



MEETING MINUTES

Board Members Present

Chairperson Susannah Carver
Member Stephanie Gosnell
Member Patrizia Hoffman

Vice Chair Michael Bennett
Member Scott Hanson

Board Members Absent

Town Staff Present

Adrienne Isenhower, Planning Director
Ryan Vinson, Town Clerk / HR Analyst

Shannon Tuch, Town Manager

Chairperson Carver called the meeting to order at 6:30 pm.

The meeting video can be seen in its entirety at: <https://youtu.be/haUjG-CPhaM>.

A. Approval of the Agenda

Vice Chair Bennett made a motion to approve the agenda. Member Hoffman seconded the motion, which passed unanimously, 5-0.

B. Approval of the May 3, 2022, Regular Meeting Minutes

Vice Chair Bennett made a motion to approve the agenda. Member Gosnell seconded the motion, which passed unanimously, 5-0.

C. New Business

- 1. Item 1: Public Hearing – Variance:** The property is zoned R-7 and is located at 99999 Elk Mountain Road, further identified by Buncombe County Parcel Identification Number 9730-25-8606. The variance request is to modify a non-conforming structure for use as a single-family residence.

Planning Director Isenhower, Town Manager Tuch and Applicant Thomas Wolf were sworn in by Chairperson Carver.

Planning Director Isenhower: The applicant is requesting a variance to modify an existing garage/accessory building into a single-family home. The building is non-conforming because it is located wholly within the front yard setback. The applicant is requesting a variance from Section 54-341 of the zoning ordinance which restricts extensions, enlargements or alterations of nonconforming structures unless required by law or to keep the building, structure, or sign in sound condition.

Thomas Wolfe (on behalf of builders): We found out the garage structure is within setbacks when we were applying for the permit and were advised by staff to move forward with variance application for the 1-bedroom house conversion.

Vice Chair Bennett: Is it currently 1 or 2 lots?

Mr. Wolfe: It is currently 2, it has already been subdivided.

Vice Chair Bennett: Will you demolish existing building and rebuild?

Mr. Wolfe: We are not expanding the footprint, it will stay same, the roofline will remain the same, window sizes may change but footprint will not change.

Vice Chair Bennett: Will there be separate electrical and sewer services?

Mr. Wolfe: Yes

Member Hanson: Was it subdivide before or after it was purchased?

Mr. Wolfe: After it was purchased, they shifted the lot lines to rearrange parking for both lots.

Vice Chair Bennett: Entrance and parking will be from Elk Mountain Road?

Mr. Wolfe: Yes, there is currently a curb cut there, and it will stay gravel lot.

Chairperson Carver: Was rearranging lot lines behind the idea for creating two houses?

Mr. Wolfe: In effort to assist that, some parking serving the current single-family home was in the other property, so the lot line was moved to create separate parking for each resident.

There was discussion amongst the board about the standards and how they applied to the project. Member Hoffman read the standards that had to be met to approve the variance request from the staff report supplied by Planning Director Isenhower.

Member Hanson: Was is the minimum lot size for its zoning district?

Planning Director Isenhower: It is currently zoned R-7, and the minimum lot size is 7,000 square feet.

Member Hanson: Was lot size changed when properties reconfigured to meet the minimum lot size requirement?

Mr. Wolfe: I am not sure.

Manager Tuch: When we do a combination or subdivision of properties, it cannot be approved unless the lot sizes meet the standards.

Member Gosnell made a motion to approve the variance. Vice Chair Bennett seconded the motion, which passed unanimously, 5-0.

D. Adjournment

Vice Chair Bennett made a motion to adjourn the meeting. Member Carver seconded the motion, which passed unanimously, 5-0.

Chairperson Carver adjourned the meeting at 6:47 pm.

Michael Bennett

Michael Bennett
Board of Adjustment Vice Chairperson

Attest:

Ryan Vinson

Ryan Vinson
Town Clerk

