City of Brevard
828-885-5630

95 West Main Street
Brevard, NC 28712

Record Report for Variance #VAR-26-0004

Record Overview

Record Number: VAR-26-0004
Record Type: Variance
Record Status: In Progress
Record Submitted At: Wednesday April 8, 2026
Record Address: 209 N CALDWELL ST, Brevard NC 28712
Record Owner: Katherine Poe
Record Applicant: Zachary Bennett

Form Submission

Applicant:
Zack Bennett
[redacted]

Property Owner (if different):

El Gato LLC
1150 Folly Rd
Charleston, SC 29412

Parcel Identification Number (PIN): 8586-52-4162-000

Zoning District: Downtown Mixed Use (DMX)

Overlay District: Downtown Development Overlay District

Attorney Needed: Yes

Description of Variance Request:
Requesting to be allowed a Ground Sign to show the names of all renters in this property which has multiple tenants. There are many ground signs in both directions on this street.

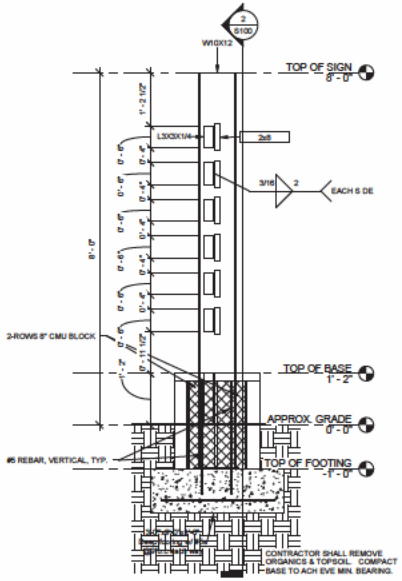
Reasons for Variance Request:
Need to have visibility to advertise and show which businesses are in this property. It is a high visibility road and many many locations and businesses in both directions have ground signs. I would like to be allowed the same to identify my address and the businesses that rent and operate out of this property. This property had a ground sign in the past and i would like to rebuild a new version of that. I have submitted a drawing detailing the location and look of the sign.

Signature:

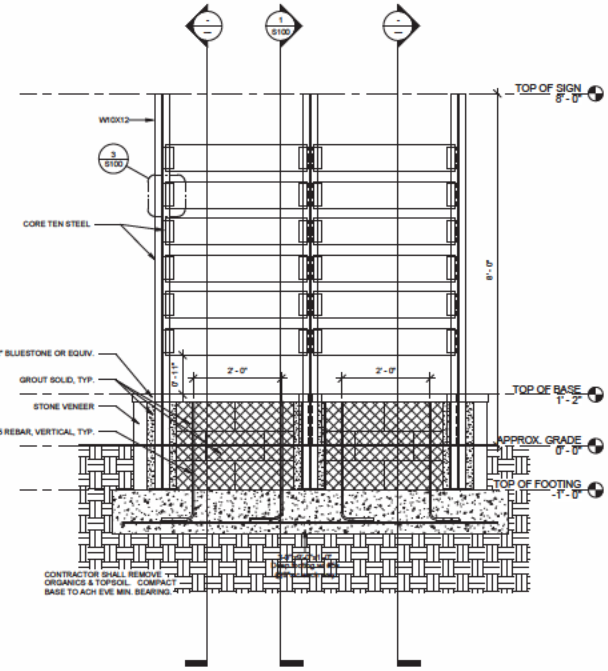
Signed in GovWell: Wednesday April 8, 2026, 9:51am

Generated Documents

No documents generated



1 Section 1
3/4" = 1'-0"



2 Section 2
3/4" = 1'-0"

GENERAL NOTES

1. ENGINEER'S DESIGN SHALL APPLY TO STRUCTURAL DRAWINGS AND SHALL COORDINATE WITH ARCHITECTURAL DRAWINGS AND OTHER TRADE DRAWINGS. IN CASE OF CONFLICT, THE CONTRACTOR SHALL DEFER TO THE MORE STRINGENT REQUIREMENT.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE RESOLVED WITH THE ENGINEER PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR/ARCHITECT SHALL BE RESPONSIBLE FOR ALL WATERPROOFING, FIRE CODE, AND INSULATION CODE REQUIREMENTS.
4. THE CONTRACTOR SHALL INSTALL ALL COMPONENTS AND STRUCTURAL MEMBERS IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, CURRENT APPROVED ADDITION.

CONCRETE

1. ALL CONCRETE USED FOR GRADE BEAM, FOOTING AND SLAB ON GRADE SHALL BE MIN. 3000 PSI 28 DAY COMPRESSIVE STRENGTH. REINFORCEMENT SHALL PER ASTM A 615, GRADE 60.
2. WELDED WIRE FABRIC (WWF) SHALL BE PER ASTM A 185 OR ASTM A 497, 1'-0" MIN. OVERLAP.
3. ALL DEFORMED BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60.
4. ALL DEFORMED BAR REINFORCEMENT SHALL SPLICED A MINIMUM OF 32 BAR DIAMETERS.

MASONRY:

1. THE FOLLOWING CODES GOVERN THE DESIGN, DETAILING & CONSTRUCTION OF ALL MASONRY: A. BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-11) B. SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-11)
2. ALL MASONRY SHALL HAVE A COMPRESSIVE STRENGTH, f'm =2,500 PSI.
3. ALL MORTAR FOR LOAD BEARING AND EXTERIOR CONCRETE MASONRY SHALL BE TYPE S, ABOVE GRADE AND TYPE M BELOW GRADE PROPORTIONED BY VOLUME ACCORDING TO ASTM C-270.
4. ALL GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI, AND SHALL BE PROPORTIONED BY VOLUME ACCORDING TO ASTM C-476
5. ALL CONCRETE MASONRY UNITS SHALL BE ASTM C-90 GRADE N, TYPE I UNITS MEDIUM WEIGHT UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR FURTHER DETAILS WITH REGARD TO FACE FINISH.
6. ALL MASONRY WALLS SHALL HAVE HORIZONTAL JOINT REINFORCEMENT (LADDER TYPE) AT 16" O.C. PROVIDE PREFABRICATED CORNER PIECES AT ALL CORNERS & INTERSECTIONS OF WALLS.
7. ALL DEFORMED BAR REINFORCING SHALL BE ASTM A-615 GRADE 60. LAP SPLICES IN WALLS SHALL BE A MINIMUM OF 48 BAR DIAMETERS, UNLESS NOTED OTHERWISE.
8. REINFORCE ALL MASONRY WALLS AS SHOWN ON SCHEDULE AND DETAILS. PLACE BAR ON CENTERLINE OF WALL IN FULLY GROUTED CELL FULL HEIGHT OF THE WALL. LAP REINFORCEMENT WITH TYPICAL FOOTING DOWEL, SEE WALL SECTION FOR DOWELS REQUIREMENTS.
9. SEE ARCHITECTURAL DRAWINGS FOR MASONRY JOINT LOCATIONS.

STRUCTURAL STEEL

1. THE FOLLOWING CODE SHALL GOVERN THE DETAILING, FABRICATION & ERECTION OF ALL STEEL: MANUAL OF STEEL CONSTRUCTION, 14TH EDITION (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) WIDE FLANGE SHAPES ASTM A-992, Fy = 50 KSI STEEL PLATE, ANGLES ASTM A-36
2. STANDARD BOLT HOLES IN STEEL SHALL BE 1/16 INCH LARGER DIAMETER THAN NOMINAL SIZE OF BOLT USED UNLESS NOTED OTHERWISE.
3. ALL WELDS SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE (AWS D1.1) AND BE MADE WITH APPROVED ELECTRODES
4. ALL WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED BY CERTIFIED WELDERS WITH EXPERIENCE AND CERTIFICATION IN THE TYPES OF WELDING CALLED FOR. WELDERS SHALL HAVE BEEN RECENTLY QUALIFIED AS PRESCRIBED IN "QUALIFICATION PROCEDURES" OF THE AMERICAN WELDING SOCIETY (AWS).
5. FIELD CONNECTIONS SHALL BE WELDED OR BOLTED. SHOP CONNECTIONS SHALL BE WELDED UNLESS NOTED OTHERWISE. WELDS INDICATED WITH A SHOP WELD SYMBOL MAY BE MADE IN THE FIELD WITH THE APPROVAL OF THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT. LOCATIONS OF ALL FIELD WELDS SHALL BE CLEARLY SHOWN ON THE SHOP DRAWINGS. WELDS SHALL BE DESIGNED TO BE FULLY EQUIVALENT IN STRENGTH TO BOLTED CONNECTIONS DETAILED TO MINIMIZE BENDING IN THE CONNECTION
6. ALL BOLTED CONNECTIONS SHALL BE BEARING TYPE UNLESS NOTED OTHERWISE.
7. UNLESS NOTED OTHERWISE ALL WELDS SHALL BE CONTINUOUS 1/4" FILLET WELDS
8. CUTS, HOLES (OPENINGS), ETC., REQUIRED IN STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES SHALL BE SHOWN ON THE SHOP DRAWINGS. BURNING OF HOLES AND CUTS IN THE FIELD SHALL NOT BE ALLOWED, EXCEPT BY WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER OF RECORD. NO HOLES SHALL BE CUT IN STRUCTURAL STEEL BY OTHER TRADES UNLESS SHOWN ON STRUCTURAL DRAWINGS OR APPROVED IN WRITING BY THE STRUCTURAL ENGINEER
9. BOLTS IN SLOTTED HOLES SHALL BE LOCATED IN THE CENTER OF THE HOLE AFTER FIELD ASSEMBLY IS COMPLETE, UNLESS DETAILED OTHERWISE.
10. REFER TO DRAWINGS FOR DETAIL OF DECK OPENINGS. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL DRAWINGS, ETC., FOR EXACT SIZE, LOCATION, AND COUNT OF REQUIRED OPENINGS
11. HIGH STRENGTH BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS." SEE DESIGN CRITERIA FOR BOLT SIZE AND MATERIAL ASTM DESIGNATION.
12. STRUCTURAL STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "DETAILING FOR STEEL CONSTRUCTION" AND FABRICATED AND ERECTED IN ACCORDANCE WITH THE "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS."

FOUNDATIONS

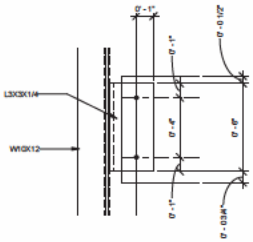
1. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THAT THE SOIL CONDITIONS USED HEREIN ARE VALID BY OBTAINING SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER WHO CAN PERFORM SITE INVESTIGATIONS.
2. EXISTING SOILS SHALL BE STRIPPED, COMPACTED TO THE RECOMMENDATIONS OF THE SOILS REPORT.
3. IT IS THE RESPONSIBILITY OF THE OWNER / CONTRACTOR TO OBTAIN SUBSURFACE SETTLEMENT AND LIQUEFACTION REPORT AS REQUIRED BY THE BUILDING CODE. IF SUCH REPORTS FOR THIS SITE CONTAIN A POTENTIAL RISK, THE CONTRACTOR SHALL MITIGATE SUCH RISK BY USING THE GEOTECHNICAL ENGINEER'S MITIGATION TECHNIQUES.

STRUCTURAL DESIGN CRITERIA

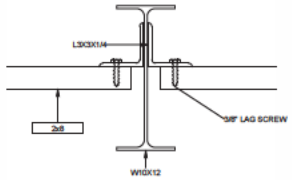
GRAVITY LOADS:
DEAD LOADS:
ACTUAL MATERIAL WEIGHTS
LIVE LOADS:
FLOOR 40 PSF

WIND LOADS IRC 2021/IBC 2021 - ASCE 7-16
V = 107 MPH MWFRS RISK CAT. = I
EXPOSURE CAT = "B"
Kz: 0.7
Kzt: 1.0
Kd: 0.85
G: 0.85
GCpi: ±0.55

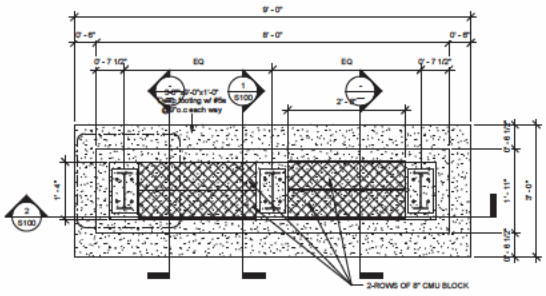
SEISMIC DESIGN VALUES IRC 2018 / IBC 2018 / ASCE 7-16
Sds = 0.345
Sd1 = 0.150
ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF (ASSUMED)
SITE CLASS = "D"
SEISMIC DESIGN CATEGORY: "C"
IMPORTANCE FACTOR, Ie: 1.0



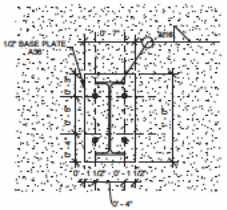
3 SIGN ATTACHMENT DETAIL
3" = 1'-0"



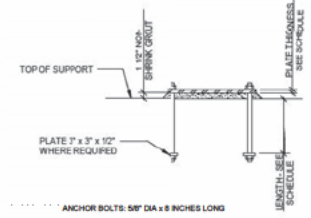
4 SIGN ATTACHMENT DETAIL 2
3" = 1'-0"



7 TOP OF FOOTING
3/4" = 1'-0"

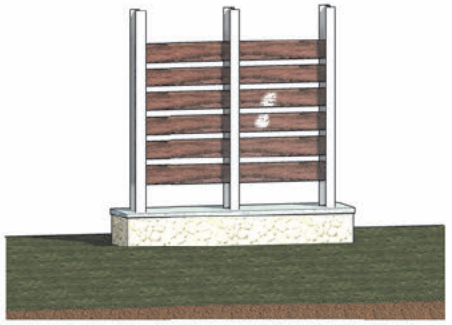


5 BASEPLATE
1 1/2" = 1'-0"



NOTES: 1) SEE SCHEDULE FOR PLATE DIMENSIONS AND ANCHOR ROD SIZE.
2) LEVELING PLATE MAY BE USED AT CONTRACTORS OPTION WITH ENGINEERS APPROVAL.

6 BASE PLATE SETTING DETAIL
1/2" = 1'-0"



8 (3D)

ENGINEERING & DESIGN PLLC
CIVIL & STRUCTURAL
FIRM NO. P-3208
82 Chadwick Drive
Charleston, SC 29407

NORTH CAROLINA PROFESSIONAL SEAL 039069 ENGINEER GREGORY A. HIERS

2/28/26

PERMIT SET

No.	Description	Date

209 NORTH CALDWELL SIGN
BREVARD, NC

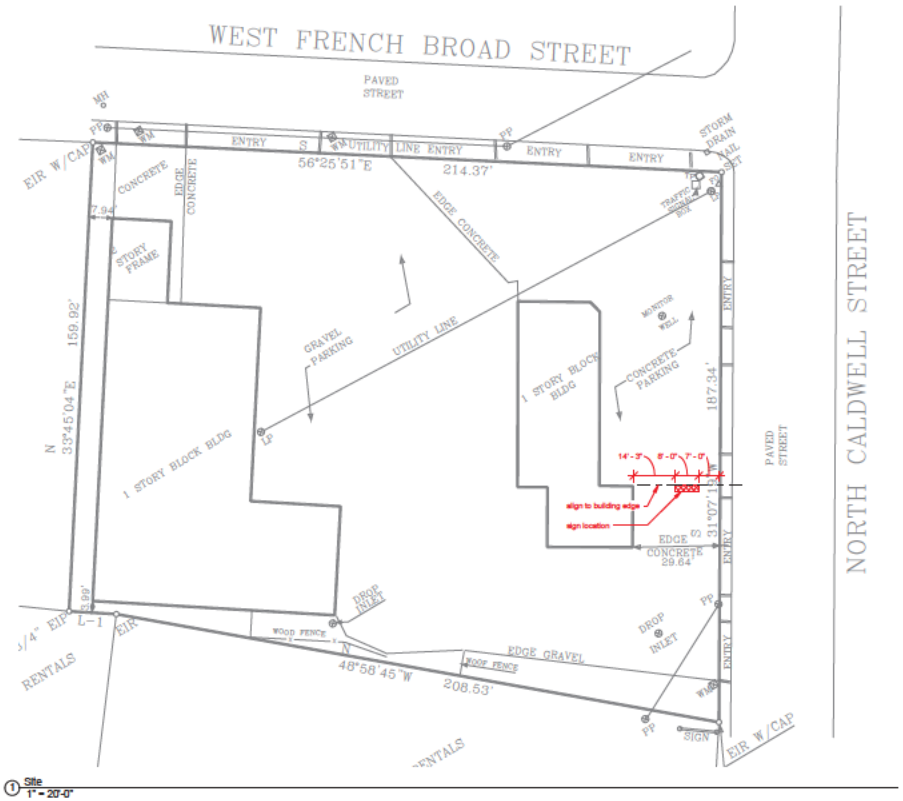
GENERAL NOTES & SIGN DETAILS

Project number	2026-MISC
Date	2/28/26
Drawn by	GAH
Checked by	GAH

S100

Scale: As indicated

3/2/2026 7:48:00 PM



1 Site
1" = 20'-0"

GH ENGINEERING & DESIGN PLLC
CIVIL & STRUCTURAL
FIRM NO. P-3208

82 Chadwick Drive
Charleston, SC 29407

NORTH CAROLINA PROFESSIONAL SEAL 053600 ENGINEER GREGORY A. HOLT

2/28/26

PERMIT SET

No.	Description	Date

209 NORTH CALDWELL SIGN
BREVARD, NC

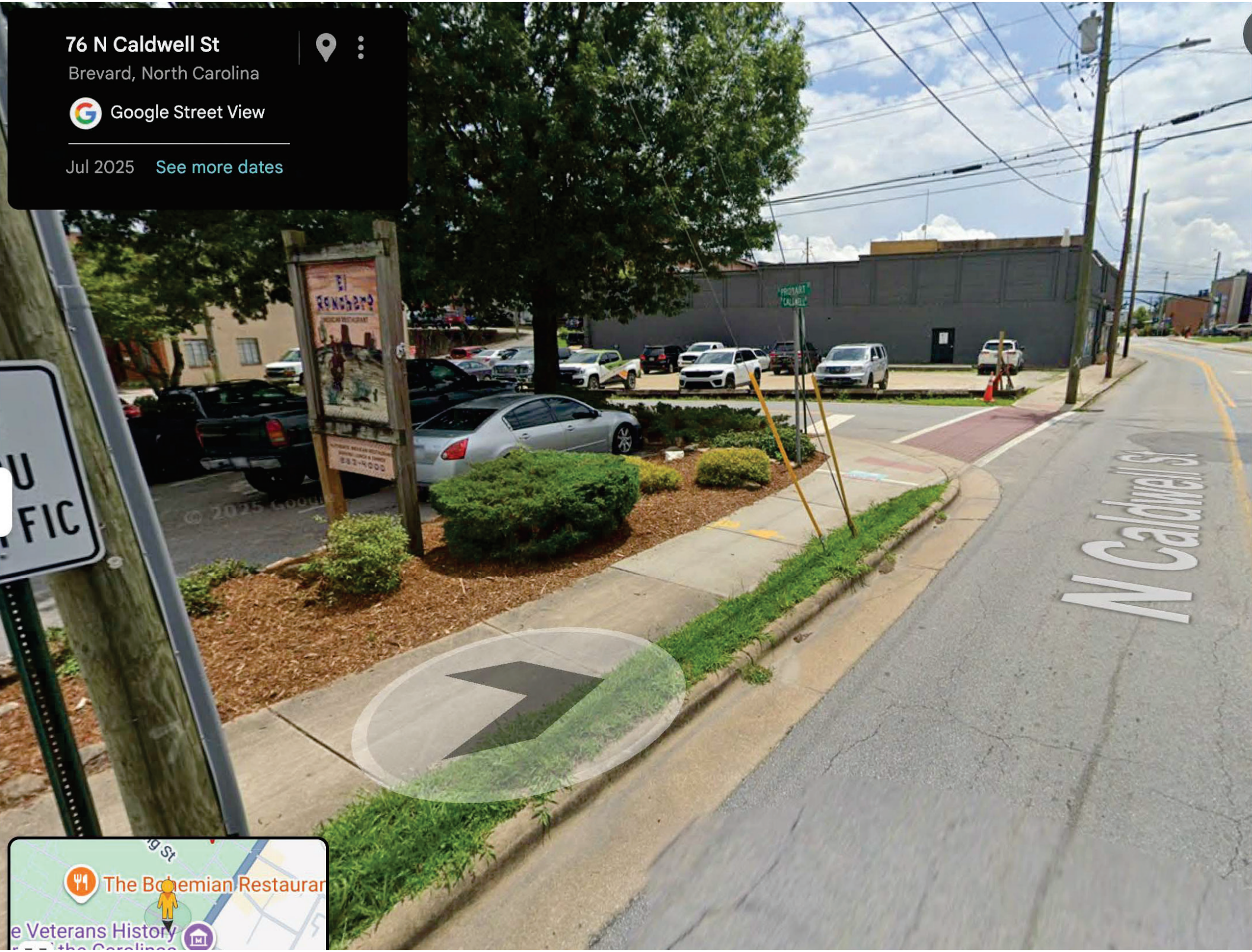
SITE

Project number	2026-MISC
Date	2/28/26
Drawn by	Author
Checked by	Checker

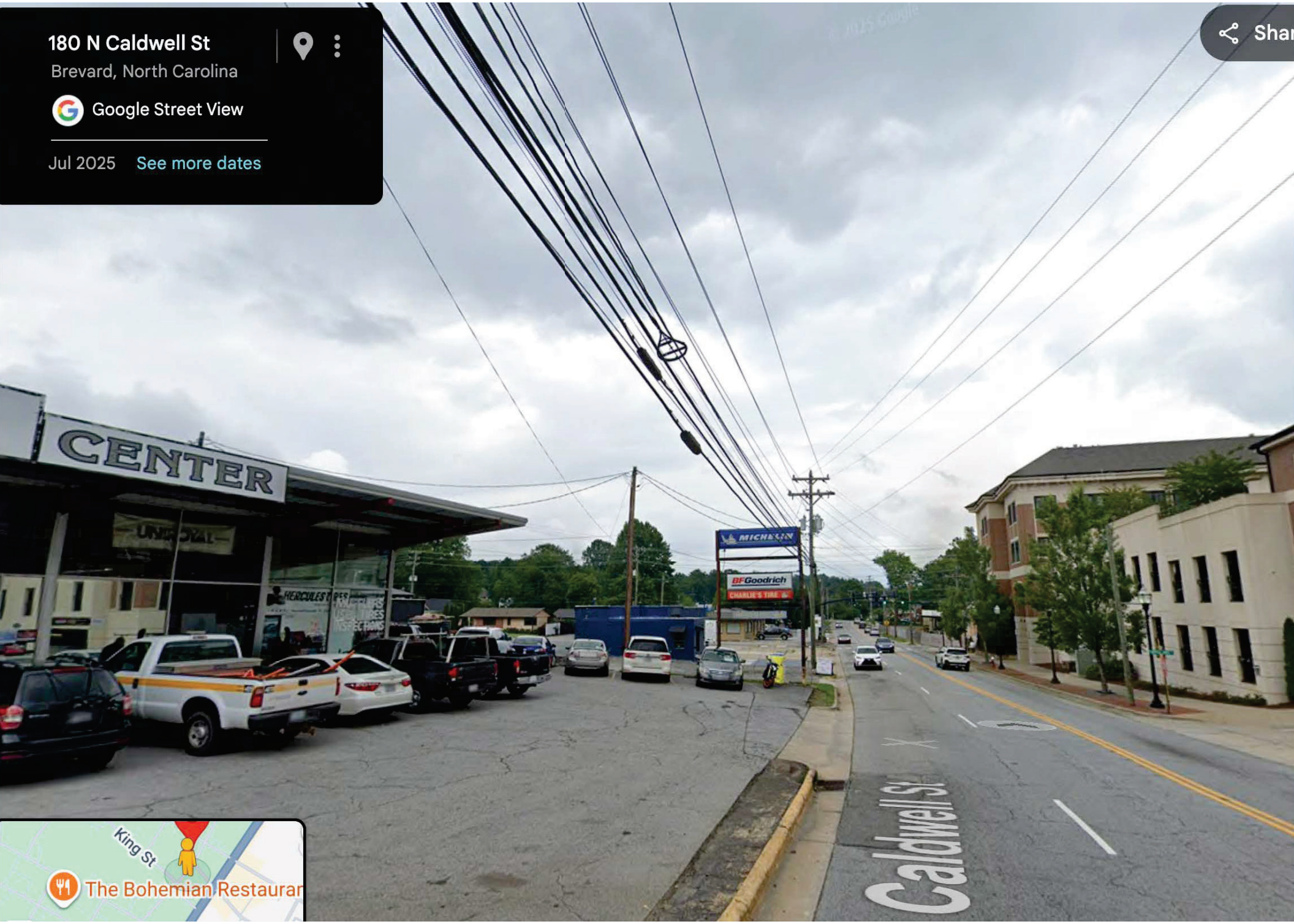
101

Scale 1" = 20'-0"

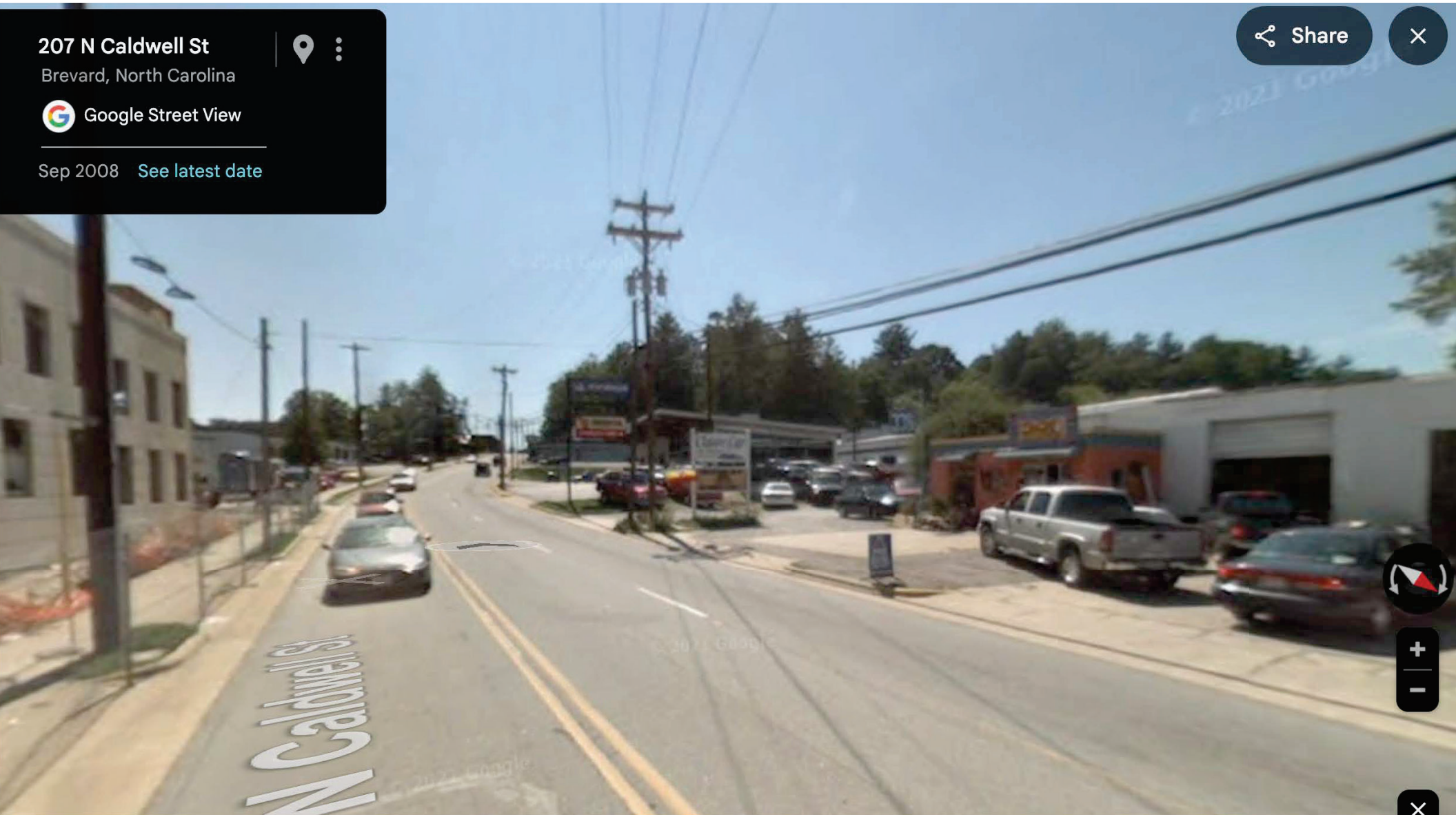
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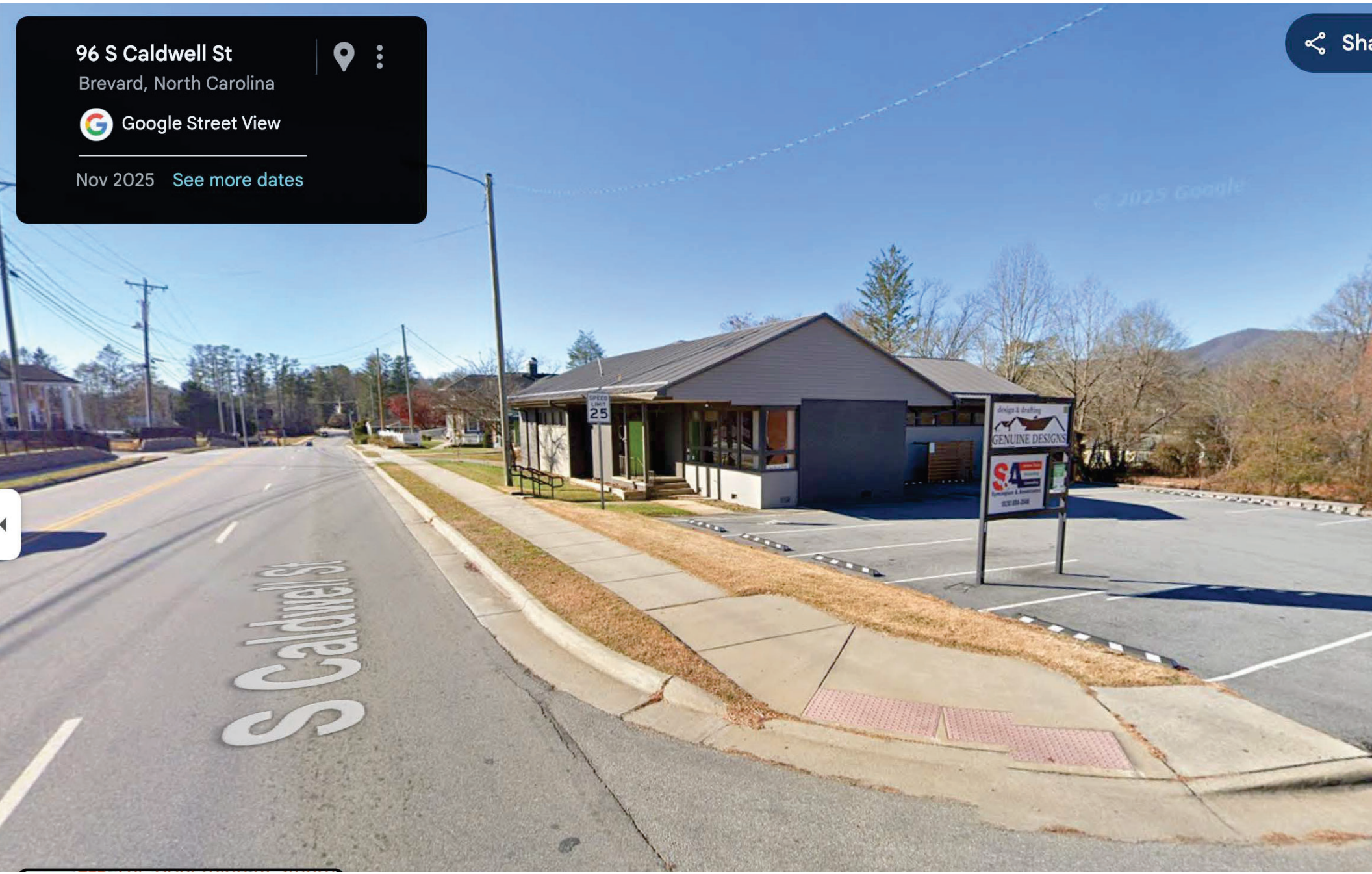

76 N Caldwell St
Brevard, North Carolina
Google Street View
Jul 2025
See more dates
N Caldwell St
The Bohemian Restaurar
e Veterans History


Beverly-Grant


180 N Caldwell St
Brevard, North Carolina
Google Street View
Jul 2025
See more dates
Share
CENTER
MICHELIN
BFGoodrich
CHARLIE'S TIRE
Caldwell St
King St
The Bohemian Restaurar


209 N Caldwell St
249 N Caldwell St
Brevard, North Carolina
Google Street View
Jul 2025
See more dates
Share


207 N Caldwell St
Brevard, North Carolina
Google Street View
Sep 2008
See latest date
Share
N Caldwell St


96 S Caldwell St
Brevard, North Carolina
Google Street View
Nov 2025
See more dates
Sha
SPEED LIMIT 25
GENUINE DESIGNS
S Caldwell St


209 N Caldwell St
315 N Caldwell St
Brevard, North Carolina
Google Street View
Nov 2025
See more dates