

Town of Maggie Valley  
Regularly Scheduled Zoning Board of Adjustment Meeting  
April 20, 2023  
Minutes

Members Present: Chairman Bill Banks, Marion Hamel, Eve Barrett, Tinker Moody, Jared Lee, Josh Hoogerwerf. Alternate David Carriker and Charlotte Ruiz (Not voting)

Staff Present: Town Planner, Kaitland Finkle, Assistant Town Planner, Sam Cullen

Others Present: 2

**1. Call to Order**

Chairman Banks called the meeting to order at 5:27 pm on April 20, 2023.

**A quorum was established. David Carriker and Charlotte Ruiz will not vote.**

**2. Approval of Minutes**

**Marion Hamel made a motion to approve the minutes of March 16, 2023, as presented. Josh Hoogerwerf seconded the motion. Motion carried unanimously.**

**3. New Business**

**a. April Waldman-Sloan requesting Variance for 389 Panoramic Loop.**

The following individuals were sworn in.

- Kaitland Finkle, Town Planner
- Jim Hasseler, Builder
- April Waldman-Slone, Owner

Planner Finkle gave a report including background information. She explained that the requested variance is for a 6-foot deviation to the front setback leaving a 9-foot front setback.

She gave the board information about the proposed home footprint.

She also reminded the board that setbacks are measured from the right of way. She noted that other homes in this area have had similar variances approved in the past.

Jim Hasseler addressed the board and explained that this variance would put the proposed house in line with the adjacent house. He also described the layout of the lot.

Mr. Hasseler spoke to the fact that this is not a vacation home but is for a full-time resident.

Planner Finkle explained that Mrs. Waldman-Slone has worked with staff to find other possible solutions, but the front setback variance makes the most sense.

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Marion Hamel asked if there were any comments from neighbors and Planner Finkle said we had received one phone call. She explained that the neighbor was worried about the view from her rental cabin being blocked and Planner Finkle explained that the requested variance was not for the height.

Chairman Banks asked the board to review the application. The board read the applicants' responses.

Ms. Moody noted that this is a corner lot and not in the middle of the neighborhood.

**Marion Hamel made a motion to grant the Variance, Jimmy Moody seconded by. Motion carried unanimously.**

#### **4. Other Business**

**a. Headcount for Regional Board Workshop: Wednesday May 3<sup>rd</sup> 1:00 - 4:30 PM WCU Biltmore Park 28 Schenck Parkway Suite 102 Asheville NC 28803**

Assistant Planner Cullen reminded the board about the upcoming class in Biltmore on May 3<sup>rd</sup>.

He also updated the board on some code enforcement cases the department has been working on concerning signs.

Planner Finkle gave an update about the approved text amendments from the Board of Aldermen meeting.

#### **5. Adjourn**

**Marion Hamel made a motion to adjourn at 5:55 P.M., Jimmy Moody seconded the motion. Motion carried unanimously.**

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Chairman, Bill Banks

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Sam Cullen, Assistant Town Planner