VARIANCE APPLICATON www.townofblackmountain.org

PROPERTY OWNER INFORMATION

Owner Name
Steven + Shanna Greenwalt

Owner Address (Number, Street, City, State, ZIP)
200 Montreat Rd

Home Phone	Cell Phone	Email Address
	205.542.3134	sgwalt909@gmail.com

APPLICATION FOR VARIANCE

I request a variance/variances from the following provisions of the ordinance:

Section Number(s): 4.7.15 **Section Title(s):** Dimensional Requirements by Zoning District

Subsection letter(s) and/or number(s): _____ **Subsection Title(s):** _____

So that the below mentioned property can be used in a manner indicated by the plan attached to this form, or if the plan does not adequately reveal the nature of the variance, as more fully described herein ***(if applying for a variance in dimensional requirements, state the revised setbacks or height limitations desired below)***:

The revised rear setback for this addition would be approximately 12'4" (excluding modest roof over-hang). to our property line as surveyed when we bought the home 2½ years ago.

PROPERTY INFORMATION

Parcel Number	Current Zoning	Acreage
061937163100000	UR-8	.17

Address
200 Montreat Road

Average Slope %	Use of Property
	Residence

CERTIFICATION

I hereby certify that all of the information presented by me on this application is accurate to the best of my knowledge, information and belief. I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application. I acknowledge that attendance at the Zoning Board of Adjustment meeting is mandatory for the review of this application.

Petitioner Signature	Date
Steve Greenwalt Shanna Greenwalt	3/30/26

OFFICE USE ONLY

Date Received:	Fee: ~~$600.00~~ XXXXXX SEE CURRENT FEE SCHEDULE
3/30/2026	Cash: ☐ Check: ☐ # _____ Credit: ☐
Case Number:	Meeting Date: April 16, 2026

Variance Burden of Proof

1. **Indicate how an unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

   We are requesting that the rear setback to our property be adjusted several feet to accommodate a full master bathroom and small closet.

   Our home was built in1936, and while it conformed to customary bathroom/closet configurations at that time, it does not today. It currently has one full bathroom with no tub (and a small powder room). The only closet in the house other than two small bedroom closets is a narrow linen closet. We lack a bathroom with a tub, coat closet, broom closet and pantry. The requested bathroom/closet combo would enable our property to more closely meet what are now normal standards in surrounding homes.

   Note: The two homes immediately behind us on 1st Street were built within the last 1 to 5 years; the home to our left on Montreat is also being built and will be finished sometime this spring. All 3 homes have at least 2-3 full baths, and additional pantry and storage closets.

   We moved to Black Mountain 2-1/2 years ago to be near children and grandchildren who live on 1st Street. We envision that we will settle permanently in the area in the next few years. Since we moved to our home, we have invested a considerable amount of time and money to landscape our property, replace and refinish damaged floors, upgrade our kitchen and make other cosmetic improvements, all with that end in mind. Once the home to our left on Montreat Rd is completed, our front landscaping will begin.

   Landscaping and nice floors do not mitigate lack of space, however. This addition would allow us to avoid the hardship of trying to sell the home (if ever necessary) amidst homes that customarily have 2 or more full baths and extra closets. But more importantly, another full bath with closet space would enhance our ability to age in place in this home. If either of us ever needed a home caregiver, a bedroom with its own bath would be a necessity--and would mean the difference between aging in our home or having to relocate. The latter scenario would create an unnecessary hardship which could be avoided by the addition of a bathroom/closet.

2. **Indicate how the hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are**

common to the neighborhood or the general public may not be the basis for granting a variance.

When our home at 200 Montreat Rd was built, the original lot where our home sits encompassed the two homes that have been built to our rear, the home being built to our immediate left, and the next house beyond that. The original lot was ultimately sub-divided and the result is that there are now 5 homes (including ours) sitting on what used to be one large lot. Our constrained location, in the midst of this infill building, means that we do not have the freedom to build even a modest bathroom without requesting a variance. Therefore, we are requesting a modest variance that will allow us to bring our home up to usual and customary neighborhood standards.

The variance that we are requesting is approximately 2 1/2 feet (before allowance for roof over-hang). It spans across 15 feet of the rear of our home (the width of the bedroom that the new bath will adjoin). The remaining portion of our rear property will remain the same. We would like to note that the addition will be roofed, bricked and painted to match our existing property, and that a large portion of our concrete driveway will be removed, which will make for more open green space adjacent to our rear neighbor's property.

3. **Indicate how the hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.**

   This is the only variance we have requested, and we did not knowingly or unknowingly create any actions that would result in any hardship. We have become acutely aware however, that we are not getting any younger, and that this addition would be a meaningful way we could ensure we can age safely in place in the event we do not have another move in our future.

4. **Indicate how the requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.**

   Our proposed addition, while it might not secure public safety, will undoubtedly improve the public aesthetics of our very visible corner property. We will be

replacing a large amount of our rear concrete driveway with a discreet addition, and more grass and landscaping. This in turn will provide a more permanent and attractive feel to our home and contribute to the overall quaint and village-like atmosphere of our town.

As for justice being achieved, we also think that our status as the original home in a now 4-home subdivided lot scenario brings our home up to current and customary standards relative to our neighbors. And as a side note...our neighbors to the immediate rear, the Graham's, are in favor of our addition since it will mean more green space adjacent to their property line as opposed to concrete. We also can't help but think that the additional green space will help with ground permeability as opposed to concrete. All of these factors we feel will contribute to the public, as well as our immediate neighbors, being served with an attractive and environmentally advantageous green space that will seamlessly fit in with our neighborhood.