Front Yard) of the Montreat Zoning Ordinance to reduce the front setback requirement from 30 feet to 19 feet on the western side of the Subject Property, along Kentucky Road, and to Section 501.81 (Minimum Side Yard) to reduce the side setback requirement from 15 feet to 5.8 feet on the southern side of the Subject Property

ORDER GRANTING VARIANCE

THIS MATTER coming on for hearing before the Town of Montreat Board of Adjustment ("Board") at its October 23, 2025, meeting upon application for a variance (the "Application") for a reduction to the front setback and southern side setback of the Zoning Ordinance of the Town of Montreat, North Carolina (the "Town") adopted June 10, 2021 (the "Zoning Ordinance") on tax lot PIN 072008906800000 (438 Kentucky Road) (hereinafter the "Property") by Phillip Jung, property owner (the "Applicant").

Having considered the evidence presented to this Board, including the Zoning Administrator's staff report and presentation and the Applicant's application and site plan, the Board hereby finds as follows:

FINDINGS OF FACT

1. That this matter is within the Board's jurisdiction and is ripe for its consideration.
2. All required notices were sent and proper signage was posted at the property.

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 results 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 is not the result from actions taken by the Applicant/Owner.
7. That the 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 the reduction to the front (western) setback and side (southern) setback requirements of the Zoning Ordinance 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

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that proper notice has been made by the delivery of a copy of the foregoing to the applicant, landowner, or 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/Landowner:

Philip Jung
2591 Edgegrove
Canyon Lake, Texas 78133
POJung@comcast.net