



To: Members of the Board of Adjustment, Applicants & Neighboring Property Owners  
From: Jonathan B. Kanipe, Zoning Administrator  
Date: November 4, 2019  
Re: **Board of Adjustment Meeting – November 18, 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 November 21, 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, November 18, 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 September 16, 2019 regular meeting will be considered.
- 3) Hearing of Cases (Evidentiary Hearings, Deliberations & Determinations):

Case 1: A Conditional Use Permit is requested for property located at 101 Chauncey Circle for construction of a 20'x40' in-ground swimming pool with a 4' safety fence.

Case 2: A Conditional Use Permit is requested for property located at 3 Eastwood Road for construction of a stone column mailbox.

- 4) Adjourn

MINUTES OF THE BOARD OF ADJUSTMENT MEETING  
HELD MONDAY, SEPTEMBER 16, 2019.

The Board of Adjustment met at 4:00 p.m. on Monday, September 16, 2019.

Members present: Goosmann, Groce, Landau, Chandler, 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. Jonathan Kanipe  
Mr. Houston Hammond  
Mr. Julian Moore  
Mrs. Joyce Young  
Mr. Phil Hardin  
Mrs. Lila Hardin  
Mr. Peter Buckley  
Ms. Jenny Whitt

A motion was made by Mr. Robert Chandler to approve the August 26, 2019 minutes as amended. The motion was seconded by Mr. Lowell Pearlman. The minutes were unanimously approved.

HEARING (Evidentiary):

The first case was regarding 26 Ridgefield Place. The owner was called forward to discuss a Conditional Use Permit for replacing an existing chain link fence with a 6-foot tall privacy fence. The fence would consist of horizontal wooden slats. Dr. Landau shepherded the case and asked Ms. Whitt to address the project.

Ms. Whitt indicated she wanted to replace the existing, non-conforming chain link fence with the above privacy fence. Mr. Goosmann asked if Ms. Whitt would be willing to buffer the fence if necessary. Ms. Whitt agreed to buffer as necessary.

#### DELIBERATION AND DETERMINATION:

Dr. Rich Landau summarized the findings of fact. There were no additions to the facts. Ms. Jenny Whitt at 26 Ridgefield Place is applying for a Conditional Use Permit for replacement of a chain link fence with a six foot wooden fence. No neighboring property owners have objected.

Mrs. Rhoda Groce made a motion to approve the Conditional Use Permit for Ms. Jenny Whitt at 26 Ridgefield Place for replacement of a chain link fence with a wooden fence and the facts as recited by Rich Landau and his summation be accepted as findings and facts to support this grant. The Board has inspected the site and no neighboring property owner has objected. Ms. 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 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.

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

### HEARING (Evidentiary):

The next case was regarding replacing an existing chain link fence with a six-foot deer fence at 2 Stuyvesant Road. Mr. Julian Moore and Mr. Peter Buckley were called forward to present the plans. Mr. Chandler shepherded the discussion. Mr. Moore indicated that they would like to remove the existing chain link fence throughout the property and install a “nearly” invisible deer fence.

Dr. Landau asked whether this fence would comply with the setbacks, as they exist on the property. Mr. Moore said the proposed fence would not be located within the front yard, as defined by the front portico of the home. The existing chain link fence in this area will not be replaced. Dr. Landau verified with Mr. Clarke that a replacement fence is allowed within a setback if there is an existing fence present.

### DELIBERATION AND DETERMINATION:

Mr. Robert Chandler recited the facts. A deer fence will be replaced with an existing chain link fence at 2 Stuyvesant Road. It will be placed on the side around to the back. The existing wooden fence will not be replaced. It is a six-foot fence. Buffering will be done if necessary.

Mrs. Young asked a question about why a deer fence was allowed in this location if it does not border the Biltmore Estate or Blue Ridge Parkway. Mr. Clarke said the Ordinance allowed the replacement of a fence and a deer fence was allowed as this replacement. The only thing that would not be allowed is a replacement chain link fence or a new portion of the fence in the front yard. There is no height restriction at this time.

Mr. Pearlman made a motion to approve the Conditional Use Permit for Mr. Peter Buckley at 2 Stuyvesant Road. The permit is for a deer fence, which would replace the existing chain link fence.



The applicant will buffer the area if needed, and the facts as recited by Robert Chandler and his summation be accepted as findings and facts to support this grant. The Board has inspected the site and no neighboring property owner has objected. Mr. Pearlman 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. Groce seconded the motion. The motion was approved unanimously.

#### HEARING (Evidentiary):

The final matter was presented by Mr. Houston Hammond, representing 25 Park Road for an addition to the garage. Mr. Pearlman shepherded this matter, and invited Mr. Hammond to discuss the project, beginning with the Conditional Use Permits.

Mr. Hammond reviewed the changes to the proposed location for the garage relative to last month's plan. The changes include the garage that is now attached to the home and is primarily affecting the side yard setback and not rear yard setback. It will not affect power lines now. The house is very close to the setbacks. The garage will be in the same style and color of the existing house. Roof coverage will be added. On the North end, it will have two feet of extra coverage; on the South end, it will have five feet of extra coverage. The overall impervious square foot coverage will be reduced.

A two-foot retaining wall will also be installed near the back porch. The purpose of the retaining wall is to define the yard in the back and allow a planting area.

Mr. Pearlman indicated that he wanted to address the Variance portions of this before moving forward with the Conditional Use Requests. The increase of the roof coverage is 16.7 percent more roof coverage. The impervious surface reduction will be approximately 10 percent. Mr. Pearlman asked if there were any questions regarding the Variance. The neighbor, Ellen Farmer has no problem with this project.

Mr. Clarke said the house was built in the 1950s. The Zoning Ordinance was adopted in 1983; the house in R1 would have to be under 1 acre now. This house is a half-acre. The size of the lot and the location would suggest a hardship on this property.

Mrs. Young asked how one could say it is a hardship when someone buys a house and they know it does not have a garage. Mr. Clarke said many houses were built before there was Zoning and an R-1 district.

The retaining wall will be two feet tall and will not be any more than forty feet long. There will be landscaping behind it to act as a buffer.

Mr. Phil and Lila Hardin indicated their approval with the revised plans and was pleased with the changes that were made by the applicant.

Mr. Goosmann asked whether the applicant had made contact with the neighbors to the south. Mr. Hammond indicated that he had spoken with the new owner and they were in agreement with the project and planned to make any buffering adjustments as necessary.

### DELIBERATION AND DETERMINATION:

Mr. Pearlman recited the findings of fact. Mr. Mark Whitney at 25 Park Road is applying for a Conditional Use Permit for construction of an enclosed garage on the property. A fireplace will also be added to the existing structure. The Variance is for the garage that will infringe on the side and rear yard setback. The roof coverage will increase by 16.7 percent over the existing structure. The impervious surface coverage will reduce by 9.7 percent. The present property owners are supportive of the project.

There were no additions to the findings of fact.

Dr. Landau made a motion to approve the Conditional Use Permit and Variances and that they be granted to Mr. Mark Whitney and Ms. Jane Whitworth of 25 Park Road. There are four variance requests. The first is for the garage, which will be at the side and rear yard setback. The second is to exceed the maximum roof coverage, which was stated earlier by Lowell Pearlman. The third is to reduce the impervious surface coverage. The fourth is for a retaining wall in the rear yard setback. The Conditional Use Permits are for the retaining wall and the garage. The facts as recited by Lowell Pearlman and his summation be accepted as findings and facts to support this grant. The Board has inspected this 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.

Further, Dr. Landau moved that granting these Variances 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.

Rhoda Groce seconded the motion. The motion was unanimously approved.

Chairman Goosmann adjourned the meeting at 4:50pm. The next Board of Adjustment meeting was scheduled for Monday, October 14, 2019 at 4:00 pm.

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 (101 Chauncey Circle)  
Date: November 8, 2019

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### Request for Conditional Use Permit for Construction of an In-Ground Swimming Pool

A Conditional Use Permit is requested for construction of a 20'x40' in-ground swimming pool with a 4' safety fence at 101 Chauncey Circle. A plan was submitted for construction of a new single family home, to include an in-ground pool in the backyard. The house construction was approved by the Design Review Board on October 17, 2019. The pool and fence are considered accessory structures by the Zoning Ordinance and must be approved as a Conditional Use Permit by the Board of Adjustment.

The pool is located in the rear yard and does not encroach upon any setbacks. A 4' fence is requested for the pool and is allowed based on the following language:

#### **§153.029 (C) Accessory Structures and Buildings**

(3) As of the effective date of this section, construction of new fences or walls is allowed only as follows:

(a) The fence or wall is necessary for safety, the protection of public health, or is required as a condition of obtaining homeowner's insurance. Examples include the installation of a fence or wall around a swimming pool or along a steep grade or bank to prevent injury resulting from a fall.

The proposed impervious surface coverage including the house and the pool is 10,000 square feet which is in compliance with the maximum allowed coverage of 10,702 square feet. The pool and fence will be screened with landscaping and will be located on the side of the property abutting the Blue Ridge Parkway.

# Zoning Compliance Application

Town of Biltmore Forest

**Name**

Greg & Jessica Barr

**Property Address**

101 Chauncey Circle

**Phone**

(734) 748-8502

**Email**

gregory\_m\_barr@yahoo.com

**Parcel ID/PIN Number**

9646-70-6720

## ZONING INFORMATION

**Current Zoning**

R-3

**Lot Size**

.91ac 39,639sf

**Maximum Roof Coverage**

4,682 square feet (Up to 1 acres)

**Proposed Roof Coverage Total**

4,390sf

**Maximum Impervious Surface Coverage**

Up to 1 acre (27.5 percent of lot area)

**Proposed Impervious Surface Coverage**

max=10,702sf actual=10,000sf

**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**

max=34' average grade=30'

**Description of the Proposed Project**

1 story residence with 3050sf heated area with swimming pool

**Estimated Start Date**

1/5/2020

**Estimated Completion Date**

12/1/2020

**Estimated Cost of Project**

\$700,000.00

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

Plans, Elevations, model.pdf

**Applicant Signature**

**Date**

10/14/2019

Brewer/Johnson

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# Conditional Use Permit Application

Town of Biltmore Forest

**Name**

Greg Barr

**Address**

101 Chauncey Circle, Asheville, NC 28803

**Phone**

(734) 748-8502

**Email**

gbarr@umich.edu

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

Accessory Structures

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:**

20'x40' in ground swimming pool with 4' safety fence [see attached site plan]

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

The pool and fence will be screened with landscaping, plan to be submitted, and it is on the north side of the house which backs up to the sewer easement and preserved Blue Ridge Parkway zone

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

**Signature**

**Date**

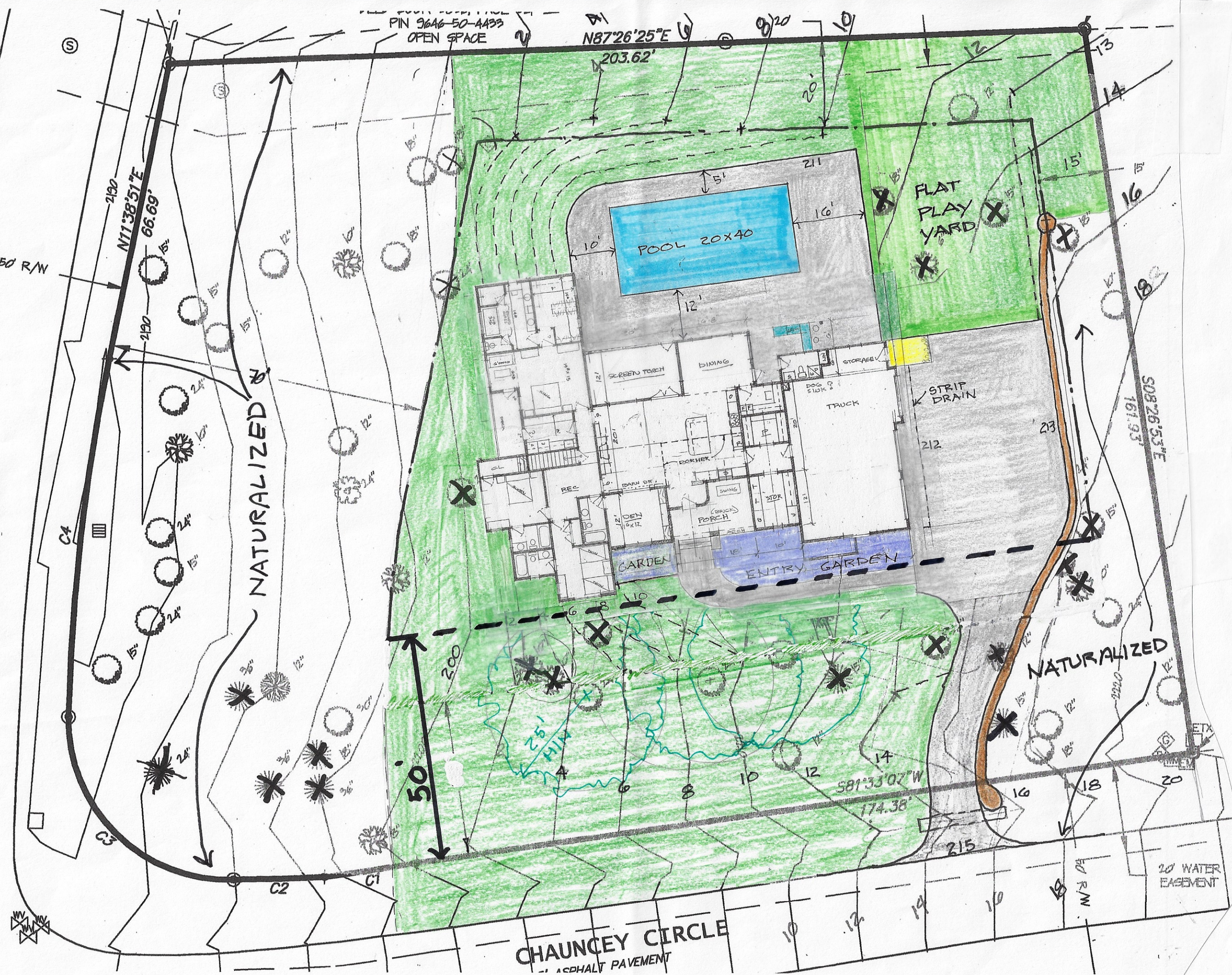
10/29/2019



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VALLEY SPRINGS ROAD  
24' ASPHALT PAVEMENT



BARR RESIDENCE LOT #1 10/14/19  
PRELIMINARY SITE PLAN 1"=20'



REGISTER OF DEEDS

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

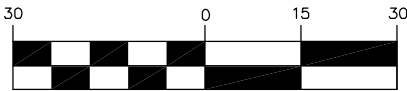
PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

FILED FOR REGISTRATION ON THE \_\_\_\_ DAY OF  
\_\_\_\_\_, 2019 AT \_\_\_\_\_.

REGISTER OF DEEDS, BUNCOMBE COUNTY

BY: \_\_\_\_\_ DEPUTY/ASSISTANT

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

THIS  
SURVEY

NIAGARA DRIVE

CHAUNCEY CIRCLE

VALLEY SPRINGS DRIVE

LOCATION SKETCH

NOT TO SCALE

LEGEND

△	CENTRAL ANGLE	CHD	CHORD
L	ARC LENGTH	BRG	BEARING
R	RADIUS	⊙	DRAINAGE MANHOLE
R/W	RIGHT OF WAY	⊙	SANITARY MANHOLE
○	FOUND IRON PIN	⊗	WATER METER
⊕	FOUND STONE	⊗	WATER VALVE
⊕	SET BENCHMARK	⊗	CATCH BASIN
⊕	WOOD POWER POLE	⊗	CLEAN OUT
⊕	CENTERLINE	⊗	TELEPHONE RISER
⊕	PROPERTY LINE	⊗	ELECTRIC METER
⊕	FIRE HYDRANT	CMP	CULVERT
⊕	WELL	N/F	NOW OR FORMERLY
⊕	GAS METER	—OH—	OVERHEAD WIRE
---	BOUNDARY LINE NOT SURVEYED		
+	CENTERLINE POINT NOT SET		
●	SET 5/8" IRON ROD WITH L-4379 CAP UNLESS NOTED		
---	LINE NOT TO SCALE		

NOTES

- THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- THE BEARINGS SHOWN HEREON ARE BASED ON PLAT BOOK 106, PAGE 153 AND ARE REFERENCED TO THE EASTERLY LINE OF UNIT 1 OF SAID PLAT BOOK HAVING A BEARING OF S08°26'53"E.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT OF WAYS OR OWNERSHIPS.
- THE RATIO OF PRECISION OF THE UNBALANCED TRAVERSE MEETS OR EXCEEDS 1 : 10,000.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY F.E.M.A. FLOOD INSURANCE RATEMAP # 3700964600J EFFECTIVE DATE: 01/16/2010.
- THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- UNDERGROUND FOUNDATIONS AND/OR UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS REPRESENT DEED AND OR PLAT VALUES.
- ACREAGE COMPUTED BY THE COORDINATE METHOD.
- THERE ARE NO NORTH CAROLINA GEODETIC CONTROL POINTS WITHIN 2000 FEET OF THIS SITE.

REFERENCES

DEED BOOK 5753, PAGE 298  
PLAT BOOK 106, PAGE 153

SETBACKS

PER PLAT BOOK 106, PAGE 153  
SETBACKS:  
FRONT: 35'  
SIDE: 15'  
REAR: 20'  
VALLEY SPRINGS ROAD: 70'

CERTIFICATE

I, KEITH R. SANDERS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ( DEED DESCRIPTION RECORDED IN BOOK 5753, PAGE 298, BUNCOMBE COUNTY REGISTRY); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE BUNCOMBE COUNTY REGISTRY (SEE REFERENCES); THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22ND DAY OF APRIL, A.D. 2019.

*Keith R. Sanders*

KEITH R. SANDERS  
PROFESSIONAL LAND SURVEYOR # L-4379  
STATE OF NORTH CAROLINA

SANDERS  
SURVEYING & MAPPING  
SERVICES, INC.

(828) 669-2777  
C-2384

510 AVENUE ROAD, BLACK MOUNTAIN, NORTH CAROLINA, 28711

BOUNDARY & TOPOGRAPHIC SURVEY FOR:

GREGORY AND JESSICA BARR, OWNERS

PIN # 9646-70-6720

DEED BOOK 5753, PAGE 298

LIMESTONE TOWNSHIP,

BUNCOMBE COUNTY, NORTH CAROLINA

DATE: 04/22/19

DRAWN: KRS

CHECKED: KRS

F.B. #: TDS

SCALE: 1" = 30'

19-0071.DWG

SEAL OR STAMP



PROJECT:

19-0071

SHEET:

1 OF 1



VALLEY SPRINGS ROAD

24' ASPHALT PAVEMENT



CHAUNCEY CIRCLE  
24' ASPHALT PAVEMENT

BARR RESIDENCE LOT #1 10/14/19  
PRELIMINARY SITE PLAN 1"=20'

Bruce Johnson  
ARCHITECTURE

Bruce Johnson, FAIA

66 Forest Road, Asheville, NC 28803 • 828-712-1621  
bjajia@charter.net • www.BruceJohnsonAIA.com



VALLEY SPRINGS ROAD  
24' ASPHALT PAVEMENT



BARR RESIDENCE LOT #1  
CONCEPTUAL LANDSCAPE PLAN



Bruce Johnson  
ARCHITECTURE

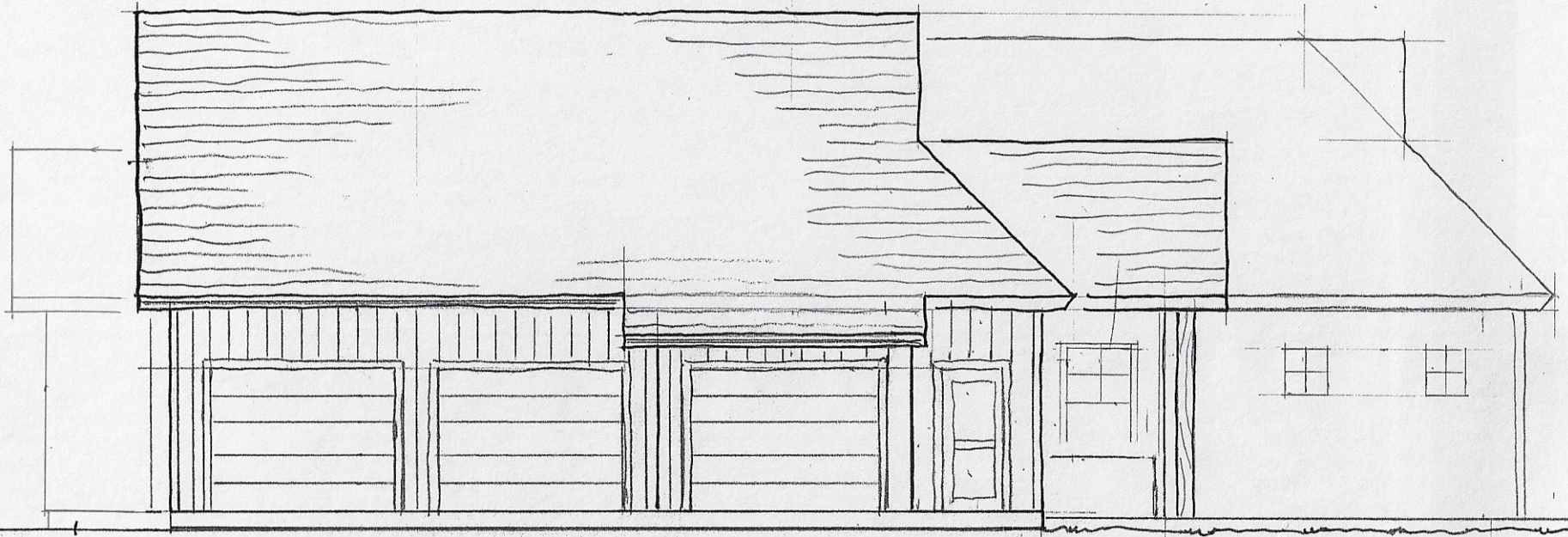
Bruce Johnson, FAIA

66 Forest Road, Asheville, NC 28803 • 828-712-1621  
bjaja@charter.net • www.BruceJohnsonAIA.com







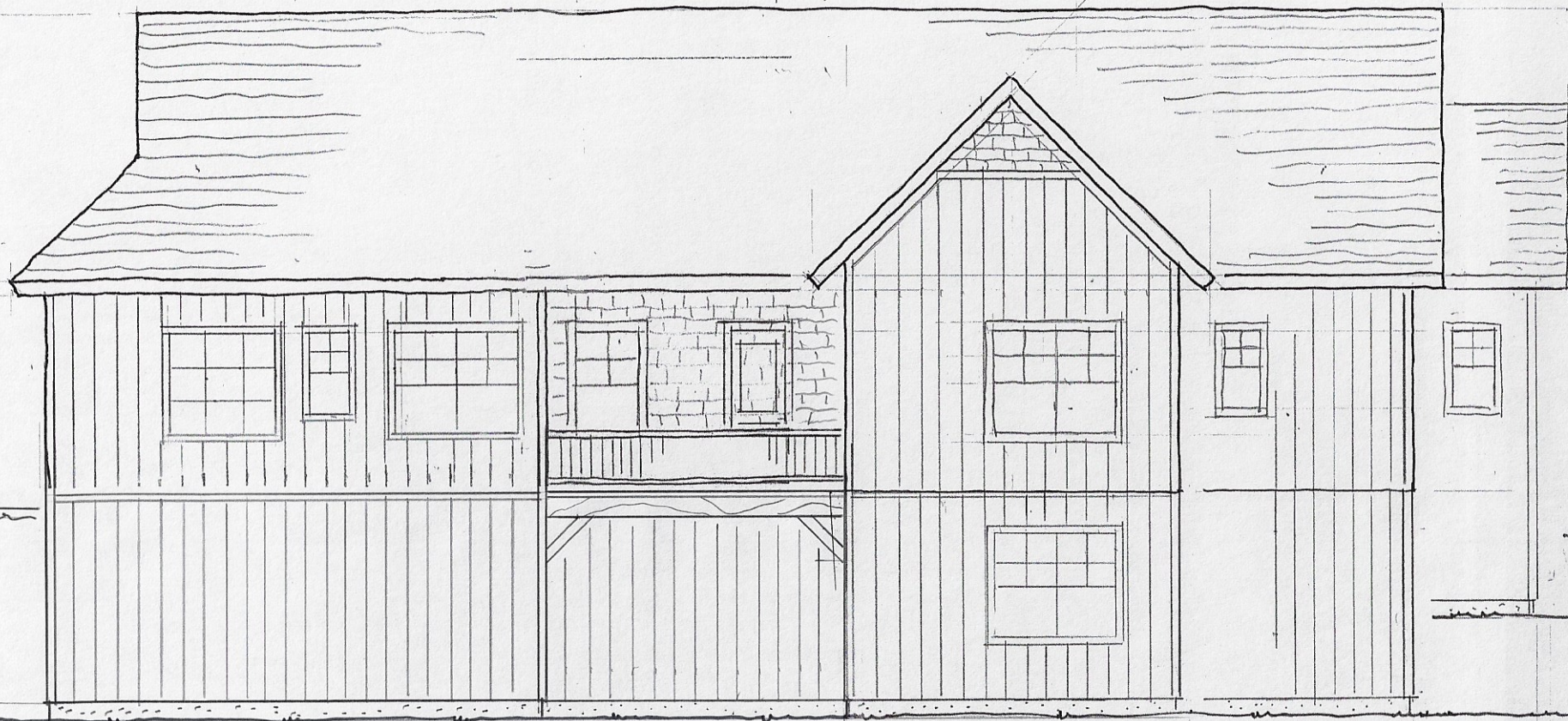


EAST ELEVATION

1/8"

10/14/19

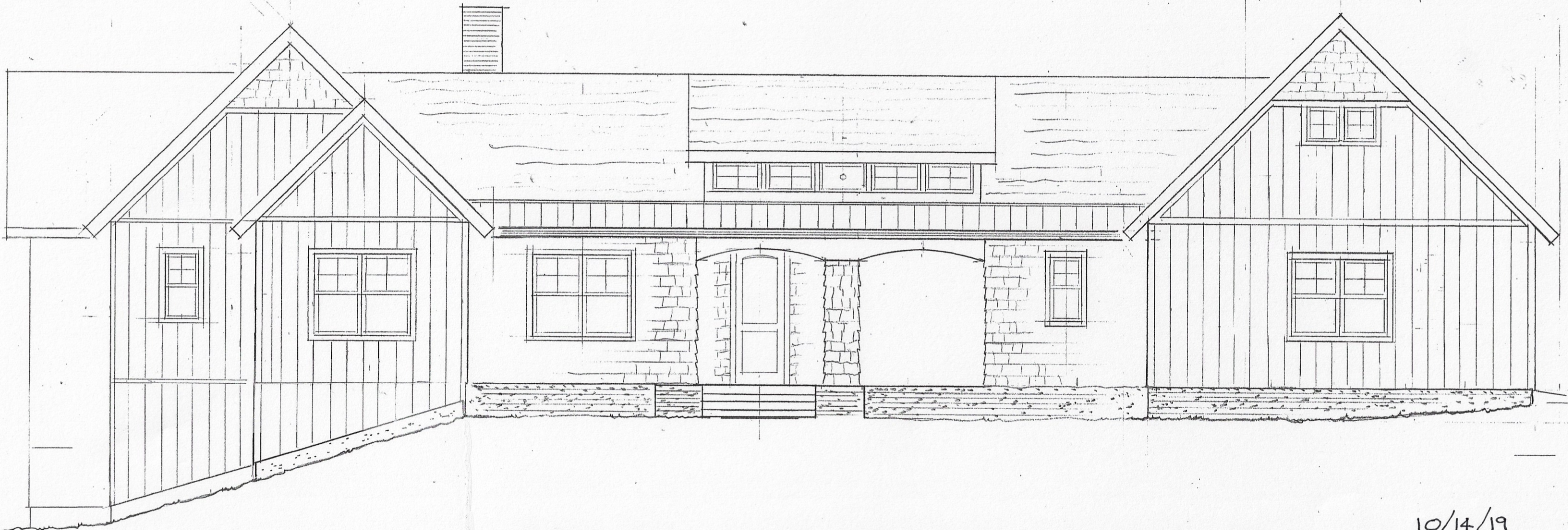




WEST/VALLEY SPRINGS

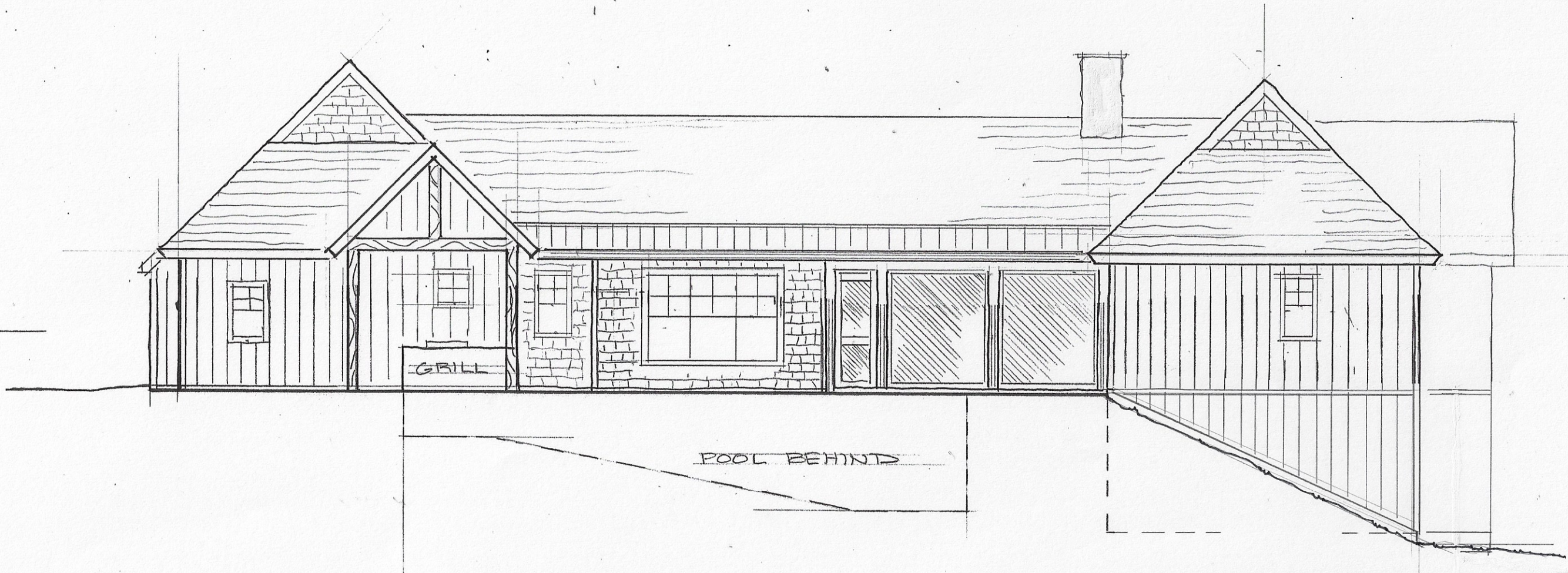
10/14/19





10/14/19  
BARR RESIDENCE CHAUNCEY CIRCLE (SOUTH) ELEVATION (NTS)

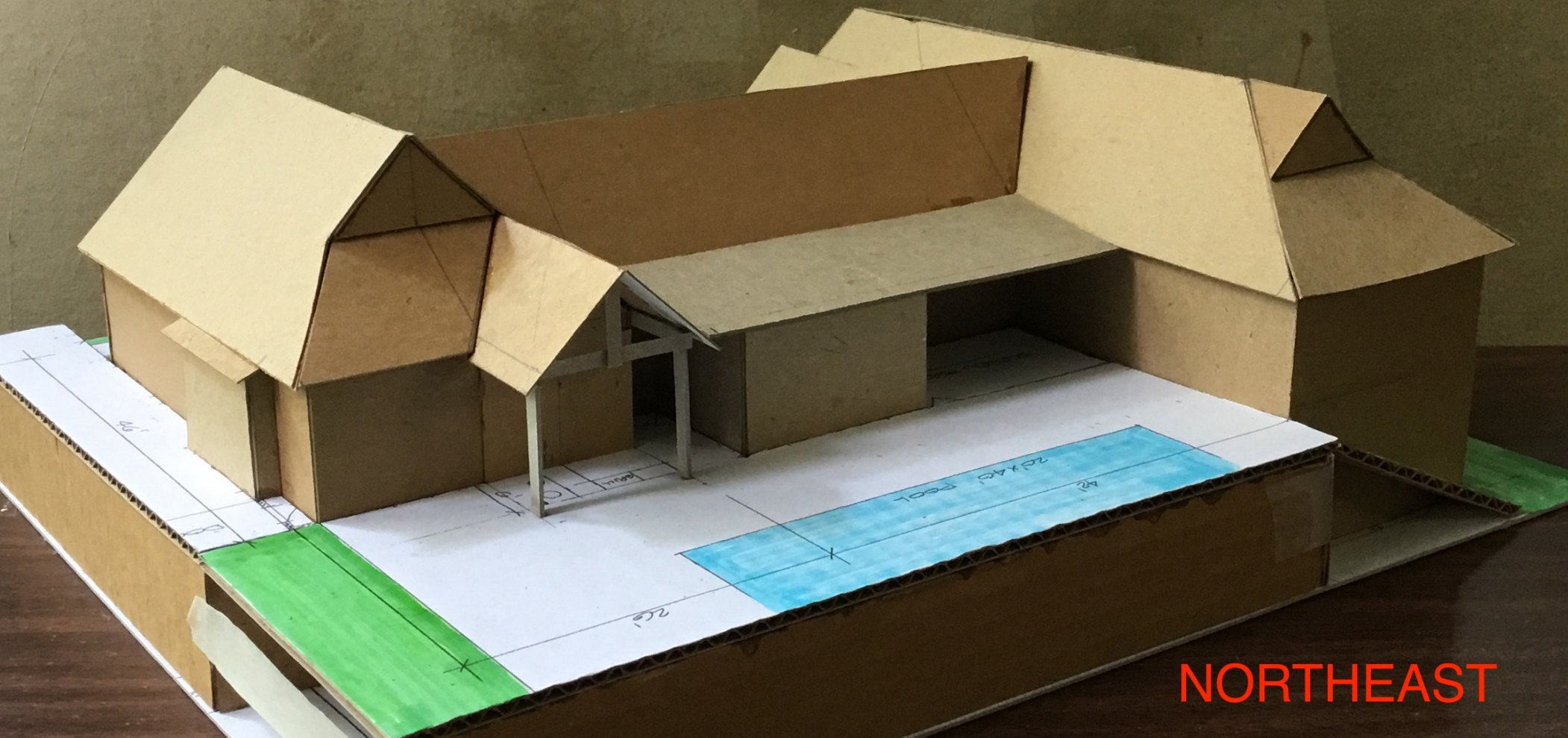




NORTH ELEVATION 1/8"

10/14/19



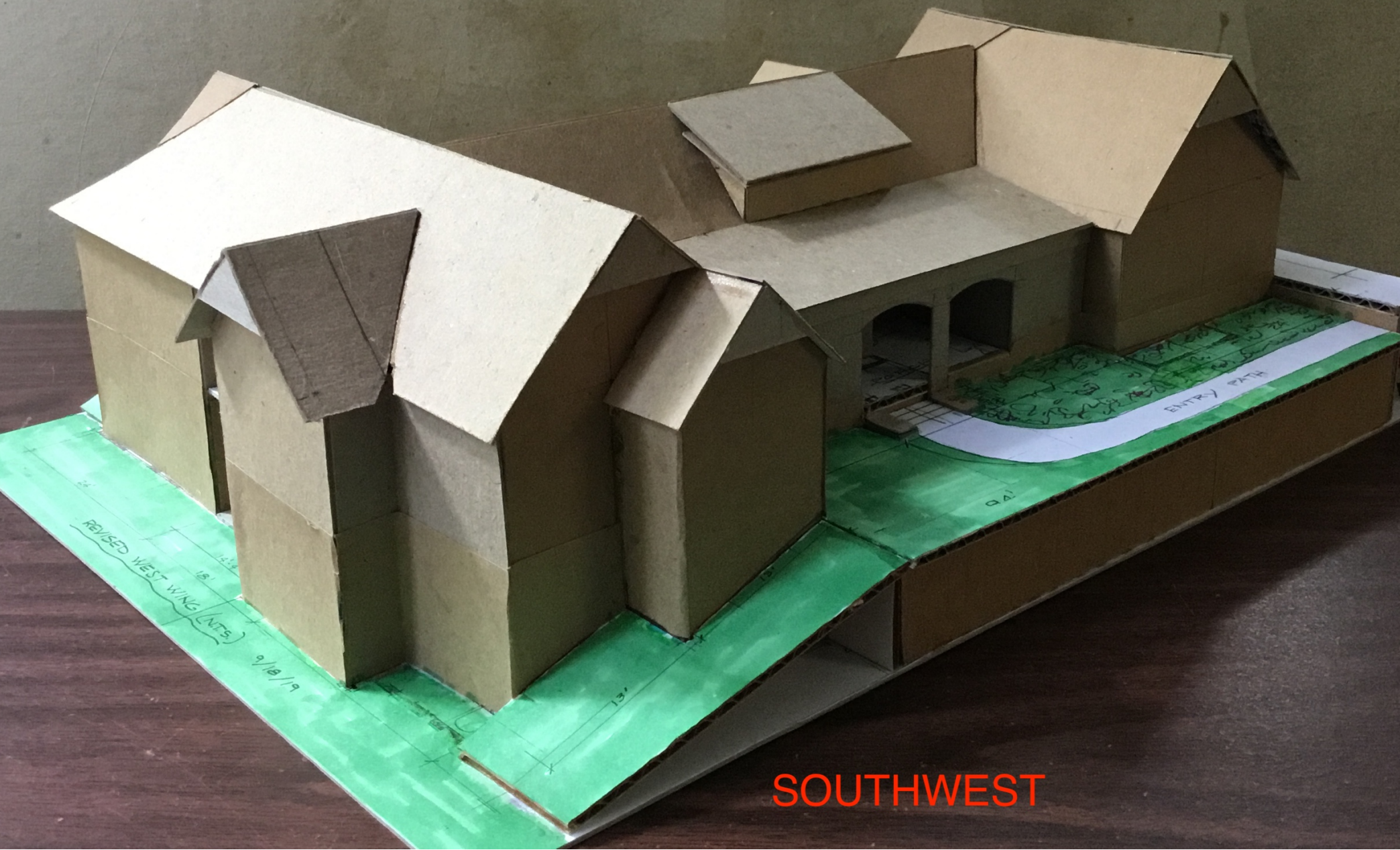


NORTHEAST









SOUTHWEST

# Zoning Compliance Application

Town of Biltmore Forest

**Name**

Richard and Carrie Leader

**Property Address**

3 Eastwood Rd

**Phone**

(713) 560-8753

**Email**

utgrad8492@yahoo.com

**Parcel ID/PIN Number**

## ZONING INFORMATION

**Current Zoning**

R-1

**Lot Size**

1.5 acres

**Maximum Roof Coverage**

5,500 square feet (Up to 1.5 acres)

**Proposed Roof Coverage Total**

2000 square feet

**Maximum Impervious Surface Coverage**

1-3 acres (25 percent of lot area)

**Proposed Impervious Surface Coverage**

unsure

**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**

2 stories

**Description of the Proposed Project**

We want to put in a stone mailbox (see attached photo) on the side of the driveway. Our mailbox is currently on the east side of the driveway facing Eastwood. The mail carrier requested we move it to the west side of the driveway for safety reasons. If your committee has a preference, we will go with that but we would prefer leaving it on the east side.

**Estimated Start Date**

12/2/2019

**Estimated Completion Date**

12/3/2019

**Estimated Cost of Project**

\$1,500.00

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

proposed mailbox.PNG

**Applicant Signature**

**Date**  
11/4/2019

Carrie Leader

# Conditional Use Permit Application

Town of Biltmore Forest

**Name**

Richard and Carrie Leader

**Address**

3 Eastwood Road

**Phone**

(713) 560-8753

**Email**

utgrad8492@yahoo.com

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

Accessory Structures

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:**

The proposed mailbox is 38 inches square and 56 inches high. Construction is cement block with ceramic stone and shaped capstone for the top. Colors would be in keeping with the stone around the front bed on our property.

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

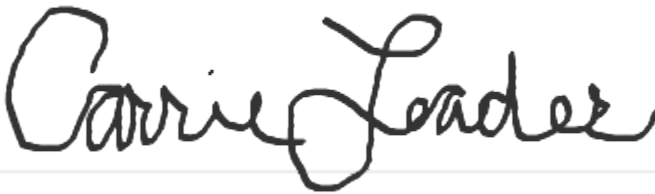
This would not adversely affect the public interest of our neighbors because it would be set back on our property, and would not be different in use from any other mailbox.

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

**Signature**

**Date**

11/4/2019



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