VARIANCE APPLICATON www.townofblackmountain.org

PROPERTY OWNER INFORMATION

Owner Name: Dennis R. Gregory Jr.

Owner Address (Number, Street, City, State, ZIP): 204 Stafford St. Black mt 28711

~~Home~~ Phone	Cell Phone	Email Address
231-5289	275-1917	dennis.gregory.jr@gmail.com

APPLICATION FOR VARIANCE

I request a variance/variances from the following provisions of the ordinance:

Section Number(s): ~~4.2.15~~ 4.7 **Section Title(s):** Zoning Regulations by District ~~Dimensional Requirements by Zoning District~~

Subsection letter(s) and/or number(s): 4.7.15 **Subsection Title(s):** Dimensional requirements by zoning district

So that the below mentioned property can be used in a manner indicated by the plan attached to this form, or if the plan does not adequately reveal the nature of the variance, as more fully described herein ***(if applying for a variance in dimensional requirements, state the revised setbacks or height limitations desired below)***:

Seeking a 12ft variance for a front porch

PROPERTY INFORMATION

Parcel Number	Current Zoning	Acreage
0619-05-5078	UR-8	.18

Address: 204 Stafford St

Average Slope %	Use of Property
15.90%	residential

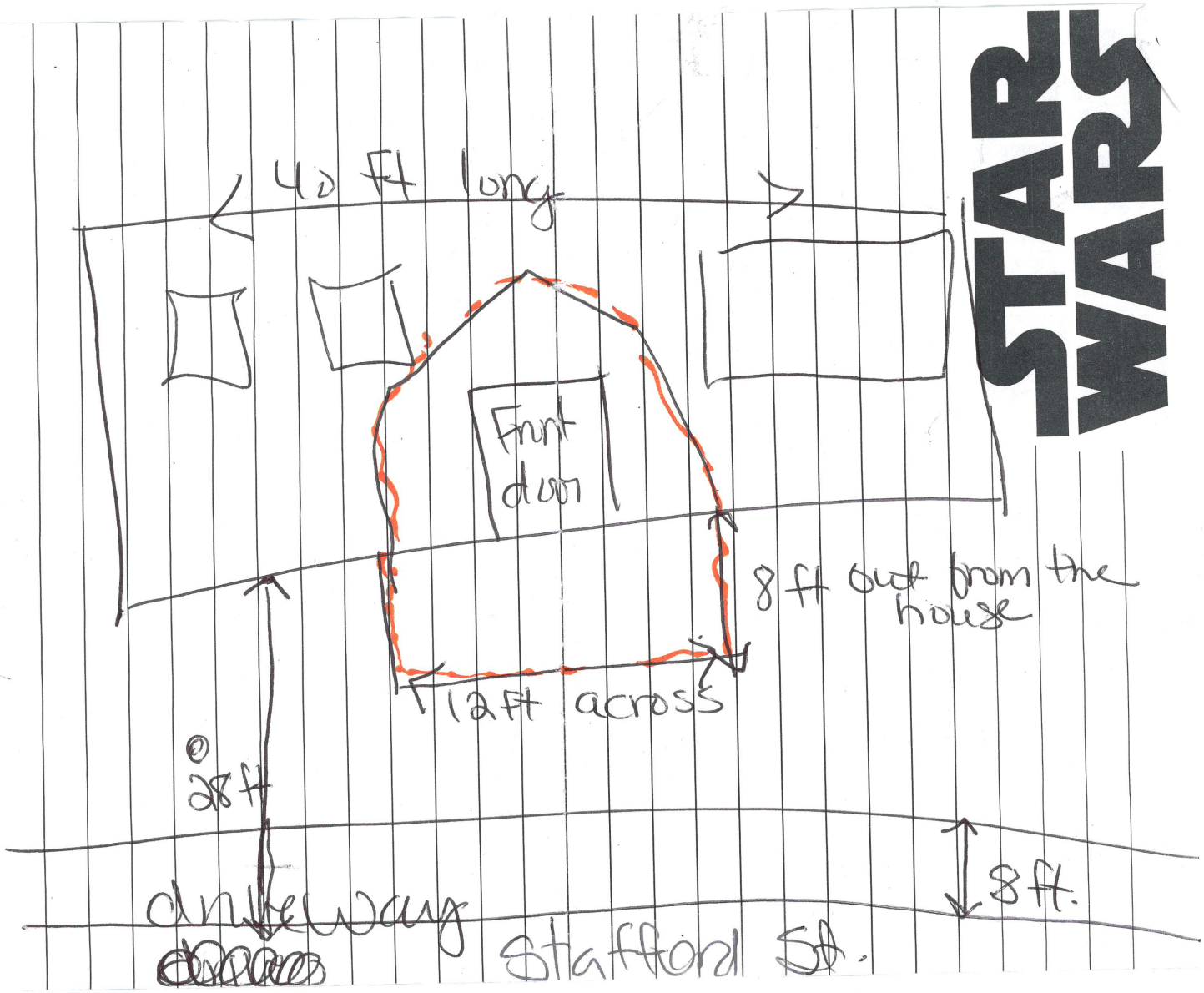
CERTIFICATION

I hereby certify that all of the information presented by me on this application is accurate to the best of my knowledge, information and belief. I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application. I acknowledge that attendance at the Zoning Board of Adjustment meeting is mandatory for the review of this application.

Petitioner Signature	Date
Dennis Gregory	11-25-2025

OFFICE USE ONLY

Date Received:	Fee: ~~$600.00~~ XXXXXX SEE CURRENT FEE SCHEDULE
11/25/25	Cash: ☐ Check: ☑ # 019101 Credit: ☐
Case Number: VAR-25-	Meeting Date: 12/18/25


40 ft long
Front door
8 ft out from the house
12ft across
28 ft
driveway
Stafford St.
8 ft.

VARIANCE BURDEN OF PROOF

In the spaces provided below, indicate the facts you intend to demonstrate and the arguments that you intend to make to demonstrate to the ZBA that it can properly grant the variance as provided for in Chapter 1, Section 1.7.3 Variances. The Zoning Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance.

Please indicate how the proposed project meets the below requirements. If additional space is required, please provide the information on a separate sheet of paper.

1. Indicate how an 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.

   Hardship from not having a porch into our front door. Porch removed to accomodate repairs. Now it needs replaced but even our home is only 25 feet from the driveway. We would like a porch 12ft long and 8ft wide.

2. Indicate how 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.

   Front yards very shallow from driveway to door but a porch is necessary. Would like one 8'x12' to replace other one.

3. Indicate how 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.

   Previous front porch had to be removed in order to complete Helene repairs. Repairs have recently been completed and now we need another porch to our front door.

4. Indicate how 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.

   The front porch will not be a distration or a danger and would allow us to use our property like everyone else in the neighborhood.