



To: Members of the Board of Adjustment, Applicants & Neighboring Property Owners
From: Jonathan B. Kanipe, Zoning Administrator
Date: March 9, 2016
Re: Board of Adjustment Meeting – Monday, March 21, 2016 4PM

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, March 24 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, March 21, 2016 at 4:00 pm 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 February 15, 2016 meeting will be presented for approval.
- 3) Hearing of Cases (Evidentiary Hearings, Deliberations & Determinations):
Case No. 1 – 12 Ridgefield Place
Case No. 2 – 1345 Hendersonville Road (Carolina Day School)
Case No. 3 – 18 Busbee Road
Case No. 4 – 25 Busbee Road
Case No. 5 – 34 Hilltop Road
Case No. 6 – 29 Hilltop Road
Case No. 7 – 12 Hemlock Road
Case No. 8 – 8 Chauncey Circle
Case No. 9 – 57 Forest Road

Full case descriptions are included on the back of this page.

- 4) Adjourn

Case Number 1: Mrs. Lauren Meyer-Banks, 12 Ridgefield Place, is requesting approval of a conditional use permit and variance to allow the replacement of an existing fence in the rear yard with a new 4' high steel, black powder coated fence and gate. A variance is required for a portion of the replacement fence that will be located within the northern side setback.

Case Number 2: Carolina Day School, 1345 Hendersonville Road, is requesting a conditional use permit to allow the continued use of a modular classroom unit on the eastern end of their soccer field nearest to Hendersonville Road through August 2020. The modular unit is 140'x65' and is approved for use through July 2016.

Case Number 3: Mr. Robert and Mrs. Nicole Ingle, 18 Busbee Road, request permission to renew a previously approved zoning permit from May 2015 which expired in November 2015. The permit included plans for a new residence and associated conditional use permits and variances.

Case Number 4: Mr. Carl Christian Radinger, 34 Hilltop Road, requests permission to renew a previously approved conditional use permit from September 2012.

Case Number 5: Dr. James Brien, 29 Hilltop Road, is requesting a conditional use permit and variance from the Board to allow the construction of a 12'x16' accessory structure that will serve as a storage building. The building will be constructed on an existing 12'x16' cement foundation.

Case Number 6: Dr. Steven and Mrs. Melissa Mendelsohn, 25 Busbee Road, are requesting a conditional use permit and variance to allow the addition of a two-bay automobile parking area to an existing accessory building. The project includes a 405 +/- square foot covered walkway connecting the garage to the main residence.

Case Number 7: Mr. Hubert and Mrs. Pat Wood, 12 Hemlock Road, request a conditional use permit to construct a new, four (4) foot high retaining wall in the rear yard. The proposed wall would be 90 feet long, and include a six (6) foot tall steel fence constructed on 60 feet of the length of the wall.

Case Number 8: Mr. John Miles Smith, 8 Chauncey Circle, is presenting plans for a new residence and requests a conditional use permit for the construction of a rock wall and column located on the side of the home. Additionally, variances are requested for the construction of four (4) rock headwalls within the setbacks of the property.

Case Number 9: Mr. Nathan and Mrs. Erin Renfro, 57 Forest Road, are presenting plans for a new residence and request permission for a conditional use permit for an accessory use to construct an 18" high stacked stone wall in the rear yard.