



To: Members of the Board of Adjustment, Applicants & Neighboring Property Owners
From: Jonathan B. Kanipe, Zoning Administrator
Date: September 15, 2015
Re: Board of Adjustment Meeting at 4 p.m. September 28

Applicants:

You or your representative **must** be present at this meeting or your application will not be reviewed.

Members of the Board of Adjustment & the Zoning Administrator may visit the property prior to the meeting.

You or your representative **must** also attend the Design Review Board meeting on the **Thursday, October 1 at 5:30pm** to complete the approval process.

Certificates of Zoning Compliance will be issued after review and approval from the Board of Adjustment & Design Review Board.

Neighbors:

You are receiving this notice because your property is adjacent to an applicant on this month's agenda.

You may review applications & plans for the projects on this agenda at Town Hall M-F 9am-5pm.

You are invited to attend the scheduled meeting and make comment.

The following items of business are scheduled to be addressed by the Biltmore Forest Board of Adjustment on Monday, September 28, 2015 at 4:00pm in the Town Hall Board Room.

1. The meeting will be called to order and roll call will be taken.
2. The minutes of the August 17, 2015 meeting will be presented for approval.
3. Hearing of Cases (Evidentiary Hearings, Deliberations & Determinations):

Case 1: Shane Robichaud & Lauren Bradley, 1 Lone Pine Road

Case 2: Phil & Lila Hardin, 12 East Forest Road

Case 3: George and Elaine Goosmann, 10 Hemlock Road

Case 4: Debra Stonecipher, 15 East Forest Road

Case 5: Keith & Barbara Love, 6 Forest Road

Case 6: Richard & Lyn Puskas, 933 Hendersonville Road

Case 7: Leigh Jackson & G. Trujillo, 14 Hilltop Road

Case 8: Brown Crosby, 26 Stuyvesant Road

Case 9: David & Laura Bourne, 27 Hemlock Road

4. Adjourn



Case 1: Shane Robichaud & Lauren Bradley, 1 Lone Pine Road, are applying for a landscaping plan approval that will result in a disturbance of more than twenty (20) percent of their lot area.

Case 2: Phil & Lila Hardin, 12 East Forest Road, are applying for a variance to relocate an existing pergola to the front courtyard on the south side of the residence.

Case 3: George & Elaine Goosmann, 10 Hemlock Road, are applying for a conditional use permit in order to construct a pergola in the rear yard.

Case 4: Debra Stonecipher, 15 East Forest Road, is applying for a variance and conditional use permit to construct a 5' ornamental steel fence around the perimeter of the property and a variance and conditional use permit to construct stone pillars and swinging gates at both the Forest Road & East Forest Road entrances.

Case 5: Keith & Barbara Love, 6 Forest Road, are applying for a conditional use permit and variance to allow construction of two (2) gates at the entrance to their driveway in conjunction with a cattle grate crossing.

Case 6: Richard & Lyn Puskas, 933 Hendersonville Road, are applying for a variance and conditional use permit to construct a block and mortar sheltering wall facing Hendersonville Road with stone caps and columns and photo cell column lights at the iron entrance gate.

Case 7: Leigh Jackson & G. Trujillo, 14 Hilltop Road, are applying for a conditional use permit and a variance of the rear and side yard setback to replace a portion of an existing fence with a 4 foot black wire fence.

Case 8: Brown Crosby, 26 Stuyvesant Road, is applying for a conditional use permit in order to locate solar panels on the south facing roof of his home.

Case 9: David & Laura Bourne, 27 Hemlock Road, are presenting plans for a new residence. The application includes variance applications for 261 linear feet of fencing in the front yard, the number of accessory structures and for exceeding the maximum permitted roof coverage. The application also includes conditional use permits for accessory structures in conjunction with the project.