

PROPOSED AGENDA

Meeting of the Design Review Board
To be held Thursday, November 17, 2016 at 5:30 p.m.

- I. Chairman Johnson will call the meeting to order.
- II. Approval of Minutes from October 20, 2016
- III. Design Review Board Presentations
 1. John and Brandy Shenk, 18 Cedar Hill Drive, are presenting plans for a black, aluminum fence in the rear yard.
 2. Heather Koch, 6 Westwood Road, is presenting plans for three (3) garden walls and a five (5) foot tall column with a historic gate attached to it.
 3. Holly Pollock, 39 Cedar Hill Drive, is presenting plans for an alteration to an existing bump out on the home that will be reconstructed and squared off.
- IV. Adjourn

NEXT MEETING SCHEDULED FOR THURSDAY, DECEMBER 15, 2016

MINUTES OF THE TOWN OF BILTMORE FOREST
DESIGN REVIEW BOARD MEETING OF OCTOBER 20, 2016

Those in attendance:

Mr. Art Garst
Mr. Fred Groce
Mrs. Gay Cogburn
Mrs. Trudy Capiello

The meeting was called to order at 5:30 p.m. In the absence of Mr. Johnson, Mr. Kanipe led the Board through the applications.

Mr. Rich Wyde and Ms. Angela Branch were called forward to present their plans for a fence in the rear yard. Ms. Amy Fahmy, Sitework Studios, was present to review the plan and revisions from the Board of Adjustments meeting. Ms. Fahmy reviewed the changes and showed that the fence was not in the rear yard setback. The only portion in a setback at present was on the eastern, side yard and was due to the presence of large hardwood trees. Ms. Fahmy reviewed the fence material, which was five (5) feet tall, steel fence. It is an Ameristar “Montage” style which a powdercoat exterior which should last a long time. Ms. Fahmy indicated the main purpose was to keep other wildlife out of their yard. Discussion ensued about wildlife in Biltmore Forest. Mr. Kanipe reviewed the Board of Adjustment’s approval of the variance request. Mr. Wyde said they would also add significantly more screening to buffer the fence. The project was approved.

George and Tara Off, 7 Forest Road, are presenting plans to raise the ceiling on a kitchen keeping room. The existing room is 30 feet wide with a low ceiling, and they will raise this to a gable roof that will allow them to make the windows taller. The Offs also propose to put some larger windows on the side of the home. There is a double window in place now and they hope to replace this with four (4) new windows. Mr. Garst asked a question about the existing door and the Offs indicated they would remove this door. Mr. Garst reviewed that there was approximately a one foot bump out on top of the window, and Mr. and Mrs. Off verified that the new windows would be about one foot short of the top of the roof. Mrs. Capiello asked about the round columns

which would be changed to square columns, and Mr. Off said the remaining columns on the home would be changed to a better, 12x12 proportion to match the earlier column changes that were made. Mr. Off noted that they would like to put a small roof over the side door, and this portion of roof would match the existing shingling on the roof as a whole. The project was approved.

Mrs. Sidney Thornton, 6 Southwood Road, and her designer, Houston Hammond, came forward to discuss a proposed detached garage. The detached garage was previously approved by the Board of Adjustments for its location. Mr. Hammond reviewed the proposed site for the new residence to be built and then spoke about the 26x18 detached garage and where it would be placed. The garage will be board and batten with a darker color, Hoopers creek stone, standing seam metal roof on one side. This will likely be the anodized bronze color with downspouts and gutters to match. Mr. Hammond said the trim would be lighter brown trim. Mrs. Cappiello asked what color the house would be, and Mr. Hammond and Mrs. Thornton said it would be a darker green color. Mrs. Cappiello verified that this would match the garage, and Mrs. Thornton said yes. Mr. Kanipe then reviewed the approval by the Board of Adjustments. Mrs. Cappiello asked about the garage doors and materials – these will be wooden doors that will swing open as opposed to a traditional garage door. The project was approved.

Mr. Jim Selmsenberger, representing Ms. Jill Hulsing at 12 Forest Road, came forward to present plans for the additions to her home. Mr. Kanipe informed the Board that this project was approved in the front yard by the Board of Adjustments because of the topography of the lot and the rear power lines in the rear yard. Mr. Selmsenberger verified that the garage needed to be placed in front of the home, with the key to the garage being that it was placed behind the mature, existing rhododendron. The garage, breezeway, and new addition will all match the existing house. There is a slate roof and an open breezeway planned for the residence. Mr. Garst noted that the garage would not be seen from the road. Mr. Selmsenberger reviewed the floor plan and proposed elevations of the home. The slate roof will match the existing slate roof. Mrs. Cappiello asked whether a deep porch was included, and Mr. Selmsenberger verified this. The existing brick work was noted as being very busy and not original, and this will be covered over. Mr. Garst also noted that there was twelve (12) feet of asphalt all the way around the home. Mr. Selmsenberger noted that wood railings would match the existing wood. Mrs. Cappiello asked whether there would be changes to the windows and Mr. Selmsenberger said there were existing casements and they would

be matched with new casement windows. The additions to the home were in matching the existing home entirely. The existing house is the color palette for the new addition.

Mr. Selmensberger noted there was a possibility that the garage alone could be built. There may need to be some adjustment on the other approvals, such as the addition or breezeway, as the finishes on the home that need to be done are more expensive. Mr. Selmensberger noted it would be a two stage project at minimum. Mr. Garst asked whether there would need to be retaining wall to the rear of the garage, and Mr. Selmensberger said no because it was pulled far enough and the topography did not require it. They will be able to use gravel and 95 percent compaction for a slab. There will be a sub-wall or sub-foundation that will be underneath and will not be able to be seen. Mrs. Cappiello asked about the new drive and access into the garage, and Mr. Selmensberger noted that the new driveway would likely be a slightly tinted concrete that is reshaped and leading into the garage. The project is below all impervious surface requirements. The project was approved.

The next Design Review Board meeting was set for Thursday, November 17, 2016 at 5:30 p.m.

Bruce Johnson, Chairman

Jonathan Kanipe, Zoning



MEMORANDUM
NOVEMBER 14, 2016

To: Board of Adjustment
From: Jonathan Kanipe, Town Administrator
Re: Case 1 – 18 Cedar Hill Drive
Date: November 10, 2016

Case 1

Property Owner: John and Brandy Shenk
Property Address: 18 Cedar Hill Drive
Zoning District: R-1
Lot Size: 1.19 +/- acres
Application Request: Conditional Use Permit Request for Fence Construction in Rear Yard

The applicants request permission from the Board to construct a black aluminum fence in the rear yard. The proposed fence will be six (6) feet tall and three-rail ornamental aluminum. Per discussion from the applicants prior to the meeting, they are concerned about wildlife (including bears) and other dogs that come on to their property and would like this fence to protect their rear yard and allow a safe space for their children to play.

The applicants plan to construct the fence in compliance with the setbacks. The applicants received approval from the Board in May 2016 for a tree removal project and have begun replanting as proposed in that application. The applicants do not believe the fence will be able to be seen from the road and that adequate screening is in place to prevent views from adjoining property owners.

Zoning Application

Property Identification

Name

Dave Shenk

Address

18 cedar hill rd, biltmore forest, North Carolina 28803

Phone

(828) 808-3530

Email

dave@shenk.in

Zoning

R-1

Lot Size (Acres)

1.19

Email -Submission Verification

mittchell@ashevillefence.com

Scope of Project-Roof Coverage

Does the project include increasing roof coverage?

No

Is the proposed roof coverage greater than the permitted maximum roof coverage?

No

Scope of Project-Impervious Surface

Does the project include increasing the impervious surface coverage?

No

Scope of Project-Setbacks

Does any part of the project fall within the front yard?

No

Does any part of the project fall within the side/rear yard setback(s)s?

No

Scope of Project-Accessory Structures

Does the project include a detached structure or building?

No

Will there be more than the approved number of

accessory structures/buildings?

No

Project Description

Brief Description of Project

The project is to install a black aluminum fence in the back yard. Fence will be 6' tall 3 rail ornamental aluminum. Manufacture is alumi guard aluminum fence in the series Asscott style. Fence is designed to provide a safe area for the children to play. Fence should not be able to be seen from the road.

Estimated Cost of Project

10,282

Estimated Completion Date

11/16/2016

Please attach any drawings, renderings, photographs or other supporting documentation.

Shenk fence project.jpg

ag_ustxpn.jpg

Conditional Use Permit Application

I hereby petition the Board of Adjustment to issue a Conditional Use Permit for:

Name

Dave Shenk

Property Address

18 Cedar Hill rd

Phone

(828) 808-3530

Email

dave@shenk.in

Type of Conditional Use

802.07 Accessory Buildings

Email-Submission Verification

mitchell@ashevillefence.com

Description of Project

install a fence in the back yard. fence will be 6' black ornamental fence made by Alumi-guard. The fence will be the asscot style. There will be two gates one walk gate and one single gate 6' wide for the landscape crews.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:

The fence will be in the back yard and should not be able to be seen from the road.

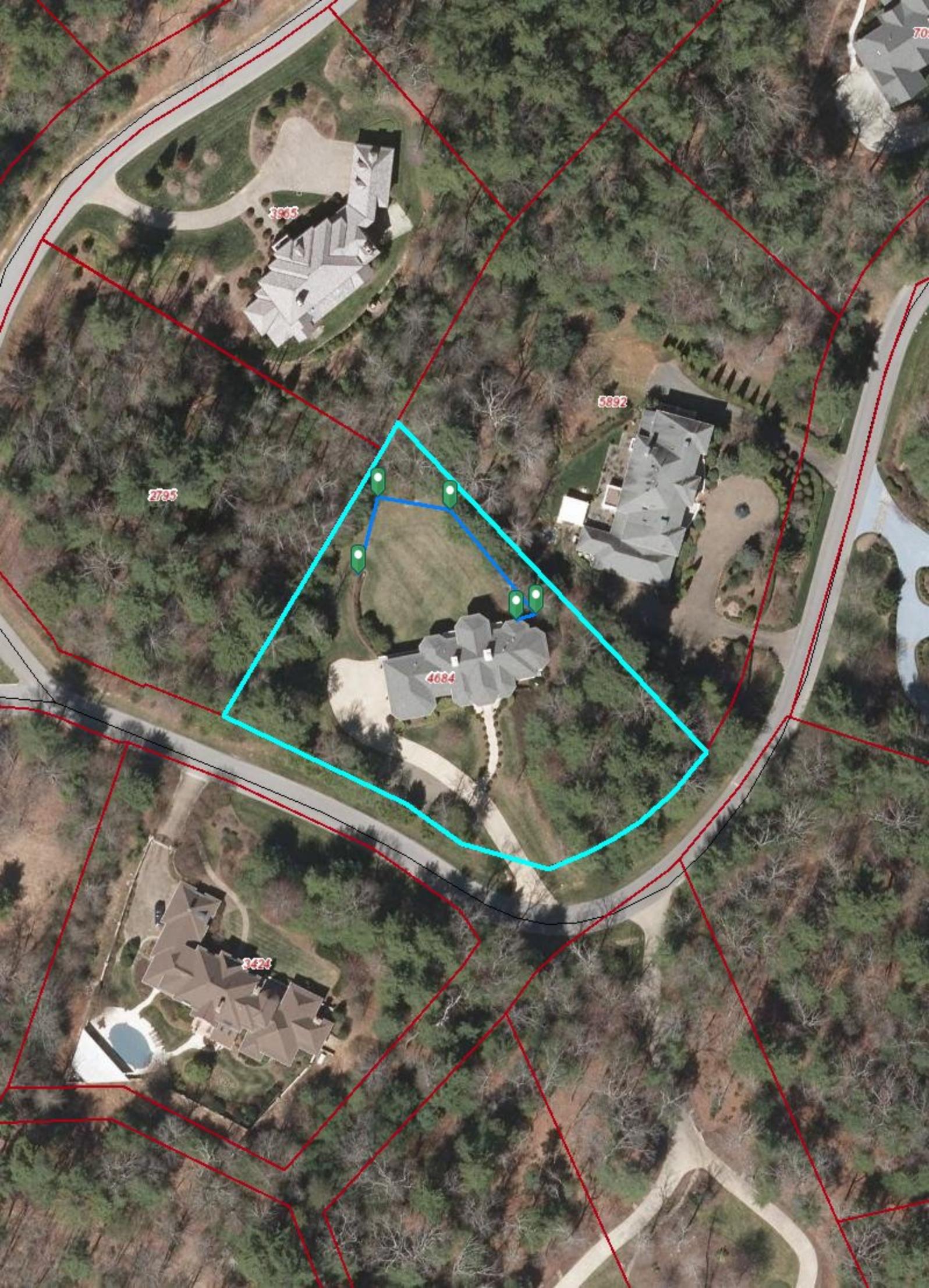
I certify that the information presented by the undersigned in this application is accurate to the best of my knowledge, information and belief.

Signature



Date

10/19/2016



3935

2765

5892

4684

2424

70

71.375" PANEL SERIES-A - DBL PKT
3-CH 72" RESIDENTIAL

ALUMINUM FENCE SUPPLY	DATE:	10/28/2016
PO/JOB NAME:	ITEM:	PANEL
QUOTE NO: Q16102803	HINGE TYPE:	---
COLOR: ---	DAYLIGHT OPENING:	----
APPROVAL SIGNATURE (REQUIRED):		

1.00" x 1.125" CHANNEL
.070" TOPWALL
.070" SIDEWALL

71 3/8"

0"
1"
5 7/8"

.625" x .625" x .050"
PICKET

70"
73"

GRADE

72"

10/28/16





MEMORANDUM
NOVEMBER 14, 2016

To: Board of Adjustment
From: Jonathan Kanipe, Town Administrator
Re: Case 2 – 6 Westwood Road
Date: November 10, 2016

Case 2

Property Owner: Heather Koch
Property Address: 6 Westwood Road
Zoning District: R-1
Lot Size: 1.00 +/- acres
Application Request: Conditional Use Permit and Variance Request for
Garden Wall and Stone Column Construction

The applicant requests permission to allow the construction of three (3) garden walls in the front yard of her property. This property has been before the Board on several occasions, most notably when the rock wall on the property was removed and scheduled to be replaced. The Board, in July 2014, issued an approval for Ms. Koch to reconstruct the stone wall in the same place as the prior wall. Due to issues with the lack of foundation for the stone wall, this project was not undertaken.

In November 2014, Ms. Koch received approval from the Board to construct a berm in the front yard that would be planted with hollies and create some of the buffering from the road for her property. This was allowed as an amendment to their previous permit from July of that year. Since that time, Ms. Koch has taken on several projects on the property including repainting the home, repairing the roof, and attempting to recreate the buffer between Westwood Road and her home. The Town did ask that the rock left over from the original stone wall be removed or at least relocated on the property from its location in the front yard last year. Ms. Koch did move this, but also undertook creating these three garden walls for planting purposes as the hollies and berm that was created did not work to accomplish this buffering. Town staff met with Ms. Koch and she applied for the conditional use permit and variance from the Board to allow the construction of the garden beds. The existing berm is still in place and Ms. Koch has planted some significant Norway spruce trees that has provided ample screening for her property. The walls, at present,

are not visible from the road and are approximately 2'3" in height. The garden walls are 26 feet, 33 feet, and 15 feet in length and represent Ms. Koch's attempt to reuse much of the stone and brick that remained on her property.

Ms. Koch has also requested permission from the Board to hang an original iron gate on the existing stone wall on the property. This gate was previously on the stone wall, but will require a five foot tall column to be constructed on the southern boundary of the property.

In addition to the conditional use and variance applications, I have asked Ms. Koch for drawings of the walls. Since they have already been constructed, these will be visible and available for review by the Board as to their exact placement and visibility once we view the site Monday.

Conditional Use Permit Application

I hereby petition the Board of Adjustment to issue a Conditional Use Permit for:

Name

Heather Koch

Property Address

6 Westwood Road

Phone

(312) 285-1085

Email

featherlings@gmail.com

Type of Conditional Use

802.01 Planned Unit Development

Email-Submission Verification

featherlings@gmail.com

Description of Project

The Type of Conditional Use Drop Down Box is confusing- as I do not see the accurate description?

H.Koch

6 Westwood Road

3 Garden Retaining Walls

Retaining Wall A 26 Feet

Retaining Wall B 33 Feet

Retaining Wall C 15 Feet

Height 2'3"

- Column is to be 5 feet high & 2 x 2 Square. Purpose is to hang original Gate. Rod Iron Gate is 5 ft high x 3 ft wide.
- All materials are existing from previous Wall: North Carolina Stone & Red Brick from property.
- 5 foot Variance for parkway is meet with Norway Spruce Trees.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:

Cannot be seen by neighborhood- also beautifies area for landscaping

I certify that the information presented by the undersigned in this application is accurate to the best of my knowledge, information and belief.

Signature

Date

11/7/2016



Variance Application

I hereby petition the Board of Adjustment for a variance(s) from the provisions of the Zoning Ordinance for the real property stated below.

Name

Heather Koch

Property Address

6 Westwood Road

Email

hk@icarustrading.com

Phone

(312) 285-1085

Email-Submission Verification

hk@icarustrading.com

Variance to Zoning Ordinance Section(s) (Select all that apply)

1103 Required Yards & Other Spaces

N.C.G.S. 160A-388(D) requires that the Board of Adjustments shall vary the provisions of the Zoning Ordinance only upon a showing of ALL the following:

- 1) Unnecessary hardship would result from the strict application of the ordinance.
- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

State specific hardship that results in variance request to not comply with the Zoning Ordinance

Start of retaining Wall A is 15 feet from road and 10 feet from 8 Westwood Road.

State what conditions are peculiar to the property that require a variance.

Oddly Shaped property. Tens of thousands of pounds of rock on property due to demolition of prior wall along front of property.

Did the hardship result from actions taken by the applicant or property owner?

Property Owner?

State how the requested variance is consistent with the spirit, purpose, and intent of the ordinance.

The Retaining Wall Cannot be seen by neighbors or from Road due to low height of wall and the addition of 16 Large Norway Spruce trees

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance. Violations of the provisions of the variance granted including any conditions or safeguards which are part of the granting of the variance, shall be deemed a violation of the

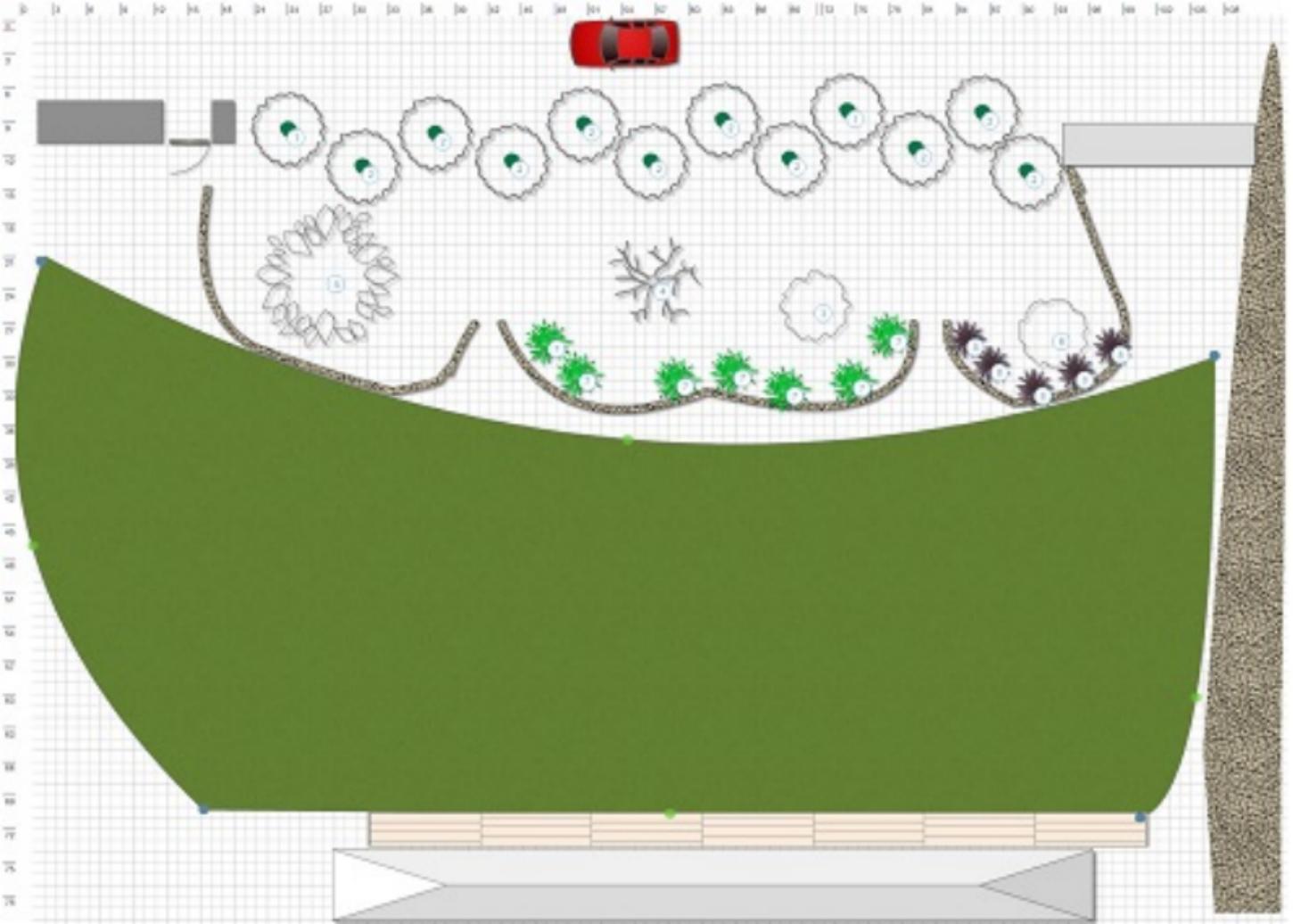
Zoning Ordinance. I hereby certify that the information set forth above is true and accurate to the best of my knowledge.

Signature

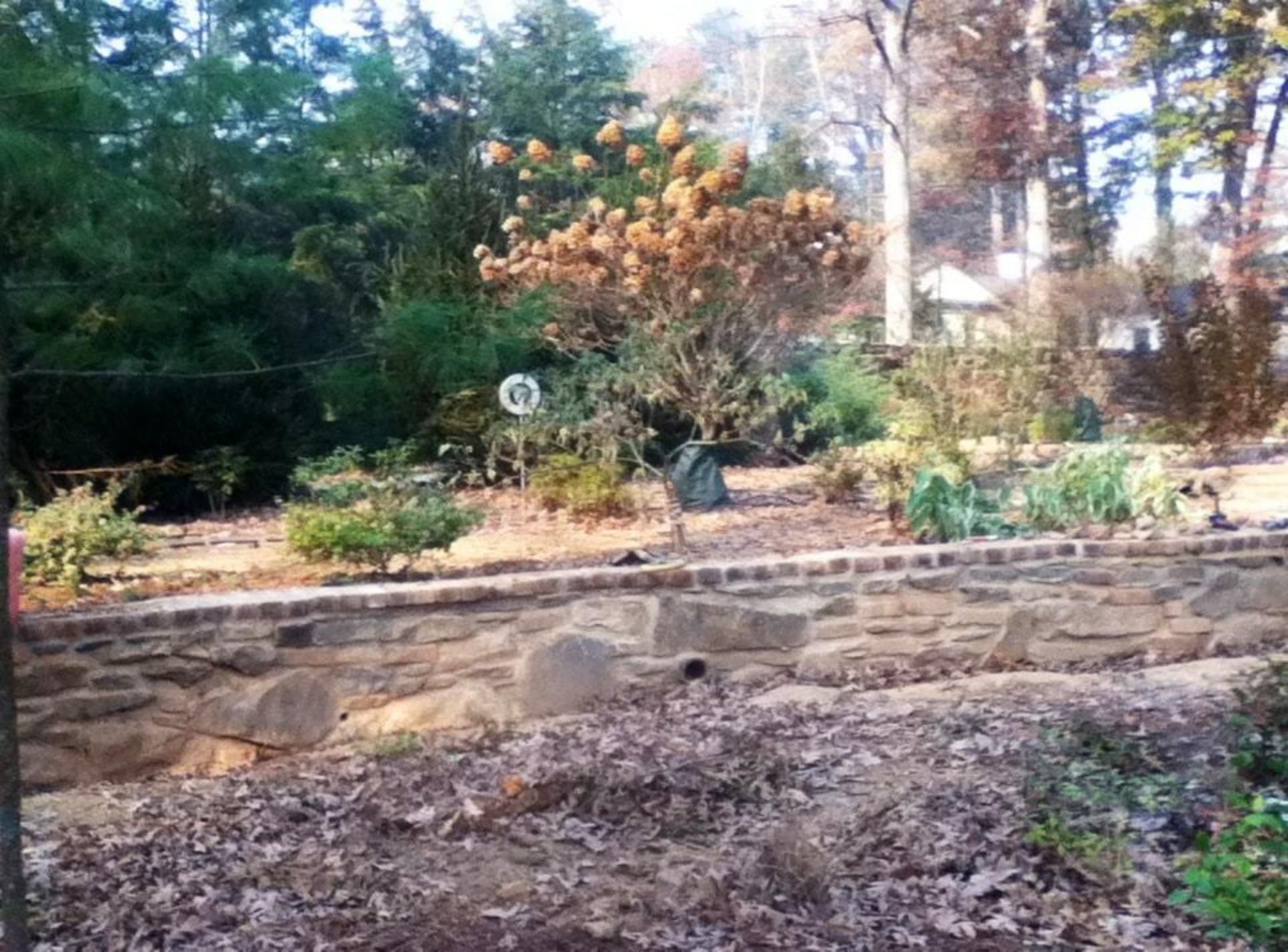
Date

11/7/2016

A handwritten signature in black ink, appearing to read "D. K. ...", written over a horizontal line.















Zoning Application

Property Identification

Name

Holly Pollock

Address

39 Cedar Hill Drive, Asheville, North Carolina 28803

Phone

(321) 543-3809

Email

yogette@icloud.com

Zoning

R-1

Lot Size (Acres)

1.16

Email -Submission Verification

ward@gracewnc.com

Scope of Project-Roof Coverage

Does the project include increasing roof coverage?

Yes

What is the proposed roof coverage?

5,533

Is the proposed roof coverage greater than the permitted maximum roof coverage?

No

Scope of Project-Impervious Surface

Does the project include increasing the impervious surface coverage?

No

Scope of Project-Setbacks

Does any part of the project fall within the front yard?

No

Does any part of the project fall within the side/rear yard setback(s)s?

No

Scope of Project-Accessory Structures

Does the project include a detached structure or building?

No

Will there be more than the approved number of

accessory structures/buildings?

No

Project Description

Brief Description of Project

Removing an existing bump out on the house and replacing it with a slightly larger addition that will square off the space. Also the addition of some stone work and shutters to the exterior of the home.

Estimated Cost of Project

125,000

Estimated Completion Date

4/30/2017

Please attach any drawings, renderings, photographs or other supporting documentation.

SKMBT_C224e16102010540.pdf

EastFromDrive.jpg

EastFromRoad.jpg

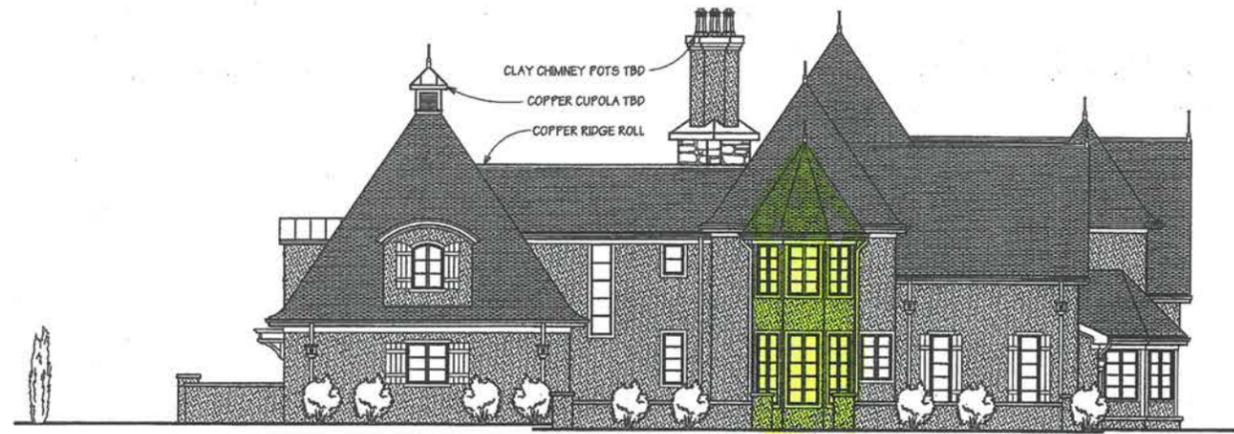
EastFromRoad2.jpg

SouthFromDrive.jpg

SouthFromRoad.jpg

SouthFromRoad2.jpg

SouthFromYard.jpg



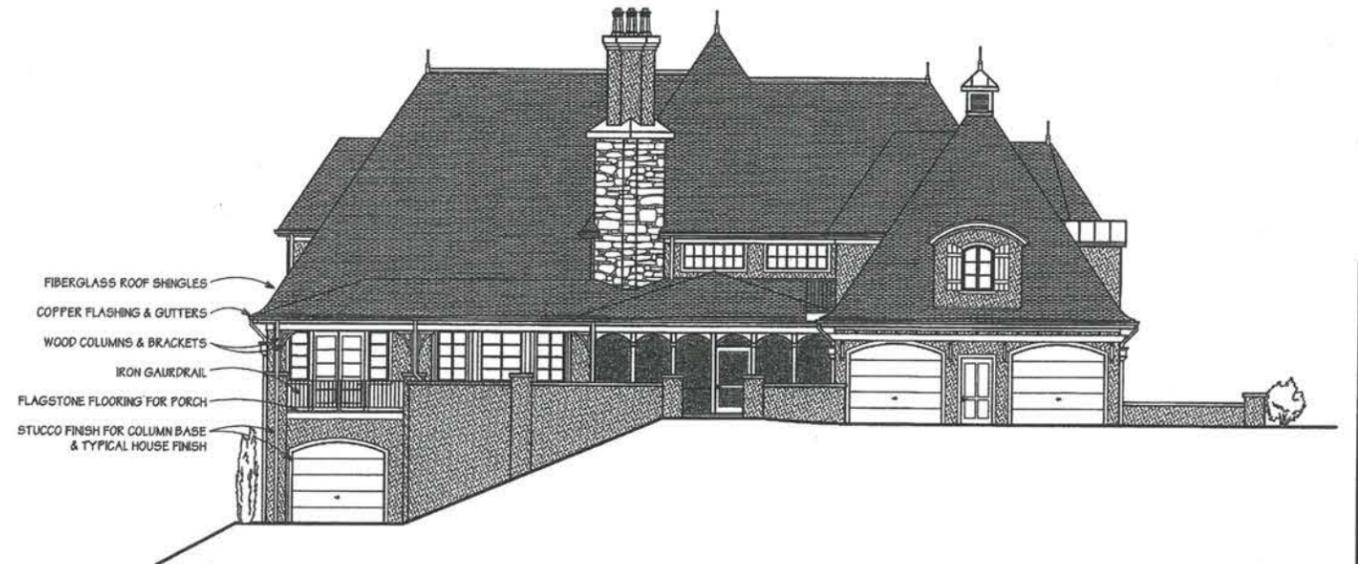
1 SOUTH ELEVATION
A-5 Scale: 1/8"=1'-0"



2 EAST ELEVATION
A-5 Scale: 1/8"=1'-0"



3 NORTH ELEVATION
A-5 Scale: 1/8"=1'-0"



4 WEST ELEVATION
A-5 Scale: 1/8"=1'-0"

EXTERIOR FINISHES

ROOF SHINGLES.

FIBERGLASS SELF SEALING, THREE TAB SHINGLES EQUAL TO CERTAINTED "GRAND MANOR SHINGLE" #430 PER SQUARE WITH A LIFETIME WARRANTY. COLOR TO BE "BROWNSTONE". INSTALL SHINGLES OVER #30 ROOFING FELT VAPOUR BARRIER. PROVIDE ONE SQUARE SAMPLE ON ROOF FOR OWNER APPROVAL WITH STUCCO SAMPLE PRIOR TO FINAL ORDER OF FULL QUANTITY OF SHINGLES.

GUTTERS AND DOWNSPOUTS.

PROVIDE SIX (6) INCH CONTINUOUS HALF ROUND COPPER GUTTERS WITH 5" COPPER DOWNSPOUTS AT LOCATIONS NOTED ON FLOOR PLANS. NOTE: LEAF SCREENS REQUIRED ON GUTTERS. SUBMIT SAMPLE OF SCREEN FOR APPROVAL.

FLASHING.

ALL FLASHING TO BE 16 oz. COPPER. SHOP BREAK ALL PROFILES, FIELD/HAND BROCKEN PROFILES WILL NOT BE ACCEPTED. PROVIDE COPPER VALLEY FLASHING WITH WATER DAM RIDGE.

STUCCO.

EXTERIOR STUCCO TO BE 3/4" THICK CEMENT APPLIED IN (3) LAYERS: BROWN COAT, SCRATCH COAT AND FINISH COAT. STUCCO TO BE APPLIED OVER GALVANIZED MESH LATH WITH FELT VAPOUR BARRIER. PROVIDE GALVANIZED CONTROL JOINTS, CASING BEADS AND EXPANSION JOINTS AS REQUIRED. METAL LATH TO BE MECHANICALLY FASTENED TO 1/2" CDX PLYWOOD SHEATHING. SCRATCH AND FINISH COATS TO HAVE FINAL COLOR PREMIXED. COLOR AND STUCCO TEXTURE TO BE SELECTED BY OWNER. PROVIDE 2'-0" 2'-0" SAMPLE PANEL FOR OWNERS APPROVAL.

SCREEN PORCH.

WOOD FRAME TO BE #1 CLEAR CEDAR AS DETAILED. FRAME TO BE STAINED PER PAINT SCHEDULE. SCREEN TO BE BLACK ALUMINUM INSECT SCREEN.

PORCH CEILINGS.

PORCH CEILING TO BE 1x4 SPRUCE T&G BEADBOARD WITH BLEACHED FINISH

WOOD TRIM TO BE PAINTED.

ALL EXTERIOR TRIM TO BE PAINTED TO BE LOUISIANA-PACIFIC CORPORATIONS "SMART START TRIM & FASCIA" IN SIZES AS NOTED ON DRAWINGS. ALL JOINTS TO BE SEALED ACCORDING TO MANUFACTURERS SPECIFICATIONS. TRIM COLOR TO BE SELECTED BY OWNER. ALL MOULDING NUMBERS REFER TO EAST COAST MILLWORK DISTRIBUTING CO.

FITTINGS.

ALL VENTS, FANS, ETC. TO BE LOCATED ON REAR ROOF SLOPE. PAINT THESE ITEMS TO MATCH THE ROOF.

SHEATHING.

ALL SIDING, TRIM, PANELS, ETC. TO BE APPLIED OVER 1/2" CDX PLYWOOD SHEATHING COVERED WITH A WOVEN PLASTIC HOUSEWRAP EQUAL TO "TYVEK"

NAILS.

TYPE 304 STAINLESS STEEL SIDING NAILS TO BE USED FOR ALL EXTERIOR WOOD

PARGET.

ALL EXPOSED BLOCK SHALL BE COVERED WITH 3/4" MORTAR PARGET TO MATCH TYPICAL STUCCO FINISH. PARGET TO BE APPLIED IN THREE LAYERS. TELEGRAPH OF BLOCK JOINTS WILL NOT BE ACCEPTED.

FLAGSTONE.

ALL FLAGSTONE TO BE SELECTED BY OWNER. NOTE SAMPLE PANEL REQUIRED.

SHUTTERS.

PROVIDE SHUTTERS FROM 1x4 AS SHOWN ON ELEVATIONS. ALL MATERIALS TO BE BACK PRIMED ALL SIDES PRIOR TO INSTALLATION. SHUTTERS ARE TO BE APPROXIMATELY ONE HALF THE WINDOW UNIT WIDTH OR AS SHOWN ON ELEVATIONS AND THE SAME HEIGHT AS THE WINDOW UNIT. SHUTTERS PAINT COLOR TO BE SELECTED BY OWNER.

METAL RAILINGS & GATE.

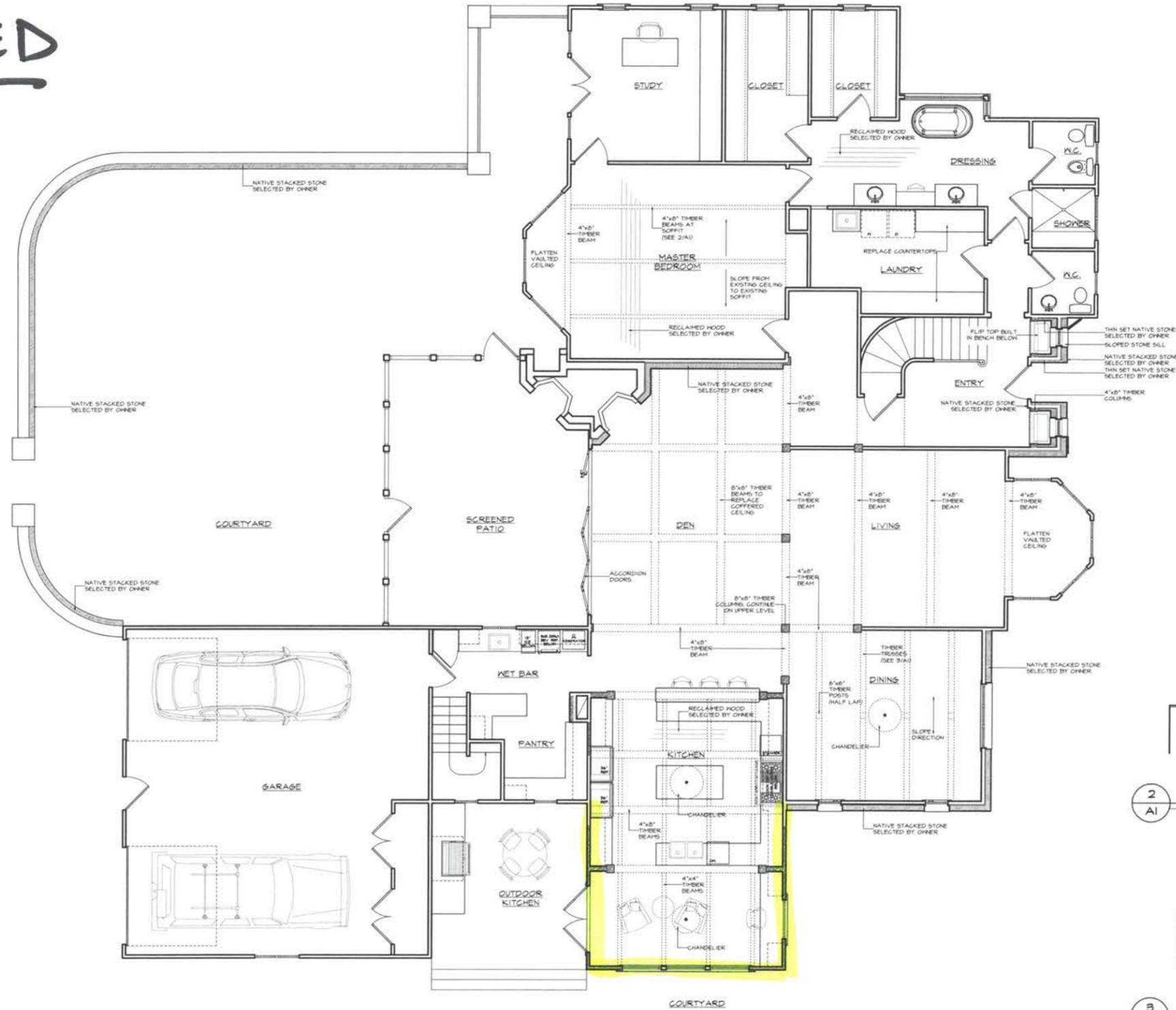
RAILINGS & GATE TO BE SOLID OR TUBULAR A56 STEEL. PROVIDE CONTINUOUS WELDED AND GROUND JOINTS. PAINT BLACK PER PAINT SCHEDULE-A-9.

COPPER ROOF ACCESSORIES.

PROVIDE COPPER ACCESSORIES AT LOCATIONS NOTED ON ELEVATIONS. EXACT DESIGN OF SPIRES, VENTING DORMERS, & RIDGE ROLL TO BE DETERMINED.

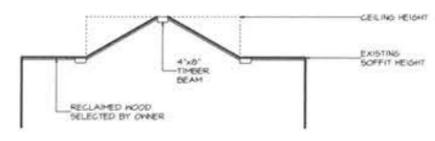
EXISTING

PROPOSED

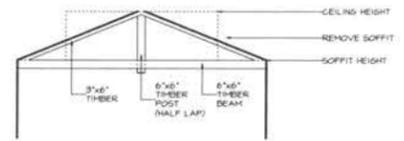


1
AI
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

2
AI
BEDROOM CEILING DETAIL
SCALE: 1/4" = 1'-0"



3
AI
DINING CEILING DETAIL
SCALE: 1/4" = 1'-0"



**THE ARCHITECTURAL
THE STUDIO**
129 WOOLSEY HEIGHTS
WAYNESVILLE, N.C. 28786 828-454-7599
WWW.AS1A.SOC.COM

A HOME RENOVATION FOR
THE GREG & HOLLY POLLOCK FAMILY
39 CEDAR HILL DRIVE
BILTMORE FOREST
BUNCOMBE COUNTY, NORTH CAROLINA

REVISIONS:
DESIGN SCHEMATIC
OCT. 4, 2016
DESIGN SCHEMATIC
OCT. 15, 2016
DATE: 10-15-2016
DRAWN: T.J.C.
APPR.:
SHEET NO.

AI

OF

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS OF ALL LOCAL, STATE AND FEDERAL AGENCIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CONTRACTOR OR ANY OTHER PARTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CONTRACTOR OR ANY OTHER PARTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INJURY TO PERSONS OR PROPERTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR ANY OTHER PROPERTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTER. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTER.













