Town of Black Mountain

160 Midland Avenue ♦ Black Mountain, North Carolina 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-5962

NOTICE OF EVIDENTIARY HEARING FOR VARIANCE REQUEST

Date: August 1, 2026

To: Property Owners within 200 feet of the subject property located at:
504 Pearl View Drive

RE: Evidentiary Hearing for Variance Application #VAR-26-0003

Dear Property Owner,

Please be advised that an application for a Variance has been filed with the Black Mountain Planning and Development Office concerning the property at 504 Pearl View Drive. This notice is being sent to you because your property is adjacent to or within two hundred feet (200') of the subject property as required by the Town of Black Mountain Land Use Code Section 1.7.1 (D)(3).

Applicant Information:

- Applicant Name: Darah and Emily Bazargan

Property Information:

- Property Address: 504 Pearl View Drive
- Parcel Identification Number: 0619-78-0053
- Current Zoning: UR-8
- Ordinance Section: Section 4.7.15, Dimensional Requirements by Zoning Districts
- Variance Requested for: From required 15' rear setback to allow the existing open, unenclosed pergola accessory structure associated with the existing rear deck to remain in its current location. The pergola support posts are located approx. 4 ft 4 in from the rear property line.

Evidentiary Hearing Details:
An evidentiary hearing will be held to consider this application. All interested parties are encouraged to attend.

- Date: Thursday, August 20, 2026
- Time: 6:00 p.m.
- Location: Council Room, Town Hall, 160 Midland Avenue, Black Mountain, NC 28711

How to Learn More:

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- Review the Application: blackmountainnc.v8.civicclerk.com/Meetings/Agenda?id=739
- Contact the Planner: Russell Cate ♦ 828-419-9373 ♦ russell.cate@tobm.org

Purpose of a Variance:
Variances are intended to provide limited relief from regulations in those cases where the strict application of a particular requirement will create a practical difficulty or unnecessary hardship prohibiting the use of land in a manner otherwise allowed under the development regulations and in a way that the spirit of the zoning regulations shall be preserved, public safety and welfare secured, and substantial justice achieved.

The meeting is open to the public.

Sincerely,

Jennifer Tipton
Senior Admin/Clerk to Board of Adjustment
Town of Black Mountain Planning and Development Department