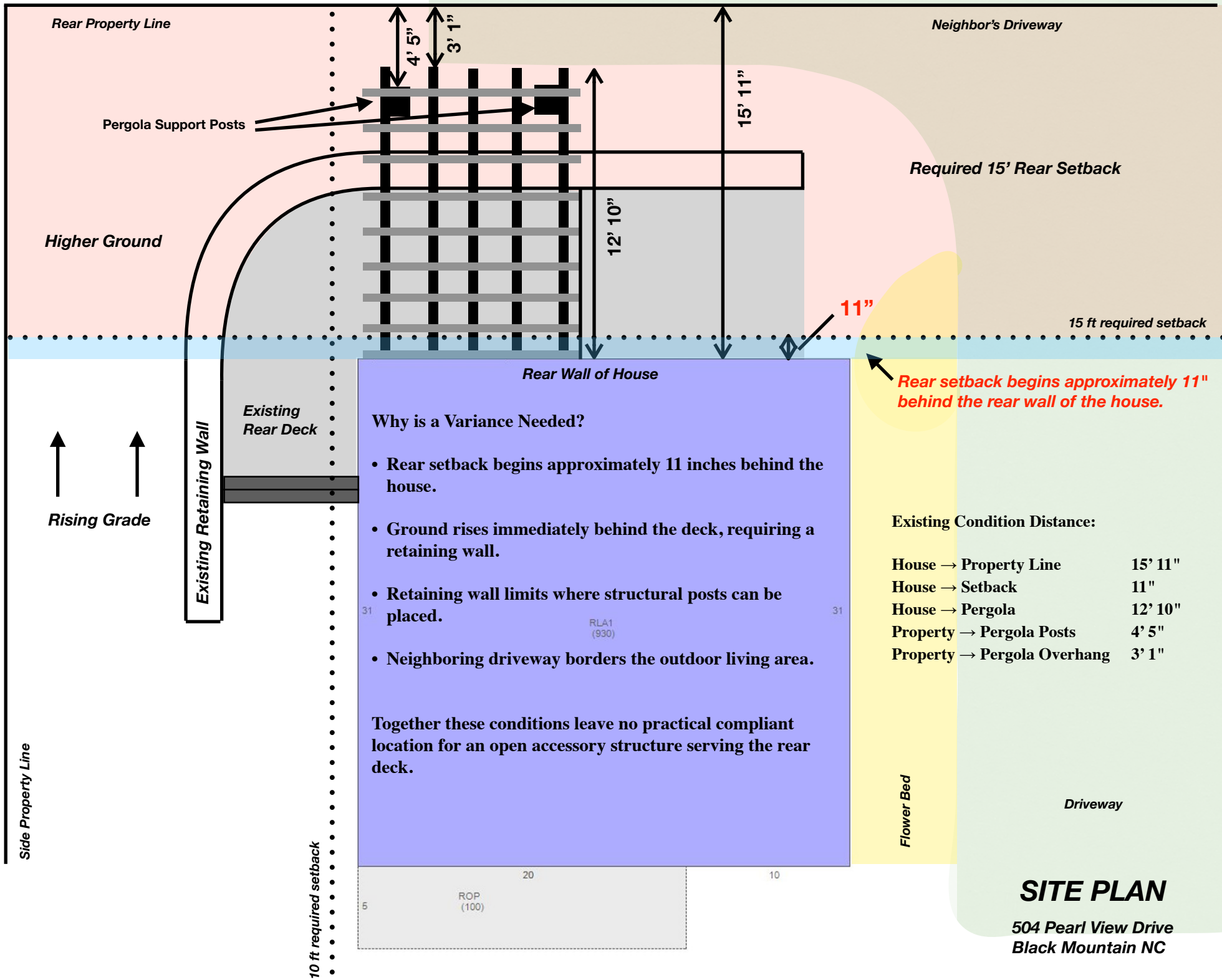

Rear Property Line
Neighbor's Driveway
4' 5"
3' 1"
15' 11"
Pergola Support Posts
Required 15' Rear Setback
12' 10"
Higher Ground
11"
15 ft required setback
Rear Wall of House
Rear setback begins approximately 11" behind the rear wall of the house.
Existing Rear Deck
Existing Retaining Wall
Rising Grade
Why is a Variance Needed?
• Rear setback begins approximately 11 inches behind the house.
• Ground rises immediately behind the deck, requiring a retaining wall.
• Retaining wall limits where structural posts can be placed.
• Neighboring driveway borders the outdoor living area.
Together these conditions leave no practical compliant location for an open accessory structure serving the rear deck.
Existing Condition Distance:
House → Property Line 15' 11"
House → Setback 11"
House → Pergola 12' 10"
Property → Pergola Posts 4' 5"
Property → Pergola Overhang 3' 1"
Side Property Line
10 ft required setback
Flower Bed
Driveway
SITE PLAN
504 Pearl View Drive
Black Mountain NC