160 Midland Ave
Black Mountain, NC 28711

Office of The Building Inspector
Office: 828-419-9300

Record Report for Variance #VAR-26-0002

Record Overview

Record Number: VAR-26-0002
Record Type: Variance
Record Status: In Progress
Record Submitted At: Monday April 20, 2026
Record Address: 301 CHAPEL RD, 28711
Record Owner: Jennifer Tipton
Record Applicant: Jesse Langlais

Form Submission

Owner:
Jerry Sayre
207 Furches St.
Raleigh, NC 27607
jerrysayre@gmail.com, (919) 607-0145

Section Number(s): 43-48

Section Title(s): Residential Dwellings

Subsection letter(s) and/or number(s): (a)

Subsection Title(s): Driveway Size?

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): :

I've been told that my proposed driveway apron width will be too large. It would finish out at 33', including the flares at either side. It's sizing is due to it's location in proximity to the entrance of Black Mountain Estates. We want to make this one apron with an 8" break halfway filled with stone.

Parcel Number: 070070495700000

Current Zoning: CR-1

Acreage: 0.532

Average Slope %: 32.07

Use of Property: Single family residence

Petitioner Signature:



Signed in GovWell: Monday April 20, 2026, 2:51pm

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. :

For one, this architect designed, essentially the same sized parking deck and apron, on a house up the road from the

property, with no issues regarding sizing.

The apron leads to a parking deck that has been sized and built to accommodate two vehicles.

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.:

The proximity of this parking area is very close to the median separating the entrance from the exit into Black Mountain Estates and requires a larger apron so the residents can easily make the turn into the driveway.

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.:

We were not aware that there was a sizing restriction of 20' or less. Seeing how the architect built the same parking deck on a house up the street it was assumed that we would be able to match that design.

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.:

I don't see any issues regarding public safety to extend the driveway apron the amount that it needs to be extended. We merely are making the apron larger than the ordinance maximum by a nominal amount.

Generated Documents

No documents generated

Activity History

Email April 21, 2026, 10:52am	Subject: #VAR-26-0002 | Thank You For Your Payment (Jerry Sayre) (301 CHAPEL RD, 28711) To: Jesse Langlais
Email April 21, 2026, 10:52am	Subject: #VAR-26-0002 | New Task - Mail notice of meeting to property (Jerry Sayre) (301 CHAPEL RD, 28711) To: Jennifer Tipton
Payment April 21, 2026, 10:52am	Jesse Langlais paid fees in the amount of $674.16.
Email April 20, 2026, 3:01pm	Subject: #VAR-26-0002 | Payment is Required (Due on 4/20/26) (Jerry Sayre) (301 CHAPEL RD, 28711) To: Jesse Langlais
Payment April 20, 2026, 3:01pm	Jennifer Tipton requested fees in the amount of $674.16.
Email April 20, 2026, 3:00pm	Subject: #VAR-26-0002 | New Task - Add Fees (Jerry Sayre) (301 CHAPEL RD, 28711) To: Jennifer Tipton
Email April 20, 2026, 3:00pm	Subject: #VAR-26-0002 | Update On Your Submission (Jerry Sayre) (301 CHAPEL RD, 28711) To: Jesse Langlais
Status Changed April 20, 2026, 3:00pm	From: Submitted To: In Progress
Application Review Completed April 20, 2026, 3:00pm	Jennifer Tipton reviewed the application and marked it as complete.

Email
April 20, 2026, 2:44pm

Subject: #VAR-26-0002 | New Task - Review Application (Jerry Sayre)
To: Jennifer Tipton

Email
April 20, 2026, 2:44pm

Subject: #VAR-26-0002 | Black Mountain: Submission Received and Status Tracker (Jerry Sayre)
To: Jesse Langlais

Record Submitted
April 20, 2026, 2:44pm

Jesse Langlais submitted the application.