Board of Adjustment July 27, 2026 Agenda

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Meeting Details

- Monday, July 27th, 2026, at 2:00 p.m. - 4:00 p.m
- Asheville City Hall, First Floor Conference Room, in-person meeting
- City of Asheville’s YouTube Channel

Board Members

Suzanne Godsey (Chair), James Wornall (Vice Chair), Jillian Fisher, Bruce Johnson, John Michael Kleidis, Mike Luciano, Jeremy Plemmons, Annette Wise

Staff Support

Sam Starr-Baum AICP, Planner III; Phoebe Propst, Planning Technician; Carly Gillingham, Assistant City Attorney

Agenda Items

Approval of Minutes and Findings of Fact and Conclusions of Law (FFCLs)

- June 22nd, 2026, Meeting Minutes
- FFCLS

Zoning Variances

1. **56 Moore Avenue Zoning Variance**
    A. **Resource:** Madelyn Stone, Planner I
    B. **Description:** The applicant, Ryan Reynolds, is requesting a variance from the standards found in Sections 7-8-6(f)(5) Setback standards; 7-12-2(e)(2)a1 Mandatory Standards for land disturbing activity; & Section 7-12-2(f)(3)a Aquatic

buffers: Post construction of the Unified Development Ordinance (UDO) to allow for construction of one single family dwelling (SFD) and associated parking areas within the 30-foot aquatic buffer. The property is known as 56 Moore Avenue and PIN #9638-71-6556.

C. **Action:** Formal vote required
D. **Materials:** 56 Moore Ave Variance Materials

2. **133 S Grove Street Rehearing Request**
   A. **Resource:** Madelyn Stone, Planner I
   B. **Description:** The applicant, Darien Bodenhorst, is requesting a rehearing for a variance from the standards found in Sec. 7-8-4(f)(5)RS-8 Residential Single-Family High Density District of the Unified Development Ordinance (UDO) to allow an existing Single-Family Dwelling (SFD) to encroach into the required side setback. The property is known as 133 S Grove Street and PIN #9648-28-2997.
   C. **Action:** Formal vote required.
   D. **Materials:** 133 S Grove Street Rehearing Request Materials

Next Meeting:

- Monday, August 24, 2026, 2:00 p.m. - 4:00 p.m. - Asheville City Hall, First Floor Conference Room

Adjournment

For more information, please visit the Board of Adjustment website. For questions about the Board of Adjustment, please email Sam Starr-Baum (sstarr-baum@ashevillenc.gov).