

A G E N D A
CITY OF BREVARD
BOARD OF ADJUSTMENT
City Council Chambers
95 West Main Street, Brevard
www.cityofbrevard.com
August 11, 2015

I. Welcome

II. Introduction of Board Members

A. Certify Quorum and Voting Members

III. Approval of Agenda

IV. Approval of Minutes: July 14, 2015

V. New Business:

A. Consideration of Application SUP #15-000004 for a Special Use Permit for Kristen Necessary to allow a professional services facility in a residential neighborhood. Ms. Necessary plans on personalized art instruction and print making within an accessory structure (designs to be submitted at a later date) located on her property located at 30 Stratford Avenue within the corporate limits of the City of Brevard, further identified by PIN 8585-47-5504-000.

VI. Other Business

VII. Adjourn

Agenda posted and emailed to T. Times, July 27, 2015 jhp

MINUTES
BREVARD BOARD OF ADJUSTMENT
July 14, 2015

The Brevard Board of Adjustment met in regular session on Tuesday, July 14, 2015 at 7:00 PM in Council Chambers of City Hall.

Members Present: Judith A. Mathews, Chair
Allen Delzell, Vice Chair
Carol Dillingham
Tad Fogel
Tom Tartt

Members Absent: Mike Young
Josh Burdette

Staff Present: Aaron Bland, Planner
Daniel Cobb, Interim Planning Director
Janice H. Pinson, Board Secretary
Mike Egan, Board Attorney

Others: Stewart Trimble, Applicant
Jim Garrett 78 Morningside Drive
John Waldo, 34 Grandview Avenue
Tom Trawick 20 Grandview Avenue
Carl Cameron 123 Morningside Drive
Jim Furniss 118 Morningside Drive
Wayne Thomas, Agent Cornerstone Presbyterian Church
Howard S. Jones, President of Deacons
Henry A. Silman, Pastor

I. Welcome and Introduction of Board Members

Chair, J. Mathews called the meeting to order at 7:05 PM, Board introduced themselves. Chair, J. Mathews certified that a quorum of the Board was present.

II. Approval of Agenda

J. Mathews requested a Motion to approve the Agenda. C. Dillingham moved to approve, seconded by A. Delzell, unanimously approved.

III. Approval of Minutes

J. Mathews requested a motion to approve the Minutes of the June 9, 2015 meeting. Motion by T. Fogel to approve minutes as written, seconded by T. Tartt, unanimously carried.

IV. New Business:

A. Consideration of Application SUP #15-000005 for a Special Use Permit for Stewart Trimble to allow a medical consultation office. The property is located at 59 Morningside Drive within the corporate limits of the City of Brevard, further identified by PIN 8586-90-3601-000.

Chair, J. Mathews explained the quasi-judicial hearing process.

M. Egan, Board Attorney, explained the process for determining if a party has standing and the rights of party status.

Jim Garrett requested party status. Chair, J. Mathews requested that M. Egan, Board Attorney, question him.

M. Egan, Board Attorney ask Mr. Garrett what made him feel he should be granted party status, and how he would be affected by this decision more than the general public.

Mr. Garrett stated that he lives directly across the street and is within 200 feet of the property. That this decision could affect his property value and that he was a licensed real estate broker for 15 years.

M. Egan determined that Mr. Garrett does have standing in the matter. The Board voted unanimously to grant him party status.

T. Fogel stated that he needed to recuse himself from the matter because he had family and friends who live in the neighborhood.

M. Egan ask if he could not render an impartial decision and T. Fogel responded that he could not.

A. Delzell made a motion to grant party status to Mr. Garrett, seconded by C. Dillingham, unanimously approved.

John Waldo requested to be granted party status. M. Egan questioned Mr. Waldo. M. Egan gave the Board his opinion that Mr. Waldo did not have party status. T. Tartt made a motion to grant Mr. Waldo party status, motion failed.

The following were sworn: Jim Garrett, John Waldo, Tom Trawick, Carl Cameron, Jim Furniss, Aaron Bland and Daniel Cobb.

J. Mathews polled the Board as to exparte communications. There were none.

J. Mathews gave Dr. Trimble and Mr. Garrett the opportunity to object to any of the Board members hearing the case. There were no objections.

Aaron Bland presented his staff report which is attached hereto, labeled Exhibit "A" and incorporated herein by reference. He further gave a report of the results of the key issues that came about during the neighborhood compatibility meeting: additional traffic, cars parked along Morningside Drive, decline in property values, alter the neighborhood status. He further explained that there had been approximately 6 calls and walk-ins relating to the matter all with similar concerns. James O. Wells, MD, delivered a letter to the Planning Department because he was unable to attend the meeting. A. Bland delivered a copy to the Board for review and a copy is labeled Exhibit "B" attached hereto and incorporated herein by reference.

T. Tartt ask if the special use permit was granted did it stay with the property.

Aaron Bland explained that the Board could put any conditions on the permit and that the exact nature would have to be followed by any future property owners but that it would go with the land.

Dr. Trimble was ask if he had any questions for staff and he did not.

Mr. Garrett was ask if he had any questions and he ask if the special use permit running with the land was a part of the law or statute and could it be limited to the current residence only. A. Bland requested that M. Egan answer the question, he stated that it would run with the land.

Mr. Garrett ask if the use could be expanded to 2 or 3 doctors and could the exterior of the house be altered. M. Egan answered, not without coming before the Board for approval to amend the special use permit.

Aaron Bland stated that section 3.20 of the UDO requires the property to remain residential in character. He further added that Dr. Trimble had requested to see up to 10 patients a day Monday through Friday from 9AM – 5PM.

Mr. Garrett ask if signs were allowed and A. Bland responded 1 sign up to 8 square feet would be allowed according to UDO Chapter 3.20.

J. Mathews ask if the Board had any further questions of staff and they did not.

Dr. Trimble ask if it was appropriate for him to speak now. He stated that he was happy to let the Board impose any limitations on the application. He offered that no more than 2 cars at a time be parked at the premises, no more than 10 patients a week, no sign. He stated that he appreciated the concerns about property values and that he did not want his residence to look like a busy medical practice either. He further stated that he did not want to be a bad neighbor.

The board ask Dr. Trimble why he wanted to practice out of his home, why he did not get an office in town and if he would be dispensing medications or drawing blood.

Dr. Trimble answered that he wants the ability to see an occasional patient at his home. That he does not need an office because he now practices out of Dr. Nash's office on Probart Street. He stated that this office is closed on Thursdays. He said he would not be dispensing medications or drawing blood out of his residence office.

Upon cross examination, Mr. Garrett ask Dr. Trimble if he would be willing to limit his practice to 1 day per week. Dr. Trimble responded that he would limit to 10 patients a week but did not want to see them all in one day.

Mr. Garrett stated his concerns about devaluing of properties in the neighborhood if this special use permit is granted. He stated that he was a licensed real estate broker for 15 years. Mr. Garrett ask Dr. Trimble questions about his personal life and stated his concerns that Dr. Trimble might move away and that the use would be in place for someone else. Mr. Garrett presented a petition signed by the neighborhood opposing the special use permit. The petition is attached hereto, labeled Exhibit "C" and incorporated herein by reference.

Chair, J. Mathews ask M. Egan if they could accept the petition. M. Egan responded that they could, but that it is hearsay and cannot be used in making their decision in the case.

Mr. Garrett stated that there would be no winners in the situation if the special use permit is approved.

C. Dillingham ask if Dr. Trimble could do consult work from Dr. Nash's office on Thursday when the office is closed. Dr. Trimble stated that he could use the office.

Tom Trawick read a prepared statement, it is attached hereto, labeled Exhibit "D" and incorporated herein by reference. The statement repeated some of the same concerns, excessive traffic, decreased safety, devaluation of property values.

M. Egan ask if Mr. Trawick was a transportation specialist or an appraiser. He responded that he was neither.

John Waldo stated his concerns about traffic, stating his experience with traffic accidents in the neighborhood. Also stating his concerns about declining property values if the use were allowed.

Carl Cameron spoke as to the quiet neighborhood character being changed if the use is allowed. Stating further that if there is no sign that people will be confused and turn into the wrong property.

Mr. Garrett ask if Dr. Trimble were to move, could he rent his residence to another business for medical use.

M. Egan responded that he could if the permit were approved.

J. Mathews, Chair, ask if there was any further testimony and then ask Dr. Trimble if he had any rebuttal.

Dr. Trimble stated that his intent was not to stir up trouble and that if it was within his legal rights, that he would like to formally withdraw his application.

M. Egan, Board Attorney, stated to let the record reflect that the Petitioner took a voluntary dismissal.

J. Mathews closed the hearing.

There was a brief recess.

B. Consideration of Application SUP #15-000003 for a Special Use Permit for Cornerstone Presbyterian Church, PCA, to allow construction of a fellowship hall next to the existing church. The property is located at 645 Burt Lane Road, within the regulatory jurisdiction of the City of Brevard, further identified by PIN 8595-16-8267-000.

It was established that T. Fogel would participate in this hearing.

J. Mathews reminded the board that the hearing was a quasi-judicial proceeding and that it is a public meeting but not a public hearing. She polled the Board as to exparte communications and there were none.

The following were sworn: Wayne M. Thomas, Agent; Howard S. Jones, President of Deacons, Henry A. Silman, Pastor and Aaron Bland, Staff.

J. Mathews polled the Applicants as to whether or not they had any problems with any of the Board Members that were to hear the case. There were none.

Aaron Bland gave a brief history. He stated that they were applying for the same special use permit that they applied for and received in 2008. The building permit expired before they went to construction, therefore requiring them to reapply for the special use permit. The proposed addition meets the current land use plan and meets current use standards.

There were no questions from Mr. Thomas or the Board for Aaron Bland.

Wayne Thomas offered a full set of plans for the Board's review. He stated that they have amended the original plan since 2008. He further explained that they had gone to great pains to match the existing structure. He also gave examples of how they work very hard to be a good neighbor.

Allen Delzell ask if the neighborhood compatibility meeting is required.

D. Cobb responded that the meeting is held at the Administrator's discretion and is not required and because the current use is a religious institution and there is no real change to the use, they made the decision that the meeting was not necessary in this case.

T. Tartt ask if the restrooms were still the same as in original plans.

Wayne Thomas responded that they were and that they had gone to extra measures, such as instant hot water, to protect the environment.

Howard Jones testified that the septic area was already in place, soil was compacted and ready. Current septic and well, storm system and retention pond are already in place and adequate to accommodate the new fellowship hall.

J. Mathews ask if anyone had questions. There were none.

Henry A. Silman, Pastor, thanked the Board and Staff for their work.

Hearing was closed for the Board's deliberation.

J. Mathews polled the Board with regard to the standards and guiding principles for consideration as follows:

1. Has the applicant demonstrated that the use meets all requirements and specifications of the UDO?
2. Has the applicant demonstrated that the use is in harmony with the general intent of such ordinance and preserves its spirit?
3. Does the use meet all requirements and specifications of any adopted land use plans, and is the use in harmony with the general intent of such land use plans and preserve their spirit?
4. Has the applicant demonstrated that the proposed use or structure will be visually and functionally compatible to the surrounding area?
5. Will the proposed use be injurious to the public health, safety and welfare?
6. Will the proposed use be detrimental to the value of adjoining property and associated uses?

T. Tartt made the following motion: With regard to Case No. SUP-15-000003, the application of Cornerstone Presbyterian Church for a special use permit to operate a religious institution in a residential zoning district at 645 Bert Lane Road, I move the Board to make the following findings of fact:

- a) The use meets all requirements and specifications of the Ordinance and any adopted land use plans and is in harmony with the general purpose and intent and preserves its spirit;
- b) The proposed use or structure will, if developed according to the plan submitted and approved, be visually and functionally compatible with the surrounding area; and
- c) The proposed use or structure will not be injurious to the public health, safety, and welfare, and will not be detrimental to the value of adjoining property and associated uses.

Accordingly, I further move the Board to grant the requested special use permit in accordance with and only to the extent represented in the application and plans, "and subject to the following conditions:

Seconded by A. Delzell,

J. Mathews stated that the staff had made a request that the motion include the condition that the special use permit be in compliance with all site-related UDO requirements.

T. Tartt amended motion to include the condition that the special use permit be in compliance with all site-related UDO requirements, seconded by A. Delzell, motion carried unanimously.

VI. Other Business –

None.

Adjourn

Motion to adjourn by A. Delzell, seconded by C. Dillingham, unanimously carried and meeting adjourned at 8:42 PM.

Judith A. Mathews, Chairman

Janice H. Pinson, Board Secretary



The City of Brevard North Carolina

BOARD OF ADJUSTMENT STAFF REPORT

August 11, 2015

TITLE: Special Use Permit Request #15-000004
SPEAKER: Daniel P. Cobb, AICP, CFM, CZO – Planning Director
PREPARED BY: Daniel P. Cobb, AICP, CFM, CZO – Planning Director

Executive Summary:

The Board will hear a request by Mrs. Kristen Necessary for a Professional Services use in the form of a professional art studio at 30 Stratford Ave. (PIN8585-47-5504-000).

Applicant: Mrs. Kristen Necessary
30 Stratford Ave.
Brevard, NC 28712

Meeting Date: August 11th, 2015 – 7:00PM

Proposed Use: Professional Services – Artist Instruction

Project Site: 30 Stratford Ave.
Brevard, NC 28712

Background:

In June of 2015 the Planning Department received an application for a Special Use Permit for a Professional Services use located at 30 Stratford Ave. The applicant proposes using their residence at 30 Stratford Ave. as a professional artist studio, including print making, personalized instruction in the form of an artist residency program, and two workshops per month (maximum 6 people per workshop). Additional information can be found in the applicant's written narrative attached to this Staff report.

The activity described falls under the "Professional Services" use in the City's Unified Development Ordinance, which is defined as:

Services provided that make available the knowledge and skills of their employees to sell expertise and perform professional, scientific, and technical services to others. Such services include, without limitation, the following: legal services; accounting, tax, bookkeeping, and payroll services; architectural, engineering, and related services; graphic, industrial, and interior design services; consulting services; research and development services; advertising, media, and photography services; real estate services; investment banking, securities, brokerages and insurance-related services; and medical services such as physician's and dentist's offices.

A Professional Services use in a residential zoning district requires the issuance of a Special Use Permit from the Board of Adjustment.

Specific standards for Professional Services operating in General Residential districts are specified in Section 3.20 of the UDO. These standards address issues such as number of employees, parking, hours of operation, and signs. Section 3.20 in its entirety is attached to this staff report.

A neighborhood compatibility meeting was held Thursday, August 5, 2015 at 6:00pm in City Hall. Three neighbors, the applicant, and the applicant's husband were present. There was general discussion about the project, number of workshops, and background on artist residency programs.



Special Use Permits:

Special uses are generally compatible with the land uses permitted by right in a zoning district, but require individual review of their location, design, and configuration so as to evaluate the potential for adverse impacts on adjacent property and uses. Special uses ensure the appropriateness of the use at a particular location within a given zoning district.

Only those uses enumerated as Special Uses in a zoning district, including but not limited to hours of operation, height, and bulk, mass, intensity of use, etc. shall be authorized by the BOA.

The evaluation and approval of the Special Use Permit shall be based upon the sworn testimony and evidence presented at the hearing relevant to the following Findings of Fact:

- a) The use meets all requirements and specifications of the Ordinance and any adopted land use plans and is in harmony with the general purpose and intent and preserves its spirit; and
- b) The proposed use or structure will, if developed according to the plan submitted and approved, be visually and functionally compatible to the surrounding area; and
- c) The proposed use or structure will not be injurious to the public health, safety, and welfare, and will not be detrimental to the value of adjoining property and associated uses.

In approving an application for a Special Use Permit, the BOA may attach fair and reasonable conditions which support the required Findings of Fact. The BOA may not require the landowner to waive a vested right as a condition of the Special Use Permit approval. The burden of proof of producing evidence to support these Findings and to overcome any challenges that approval of the plan would be contrary to one or more of these Findings shall rest entirely with the applicant or landowner.

What is *not* being addressed in this application are particulars to specific development regulations within the UDO. Items such as setbacks, building height, parking location, etc. will be addressed if the request is granted when the applicant secures a zoning permit for the site work. The site plan included with this Staff report includes a building footprint to represent the proposed location of the accessory structure that will house the workshop space and a small apartment (artists in the residency program will live in the unit during their period of instruction). Any significant changes to the location or shape of the accessory structure would require additional review by the Board of Adjustment. It is important for the Board to remember that compliance with Section 3.20 of the UDO (discussed above) will be required for the issuance of a zoning site plan permit, which is separate from this SUP.

Discussion:

Staff has reviewed the applicants request as to its proposed location and how such a use relates to published land use plans for the area, the visual compatibility with the neighboring properties, and thoughts as to any potential impacts to adjacent properties.

Future Land Use Plan

The property in question is designated as "Residential – Medium Density" in the August 2002 Future Land Use Plan. It is encouraged that areas within this land use designation maintain their average density of three dwelling units per acre.

Transportation & Pedestrian Plans

There are no long-term transportation plans for this parcel. The 2007 pedestrian plan does not include a sidewalk or greenway along this stretch of road.

Visual/Functional Compatibility

No alterations to the residential structure are proposed and the overall appearance of the building will remain residential in character.

Impacts to Adjacent Properties & Uses

Adjacent properties primarily consist of single-family housing, with the exception of the Brian Center Health & Rehabilitation facility approximately 225 feet to the northwest. Given the low impact and visibility of the proposed use, Staff has no concerns regarding compatibility with adjacent properties and land uses.

Site Plan Review

All UDO development requirements that apply to this project, including those found in Section 3.20, will be addressed by Staff when the applicant formally submits an application for zoning site plan approval. Staff anticipates no issues with the site meeting these standards.

Summary:

Professional Services are an allowable use in General Residential districts per the table of permissible uses in Chapter 2 of the UDO with the issuance of a Special Use Permit and the granting of an SUP is required before zoning approval can be issued.

Staff has no opposition to this request, but would recommend that a condition of approval of Special Use Permit 15-000004 be full compliance with all site-related UDO requirements.

**CITY OF BREVARD BOARD OF ADJUSTMENT
SUGGESTED MOTION: MRS. KRISTEN NECESSARY; SUP-15-000004**

With regard to Case No. SUP-15-000004, the application of Mrs. Kristen Necessary for a special use permit to operate a professional services use in a residential zoning district at 30 Stratford Ave., I move the Board to make the following findings of fact:

- a) The use meets all requirements and specifications of the Ordinance and any adopted land use plans and is in harmony with the general purpose and intent and preserves its spirit;

List FINDINGS OF FACT for this element per the testimony received

- b) The proposed use or structure will, if developed according to the plan submitted and approved, be visually and functionally compatible with the surrounding area; and

List FINDINGS OF FACT for this element per the testimony received

- c) The proposed use or structure will not be injurious to the public health, safety, and welfare, and will not be detrimental to the value of adjoining property and associated uses.

List FINDINGS OF FACT for this element per the testimony received

Accordingly, I further move the Board to grant the requested special use permit in accordance with and only to the extent represented in the application and plans

[IF, AND ONLY IF, YOU WISH TO ADD CONDITIONS, THEN STATE THE FOLLOWING]

“and subject to the following conditions:

[THEN LIST CONDITIONS]”

ATTACHMENT A – SECTION 3.20 OF BREVARD UNIFIED DEVELOPMENT ORDINANCE

3.20. - Professional services (GR) special use permit; (all other districts) permitted.

It is the intent of this ordinance to permit the location of certain professional services in residential zones, provided that such location does not compromise the residential character nor create activity inimical to the maintenance of the normal peace and quiet of the neighborhood.

- A. Number of buildings. When professional services are offered in a residential district, no more than one principal building shall be permitted on any lot less than one acre in size and no more than three principal buildings shall be permitted on any lot one acre or more in size. This restriction applies regardless of whether such buildings are used as residences or professional offices or both.
- B. Building size. No building shall exceed 3,000 square feet of floor area. When more than one building is permitted on a lot under this section, the total floor area for all buildings shall not exceed 6,000 square feet exclusive of open carports or shelters.
- C. Building character. The overall general appearance of all buildings shall be residential in character.
- D. Number of offices. No more than two principal professionals shall be permitted in any building.
- E. Number of employees. No more than six employees shall be permitted in any building exclusive of principal professional personnel.
- F. Parking facilities. No more than ten spaces shall be provided for any building, with none located in the front yard area except as permitted by Chapter 10, Section 10.5(G) of this ordinance. Driveways shall be established in accordance with Chapter 13 of this ordinance.
- G. Hours of operation. Normal hours of operation shall be between 8:00 a.m. and 6:00 p.m., Monday through Saturday, excluding national holidays. Professional services may be provided outside these time frames only in emergencies. Overnight care or service is not permitted.
- H. Signs. Each building in which professional services are offered under this section may have one identification sign with a maximum sign area of eight square feet. The sign may be either a wall or ground sign. No other outside sign or identifying structure is permitted. Signs shall not exceed five feet in height and shall not be illuminated.
- I. Vehicles. Vehicles normally kept or housed on-site must be regular passenger-carrying vehicles, including pickup trucks of not more than three-fourths ton capacity. Such vehicles may not bear any business identification signs greater than three square feet in size. Trucks over three-fourths ton rated capacity, ambulances and other vehicular equipment are not permitted.

City Of Brevard, North Carolina
BREVARD BOARD OF ADJUSTMENT

Application for Special Use Permit (SUP)

SUP File Number: # 15-00004

Property Owner:

Name Kristen Necessary
Address 30 Stratford Ave
City/State/Zip Code Brevard, NC 28712
Telephone Number 804.338.9972 Email Address Kristen.Necessary@gmail.com

Applicant and/or Agent (if different than property owner):

Name _____
Address _____
City/State/Zip Code _____
Telephone Number _____ Email Address _____

Location of Property:

30 Stratford Ave, Brevard, NC 28712

Property Identification Number (PIN): 8585 - 47 - 5504 - 000

Zoning District(s): GR(6) Within City Limits? Yes No

Request SUP as permitted in Unified Development Ordinance Section(s) _____

REQUESTING SPECIAL USE PERMIT TO ALLOW: 1. The provision of professional services by Starfangled Press. 2. To expand the facilities at Starfangled Press and create a space for the Artist Residency Program by constructing a two-story 80' x 40' secondary dwelling that will appear no different than typical garage/apartments already present in the residential neighborhood. (Please see attached.)

Following must be included with Application:

1. Site Plan
2. _____ Listing of names and mailing addresses of all property owners within two-hundred feet (200') from the boundaries of the property in question.
3. Application filing fee - \$200 Receipt # _____


Signature of Property Owner

Signature of Agent (if different than property owner)

11 June 2015
Date

Date

SPECIAL USE PERMIT Request to be heard by TRC on: _____

SPECIAL USE PERMIT Request to be heard by BOA on: _____



Things To Know About Starfangled Press

Application for Special Use Permit

Things To Know About Starfangled Press

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Welcome

Thank you for taking the time to review this Special Use Permit application for the provision of professional services by Starfangled Press. I am very excited to introduce you to the mission and goals of Starfangled Press. Therefore, I have included brief descriptions of both short- and long-term objectives in hopes of clarifying all of the potential professional services Starfangled Press aims to offer in the future. As a professional visual artist and educator, I am establishing Starfangled Press to share my expertise and technical services with others. As a respectful neighbor who values the health, safety, and welfare of my community I strongly believe that Starfangled Press will exist in visual and functional harmony with the surrounding area.

About



What is Starfangled Press?

Starfangled Press is an independent printmaking studio and future artist residency program that provides professional services to emerging and established artists. Starfangled Press specializes in the production of original hand-pulled prints using the techniques of intaglio, relief, monotype, and screenprint. Dedicated to advancing the art of contemporary printmaking, Starfangled Press supports artists with access to resources, equipment and expertise that might otherwise be difficult to find. Located in beautiful Brevard, North Carolina Starfangled Press is owned and operated by Kristen Necessary, an artist-printmaker who is excited to share her knowledge, skills, and mountain life with others.

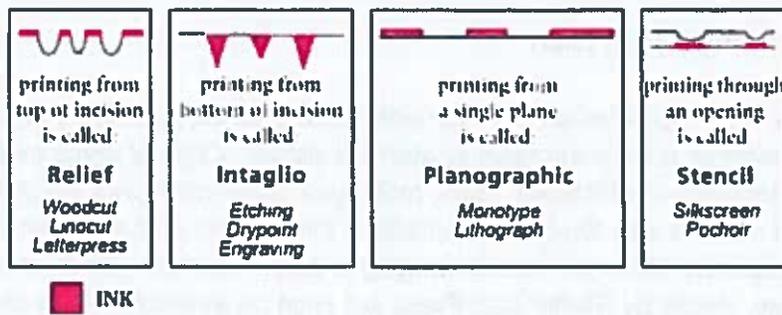
Hold on, you are using a lot of terms that are new to me. What is "printmaking"? What is an "original print"?

It's nearly impossible to discuss printmaking without using a heavy dose of print specific vocabulary. For a crash course in print terminology I am going to liberally quote from two excellent online articles provided by Crown Point Press and Sara Estes of Burnaway.com (links provided below):

Printmaking (a.k.a. Print Media) is the process of making original artworks by printing, normally on paper. In printing, ink is transferred to paper from another material, usually a metal plate or a wooden block. If the plate or block has been worked so it will receive ink in the same way each time it is applied, then there is a **matrix** and more than one print can be made. A print is also known as an **impression**. Multiple impressions printed from the same matrix form an **edition**.

Before inkjet printing and other new ways of printing were invented for use with computers, everything was printed in one of only four ways: **relief, intaglio, planographic, and stencil**.

Ways of Making Fine Art Prints



The matrix, or ink-holding surface, is different for each printmaking technique. In **relief** printing the ink sits on the top surface of a plate or block that has been carved. In **intaglio** the ink sits below the surface of a plate that has been incised with grooves. In **planographic** printing the matrix is flat, and the printing parts are treated to hold ink while the non-printing parts repel it. In **stencil** printing there is an opening in the matrix and ink is pushed through that opening. (Adapted from the website [Crown Point Press - Printmaking](#))

An original print is an "original work of art" just like a painting or sculpture. It is authored by the artist in the same way. Here the term "print" doesn't mean it's a "reproduction". We tend to equate the words in the non-art world, but in the art sphere, they mean very different things.

An original print is not a copy of an existing painting or sculpture. An original print is the hand printed impression produced from a block, plate, stone, or screen on which the artist has worked. The original print *IS* the original art.

(Adapted from the website [Burnaway.com - Burning Questions](#))



Copper plates on an intaglio press.



Screen prints in a drying rack.

What Will Starfangled Press Look Like?

Currently, Starfangled Press operates as a private printmaking studio featuring individual and collaborative print projects by artist-printmaker Kristen Necessary. Original prints and printed objects are created using the techniques of intaglio, relief, monotype, and screenprint. All projects are hand-printed in limited editions with top-quality materials, then signed and numbered by the artist(s). Starfangled Press exclusively offers print works ranging in price from \$20 - \$200 because art should be part of the every day. Works by Starfangled Press will soon be available for purchase online at www.starfangledpress.com

The equipment and facilities used at Starfangled Press are housed at the residence of Kristen and James Necessary in a 11' x 17' room that is connected to the main living area but also features an outdoor entrance. A guest room | bath is available for use by collaborating artists by invitation only.



Private studio of Kristen Necessary, March 2015.

The goal is for Starfangled Press to be housed in a secondary dwelling that will be built on the property of Kristen and James Necessary located at 30 Stratford Ave in Brevard, NC. The proposed two-story structure will measure approximately 20' x 40' resulting in 800 sq. ft. per floor for a combined area of 1600 sq. ft. This new structure will replace an existing shed on the property allowing us to expand the studio and create a space for the Starfangled Press Artist Residency Program. The proposed new structure will obey all official requirements and be visually compatible to the surrounding area. (See Appendix)



Front view of property at 30 Stratford Ave



Shed to be replaced at 30 Stratford Ave

It's no secret that 30 Stratford Ave is the fixer-upper on this lovely street of 1950's era homes. After buying the former rental property 2 years ago, Kristen Necessary began to refer to the house as "Grey Gardens" in reference to the 1975 American documentary film by the same name. While the needs of 30 Stratford Ave are not nearly as dire as those of the derelict mansion for which it is named, the nickname provides a constant reminder of the property's hidden potential. While constructing the proposed building for Starfangled Press, the property owners hope to direct additional funds toward the aesthetic improvement of the primary dwelling, thereby improving the overall appearance of the entire property.

We don't have the specifics yet, but the proposed new structure will be designed to blend seamlessly with the existing aesthetics of the surrounding area. It will appear no different than a typical garage/apartment combination that one would expect to encounter in a residential neighborhood.

In this new structure, the professional equipment and facilities required by Starfangled Press will occupy the entire ground floor and half of the upper floor. The remaining half of the upper floor will be designed as a small living area to be used by artists participating in the Starfangled Press Artist Residency Program.



What Kind of Neighbor is Starfangled Press?

Starfangled Press will be a great neighbor! While we will provide a large variety of professional services, we are a low traffic operation. The size of our space will keep even our largest events at a number comparable to that of an average dinner party, and we have enough off-street parking to accommodate all of the potential guests.

Artists that do come to work at Starfangled Press are there to do exactly that, work. They will be so busy inside Starfangled Press that most of the time you won't even realize they are there. Artists-in-Residence, who may spend anywhere from one to four weeks at Starfangled Press, must complete a lengthy application that includes the provision of professional references before being accepted to the program. The Starfangled Press Artist Residency Program will be limited to a maximum of two participants at any one time.

Professional Services

The Print Shop

As an independent printmaking studio, Starfangled Press will provide artists access to a variety of professional services for printing and publishing. Working with artists new to the medium as well as accomplished printmakers, our experienced Director | Master Printer Kristen Necessary will oversee every project.

Contract Printing

Starfangled Press can provide artists with personalized one-on-one assistance at every stage of the printmaking process including: matrix production, screen exposures, the editioning of fine art prints, and more. Techniques available will include intaglio, relief, monotype, and waterbased screenprint.

Publishing

Because art should be part of every day, Starfangled Press exclusively offers print works ranging in price from \$20 - \$200. Our publishing program features individual and collaborative print projects led by Kristen Necessary. Original prints and printed objects are created in one-on-one collaborations between the artist and printer using the techniques of intaglio, relief, monotype, and screenprint. All projects are hand-printed in limited editions with top-quality materials, then signed and numbered by the artist(s). Starfangled Press serves as printer, publisher, distributor, and dealer. Works by Starfangled Press will be sold online at www.starfangledpress.com

Each year Starfangled Press will award several Project Residencies. Selected artists are invited to collaborate with the master printer on a new body of work. Projects are funded and published by Starfangled Press and sales from the final edition are shared between the artist and the press.

Artist Residencies

Starfangled Press will be a destination for contemporary artists. The Starfangled Press Artist Residency Program will provide temporary live | work space for emerging and established artists and the uncommon opportunity to join the community of one of America's Best Small Towns. Artists-in-Residence will benefit from access to a professional print studio and printmaker - Kristen Necessary - whose assistance and expertise facilitates experimentation in a variety of print media.

Most importantly, this program will provide the Artist-in-Residence with the time, space, and facilities to make their artistic work and advance their artistic practice.

Starfangled Press will be able to accommodate two Artists-in-Residence at any one time. Interested artists may apply to live and work at Starfangled Press for a duration of one to four weeks. Applications must include a complete application form, portfolio, project statement, current resume/CV, and a list of professional references with contact information.

Artist Residencies at Starfangled Press are self-funded by the artist. Once an artist has been accepted to the Artist Residency Program Starfangled Press is happy to provide letters of invitation or other support materials to aid with grant and fellowship applications.

I am unfamiliar with Artist Residency Programs, can you tell me more about how it works?

Artist Residency Programs provide dedicated time and space for creative work. Beyond this core feature, Artist Residencies are a diverse group providing artists with many different styles and models of support. Artist Residencies can be found in urban or rural areas, serving one artist at a time or 50.

Workshops

Workshops at Starfangled Press will operate on a one- or two-day schedule and last about 6 hours per day from 10:00 a.m. - 4:00 p.m. Each workshop will be strictly limited to 4 - 6 participants, offering an exceptional opportunity to learn new techniques via hands-on training with a highly engaged instructor. In a small group setting instructors are able to deliver personalized attention to the participants as they share their knowledge, skills, and technical services.

Starfangled Press plans to offer two workshops per month.

Private Instruction

Private tutorials, tours, demonstrations, and workshops will be available by appointment. These services are restricted to small groups of participants and offered on a limited basis, subject to studio availability.

Private Tutorials

Sometimes a small group just isn't small enough. Starfangled Press allows artists looking to learn a specific technique or process to request one-on-one instruction.

Private Workshops

Small groups (4-6 participants) looking to learn a specific technique or process are similarly encouraged to contact Starfangled Press to request private instruction.

Group Studio Tour

Bring a class or other small group for a tour of Starfangled Press, including an overview of what we do, how we got started, and how we work. We'll talk about the printing methods we use, explain how the presses work, and showcase the work we make. This tour will take approximately 45 minutes and must be scheduled in advance.

1 Hour Demo

We will give a tour of Starfangled Press and provide a short printing demo. Attendees leave with a hand printed piece of art. The demo takes approximately 1 hour and must be booked in advance.

3 Hour Group Workshop

We will offer a private 3 hour workshop in screen printing for small groups. Fee includes materials, instruction, and one (or several) printed pieces for each participant to take home. This is a great team-building workshop for small businesses and community groups who are welcome to customize the workshop and print their own logo for an additional fee.

Studio Design Consultations

Designing a safe and productive personal art studio is hard work. Luckily Starfangled Press owner Kristen Necessary has extensive experience in studio construction and is available to share her knowledge and assistance.

Lectures and Exhibitions

Starfangled Press wants to promote the art of printmaking and to encourage others to explore and engage with contemporary art. To help cultivate artistic dialogue, we plan to sponsor off-site lectures and exhibitions by regional, national, and international artists who may not otherwise be showcased in the local community.

Starfangled Press is also available to speak to local community groups for a nominal fee. We are capable of lecturing on a wide variety of arts related topics, so please contact us to see how we can be of service to your organization.

Kristen Necessary

Starfangled Press is owned and operated by Kristen Necessary.

Kristen was born and raised in the Appalachian mountains of southwest Virginia. She left to study art at Virginia Commonwealth University earning a BFA in Painting & Printmaking with a double major in Art History in 2008. After that, she studied at The University of Iowa in Iowa City, Iowa earning a MFA in Art with a major in Printmaking in 2011.

From 2012 - 2013, Kristen served as the co-founder and Director of Zenzic Press, a project of the 501(c)3 arts non-profit Public Space One, and the sole open-access community print shop in Iowa City, Iowa. She left Zenzic Press upon relocating to Brevard, North Carolina in a severe bout of mountain homesickness. From 2014 - 2015 she was a sabbatical replacement teaching Art History as an Adjunct Professor at Brevard College.

Kristen has attended artist residencies and workshops throughout the United States including ACRE and Anderson Ranch. She is a recipient of the Iowa Arts Council Major Grant, the SOUP Artist Grant, and the Virginia Museum of Fine Arts Fellowship. Her work is widely exhibited and found in numerous national and international collections, including the Collection of the US Embassy (Iceland), Collection of Cork Printmakers (Ireland), PROYECTO' ace Print Collection (Argentina), and the Denver Art Museum (USA).

To learn more about Kristen Necessary and her work please visit www.kristennecessary.com

