City of Brevard
828-885-5630

95 West Main Street
Brevard, NC 28712

Record Report for Variance #VAR-25-0002

Record Overview

Record Number: VAR-25-0002

Record Type: Variance

Record Status: In Progress

Record Submitted At: Tuesday December 9, 2025

Record Address: 277 North Broad Street

Record Owner: Katherine Poe

Record Applicant User: Cortney Sherer

Record Applicant Company: Sign Systems Inc

Form Submission

Applicant:

matthew aho

matt@signsystemsnc.com, (828) 582-5959

Property Owner (if different):

UNC Health Pardee Aho

wain.layr@gmail.com, (828) 582-5959

Property Address:

277 North Broad Street

Parcel Identification Number (PIN):

8586-52-8251-000

Zoning District:

Downtown Mixed Use (DMX)

Overlay District:

Downtown Development Overlay District

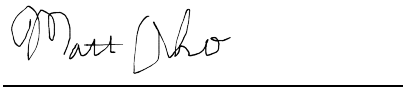
Description of Variance Request:

Client would like to place a sign on N Caldwell Street to direct patrons.

Reasons for Variance Request:

2 and 4. The location of the building and need to guide persons in needs to warrant a second sign at the heavily trafficked N. Caldwell Street. The signage is needed to keep public safety secure. Patrons whom cannot find the building may get confused and stop in-appropriately creating traffic congestion or worse.

Signature:



Signed in GovWell: Tuesday December 9, 2025, 11:38am

Sign Systems Inc.

Hickory Office
315 9th St LN SE
Hickory, NC 28602
(828) 322-5622

Asheville Office
1920 US 70
Swannanoa, NC 28778
(828) 378-1301

Proposal

Date: 11/03/2025

Company
UNC Health Pardee
shannon.pitras@unhealth.unc.edu
277 N Broad Street Brevard, NC 28712
Added Monument On Caldwell Street

Payable to
Name

Invoice #
0

Project
Added Monument

Due date (if applicable)
TBD

Description	Qty	Unit price	Total price
(1) 71.1" x 60 Non-Illuminated Monument Sign Per Proof	1	$9,790.00	$9,790.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
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			$0.00
			$0.00
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			$0.00
			$0.00

Notes: *Taxes and Permit Fees NOT Included, All Applicable Fees Billed Out At Final Billing* *Primary Electric By Others* *50% Due At Acceptance Of Proposal*

Subtotal	**$9,790.00**
Installation	**$0.00**
	$9,790.00

Additional Terms and Conditions

1. This proposal is made for specially constructed equipment and when accepted is not subject to cancellation. Company shall not be responsible for errors in plans, designs, specifications or drawings furnished by PURCHASER or for defects caused thereby.

2a. The Purchaser agrees to secure all necessary permits from the building owner and/or others whose permission is required for the installation of this display and he assumes all liability with regard to same and all liability, public and otherwise, for damages caused by the display or by reason of it being on or attached to the premises. Purchaser agrees to secure all necessary permission for use of all registered trademarks or copyrights used on the display. 2b. All necessary electrical wiring, outlets and connections to the display from the building meter and/or fuse panel will be properly fused and installed, at the expense of the Purchaser.

2.c INSTALLATION PRICES QUOTED ARE SUBJECT TO REVISION WHERE EXCESS ROCK OR OTHER UNFORESEEABLE FOUNDATION CONDITIONS ARE ENCOUNTERED.

3. Company warrants the display against defective workmanship in construction and assembly for 90 days from the date of shipment or installation, if installation is made by Company. Additionally, Company will replace defective components manufactured by others for 90 days from date of shipment or installation by Company, for normal labor and travel charges only. Any part found by Company to be defective due to faulty workmanship or materials, if returned prepaid, within the warranty period, will be repaired or replaced f.o.b. Point of production. Company shall not be liable for any damages or losses other than the replacement of such defective work or material. Whenever there is any circumstances on which a claim might be based, Company must be informed immediately or the provisions of this warranty are voided.

4. Payment for items purchased under the terms of this contract will be made on receipt of invoices submitted. In the event payment is not made as agreed, PURCHASER agrees to pay a service charge on past due amounts from the times they are due, thirty (30) days from invoice date, at the rate of on and one-half percent (1½%) per month. In the event this contract is placed for collection or if collected by suit or through any Court, reasonable attorney's fees shall be added.

5. All applicable taxes payable under the laws of the State into which the property is to be delivered or installed as mentioned herein shall be added to the price quoted, unless such tax is paid directly by PURCHASER.

6. Company will not be responsible for delays in shipments caused by delays created by supplies or transportation services or by labor disputes or due to any other circumstances beyond its control.

7. Title to all materials and property covered by this contract shall remain in Company and shall not be deemed to constitute a part of the realty to which it may be attached until the purchase price is paid in full. Company is given and express security interest in said material and property both erected and unerected not withstanding the manner in which such personal property shall be annexed or attached to the realty. In the event of default by PURCHASER, including but not limited to, payment of any amount due and payable, Company may at once (and without process of law) take possession of and

This contract, with all conditions as noted, is herewith accepted by both parties.

PURCHASER:	Sign Systems INC Representative

Sign Systems Inc.

Hickory Office
315 9th St LN SE
Hickory, NC 28602
(828) 322-5622

Asheville Office
1920 US 70
Swannanoa, NC 28778
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PURCHASER:	Sign Systems INC Representative

UNC HEALTH Pardee

Additional Non-illuminated Monument

277 N Broad St.
Brevard, NC

10-24-25

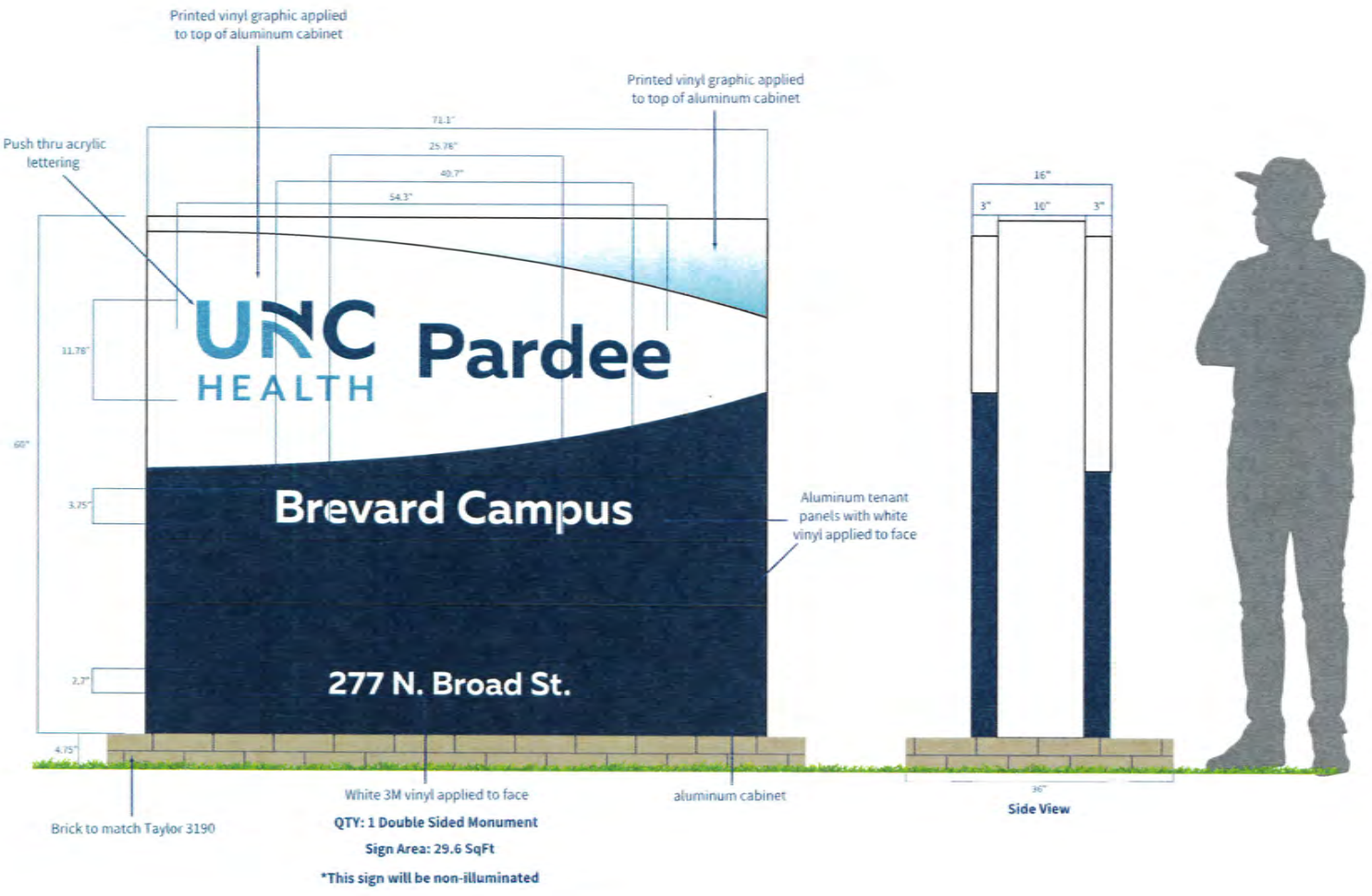
Sign Systems Inc.

UNC Health Pardee

Monument Sign

Colors:

- Pantone 7693c
- Pantone 542c



QTY: 1 Double Sided Monument

Sign Area: 29.6 SqFt

***This sign will be non-illuminated**

CUSTOMER

UNC HEALTH Pardee

SITE

Brevard

CONTACT

Shannon Pietras
828-333-2023

FILE

Sales Rep
Matt Aho

File Name
UNC Brevard Additional Monument

Design
Sawyer

Draft:
Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:
Rev 6:
Rev 7:
Rev 8:
Rev 9:

APPROVALS

- ☐ Approved
- ☐ Approved as noted
- ☐ Revise and re-submit

Customer

Landlord

NOTES

Sign Systems Inc.

UNC Health Pardee

Monument Sign

Colors:

- Pantone 7693c
- Pantone 542c



Existing



Proposed

Elevation depiction intended for general concept illustration and is not to exact scale. Actual sizing & perspective will vary slightly from image.

CUSTOMER

UNC HEALTH Pardee

SITE

Brevard

CONTACT

Shannon Pietras
828-333-2023

FILE

Sales Rep
Matt Alho

File Name
UNC Brevard Additional Monument

Design
Sawyer

Draft:
Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:
Rev 6:
Rev 7:
Rev 8:
Rev 9:

APPROVALS

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- ☐ Approved as noted
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Customer _____

Landlord _____

NOTES

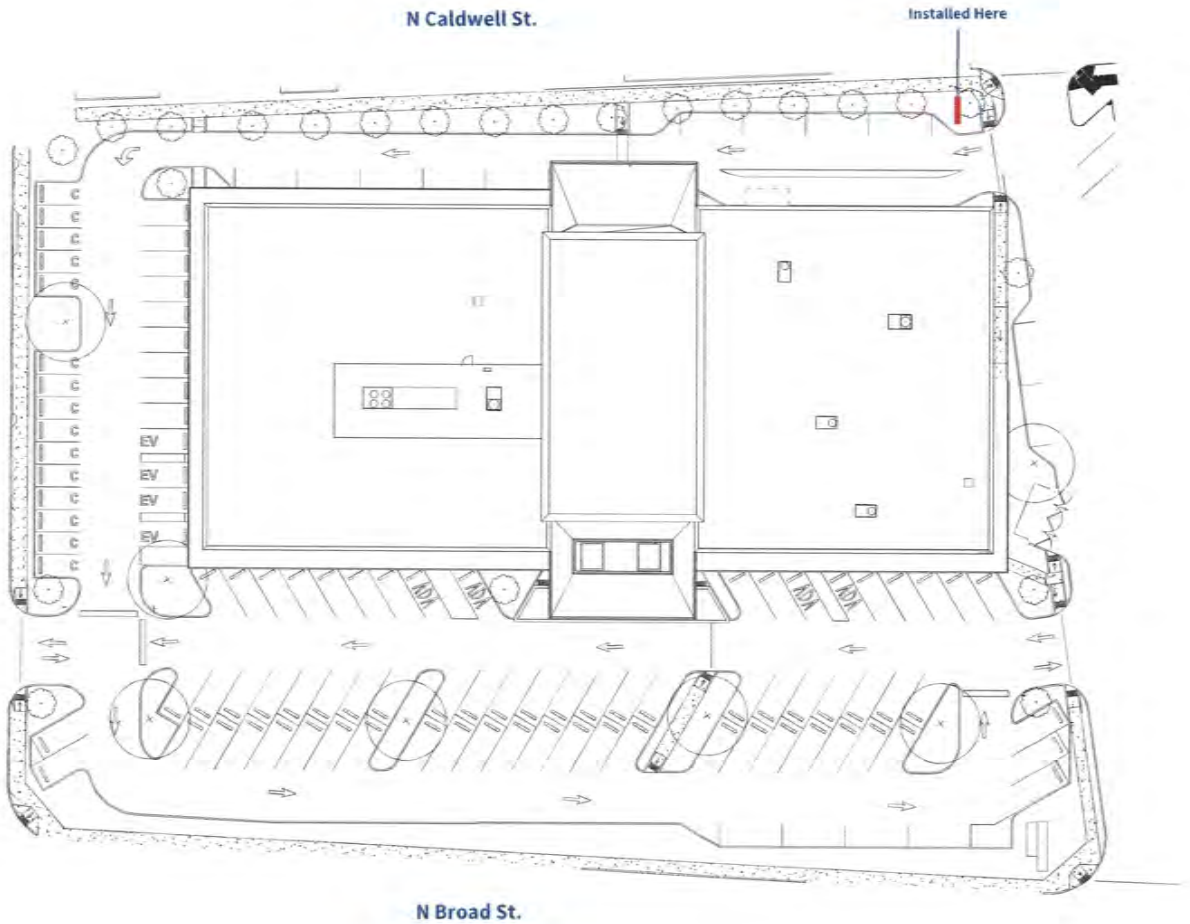
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Sign Systems Inc.

UNC Health Pardee

Site Map

Colors:



CUSTOMER

UNC HEALTH Pardee

SITE

Brevard

CONTACT

Shannon Pietras
828-333-2023

FILE

Sales Rep
Matt Aho

File Name
UNC Brevard Additional Monument

Design
Sawyer

Draft:
Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:
Rev 6:
Rev 7:
Rev 8:
Rev 9:

APPROVALS

- ☐ Approved
- ☐ Approved as noted
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Customer

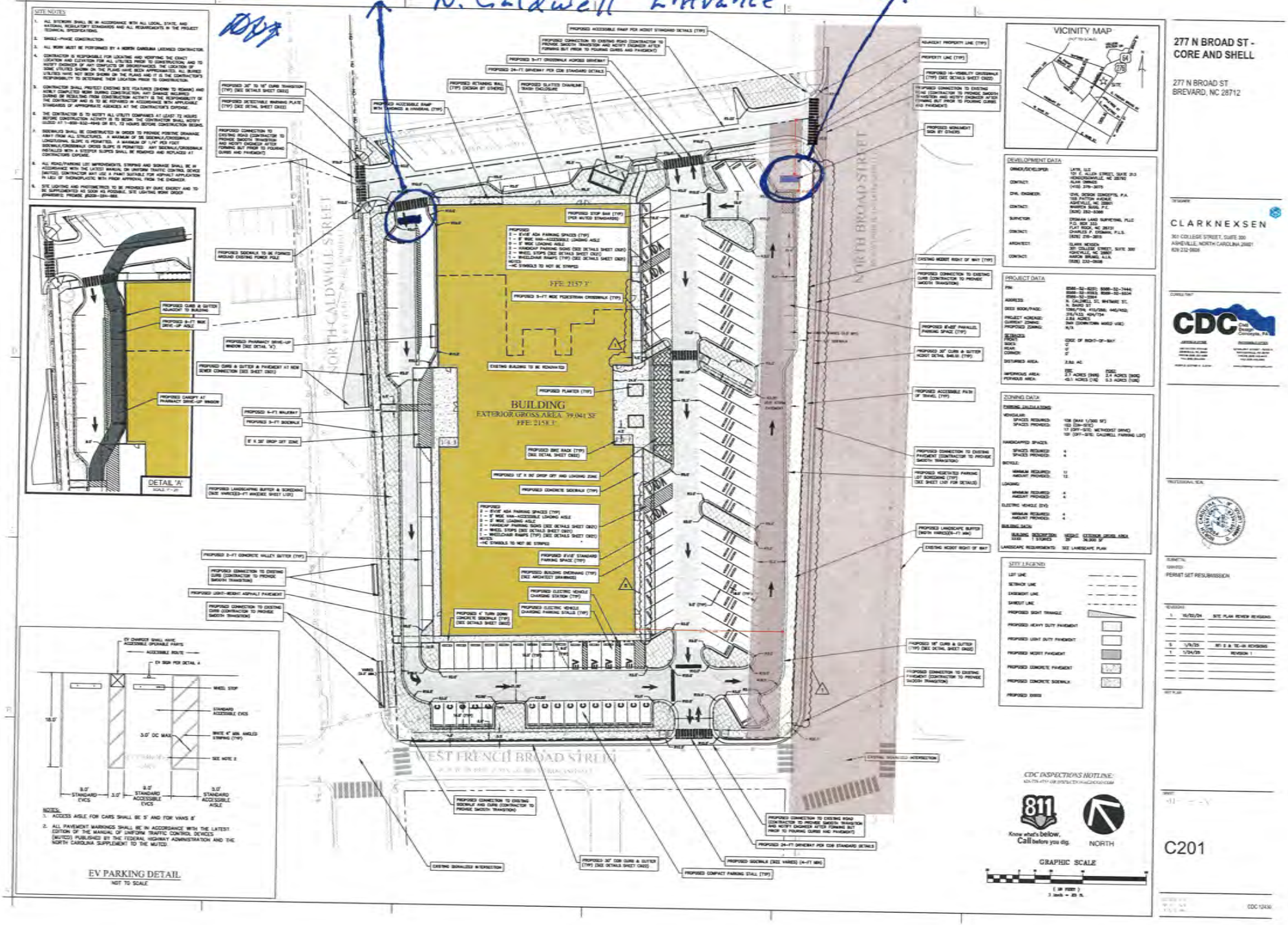
Landlord

NOTES

Sign Systems Inc.

Client Requested Same Monument
2nd Monument to be Added @
N. Caldwell Entrance

Approved Monument



277 N BROAD ST - CORE AND SHELL

277 N BROAD ST
BREVARD, NC 28712

CLARKNEXSEN
301 COLLEGE STREET, SUITE 200
ASHEVILLE, NORTH CAROLINA 28801
828.232.5928

CDC
Civil Design Concepts, P.A.

PERMIT SET RESUBMISSION

#	10/22/24	SITE PLAN REVIEW REVISIONS
5	1/9/25	RFI 3 & TIE-IN REVISIONS
1	1/24/25	REVISION 1

C201

CDC 12430


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287 N Caldwell St
Brevard, North Carolina
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Jul 2008
See latest date
Share
COLLEGE
PLAZA
N Broad St


Search Google Maps
287 N Caldwell St
Brevard, North Carolina
Google Street View
Mar 2013
See latest date
Share
N Caldwell St


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