

MINUTES OF THE TOWN OF BILTMORE FOREST
DESIGN REVIEW BOARD MEETING OF FEBRUARY 27, 2020

Chairman Johnson called the first project, 1 Hilltop Road, forward for discussion. Exterior windows on the home are being replaced. They are rear windows going into the backyard that will be replaced with French doors. Two others doors will also be replaced. The front door being replaced will be a full glass front door. The project was approved.

The homeowner from 57 Forest Road, was called forward to discuss the tree house project. The tree house is already constructed and Mr. Renfro will be staining it to match additional playground equipment on the lot. The project was approved.

15 Park Road, was represented by Bruce Johnson who recused himself from this project. Mr. Johnson reviewed the pool proposal, including landscaping, fencing, and additional areas. The pool will be prefabricated. The project was approved.

Ms. Xiaowei Wilson, 625 Hendersonville Road, was called forward to present her plans for an attached garage and addition to an existing detached structure. Ms. Wilson presented her proposal for the project to the Board. Ms. Wilson is also proposing to add a bathroom, plumbing, and closet into the existing detached structure. Ms. Wilson is removing the deck from her proposal and will do a concrete terrace at this point.

Mr. Garst noted that the guesthouse would be more than doubled in size, and Ms. Wilson noted that it is currently only about 120 square feet. She intends to use this guesthouse for when her parents visit from China.

The project was approved.

Mr. Robert Griffin, architect, was present to provide the plan for a terrace addition at 2 Westwood. It is a one-story brick addition terrace. Mr. Griffin showed the plans. The addition will be hidden by the garage. The square footage is 5,800 total with the new addition. Mr. Johnson went over mud mats with Mr. Griffin. Mud mats will be placed at the work site. Mr. Johnson said a permit cannot be obtained without a mud mat. Mr. Griffin acknowledged Mr. Johnson and said mud mats will be placed properly at the site. The project was approved.

The project at 57 Chauncey Circle was presented next. Mr. Johnson said there are no setback distances and no mud mats on the plans. The contractor, Patrick Backes, agreed to remedy this and provide this to the Board. Mr. Johnson told Mr. Backes Biltmore Forest and the Ramble have different guidelines as far as setbacks go. Mr. Kanipe told Mr. Johnson they are in compliance with the setback for Biltmore Forest. Mr. Johnson asked for dimensions on the site plan. Mr. Backes agreed to provide this.

This will be modern home. It will have sustainable resources as far as siding is concerned. It will have brick on the outside. Thermory ash will also be on the outside, which is bug resistant. There will be paper composite panels on the outside. This house will also have solar panels on the roof. The projected length of the project will take 14-16 months. The project was approved.

Chairman Johnson adjourned the meeting at 6:15pm. The next Design Review Board meeting was scheduled for Thursday, April 2nd, 2020.

Bruce Johnson, Chairman

Laura Jacobs, Town Clerk