Attachment A

Date: December 18, 2024 Revised 1/4/2025
To: Board of Adjustments
From: Tore Borhaug, Parashift Holdings, LLC
Re: Variance request for Victore Lane, Lot No. 1 and Lot No. 6, Brevard, NC 28712

Dear Board of Adjustments:

I am requesting the following variances to the Unified Development Ordinance (UDO):

1. Section 2.3 A. I am requesting that you allow me to have no more than two principal buildings for Lot 1 and 6 on the attached site plan.
2. Section 2.7.2.A. I am requesting that you allow me to reduce the required set back from 10 feet to 5 feet on Lot 1 and 6 on the side that is facing Osborne Road.

Unnecessary Hardship concerns:

1. In order to maximize the current RMX density allowance for this property it would be an unnecessary hardship to comply with the current UDO of only having one building on these two lots for the following reasons:
    a. The UDO was changed AFTER I started developing this property.
    b. To change the layout of the property at this time would be a hardship for the following reasons:
        i. Floorplan designs would need to change.
        ii. The engineered utility infrastructure would either need to be changed or not utilized the way the current infrastructure is intended to be used.
        iii. I have limited time to start and finish the construction due to the timing issues of the commercial construction loan that was just approved.
        iv. Making the changes as outlined above would entail significant extra cost.
2. When the current plan was developed, I had to make these lots larger due to the required distance from Osborne Road to the first curb cut on Victore Lane. Therefore, to be able to utilize these two lots to its fullest extent to accommodate more workforce housing I need to be able to have two principal buildings on each lot.
3. The hardship by only being allowed one building on these two lots was not created by me, the applicant, but the fact that the UDO changed AFTER I finalized and started the development of this property. Please keep in mind that I am very pleased with the recent changes to the ordinance and it will benefit me tremendously as I am contemplating developing my other property in Brevard.
4. The intent of the new UDO was in part, to increase density for some properties in Brevard to meet increased demand for housing which my proposal will allow.
   It is my opinion that safety and neighbors are not compromised by this request as these two lots are facing a corn field and the overall density of the whole property will not be compromised.

Description of the request:

1. I am requesting to place 2 duplexes on each of the two corner lots at the intersection of Osborne Road and Victore Lane in Brevard. See attached site plan for Lot 1 and 6.
2. The ground floor area of each building will not to exceed 1,400 square feet.
3. I would like to have parking positioned on other parts of the property. This temporary parking will be gravel.
4. Once I construct the underground storm water panels where the storm water pond is currently positioned, I plan to have parking on top of the storm water panels.
5. I am not able to comply with the current Cluster Home Development ordinance due to the greenspace/common area requirements along with the requirement of needing 3 buildings on each lot since the current ordinance was not adopted until after I started developing the property.

The reasons for the variance request:

The benefits of placing two duplexes on these corner lots as opposed to four unit apartment buildings (the UDO would allow this options) are as follows:

1. Due to the numerous complaints about how ugly the current buildings are to many residents of Brevard the new configuration will allow me to make the buildings twice as wide which will be more esthetically pleasing/compatible with other buildings in Brevard. When people come down Old Hendersonville Hwy toward Brevard they do not have to look at the obtrusive wall of the current building or the size of a four unit apartment building.
2. The roof will be less obtrusive as opposed to a 4 plex due to not needing a longitudinal roof for the duplexes.
3. The cost of finishing the interior will be less which will allow us to keep the apartments more affordable.
4. Doing two duplexes will allow for more light inside each apartment.
5. It will allow for a higher density and therefore better utilization of the land.
6. We will still be able to stay well within the current RMX zoning requirement for the whole property once it is fully developed.
7. **If the current ordinance had been in place when we started developing this property this request would not have been needed as the whole site plan would have been different and more economical to develop.**

Thank you for considering this request.

Sincerely yours,

Tore Borhaug
President
Parashift Holdings, LLC