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: **August 29, 2025**

TO: **PROPERTY OWNER**

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

ADDRESS OF PROPOSED VARIANCE:

107 Sixth Street

PIN #: **0619-39-5257.00000**

CURRENT ZONING CLASSIFICATION: **UR-8**

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, Provisions governing all lots, Subsection 4.4.3 (J), Setbacks, corner lots, and double frontage lots

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

Allow the roof overhang of the house to protrude inot the side setbacks 2'3".

An evidentiary hearing will be held on Thursday, September 18, 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.