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: April 6, 2026

To: Property Owners within 200 feet of the subject property located at:
200 Montreat Road

RE: Evidentiary Hearing for Variance Application #VAR-26-0001

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 200 Montreat Road. 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: Steve and Shanna Greenwalt

Property Information:

- Property Address: 200 Montreat Road
- Parcel Identification Number: 0619-37-1631.00000
- Current Zoning: UR-8
- Ordinance Section: 4.7.15, Dimensional Requirements by Zoning District
- Variance Requested for: To reduce the rear setback of 20' to 12' 4" to accommodate and master bath and closet addition

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

- Date: April 16, 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: https://blackmountainnc.v8.civicclerk.com/Meetings/Agenda?id=714
- 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