Town of Black Mountain

160 Midland Avenue ♦ Black Mountain, North Carolina, 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-5962

NOTICE OF VARIANCE REQUEST

(REGARDING NEIGHBORS WITHIN 200 FEET OF PROPERTY)

DATE: **July 2, 2025**

TO: **PROPERTY OWNER**

FROM: **TOWN OF BLACK MOUNTAIN**
ZONING ADMINISTRATOR

ADDRESS OF PROPOSED VARIANCE:

15 Avena Street

PIN #: **0609-43-9868.00000**

CURRENT ZONING CLASSIFICATION: **OI-6 (office and institutional)**

THIS PROPERTY IS CURRENLTY USED FOR THE PURPOSE OF:

residential

THE VARIANCE IS REQUESTED FROM THE FOLLOWING PROVISIONS OF THE ORDINANCE:

Chapter 4, Section 4.4.3 (B and C) of the Town of Black Mountain Land Use Code

THE VARIANCE IS REQUESTED SO THAT THE PROPERTY CAN BE USED INA MANNER INDICATED HEREIN:

Current zoning calls for a 30' setback from the road. Homeowner is repairing from Helene damage and would like to build their porch to a 13' depth protruding from the house. This would make the deck band 26'6" from the road and the overhang of the roof would be 24'8".

An evidentiary hearing will be held on Thurdsay, July 17, 2025, @ 6:00 p.m. in the Council Room of Town Hall, 160 Midland Avenue.

This is your notification for this request specified under 1.7 of the Land Use Code for the Town of Black Mountain. Section 1.7.1 (d) (3) indicates that notice be provided to all property owners within 200 feet of the site's property lines. Notice of the time, date, and place of the hearing will be published in the Black Mountain News in accordance with the Land Use Code of the Town of Black Mountain.