



To: Members of the Board of Adjustment, Applicants & Neighboring Property Owners
From: Jonathan B. Kanipe, Town Manager
Date: November 30, 2020
Re: **Board of Adjustment Meeting – December 14, 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 December 10, 2020.

The following items of business are scheduled to be addressed by the Biltmore Forest Board of Adjustment on Monday, December 14, 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 second page of this agenda. The link for the Zoom meeting can be found at the bottom of the second page.

1. The meeting will be called to order and roll call taken.
2. The minutes of the November 16, 2020 regular meeting will be considered.
3. Hearing of Cases (Evidentiary Hearings, Deliberations & Determinations).

Case 1: **7 Frith Drive** – A special use permit is requested for the installation of a playset in the rear yard.

Case 2: **Carolina Day School – 1345 Hendersonville Road** - A special use permit is requested for the installation of roof mounted solar collectors.

Case 3: **26 Ridgefield Place** – A special use permit is requested for installation of a 12'x12' concrete slab for a hot tub with associated 6' tall privacy fence.

Case 4: **307 Vanderbilt Road** – A variance is requested for the reconstruction of a detached accessory building within the side yard setback.

Case 5: **32 Cedarcliff Road** – A variance is requested to exceed the maximum roof allowance associated with the construction of a new residence.

4. Adjourn

Process and Procedure for December 14, 2020 Board of Adjustment Meeting held on Zoom

- All participants attending will be held in the “waiting room” prior to admittance by Town staff. Once admitted into the meeting, please mute audio until called upon by the Board chair.
- 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, December 11, 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 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 December 14, 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. The Zoom link and log-in credentials are at the bottom of this page.

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.

<https://us02web.zoom.us/j/89412502729?pwd=OHBZZ1I5Q2FvTGZRPZ25FVTMycWFqQT09>

Meeting ID: 894 1250 2729

Passcode: 832823

Find your local number: <https://us02web.zoom.us/j/89412502729?pwd=OHBZZ1I5Q2FvTGZRPZ25FVTMycWFqQT09>