



To: Members of the Board of Adjustment, Applicants & Neighboring Property Owners
From: Jonathan B. Kanipe, Zoning Administrator
Date: May 28, 2020
Re: **Board of Adjustment Meeting – June 15, 2020**

Applicants:

You or a representative **MUST** attend the Zoom meeting in order to have the matter considered.

Members of the Board of Adjustment & staff may visit each property prior to the meeting. If this occurs, the property owner will be notified beforehand and asked if they approve the visit. If so, the visit will be conducted in a socially distant manner consistent with North Carolina state orders related to preventing the spread of Covid-19.

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 <http://www.biltmoreforest.org/board-of-adjustments>.

You are invited to attend the scheduled meeting via Zoom and make comment when called upon. Any additional information regarding the Zoom meeting will be provided on the Town's website no later than June 12, 2020.

The following items of business are scheduled to be addressed by the Biltmore Forest Board of Adjustment on Monday, June 15, 2020 at 4:00 pm in the Town Hall Board Room via Zoom. The format for the meeting and instructions for attending the meeting via Zoom can be found on the third page of this agenda. The link for the Zoom meeting can be found at the bottom of the second and third pages.

- 1) The meeting will be called to order and roll call will be taken.
- 2) The minutes of the February 24, 2020 regular meeting will be considered.
- 3) Hearing of Cases (Evidentiary Hearings, Deliberations & Determinations):

Case 1: A special use permit is requested for Carolina Day School for a five-year extension of an existing permit for modular classrooms.

Case 2: A special use permit is requested for construction of an accessory building at 1 Frith Drive.

Case 3: A special use permit is requested for construction of a stone column mailbox at 3 Eastwood Road.

Case 4: A variance is requested for 57 Chauncey Circle for exceeding the maximum allowed roof coverage.

Case 5: A special use permit is requested for property located at 1 Hilltop Road for replacement of a chain link fence with a wrought-iron fence.

Case 6: A special use permit is requested for property located at 85 Forest Road for construction of a deer fence. A variance is requested for location of the deer fence within the side and rear yard setbacks.

Case 7: A special use permit is requested for construction of a fence and driveway gate at 8 Westwood Road. A variance is requested for

location of the fence in the front yard setback, as well as extension of fencing to connect with fencing located in the setback.

Case 8: A review of required landscaping is requested for new house construction at 22 Cedarcliff Road.

Case 9: A special use permit is requested for construction of a detached garage at 28 Cedarcliff Road. A variance is requested for location of the garage in the side yard setback.

Case 10: A special use permit is requested for property located at 20 White Oak Road for accessory structures as part of a landscaping plan. A variance is requested for a parking area in the front yard setback and extension of the driveway into the side yard setback.

Case 11: A variance is requested for property located at 24 Ridgefield Place for construction of an attached garage in the front yard setback and for exceeding the maximum allowed roof coverage.

Case 12: A special use permit is requested for construction of raised rock garden/landscaping beds at 3 Cedar Chine Drive. A variance is requested for location of the raised rock garden/landscaping beds in the front yard setback.

4) Adjourn

Join Zoom Meeting

<https://us02web.zoom.us/j/85130542850?pwd=ODc2NWlPcEpoWDFIKzJLSjNQZ0tVdz09>

Meeting ID: 851 3054 2850

Password: 768416

Process and Procedure for June 15, 2020 Board of Adjustment Meeting held via Zoom

- All participants attending will be held in the “waiting room” prior to admittance by Town staff. Once admitted into the meeting, all video and audio sharing capability will be controlled by Town staff in order to prevent confusion among the applicants, interested parties, and Board members.
- The meeting will be called to order at 4:00 p.m. by the Chair. All interested parties and applicants will be virtually sworn-in at this time.
- Each matter will be called forward and Town staff will authorize video and audio for the applicants and any person with standing for that particular case. If an applicant would like to present visual evidence, they must provide this evidence to Town staff no later than Friday, June 12, 2020.
- The Board chair, or other Board of Adjustment member, will specifically ask questions to the applicant and ask for any evidence that they would like to present.
- The Board chair, or other Board of Adjustment member, will then specifically ask for any person with standing for that specific matter to provide comment. Town staff will moderate this comment period but will ensure that each person who wishes to speak or provide evidence is able to do so.
- When all evidence and testimony has been provided, the Board will deliberate and render a decision, then move on to the next matter where the process will be repeated.

How to Access the June 15, 2020 Board of Adjustment Meeting via Zoom

In order to access the Board of Adjustment meeting, please visit <http://zoom.us> to sign up, for free, for a Zoom account. This will enable you to participate with your desktop or laptop computer as you see fit.

You may also download the free Zoom app from the Apple Store or Google Play on your mobile iOS or Android device. This app will walk you through setting up a free account.

If you are unable to access the meeting through a web or app based format, but would still like to listen and participate in the meeting, you may do so by calling one of the phone numbers listed below and entering the meeting ID and password. Dial by your location

- +1 312 626 6799 US (Chicago)*
- +1 646 876 9923 US (New York)*
- +1 301 715 8592 US (Germantown)*
- +1 408 638 0968 US (San Jose)*
- +1 669 900 6833 US (San Jose)*
- +1 253 215 8782 US (Tacoma)*
- +1 346 248 7799 US (Houston)*

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