FAX

TO: Governing Body of Black Mountain Planning and Development
Town of Black Mountain
Tel: 828-419-9300, Fax: 828-669-2030 ← Not working on 11/26/2025

FROM: Hongqin Wei, Owner of 850 Blue Ridge Rd,
822 N Hazard Ave, #305
Los Angeles, CA 90063

Fax to: Administration
Fax: 828-669-4204

DATE: November 26, 2025

please deliver the fax to Planning & Development Dept.

SUBJECT: Appeal of Building Official Charles R. Burton's Order to Demolish the Structure at 850 Blue Ridge Rd (Letter dated November 17, 2025),

Dear Governing Body Members,

I respectfully submit this appeal regarding Building Official Charles R. Burton's decision, dated November 17, 2025, ordering demolition of the structure at 850 Blue Ridge Rd. The consideration, hearing, and decision process has been flawed, unfair, and the ruling of demolition rather than repair or other remedies shows no justification. The following points illustrate these concerns (not an exclusive list):

1. Failure to acknowledge correspondence Mr. Burton did not acknowledge receipt of my letter dated 10/24/2025, which certified mail records confirm was received by the Department of Planning & Development on November 3, 2025. Nevertheless, on November 4, 2025, he issued his order without ever responding to or considering the contents of my letter.

Either the Department failed to forward my letter, or Mr. Burton disregarded it entirely. This omission denied me fair consideration and ignored my request for a time extension to pursue a repair or demolition permit.

2. Lack of proper communication channels Mr. Burton's letters provided no email address for timely responses. The fax number listed (828-669-2030) was non-functional, and attempts to fax via UPS failed. My letter had to be sent instead to the administration's fax number (828-669-4204) on 11/12/2025.

3. Unreasonable hearing notice Despite knowing I reside in California, Mr. Burton allowed only two days from receipt of his letter to attend a hearing scheduled for 11/14/2025. I faxed him on 11/12/2025 requesting a postponement, as I had no guidance on required materials, insufficient time to prepare, and no opportunity to secure legal representation.

4. False claim of a hearing Mr. Burton never responded to my fax and falsely claimed a hearing occurred. No hearing was held, nor was I notified of any denial of my postponement request. This

action violated basic fairness and state law, as postponements are routinely granted even in court proceedings.

5. Unjustified demolition ruling Mr. Burton's demolition order was issued without a hearing or justification. The building is structurally sound: steel framing, roof, slab, and foundation remain intact. Damage is limited to non-bearing wood partition walls. Repair is feasible. Furthermore, as the State DOT has proposed building a roundabout at this location, and the Town of Black Mountain appears to have approved the proposal, additional time is needed to coordinate with the State DOT to determine whether repair or another alternative is the most appropriate solution. If it becomes clear that the DOT will not build a roundabout there, I will proceed with repairing the building to meet all requirements.

6. Alternative remedies ignored Reasonable remedies exist to address safety concerns, such as installing a chain-link fence with privacy tarp. The property is isolated, buffered by concrete walls, earth berms, trees, and the Swannanoa River, with no foot traffic or nearby commercial activity. These measures would mitigate concerns while allowing time to reach a proper final solution.

If these points continue to be ignored without valid justification, I will appeal to the court to seek fairness regarding Mr. Burton's decision. I sincerely hope the Town of Black Mountain will not treat a long-time, tax-paying citizen so unfairly, especially in the aftermath of the unprecedented Helene disaster.

Thank you for your understanding and consideration.

Respectfully,

Hongqin Wei, Owner of 850 Blue Ridge Rd