



To: Members of the Board of Adjustment, Applicants & Neighboring Property Owners  
From: Jonathan B. Kanipe, Zoning Administrator  
Date: August 12, 2019  
Re: **Board of Adjustment Meeting – August 26, 2019**

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## 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 **Thursday August 29, 2019 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 or online at <http://www.biltmoreforest.org/board-of-adjustments>.

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, August 26, 2019 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 July 15, 2019 regular meeting will be considered.
- 3) Hearing of Cases (Evidentiary Hearings, Deliberations & Determinations):

Case 1: A new single family residence is proposed for construction at 82 Chauncey Circle. A Variance is requested for construction of a fence to enclose the backyard.

Case 2: A Conditional Use Permit is requested for property located at 25 Park Road for construction of a detached garage. A Variance is requested for location of the garage in the side and rear yard setbacks and for exceeding the maximum allowed roof coverage.

- 4) Adjourn

MINUTES OF THE BOARD OF ADJUSTMENT MEETING  
HELD MONDAY, JULY 15, 2019.

The Board of Adjustment met at 4:00 p.m. on Monday, July 15, 2019.

Members present: Goosmann, Groce, Chandler, Landau, Kieffer, and Pearlman. Mr. Jonathan Kanipe, Town Manager, Mr. William Clarke, Town Attorney, and Ms. Adrienne Isenhower, Town Planner, were also present.

Chairman Greg Goosmann called the meeting to order at 4:00 p.m.

Mr. Goosmann swore in the following:

Mr. Ben Lehman  
Mrs. Joyce Young  
Mr. Steven Lee Johnson  
Dr. Keith Black  
Mr. Mike Beatty  
Mrs. Angela Newnam  
Mrs. Sharon Miller  
Mr. Hezzy Miller

A motion was made by Mr. Robert Chandler to approve the June 17, 2019 minutes as amended. The motion was seconded by Mrs. Rhoda Groce. The minutes were unanimously approved.

HEARING (Evidentiary):

The first project was regarding a detached accessory building at 9 Holly Hill Road. Mr. Ben Lehman would like to install a temporary storage building in the rear yard of his home. Mrs. Joyce Young asked what material the building was made of – the applicant stated this was made of resin and plastic type material. Mr. Goosmann asked the Town Manager to address this concern. Mr. Kanipe replied that the Ordinance requires the building be of the same architectural style as the principal structure. Mr. Clarke reminded the Board that the Town was not allowed to

review design materials for a home due to a 2015 legislative change. Mrs. Young asked about roof materials. Mr. Clarke said this applied to roof materials as well.

#### DELIBERATION AND DETERMINATION:

Mrs. Rhoda Groce recited the facts. Mr. Ben Lehman of 9 Holly Hill Road is applying for a Conditional Use Permit to install a temporary detached storage building in the rear yard. Mr. Lehman is willing to buffer if necessary.

Dr. Rich Landau made a motion to approve a conditional use permit for Ben Lehman for of 9 Holly Hill Road for an accessory structure (building/shed) and the facts as recited by Rhoda Groce and her summation be accepted as findings and facts to support this grant. The Board has inspected the site and no neighboring property owner has objected. Dr. Landau further moved that granting this Conditional Use Permit (a) would not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and improved, (b) met all required conditions and specifications of the Town of Biltmore Forest Zoning Ordinance, (c) would not substantially injure the value of adjoining or abutting property, and (d) would be in general conformity with the plan of development of the Town of Biltmore Forest and its environs as set forth in Sections 153.110 (C)(2-3) of the above Ordinance. The applicant has been informed that he is to report to the Zoning Administrator within seven (7) days of completion of the project in order that the Zoning Administrator can determine that the project has been completed in accordance with plans submitted to the Town.

Mrs. Lynn Kieffer made seconded the motion. The motion was unanimously approved.

#### HEARING (Evidentiary):

The next project was regarding a Conditional Use Permit requested for property located at 61 Forest Road for a detached garage, deer fencing replacement, and retaining walls. A Variance is requested for extension of the deer fencing into the side yard setback. These requests

are associated with the removal of the existing home and reconstruction of a new home on the lot. Mrs. Kieffer shepherded this matter and asked the applicants to present their proposal.

Mr. Mark and Kathy Bidwell, 61 Forest Road, were called forward to review the proposal. Mr. Steven Lee Johnson, Sitework Studios, handled the review of the site. He noted the Conditional Use Permit requests were for two small retaining walls, a detached garage, and the replacement of an existing chain link fence in the rear yard. The chain link fence would be replaced with newer fencing in conformity with the Town's Zoning Ordinance. The Zoning Ordinance allows the Board of Adjustments to approve repairs to existing fences and the construction of fences that border the Biltmore Estate. This home borders the Biltmore Estate.

Mrs. Kieffer reviewed the other facts of the case and noted the Biltmore Estate planned to remove several dead trees in their property to the rear of the home. The neighbors indicated approval with the plan and two submitted notes supporting the proposal. Mr. Chandler asked if the applicants would be willing to buffer the fence if approved, Mr. and Mrs. Bidwell said yes.

Mr. Pearlman asked if the Board needed to be concerned about the impervious surface. Mr. Kanipe said these requirements were already met during the application process.

There were no additional questions or comments from the Board. There were no comments or questions from the audience.

#### DELIBERATION AND DETERMINATION:

Mrs. Lynn Kieffer recited the facts. Mark and Kathy Bidwell of 61 Forest Road are requesting a Conditional Use Permit for a detached garage to replace an existing chain link fence

and a retaining wall. A Variance is requested for extension of the deer fencing into the side yard setback.

Mrs. Groce made a motion to approve the Variance and Conditional Use Permit for Mark and Kathy Bidwell of 61 Forest Road and the facts as recited by Lynn Kieffer and her summation be accepted as findings and facts to support this grant. The Board has inspected this site and no neighboring property owner has objected. Mrs. Groce further moved that granting this Conditional Use Permit (a) would not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and improved, (b) met all required conditions and specifications of the Town of Biltmore Forest Zoning Ordinance, (c) would not substantially injure the value of adjoining or abutting property, and (d) would be in general conformity with the plan of development of the Town of Biltmore Forest and its environs as set forth in Sections 153.110 (C)(2-3) of the above Ordinance. The applicant has been informed that they are to report to the Zoning Administrator within seven (7) days of completion of the project in order that the Zoning Administrator can determine that the project has been completed in accordance with plans submitted to the Town.

Further, Mrs. Groce moved that granting a Variance for extension of the deer fencing into the side yard setback satisfies the applicable Sections of 153.110(D) and paragraphs one through four, and would not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance would, in this case, result in a practical difficulty or unnecessary hardship. She further moved the Board to find that the spirit of the ordinance would be observed, public safety and welfare secured and substantial justice done. The applicant has been informed that he/she is to report to the Zoning Administrator within seven (7) days of completion of the project in order that the Zoning Administrator can determine that the project has been completed in accordance with plans submitted to the Town.

Mr. Pearlman seconded the motion. The motion was unanimously approved.

HEARING (Evidentiary):

Dr. Keith Black and Mr. Mike Beatty, architect, presented the plans for the Biltmore Forest Country Club at 31 Stuyvesant Road. A Conditional Use Permit is requested for property at 31 Stuyvesant Road for improvements to an existing swimming pool and accessory buildings, and relocation of a tennis court. A Variance is requested for location of accessory structures within the front yard setback. The new proposal leaves the hillside next to the tennis court as it is now. Most of the hillside would stay and most of the sloped area would remain.

Mr. Chandler shepherded the proposal. Mr. Beatty noted a change in the plan that resulted in shifting the tennis court to roughly the same location as the edge of the existing tennis building.

Mr. Chandler asked if the front setback encroachment would be the same as the existing setback encroachment. Mr. Beatty said yes and indicated that the encroachment was the same as was currently in place.

Dr. Black indicated that the edge of the existing sidewalk is where the extent of the new tennis court would be located. Dr. Black said the feeling from the last meeting was concern related to the removal of large, signature oak trees. This new plan would leave these trees undisturbed.

Mrs. Groce asked if the rendering is to show the tennis court. Her question was whether the openings currently visible from the parking area and Stuyvesant Road would be planted with

fast growing trees? Mrs. Groce also asked a question about new lighting on the tennis court and how this would be controlled for vehicles traveling on Stuyvesant Road.

Mr. Beatty said that tennis court lighting now is typically designed to be thrown down onto the physical structure itself and not out toward pedestrians or vehicles. Mrs. Groce also asked about visibility for those leaving the tennis court area and getting to the parking lot. Mr. Beatty indicated there would be landscape or low lighting to shine on the pathways.

Mr. Goosmann stated that the Board's intent was to ensure there was no light pollution from the new tennis court. Mr. Goosmann then followed up and asked whether the Country Club would be willing to create more plantings on the South facing side of the tennis area. Dr. Black said yes, they would be willing to improve buffering areas facing south to prohibit these views.

Dr. Black said the lights should be off at 9:30, and possibly 9:00 p.m. He stated that Mr. Charles Reynolds was reaching out to neighbors regarding these concerns. Mr. Goosmann asked whether the Town had an ability to regulate the hours of light operation. Mr. Clarke said the Zoning Ordinance included language specifically for what types of lights were allowed and how they were to be designed. Mrs. Kieffer said there might be a need for a lighting plan to present to the Board.

Mrs. Angela Newnam, board member for Biltmore Forest Country Club, indicated the light placement turn off/on switch was going to be improved with this design. Mrs. Newnam indicated that this would be improved within the revised plan.

Mrs. Sharon Miller asked if the new tennis court was going closer to Stuyvesant Road than where the existing tennis building was located. Mr. Beatty reviewed where the existing building was and said the new tennis facility was going to be 1 foot more in compliance than the existing building.

Mrs. Miller said her concern was also regarding the view of the new tennis court from the parking lot. Mr. Beatty said he believed this area would be softened more so than what is currently in place.

Mrs. Sharon Miller asked a question about how high the lights would be when finished. Mrs. Miller said there were no lights around the existing tennis building, and asked how high the lights would look around the new tennis court. Mr. Beatty said that he felt they would be less obtrusive than the existing lights.

Dr. Landau verified with the Country Club representatives that they would be willing to buffer if needed. Mr. Beatty said yes. Dr. Black said they want it to look nice for their members too. Mr. Pearlman said they are trying to protect those people that live in the area that see this every day. Dr. Landau said when the tennis courts are moved, it will require a lot of fill. Dr. Landau asked if there would be a retaining wall. Mr. Beatty said there would be a retaining wall. Dr. Black said there is a retaining wall now by the tennis shop.

Mr. Hezzy Miller indicated he was pleased the Board of Adjustment was being as considerate about this as possible. Mr. Miller indicated that the lighting currently seemed to be erratic at best. He asked whether it would be possible to provide assurance that the last lights to come on are the ones nearest Stuyvesant Road.

The applicants representing the Biltmore Forest Country Club stated that they would be agreeable to having the lights turn off at 10:00 p.m.



Mrs. Young asked a question about further buffering and whether any citizen was able to request additional buffering or just adjoining property owners. Mr. Clarke said the Board was generally willing to consider a reasonable request from any resident.

#### DELIBERATION AND DETERMINATION:

Mr. Robert Chandler recited the findings of fact. A Conditional Use Permit is requested for the Biltmore Forest Country Club at 31 Stuyvesant Road for an existing swimming pool and accessory buildings, and relocation of a tennis court. A Variance is requested for location of accessory structures within the front yard setback. The Board has inspected this site. The front yard setback is the same or less than what it was originally. 10:00pm would be the shut off time for the lighting operations for the tennis courts. Suggestions were also made to put in buffering which would help the neighboring property owners.

Mrs. Kieffer made a motion to approve the Conditional Use Permit and Variance and that it be granted to the Biltmore Forest Country Club at 31 Stuyvesant Road. The Conditional Use permit is for improvements to an existing swimming pool and accessory buildings, and relocation of a tennis court. The Variance is for location of accessory structures within the front yard setback. The facts as recited by Robert Chandler and his summation be accepted as findings of fact to support this grant. The board has inspected this site and no neighboring property owner has objected. Mrs. Kieffer further moved that granting this Conditional Use Permit (a) would not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and improved, (b) met all required conditions and specifications of the Town of Biltmore Forest Zoning Ordinance, (c) would not substantially injure the value of adjoining or abutting property, and (d) would be in general conformity with the plan of development of the Town of Biltmore Forest and its environs as set forth in Sections 153.110 (C)(2-3) of the above Ordinance. The applicant has been informed that they are to report to the Zoning Administrator within seven (7) days of completion of the project in order that the Zoning Administrator can determine that the project has been completed in accordance with plans submitted to the Town.

Further, Mrs. Kieffer moved that granting a Variance satisfies the applicable Sections of 153.110(D) and paragraphs one through four, and would not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance would, in this case, result in a practical difficulty or unnecessary hardship. She further moved the Board to find that the spirit of the ordinance would be observed, public safety and welfare secured and substantial justice done. The applicant has been informed that he/she is to report to the Zoning Administrator within seven (7) days of completion of the project in order that the Zoning Administrator can determine that the project has been completed in accordance with plans submitted to the Town.

Mr. Pearlman seconded the motion. The motion was unanimously approved.

Chairman Goosmann adjourned the meeting at 4:50pm.

The next Board of Adjustment meeting will be Monday, August 26, 2019 at 4:00pm.

ATTEST:

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Greg Goosmann  
Chairman

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Jonathan B. Kanipe  
Town Manager

355 Vanderbilt Rd | Biltmore Forest, NC  
Po Box 5352 | Biltmore Forest, NC 28803  
P (828) 274-0824 | F (828) 274-8131

[www.biltmoreforest.org](http://www.biltmoreforest.org)



George F. Goosmann, III, Mayor  
Fran G. Cogburn, Mayor-Pro Tem  
E. Glenn Kelly, Commissioner  
Doris P. Loomis, Commissioner

Jonathan B. Kanipe,  
Town Manager

## MEMORANDUM

To: Board of Adjustments Members  
From: Jonathan Kanipe, Town Manager  
Re: Board of Adjustments Case Number 1 (82 Chauncey Circle)  
Date: August 21, 2019

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### Request for a Variance for Construction of a Fence to Enclose Backyard

A new, single-family residence is proposed for construction at 82 Chauncey Circle. A 6' high wood privacy fence and a split-rail fence are shown on the site plan. The fence would extend from the side of the house around the perimeter of the rear yard. The provisions found in *Section (C)(3)(a-h)* of Chapter **§153.029 Accessory Structures and Buildings** of the Zoning Ordinance provide specific instances when new fences or walls may be approved by the Board of Adjustment as a Conditional Use Permit. They are as follows:

- A fence is necessary for safety, protection of public health or required as a condition of obtaining homeowners insurance.
- A retaining wall is part of a landscape plan and there is a structural requirement for the wall.
- For properties abutting Hendersonville Road to provide protection from motorists and pedestrians.
- Protection from deer for properties abutting the Blue Ridge Parkway or the Biltmore Estate.
- To provide buffering between incompatible land uses

The approval of a fence for “confining or protecting dogs, other household pets or children, or for the purpose of preventing wild animals from entering a property” is explicitly prohibited.

The property owner indicates construction of a fence is the highest priority for the property because he is a dog trainer. The fence was discussed with the real estate agent and the Ramble DRC, and no issue with fence construction was considered prior to receiving the original application.

The variance application further notes several neighboring properties have fences. Proximity to the Blue Ridge Parkway is also referenced as a reason the fence is necessary.

# Zoning Compliance Application

Town of Biltmore Forest

**Name**

Michael Matthews

**Property Address**

#82 Chauncey Circle, Asheville, NC 28803

**Phone**

(828) 696-5498

**Email**

mmcsi3@morrisbb.net

**Parcel ID/PIN Number**

9646-70-6380-00000

## ZONING INFORMATION

**Current Zoning**

R-3

**Lot Size**

1.2 Acre

**Maximum Roof Coverage**

4,682 square feet (Up to 1 acres)

**Proposed Roof Coverage Total**

3650 SF

**Maximum Impervious Surface Coverage**

1-3 acres (25 percent of lot area)

**Proposed Impervious Surface Coverage**

10.23 (percent of lot area)

**Front Yard Setback**

50 feet (R-2, R-3, R-4, and R-5 Districts)

**Side Yard Setback**

15 feet (R-2, R-3, R-4, and R-5 Districts)

**Rear Yard Setback**

20 feet (R-2, R-3, R-4, and R-5 Districts)

**Building Height**

24 feet

**Description of the Proposed Project**

Framed, single family residence

**Estimated Start Date**

8/31/2019

**Estimated Completion Date**

9/30/2020

**Estimated Cost of Project**

\$750,000.00

**Supporting Documentation (Site Plan, Drawings, Other Information)**

1810 Owen Residence Permit 6.5.19 - House Plan.pdf

Owen - Lot 9 - Preliminary LP 5-15-19.pdf

Owen - Lot 9 - Site Plan 5-15-19.pdf

**Applicant Signature**

MC Matthews

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**Date**

6/25/2019

# VARIANCE APPLICATION

Town of Biltmore Forest

**Name**

David Owen

**Address**

82 Chauncey Circle

**Phone**

(240) 593-8763

**Email**

dave.pitt.owen@gmail.com

**Current Zoning/Use**

Residential

**Requested Use**

Residential - with a fence

**APPLICATION REQUIREMENTS:** An application to the Board of Adjustment for a variance must be submitted to the Town of Biltmore Forest Town Manager at least 21 days prior to the meeting at which the application will be considered. A pre-application meeting with Town staff is required prior to application submittal to the Board of Adjustment.

**What would you like to do with your property?**

Build a single family home in The Ramble, with a fenced-in backyard. The fenced-in yard is necessary to allow us to continue to train our dog for competition. He is a working dog (Belgian Malinois), and competes in obedience, protection, and tracking competitions. He has the canine good citizenship qualification, and has already won his first obedience competition (best in show at the Fall Maryland BH (Begleithund) competition).

**What does the ordinance require?**

The ordinance (Biltmore Forest, NC Code of Ordinance 153.029) requires all fences to be approved by the Board of Adjustments.

BOARD OF ADJUSTMENT: N.C.G.S. 160A-388(D) requires that the Board of Adjustment shall vary the provisions of the Zoning Ordinance only upon a showing of ALL the items below. The Board of Adjustment must follow strict procedure and all determinations must be decided by a concurring vote of four-fifths of the members of the Board. It is important to provide detailed supporting documentation for the Board of Adjustment to review. If necessary, additional sheets may be attached to this application.

**REQUIRED FINDINGS: Please provide a thorough response to each.****Unnecessary hardship would result from the strict application of the ordinance.**

My wife and I would be unable to effectively train our dog for competition, as we need a private, fenced-in area for training purposes.

**The hardship results from conditions that are peculiar to the property, such as location, size, or topography.**

The property is within 1/5 of a mile of the Blue Ridge Parkway, and potential damage from deer is also a consideration. This is per section (C)(3)(d) of ordinance 153.029.

**The hardship did not result from actions taken by the applicant or the property owner.**

When I purchased this property in Fall 2018, having a fenced-in backyard was our top requirement. The Biltmore Estate's selling agent for The Ramble (Mark Taylor, mtaylor@beverly-hanks.com) assured me that a backyard was allowed, and he checked with The Ramble DRC (Design Review Committee, which

also approves fences with The Ramble) to verify. Neither Mark nor the DRC was aware of this restriction. This is probably because most of this section of the The Ramble was built prior to 2013 (when ordinance 153.029 was approved) and about half of the homes in this section of The Ramble have fences.

**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.**

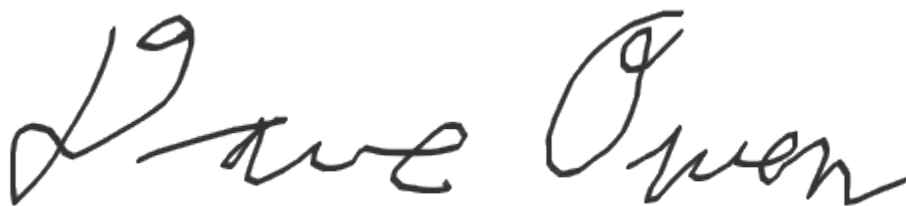
This proposed fence is consistent with the spirit of the ordinance. The lot is 1.4 acres, and the fence will not be visible from the main road (Valley Springs Road), due to the thick forest and the 70' setback. It will also not be easily visible to our only immediate neighbor, due to the thick trees on both of our properties. We will keep all of the trees we can, to include the trees within the proposed, fenced-in area and the trees surrounding the fence. To individuals driving or walking by, this area will continue to look like thick forest. Additionally, the fence will be completely in accordance with the Biltmore Forest Ordinance, as well as The Ramble requirements.

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

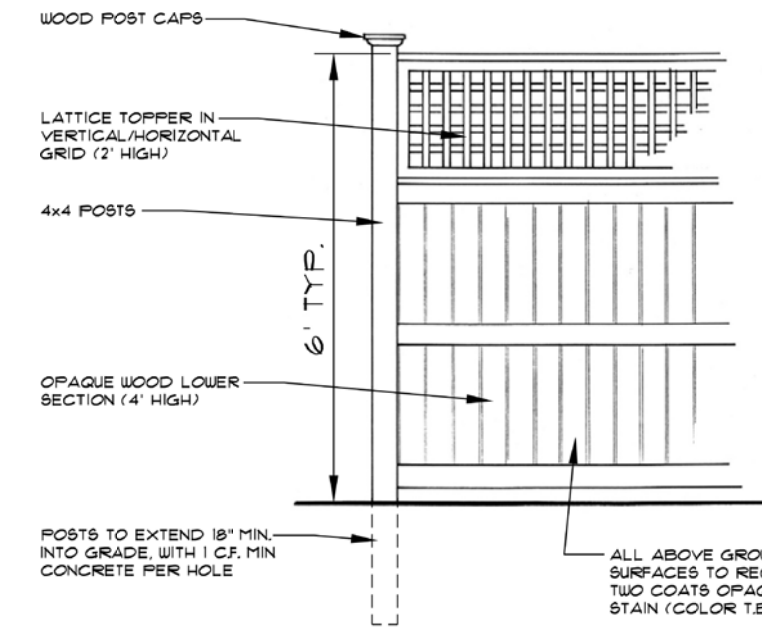
**Signature**

**Date**

7/2/2019

A handwritten signature in black ink that reads "Dave Owen". The signature is written in a cursive, flowing style. The first name "Dave" is written with a large, stylized "D" and "v". The last name "Owen" is written with a large, stylized "O" and "w". The signature is positioned above a horizontal line.





6' HIGH WOOD PRIVACY FENCE WITH LATTICE TOPPER (COLOR TO BE VERY DARK BROWN)

TEMPORARY WOOD TREE PROTECTION FENCE WITH TWO RAILS (ALL WOOD MAY BE UNTREATED, 2x4 SIZE OR LARGER)

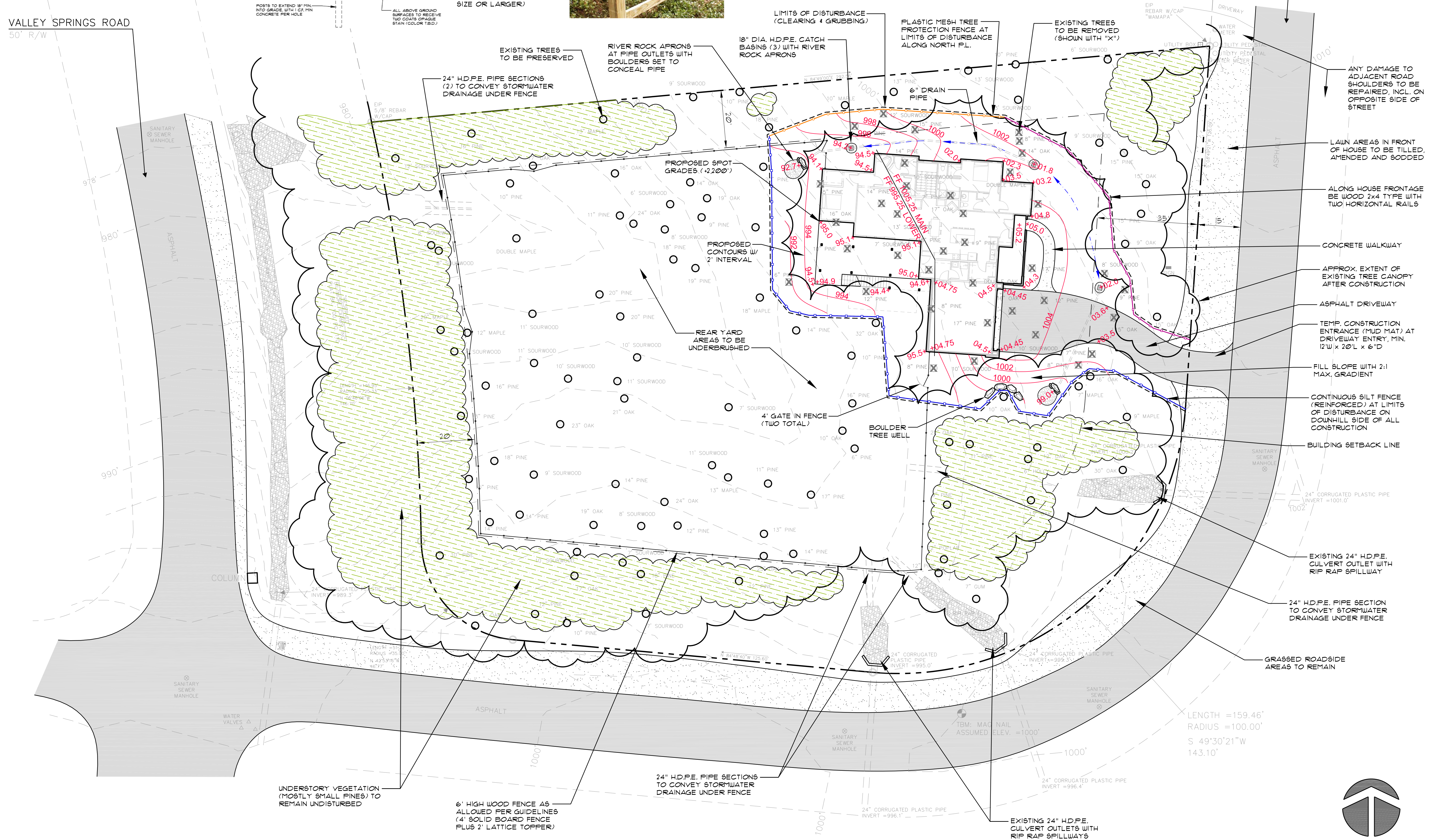


LOT 10  
NELSON  
D.B. 5139, PG. 1935  
PIN #9646-70-6478-00000

Survey Info Provided By  
David C. Huntley & Assoc.  
(828) 693-8077

VALLEY SPRINGS ROAD  
50' R/W

CHAUNCEY CIRCLE  
50' R/W



David & Jennifer Owen Residence  
82 Chauncey Circle, Lot 9  
The Ramble at Biltmore Forest

Site Plan

Date: May 15, 2019

SP-1



Cloos Landscape Architecture, P.A.  
47 YELLOWWOOD LANE - HORSE SHOE, NC 28742  
PHONE: 828-243-1070 - EMAIL: gclous@msn.com





Survey Info Provided By  
David C. Huntley & Assoc.  
(828) 693-8077

Cloos Landscape Architecture, P.A.  
47 YELLOWWOOD LANE, HORSE SHOE, NC 28742  
PHONE: 828-243-1070 - EMAIL: gclous@msn.com



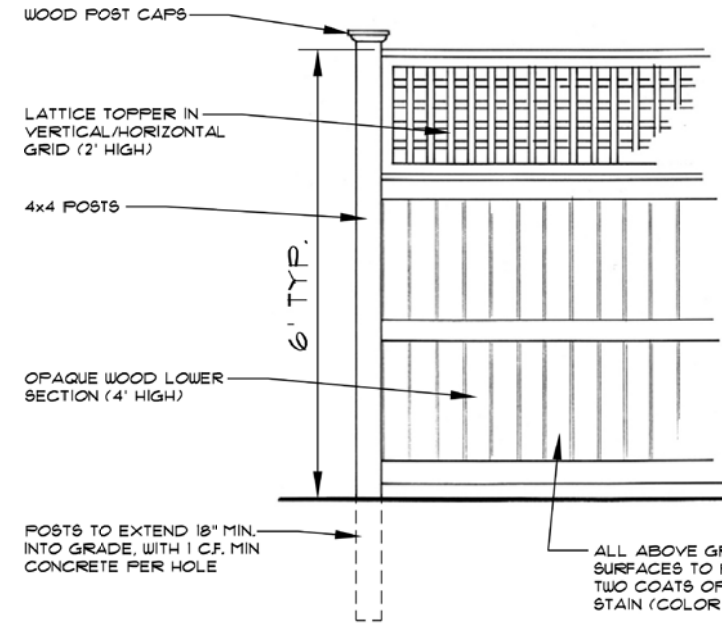
David & Jennifer Owen Residence  
82 Chauncey Circle, Lot 9  
The Ramble at Biltmore Forest

Preliminary  
Landscape Plan  
Date: May 15, 2019  
**SP-1**

VALLEY SPRINGS ROAD  
50' R/W

LOT 10  
NELSON  
D.B. 5139, PG. 1935  
PIN #9646-70-6478-00000

CHAUNCEY CIRCLE  
50' R/W



6' HIGH WOOD PRIVACY  
FENCE WITH LATTICE  
TOPPER (COLOR TO BE  
VERY DARK BROWN)

EXISTING TREES  
TO BE PRESERVED

RIVER ROCK APRON  
AT PIPE OUTLET WITH  
BOULDERS SET TO  
CONCEAL PIPE

18" DIA. HDPE CATCH  
BASINS (3) WITH RIVER  
ROCK APRONS

EVERGREEN SCREENING  
SHRUBS IN SIDE SETBACK  
(E.G. RHODODENDRON,  
SKIP LAUREL, VIBURNUM)

LARGE EVERGREEN  
TREE (E.G. SPRUCE)

LARGE CANOPY  
SHADE TREE (E.G.  
OAK, MAPLE)

UTILITY BOX

UTILITY PEGS  
FOR FUTURE  
WATER METER

WATER  
METER

ANY DAMAGE TO  
ADJACENT ROAD  
SHOULDERS TO BE  
REPAIRED, INCL. ON  
OPPOSITE SIDE OF  
STREET

LAWN AREAS IN FRONT  
OF HOUSE TO BE TILLED,  
AMENDED AND SODDED

LOWER EVERGREEN  
SHRUBS AROUND FRONT  
AND SIDES OF HOUSE

ALL DISTURBED SITE  
AREAS TO BE MULCHED

CONCRETE WALKWAY

PLANT BEDS WITH  
PERENNIALS AND  
GROUNDCOVERS

APPROX. EXTENT OF  
EXISTING TREE CANOPY  
AFTER CONSTRUCTION

EVERGREEN SCREENING  
SHRUBS BY DRIVEWAY  
(E.G. BOXWOOD, HOLLY)

ASPHALT DRIVEWAY

SMALL TO MEDIUM SIZED  
EVERGREEN TREES (E.G.  
HOLLY, ARBORVITAE)

SMALL FLOWERING  
ACCENT TREE (E.G.  
DOGWOOD, REDBUD,  
SERVICEBERRY)

24" CORRUGATED PLASTIC PIPE  
INVERT = 1001.0'

EXISTING 24" HDPE  
CULVERT OUTLET WITH  
RIP RAP SPILLWAY

24" HDPE PIPE SECTION  
TO CONVEY STORMWATER  
DRAINAGE UNDER FENCE

GRASSED ROADSIDE  
AREAS TO REMAIN

LENGTH = 159.46'  
RADIUS = 100.00'  
S 49°30'21"W  
143.10'



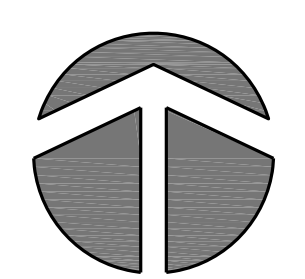
PRELIMINARY - NOT  
FOR CONSTRUCTION

UNDERSTORY VEGETATION  
(MOSTLY SMALL PINES) TO  
REMAIN UNDISTURBED

6' HIGH WOOD FENCE AS  
ALLOWED PER GUIDELINES  
(4' SOLID BOARD FENCE  
PLUS 2' LATTICE TOPPER)

24" HDPE PIPE SECTIONS  
TO CONVEY STORMWATER  
DRAINAGE UNDER FENCE

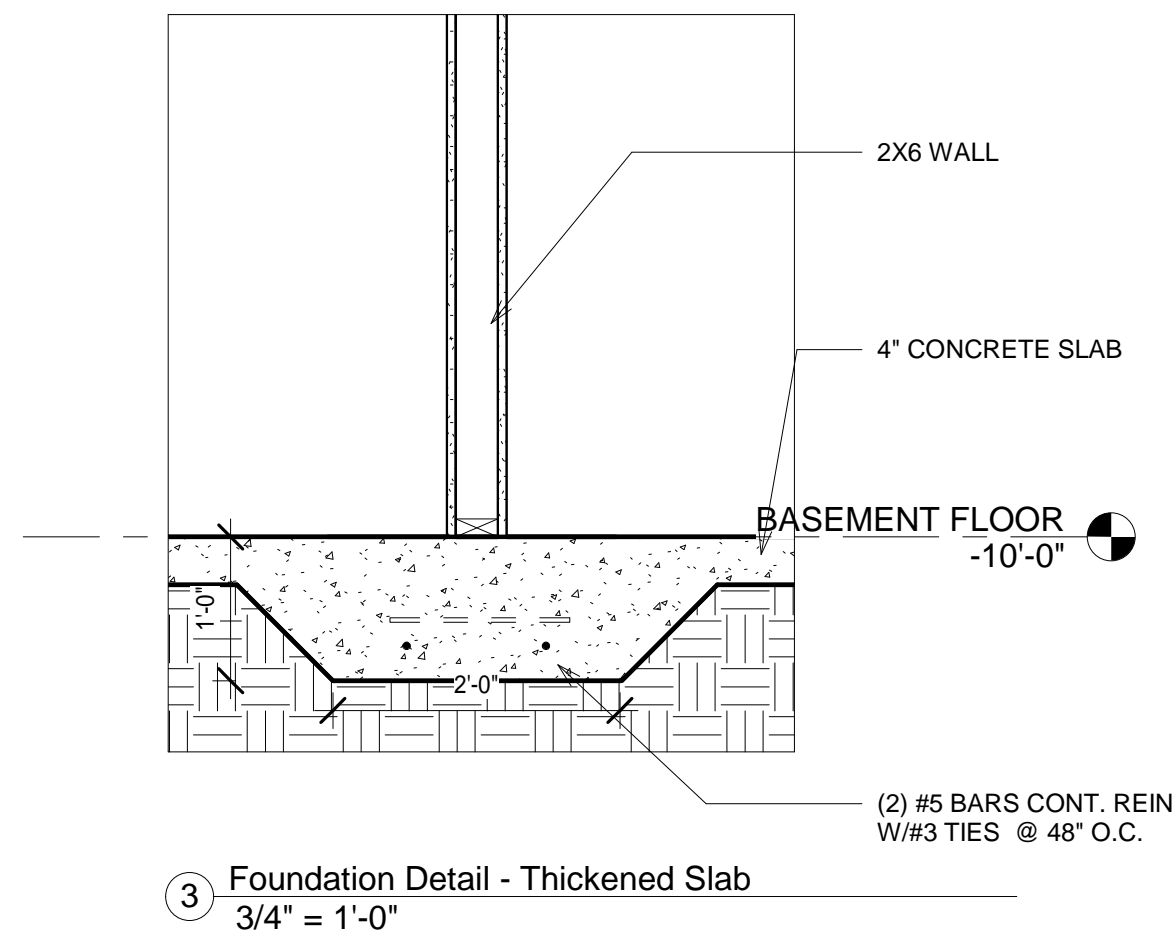
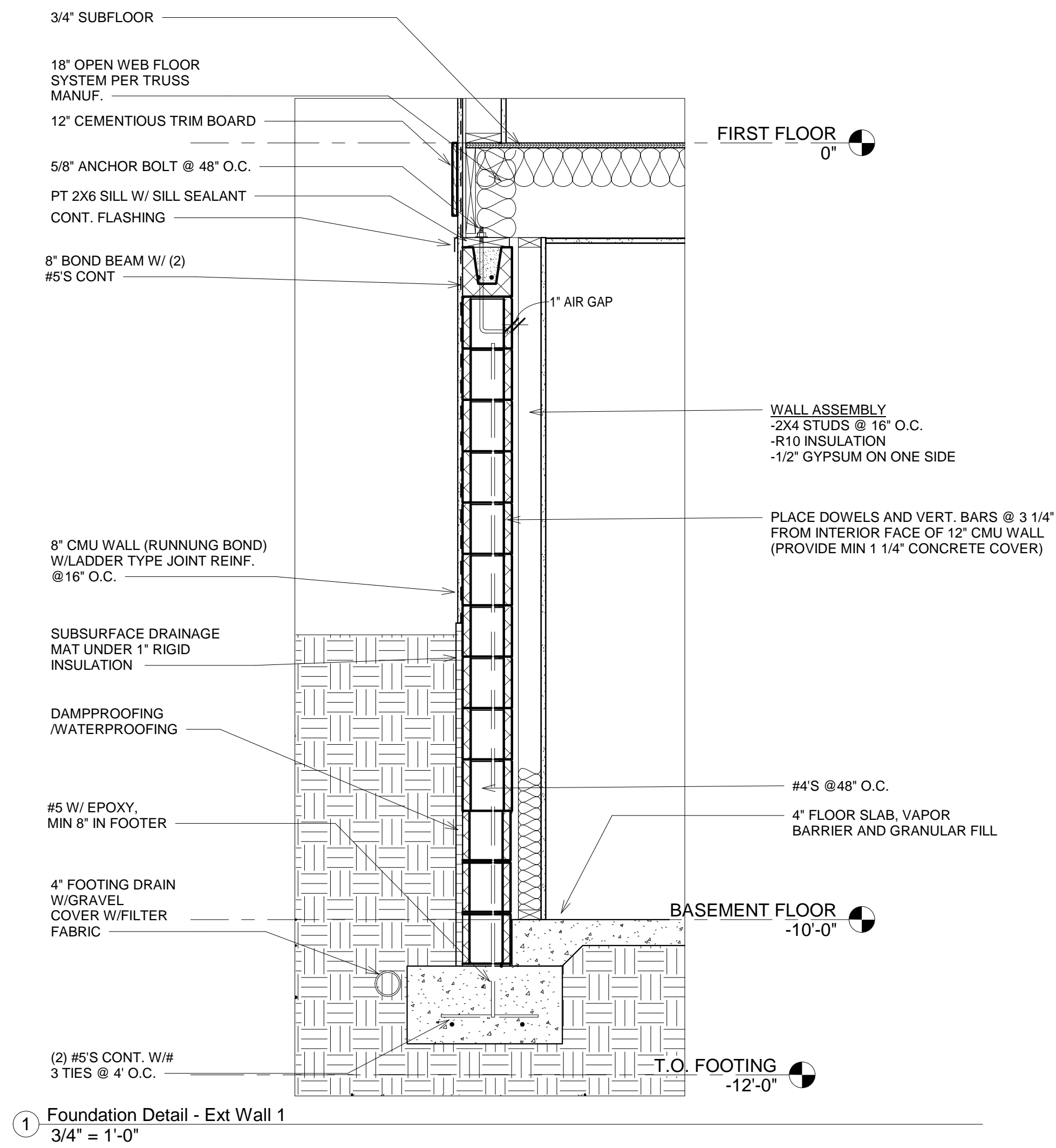
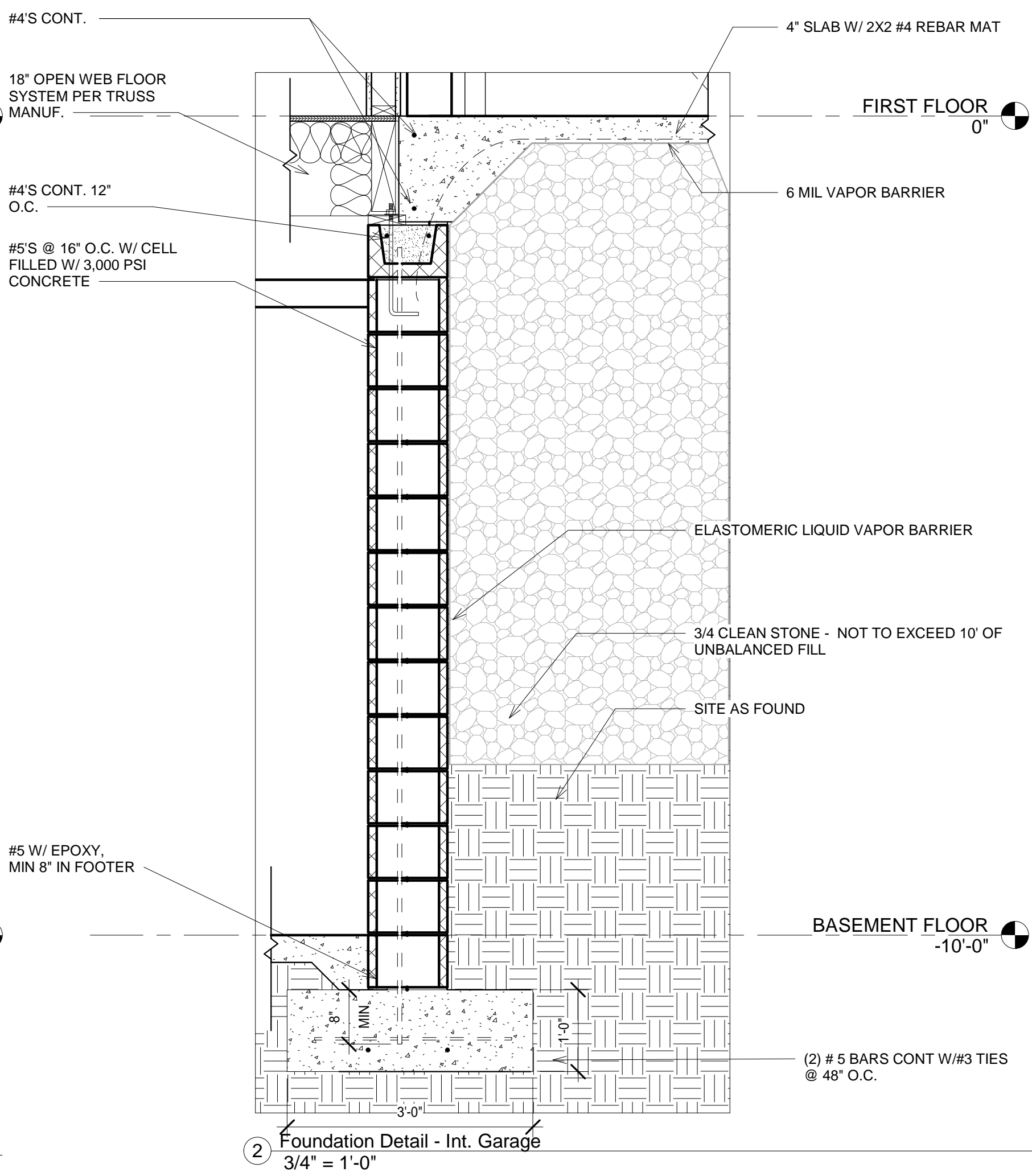
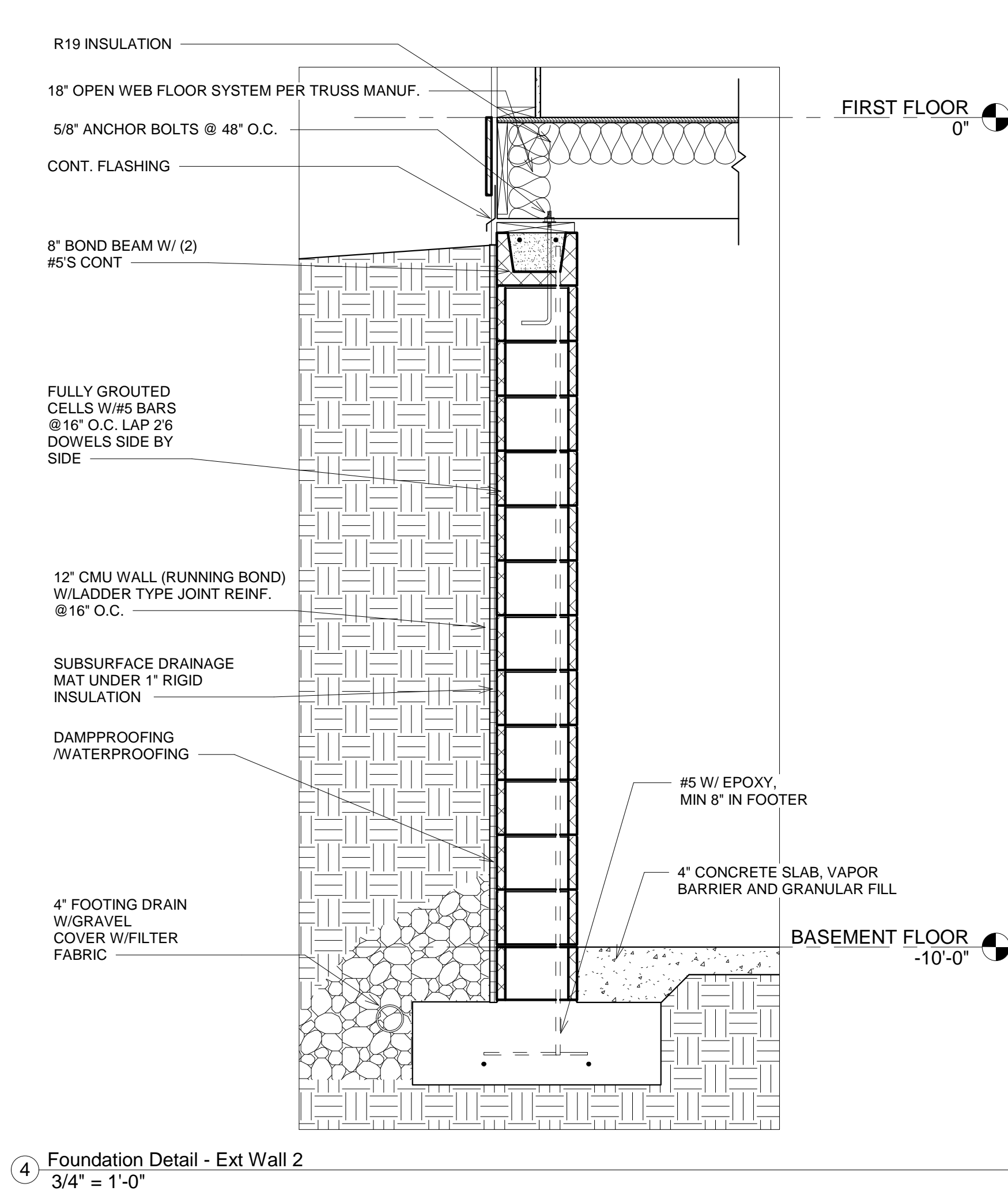
EXISTING 24" HDPE  
CULVERT OUTLETS WITH  
RIP RAP SPILLWAYS



Note: Client is responsible for obtaining structural design from registered engineer for any retaining wall over 5' tall.







TAMARA PEACOCK, R.A. LICENSE NO. 12126	
PROJ. DESIGNER CAPT. APPROVER	DRAWN BY AUTHOR REVISED BY CHECKER

ISSUED FOR	REVISION DATE	REVISION

**THE TAMARA PEACOCK COMPANY**  
*Architects*

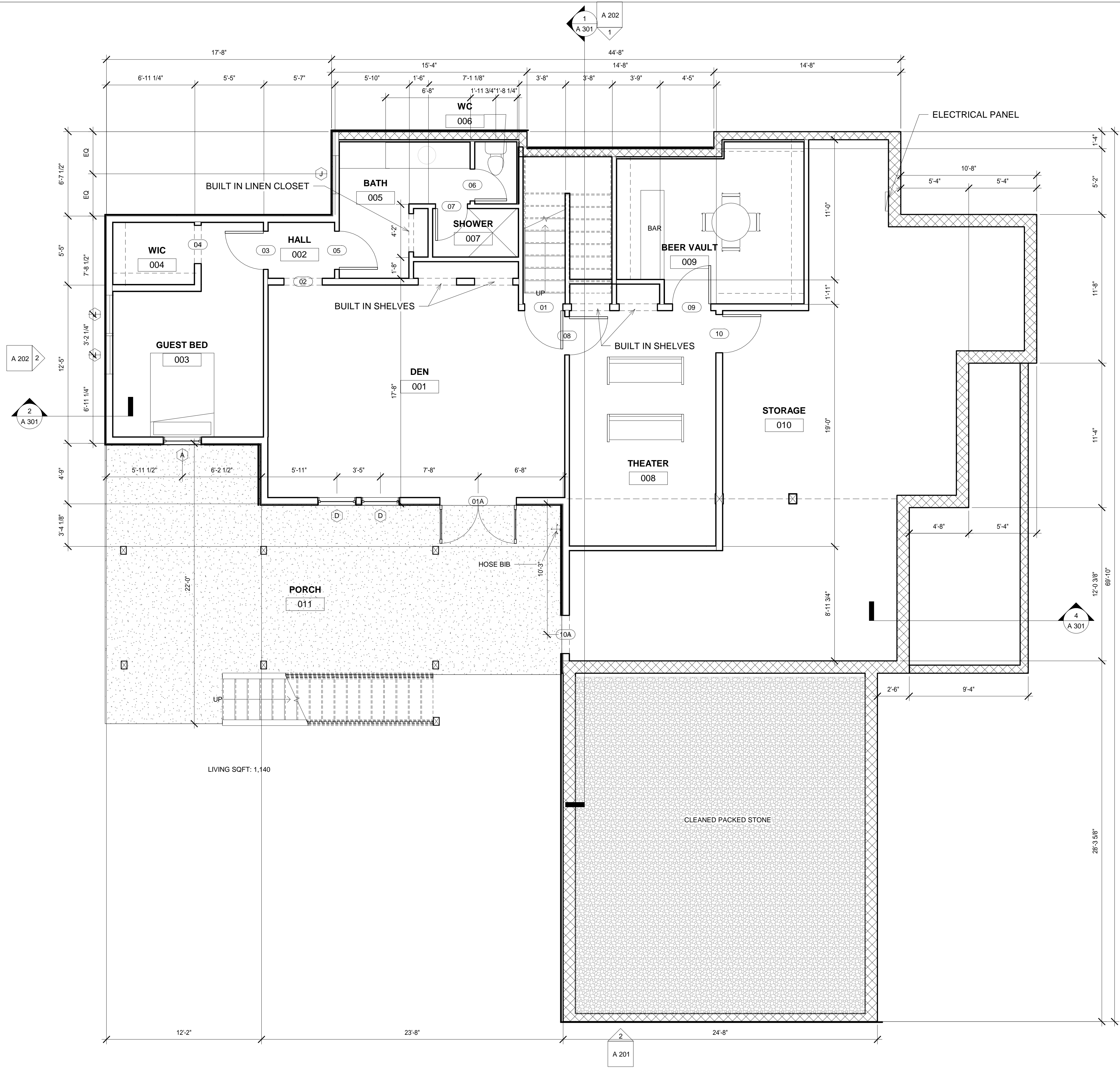
104 1st Ave E, Hendersonville, NC 28792  
Phone: 828.696.4000 Fax 954.728.9225

PROJECT NAME:  
**Owen Residence**  
**Lot 9 Rambles**  
**Asheville, NC**

SHEET NAME:  
**FOUNDATION DETAILS**

PROJ. NO.: 1810	DATE: 6/5/2019
SHEET NO.:	2:37:23 PM

**A 100.1**



1 BASEMENT FLOOR PLAN  
1/4" = 1'-0"

TAMARA PEACOCK, R.A.  
LICENSE NO. 12126

PROJ. NO. 1810  
DESIGNER  
CAPT. APPROVER

DRAWN BY  
AUTHOR  
REVISED BY  
CHECKER

ISSUED FOR

REVISION DATE

REVISION

**THE TAMARA PEACOCK COMPANY**  
*Architects*

104 1st Ave E, Hendersonville, NC 28792  
Phone: 828.696.4000 Fax 954.728.9225

PROJECT NAME:  
**Owen Residence**

**Lot 9 Rambles**  
**Asheville, NC**

SHEET NAME:  
**BASEMENT FLOOR PLAN**

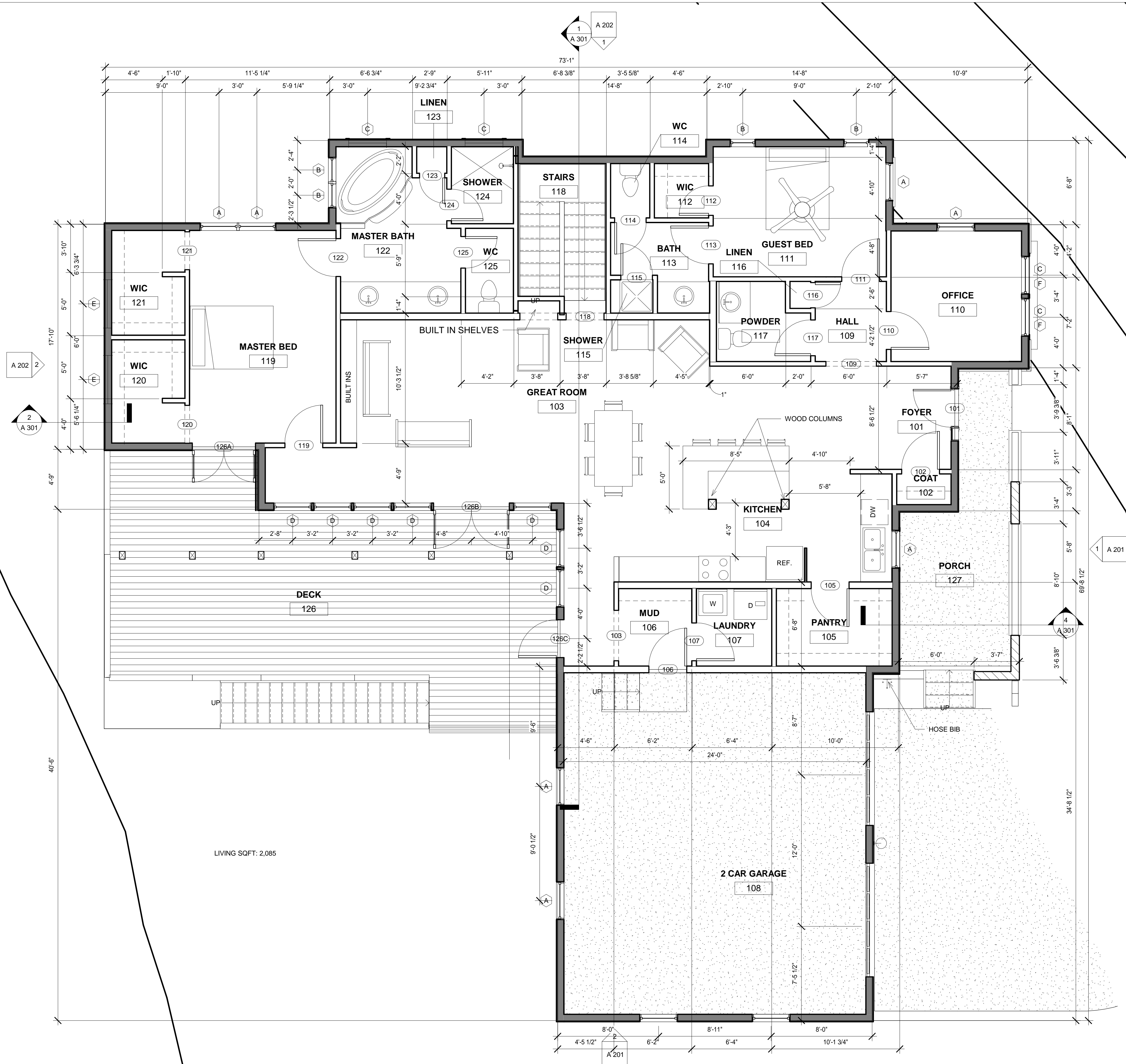
PROJ. NO. 1810  
DATE: 6/5/2019  
SHEET NO.: 2:37-24 PM  
**A 101**



## GENERAL NOTES

WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY. ALL CONSTRUCTION SHALL COMPLY WITH THE 2012 NORTH CAROLINA RESIDENTIAL CODE.

- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS ARE 2X6 @ 24" O.C.
- WOOD BLOCKING FOR ANCHORAGE SHALL BE PROVIDED FOR ALL WINDOW CURTAIN RODS, SHOWER RODS, HANDRAIL BRACKETS, TOILET PAPER HOLDER AND MEDICINE CABINETS.
- LAY OUT ROOF AND FLOOR JOISTS TO ELIMINATE CONFLICTS WITH PLUMBING STACKS, TOILET PLUMBING AND FURNACE PLENUMS. MAXIMUM SPACING SHALL BE TO CODE.
- ALL 2X4 BEARING WALL STUDS SHALL BE SPACED A MAXIMUM OF 16" O.C. W/ DOUBLE TOP PLATE, ALL 2X6 BEARING WALL STUDS SHALL BE SPACED A MAXIMUM OF 16" O.C. W/ DOUBLE TOP PLATE. PROVIDE MIN. 3 STUDS @ EACH BEARING POINT. TYPICAL NON-BEARING WALL CONSTRUCTION SHALL BE 2X4 WALLS @ 16" O.C. W/ HEADER MIN. 2-2X4. PROVIDE BLOCKING @ CEILING LINE FOR PROPER DRYWALL ATTACHMENT.
- PROVIDE METAL CARPET STRIP EDGING WHERE CARPET ADJOINS DIFFERENT FLOORING MATERIAL.
- CEILING AND WALL HEIGHTS VARY AS NOTED IN SECTION.
- PROVIDE NOMINAL 2X FIRE BLOCKING AT EVERY FLOOR INTERVAL, BULKHEADS, CHASES AND MIN. HEIGHT FOR WALLS OVER 9' TALL. FIRE CAULK OPENING AROUND WIRE, PIPE AND VENTS.
- SEAL ALL PENETRATIONS AND OPENINGS IN FLOORS AND WALLS TO MINIMIZE THE TRANSFER OF DRAFTS AND MOISTURE. SHEATHING PENETRATION SHALL PATCHED AND REPAIRED TO MANUF. SPECS.
- SLOPE ALL CONC. STOOPS, PORCHES, WALKS AND GARAGE SLAB 1/8" IN 12" TO DRAIN OR AS NOTED ON PLANS.
- ALL DESIGNS FOR MANUFACTURED FLOOR JOISTS, RAFTERS AND TRUSSES SHALL BE CERTIFIED BY THE MANUFACTURER. INSTALLATION OF SUCH ITEMS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SHOP DRAWINGS AND RECOMMENDATIONS.
- CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF CODES NOTED ON COVER SHEET, ALL LOCAL CODES AND AMENDMENTS, AND FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS.



1 FIRST FLOOR PLAN  
1/4" = 1'-0"

TAMARA PEACOCK, R.A.  
LICENSE NO. 12126

PROJ. NO. 1810  
DESIGNER  
CAPT. APPROVER

DRAWN BY  
AUTHOR  
REVISOR  
CHECKER

ISSUED FOR

REVISION DATE

REVISION

**THE TAMARA PEACOCK COMPANY**  
*Architects*

104 1st Ave E, Hendersonville, NC 28792  
Phone: 828.696.4000 Fax 954.728.9225

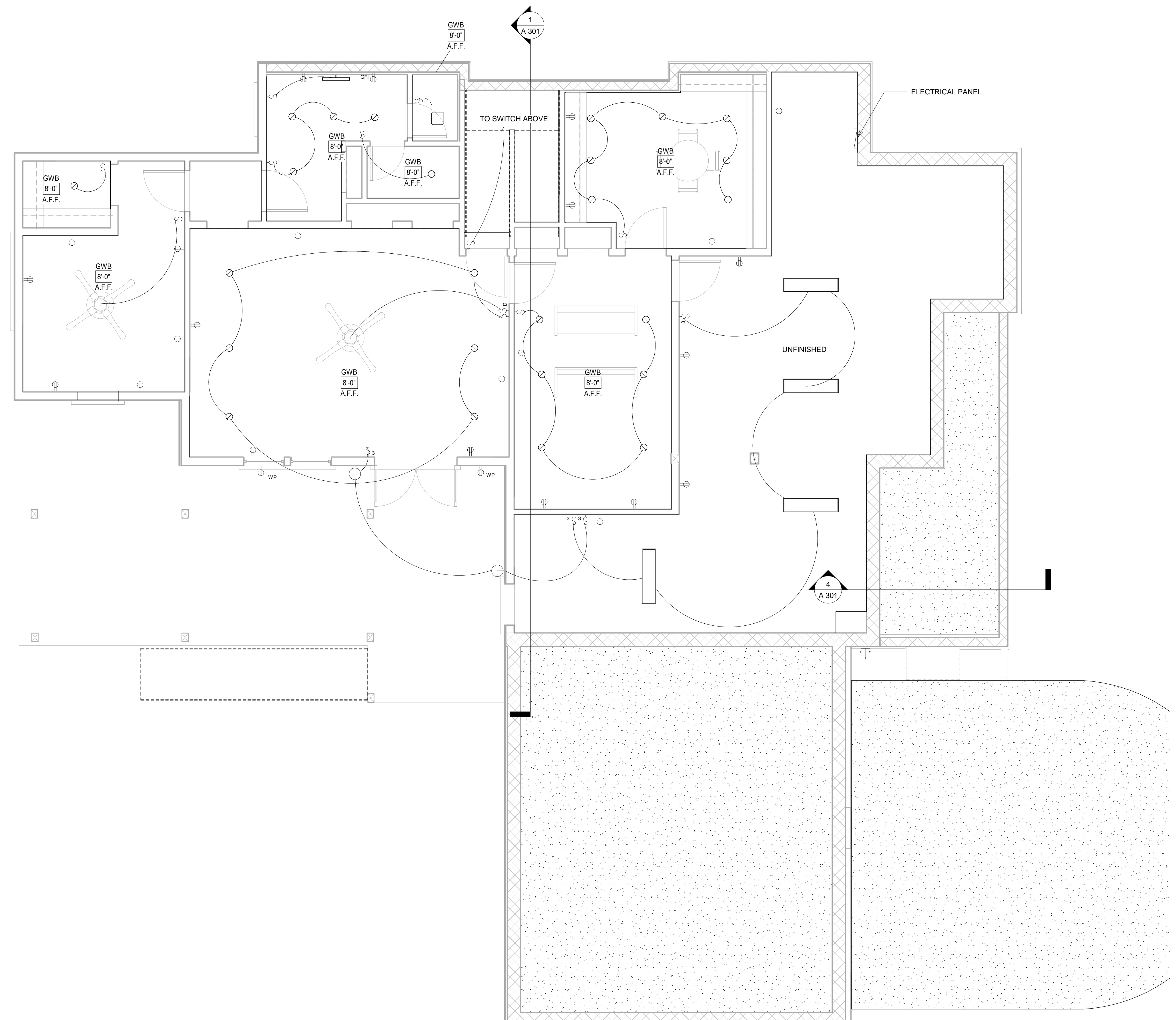
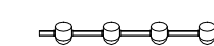
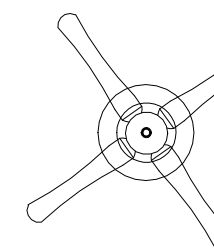
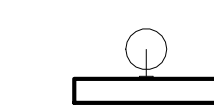
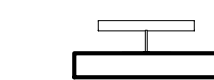
PROJECT NAME:  
**Owen Residence**

**Lot 9 Rambles**  
**Asheville, NC**

SHEET NAME:  
**FIRST FLOOR PLAN**

PROJ. NO. 1810  
DATE: 6/5/2019  
2:57:25 PM

SHEET NO.:  
**A 102**



○ Lighting Legend  
1/4" = 1'-0"

① BASEMENT REFLECTED CEILING  
1/4" = 1'-0"

MARA PEACOCK, R.A.  
ENSE No.:12126

PREPARED BY THE TAMARA PEACOCK COMPANY TO THE TERMS OF GENERAL CONDITIONS OF CONSTRUCTION.

NET EITHER IN WHOLE OR IN PART FOR CONSTRUCTION TO AND DURING ITS CONSTRUCTION HEREIN, METHOD OF CONSTRUCTION, DIRECTION OR RESTRICTION OF THE SAME IN WHICH THE SAME IS TO BE CONSTRUCTED.

ER	DRAWN BY: AUTHOR
ER	REVISED BY: CHECKER

ER	DRAWN BY: AUTHOR
ER	REVISED BY: CHECKER


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Phone: 828.696.4000 Fax: 954.728.9225

**Lot 9 Rambles  
Asheville, NC**

## REFLECTED CEILING PLAN

DATE:  
6/5/2019  
2:37:25  
PM

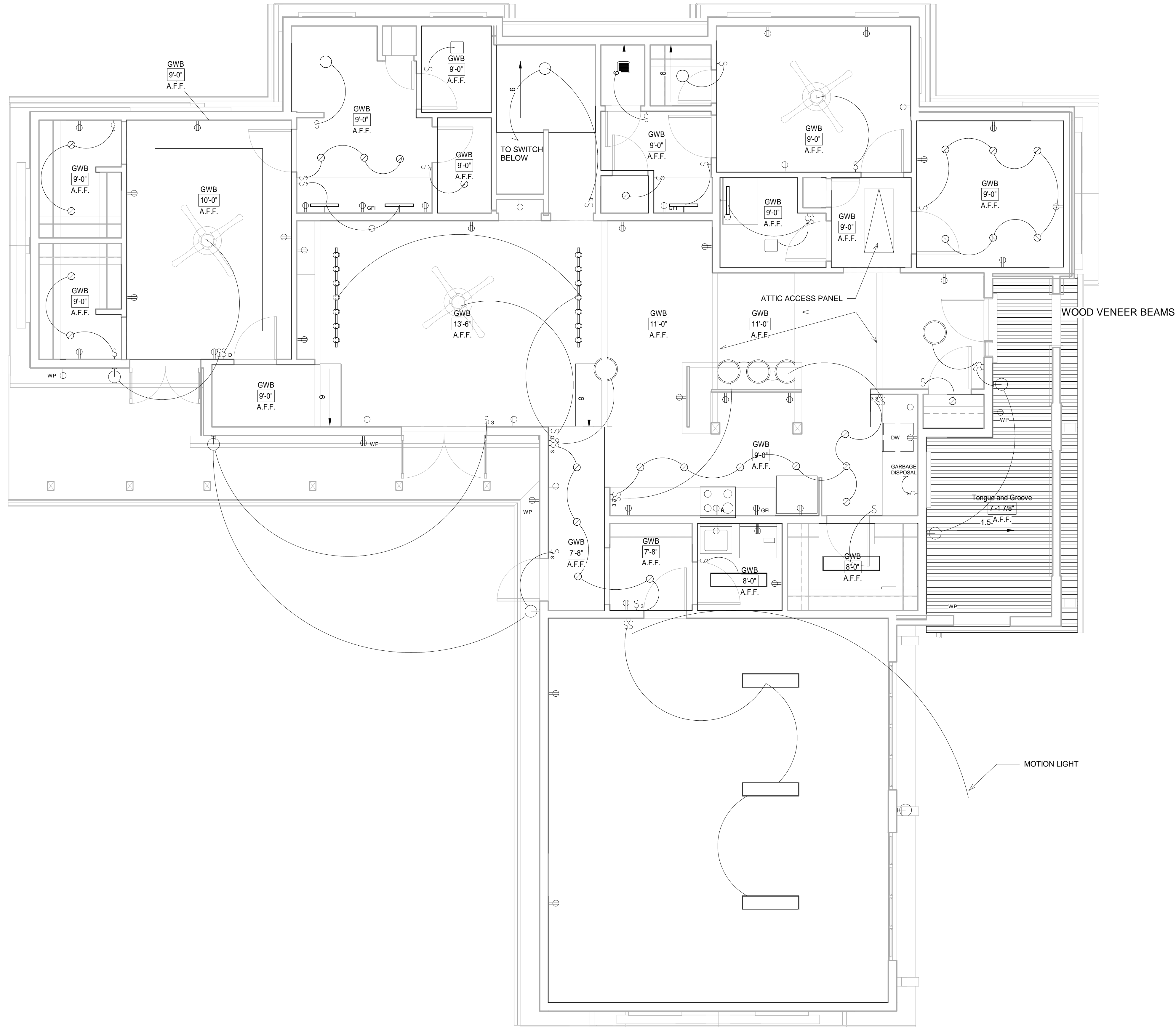
LIGHTING LEGEND

- VANITY WALL LIGHT
- LIGHT/ EXHAUST FAN
- EXTERIOR WALL LAMP
- HANGING PENDANT LIGHT
- RECESSED CAN LIGHT
- FLAT ROUND LIGHT
- 1X4 BOX LIGHT
- CEILING FAN
- TRACK LIGHT

ELECTRIC LEGEND

- 120V OUTLET
- 220V OUTLET
- WP WATER-PROOF OUTLET
- GFI GROUND FAULT INTERRUPT OUTLET
- R RANGE OUTLET
- S SWITCH
- S<sub>3</sub> THREE-WAY SWITCH
- S<sub>D</sub> DIMMER SWITCH
- ELECTRICAL BOX

Lighting Legend  
1/4" = 1'-0"



1 FIRST FLOOR REFLECTED CEILING  
1/4" = 1'-0"

TAMARA PEACOCK, R.A.  
LICENSE NO. 12126

THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A DESIGN THAT MEETS THE CLIENT'S NEEDS AND TO OBTAIN THE NECESSARY PERMITS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE PROJECT. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND DOCUMENTATION OF THE PROJECT. THE ARCHITECT DOES NOT PROVIDE CONSULTING SERVICES FOR THE PROJECT.

DESIGNER: TAMARA PEACOCK  
APPROVER: CAPT. APPROVER  
AUTHOR: TAMARA PEACOCK  
REVISOR: CAPT. REVISOR  
CHECKER: TAMARA PEACOCK

ISSUED FOR	REVISION DATE	REVISION

**THE TAMARA PEACOCK COMPANY**  
*Architects*

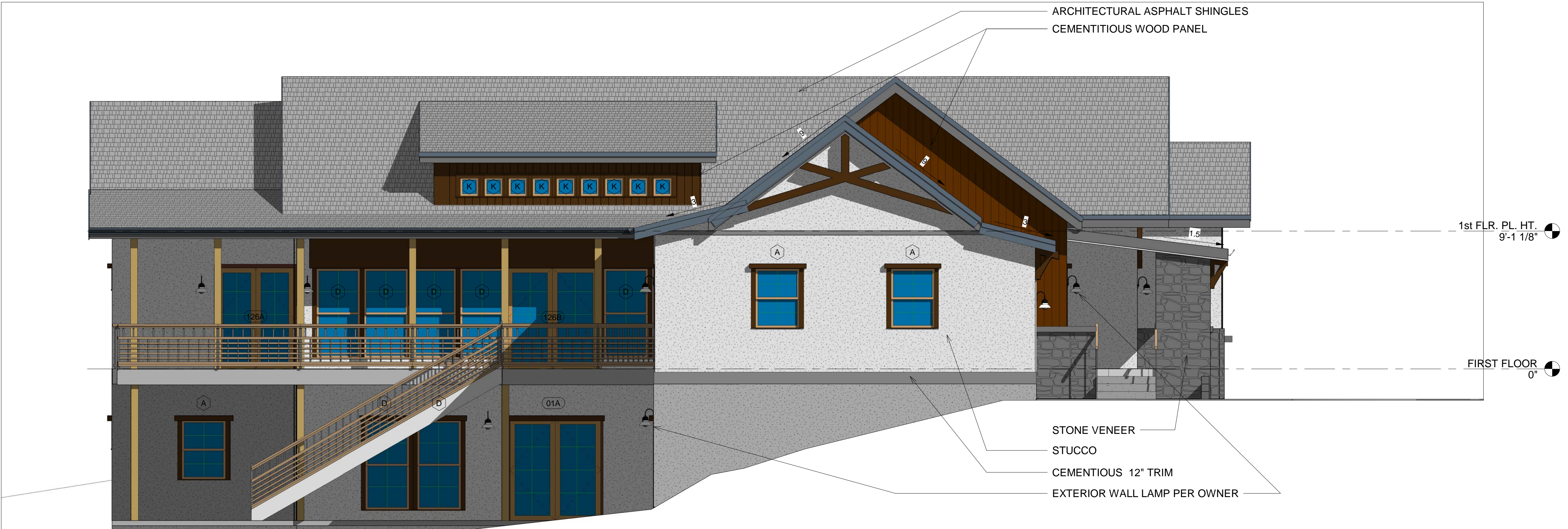
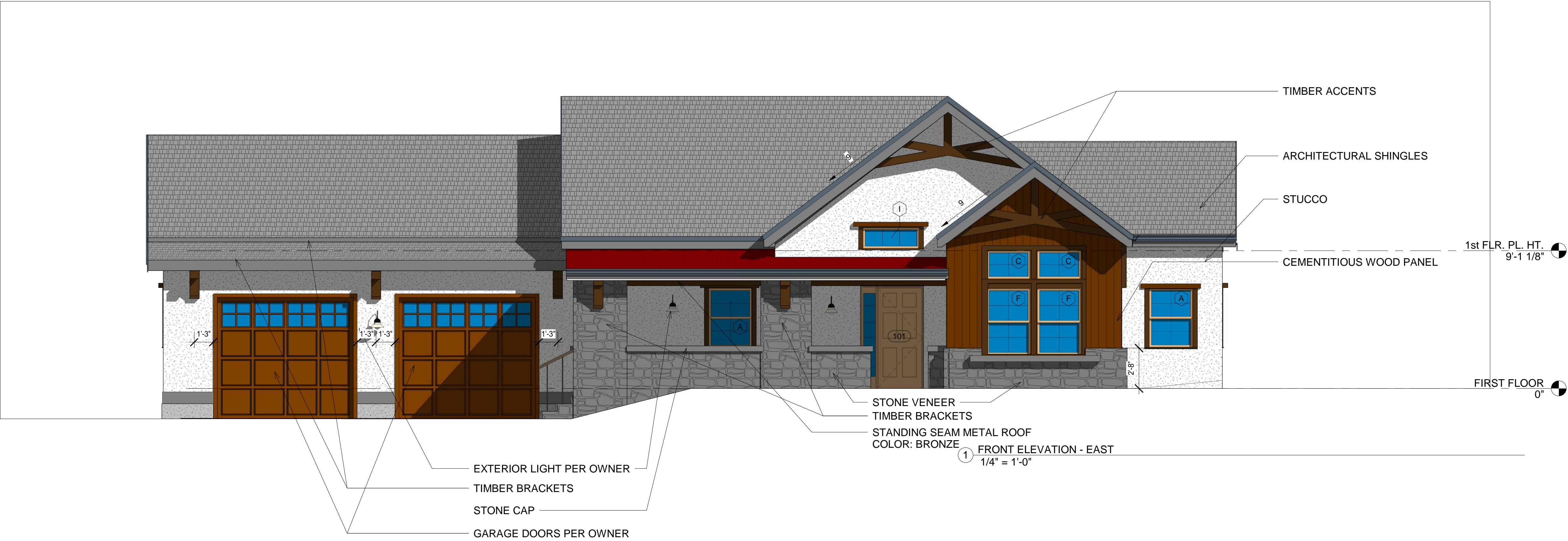
104 1st Ave E, Hendersonville, NC 28792  
Phone: 828.696.4000 Fax 954.728.9225

PROJECT NAME:  
**Owen Residence**  
**Lot 9 Rambles**  
**Asheville, NC**

SHEET NAME:  
**FIRST FLOOR  
REFLECTED  
CEILING PLAN**

PROJ. NO.: 1810  
DATE: 6/5/2019  
SHEET NO.: 106  
PM





2 SOUTH ELEVATION  
1/4" = 1'-0"

TAMARA PEACOCK, R.A.  
LICENSE NO. 12126

PROJ. NO. 1810  
SHEET NO. 1

DESIGNER  
CAPT. APPROVER

DRAWN BY  
AUTHOR  
REVISED BY  
CHECKER

ISSUED FOR	REVISION DATE	REVISION

**THE TAMARA PEACOCK COMPANY**  
*Architects*

104 1st Ave E, Hendersonville, NC 28792  
Phone: 828.696.4000 Fax 954.728.9225

PROJECT NAME:  
**Owen Residence**  
**Lot 9 Rambles**  
**Asheville, NC**

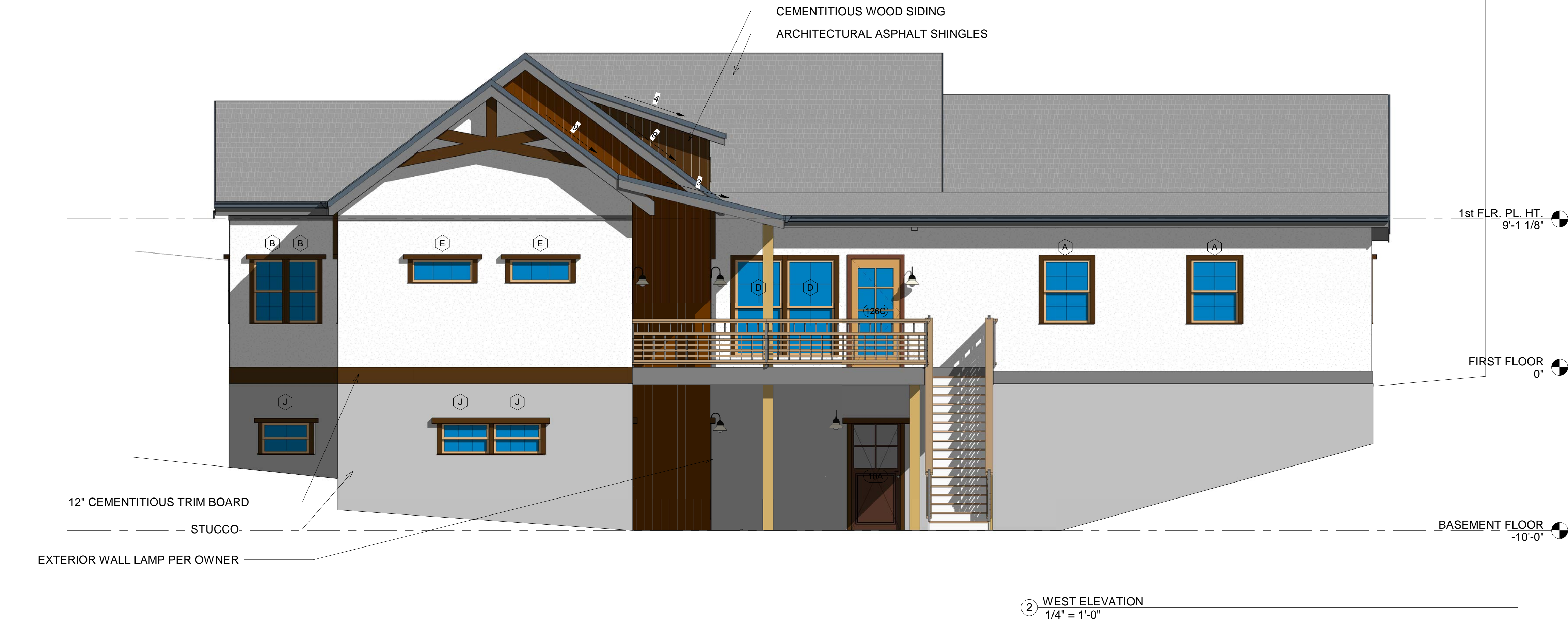
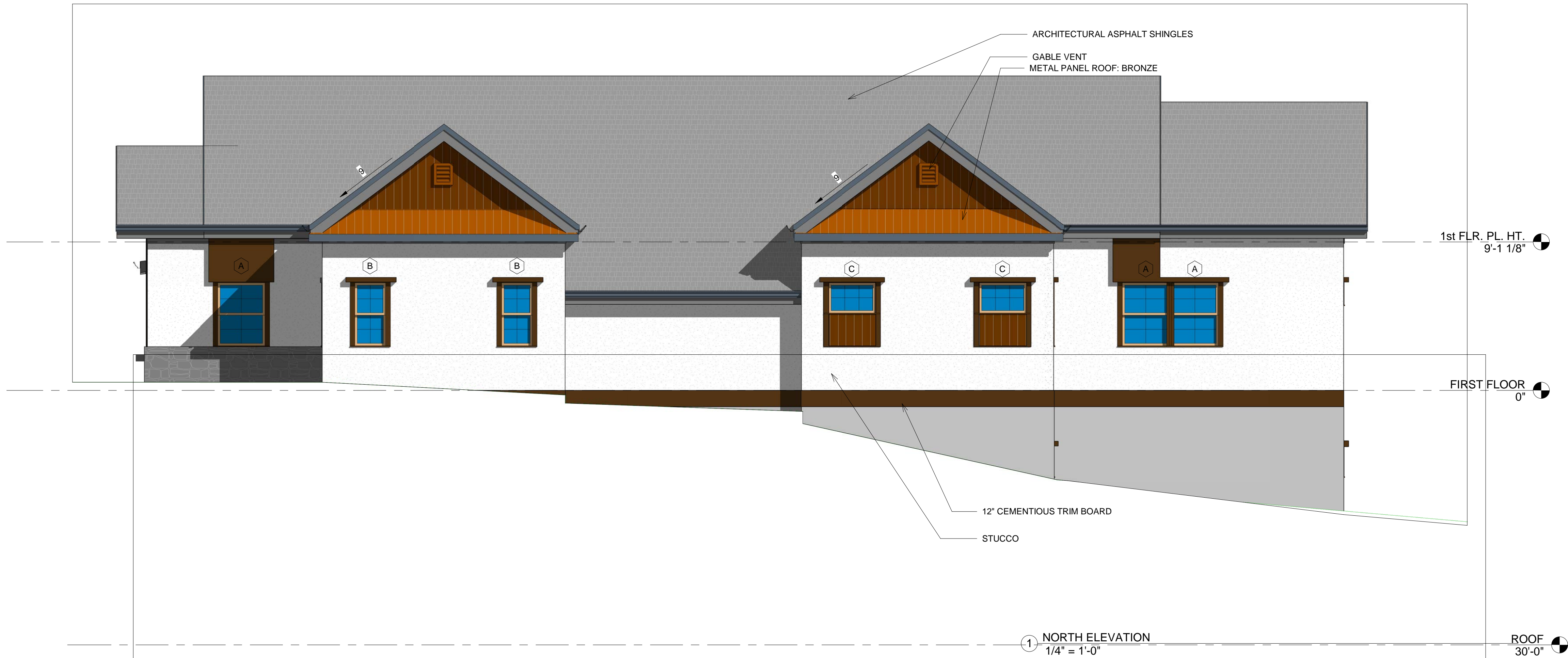
SHEET NAME:  
**EXTERIOR ELEVATIONS**

PROJ. NO. 1810  
SHEET NO. 1

DATE: 6/5/2019  
2:57:37 PM

**A 201**





TAMARA PEACOCK, R.A.  
LICENSE NO. 12126

THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE CLIENT WITH A COMPLETE SET OF DOCUMENTS THAT WILL BE USED TO CONSTRUCT THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE RESULTS OF THE CONSTRUCTION. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE CLIENT WITH A COMPLETE SET OF DOCUMENTS THAT WILL BE USED TO CONSTRUCT THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE RESULTS OF THE CONSTRUCTION.

PROJ.	DESIGNER	DRAWN BY
CAPT.	APPROVER	AUTHOR
		REVISOR
		CHECKER

ISSUED FOR

REVISION DATE

REVISION

**THE TAMARA PEACOCK COMPANY**  
*Architects*

104 1st Ave E, Hendersonville, NC 28792  
Phone: 828.696.4000 Fax 954.728.9225

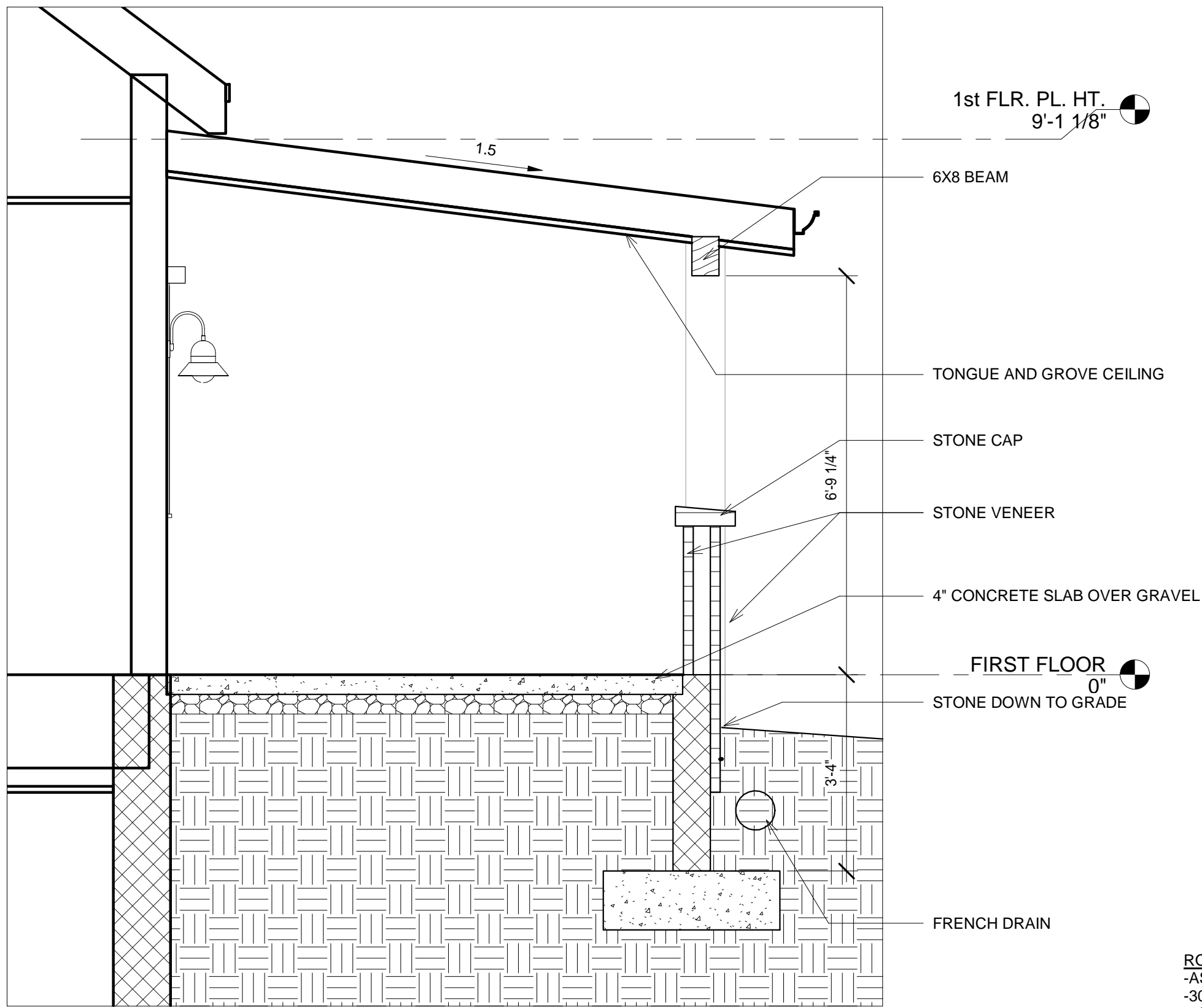
PROJECT NAME:  
**Owen Residence**  
**Lot 9 Rambles**  
**Asheville, NC**

SHEET NAME:  
**EXTERIOR ELEVATIONS**

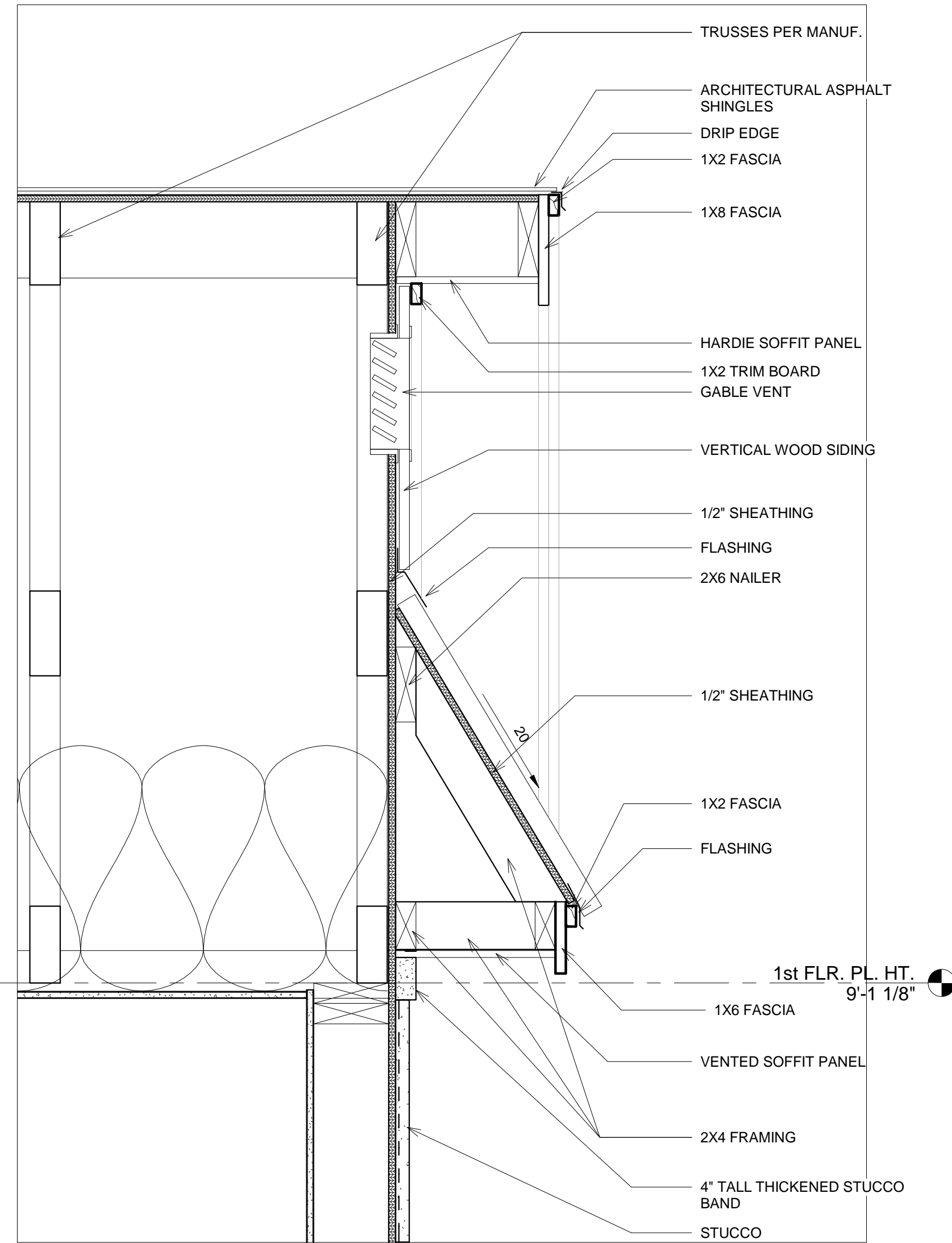
PROJ.	DATE:
1810	6/5/2019
SHEET	2:57:49
NO.:	PM

**A 202**

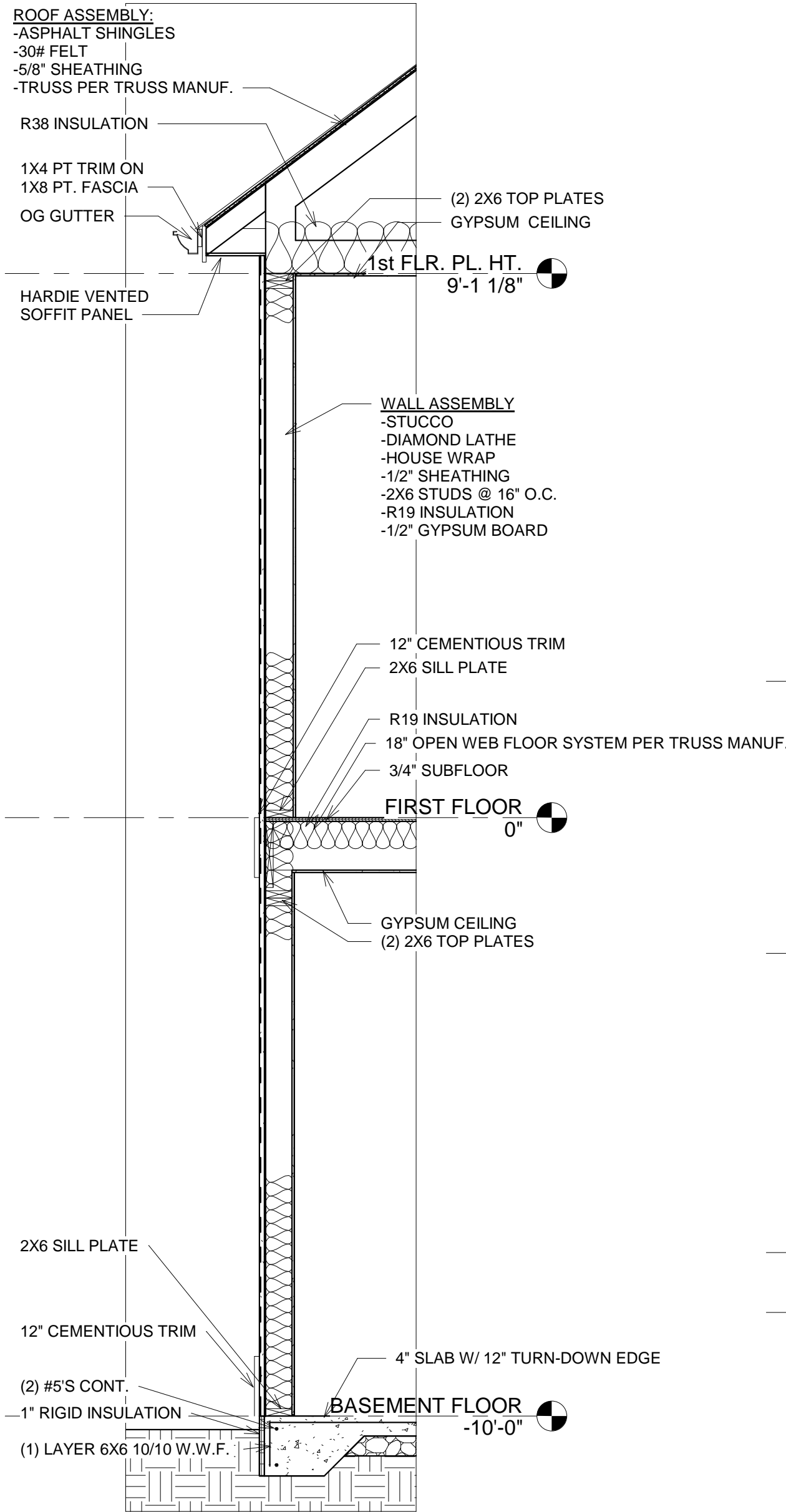




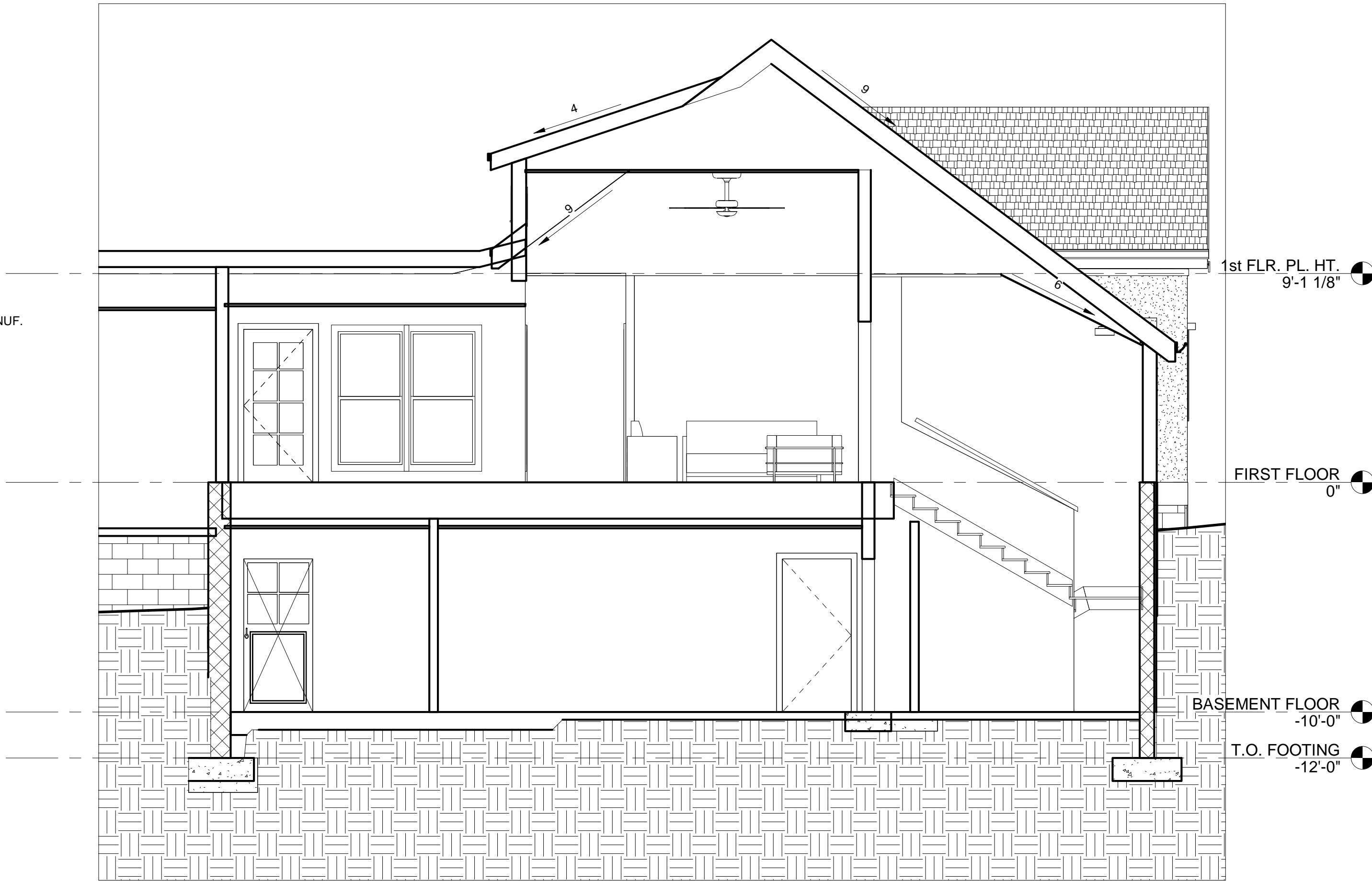
④ FRONT PORCH SECTION  
1/2" = 1'-0"



③ EAVE DETAIL  
1 1/2" = 1'-0"



② Typ. Wall Section  
1/2" = 1'-0"



① GREAT ROOM SECTION  
1/4" = 1'-0"

Door Schedule			
Door Number	Head Height	Width	Finish
			Comments
01	6'-8"	3'-0"	
01A	6'-8"	6'-0"	
02	6'-8"	3'-0"	CASED OPENING
03	6'-8"	3'-0"	
04	6'-8"	3'-0"	CASED OPENING
05	6'-8"	3'-0"	
06	6'-8"	2'-6"	
07	6'-8"	2'-6"	
08	6'-8"	3'-0"	
09	6'-8"	3'-0"	
10	6'-8"	3'-0"	
10A	0"	0"	
13	6'-8"	3'-0"	
14	5'-0"	16'-0"	
15	5'-0"	16'-0"	
16	6'-8"	1'-0"	
101	6'-8"	3'-0"	FRONT DOOR WITH SIDELIGHTS - DESIGN PER OWNER
102	6'-8"	3'-0"	
103	6'-8"	4'-0"	CASED OPENING
105	6'-8"	3'-0"	
106	6'-8"	3'-0"	

Door Schedule			
Door Number	Head Height	Width	Finish
			Comments
107	6'-8"	3'-0"	
109	6'-8"	4'-0"	CASED OPENING
110	6'-8"	3'-0"	
111	6'-8"	3'-0"	
112	6'-8"	2'-4"	
113	6'-8"	3'-0"	
114	6'-8"	2'-6"	
115	6'-8"	2'-6"	
116	6'-8"	2'-0"	
117	6'-8"	2'-10"	
118	6'-8"	3'-0"	CASED OPENING
119	6'-8"	3'-0"	
120	6'-8"	3'-0"	CASED OPENING
121	6'-8"	3'-0"	CASED OPENING
122	6'-8"	3'-0"	
123	6'-8"	2'-0"	
124	6'-8"	2'-6"	
125	6'-8"	2'-6"	
126A	6'-8"	5'-0"	
126B	6'-8"	6'-0"	
126C	6'-8"	3'-0"	

Window Schedule					
Type Mark	Rough Opening		Type	Head Height	Comments
	Width	Height			
A	3'-0"	4'-0"	Double Hung with Trim	6'-8"	
B	2'-0"	4'-0"	Double Hung with Trim	6'-8"	
C	3'-0"	2'-0"	Fixed with Trim		
D	3'-0"	6'-0"	Double Hung with Trim	6'-8"	
E	3'-10"	1'-6"	Fixed with Trim	6'-8"	
F	3'-0"	4'-6"	Double Hung with Trim	6'-8"	
I	3'-10"	1'-6"	Fixed with Trim	10'-8"	
J	3'-0"	2'-0"	Double Hung with Trim	6'-8"	
K	1'-4"	1'-4"	Fixed with Trim	12'-8"	

TAMARA PEACOCK, R.A.  
LICENSE NO. 12126

PROJ. DESIGNER  
CAPT. APPROVER

DRAWN BY: AUTHOR  
REVIEWED BY: CHECKER

ISSUED FOR

REVISION DATE

REVISION

**THE TAMARA PEACOCK COMPANY**  
*Architects*

104 1st Ave E, Hendersonville, NC 28792  
Phone: 828.696.4000 Fax 954.728.9225

PROJECT NAME:  
**Owen Residence**  
**Lot 9 Rambles**  
**Asheville, NC**

SHEET NAME:  
**BUILDING SECTIONS & SCHEDULES**

PROJ. NO.: **1810**

DATE: 6/5/2019  
2:57:50 PM

SHEET NO.: **A 301**



ASHEVILLE, NC

Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A 100	FOUNDATION PLAN	2/6/19
A 100.1	FOUNDATION DETAILS	2/6/19
A 101	BASEMENT FLOOR PLAN	2/6/19
A 102	FIRST FLOOR PLAN	2/6/19
A 105	BASEMENT REFLECTED CEILING PLAN	2/6/19
A 106	FIRST FLOOR REFLECTED CEILING PLAN	2/6/19
A 201	EXTERIOR ELEVATIONS	2/6/19
A 202	EXTERIOR ELEVATIONS	2/6/19
A 301	BUILDING SECTIONS & SCHEDULES	2/6/19
C 001	COVER SHEET	2/6/19
SP 101	SITE PLAN	2/6/19

### CODE INFORMATION

## 2018 NORTH CAROLINA RESIDENTIAL CODE

TABLE R301.2(1) CLIMATE AND GEOGRAPHICAL DESIGN CRITERIA:

DESIGN WIND SPEED: 90 MPH  
SEISMIC ZONE: C

TABLE R301.5 MINUM UNIFORMLY DISTRIBUTED IVE LOADS BASED ON USE:

ATTICS (NON-ACCESSIBLE):  
ATTICE (ACCESSIBLE):  
BALCONIES (EXTERIOR):  
DECKS:  
ROOMS (OTHER THAN SLEEPING):  
GUARDS AND HANDRAILS  
SLEEPING ROOMS  
STAIRS:

**R310 EMERGENCY ESCAPE AND RESCUE OPENINGS:**

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY EXCAPE AND RESCURE OPENING.

R313 SMOKE ALARMS:

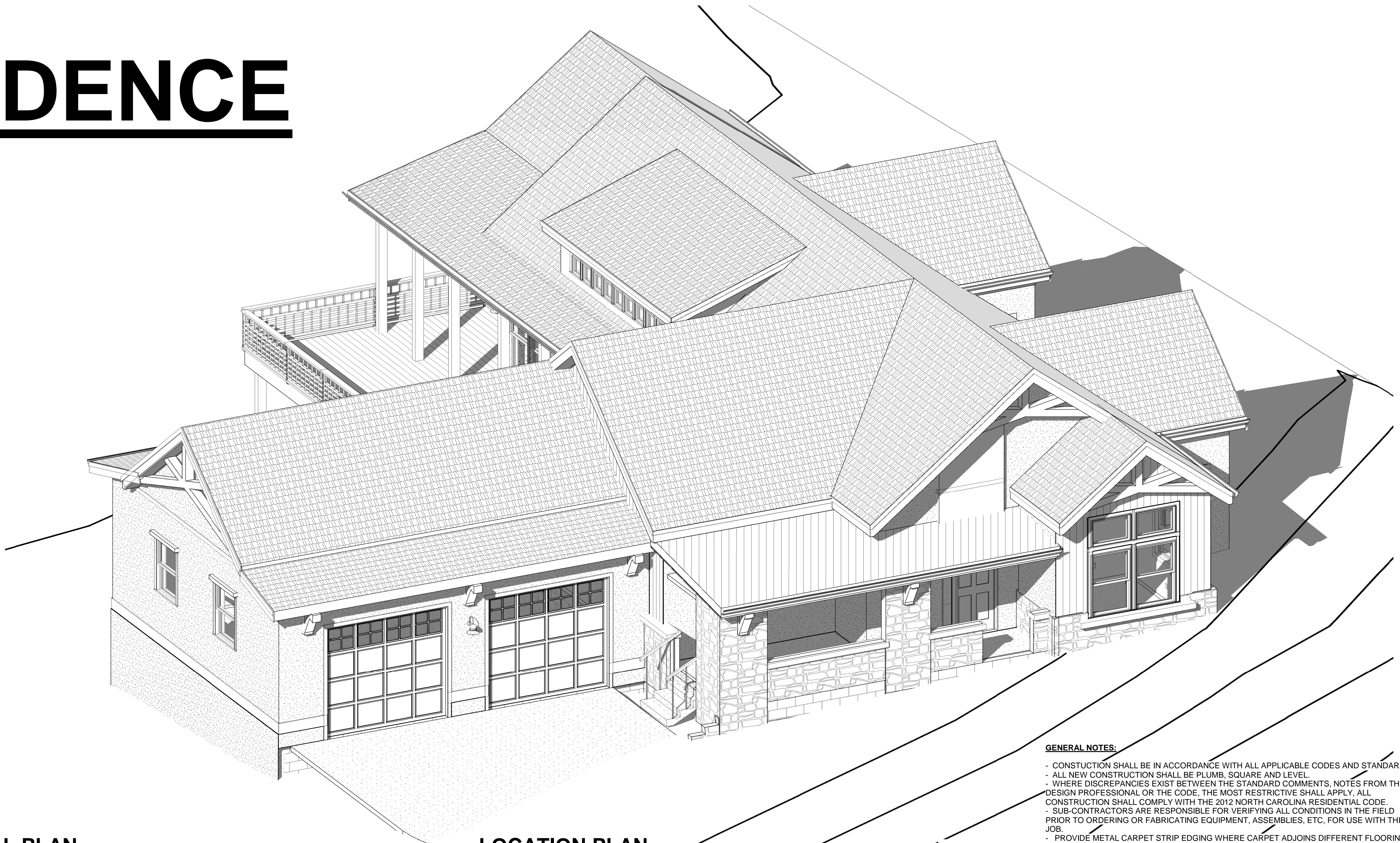
REQUIRED SMOKE ALARM LOCATIONS:

LIVING AREA  
ALL BEDROOM OR SLEEPING AREAS  
ON THE CEILING OF UPPER LEVEL NEAR THE TOP OR ABOVE EACH  
STAIRWAY  
ON THE BASEMENT CEILING NEAR THE STAIRWAY

## ENERGY EFFICIENCY

BUILDING ENERGY EFFICIENCY SHALL COMPLY WITH CHAPTER 11 OF THE 2018 EDITION OF THE NORTH CAROLINA RESIDENTIAL CODE.

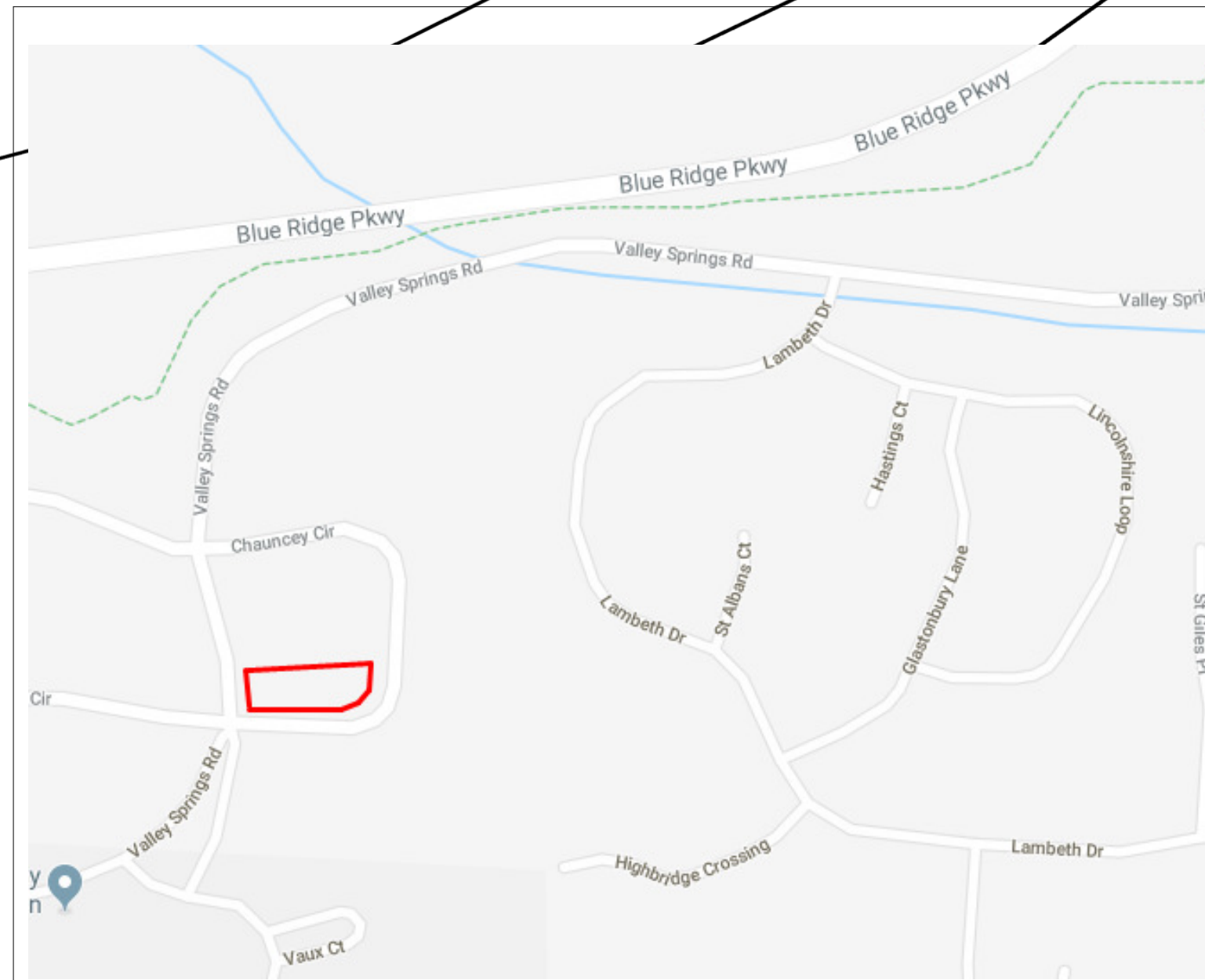
CLIMATE ZONE: 4



## AERIAL PLAN



## LOCATION PLAN



GENERAL NOTES:

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS. ALL NEW CONSTRUCTION SHALL BE PLUMB, SQUARE AND LEVEL.
- WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE ARCHITECT OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY.
- CONSTRUCTION SHALL COMPLY WITH THE 2012 NORTH CAROLINA RESIDENTIAL CODE.
- SUB-CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL CONDITIONS IN THE FIELD PRIOR TO ORDERING OR FABRICATING EQUIPMENT, ASSEMBLIES, ETC., FOR USE WITH THIS JOB.
- PROVIDE METAL CARPET STRIP EDGING WHERE CARPET ADJOINS DIFFERENT FLOORING MATERIAL.
- SEAL ALL PENETRATIONS AND OPENINGS IN FLOORS AND WALLS TO MINIMIZE THE TRANSFER OF DRAFTS AND MOISTURE. SHEATHING PENETRATION SHALL PATCHED AND REPAIRED.
- PROVIDE SPEC'S
- SLOPE ALL CONC. STOOPS, PORCHES, WALKS AND GARAGE SLAB 1/8" IN 12" TO DRAIN OR AS NOTED ON PLANS.

**FRAMING NOTES:**

- ALL DIMENSIONS ARE TO FACE OF FRAMING UNO.
- SNAP CHALK LINES ON FLOOR FOR ALL PARTITIONS AND CONFIRM LAYOUT WITH OWNER PRIOR TO CONSTRUCTION.
- CONFIRM PLUMBING LAYOUT (LOCATION OF WASTE & VENTS) WITH PLUMBING CONTRACTOR FOR MANUFACTURED FRAMING TO AVOID CONFLICTS.
- PROVIDE SOLID BLOCKING FOR HANDRAILS, TOILET ACCESSORIES, WALL HUNG CABINETS, WINDOW CURTAIN RODS, SHOWER RODS AND CEILING AND WALL MOUNTED LIGHTING FIXTURES. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- PROVIDE SOLID WOOD (DOUBLE 2X STUD) AROUND ALL DOOR OPENINGS.
- PROVIDE MINIMUM OF 3 STUDS AT EACH BEARING POINT.
- ALL SIZING FOR MANUFACTURED FRAMING JOISTS, BEAMS AND TRUSSES SHALL BE CERTIFIED BY THE MANUFACTURER. INSTALLATION OF SUCH ITEMS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SHOP DRAWINGS AND RECOMMENDATIONS. CONTRACTOR TO VERIFY ALL APPLICABLE FRAMING DETAILS AS SPECIFIED BY ENGINEERED LUMBER MANUFACTURER.
- ALL PARTITIONS 2X4 FRAMING UNO.
- PROVIDE NOMINAL 2X FIRE BLOCKING AT EVERY FLOOR INTERVAL, BULKHEADS, CHASES AND MIN. HEIGHT FOR WALLS OVER 9' TALL. FIRE CAULK AROUND WIRE, PIPE AND VENTS.

**DOORS & WINDOWS:**

- ALL WINDOWS SHALL HAVE FULL HEIGHT SCREENS.
- ALL EXTERIOR TRIM & CASINGS AND EXTENSION JAMBS BY GENERAL CONTRACTOR.
- PROVIDE CONTINUOUS WALL BUILDING FELT/HOUSE WRAP INTO WINDOW & DOOR ROUGH OPENINGS AND ADD EXTRA 12" LAYER TO WINDOW ALL ROUGH OPENINGS.
- VERIFY F.L.O. WITH WINDOW MANUFACTURER.
- ALL WINDOWS SHALL BE LOW-E INSULATED GLASS.
- PROVIDE SIMULATED DIVIDED LITES, REFER TO ELEVATIONS FOR STANDARD CONFIGURATION.
- ALL WINDOWS TO HAVE DRIP CAP ABOVE HEAD TRIM.
- PROVIDE FINISHED ALUMINUM FLASHING OVER WOOD DRIP CAPS AT LOCATIONS NOT SHELTERED BY ROOF OVERHANG.
- ALL DOORS & WINDOWS TO BE SET 5/8" BEYOND EXTERIOR SHEATHING. TRIM PACKED-OUT WITH 5/8" PLYWOOD TO ALLOW FOR THICKNESS OF FINISHED SHINGLES AND STUCCO. USE 3/4" P.T. SYP. AS ACRED/PACKOUT AT STUCCO.
- PROVIDE METAL PLATE SUBMITTAL AT ALL EXTERIOR DOOR THRESHOLDS, BED SLASHING IN CONC. IN 2 CONTINUOUS CAULK BEADS AND SET DOOR THRESHOLD IN 2 CONTINUOUS **TYPICAL DOOR THICKNESS** UO.

EXTERIOR DOORS AND STEEL DOORS - 1 3/4"  
INTERIOR DOORS - 1 3/8"  
SCREEN DOORS - 1 7/8"

**TAMARA PEACOCK, R.A**  
**LICENSE No.:12126**

THIS DOCUMENT IS PROPERTY OF TAMARA PEACOCK COMPANY and no part herein shall be used except for the specific project without consent of THE TAMARA PEACOCK COMPANY.

THIS DOCUMENT WAS PREPARED BY THE TAMARA PEACOCK COMPANY ASSIGNING TO THE TERMS OF GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.

THIS DOCUMENT DOES NOT EXTEND A WHOLE OR IN PART DIRECTLY ANY DIRECTION OR INSTRUCTION TO ANY CONTRACTOR OR RELATED TO CONSTRUCTION MEANS, METHODS OR TECHNIQUES. BY THIS DOCUMENT THE ARCHITECT DOES NOT INTEND TO GIVE ANY DIRECTION OR INSTRUCTION OR IN ANY MANNER WHATSOEVER AS TO THE MANNER IN WHICH THE CONSTRUCTION WORK IS TO BE ACCOMPLISHED.

PROJ. NO.	DRAWN BY:
<b>DESIGNER</b>	<b>AUTHOR</b>
CAPT.	REVISED BY:
<b>APPROVER</b>	<b>CHECKER</b>

REVISION	REVISION DATE	ISSUED FOR

**THE TAMARA PEACOCK COMPANY**  
*Architects*

104 1st Ave E, Hendersonville, NC 28792  
Phone: 828.696.4000 Fax: 954.728.9225

PROJECT NAME: **Owen Residence**

**Lot 9 Rambles  
Asheville, NC**

SHEET NAME:

PROJ. No.	DATE: 6/5/2019 2:37:55
SHEET No.:	PM
<b>C 001</b>	



355 Vanderbilt Rd | Biltmore Forest, NC  
Po Box 5352 | Biltmore Forest, NC 28803  
P (828) 274-0824 | F (828) 274-8131

[www.biltmoreforest.org](http://www.biltmoreforest.org)



George F. Goosmann, III, Mayor  
Fran G. Cogburn, Mayor-Pro Tem  
E. Glenn Kelly, Commissioner  
Doris P. Loomis, Commissioner

Jonathan B. Kanipe,  
Town Manager

## MEMORANDUM

To: Board of Adjustments Members  
From: Jonathan Kanipe, Town Manager  
Re: Board of Adjustments Case Number 2 (25 Park Road)  
Date: August 21, 2019

---

### Request for Conditional Use Permit for Detached Garage

A request is submitted for construction of a 24' x 24' detached garage at 25 Park Road. The garage will replace the current carport that will be screened and enclosed, and the plans include the addition of a brick fireplace and chimney to match the existing brick. The garage materials including the board, trim, gutters and shingles will also match the existing residence. The plans include removal of a portion of the asphalt driveway that will reduce the amount of impervious surface on the property by approximately 800 square feet.

A Conditional Use Permit is required for all accessory buildings pursuant to Section **§153.006 Permitted Use Table** of the Zoning Ordinance.

### Request for Variance for Location of Garage in Side and Rear Yard Setbacks and for Exceeding Maximum Allowed Roof Coverage

The proposed location of the garage is in the far, rear corner of the property. This placement puts the structure inside the 25-foot rear yard setback and the 20-foot side yard setback. The applicant's variance request notes states the size of the lot creates a hardship for placement of the garage in location within the setbacks. The applicants have indicated willingness to buffer the structure from neighboring properties.

The current maximum roof coverage allowed for this lot is 3,520 square feet and the existing house already slightly exceeds this amount. The addition of the garage will result in a total roof coverage amount of 4,662 square feet, or an overage of 1,142 square feet. The size of the lot is again referenced as the hardship requiring the request to vary from the maximum roof coverage requirements.

# Zoning Compliance Application

Town of Biltmore Forest

**Name**

Mark Whitney

**Property Address**

25 Park Road

**Phone**

(828) 702-1980

**Email****Parcel ID/PIN Number**

9646670952

## ZONING INFORMATION

**Current Zoning**

R-1

**Lot Size**

.52 acres

**Maximum Roof Coverage**

3,520 square feet (Up to .75 acres)

**Proposed Roof Coverage Total**

4,662

**Maximum Impervious Surface Coverage**

Up to 1 acre (27.5 percent of lot area)

**Proposed Impervious Surface Coverage**

8025

**Front Yard Setback**

60 feet (R-1 District)

**Side Yard Setback**

20 feet (R-1 District)

**Rear Yard Setback**

25 feet (R-1 District)

**Building Height**

16'

**Description of the Proposed Project**

New garage added. Total reduction of impervious area by 506 square feet.

**Estimated Start Date**

9/30/2019

**Estimated Completion Date**

5/24/2020

**Estimated Cost of Project**

\$200,000.00

**Supporting Documentation (Site Plan, Drawings, Other Information)**

8.5.2019\_25 Park Road Whitney A1.1.pdf

8.5.2019\_25 Park Road Whitney L1.1.pdf

**Applicant Signature**

**Date**  
8/5/2019

A handwritten signature in black ink, appearing to be "Chris L.", written on a light gray horizontal line.

# VARIANCE APPLICATION

Town of Biltmore Forest

**Name**

mark Whitney

**Address**

25 Park Road

**Phone**

(828) 702-1980

**Email**

mwhitney8813@charter.net

**Current Zoning/Use**

Residential

**Requested Use**

Residential

**APPLICATION REQUIREMENTS:** An application to the Board of Adjustment for a variance must be submitted to the Town of Biltmore Forest Town Manager at least 21 days prior to the meeting at which the application will be considered. A pre-application meeting with Town staff is required prior to application submittal to the Board of Adjustment.

**What would you like to do with your property?**

Add a separate 2 car garage

**What does the ordinance require?**

Variance on side and rear yard setback. Addition of roof coverage area. Reduction in impervious area.

BOARD OF ADJUSTMENT: N.C.G.S. 160A-388(D) requires that the Board of Adjustment shall vary the provisions of the Zoning Ordinance only upon a showing of ALL the items below. The Board of Adjustment must follow strict procedure and all determinations must be decided by a concurring vote of four-fifths of the members of the Board. It is important to provide detailed supporting documentation for the Board of Adjustment to review. If necessary, additional sheets may be attached to this application.

**REQUIRED FINDINGS: Please provide a thorough response to each.****Unnecessary hardship would result from the strict application of the ordinance.**

No garage. Cars being left out side. Difficulty in storing lawn maintenance materials and tools.

**The hardship results from conditions that are peculiar to the property, such as location, size, or topography.**

The lot is very small and the exiting structure absorbs all allowable roof are and impervious area due to the size of the lot. .52 acres.

**The hardship did not result from actions taken by the applicant or the property owner.**

These conditions existed before lot was purchased. The design of the original house absorbed all available buffers.

**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.**

Having a garage in this era will allow cars to be secured as well as out of sight lines from adjacent properties. landscape buffering and a reduction of impervious surfaces will mitigate the new construction. All attempts will be made to the architecture with the existing house.

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

Signature

Date  
8/7/2019

A handwritten signature in black ink, appearing to be "W. A. Smith", written over a horizontal line.



# Conditional Use Permit Application

Town of Biltmore Forest

**Name**

Mark Whitney

**Address**

25 Park Road

**Phone**

(828) 702-1980

**Email**

mwhitney8813@charter.net

**Please select the type of conditional use you are applying for:**

Accessory Buildings

The applicant must show that the proposed use will not materially endanger public health or safety or injure value of adjoining or abutting property. In addition, the proposed use must be in general conformity with the plan of development of the town and be in harmony with scale, bulk, height, coverage, density, and character of the neighborhood.

**Please provide a description of the proposed project:**

Separate 2 car garage structure

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

It will be set into the ground at property corners and be of similar building style and color.

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

**Signature**

**Date**

8/7/2019

A handwritten signature in black ink, appearing to read 'Mark Whitney', is written over a horizontal line.



Home Design by  
**HOUSTON  
HAMMOND**  
22 Weston Heights Dr.  
Asheville, NC 28803  
(0) (828)505-7565  
[homedesignbyhh.com](http://homedesignbyhh.com)

SCALE: as noted	REVISIONS:	FIRST 	8.6.2018
DATE: 7.1.8.2019		SECOND	
DRAWN BY: H.C.H.		THIRD	



