



CITY OF HENDERSONVILLE BOARD OF ADJUSTMENT

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Tuesday, August 09, 2022 – 1:30 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. Minutes of July 20, 2022 Special Called Meeting
4. **NEW BUSINESS**
 - A. Administrative Appeal: Oak Preserve (B22-051-ADMIN)
 - B. Variance Application: James Walgenbach - 1525 Ridgewood Blvd (B22-70-VAR)
5. **OLD BUSINESS**
6. **OTHER BUSINESS**
7. **ADJOURNMENT**

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

MINUTES OF THE HENDERSONVILLE BOARD OF ADJUSTMENT

Wednesday, July 20, 2022
1:30 p.m. in the City Operations Center

The Hendersonville Board of Adjustment held a Special Called meeting on July 20, 2022, at 3:00 p.m. in the Assembly Room in City Operations Center, 305 Williams Street, Hendersonville, North Carolina. Those present were: Melinda Lowrance, Chair, Ernest Mowell, Vice-Chair, Michael Edney, Charles Webb, Kathy Watkins, Stefan Grunwald, Libby Collina, Lew Holloway, Community Development Director Alexandra Hunt, Planner I, Daniel Heyman, Staff Attorney.

Absent:

Chair called the meeting to order at 3:00 p.m.

Approval of the Agenda: A motion was made by Mr. Mowell to approve the agenda. The motion was seconded by Ms. Watkins and passed unanimously.

Approval of the Minutes of the March 8, 2022 meeting. A motion was made by Ms. Watkins and seconded by Ms. Collina to approve the minutes as written. The motion passed unanimously.

Approval of the Decision: **B22-007-VAR** – AYD Partners, LLC/Dan Mock, Variance. A motion was made by Ms. Watkins to approve the decision as written. Mr. Mowell seconded the motion which passed unanimously.

Special Use Permit – City of Hendersonville – Fire Station 1.

Chair stated today we have one public hearing to consider, a Special Use Permit application from the City of Hendersonville for Fire Station 1 located at 851 N. Main Street. Any persons desiring to testify in these hearings must first be sworn in. Since this is a quasi-judicial hearing, it is very important that we have an accurate record of what goes on here. Therefore, we must ask that you refrain from speaking until recognized by the Chair and, when recognized, that you come forward to the podium and begin by stating your name and address. Anyone present who has knowledge of anything of value that has been given or promised in exchange for a position to be taken on this application should disclose it now.

Chair swore in all persons to give testimony. Those sworn in were Alexandra Hunt, Planner I, John Connet, City Manager and Larry Phillips.

Chair opened the public hearing.

Alexandra Hunt, Planner I stated her name and title for the record. She asked that the staff report and presentation be submitted into the record. She stated staff is in receipt of a Special Use Permit application from the City of Hendersonville.

Ms. Hunt gave the project background:

The subject property is located at 851 N. Main Street and is owned by the City of Hendersonville. The PIN for this parcel is 9568-79-4916.

The subject property is zoned C-2, Secondary Business. The special use requested is Public Utility Facilities for the purpose of constructing a new fire station facility to be located at 851 N. Main Street.

The lot size is approximately 1.67 acres according to the Henderson County GIS. The property can be accessed from both North Main Street and North Church Street. It is located between Hendersonville High School and Bruce Drysdale Elementary.

An aerial view of the property and photos were shown.

Ms. Hunt explained Section 5-9-2 Special Uses which is included in the staff report. Public Utilities Facility is one of those listed special uses. She read the definition of Public Utility Facility in Section 12-2, which is included in the staff report.

The Supplementary Standards in 16-4 for Public Utility Facilities were explained and are included in the staff report. The applicant is requesting relief from subsection "d" relating to fencing as it will interfere with the access to and from the site. Ms. Hunt stated Subsection "g" does grant the Board of Adjustment to give relief from these requirements.

The preliminary site plan was shown and was included in the agenda packet. Ms. Hunt went over the standards along with the site plan.

Ms. Hunt showed elevation photos to show that the design of the fire station does conform to the character of the area.

Ms. Hunt stated the applicant must submit a preliminary site plan and she gave the standards in Section 10-8-2 regarding the requirements that must be met. This was included in the staff report. Staff has determined that this site plan does meet the requirements except for the landscaping for the vehicular use area.

Ms. Hunt stated the applicant is requesting Alternative Compliance under Section 15-3(c) as they are unable to meet the Landscaping for Vehicular Use Areas as it is written in Section 15-9 of the ordinance. Section 15-3 states that landscape requirements are intended to set minimum standards for quality development and environmental protection and are not intended to be arbitrary or inhibit creative solutions. Site conditions or other reasons may justify the need to request an alternate method of compliance with the landscape requirements. The applicant is unable to meet the requirements of Section 15-9 as shown in the presentation without reducing their parking. Section 15-3 states that requests for alternative compliance shall be accepted if (c) an alternative compliance proposal is equal or better than normal compliance in its ability to fulfill the intent of this article and exhibits superior design quality. The applicant's proposed alternative compliance is a reduction in the size of the required planting islands to 8' x 20' and to use pervious pavers in lieu of asphalt throughout the parking area which will allow for sufficient water to drain to the roots to the parking lot trees without the need for the conventional-sized tree island.

A rendering of the site plan was shown and is included in the staff report.

Section 10-8-4 Board of Adjustment Actions on Special Use Permits was shown and is included in the staff report.

Ms. Hunt asked if there were any questions for staff. There were no questions. Ms. Hunt stated the applicant is here.

John Connet, City Manager gave a detailed view of the site plan and explained parking, landscaping and other points of interest including sections of the interior of the station. Mr. Connet pointed out the

existing trees that will remain on the northern end of the property as well as the monument that will remain.

Mr. Connet showed the overall layout and explained the different rooms in the fire station. He also showed the elevations and explained those.

The aerial view was shown. He stated they wanted the new fire station to blend in with the new high school. Other aerial views were shown.

Mr. Connet discussed the shift changes and gave numbers concerning shifts.

Mr. Connet stated they are asking for relief and since it is a public utility facility it does require a fence not easily climbable to deter access to the facility. Typically, they would agree with this requirement but as a fire station they feel that it needs to remain open and be accessible to the public. They will have fencing along the retaining wall to keep the public away from the wall. They request that they do not have to fence the entire site. It would be more positive for the community without the fencing around the entire facility.

Mr. Connet stated the second request for relief is related to the landscaping. They are asking for relief from two planting islands in the public parking area. If they had to do 18' x 18' parking spaces in those locations, they would lose two additional parking spaces. Alternative compliance is permitted in accordance with Section 15-3. They are proposing to reduce the size of only two tree islands. The two islands will be 8'x20'. The reduction in size will allow us to provide two additional parking spaces for public use of the community meeting room and park facilities on the northern end of the property. The remainder of the site will meet or exceed all landscaping requirements.

Chair asked if there were any questions for the applicant.

Ms. Watkins asked about the public park at the end. Mr. Connet stated currently Boyd Park is at the southern end. They would like to keep a green space at the northern end, picnic table or small swings, something the public can use. He discussed having something on site that would recognize the history of Boyd Park.

Mr. Edney asked if there has been any studies on the cost savings for not having the fence. Mr. Connet stated at this point they have not looked at that. Mr. Edney asked how the site would handle stormwater. Mr. Connet stated the stormwater there would have to meet the city's stormwater regulations. They are using impervious pavers that will allow the water to go directly into the ground. That will prevent some run-off. All other water will be piped into one or two stormwater cisterns. They will collect that water and use it for landscaping and possibly washing the fire trucks. They will collect the water on-site. Mr. Edney asked about abandoning the sewer line that goes across the football field and how this would affect construction and if they would re-do the lines going down Church Street. Mr. Connet stated this is a totally different project, but they will relocate the sewer lines off of the high school property and run it down the edge of Church Street west of the 5 Points intersection and they will be able to tap into that new line. It will not interfere with construction. Mr. Edney also asked about the stormwater from the high school going under the road at the northern end of the property and if they would be getting anywhere near that and would that be a construction issue. Mr. Connet stated no, everything on this site will be tied into existing stormwater. On another project they will doing some improvements to the stormwater as it heads to Mud Creek.

Ms. Collina stated that corner does have issues with water, and she had called staff about it. She asked if the entire parking lot would be pavers or just a portion. Mr. Connet stated the southern side would be all pavers but not the whole lot.

Chair asked if there were any further questions for the applicant. There were no further questions.

Chair swore in Larry Phillips.

Larry Phillips, 1102 Pinebrook Circle stated he does not believe they need to have any type of zoning change on this piece of property. He has been to City Council and spoke with the City Manager on preserving the historic Boyd Park. It has been let known that it is city owned property and they will do what they want to it. He is here to object on the fence to show they do not want people on the Boyd Park area or the mini-golf or the tennis courts. The Police Department has a fence around it, and he feels this should have a fence around it to keep people off the area that is already designated as Boyd Park. He talked about there being a memorial on the front part of the station and there is also a graveyard. The first dalmatian that was with the City of Hendersonville "Miss Dixie" is buried there. That needs to be taken into consideration also.

Chair asked if anyone else would like to speak in favor or against the application. No one spoke. Chair asked if Mr. Connet would like to rebuttal.

Mr. Connet stated they would not disturb Dixie's grave that is one reason they are preserving that area. The joint monument will also stay where it is. They will protect that. He stated yes, they did fence the Police Department but felt like that was necessary due to the nature of their work and to have security around the Police Department due to the attention Police get nationwide. He does not believe that is necessary for the fire station and no other fire stations have any fencing around them. The station on Sugarloaf Road does not have a fence and they do not believe a fence is needed here.

Mr. Phillips stated Mr. Connet has brought up that they have a fire station on Sugarloaf Road and it is not in downtown Hendersonville and is not very recognized. He thinks it is necessary to protect the Downtown area.

Mr. Edney stated there is a 63-foot truck and it is coming out towards the high school, have they determined the turning radius when the kids are all parked there. Mr. Connet stated the reason the bays are recessed back is so they have a capable turning radius. Some will go out on Church Street, and some will go out on North Main Street.

Chair asked if anyone else would like to speak. When no one spoke, Chair closed the public hearing.

The Board discussed being in favor of not having the fencing. They also discussed the monument and trees. They discussed the location of the monument and how there would be no construction in that area.

Mr. Mowell made the following motion: *With regard to the request by the City of Hendersonville for a Special Use Permit with the following conditions: 1. A fence not easily climbable as required in Section 16-4-22(d) shall not be required as it would interfere with access to the site by the City of Hendersonville Fire Department. 2. Alternative Compliance shall be granted in accordance with Section 15-3 for a reduction in the size of the required tree planting islands. I move the Board to find that: a) the proposed use complies with the standards for such use contained in Article XVI; b) the proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood of such proposed use; and c) the proposed use will not be detrimental or injurious to property or public improvements in the neighborhood of such proposed use. Ms. Collina seconded the motion. **Chair asked for a factual basis for the motion. Mr. Mowell stated they have shown that the tree islands, the issue there is minimal, and they have come up with an alternative solution that meets the purpose, the meaning of why they want to have the big tree islands. The paving which is a technological solution for the excess water. The fencing is whether counterintuitive, as the Manager has said this would be a fence around an area where people need to have access, he agrees with that. And there would be fencing at the retaining wall where safety is a factor, and he believes that complies with not being detrimental or injurious to people in that area.***

Chair called for the vote. The following vote was taken by a show of hands.

Mr. Edney	Yes
Mr. Mowell	Yes
Mr. Webb	Yes
Ms. Lowrance	Yes
Mr. Grunwald	Yes
Ms. Collina	Yes
Ms. Watkins	Yes

The vote was unanimous. Motion approved.

Meeting adjourned at 3:37 p.m.

Melinda Lowrance, Chair

Terri Swann, Secretary

NOTICE OF APPEAL



ATTN: City Clerk

I, TROY LEE,

Pursuant to Article 10 of the Zoning Ordinance I am appealing the violation dated May 4, 2022 for the Oak Preserve Development Project located at 2201 Old Spartanburg Rd., Hendersonville, NC. As required by §10-7(a) the grounds for appeal are as follows:

- 1.) Many of the trees removed were not viable and posed safety hazards. Some had blown over onto the neighbors' adjacent property causing damage. We spoke to the neighboring HOA president and were asked to remove several trees that were safety hazards.
 - 2.) Several trees were in direct conflict w/ storm water structures.
 - 3.) Tree survey failed to acknowledge the condition of the trees.
 - 4.) Several trees requiring protection pursuant to §15-4(c) of the zoning code were in the envelope of a building or too close to a structure to allow for the protective measures required.
 - 5.) The count of removed trees is incorrect.
 - 6.) The amount of time given to remedy the violation is unreasonable.
 - 7.) The fine being assessed is incorrectly calculated and unconscionable.
 - 8.) All the above conditions / ~~were~~ ^{concerns} were raised at the on site pre construction meeting.
- ① Please contact me at 828-435-2216 or by email at Troy@DarkHorseBuilds.com.
- Troy Lee* TROY LEE

Notice to Remedy Code Violation

CITY OF HENDERSONVILLE, NORTH CAROLINA

Date: MAY 4, 2022

Name: OP MANAGEMENT LLC
Mailing Address: 707 BROOKLYN AVE
 HENDERSONVILLE, NC 2879

YOU ARE HEREBY NOTIFIED that at or on property owned or occupied by you is located at: **The Oak Preserve located at 2201 Old Spartanburg Rd. Hendersonville NC**

There exists Violations of the Code of Ordinances of the City of Hendersonville.

Upon investigation, your property is in violation of: **Conditional Rezoning Ordinance**

In accordance with Section 1-6 of said Code and rezoning Ordinance #0-21-31, which states the following:

2. Development of the parcel shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina, and shall be based on the site plan submitted by the applicant and subject to the following.

b. Conditions that shall be satisfied prior to final site plan approval include:

- i. Trees slated for preservation as shown on the site plan must be protected in accordance with section 15-4 of the Zoning Code prior to construction: and

And in accordance with Section 15-4-c) Protection of existing trees during construction, of said code which states the following:

- (1) No grading or other land-disturbing activity can occur on a site with existing trees which are designated to be preserved in order to meet landscaping requirements until protective barriers are installed by the developer and approved by the community development director or a designee appointed by the community development director. Trees designated for preservation which are counted toward the landscape requirements must be protected by barriers, while trees designated for preservation which do not count toward the landscape requirements are encouraged to be protected by barriers. The diameter of the preserved trees and the location of protective barriers must be shown on landscape and grading plans with the dimension between the tree trunk and barrier indicated.

Barricades shall be placed around the critical root zone of preserved trees that are within 50 feet of any grading or construction activity. The critical root zone is a circle extending around the tree with a one-foot radius for every one inch of tree diameter. For example, a ten-inch diameter tree would have a barricade surrounding it, erected ten feet away from the trunk. All protective barriers must be maintained throughout the building construction process.

City of Hendersonville Planning Staff identified 53 trees slated for preservation per the approved site plan dated April 22, 2021 were removed without approval. There was no evidence that the trees subject to preservation requirements were properly protected in accordance with Section 15-4-c) of the Zoning Code as agreed upon in the signed List of Conditions dated June 3, 2021. Additionally, 16 trees that were preserved were not properly protected according to the aforementioned Existing Vegetation protection measures.

You are hereby directed to remedy the violations by the end of day on: **MAY 20, 2022**

A Revegetation Plan shall be submitted to the Community Development Director for approval and shall be compliant with the City's approved species list and best practices. As derived from Section 15-4,

Removed trees which measured between 13"-18" in caliper will be replaced by 3 canopy trees.

Removed trees which measured between 19"-24" in caliper will be replaced by 4 canopy trees.

Removed trees which measured greater than +25" caliper will be replaced by 5 canopy trees.

All new plantings shall measure at least 1.5"-2" in caliper.

Should the violator refuse to remedy the violation with an approved revegetation plan as specified above, the City of Hendersonville will assess the following fines against OP Management LLC.:

Unlawful removal of 53 trees ordered to be preserved at \$500.00 per occurrence.

Failure to protect 53 trees slated for preservation as shown on the site plan must be protected in accordance with section 15-4 of the Zoning Code prior to construction at \$500.00 per occurrence.

Failure to protect 16 trees that were ordered to be preserved at \$500.00 per occurrence.

OP Management LLC is so ordered and shall submit a revegetation plan according to the specifications above or pay a fine in the amount of \$61,000.00 (Sixty-One Thousand Dollars)

or the City shall cause the same to be remedied and assess the cost to you in addition to any fines associated with said violations in accordance with the Ordinance, a copy is enclosed for your information.



STEPHEN CALVERLEY

Code Enforcement Officer

100 N. King Street, Hendersonville, NC 28712

Community Development Dept. – Planning Division Phone: 828-697-3010

Attached References / Evidence :

Signed 0-21-31_Conditional_Rezoning_ordinance; C6(1) -Oak Preserve Tree Preservation Plan; Photos

Ordinance #O-21-31

**AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO
AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE
FOR PARCEL NUMBER 9577-88-3870 BY CHANGING THE ZONING
DESIGNATION FROM COUNTY R1 TO PRD-CZD PLANNED RESIDENTIAL
DEVELOPMENT - CONDITIONAL ZONING DISTRICT**

IN RE: Parcel Number: 9577-88-3870 – 2201 Old Spartanburg Rd. (Oak Preserve)
(File # P21-11-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant OP Management / Troy Lee (owner) for the development of 30 Residential Units / 15 Duplexes on approximately 5.6 acres; and

WHEREAS, the Planning Board took up this application at its regular meeting on May 10th, 2021; voting 5-0 to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville; and

WHEREAS, City Council took up this application at its regular meeting on June 3rd, 2021, and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville, North Carolina as follows:

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel number 9577-88-3870 from County R1 to PRD-CZD (Planned Residential Development - Conditional Zoning District)
2. Development of the parcel shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina, and shall be based on the site plan submitted by the applicant and subject to the following.
 - a. Permitted uses shall include:
 - i. Residential Dwellings, Two-Family.
 - b. Conditions that shall be satisfied prior to final site plan approval include:
 - i. Trees slated for preservation as shown on the site plan must be protected in accordance with Section 15-4 © of the Zoning Code prior to construction; and
 - ii. The developer shall work with staff to extend the driveways to increase parking for each unit; and

With their signatures below, the undersigned applicant(s) and property owner(s) consent to and agree to the imposition of all conditions stated.

Applicant: TMFL Consultants, LLC

Signature: _____



Printed Name: _____

Troy A. Lee

Title: _____

Member Manager

Property Owner: OP Management, LLC

Signature: _____

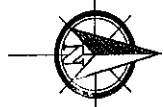


Printed Name: _____

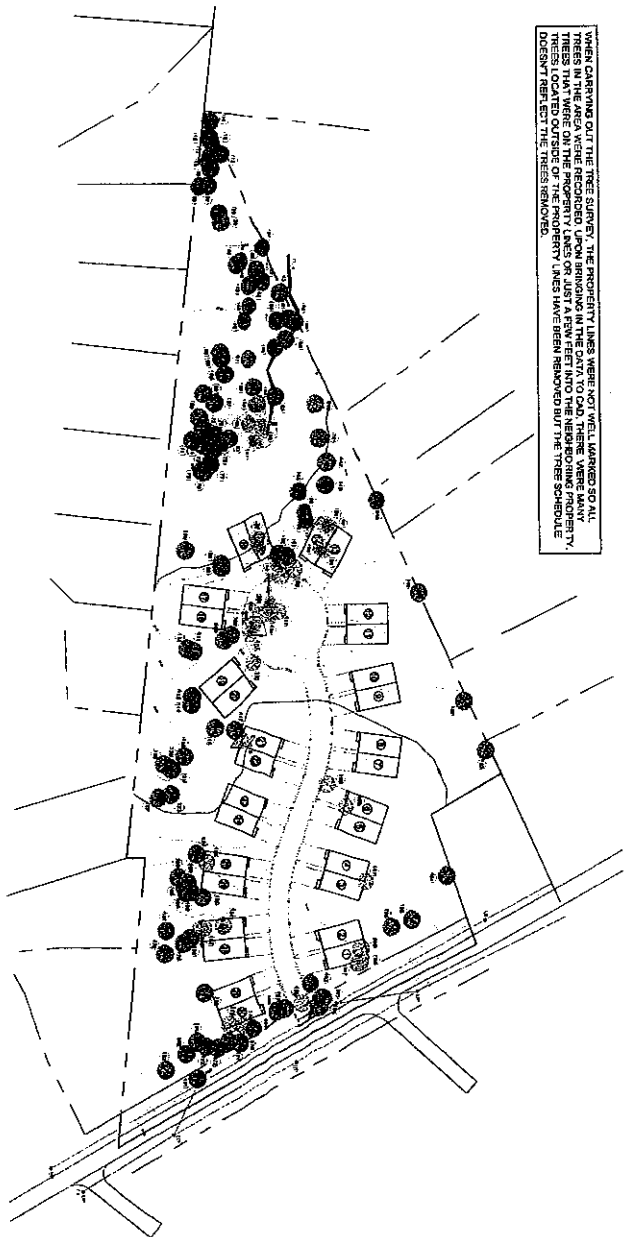
Troy A. Lee

Title: _____

Member Manager



WHEN CARRYING OUT THE TREE SURVEY, THE PROPERTY LINES WERE NOT WELL MARKED SO ALL TREES LOCATED OUTSIDE OF THE PROPERTY LINES ON JUST A FEW FEET AND THE NEIGHBORING PROPERTY, DOES NOT AFFECT THE TREES REMOVED.



1 TREE SURVEY

5-14-43 BUFFERING, SCREENING AND LANDSCAPING.

THE APPLICANT SHALL PROPOSE AND PLANT, CONSTRUCT AND MAINTAIN SATISFACTORY ARRANGEMENTS FOR THE PRESERVATION OF A BUFFER AND/OR SCREENING NEARBY TO PROTECT ADJACENT PROPERTIES FROM THE IMPACTS OF TRAFFIC AND TO PROVIDE AESTHETIC AND ENVIRONMENTAL BENEFITS. THE BUFFER AND/OR SCREENING SHALL BE DESIGNED TO BE AESTHETICALLY PLEASING AND TO PROVIDE AN APPROPRIATE LANDSCAPING PLAN WITHIN THE PROJECT.

TRASH RECEPTACLES WILL BE REQUIRED TO BE LOCATED NEARLY AGAINST THE SIDE OF THE BUILDING AND SCREENED FROM VIEWING FROM THE ADJACENT SINGLE-FAMILY RESIDENCES.

RECEPTACLES INTENDING TO LEAVE AS MUCH OF THE EXISTING VEGETATION ON SITE AS POSSIBLE, AS YOU CAN SEE ON SHEET C2 AND ABOVE, THE DEVELOPER PLANS TO HAVE A WATERSIDE TRAIL, IN THE OPEN SPACE AREA SURROUNDING THE EXISTING.

OPEN SPACE TO BE MAINTAINED BY THE OWNER.

SECTION 15.5 GENERAL STANDARDS.
THE FOLLOWING GENERAL STANDARDS SHALL APPLY TO ALL LANDSCAPING REQUIREMENTS IN THIS ARTICLE.

8) UNLESS OTHERWISE SPECIFIED, THE EXACT PLACEMENT OF REQUIRED PLANTS AND STRUCTURES SHALL BE THE DECISION OF THE DEVELOPER. THE TYPE OF PLANTS USED SHALL BE LIMITED TO THOSE ON THE APPROVED PLANT LIST AND SHALL BE PLANTED IN ACCORDANCE WITH THE TREE BOARD. REQUIRED LANDSCAPING SHALL BE DESIGNED IN SUCH A MANNER AS TO IMPART ITS AESTHETIC CHARACTER WHEN VIEWED FROM ANY AREA ACCESSIBLE TO THE PUBLIC OR FROM ADJACENT PROPERTIES.

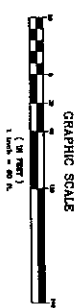
9) INSTALLATION. ALL LANDSCAPING/SCREENING SHALL BE INSTALLED IN A SOUND WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES WITH THE QUANTITY AND QUALITY OF PLANT MATERIALS AS DESCRIBED. ALL PLANTS SHALL BE INSTALLED SO AS TO MEET ALL OTHER APPLICABLE ORDINANCES AND CODE REQUIREMENTS.

10) SPECIES DIVERSITY. WHEN THE TOTAL NUMBER OF TREES REQUIRED UNDER THE PROVISIONS OF THIS ARTICLE EXCEEDS FIFTY (50), THE DEVELOPER SHALL SUBMIT A LIST OF SPECIES OF TREES PLANTED ON THE DEVELOPMENT SITE.

LEGEND

HARDWOOD	
PINE	
TREES TO BE PRESERVED	
TREES TO BE REMOVED	

1. PROPOSED TO REMOVE 37 TREES (22 HARDWOODS, 15 PINES)
2. PROPOSED TO PRESERVE 100 TREES (81 HARDWOODS, 40 PINES)



TREE SURVEY DATA

1. 40' CROWNED OAK	101. 20' SHORT LEAF PINE
2. 40' CROWNED OAK	102. 20' SHORT LEAF PINE
3. 40' CROWNED OAK	103. 20' SHORT LEAF PINE
4. 40' CROWNED OAK	104. 20' SHORT LEAF PINE
5. 40' CROWNED OAK	105. 20' SHORT LEAF PINE
6. 40' CROWNED OAK	106. 20' SHORT LEAF PINE
7. 40' CROWNED OAK	107. 20' SHORT LEAF PINE
8. 40' CROWNED OAK	108. 20' SHORT LEAF PINE
9. 40' CROWNED OAK	109. 20' SHORT LEAF PINE
10. 40' CROWNED OAK	110. 20' SHORT LEAF PINE
11. 40' CROWNED OAK	111. 20' SHORT LEAF PINE
12. 40' CROWNED OAK	112. 20' SHORT LEAF PINE
13. 40' CROWNED OAK	113. 20' SHORT LEAF PINE
14. 40' CROWNED OAK	114. 20' SHORT LEAF PINE
15. 40' CROWNED OAK	115. 20' SHORT LEAF PINE
16. 40' CROWNED OAK	116. 20' SHORT LEAF PINE
17. 40' CROWNED OAK	117. 20' SHORT LEAF PINE
18. 40' CROWNED OAK	118. 20' SHORT LEAF PINE
19. 40' CROWNED OAK	119. 20' SHORT LEAF PINE
20. 40' CROWNED OAK	120. 20' SHORT LEAF PINE
21. 40' CROWNED OAK	121. 20' SHORT LEAF PINE
22. 40' CROWNED OAK	122. 20' SHORT LEAF PINE
23. 40' CROWNED OAK	123. 20' SHORT LEAF PINE
24. 40' CROWNED OAK	124. 20' SHORT LEAF PINE
25. 40' CROWNED OAK	125. 20' SHORT LEAF PINE
26. 40' CROWNED OAK	126. 20' SHORT LEAF PINE
27. 40' CROWNED OAK	127. 20' SHORT LEAF PINE
28. 40' CROWNED OAK	128. 20' SHORT LEAF PINE
29. 40' CROWNED OAK	129. 20' SHORT LEAF PINE
30. 40' CROWNED OAK	130. 20' SHORT LEAF PINE
31. 40' CROWNED OAK	131. 20' SHORT LEAF PINE
32. 40' CROWNED OAK	132. 20' SHORT LEAF PINE
33. 40' CROWNED OAK	133. 20' SHORT LEAF PINE
34. 40' CROWNED OAK	134. 20' SHORT LEAF PINE
35. 40' CROWNED OAK	135. 20' SHORT LEAF PINE
36. 40' CROWNED OAK	136. 20' SHORT LEAF PINE
37. 40' CROWNED OAK	137. 20' SHORT LEAF PINE
38. 40' CROWNED OAK	138. 20' SHORT LEAF PINE
39. 40' CROWNED OAK	139. 20' SHORT LEAF PINE
40. 40' CROWNED OAK	140. 20' SHORT LEAF PINE
41. 40' CROWNED OAK	141. 20' SHORT LEAF PINE
42. 40' CROWNED OAK	142. 20' SHORT LEAF PINE
43. 40' CROWNED OAK	143. 20' SHORT LEAF PINE
44. 40' CROWNED OAK	144. 20' SHORT LEAF PINE
45. 40' CROWNED OAK	145. 20' SHORT LEAF PINE
46. 40' CROWNED OAK	146. 20' SHORT LEAF PINE
47. 40' CROWNED OAK	147. 20' SHORT LEAF PINE
48. 40' CROWNED OAK	148. 20' SHORT LEAF PINE
49. 40' CROWNED OAK	149. 20' SHORT LEAF PINE
50. 40' CROWNED OAK	150. 20' SHORT LEAF PINE
51. 40' CROWNED OAK	151. 20' SHORT LEAF PINE
52. 40' CROWNED OAK	152. 20' SHORT LEAF PINE
53. 40' CROWNED OAK	153. 20' SHORT LEAF PINE
54. 40' CROWNED OAK	154. 20' SHORT LEAF PINE
55. 40' CROWNED OAK	155. 20' SHORT LEAF PINE
56. 40' CROWNED OAK	156. 20' SHORT LEAF PINE
57. 40' CROWNED OAK	157. 20' SHORT LEAF PINE
58. 40' CROWNED OAK	158. 20' SHORT LEAF PINE
59. 40' CROWNED OAK	159. 20' SHORT LEAF PINE
60. 40' CROWNED OAK	160. 20' SHORT LEAF PINE
61. 40' CROWNED OAK	161. 20' SHORT LEAF PINE
62. 40' CROWNED OAK	162. 20' SHORT LEAF PINE
63. 40' CROWNED OAK	163. 20' SHORT LEAF PINE
64. 40' CROWNED OAK	164. 20' SHORT LEAF PINE
65. 40' CROWNED OAK	165. 20' SHORT LEAF PINE
66. 40' CROWNED OAK	166. 20' SHORT LEAF PINE
67. 40' CROWNED OAK	167. 20' SHORT LEAF PINE
68. 40' CROWNED OAK	168. 20' SHORT LEAF PINE
69. 40' CROWNED OAK	169. 20' SHORT LEAF PINE
70. 40' CROWNED OAK	170. 20' SHORT LEAF PINE
71. 40' CROWNED OAK	171. 20' SHORT LEAF PINE
72. 40' CROWNED OAK	172. 20' SHORT LEAF PINE
73. 40' CROWNED OAK	173. 20' SHORT LEAF PINE
74. 40' CROWNED OAK	174. 20' SHORT LEAF PINE
75. 40' CROWNED OAK	175. 20' SHORT LEAF PINE
76. 40' CROWNED OAK	176. 20' SHORT LEAF PINE
77. 40' CROWNED OAK	177. 20' SHORT LEAF PINE
78. 40' CROWNED OAK	178. 20' SHORT LEAF PINE
79. 40' CROWNED OAK	179. 20' SHORT LEAF PINE
80. 40' CROWNED OAK	180. 20' SHORT LEAF PINE
81. 40' CROWNED OAK	181. 20' SHORT LEAF PINE
82. 40' CROWNED OAK	182. 20' SHORT LEAF PINE
83. 40' CROWNED OAK	183. 20' SHORT LEAF PINE
84. 40' CROWNED OAK	184. 20' SHORT LEAF PINE
85. 40' CROWNED OAK	185. 20' SHORT LEAF PINE
86. 40' CROWNED OAK	186. 20' SHORT LEAF PINE
87. 40' CROWNED OAK	187. 20' SHORT LEAF PINE
88. 40' CROWNED OAK	188. 20' SHORT LEAF PINE
89. 40' CROWNED OAK	189. 20' SHORT LEAF PINE
90. 40' CROWNED OAK	190. 20' SHORT LEAF PINE
91. 40' CROWNED OAK	191. 20' SHORT LEAF PINE
92. 40' CROWNED OAK	192. 20' SHORT LEAF PINE
93. 40' CROWNED OAK	193. 20' SHORT LEAF PINE
94. 40' CROWNED OAK	194. 20' SHORT LEAF PINE
95. 40' CROWNED OAK	195. 20' SHORT LEAF PINE
96. 40' CROWNED OAK	196. 20' SHORT LEAF PINE
97. 40' CROWNED OAK	197. 20' SHORT LEAF PINE
98. 40' CROWNED OAK	198. 20' SHORT LEAF PINE
99. 40' CROWNED OAK	199. 20' SHORT LEAF PINE
100. 40' CROWNED OAK	200. 20' SHORT LEAF PINE



C6

DATE	08/20/2021
BY	TMFL
CHECKED	TMFL
DATE	08/20/2021

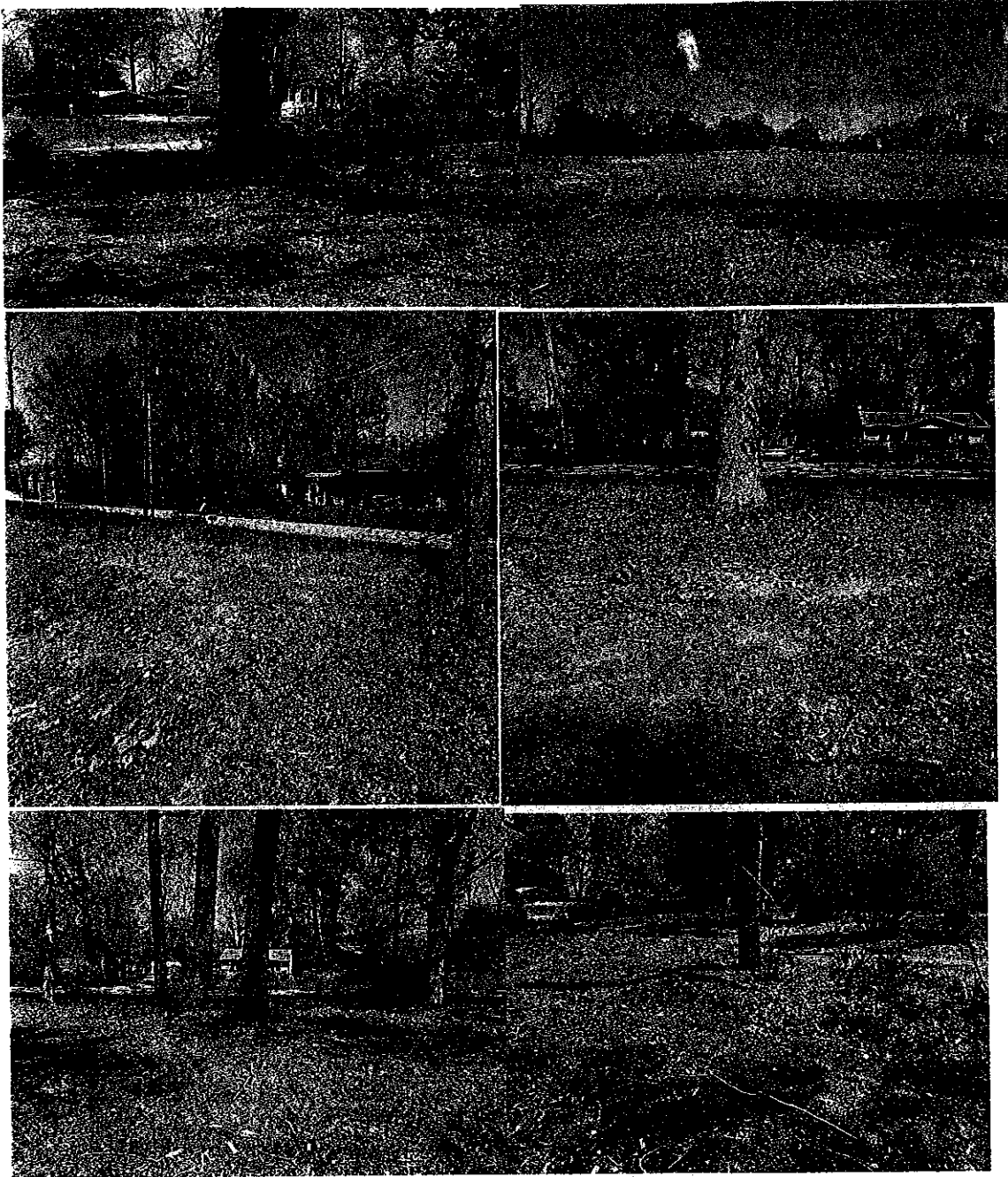
TREE SURVEY

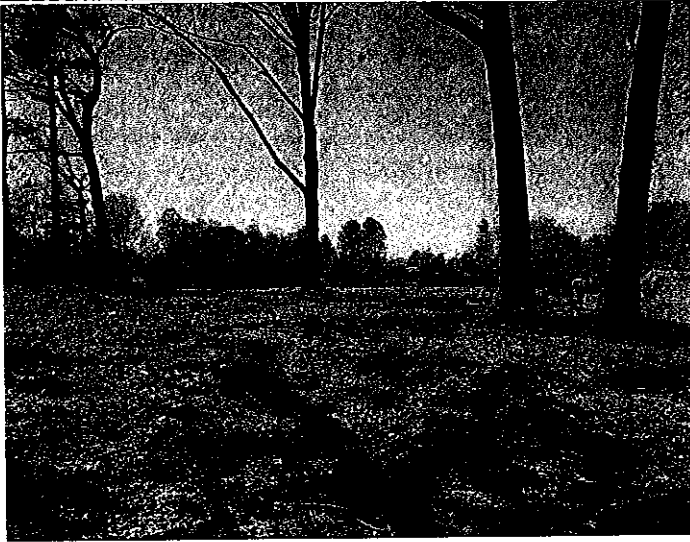
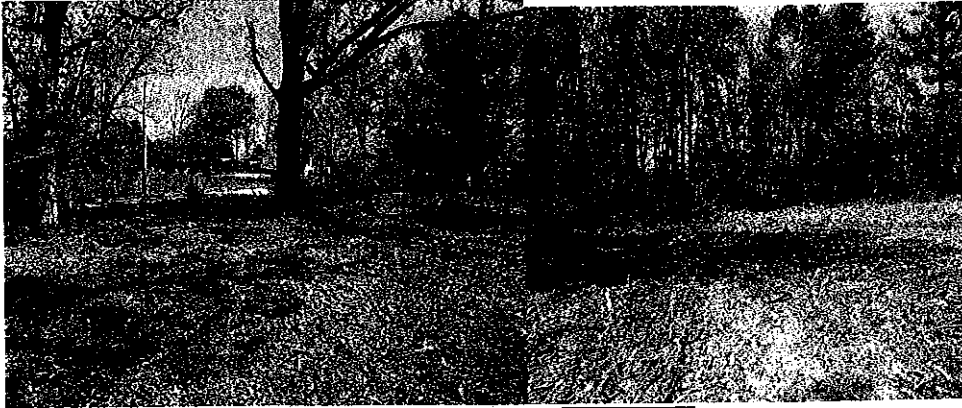
OLD SPARTANBURG RD PRD
HENDERSON COUNTY

TMFL CONSULTANTS INC.

PESTERFIELD
CIVIL ENGINEERING

4322 S. Hwy 101, Henderson, NC 27536
919.333.1232





MEMORANDUM

TO: Board of Adjustment Members

FROM: Community Development Department

DATE: August 9, 2022

RE: Variance Application –1525 Ridgewood Blvd

SUMMARY: The Community Development Department has received an application from James Walgenbach for a variance from Section 5-4-3 Dimensional Requirements. The subject property is currently zoned R-10, Medium-Density Residential. The specific variance requested is for the following:

VARIANCE REQUEST: The variance requested is to reduce the side setback from the required 5' to 3' 3" and to reduce the rear setback from the required 5' to 2' in Section 5-4-3 of the Hendersonville Zoning Ordinance for the purpose of constructing a new detached garage using the same footprint of an existing detached garage.

PROPOSED FINDINGS OF FACT:

- The subject property possesses a PIN of 9569-43-0230 and is zoned as R-10 Medium Density Residential.
- Based on Henderson County records, the lot size is approximately 0.29 acres or 12,632.4 square feet.
- The accessory structure setbacks for R-10 are:
 - Front: 25'
 - Side: 5'
 - Rear: 5'
- Based on Henderson County records, the existing 20' x 26' detached garage was constructed in 1926. (*Exhibit D*)
- Based on the Variance Application (*Exhibit A*), the Applicant is proposing to construct a new garage using the same 20' x 26' footprint of the existing detached garage.

CODE REFERENCES.

5-4-3 Dimensional Requirements:

Minimum Lot Area in Square Feet:	10,000
Lot Area per Dwelling Unit in Square Feet:	10,000 for the first; 5,000 square feet for one additional dwelling unit in one building.
Minimum Lot Width at Building Line in Feet:	75
Minimum Yard Requirements in Feet:	
Front:	25
Side:	10
Rear:	10
Accessory Structures:	
Front:	25
Side:	5
Rear:	5
Maximum Height in Feet:	35

Section 10-9 Variance.

A Variance is a means whereby the City may grant relief from the effect of the Zoning Ordinance in cases of hardship. A Variance constitutes permission to depart from the literal requirements of the ordinance. When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the Board of Adjustment shall vary any of the provisions of the ordinance upon a showing of the following:

- 1) Unnecessary hardship would result from the strict application of the ordinance. It is not necessary to demonstrate that, in the absence of the Variance, no reasonable use can be made of the property.
- 2) 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. A Variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

- 3) 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 is not a self-created hardship.
- 4) The requested Variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.

The Board of Adjustment shall not have authority to grant a Variance when to do so would:

- 1) result in the extension of a nonconformity regulated pursuant to Section 6-2, above, or
- 2) permit a use of land, building or structure which is not permitted within the applicable zoning district classification. Per NCGS 160D-705 (d), appropriate conditions may be imposed on any Variance, provided that the conditions are reasonably related to the Variance.

MOTION:

With regard to the request by James Walgenbach for a variance from Section 5-4-3: Dimensional Requirements to:

- 1) Reduce the side setback requirement from 5' to 3'3" and to reduce the rear setback requirement from 5' to 2'.

I move the Board to find that (a) strict enforcement of the regulations would result in practical difficulties or unnecessary hardship to the applicant, (b) the variance is in harmony with the general purpose and intent of the ordinance and preserves its spirit, and (c) in the granting of the variance the public safety and welfare have been secured and substantial justice has been done.

(After the motion has been seconded, the movant should state the factual basis and reasoning for the motion. In doing so, bear in mind the considerations set out in Section 10-9 of the zoning ordinance.)

Remember: Staff suggest the motion be made in the affirmative regardless of whether it is your intention to support or oppose the issuance of a variance. This does not mean that staff is recommending approval of the application. RATHER, we believe it is better procedurally to approach it this way. Once you have made the motion, you should state your position as to the required findings. For variance applications, it takes seven affirmative votes to approve this application, if others are voicing support of the application, you should make it a point to state your position vis-à-vis the required findings since your vote, even standing by itself may represent the position of the Board.

EXHIBITS

Exhibit A – Application and Site Plan

Exhibit B – Warranty Deed

Exhibit C – Site Photos

Exhibit D – Henderson County Property Report

Read ▾

Status: Su

Item C.

Entry #: 21

○ Unread

Date Submitted: 7/15/2022 10:48 AM

Items to Accompany Application:

Completed application form

Site plan of property showing existing structures, natural features (i.e. streams, ponds, etc.) proposed building or addition and indicating distance from such to the ceterline of street and to the side and rear lot lines, as applicable. Show placement of septic systems and drain field if applicable and distances from structures.

Copy of septic permit, if applicable

Other documents supporting application, if applicable.

Photographs (optional)

Application fee of \$75.00

Shortly after application for a variance is accepted, staff will take photographs of the site. Please have the corners of the proposed structure and septic system staked so that they may be seen in such photos.

For more information call (828) 697-3010

Date:

7/15/2022

Applicant Name:

James Walgenbach

Address

1525 Ridgewood Blvd, Hendersonville, North Carolina 28791

Phone

(828) 674-4939

Email

jwalgenb@ncsu.edu

Property Owner's Name (if different from above)**Property Owner's Address (if different from above)****Parcel ID #**

115576

Zoning District:

R-10

Directions to property from Hendersonville:

Going west on Hwy 191, turn right on Orleans, then veiar left onto Higate, then left onto Ridgewood Blvd. 1525 is blue house on right side of street.

Attach site plan and any supporting documents/pictures[Variance Description Request.pdf](#)
0.2 MB

To the Board of Adjustment:

Name

James Walgenbach

(owner/agent), hereby petition the Zoning Board of Adjustment for a VARIANCE from the literal provisions of the Zoning Ordinance of the City of Hendersonville because I am prohibited from using the parcel of land described in the form "Zoning Permit Application" in a manner shown by the site plan.

I request a variance from the following provisions of the ordinance (cite section numbers):

5-4-3 (5-ft set back for accessory structure)

Factors Relevant to the Issuance of a Variance

The Zoning Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the state enabling act the Board is required to reach four conclusions as a prerequisite to the issuance of a variance: (a) 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, (b) the variance is in harmony with the general purpose and intent of the ordinance, preserves its spirit, public safety is secured, and substantial justice is achieved, (c) 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 general public, may not be the basis for granting a variance, (d) the hardship did not result from actions taken by the applicant or owner of the property. 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. In the spaces provided, indicate the facts that you intend to show and the arguments that you intend to make to convince the Board that it can properly reach these four required conclusions:

Unnecessary Hardship would result from the strict application of the ordinance: State facts and arguments to show that, 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)

The house and detached garage of the property (1525 Ridgewood Blvd) is the original, built in 1926. Using the footprint of the existing garage would 1) avoid the cost of removing and replacing a cement pad, 2) maintain symmetry of the garage /property, 3) allow a second floor on a new garage. The unique layout of the property results in the edge of our driveway serving as the property line between the adjacent property (1523 Ridgewood Blvd) to the south. While the property line widens by 40 inches around the south side of the garage, a 5-ft set back would result in the south edge of the garage not being aligned with the driveway (it would be offset by 3 ft into the driveway). A 5-ft set back in the rear (bordering 1518 Dawnview Dr) would result in shortening the length of the garage by 5 ft, and thus reducing the size of the building so that a 2nd floor would not be practical.

The variance is in harmony with the general purpose and intent of the ordinance. preserves its spirit, public safety is secured and substantial justice is achieved. (State facts and arguments to show that, on balance, if the variance is denied, the benefit to the public will be substantially outweighed by the harm suffered by the applicant).

The existing set back of less than 5 ft still allows for a walk space for neighbors between Dawnview Dr and Ridgewood Blvd, thus does not restrict movement within the neighborhood. There are no buildings adjacent to the property at 1523 Ridgewood Blvd, and the distance between the new garage and the building on 1518 Dawnview Dr will remain 10 ft, the same that it's been since that building was built in 1976.

The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from 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. (State facts and arguments to show that the variance requested represents the least possible deviation from the letter of the ordinance that will allow a reasonable use of the land and that the use of the property, if the variance is granted, will not substantially detract from the character of the neighborhood).

Because the house and driveway are on the extreme southern edge of the property, the existing location of the garage is the only possible location. Properties on Ridgewood Blvd are small (average size is 0.22 acres), and combined with the many old homes, set back less than 5-ft set for detached garages are common in this neighborhood. Hence, this is in keeping with the character of the neighborhood.

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. (State any facts pertaining to the hardship that is not the result of the applicant's own actions).

The current garage is almost 100 years old and designed to fit within the property in an aesthetic manner. Due to age, the building is in poor condition and an eye sore. Rebuilding on the current footprint is keeping with the character of the neighborhood and does not represent a change in location.

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information and belief.

Signature of Applicant:

Date:

7/15/2022

James F. Walgenbach

Signature of Property Owner:

Date:

7/15/2022

James F. Walgenbach

In the event that any discrepancies exist between the criteria outlined on this form and the Zoning Ordinance of the City of Hendersonville, the ordinance shall prevail.

Received By:

Date:

Fee Paid:

Date Received:

A VOTE OF SEVEN MEMBERS OF THE BOARD IS REQUIRED TO APPROVE A VARIANCE.

Item C.

Site Plan and Supporting Documents/Pictures:

This is a request for a variance of a 5-ft setback for a replacement garage on the same 20- x 26-ft footprint of an existing 96-year old detached garage at 1525 Ridgewood Blvd. The garage is located on the southwest corner of the property in alignment with the driveway, the edge of which serves as the property line (see pictures).

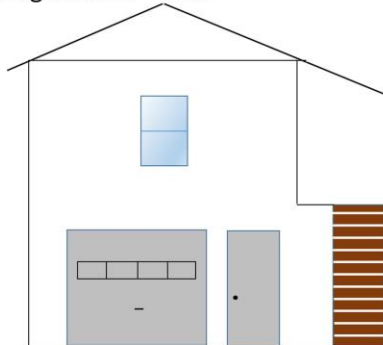
The current garage is in disrepair and an eye sore. The proposed replacement garage will include a second floor with outside steps.

The reason for the variance request is:

1. So the existing cement pad does not need to be removed and a new one installed.
2. Incorporating a 5-ft variance would require the south side to be moved 3.2 ft to the North and not in alignment with the drive way edge.
3. Incorporating a 5-ft setback would reduce the size of the replacement garage and make a planned second floor impractical.
4. It is not possible east without violating a 5-ft set back, or north due to the location of a patio.



New Garage with 2nd floor



State of North Carolina
County of Henderson

685

File Number _____

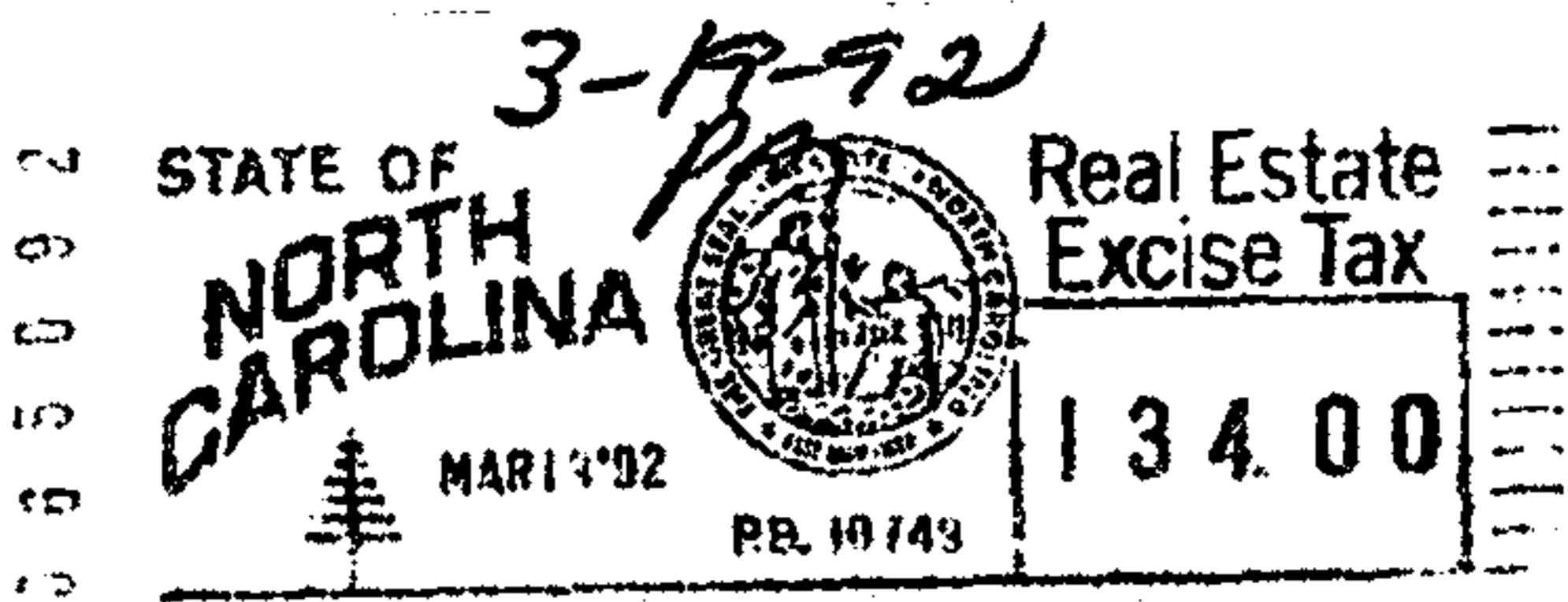
This Indenture, Made this 18 day of March, 1992, by and between

TIMOTHY D. FERGUSON and wife, DONNA L. FERGUSON
hereinafter called Grantors, and JAMES F. WALGENBACH and wife, CATHERINE A. WALGENBACH
1525 RIDGEWOOD BLVD.
HENDERSONVILLE, N.C. 28739 hereinafter called Grantees, (said designations shall
include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns).

Witnesseth: That the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable considera-
tions to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold and
conveyed, and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or successors
and assigns (subject, however, to any conditions, restrictions, limitations, reservations or exceptions appearing after the de-
scription below), the following particularly described real estate, located in Hendersonville Township,
Henderson County, North Carolina, to-wit:

BEGINNING at an iron pin, said iron pin being located on the western margin of
Ridgewood Boulevard, said point being the southeastern corner of Lot 10, as shown in Plat
Cabinet B, Slide 56, Henderson County Registry; thence from said point, South 4° 44' West
97 feet to a point; thence North 85° 15' West 85.6 feet to a nail; thence North 85° 32'
West 39.9 feet to an existing iron pin; thence North 5° 16' East 30.08 feet to a point;
thence South 83° 49' East 10 feet to a point; thence North 4° 45' East 71.4 feet to an
existing iron pin; thence South 85° 27' East 115 feet along a fence line to the point of
BEGINNING.

BEING ALL of that property described in Deed Book 666, at Page 559 as set forth on a
March 18, 1987, survey by Freeland-Clinkscapes, Drawing #HNC-7070.



To Have and to Hold the above described land and premises, with all appurtenances thereunto belonging, or in any wise
appertaining, unto the Grantees, their heirs and/or successors and assigns forever.

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the Grantors are lawfully
seized in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple,
and that said land and premises are free from any and all encumbrances (with the exceptions above stated, if any), and that
they will and their heirs, executors, administrators and/or successors shall forever warrant and defend the title to said land and
premises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the lawful claims of all
persons whomsoever.

In Witness Whereof, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to
be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Timothy D. Ferguson (SEAL) Donna L. Ferguson (SEAL)
TIMOTHY D. FERGUSON DONNA L. FERGUSON
____ (SEAL) _____ (SEAL)
____ (SEAL) _____ (SEAL)

Prepared By: D. SAMUEL NEILL, Attorney At Law
222 Third Avenue West • Hendersonville, North Carolina • 704/693-1739

686

STATE OF NC, COUNTY OF Henderson

I, Alma Lambert
Timothy D. Ferguson a Notary Public of said County and State, do hereby certify that

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this 21 day of January
My commission expires 03-22-96 Alma Lambert
Notary Public

STATE OF . . . , COUNTY OF . . .

This the . . . day of . . . , 19 . . . , personally came before me, the undersigned Notary Public in and for the aforesaid County and State, . . . , who, being duly sworn, says that he is President (or Vice President) of . . . , and that the seal affixed to the foregoing instrument in writing is the corporate seal of said Corporation, and that said writing was signed by him in behalf of said Corporation by its authority duly given. And the said . . . acknowledged the said writing to be the act and deed of said Corporation.
My commission expires . . . Notary Public

STATE OF North Carolina, COUNTY OF Henderson

I, DONNA LYNN Huggins
Donna L. Ferguson a Notary Public of said County and State, do hereby certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this 21st day of JANUARY, 19 92
My commission expires MY COMMISSION EXPIRES 9-4-1995 Donna Lynn Huggins
Notary Public

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

The foregoing certificate(s) of Alma Lambert & Donna Lynn Huggins

Notary Public (Notaries Public) is/are certified to be correct. This instrument presented for registration and recorded in this office this 19 day of March, 19 92 at 1:15 P M. in Book 794 Page 685

Ruby H. Maxwell
Register of Deeds
By: Patricia A. Miller
(Assistant) (Deputy)

State of North Carolina County of Henderson	TIMOTHY D. FERGUSON and wife, DONNA L. FERGUSON — TO —	Deed	Filed for Registration on the <u>19</u> day of <u>March</u> , 19 <u>92</u> at <u>1:15</u> o'clock, <u>P</u> M., and Registered in the Office of the Regis- ter of Deeds for Henderson County, North Carolina, in Book No. <u>794</u> at Page <u>685</u>	<u>Ruby H. Maxwell</u> Register of Deeds <u>By: Patricia A. Miller</u> Assistant PREPARED BY D. SAMUEL NEILL ATTORNEY AT LAW 222 THIRD AVENUE WEST HENDERSONVILLE, NORTH CAROLINA 704/693-1739
--	---	-------------	---	---

ROMEO

134.00





Property Summary

Tax Year: 2022

REID	115576	PIN	9569-43-0230	Property Owner	WALGENBACH, JAMES F;WALGENBACH, CATHERINE A
Location Address	1525 RIDGEWOOD BLVD	Property Description	HAYWOOD HILLS LO8,9 PL2021-13744	Owner's Mailing Address	1525 RIDGEWOOD BLVD HENDERSONVILLE NC 28791

Administrative Data		Transfer Information		Property Value	
Plat Book & Page	2021-13744	Deed Date	3/19/1992	Total Appraised Land Value	\$52,200
Old Map #		Deed Book	000794	Total Appraised Building Value	\$120,000
Market Area	101K	Deed Page	00685	Total Appraised Misc Improvements Value	\$2,900
Township	NA	Revenue Stamps	\$134	Total Cost Value	\$175,100
Planning Jurisdiction	HENDERSONVILLE	Package Sale Date		Total Appraised Value - Valued By Cost	\$175,100
City	HENDERSONVILLE	Package Sale Price		Other Exemptions	
Fire District		Land Sale Date		Exemption Desc	
Spec District		Land Sale Price		Use Value Deferred	
Land Class	RES-SINGLE FAMILY	Improvement Summary		Historic Value Deferred	
History REID 1		Total Buildings	1	Total Deferred Value	
History REID 2		Total Units	0	Total Taxable Value	\$175,100
Acreage	0.29	Total Living Area	1,415		
Permit Date		Total Gross Leasable Area	0		
Permit #					

Building Summary

Card 1 1525 RIDGEWOOD BLVD

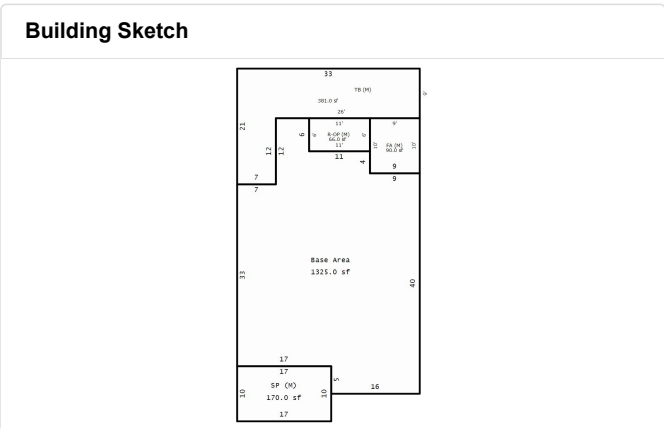
Building Details		Building Description				Building Total & Improvement Details	
Bldg Type	SINGLE FAMILY	Year Built	1926	Effective Year	1977	Grade	C+ 110%
Units	0	Additions	5	Remodeled	0	Percent Complete	100
Living Area (SQFT)	1415	Interior Adj		FIREPLACE OPENINGS (1.00) FIREPLACE STACKS (1.00)		Total Adjusted Replacement Cost New	\$206,966
Number of Stories	1.00					Physical Depreciation (% Bad)	A 42%
Style	CONVENTIONAL	Other Features				Depreciated Value	\$120,040
Foundation	CONCRETE BLOCK					Economic Depreciation (% Bad)	0
Frame						Functional Depreciation (% Bad)	0
Exterior	WOOD SIDING					Total Depreciated Value	\$120,040
Const Type	WJ					Market Area Factor	1
Heating	FORCED AIR					Building Value	\$120,000
Air Cond	100% CENTRAL A/C						
Baths (Full)	2						

Baths (Half)	0
Extra Fixtures	2
Total Plumbing Fixtures	8
Bedrooms	0
Floor	
Roof Cover	
Roof Type	
Main Body (SQFT)	1325

Misc Improvements Value	\$2,900
Total Improvement Value	\$122,900
Assessed Land Value	
Assessed Total Value	

Item C.

Addition Summary			
Story	Type	Code	Area



Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	20x26	DIMENSIONS	DETACHED GARAGE	\$28.00	1926	80	0	0		\$2,900
Total Misc Improvements Value Assessed: \$2,900										

Land Summary

Land Class: RES-SINGLE FAMILY			Deeded Acres: 0.29		Calculated Acres: 0.29		
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
R-10		RESIDENTIAL BUILDING	0.29 BY THE ACRE PRICE	\$90,000	2		\$52,200
Total Land Value Assessed: \$52,200							

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	WALGENBACH, JAMES F/ WALGENBACH, CATHERINE A	GWD	100	134		000794	00685	3/19/1992

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed	Item C.
1 Back	WALGENBACH, JAMES F	GWD	100	134		000794	00685	3/19/1992	
2 Back	FERGUSON,TIMOTHY D	GWD	100	61		000695	00435	3/25/1987	
3 Back	HAWKINS, JAMES M	GWD	100	46		000666	00559	10/11/1985	

Notes Summary

Building Card	Date	Line	Notes
No Data			