



Buncombe Planning and Development

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Notice of Public Hearing

This letter is for your information only; there is no required response or action. If you would like more information on a case below, would like to view a copy of an application, or would like information about the hearing process in general, please call **828-250-4830** or e-mail zoningquestions@buncombecounty.org about this public hearing.

This is to inform you that the Buncombe County Board of Adjustment will hold a public hearing on **Wednesday, June 14, 2017 at 12:00 p.m. in the meeting room located at 30 Valley Street, Asheville, NC** to consider the following applications:

ZPH2017-00016: Nolan Franz of Hagen Engineering PA, on behalf of Asheville Overlook Apts LLC, has applied for a Conditional Use Permit pursuant to §78-677 and §78-678(b)(6) of the Zoning Ordinance of Buncombe County to establish a Planned Unit Development (Level I) in order to construct a multi-family development consisting of 30 townhouse units and 231 apartments on tax lot PIN's 9645-95-5169, 9645-95-2048, 9645-95-0046, 9645-94-1690, 9645-94-5612 and 9645-94-3471 (99, 109 & 111 Overlook Road and 24, 25 & 50 Delchester Lane);

ZPH2017-00026: Craig Martinkus has applied for a variance from §78-642 Dimensional Requirements (lot size) of the Zoning Ordinance of Buncombe County in order to reduce the size of an existing parcel on tax lot PIN 9750-47-9982 (625 Beaverdam Road);

ZPH2017-00027: Joel Osgood of Osgood Landscape Architecture has applied, on behalf of Amy Cavanaugh and Shari Robins, for a Conditional Use Permit pursuant to §78-677, §78-678(b)(6), and §78-678(b)(9) of the Zoning Ordinance of Buncombe County to establish a Planned Unit Development (Level I)/Vacation Rental Complex comprised of eight (8) cabins, plus one (1) existing cabin, and accessory structures on tax lot PIN 9770-36-2135 (198 Shope Creek Road). The applicant has further applied to extend the Conditional Use Permit through a statutory vested rights approval of five (5) years pursuant to §78-622;

ZPH2017-00028: David Newton of Davis Civil Solutions PA, on behalf of D&E Development of WNC LLC, has applied for a Conditional Use Permit pursuant to §78-677 and §78-678(b)(6) of the Zoning Ordinance of Buncombe County to establish a Planned Unit Development (Level I) in order to develop seventeen (17) single family homes on tax lot PIN 9689-10-4284 (420 New Salem Road);

ZPH2017-00029: Ralph Simpson has applied for a variance from §78-645(e)(3) Protected Ridge Overlay District (Height Standards) of the Zoning Ordinance of Buncombe County in order to construct a single family residence on tax lot PIN 9750-21-5022 (west of 857 Town Mountain Road);

ZPH2017-00030: Black Mountain Home for Children, Youth, & Families Inc. has applied for a Conditional Use Permit pursuant to §78-677 of the Zoning Ordinance of Buncombe County to construct a commercial retail building on tax lot PIN 9699-94-4856 (35 Tennoca Drive).