NOTICE OF PUBLIC HEARING
BOARD OF ADJUSTMENT
CITY OF ASHEVILLE
February 23, 2026
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NOTICE IS HEREBY GIVEN that the Board of Adjustment of the City of Asheville will hold a public hearing at **8:45 AM**. on Monday, **February 23, 2026** in the First Floor Conference Room of the City Hall Building.

ADMINISTRATIVE

1. Approval of the minutes and Findings of Fact and Conclusions and Law of the November 24, 2025 regular meeting.
2. Review and approval of the new Board of Adjustment Rules of Procedure
3. Elect a new Vice-Chair for the Board of Adjustment

FLOOD-RELATED VARIANCES

4. The applicant, Chris Renno, is requesting a variance to the standards in **Section 7-12-1(e)(2)(b) Flood Hazard Reduction**, of the ("UDO"). The purpose of the request is to allow for the repair of a historic structure without fully complying with the flood protection standards in order to preserve its historic character. The property is known as 30 Lodge Street. and PIN 9648-60-7352. For further information please contact Sam Starr-Baum, Urban Planner III, City of Asheville, PO Box 7148, Asheville, NC, 28802 or 828-259-5609.

ADMINISTRATIVE APPEALS

5. L. B. Jackson & Co., LLC, represented by Allen Stahl & Kilbourne, PLLC, seeks appeal of a Legal determination made by City Attorney Brad Branham, Dated November 24, 2025.
6. L. B. Jackson & Co., LLC, represented by Allen Stahl & Kilbourne, PLLC, seeks appeal of a Unified Development Ordinance determination made by Planning and Urban Design Director Stephanie Dahl, Dated November 17, 2025.

ZONING VARIANCES

7. The petitioner, Meredith Bridges, is requesting variances to aquatic buffer standards in **Section 7-12-2 (e) (2) a. 1. Erosion prevention and sediment control** and **Section 7-12-2 (f) (3) a. Aquatic buffers: Post construction** of the Unified Development Ordinance ("UDO"). The applicant is seeking to encroach 13 feet into the 30 foot aquatic buffer. The property is known as 1 Norfolk Street. and PIN 9648-64-9286. For further information please contact Tyler Kelley, Urban Planner II, City of Asheville, PO Box 7148, Asheville, NC 28802 or 828-259-5677.

[OVER]

8. The petitioner, Lindsey Hamer, is requesting a re-hearing to a prior variance request to flagpole width standards in **Section 7-11-2 (j) (3) b. Parking, loading, and access standards** of the Unified Development Ordinance ("UDO"). The applicant is seeking relief from the 20 foot minimum width for flagpoles within Appendix 7-F. The property is known as 5 White Avenue. and PIN 9647-94-0830. For further information please contact Daniel Fleer, Urban Planner I, City of Asheville, PO Box 7148, Asheville, NC, 28802 or 828-259-5677.
9. The petitioner, Susanne Lowe, represented by Miller Graves, is requesting variances to the setback standards in **Section 7-10-2 (c) Required setbacks; allowable encroachments into required setbacks** and **Section 7-8-4 (f) (5) RS-8 Residential Single-Family High Density District Setback Standards** of the Unified Development Ordinance ("UDO"). The applicant is seeking relief from the required side-front setbacks for a corner lot. The property is known as 57 Craggy Avenue. and PIN 9638-06-6513. For further information please contact Madelyn Stone, Urban Planner I, City of Asheville, PO Box 7148, Asheville, NC, 28802 or 828-259-5609.
10. The petitioner, Pierce Harmon, on behalf of owners Arthur and Angela Hickson, is requesting a variance to steep slope and ridgetop development standards in **Section 7-12-4 (f) (1) Steep slope and ridgetop development** of the Unified Development Ordinance ("UDO"). The applicant is seeking a variance to allow extra land area of disturbance in order to install a septic system for a proposed new home. The property is known as 99999 Windswept Drive. and PIN 9648-79-9066. For further information please contact Daniel Fleer, Urban Planner I, City of Asheville, PO Box 7148, Asheville, NC, 28802 or 828-259-5677.

All persons wishing to speak must appear in person at the aforementioned place and time listed above. To learn more regarding this process or for additional information please contact Zoning Services at 828-259-5450

All persons with disabilities that need auxiliary aid should contact the ADA Coordinator at 259-5800, TTY number 259-5548, at least 72 hours prior to the public hearing.