



SHAMBURGER ARCHITECTURAL GROUP

421 5TH AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 692-2737

Friday, October 31st, 2025

Community Development Department
Alternative Design Committee
Attn: Matthew Manley
City Hall - 3rd Floor
160 6th Avenue East
Hendersonville, NC 28792

Dear Mr. Manley:

This letter accompanies an application for a Zoning Permit from the Alternative Design Committee for a new retail building development on the property located at 407 7th Avenue, Hendersonville, NC. The application includes a cover sheet, final Site Plan, building elevations, and pertinent details excerpted from forthcoming and subsequent construction documents regarding appearance including trash enclosure and window specifications. For version tracking, this submission is revision "R1C." These drawings address all comments from the preliminary review, and encapsulate your department's discussions with the Owner.

The Alternative Design items shown are:

1. Extension of curb and gutter
2. Landscaped island bulb-out with a street tree and open runnel, conditioned upon utility relocation by the City or their designated provider.

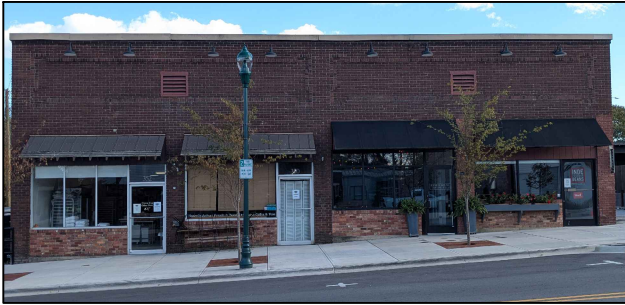
All other design elements, elevations, and site details are consistent with prior approvals.

Thank you for your time and guidance with this process,

Sean P. Krause, Architect
Shamburger Architectural Group
Hendersonville, NC 28792
Cell: 828.457.9594



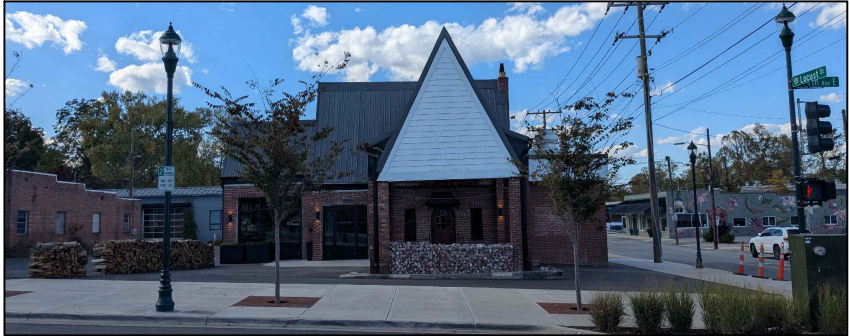
7th Avenue, looking North



Looking South



Looking South



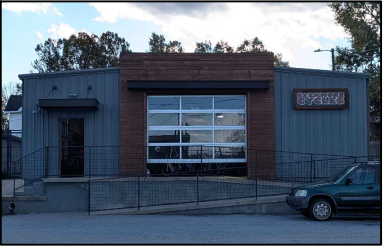
7th Ave. nearest neighbor across Locust St., Looking North



Looking South across 7th Ave. from site



Locust St., looking West



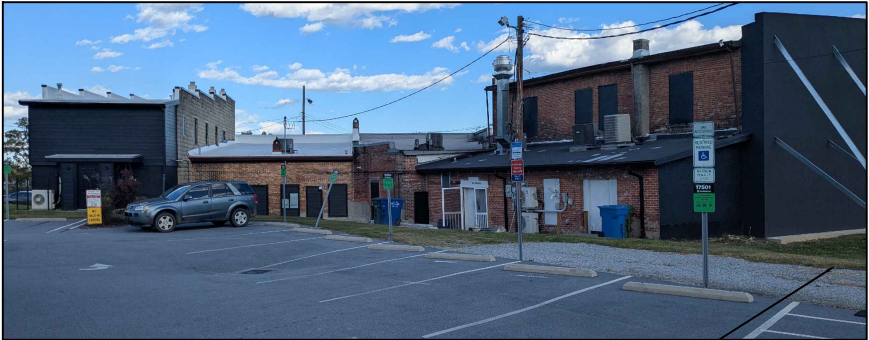
Locust St., looking West



Locust St., nearest neighbor (to the North), looking north



Locust St., nearest neighbor (to the North), looking East



Alleyway, Looking East

Site



Locust St., nearest neighbor, distance to curb less than 10'



Nearest Neighbor not in compliance with Setback for CMU



Zoning Map

Supplemental Drawing

SD1.01

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NOT FOR CONSTRUCTION

New Retail Building for:

407 NC Holdings, LLC
407 7th Avenue
Hendersonville, NC 28792

Date:
10/27/25

Project no.
25003

Detail Reference:

Wayland Shamburger, AIA
Architect

421 Fifth Avenue West
Hendersonville, NC, 28739
(P) 828-692-2737
(F) 828-694-0737
wayland@sdsaia.com

