



To: Members of the Board of Adjustment, Applicants & Neighboring Property Owners  
From: Jonathan B. Kanipe, Zoning Administrator  
Date: September 4, 2019  
Re: **Board of Adjustment Meeting – September 16, 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 September 19, 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, September 16, 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 August 26, 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 26 Ridgefield Place for replacement of a chain link fence with a 6' wooden fence.

Case 2: A Conditional Use Permit is requested for property located at 2 Stuyvesant Road for replacement of an existing fence with a deer fence.

Case 3: 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, AUGUST 26, 2019.

The Board of Adjustment met at 4:00 p.m. on Monday, August 26th, 2019.

Members present: Goosmann, Groce, Chandler, 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. Jonathan Kanipe  
Mr. David Owen  
Ms. Martha Barnes  
Mr. David Nelson

A motion was made by Mr. Robert Chandler to approve the July 15, 2019 minutes as amended. The motion was seconded by Mrs. Lynn Kieffer. The minutes were unanimously approved.

Chairman Goosmann stated the application for 25 Park Road was withdrawn at this time.

HEARING (Evidentiary):

A new single-family residence is proposed for construction at 82 Chauncey Circle. A Variance is requested for construction of a fence to enclose a portion of the backyard. Mrs. Rhoda Groce shepherded the case. Mr. Billy Clarke mentioned 153.029(C), which discussed construction of new fences and walls. Mr. Clarke shared the conditions.

Mr. Chandler asked Mr. Owen about the type of working dog he had and whether an underground electric fence would suffice for this dog. Mr. Owen explained that an underground electric fence would not be acceptable for this dog breed for training purposes. Mr. Owen said this fence would not be for business purposes.

Chairman Goosmann reiterated for Mr. Owen that if he proceeds forward with this requested and it is denied, a variance request will not be allowed for a period of one year. Mr. Owen said he understood this after reviewing the Ordinance with the Town Attorney, Mr. Billy Clarke.

Mrs. Groce asked Mr. Owen to explain his request for a variance. Mr. Owen said the property is on an "island." Within this property, there are two lots. There is a lot on the north side, which is about 1.5 acres, and a lot on the south side that is about 1.5 acres. The fence Mr. Owen is proposing will be within the area not protected by the setback. The fence will not be visible. The underbrush is very thick and they will not be removing this. Mr. Owen said he talked to three of his neighbors and they did not have an issue. Mr. Owen stated that his neighbor on the north side of the property is opposed to the fence because she can look outside her window and will see the fence due to being on higher ground. The ground slopes down and Mr. Owen is on a lower section.

Mrs. Kieffer asked if the fence backs up to the neighbor that opposes it. Mr. Owen said yes. Mrs. Kieffer asked how many linear feet this fence will take up. Mr. Owen said the fence covers approximately six-tenths (6/10) of an acre. Mr. Owen showed the Board the setback line and the property line. Mrs. Kieffer asked if the fence would be installed on the setback line. Mr. Kanipe said yes. Mrs. Kieffer asked if it was in compliance. Mr. Kanipe said the plan shows the fence in compliance with the setbacks.

Mr. Pearlman reviewed the Ordinance in question and its effective date of July 1, 2017. Mr. Owen said the fence would not upset the aesthetic of the neighborhood. The fence will be a charcoal grey color.

Mr. Clarke asked Mr. Owen to state who the neighbor is that is opposing the fence. Mr. Owen could not remember the homeowner's name but stated she lives at 100 Chauncey Circle.

Mr. Pearlman read over the fence Ordinance and said it does not comply. Mr. Owen recited his rationale as to why he thought the spirit of the Ordinance allowed the Board to approve the Variance. Mr. Owen said that if one were to read Subsection (f), it reiterates that the Board of Adjustment does have the right to grant fences for other reasons. Mr. Owen said it is also reiterated in section 3(h). Mr. Owen said the Board of Adjustment has the power to grant new fences. Mr. Owen said he is not asking for a fence to confine or protect the dog, he is asking for a fence to provide a training area. Mr. Owen has a dog that competes and is a working dog.

Mr. Clarke referred to the fencing Ordinance and said the Ordinance as a whole needs to be addressed. Mr. Clarke said that a variance can be requested which Mr. Owen has done. Mr. Owen asked the Board to make a decision.

Ms. Martha Barnes and Mr. David Nelson who are the adjoining neighbors at 100 Chauncey Circle were sworn in.

Mr. Pearlman suggested Mr. Owen appear in front of the Board of Commissioners regarding this case and his concern regarding fences. Mr. Clarke said Mr. Owen can address this with the Board of Commissioners but Mr. Owen has a right to bring this case up as a variance to the Board of Adjustment as well.

Mr. Owen asked Mr. Clarke if the Board of Adjustment has the authority to grant the variance. Mr. Clarke said yes but stated the statutory requirements for granting a variance. Mr. Clarke said Mr. Owen has listed his rationale and it is up to the Board of Adjustment to consider these reasons when considering the grant of a variance.

Ms. Martha Barnes said they recently built their house. When Ms. Barnes met Mr. Owen, she informed him that permission was required from the and the Town of Biltmore Forest regarding the fencing proposal. Ms. Barnes said The Ramble could not make a decision for the Town of Biltmore Forest.

Mr. Pearlman asked what the purpose of the fence would be. Mr. Owen said the purpose of the fence is to provide a training area for his dog.

Ms. Barnes discussed the issue with the water drainage and what a problem it is causing. Ms. Barnes said if Biltmore Farms were responsible for the land, they would have taken care of this drainage issue already.

Mr. Nelson indicated he is concerned about the drainage issues from Mr. Owen's lot to Ms. Barnes and Mr. Nelson's lot.

Mr. Pearlman said the water issue Ms. Barnes and Mr. Nelson are having does not pertain to this case.

DELIBERATION AND DETERMINATION:

Mrs. Groce recited the findings of fact. David Owen of 82 Chauncey Circle is requesting a Variance for a six-foot fence in the rear yard.

Mr. Owen offered to reduce the height of the fence to four feet if the Board preferred that option. The original proposal included a six-foot fence.

Mrs. Groce asked Mr. Owen if he would be willing to buffer the fence to his neighbors' satisfaction. Mr. Owen said he was not sure what that entailed but he would be willing to buffer.

Ms. Barnes indicated she was concerned about the dog being able to jump over a four-foot fence and the bears in this area.

Mr. Owen said the dog is obedient.

Chairman Goosmann asked whether anyone would like to make a motion to approve or deny the request.

Mr. Pearlman said this is not within the standard of the Ordinance. Mrs. Kieffer said the Commissioners are in the process of discussing the fencing Ordinance. Mrs. Groce said the proximity of the fence to his neighbors is a great concern.

Mr. Owen asked if he could speak to the Commissioners about his case. Mr. Kanipe said he could speak during the Public Comment at the Board of Commissioners meeting. Mr. Owen withdrew his motion.

Chairman Goosmann adjourned the meeting at 4:55pm.

The next Board of Adjustment meeting will be Monday, September 16, 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 (26 Ridgfield Place)  
Date: September 9, 2019

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### Request for Conditional Use Permit to Replace a Chain Link Fence with a Wooden Fence

A Conditional Use Permit is requested for replacement of a chain link fence with a wooden fence. A pool is located in the back yard and a fence is required to enclose the area. The property owner would like to replace the existing chain link fence with a wooden fence to create more privacy for the rear yard and for aesthetic purposes. The wooden fence will be 6' tall and will match existing wooden slats around the back deck.

The requirements for fence replacements can be found in the Zoning Ordinance under **§153.029 Accessory Structures and Buildings**.

(4) *Replacement of existing fences and walls.* Replacement of an existing fence or wall is a conditional use subject to the approval of the Board of Adjustment and the requirements of this zoning ordinance. An application to replace an existing fence or wall must include a photograph of the existing fence or wall, specify the type of fence or wall, include a map or sketch depicting the height and length of the fence, and state whether or not the fence is in any setbacks.

- (a) Existing chain link fences may not be replaced with new chain link fences.
- (b) Existing fences or walls in the front yard may not be replaced. No new fences or walls shall be allowed in the front yard.
- (c) Repair of more than half of an existing fence or wall shall be considered a replacement and shall be subject to this section.

# Zoning Compliance Application

Town of Biltmore Forest

**Name**

Jennifer Whitt

**Property Address**

26 Ridgefield Place, Asheville NC 28803

**Phone**

(828) 231-8652

**Email**

jenny@jennywhittrealty.com

**Parcel ID/PIN Number**

9646-94-3868-00000

## ZONING INFORMATION

**Current Zoning**

R-1

**Lot Size**

.43

**Maximum Roof Coverage**

2,874 square feet (Up to .5 acres)

**Proposed Roof Coverage Total**

?

**Maximum Impervious Surface Coverage**

Up to 1 acre (27.5 percent of lot area)

**Proposed Impervious Surface Coverage**

?

**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**

1 story with basement

**Description of the Proposed Project**

Replace existing chain link fence with a wooden fence. 6' tall around backyard to secure pool area.

**Estimated Start Date**

9/30/2019

**Estimated Completion Date**

12/31/2019

**Estimated Cost of Project**

\$5,000.00

**Supporting Documentation (Site Plan, Drawings, Other Information)****Applicant Signature****Date**

8/19/2019





# Conditional Use Permit Application

Town of Biltmore Forest

**Name**

Jenny Whitt

**Address**

26 Ridgefield Place

**Phone**

(828) 231-8652

**Email**

jenny@jennywhittrealty.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:**

I would like to replace the old fencing around my pool with new wood fencing to match the slats under my deck.

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

This project will improve the look of the property. The chain link fence that is there now is an eye sore.

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

**Signature**

A handwritten signature in black ink, appearing to read 'Jenny Whitt', written over a horizontal line.

**Date**

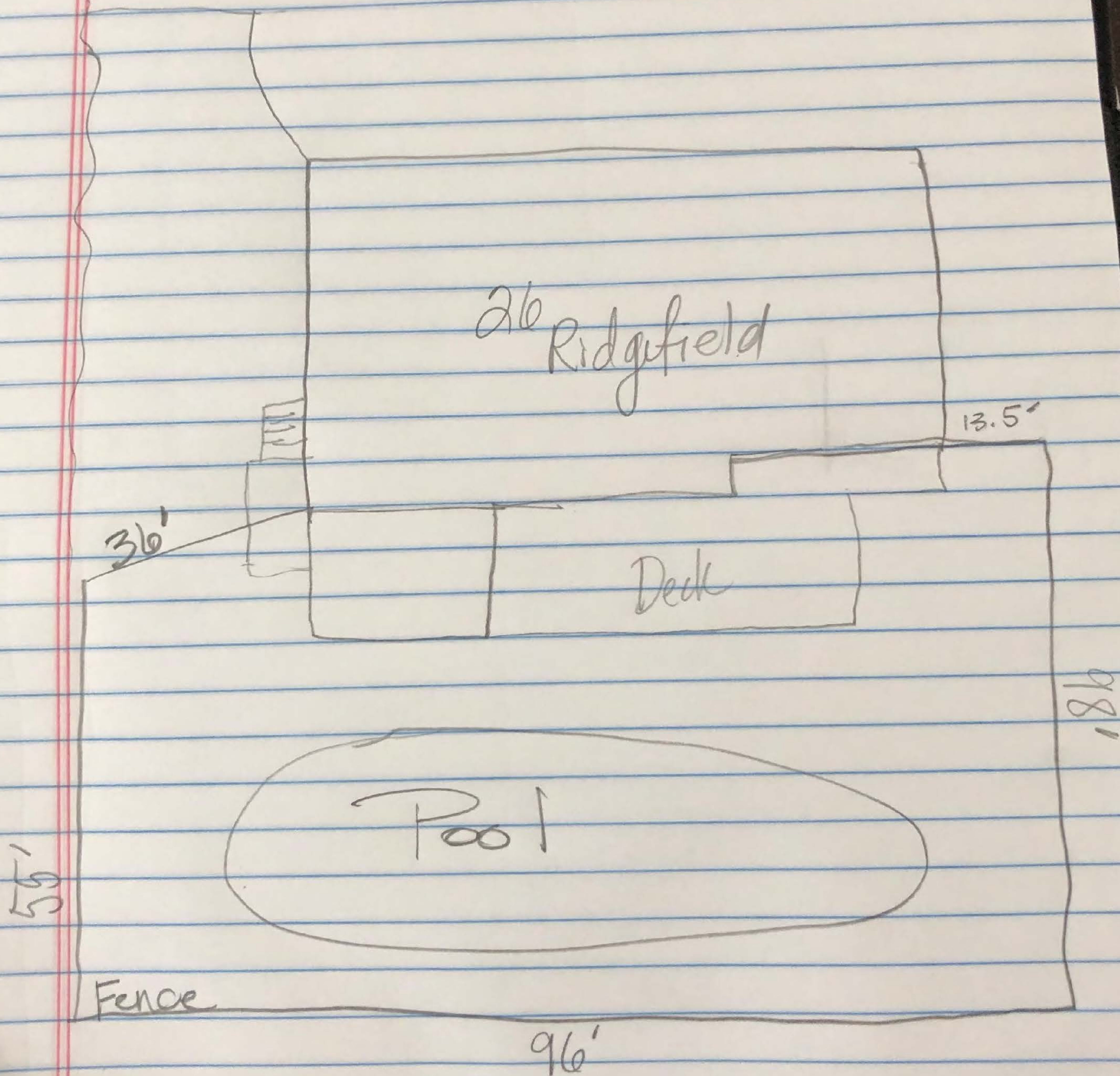
8/14/2019







# Ridgefield Place





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 (2 Stuyvesant Road)  
Date: September 9, 2019

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### Request for Conditional Use Permit to Replace an Existing Fence with a Deer Fence

A Conditional Use Permit is requested for replacement of a chain link fence with a 6' deer fence. The existing chain link fence encloses the rear yard and is connected to a wooden fence along the rear property line. The portions of the chain link fence in the side yard, adjacent to Lone Pine Road and Stuyvesant Road, will be removed and replaced with a deer fence. The new fence will also connect to the existing wooden fence at the rear of the property.

The requirements for fence replacements can be found in the Zoning Ordinance under **§153.029 Accessory Structures and Buildings**.

(4) *Replacement of existing fences and walls.* Replacement of an existing fence or wall is a conditional use subject to the approval of the Board of Adjustment and the requirements of this zoning ordinance. An application to replace an existing fence or wall must include a photograph of the existing fence or wall, specify the type of fence or wall, include a map or sketch depicting the height and length of the fence, and state whether or not the fence is in any setbacks.

- (a) Existing chain link fences may not be replaced with new chain link fences.
- (b) Existing fences or walls in the front yard may not be replaced. No new fences or walls shall be allowed in the front yard.
- (c) Repair of more than half of an existing fence or wall shall be considered a replacement and shall be subject to this section.



# ZONING APPLICATION

Required for Board of Adjustment & Design Review Board

DATE

## PROPERTY IDENTIFICATION

Owner Name Peter & Lorian Buckley Property Address #2 Stuyvesant PIN  Zoning  Lot Size (Acres)

## CONTACT INFORMATION

Applicant (if not owner) Julian Moore Email   
Mailing Address 211 Forest Brook Est. Black Mtn. 28711  
Phone (Primary) 828-329-7705 Phone (Alt)

## PROPERTY REQUIREMENTS

Maximum Permitted Roof Coverage  Rear Yard Setback   
Maximum Permitted Impervious Surface Coverage  Side Yard Setback

## SCOPE OF PROJECT

Does the project include increasing roof coverage? Yes ☐ No ☒  
If yes, what is the proposed roof coverage?   
Is the proposed roof coverage greater than the permitted maximum roof coverage? Yes ☐ No ☒  
Does the project include increasing the impervious surface coverage? Yes ☐ No ☒  
If yes, what is the proposed impervious surface coverage?   
Is the proposed impervious surface greater than the permitted maximum impervious surface coverage? Yes ☐ No ☒  
Will any part of the project fall within the front yard? Yes ☐ No ☒  
Will any part of the project fall within the side yard or rear yard setback? Yes ☒ No ☐

## DESCRIPTION OF PROJECT

Brief Description of Project

Install 6' Deer Fence to Back yard

Estimated Cost of Project 8000.00

Estimated Completion Date 10-1-19



# CONDITIONAL USE PERMIT APPLICATION

I, Julian Moore hereby petition the Board of Adjustment to issue a  
Conditional Use Permit for Specific Conditional Use Increasing Fence height  
for the property located at # 2 Stuyvesant and described as follows:

**Description of the Project:** Remove chain link fence along road  
and install 6' Deer Fence in back yard.

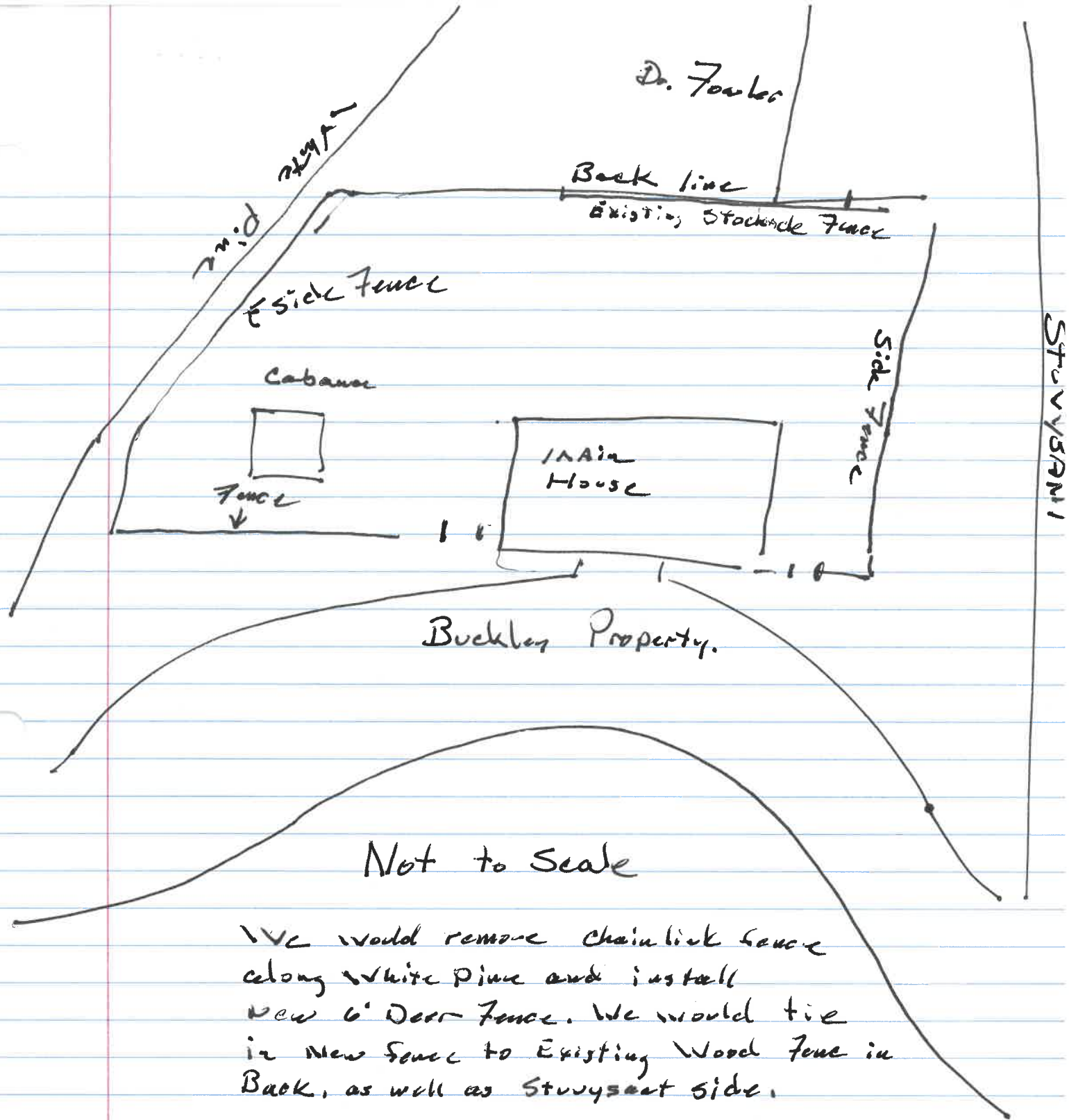
**Explain why the project would not adversely affect the public interest of those living in the neighborhood:**

This Fence Material is quite hard to see  
and we would be removing sections of existing  
chain link fence.

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

Julian Moore  
Signature

9-4-19  
Date



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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 3 (25 Park Road)  
Date: September 9, 2019

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

The property owner at 25 Park Road has submitted revised plans for a garage addition. The garage has been moved forward from the initial proposal last month. The garage is now proposed for the rear corner of the lot and will be attached to the side of the house. The 24' x 22' garage will be constructed with materials to match the existing residence. The plans still include a flagstone patio, fireplace and screen porch in place of the carport.

A variance is requested for encroachment of the attached garage upon the side and rear yard setbacks. The new location encroaches upon 58% of the setback area as opposed to 98% in the original submittal. The property owner has agreed to provide any necessary buffering to neighboring properties. The original submittal also created concern about the proximity of the garage to the Duke Energy right-of-way, but the applicant states this is not an issue with the new location.

A variance is requested for exceeding the maximum allowed roof coverage. The maximum amount allowed for a 0.52 acre lot is 3,520 square feet, and the existing house already exceeds that amount by 12.5%. The addition of the garage will increase the square footage to 4,618 square feet, increasing the overage to 16.7%.

A variance is requested for exceeding the maximum allowed impervious surface coverage of 6,629 square feet (27.5% of the lot area). Existing coverage is 8,531 square feet which creates an overage of 36.9%. The plans for the addition of the garage and the enclosure of the carport will decrease the current coverage amount by removing a portion of the asphalt driveway and adding a lawn area. This will decrease the impervious surface coverage to 7,708 square feet (9.6%) but there is still an overage of 1,079 square feet (23.7%).

### Request for Conditional Use Permit for Accessory Structures

The addition of retaining walls at the rear of the property will require approval of a Conditional Use Permit. A variance is also required as the wall is located in the rear yard setback. The garage does not require a Conditional Use Permit because it will be attached to the house.



# Zoning Compliance Application

Town of Biltmore Forest

## Name

<input type="text" value="Mark"/>	<input type="text" value="Whitney"/>
First	Last

## Property Address

<input type="text" value="25 Park Road"/>
Address Line 1

## Phone

<input type="text" value="(828) 702-1980"/>
---

## Email

<input type="text" value="mwhitney8813@charter.net"/>
---

## Parcel ID/PIN Number

<input type="text" value="9646-67-0952"/>
---

## ZONING INFORMATION

### Current Zoning

☒ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ R-5 ☐ P-S

### Lot Size

<input type="text" value=".518 acres"/>
---

### Maximum Roof Coverage

<input type="text" value="3,520 square feet (Up to .75 acres)"/>
Choose appropriate lot size

### Proposed Roof Coverage Total

<input type="text" value="4618"/>
<i>Must not exceed maximum coverage allowed</i>

### Maximum Impervious Surface Coverage

<input type="text" value="Up to 1 acre (27.5 percent of lot area)"/>
Choose appropriate lot size

### Proposed Impervious Surface Coverage

<input type="text" value="7708"/>
<i>Must not exceed maximum coverage allowed</i>

### Front Yard Setback

<input type="text" value="60 feet (R-1 District)"/>
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### Side Yard Setback

<input type="text" value="20 feet (R-1 District)"/>
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### Rear Yard Setback

<input type="text" value="25 feet (R-1 District)"/>
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### Building Height

<input type="text" value="20'"/>
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## Description of the Proposed Project

<input type="text" value="Adding a 2 car garage"/>
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## Estimated Start Date

<input type="text" value="10/16/2019"/>
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## Estimated Completion Date

<input type="text" value="5/30/2020"/>
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## Estimated Cost of Project

<input type="text" value="\$150,000.00"/>
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**Supporting Documentation (Site Plan, Drawings, Other Information)**

9.3.2019\_25 Park Road Whitney A1.1.pdf

9.3.2019\_25 Park Road Whitney A1.2.pdf

9.3.2019\_25 Park Road Whitney L1.1.pdf

**Applicant Signature**

**Date**

9/3/2019

A handwritten signature in black ink, appearing to read "W. A. Hamel", is written over a 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 two car garage to south end of existing house

**What does the ordinance require?**

Minimal roof coverage and impervious surface 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.**

Existing structure has no enclosed garage. Added garage adds 648sf of additional roof coverage would add to the existing roof coverage that already exceeds existing requirements. These requirements were set forth after the existing house was built.

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

Existing house is already very close to setbacks and property lines.

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

Current owner purchased house as is. with no garage.

**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.**

Added attached garage will be in keeping with the current design of the house.

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

knowledge.

Signature

Date  
9/3/2019

A handwritten signature in black ink, appearing to read "Shut VL" followed by a large, stylized loop, written on 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 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:**

Adding a two car garage to south end of house. Screening the back carport and adding a fireplace.

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

Not impeding on overhead power easement. Not against the property line as previously proposed. Reducing impervious surface area by 832 sf. Adding landscape buffer.

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

**Signature**

**Date**

9/3/2019



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September 5, 2019

TO: Board of Adjustment Members

FR: Mark Whitney, owner, 25 Park Rd

RE: Revised garage plans and addressing Phil Hardin's concerns from old plans

Good day, members. I wanted to take this opportunity to address Phil Hardin's concerns from the memo he submitted last month, based on the previous design for a garage addition at my house. As you're all aware, revised plans have been submitted, moving the garage from the rear left corner of my lot, abutting the property lines, to attaching it to the side of the house. Let me address each of his points, based on the old plans, and how new plans should alleviate his concerns:

#### General Conformity

1. He stated that approx. 98% of the proposed previous structure would have been located between both setback and property lines. The revised plans show an improvement to 58%.
2. He addressed the allowable roof coverage for my lot is 3520 sq ft, and that the old plans increased the roof coverage to 4662 sq ft, representing a 34% increase. I'd like to mention that this isn't entirely accurate. It was in fact a 31.3% over existing roof coverage, not the increase compared to allowable roof coverage. With that said, the new design calls for a smaller garage - 24x22, not 24x24. The new plan is 4625 sq ft or 16.7% increase over existing roof coverage. I'd like to add that we're filing a hardship, as the house was originally built in 1954, many years prior to the bi laws restricting lot size and house square footage.
3. Mr. Hardin addresses the maximum impervious surface coverage for my .52-acre lot is 6229 sq ft of allowable coverage. He further states that the old plans call for an increase to 8025 sq ft, an increase of 36%. In this case, we are actually reducing the impervious area with respect to the existing conditions. With the new design, an improvement from 8025 to 7708 sq ft, represents a 10% improvement over the previous design. Also, as you can see from the plans, we are creating much more greenspace behind the garage. As a result, all of asphalt will be removed from the back yard. In addition to a stone retaining wall, lawn and new landscaping.
4. Mr. Hardin mentions the 10 ft easement required by Duke Power. Now that we're moving the garage, the easement will not be encroached upon.
5. He mentions that the proposal contains a barrier in the adjacent area, without a description to height, width, length, or materials used. I'm not really sure what he's referring to here, but rest assured, proper buffering, if necessary, will be included/ addressed. With the revised plans, we are moving the garage away from the property line by appx 20 ft, representing a 19 ft improvement over the old plans.
6. Mr. Hardin states there is no provision for electrical power or any additional exterior lighting. New plans show two sconces on the front of the garage and one sconce on the rear door exit/entrance. We will have an electric garage door opener, which is shown in the plans

Greenery:

1. Mr. Hardin is concerned that the old proposed structure would remove apprx 70% of the root foundation of adjacent hardwoods. The new plan moves the garage away from his property line, thereby removing any risk to said hardwoods.

Regarding additional buffering for Mr. Hardin's lot or the new owners at 27 Park Rd, I am happy to pledge to the BOA that any necessary buffering will be taken care of. I am happy to have the town arborist come take a look at our lot, especially the area between our house and 27 Park Rd. I'm fairly certain that now large trees will have to be removed. Limbs will have to be trimmed, that's for sure. I did take a walk on to the property of 27 Park Rd and looked up at our house. With the current tree coverage, our house can't even be seen. With minimal limb removal, this coverage should change - but if so, we will provide the necessary buffering.

## Whitney 25 Park Road Square Footages

### Roof coverage:

Allowable = 3520

Existing = 3963

New = 4625

% increase existing sf to allowable sf –  $3963 - 3520 = 443 / 3520 = 12.5\%$  increase

% increase new sf to allowable sf –  $4625 - 3520 = 1105 \text{ sf increase} / 3520 = 31.3\%$

% increase new sf to existing sf –  $4625 - 3963 = 662 \text{ sf increase} / 3963 = 16.7\%$

### Impervious Surfaces:

Allowable = 6229

Existing = 8531

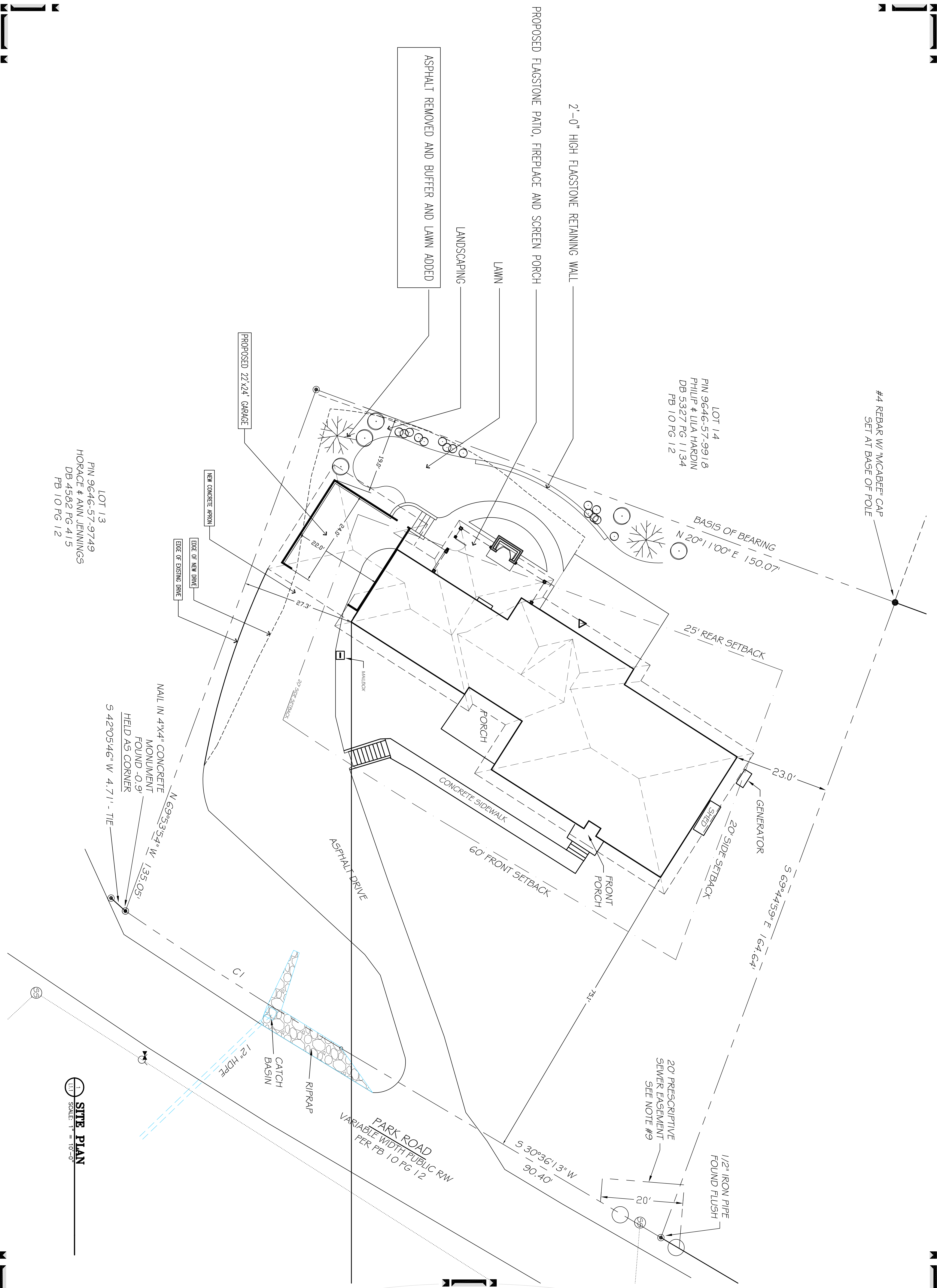
New = 7708

% increase existing sf to allowable sf –  $8531 - 6229 = 2302 \text{ increased sf} / 6229 = 36.9\%$

% increase new sf to allowable sf –  $7708 - 6229 = 1479 \text{ increased sf} / 6229 = 23.7\%$

% decrease new sf to existing sf –  $8531 - 7708 = 823 / 8531 = 9.6\%$



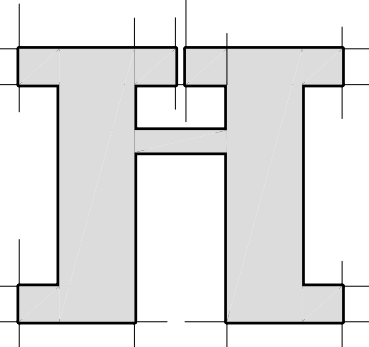


1 SITE PLAN  
SCALE: 1" = 10'-0"

Site Plan

A Garage Addition For:  
Mark Whitney and Janet Whitworth  
25 Park Road  
Biltmore Forest  
Buncombe County North Carolina

Home Design by  
**HOUSTON  
HAMMOND**  
22 Weston Heights Dr.  
Asheville, NC 28803  
(828)505-7585  
homedesignbyhh.com



SCALE: as noted	REVISIONS:	FIRST  8.6.2018
DATE: 7.18.2019		SECOND
DRAWN BY: H.C.H.		THIRD

LANDSCAPING / LAWN

BRICK VENEER TO MATCH EXISTING  
UP 4 RISERS AT 8" EACH  
WITH 1/4" WALK HEADS

8" SCHED 40 PCD DRAIN LINE  
YARD DRAIN

Garage  
4" MIN 2000psi CONCRETE  
SLAB ON 4" WISBED STONE

SLOPE 8"/FT

16'-0" x 8'-0" GARAGE DOOR  
WITH 3/4" HP STEEL

NEW CONCRETE APRON, SEE SITE PLAN FOR LIMITATIONS

FLAISTONE WALL  
LANDSCAPING

EXISTING PATIO

24" W x 18" H BRICK WALL

FLAGSTONE PATIO

NEW PT POSTS WITH 1x 6KIN WRAP PAINTED  
18" RASSED FLAGSTONE HEIGHT

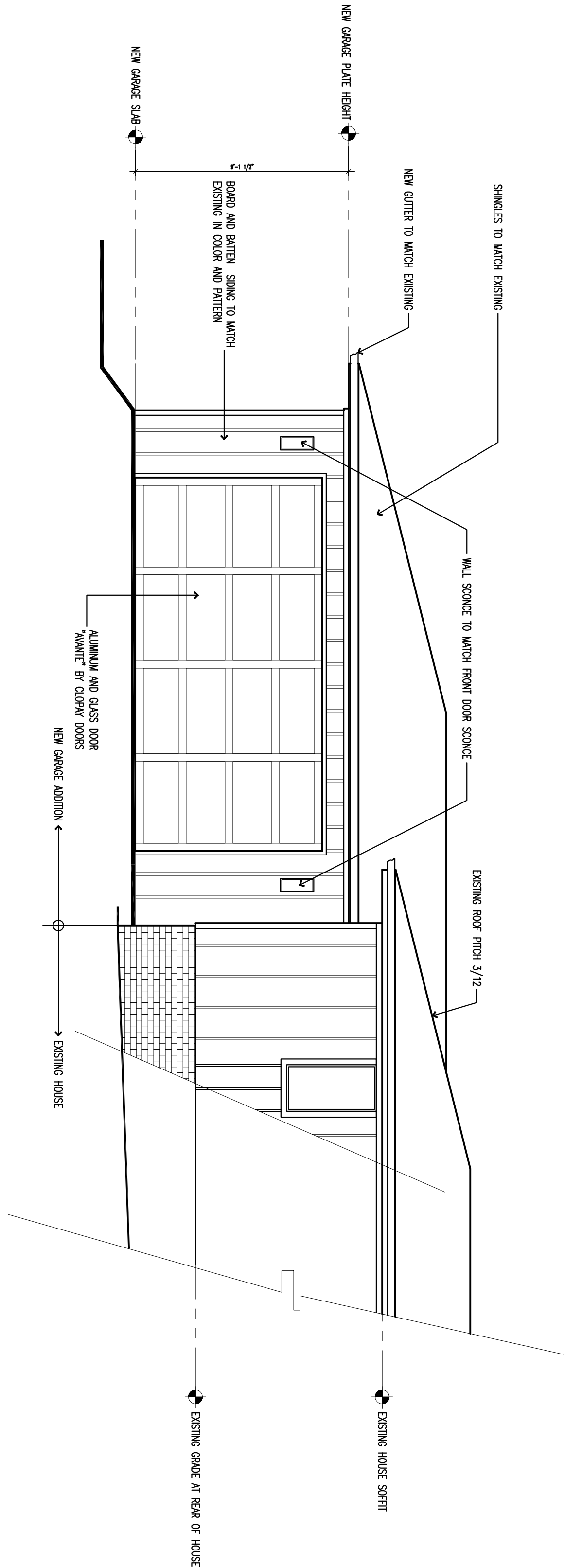
42" WOOD BURNING BOX WITH GAS STARTER

30" x 60" SCREEN

24" W x 18" H BRICK WALL

## 1 FLOOR PLAN

SCALE: 1/4" = 1'-0"



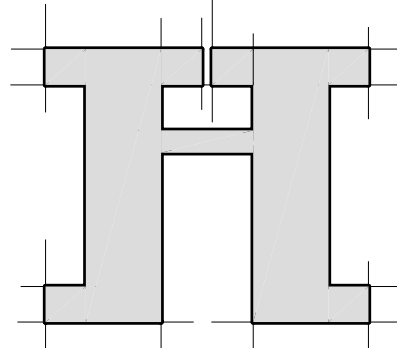
## 2 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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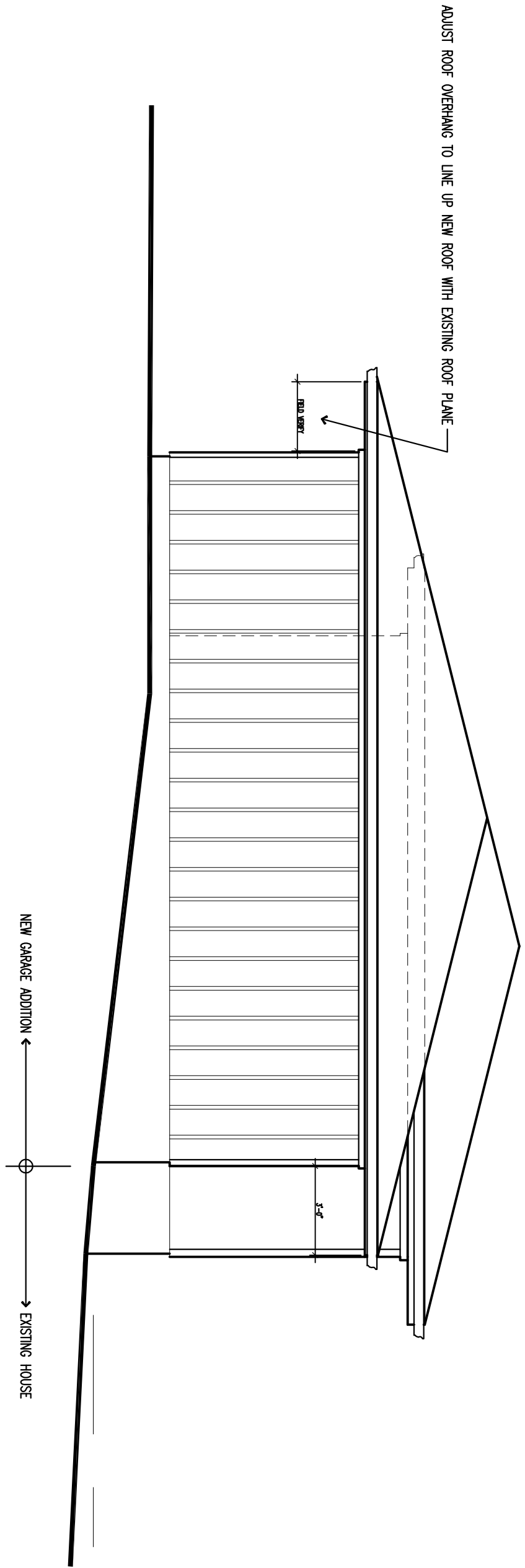


A1.1

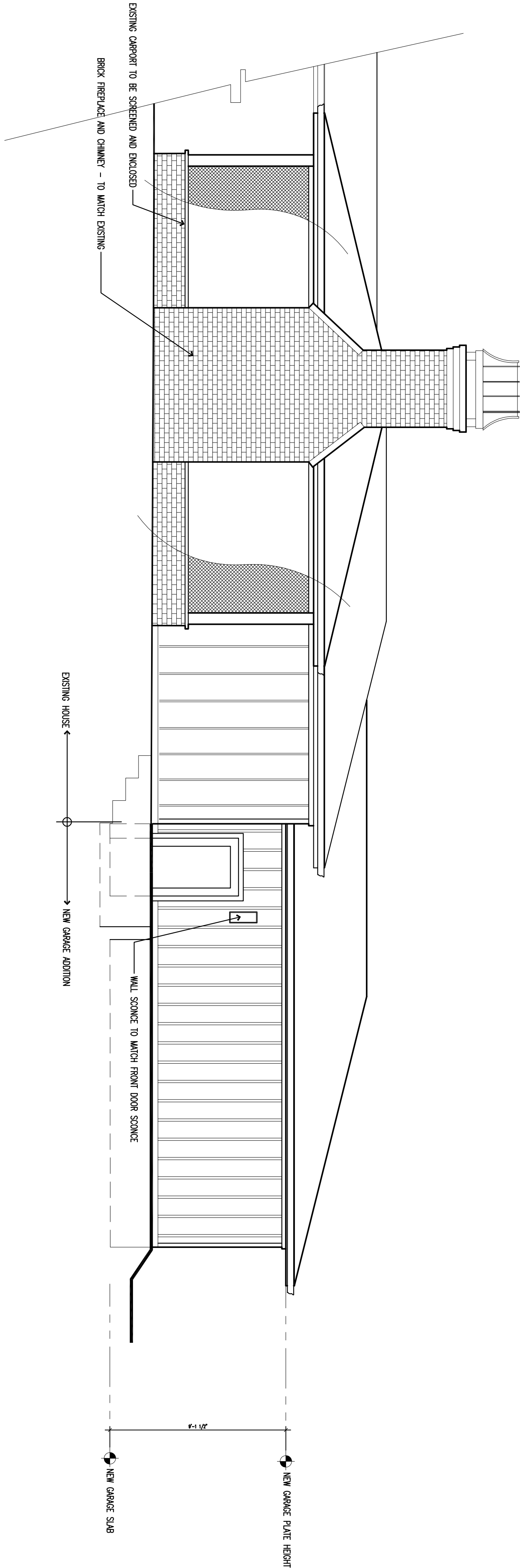
Plan and Elevation

SCALE: 1/4" = 1'-0"	REVISIONS:	FIRST
DATE: 9.3.2019		SECOND
DRAWN BY: h.ch.		THIRD

A1.1



2 SIDE ELEVATION  
A1.2 SCALE: 1/4" = 1'-0"



2 FIREPLACE/REAR ELEVATION  
A1.2 SCALE: 1/4" = 1'-0"

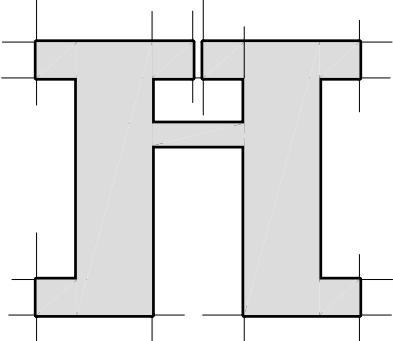
A Garage Addition For:

Mark Whitney and Janet Whitworth  
25 Park Road  
Biltmore Forest  
Buncombe County North Carolina

Elevations

SCALE: 1/4" = 1'-0"	REVISIONS:	FIRST
DATE: 9.3.2019		SECOND
DRAWN BY: h.c.h.		THIRD

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A1.2

A1.2