

Sharon Allen

From: Joe Heard
Sent: Monday, October 04, 2004 3:34 PM
To: Stuart Rohrbaugh
Cc: Sharon Allen; Scott Shuford
Subject: RE: min lot width

Stuart,

Thanks for the detailed background on this situation. I agree that at this point in time, there's no way for us to go back and force multiple current owners to correct the situation. As long as they can comply with building setbacks on each lot, just consider it a small step toward resolving our affordable housing situation here in Asheville.

Joe

P.S. - As Mr. Newmaqn is one of our City Council members, I'm copying Scott Shuford so that he's also aware of the situation.

-----Original Message-----

From: Stuart Rohrbaugh
Sent: Monday, October 04, 2004 12:03 PM
To: Joe Heard
Cc: Sharon Allen
Subject: min lot width

Joe:

Called Sharon earlier on this one. Want to give you a heads up. Received ZN permit app for a non-conforming vacant lot (width will not meet 50') 04-5008 to construct a new SFD off Vivian Ave near the intersection of Dortch Ave.

My GIS shows the lot property owner, as well as three other vacant lots, as Brownie & Elizabeth Newman (964909250955, 964909250961, 964909250854, and 964909251814).

Sec. 7-17-2. (1) Nonconforming vacant lots should have required the property owner to move, adjust, and recombine the lots in a way to meet UDO standards.

I called Buncombe County Tax Assessor. The lot in question for the ZN permit recently sold to M.C. Kern Contracting. The three other lots previously owned by Newman have also recently sold to other persons (two lots to David Clarke and one to James Haksmon).

Since these lots have all been transferred to new owners, it appears too late to apply the UDO standard requiring these vacant lots to be recombined. The ZN permit lists the contact as Matt Kern. I do not think I have any option but to go ahead and approve 04-5008 even though the lot width is not 50'.

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*check
non-conforming
section*

10/4/2004