Board of Adjustment September 28, 2026 Agenda

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Meeting Details

- Monday, September 28, 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

Tyler Kelley, 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)

- July 27, 2026, Meeting Minutes
- FFCLS
- Introduce the new Liaison for the Board of Adjustment

Zoning Variances

1. **20 Lakeside Drive Zoning Variance**
    A. **Resource:** Madelyn Stone, Planner I

B. **Description:** The applicant, Darius Nazari, is requesting a variance from the standards found in Sections 7-8-6(f)(5) Setback standards; 7-11-2(g)(1) Access point requirements (Driveways); 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. The property is known as 20 Lakeside Drive and PIN 9628-12-2925. The property owner is Joseph Moseley.
C. **Action:** Formal vote required.
D. **Materials:** 20 Lakeside Drive Meeting Materials

2. **403 Pearson Drive Zoning Variance**
   A. **Resource:** Madelyn Stone, Planner I
   B. **Description:** The applicant, John Noor, is requesting a variance from the standards found in Sec. 7-14-1(b)(4)(d) Accessory Structures (UDO) to allow a detached garage to encroach into the required cornerside setback. The property is known as 403 Pearson Drive and PIN 9639-75-4239. The property owners are Gail and Patrick Ferguson.
   C. **Action:** Formal vote required.
   D. **Materials:** 403 Pearson Drive Meeting Materials

Flood Variances

3. **5 Boston Way Flood Variance**
   A. **Resource:** Nancy Watford, Stormwater Administrator and Marie Taylor, Stormwater Plans Reviewer
   B. **Description:** The applicant, Laura Hudon, is requesting a variance from the standards found in Sec. 7-12-1(e)(2)b and 7-12-1(e)(2)e (UDO) to allow for the reconstruction and repair of a historic cottage in Biltmore Village for use as a retail shop. The property is known as 5 Boston Way and PIN 9647-79-0826
   C. **Action:** Formal vote required.
   D. **Materials:** 5 Boston Way Meeting Materials

Administrative Appeals

4. **819 Patton Avenue Administrative Appeal**
   A. **Resource:** Jannice Ashley, Deputy City Attorney
   B. **Description:** The applicant, Jesse Swords, is requesting an administrative appeal to Section 7-6-2(d)(2) of the City's Unified Development Ordinance (UDO).
   C. **Action:** Formal vote required.
   D. **Materials:** 819 Patton Avenue Meeting Materials

Next Meeting:

- Monday, October 26, 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 Tyler Kelley (tkelley@ashevillenc.gov).