

MINUTES OF THE BOARD OF ADJUSTMENT MEETING
HELD MONDAY, JANUARY 20, 2020.

The Board of Adjustment met at 4:00 p.m. on Monday, January 20, 2020.

Members present: Goosmann, Groce, Kieffer, Landau, and Pearlman. Mr. Jonathan Kanipe, Town Manager, and Ms. Adrienne Isenhower, Town Planner, were also present. Mr. William Clarke, Town Attorney was also present.

Chairman Greg Goosmann called the meeting to order at 4:00 p.m.

Mr. Goosmann swore in the following:

Mr. Jonathan Kanipe
Ms. Adrienne Isenhower
Ms. Doris Loomis
Ms. Joyce Young

A motion was made by Ms. Lynn Kieffer to approve the minutes from December 16, 2019 as amended. Mr. Lowell Pearlman seconded the motion. The minutes were approved unanimously.

HEARING (Evidentiary):

The first matter discussed was request for a Special Use Permit for the installation of three boulders within the front yard at 15 Cedar Chine. Ms. Kieffer asked if Ms. Loomis would be willing to landscape the boulders. If a neighboring property owner objected, Ms. Loomis said they would be willing to landscape the area. Ms. Joyce Young asked about the verbiage regarding setbacks in the application. Mr. Kanipe reviewed that the boulders were not in violation of the setback.

DELIBERATION AND DETERMINATION:

Ms. Rhoda Groce recited the facts and moved that a Special Use Permit as requested be granted to Ms. Doris Loomis of 15 Cedar Chine for the placement of three boulders in the front yard. The facts as recited by Lynn Kieffer and her summation be accepted as findings and facts to support this grant. The Board has inspected this site and no neighboring property owner has objected. further moved that granting this Special 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/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.

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

Chairman Goosmann adjourned the meeting at 4:15 pm. The next Board of Adjustment meeting was scheduled for Monday, February 24, 2019 at 4:00 pm.

ATTEST:



Greg Goosmann
Chairman



Laura Jacobs
Town Clerk