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THE CITY OF ASHEVILLE
NORTH CAROLINA

Board of Adjustment
Asheville, North Carolina

Zoning Variance
Application Packet

The following information is **required** to be submitted prior to review by City Staff for placement on the Board of Adjustment agenda:

- [x] 1. Completed application form.
- [ ] 2. Completed Owner's Affidavit (if applicant/petitioner is different than owner).
- [ ] 3. Application and plans for Level I project review (if applicable).
- [x] 4. One (1) set of the completed site plans, including buildings, landscaping, parking, building elevations, signage, and other pertinent information as requested by staff.
- [x] 5. **Filing Fee (Check only): $520 plus $104 for each additional request at the same site.**

By placing a check mark by each of the following items, you are certifying that you have performed that task. A check mark must be placed by each numbered item before placement on the Board agenda.

- [x] 6. Pre-application meeting with the Planning & Development staff.
  With whom: Sam Starr-Baum, Nancy Watford (18 Feb 2026)
- [x] 7. Petitioner has checked for Homeowner Association rules, property covenants, deed restrictions, Building Safety Department, and other requirements that might have a bearing on the application.
- [x] 8. Any available information to be presented as an exhibit at the variance hearing should be submitted to the Secretary at the time of application and *numbered numerically* (if applicable).
- [x] 9. If a Court Reporter is needed, then the petitioner is responsible for making those arrangements and notifying the Board of Adjustment Secretary.

Board of Adjustment applications may be submitted online through the City's Development Portal at www.develop.ashevillenc.gov. You will receive an email invoice and instructions for paying fees online once you have submitted your application. Please upload all documents, including this form, to the General Permit Application.

Paper versions of Board of Adjustment applications and filing fees paid by check may be submitted to the Permit Application Center. Physical media storage devices such as USB drives will not be accepted. The Permit Application Center is located at:

161 S. Charlotte St.
Asheville, NC 28801

The Authorized Practice Committee of the North Carolina State Bar has issued an opinion (Advisory Opinion 2006-1) stating in essence that appearance in a representative capacity before quasi-judicial bodies of local government, such as boards of adjustment, is the practice of law within the meaning of NCGS 84-2.1 and 84-4, which prohibit the unauthorized practice of law.

City Planning staff may not provide legal advice to applicants. Applicants are advised to consult the appropriate sections of the North Carolina General Statutes, Asheville City Code, and the Rules of Procedure for the Board of Adjustment, or to consult with an attorney, if more information is needed.

North Carolina
Buncombe County
City of Asheville

Case Before the Asheville Board of Adjustment

Please fill out form completely.

Property Address/Location: 56 Moore Avenue, Asheville NC 28806

PIN Map #: 9638-71-655600000

Zoning: RS8 Use of Property: Single Family Residence

Title to this property is in the name of: (Furnish current address/please print legibly)

Property Owner: Ryan & Michele Reynolds

Owner's Address: 146 Roberts St Unit 613, Asheville, NC 28801

(Property Owner's Signature)

(Business Name or Petitioner if other than Property Owner)

(Applicant/Petitioner's Address)

(Agent's Name)

(Agent's Address)

828-398-8692
(Applicant/Petitioner's Phone Number)

(Agent's Phone Number)

rmreynolds@me.com
(Applicant/Petitioner's Email Address)

(Agent's Email Address)

I, Ryan Reynolds, hereby petition the Board of Adjustment for a variance(s) from the provisions of the Unified Development Ordinance (UDO) for my real property located at:
56 Moore Ave, Asheville NC 28806 / PIN 9638-71-655600000

Applicable UDO Section: Sec. 7-12-2 (e)(2) a.1. and 7-12-2 (f)(3)

UDO Requirement: land disturbing and post construction 30-foot undisturbed aquatic buffer

Variance Requested:

A ~69% reduction of the aquatic buffer on the east side of the stream. The curving demarcation line of the buffer (~45 linear feet between the side setbacks) on the east side of the stream (the street-facing side of the property) will be reduced by an average of 23-feet across the entire width of the property. The stream's curve and topography result in a reduction of 26 ft along the northern side setback and 19 ft along the southern setback line.

Standards for Granting a Variance

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the state enabling act, the Board shall grant a variance only upon a showing of **all** of the following. In the spaces provided, please indicate the *facts* that you intend to show and the *arguments* that you intend to make to convince the Board that it can properly reach these required conclusions.

1. 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.

   The application of the 30-foot aquatic buffer and standard setback requirements create a situation where the depth of unrestricted land for building averages <14ft, making typical single-family residence (SFR) construction impractical.

2. 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.

   The curvature and location of the unnamed stream closer to the front of the lot and the application of the 30-foot aquatic buffer combine to greatly limit the development of a SFR on this property. The 20ft wide access street underscores the need for adequate off-street parking, making potential setback reductions unhelpful.

3. 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.

   Property was originally platted in the 1920s, prior to the implementation of the listed UDO requirements above. No subdivisions or other changes to the lot have been made since the original plat.

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

   This variance is requested in lieu of other potential options (i.e. piping the creek) which would permanently alter the waterway itself and its associated vegetation and fauna. The applicants believe the variance requested strikes a balance between UDO intent on the proper preservation and/or management of natural riparian areas and the need for developing housing opportunities in the community.

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with the UDO. Violations of the provisions of the variance granted, including any conditions or safeguards, which are a part of the granting of the variance, shall be deemed a violation of the UDO.

I, Ryan Reynolds **, hereby certify that all of the information set forth above is true and accurate to the best of my knowledge.**

10 June 2026
DATE

APPLICANT/PETITIONER'S SIGNATURE

RYAN REYNOLDS / Michele Reynolds
APPLICANT/PETITIONER'S NAME (PLEASE PRINT)

Board of Adjustment
Aquatic Buffer Variance
Staff Report & Findings

TO: City of Asheville Board of Adjustment **DATE:** 07/27/26

PREPARED BY: Madelyn Stone, Urban Planner I
Derek Wainscott, PE, Stormwater Administrator

SITE INFO: Tax Description (PIN): 9638-71-6556
Street Address: 56 Moore Avenue
Zoning: RS-8 (Residential Single-Family High Density)
Applicant: Ryan Reynolds

Summary Statement:

The petitioner, Ryan Reynolds, is requesting a variance from the standards found in **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) within the 30-foot aquatic buffer.

- UDO Section 7-12-2(e)(1)a1 states, *"Land disturbing activity shall not occur within a 30-foot undisturbed buffer around all perennial and intermittent surface waters."*
- UDO Section 7-12-2(f)(3)a states *"a. Aquatic buffer: A 30-foot undisturbed aquatic buffer shall be required along perennial and intermittent waterbodies. Landowners may challenge the classification of a stream (i.e. perennial, intermittent, ephemeral), using the methods for delineating waters developed by the North Carolina Division of Water Quality. Property owners are responsible for the cost of having the necessary field investigations performed by competent persons. By approval of this ordinance, the North Carolina Division of Water Quality hereby authorizes appropriately trained city staff to make a field determination of the stream classification."*

The requested variances will allow the applicant to conduct the necessary temporary grading/disturbance activity and construct a permanent structure within the aquatic buffer. Per the applicant's submitted documents, the structure will maintain the required setbacks per RS-8 standards to ensure required parking can be created. In addition, the applicant has proposed new plantings, installation of rain catchment system, stabilization, and other remediation steps as required by City ordinances.

Variance Request:

Zoning and Use	UDO Requirement	Applicant Request	Variance
RS-8 Residential Single-Family High Density	7-12-2(e)(1)a1:No land disturbing activity shall occur within a 30-foot undisturbed buffer around all perennial and intermittent surface waters.	Temporary encroachment of 880 sq. ft. into the 30-foot aquatic buffer area along the eastern bank (buildable area within the standard setbacks).	69 percent reduction of the aquatic buffer area along the eastern bank within the buildable area. 33 percent reduction of the entire (east and west) aquatic buffer

			within the buildable area.
RS-8 Residential Single-Family High Density	7-12-2(f)(3)a:A 30-foot undisturbed aquatic buffer shall be required along perennial and intermittent waterbodies.	Reduction of the 30-foot aquatic buffer along the eastern bank by an average of 23' for 45 linear ft., for a permanent encroachment of 720 sq. ft. for the construction of SFD on the subject parcel (buildable areas within the standard setbacks).	An average buffer depth reduction of approximately 77% from the eastern bank.

Background:

The subject parcel is a 0.17 acre residential lot in East West Asheville, located north of Amboy Road and east of State Street. This parcel was created prior to the enactment of the Unified Development Ordinance as well as the aquatic buffer ordinance set in 2010. The subject parcel is bisected by a jurisdictional stream with elevation descending on either side. The stream flows south into the Moore Branch, a tributary of the French Broad. A 30-foot aquatic buffer is situated parallel to the streambank, encompassing approximately 2,654 square feet of the subject property within the required setbacks for RS8. The total area encompassed by stream and aquatic buffer is 2933 square feet within the required setbacks. The buildable area outside of the aquatic buffer is roughly, 1619 square feet, with 571 square feet on the eastern side and 1048 square feet on the western side. The applicant proposes the construction of a single-family dwelling with a 864 square foot footprint. The proposed single-family dwelling is a one-story structure with a basement.

Total Parcel Area	Total Aquatic Buffer Area (within setbacks)	Area Permanently Impacted	Area Not Impacted
7,489 sq. ft.	2,654sq. ft.	720 sq. ft.	1,934 sq. ft.

The applicant indicated that there was a plat with a note of a non-jurisdictional stream. This was a staff mark-up of a 2011 plat, stream determination back-up data was provided by the staff member. Additionally official determinations are listed as valid for 5 years, so a new determination would need to have been made. The property upstream lot, 58 Moore Avenue was determined by Army Corp of Engineers as jurisdictional in 2013. The ACOE determination upstream, verification of the stream on the USGS maps, the stream at this location was determined to be jurisdictional. This determination is additionally supported by the evidence of consistent water flow and aquatic life.

The applicant has shown grading, erosion control, mitigation, and revegetation on the proposed site plan in accordance with the City provided checklist. If the variance is approved, the applicant will then apply for a residential SFD permit. The permit will be subject to review and once granted to regular grading inspections. The proposed plans, if approved, will be conducted with guidance from the City's UDO and approved riparian species list. The Board may condition approval with specific requirements in relation to additional planting and remediation.

Review, Analysis & Considerations:

- The aquatic buffer takes up approximately 2,654 sq. ft. of buildable area within the standard setbacks of the subject parcel. The applicant is seeking a variance for a temporary encroachment

of 880 sq. ft. and a permanent encroachment of 720 sq. ft. into the 30-foot aquatic buffer area along the eastern bank..

- The aquatic buffer along with the required setbacks of RS-8 creates a small building footprint.
- Based on the GIS Aerial Map (Exhibit A):
    - The properties contain 1 jurisdictional stream (Unnamed) with the associated 30-foot aquatic buffer.
    - This tributary flows southward to the French Broad River.
- Based on the applicant provided existing conditions and proposed site plan:
    - The proposed grading necessary to construct the homes does not meet the aquatic buffer restrictions for land disturbance.
    - The proposed development does not meet the post construction aquatic buffer requirements applied to permanent improvements.
    - There is approximately ±45 linear feet of aquatic buffer between setback lines.
    - There will be an approximate 69% reduction of the aquatic buffer on the eastern side of the stream (within the side setbacks). There will be no reduction to the western side.
- Conditions clarifying the allowed grading extent and/or permanent improvements may be considered with this request.

FINDINGS:

In order for the Board of Adjustments to grant this variance request, the following findings of fact must be made:

1) Unnecessary hardship would result from the strict application of the ordinance.

2) The hardship results from the conditions that are peculiar to the property, such as location, size, or topography.

3) The hardship did not result from actions taken by the applicant or the property owner.

4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Attachments:

Exhibit A - Site Map
Exhibit B - Zoning Map
Exhibit C - Site Photos
Exhibit 1 - Presentation
Exhibit 2 - Proposed Site Plan
Exhibit 3 - Permanent Impact Diagram

Date Petition Filed: 06/10/2026

Date Reviewed by Board of Adjustment: 07/27/2026

EXHIBIT A



EXHIBIT B

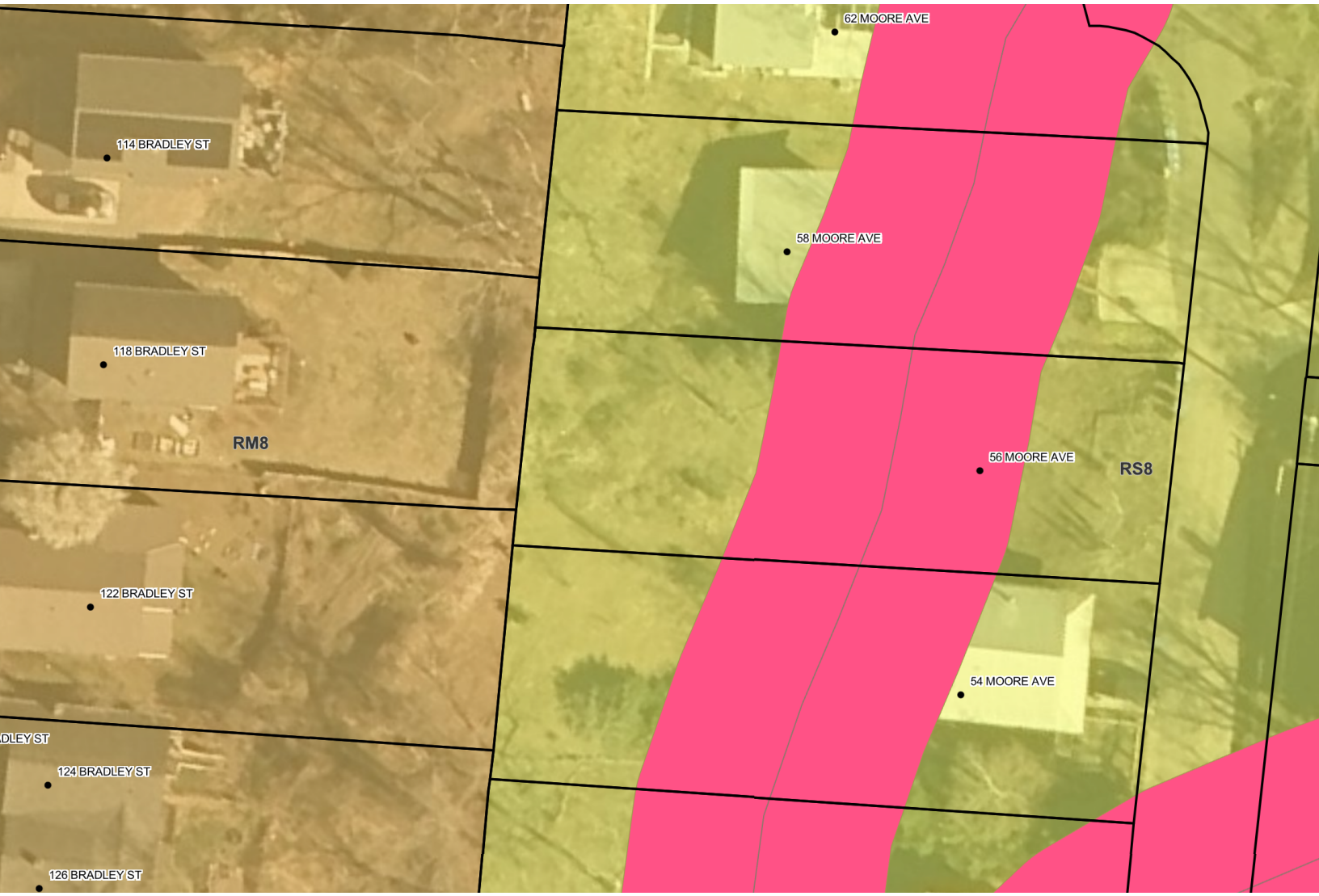

62 MOORE AVE
114 BRADLEY ST
58 MOORE AVE
118 BRADLEY ST
RM8
56 MOORE AVE
RS8
122 BRADLEY ST
54 MOORE AVE
124 BRADLEY ST
126 BRADLEY ST

EXHIBIT C


POSTED
KEEP OUT
THE CITY OF ASHEVILLE
DEVELOPMENT APPLICATION PENDING
BOARD:
CASE:
DATE:
simplicity.ashevillenc.gov
POD@ashevillenc.gov
828-259-5830

EXHIBIT C


POSTED
KEEP OUT
THE CITY OF ASHEVILLE
BOARD:
CASE:
DATE:
DEVELOPMENT APPLICATION PENDING
simplicity.ashevillenc.gov
POD@ashevillenc.gov
828-259-5830

EXHIBIT C


POSTED
NO TRESPASSING
KEEP OUT
THE CITY OF ASHEVILLE
DEVELOPMENT APPLICATION PENDING
BOARD:
BOARD OF ADJUSTMENT
CASE:
26-
DATE:
07/27/2026
simplicity.ashevillenc.gov
POD@ashevillenc.gov
828-259-5830

56 Moore Ave

PIN: 963871655600000

POC:
Ryan Reynolds
rmreynolds@me.com
828.398.8692

Variance Request regarding the Aquatic Buffer requirements as stated in the City of Asheville UDO:

- Section 7-12-2 (e)(2), *Mandatory Standards for Land Disturbing Activities*
- *Section 7-12-2* (f)(3), *Aquatic Buffers: Post Construction*

56 Moore Ave

Orientation

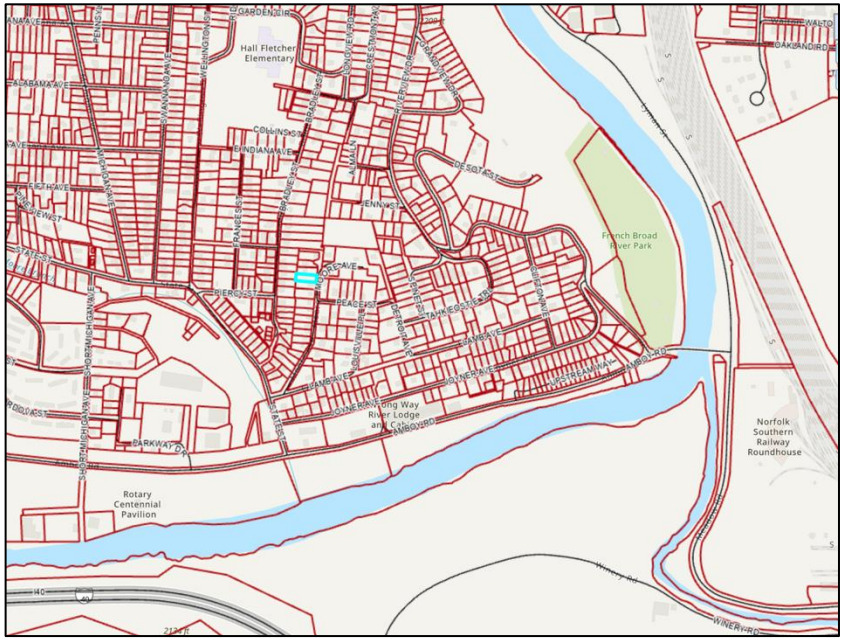






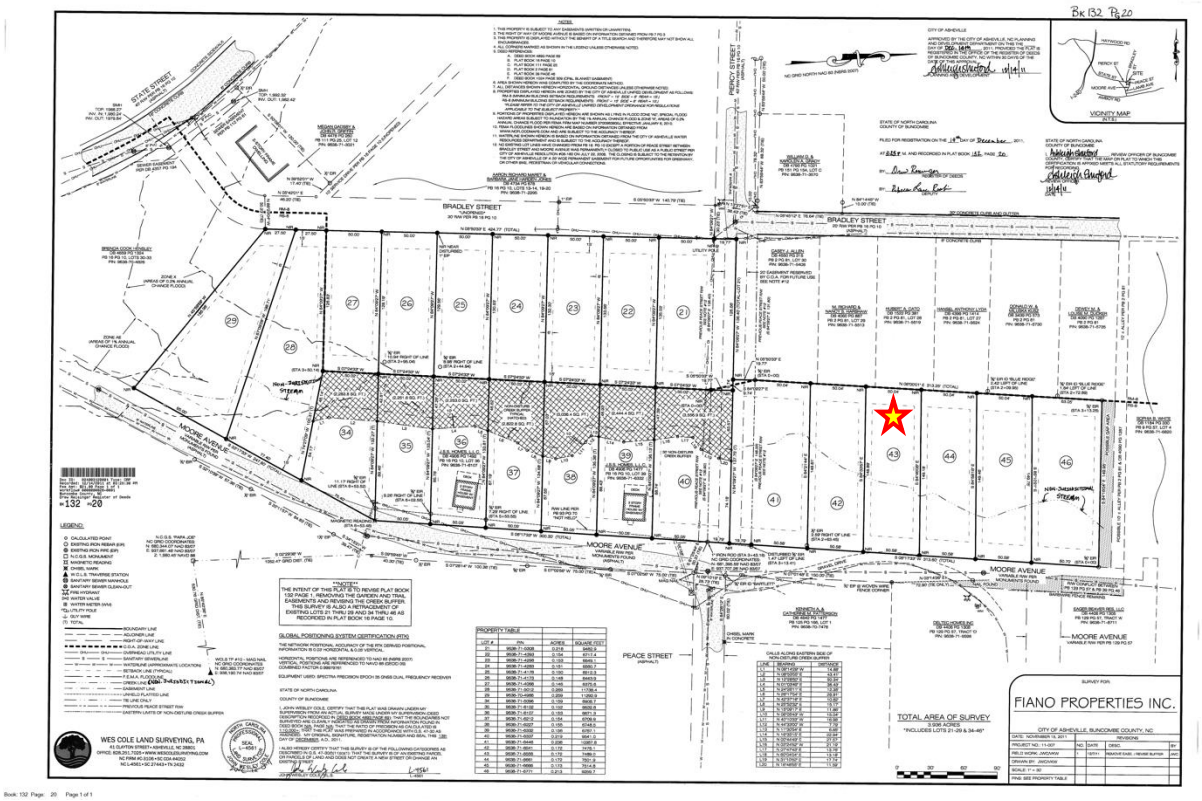
EXHIBIT 1

EXHIBIT 1

56 Moore Ave

Orientation

- Lot 43 in Original Plat – 1929 (Bk 16, Pg 10)
- Lot 43 in Plat – 2011 (Bk 132, Pg 20)

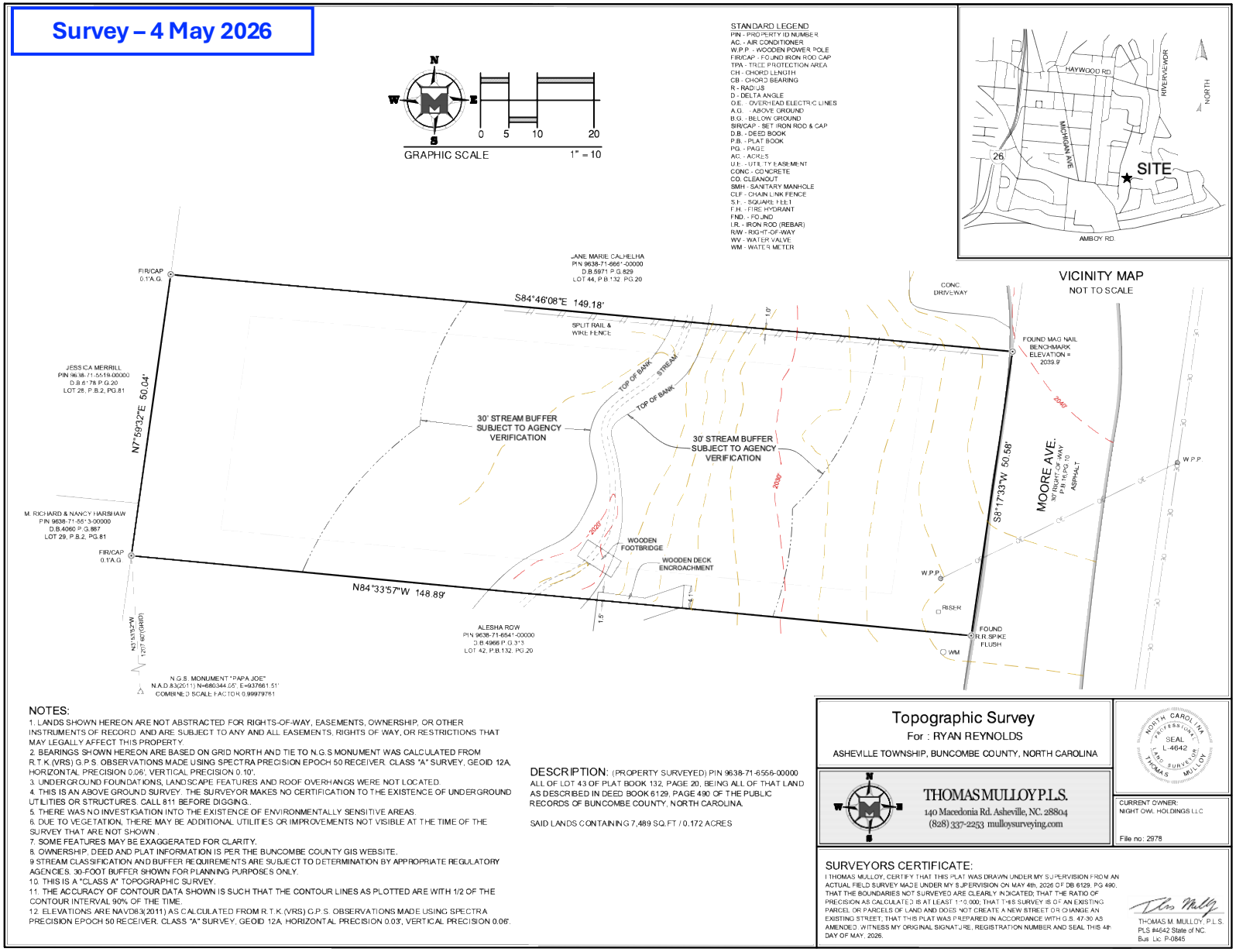


- Subject parcel had no dimensional or boundary changes from original plat.
- No recorded easements.

EXHIBIT 1

56 Moore Ave

Orientation



NOTES:

1. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD AND ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS THAT MAY LEGALLY AFFECT THIS PROPERTY.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND TIE TO N.G.S MONUMENT WAS CALCULATED FROM R.T.K.(VRS) G.P.S. OBSERVATIONS MADE USING SPECTRA PRECISION EPOCH 50 RECEIVER. CLASS "A" SURVEY, GEOID 12A, HORIZONTAL PRECISION 0.06', VERTICAL PRECISION 0.10'.
3. UNDERGROUND FOUNDATIONS, LANDSCAPE FEATURES AND ROOF OVERHANGS WERE NOT LOCATED.
4. THIS IS AN ABOVE GROUND SURVEY. THE SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES. CALL 811 BEFORE DIGGING..
5. THERE WAS NO INVESTIGATION INTO THE EXISTENCE OF ENVIRONMENTALLY SENSITIVE AREAS.
6. DUE TO VEGETATION, THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS NOT VISIBLE AT THE TIME OF THE SURVEY THAT ARE NOT SHOWN .
7. SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.
8. OWNERSHIP, DEED AND PLAT INFORMATION IS PER THE BUNCOMBE COUNTY GIS WEBSITE.
9 STREAM CLASSIFICATION AND BUFFER REQUIREMENTS ARE SUBJECT TO DETERMINATION BY APPROPRIATE REGULATORY AGENCIES. 30-FOOT BUFFER SHOWN FOR PLANNING PURPOSES ONLY.
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DESCRIPTION: (PROPERTY SURVEYED) PIN 9638-71-6556-00000
ALL OF LOT 43 OF PLAT BOOK 132, PAGE 20, BEING ALL OF THAT LAND AS DESCRIBED IN DEED BOOK 6129, PAGE 490 OF THE PUBLIC RECORDS OF BUNCOMBE COUNTY, NORTH CAROLINA.

SAID LANDS CONTAINING 7,489 SQ.FT / 0.172 ACRES.

Topographic Survey
For : RYAN REYNOLDS
ASHEVILLE TOWNSHIP, BUNCOMBE COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL L-4642 LAND SURVEYOR THOMAS MULLOY

THOMAS MULLOY P.L.S.
140 Macedonia Rd. Asheville, NC. 28804
(828) 337-2253 mulloysurveying.com

CURRENT OWNER:
NIGHT OWL HOLDINGS LLC

File no: 2978

SURVEYORS CERTIFICATE:
I THOMAS MULLOY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION ON MAY 4th, 2026 OF DB 6129, PG 490. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS AT LEAST 1:10,000; THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 4th DAY OF MAY, 2026.

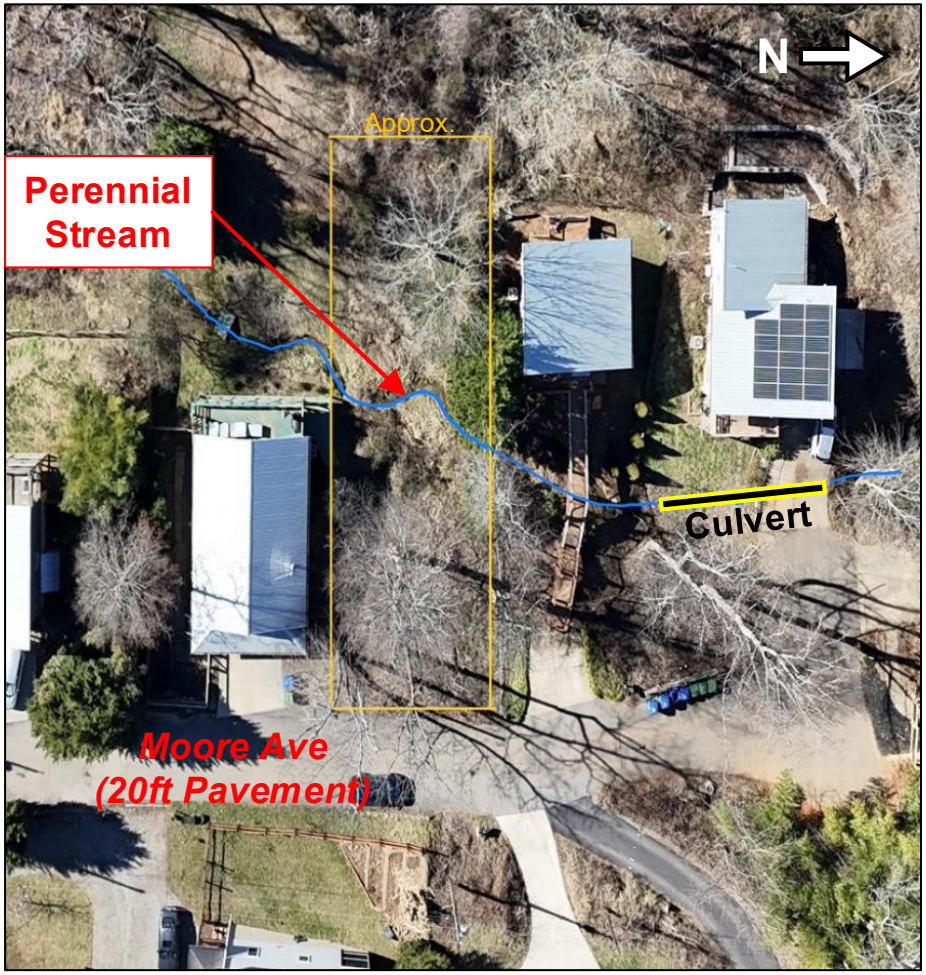
THOMAS M. MULLOY, P.L.S.
PLS #4642 State of NC.
Bus. Lic. P-0845

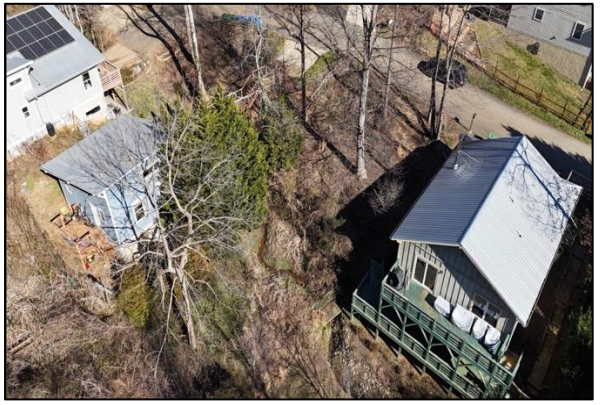
EXHIBIT 1

56 Moore Ave

Orientation

Overhead View





View Overhead NE towards Moore Ave



Looking E towards Moore Ave



Looking W towards rear of property

EXHIBIT 1

56 Moore Ave

Perennial Waterway

- There is an unnamed, intermittent stream shown on the 2011 plat and noted as “Non-Jurisdictional Stream”.
- This waterway is shown as a perennial waterway on the current USGS 7.5-minute quadrangle map.
- Aquatic Buffer Requirements in Section 7-12-2
  - (e)(2)(a.)(1.): “Land disturbing activity shall not occur within a 30-foot undisturbed buffer around all perennial and intermittent surface waters.”
  - (f)(3)(a.): “Aquatic Buffer: A 30-foot undisturbed aquatic buffer shall be required along perennial and intermittent waterbodies.”

EXHIBIT 1

56 Moore Ave

Perennial Waterway



Stream View





Looking Upstream towards 58 Moore Ave



Looking Downstream towards 54 Moore Ave

EXHIBIT 1

56 Moore Ave

Existing Conditions

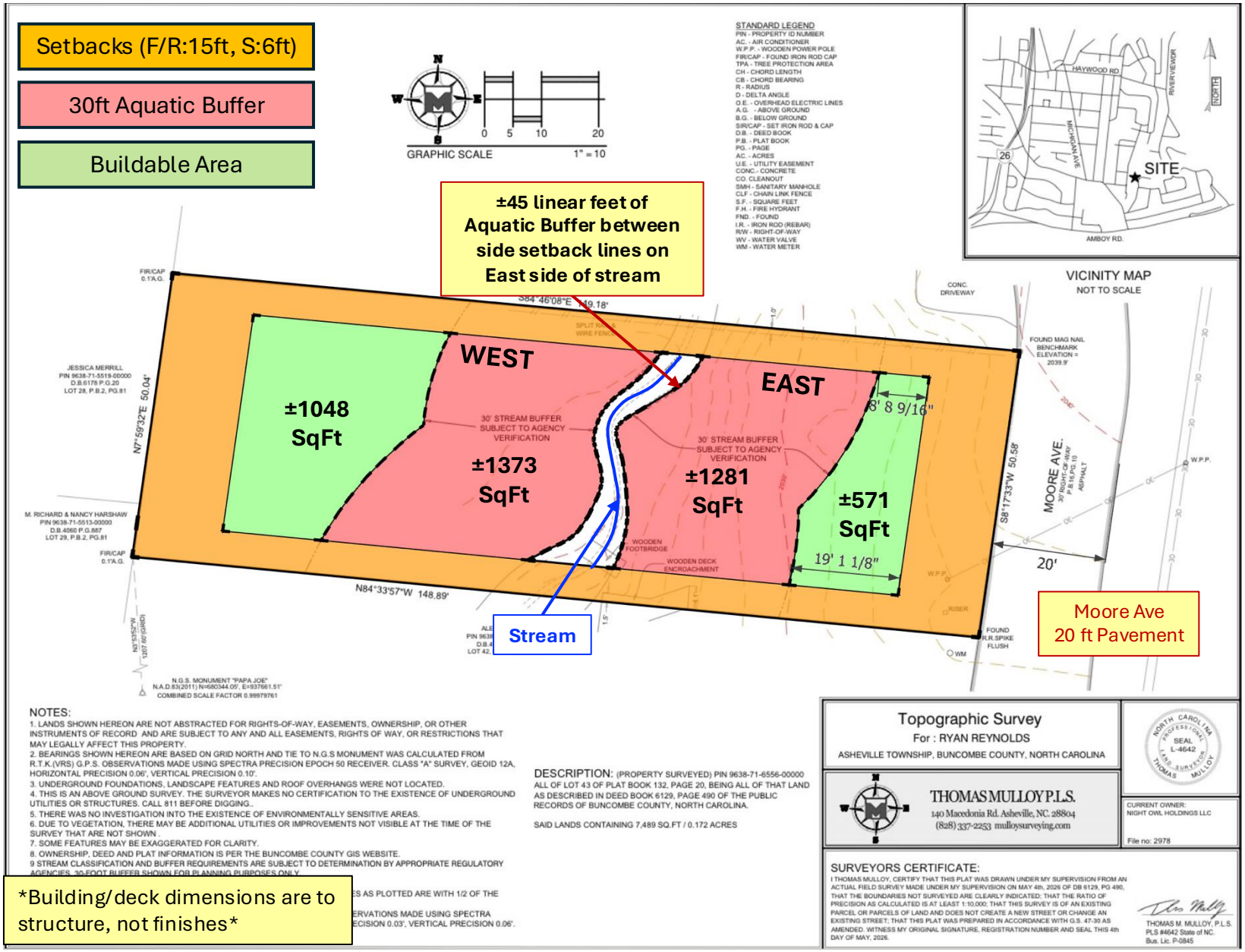
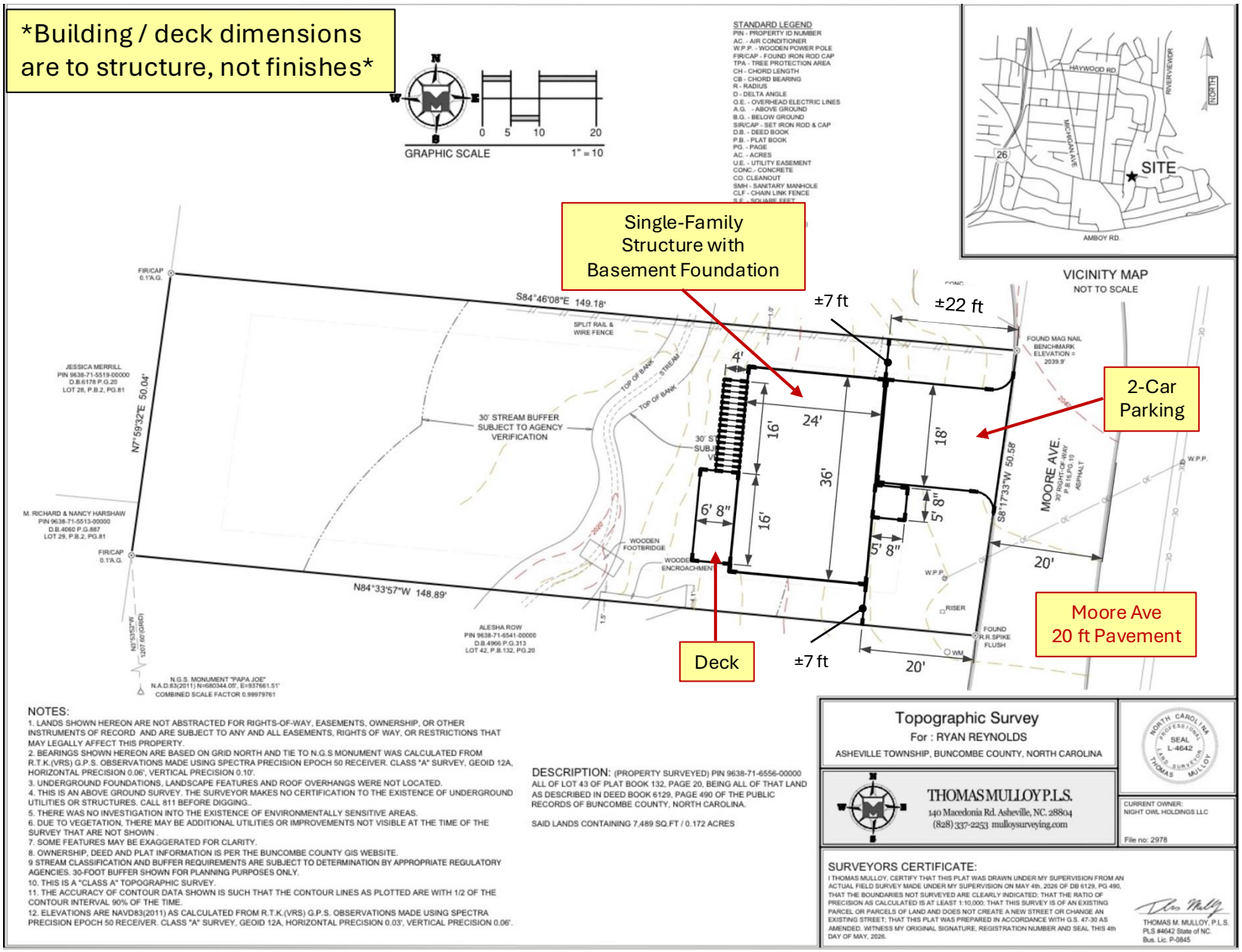


EXHIBIT 1

56 Moore Ave

Proposed Site Plan



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CURRENT OWNER:
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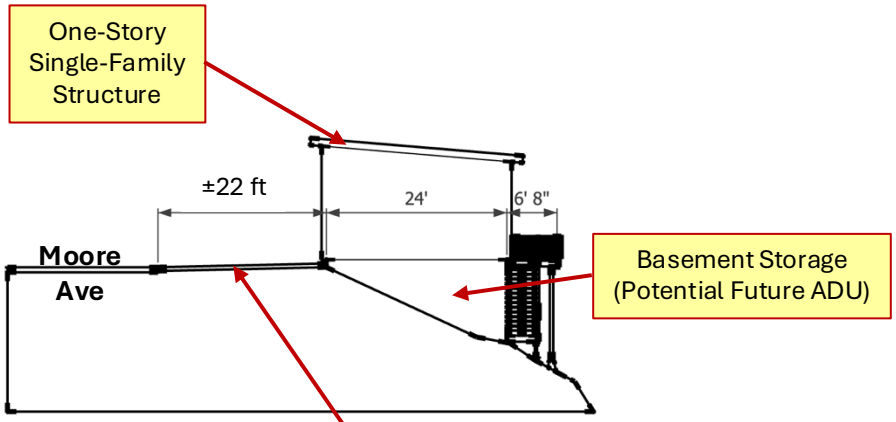
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PLS #4642 State of NC.
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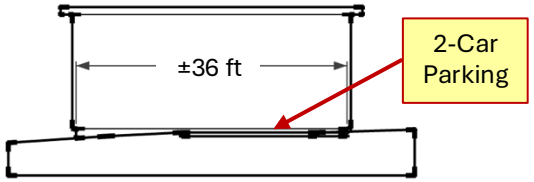
EXHIBIT 1

56 Moore Ave

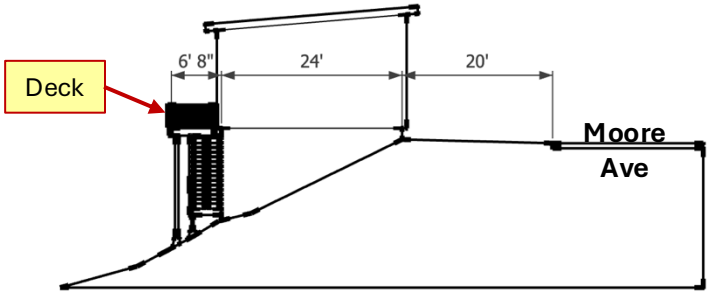
Elevation Concepts (*pending final design*)



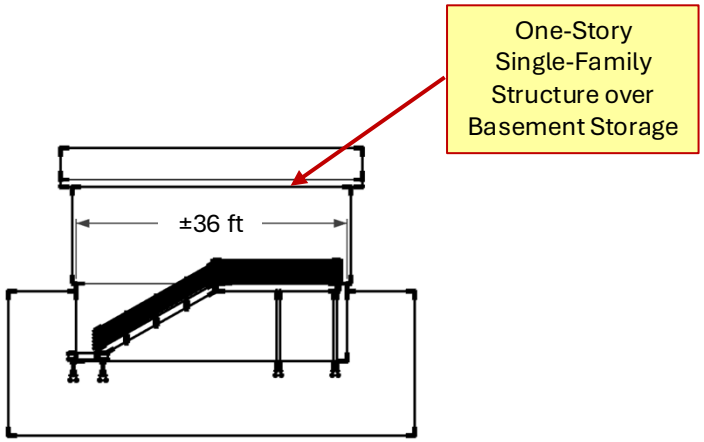
North Elevation



Front Elevation



South Elevation



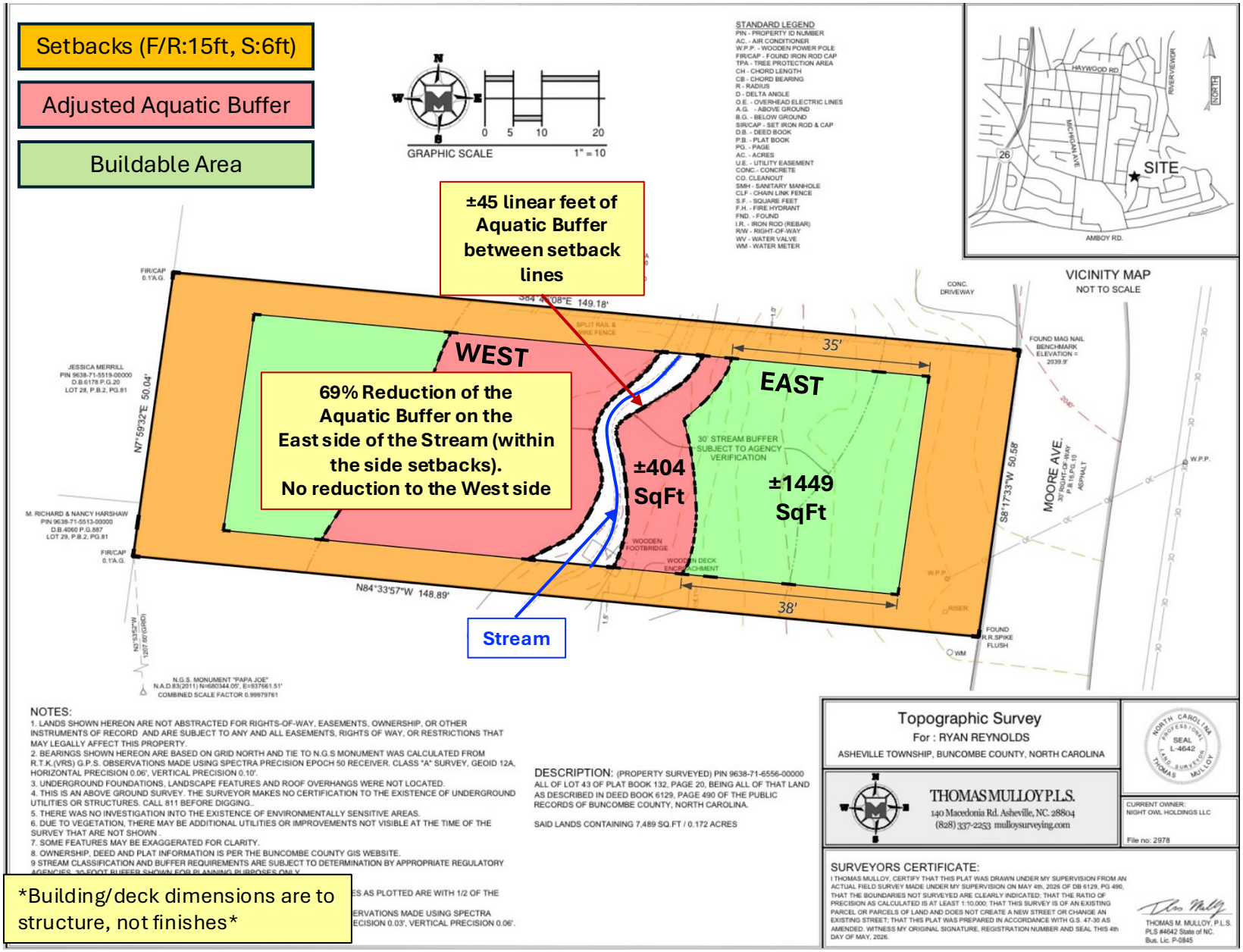
Rear Elevation

Building/deck dimensions are to structure, not finishes

EXHIBIT 1

56 Moore Ave

Variance Requested



Building/deck dimensions are to structure, not finishes

EXHIBIT 1

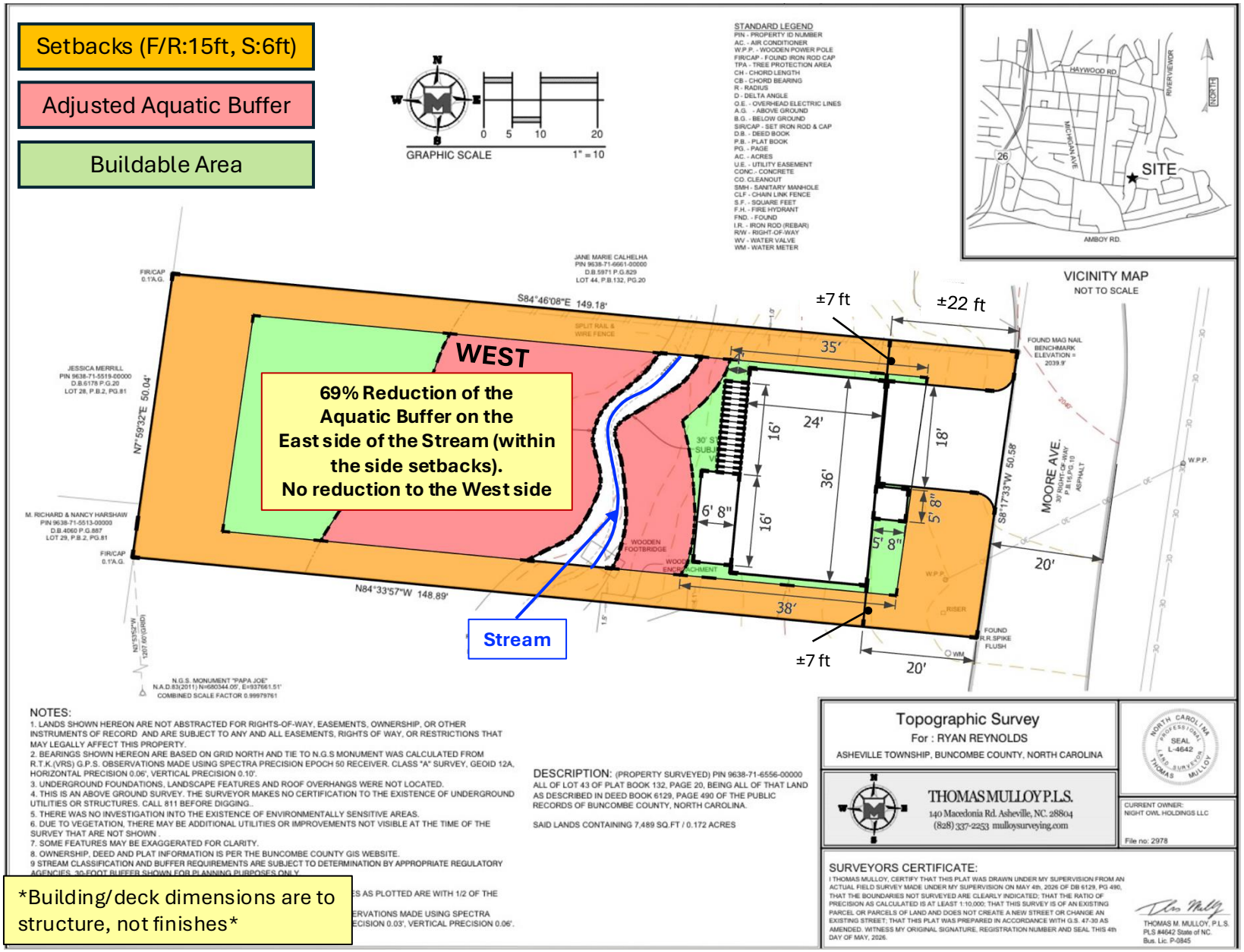
56 Moore Ave

Proposed Site Plan with Approved Variance

Setbacks (F/R:15ft, S:6ft)

Adjusted Aquatic Buffer

Buildable Area



NOTES:

1. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD AND ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS THAT MAY LEGALLY AFFECT THIS PROPERTY.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND TIE TO N.G.S MONUMENT WAS CALCULATED FROM R.T.K.(VRS) G.P.S. OBSERVATIONS MADE USING SPECTRA PRECISION EPOCH 50 RECEIVER. CLASS "A" SURVEY, GEOID 12A, HORIZONTAL PRECISION 0.06', VERTICAL PRECISION 0.10'.
3. UNDERGROUND FOUNDATIONS, LANDSCAPE FEATURES AND ROOF OVERHANGS WERE NOT LOCATED.
4. THIS IS AN ABOVE GROUND SURVEY. THE SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES. CALL 811 BEFORE DIGGING..
5. THERE WAS NO INVESTIGATION INTO THE EXISTENCE OF ENVIRONMENTALLY SENSITIVE AREAS.
6. DUE TO VEGETATION, THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS NOT VISIBLE AT THE TIME OF THE SURVEY THAT ARE NOT SHOWN .
7. SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.
8. OWNERSHIP, DEED AND PLAT INFORMATION IS PER THE BUNCOMBE COUNTY GIS WEBSITE.
9 STREAM CLASSIFICATION AND BUFFER REQUIREMENTS ARE SUBJECT TO DETERMINATION BY APPROPRIATE REGULATORY AGENCIES. 30-FOOT BUFFER SHOWN FOR PLANNING PURPOSES ONLY.

DESCRIPTION: (PROPERTY SURVEYED) PIN 9638-71-6556-00000 ALL OF LOT 43 OF PLAT BOOK 132, PAGE 20, BEING ALL OF THAT LAND AS DESCRIBED IN DEED BOOK 6129, PAGE 490 OF THE PUBLIC RECORDS OF BUNCOMBE COUNTY, NORTH CAROLINA.

SAID LANDS CONTAINING 7,489 SQ.FT / 0.172 ACRES

Topographic Survey
For : RYAN REYNOLDS
ASHEVILLE TOWNSHIP, BUNCOMBE COUNTY, NORTH CAROLINA

THOMAS MULLOY P.L.S.
140 Macedonia Rd. Asheville, NC. 28804
(828) 337-2253 mulloysurveying.com

NORTH CAROLINA PROFESSIONAL SEAL L-4642 LAND SURVEYOR THOMAS MULLOY

CURRENT OWNER: NIGHT OWL HOLDINGS LLC

File no: 2978

SURVEYORS CERTIFICATE:
I THOMAS MULLOY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION ON MAY 4th, 2026 OF DB 6129, PG 490; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS AT LEAST 1:10,000; THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 4th DAY OF MAY, 2026.

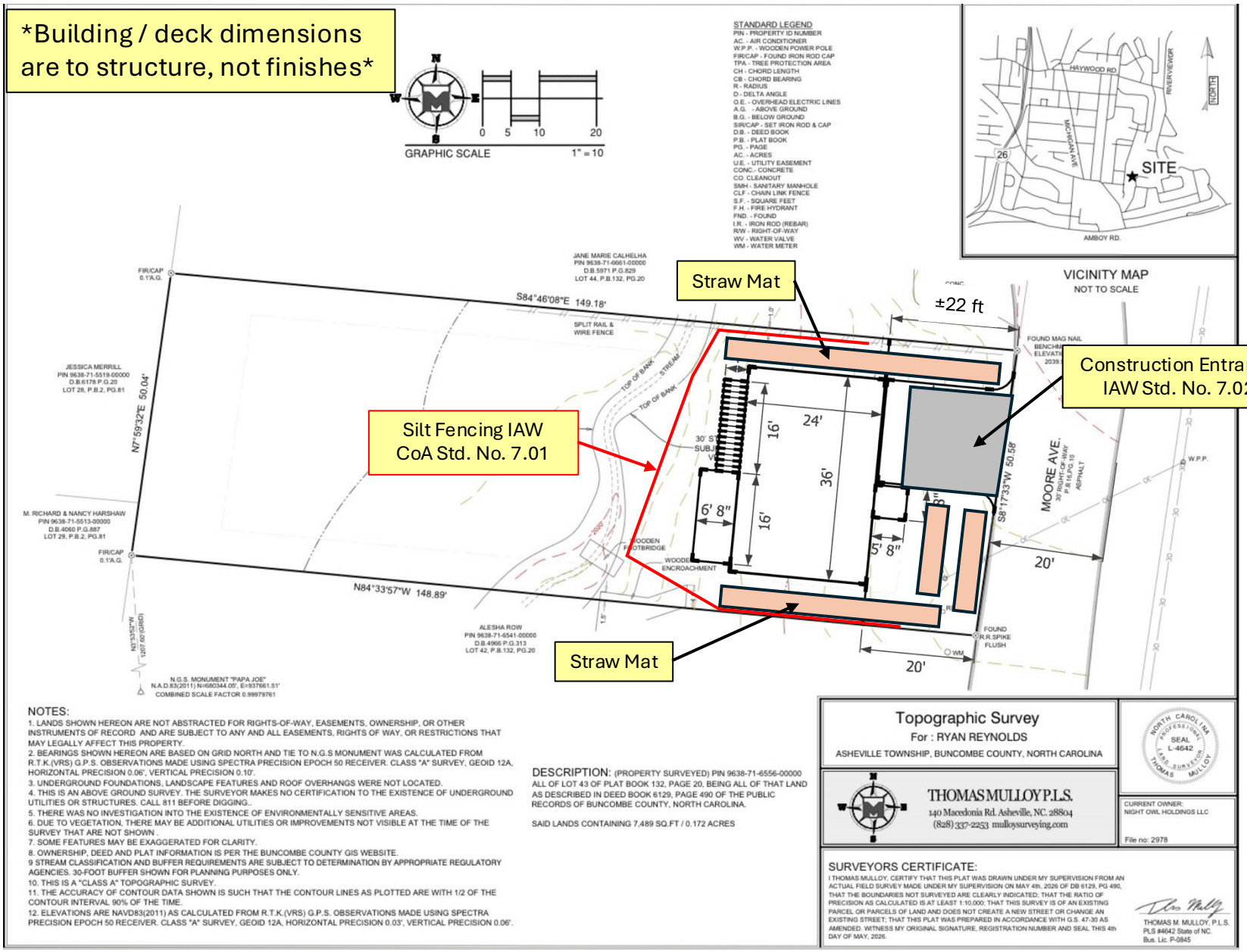
THOMAS M. MULLOY, P.L.S.
PLS #4642 State of NC.
Bus. Lic. P-0845

Building/deck dimensions are to structure, not finishes

EXHIBIT 1

56 Moore Ave

Proposed Erosion Control During Construction



NOTES:

1. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD AND ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS THAT MAY LEGALLY AFFECT THIS PROPERTY.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND TIE TO N.G.S MONUMENT WAS CALCULATED FROM R.T.K.(VRS) G.P.S. OBSERVATIONS MADE USING SPECTRA PRECISION EPOCH 50 RECEIVER. CLASS "A" SURVEY, GEOID 12A, HORIZONTAL PRECISION 0.06', VERTICAL PRECISION 0.10'.
3. UNDERGROUND FOUNDATIONS, LANDSCAPE FEATURES AND ROOF OVERHANGS WERE NOT LOCATED.
4. THIS IS AN ABOVE GROUND SURVEY. THE SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES. CALL 811 BEFORE DIGGING..
5. THERE WAS NO INVESTIGATION INTO THE EXISTENCE OF ENVIRONMENTALLY SENSITIVE AREAS.
6. DUE TO VEGETATION, THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS NOT VISIBLE AT THE TIME OF THE SURVEY THAT ARE NOT SHOWN .
7. SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.
8. OWNERSHIP, DEED AND PLAT INFORMATION IS PER THE BUNCOMBE COUNTY GIS WEBSITE.
9 STREAM CLASSIFICATION AND BUFFER REQUIREMENTS ARE SUBJECT TO DETERMINATION BY APPROPRIATE REGULATORY AGENCIES. 30-FOOT BUFFER SHOWN FOR PLANNING PURPOSES ONLY.
10. THIS IS A "CLASS A" TOPOGRAPHIC SURVEY.
11. THE ACCURACY OF CONTOUR DATA SHOWN IS SUCH THAT THE CONTOUR LINES AS PLOTTED ARE WITH 1/2 OF THE CONTOUR INTERVAL 90% OF THE TIME.
12. ELEVATIONS ARE NAVD83(2011) AS CALCULATED FROM R.T.K.(VRS) G.P.S. OBSERVATIONS MADE USING SPECTRA PRECISION EPOCH 50 RECEIVER. CLASS "A" SURVEY, GEOID 12A, HORIZONTAL PRECISION 0.03', VERTICAL PRECISION 0.06'.

DESCRIPTION: (PROPERTY SURVEYED) PIN 9638-71-6556-00000
ALL OF LOT 43 OF PLAT BOOK 132, PAGE 20, BEING ALL OF THAT LAND AS DESCRIBED IN DEED BOOK 6129, PAGE 490 OF THE PUBLIC RECORDS OF BUNCOMBE COUNTY, NORTH CAROLINA.

SAID LANDS CONTAINING 7,489 SQ.FT / 0.172 ACRES

Topographic Survey
For : RYAN REYNOLDS
ASHEVILLE TOWNSHIP, BUNCOMBE COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4642 THOMAS MULLOY

THOMAS MULLOY P.L.S.
140 Macedonia Rd. Asheville, NC. 28804
(828) 337-2253 mulloysurveying.com

CURRENT OWNER:
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THOMAS M. MULLOY, P.L.S.
PLS #4642 State of NC.
Bus. Lic P-0845

EXHIBIT 1

56 Moore Ave

Proposed Landscaping & Rainwater Management

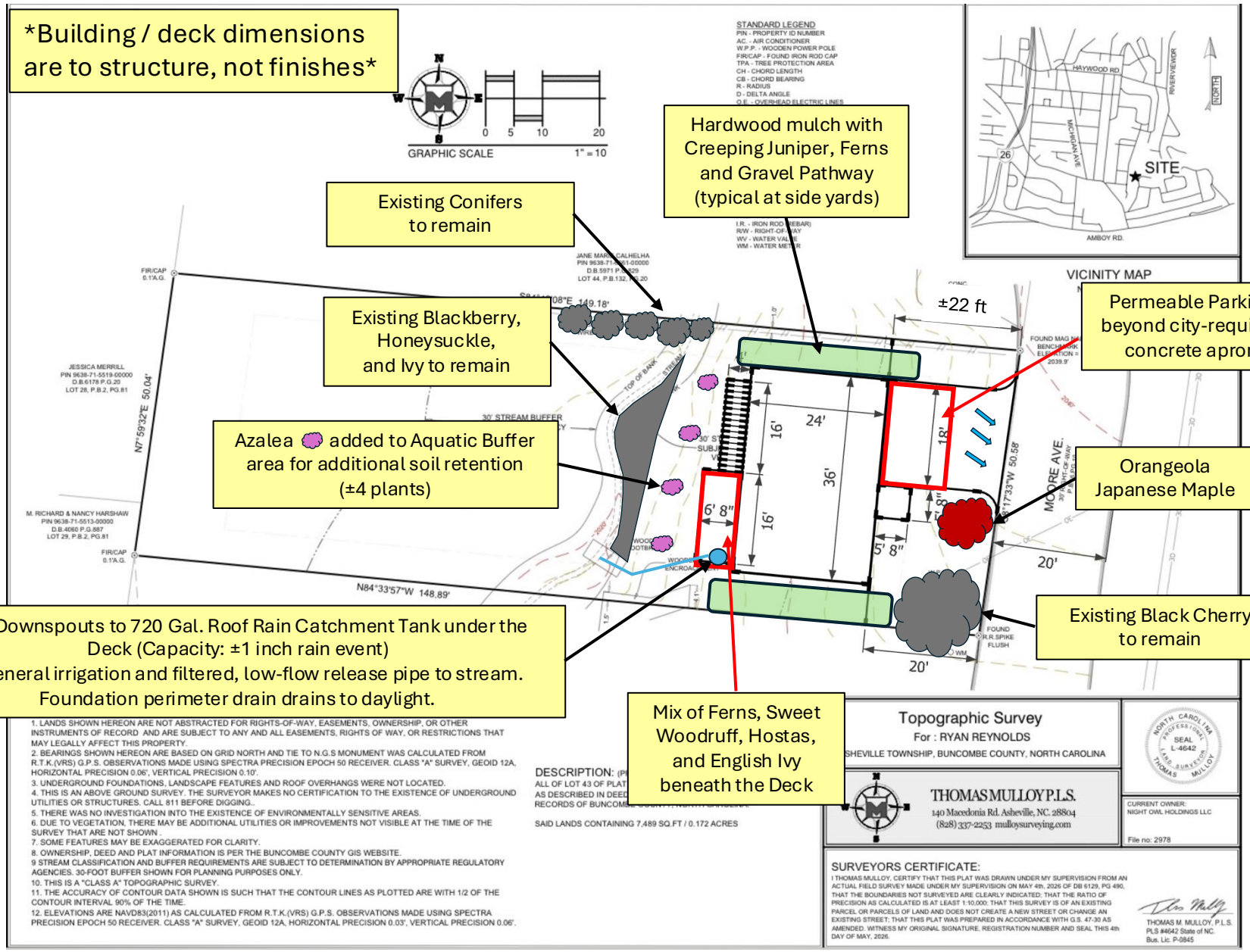
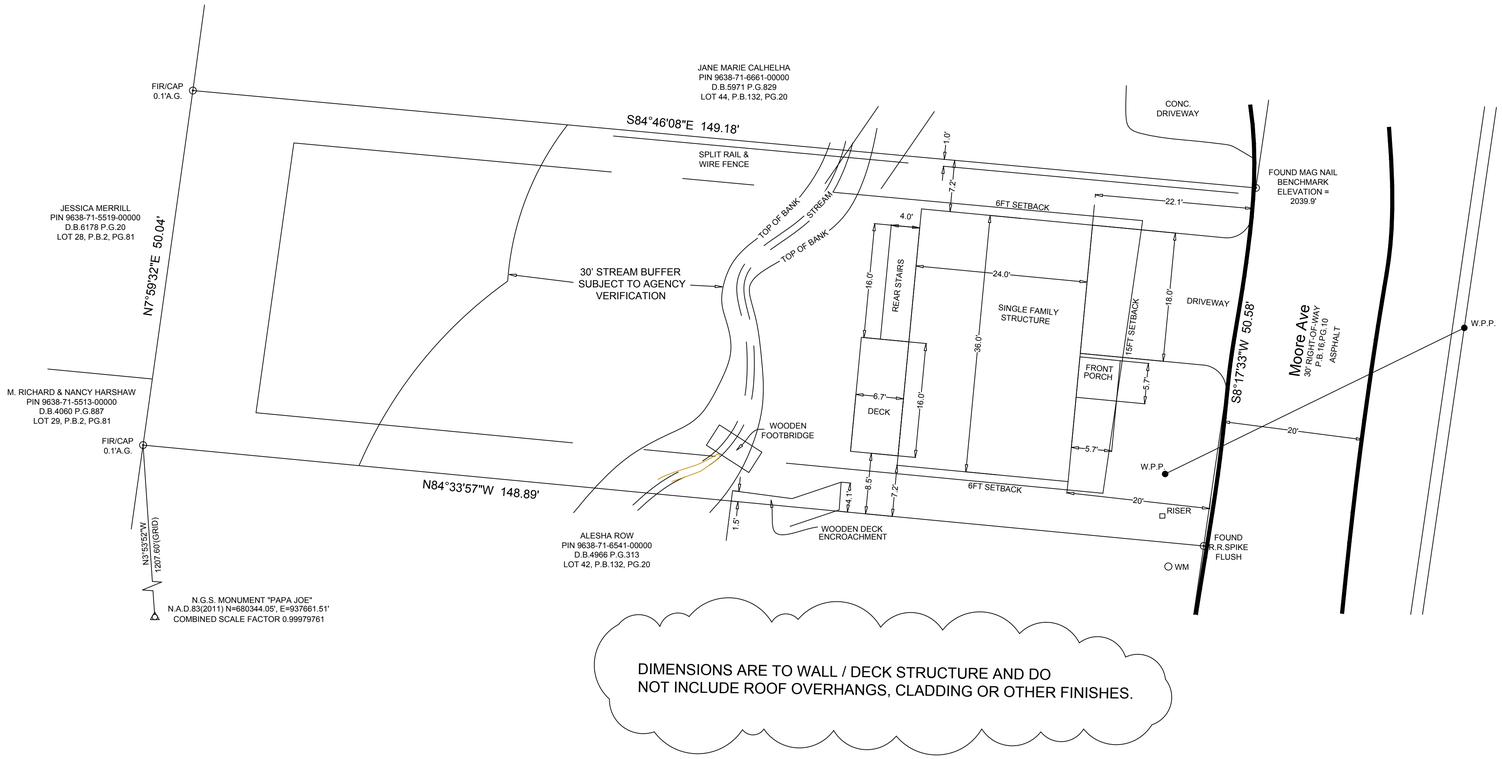


EXHIBIT 2



DIMENSIONS ARE TO WALL / DECK STRUCTURE AND DO NOT INCLUDE ROOF OVERHANGS, CLADDING OR OTHER FINISHES.

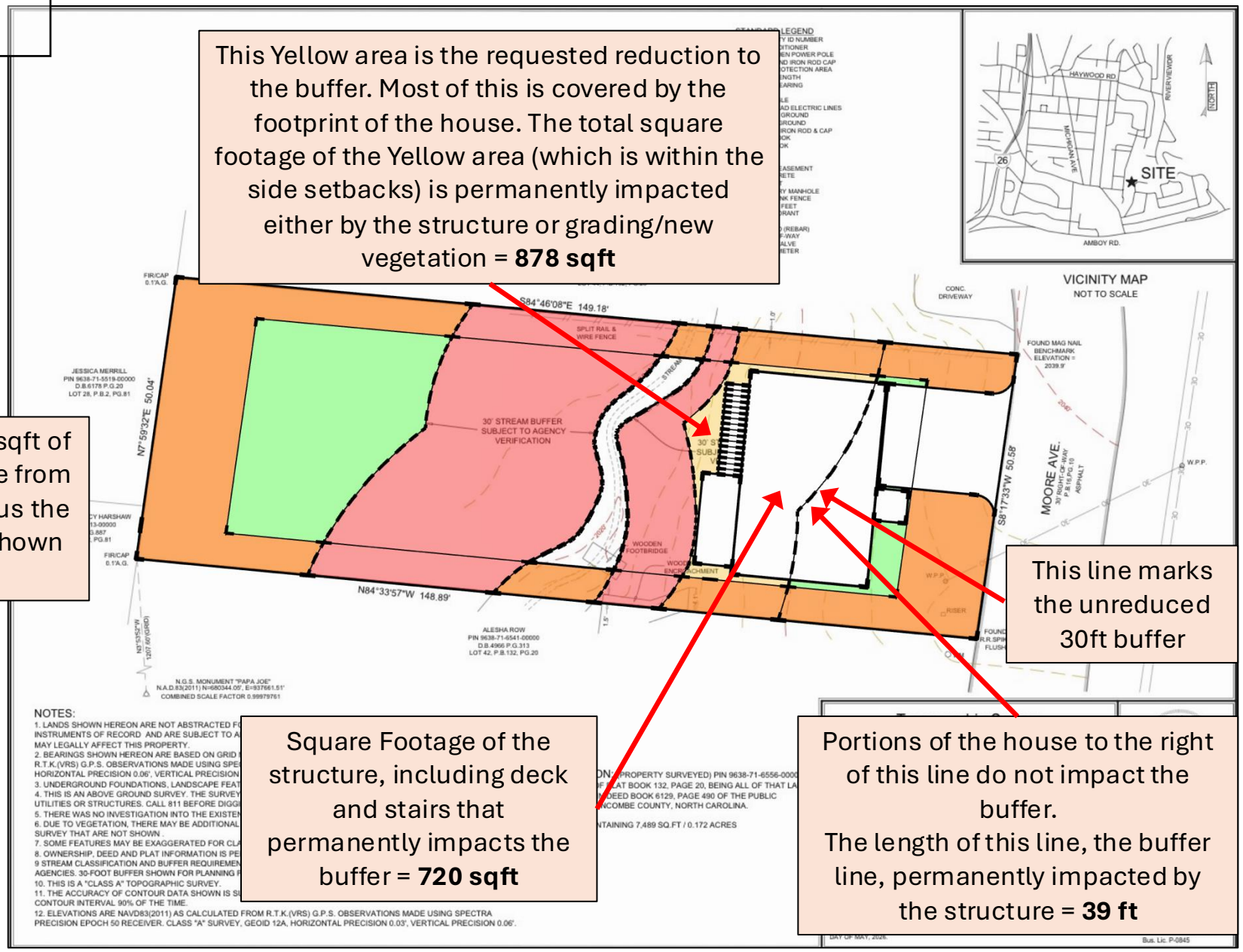
56 MOORE AVE

PROPOSED SITE PLAN

SCALE: 1" = 10FT

EXHIBIT 3

56 Moore Ave



Note: The original 1150 sqft of permanent impact came from the 878 sqft in Yellow plus the side setback portions shown in Orange.