

PROPOSED AGENDA

Thursday, May 20, 2021

5:30 p.m.

Meeting of the Design Review Board

- I. Chairman Johnson will call the meeting to order.
- II. Introduction of New Member – Tony Saponaro
- III. Design Review Board Presentations
 1. 3 Deerfield Road – Addition of Skylights to Existing Roof
 2. *10 Stuyvesant Crescent – Addition of Playground Structure in Rear Yard*
 3. 56 Cedar Hill Drive – Renovation and Reconstruction Screened Porch and Deck Area
 4. *300 Vanderbilt Road – Privacy Fence Installation/Replacement*
 5. *2 Hemlock Road – Fence, Gate, and Retaining Wall Installation*
 6. *341 Vanderbilt Road – Addition of Swimming Pool, Outdoor Fireplace, and Low Retaining Wall*
 7. 3 Holly Hill Road - Renovation to Existing Home
 8. *63 Forest Road – Construction of Detached Accessory Building*
 9. 15 Eastwood Road – Construction of New Single Family Residence

Italicized projects received approval from the Board of Adjustment on Monday, May 17, 2021

- IV. Adjourn

Zoning Compliance Application

Town of Biltmore Forest

Name

Gordon Taylor

Property Address

3 Deerfield Road

Phone

(802) 356-4954

Email

ghtvt@aol.com

Parcel ID/PIN Number

964698164000000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.2 Acres

Maximum Roof Coverage

5,060 square feet (Up to 1.2 acres)

Proposed Roof Coverage Total

NA

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage

NA

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

NA

Description of the Proposed Project

Finishing out of attic space to create playroom/additional family room, with addition of 1-2 skylights to increase daylight in the room and the possible inclusion of a small 1/2 bathroom (sink and toilet). The skylights will be located on the SW portion of that part of our roof that is oriented generally E-W and will not be visible from the street or other adjacent residences. There will be no increase in the covered area of our lot as a result of this project.

Estimated Start Date

6/15/2021

Estimated Completion Date

7/15/2021

Estimated Cost of Project**Supporting Documentation (Site Plan, Drawings, Other Information)**

Applicant Signature

Date
5/5/2021

A handwritten signature in black ink, appearing to read "Landon H. Caylor", written over a thin horizontal line.

Zoning Compliance Application

Town of Biltmore Forest

Name

Guy Wrenn

Property Address

10 Stuyvesant Cresent

Phone

(828) 230-3495

Email

gwrenn05@yahoo.com

Parcel ID/PIN Number

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.25

Maximum Roof Coverage

5,060 square feet (Up to 1.2 acres)

Proposed Roof Coverage Total

n/a

Maximum Impervious Surface Coverage

Up to 1 acre (27.5 percent of lot area)

Proposed Impervious Surface Coverage

n/a

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

12

Description of the Proposed Project

It's a semi permanent playground, behind our house, not readily visible from the street
attached picture is the exact playset as it sits at our current residence (we will be moving into 10
Stuyvesant Crescent in the coming months). approximately 21ft in total length and 12 ft in total width.
peak of the "roof" is 12 ft

Estimated Start Date

7/11/2021

Estimated Completion Date

4/18/2021

Estimated Cost of Project

\$500.00

Supporting Documentation (Site Plan, Drawings, Other Information)

playset.jpg

Special Use Permit Application

Town of Biltmore Forest

Name

Guy Wrenn

Address

10 Stuyvesant Crescent

Phone

(828) 230-3495

Email

gwrenn05@yahoo.com

Please select the type of special 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:

It's a swingset/treehouse/play area for my children. It's a swing set with two swings and a treehouse with a ladder, slide and a "climbing wall" which, including the roof is probably 11 or 12ft tall, at the peak. You can see exactly what it is if you look up Dane's Den from playnation

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

It would be in our back yard, behind the house and not readily visible from the street

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

Signature

Date

4/28/2021

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



Zoning Compliance Application

Town of Biltmore Forest

Name

Josh Shores

Property Address

56 Cedar Hill Drive

Phone

(828) 620-2132

Email

joseph@juddbuilders.net

Parcel ID/PIN Number

9646-32-6624-00000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.48

Maximum Roof Coverage

5,060 square feet (Up to 1.2 acres)

Proposed Roof Coverage Total

3,600

Maximum Impervious Surface Coverage

Up to 1 acre (27.5 percent of lot area)

Proposed Impervious Surface Coverage

880

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

33' Top of Roof / 45' Top of Chimney

Description of the Proposed Project

This Project is associated with Demolition Permit #2021-13; Demo and Reconstruct Screened Porch & Deck Area.

Renovation Detail and Scope Delineated Over Existing Drawings and Noted in Blue for Renovation Scope

Estimated Start Date

5/7/2021

Estimated Completion Date

8/2/2021

Estimated Cost of Project

\$900,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

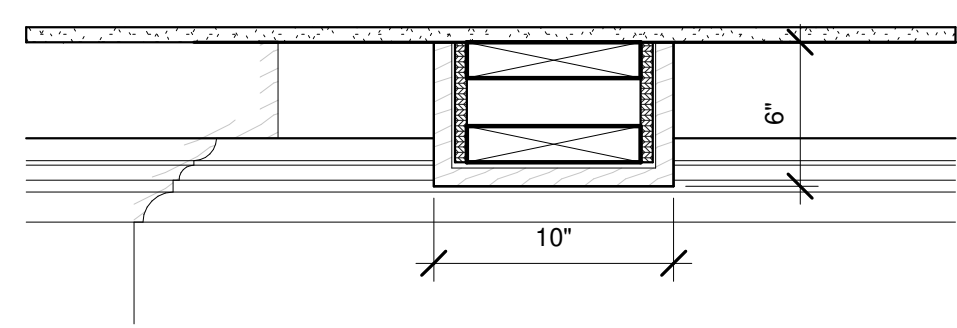
Shores Renovation - 56 Cedar Hill_IFC.pdf

2021-13 - 56 Cedar Hill Drive_Demolition Permit.pdf

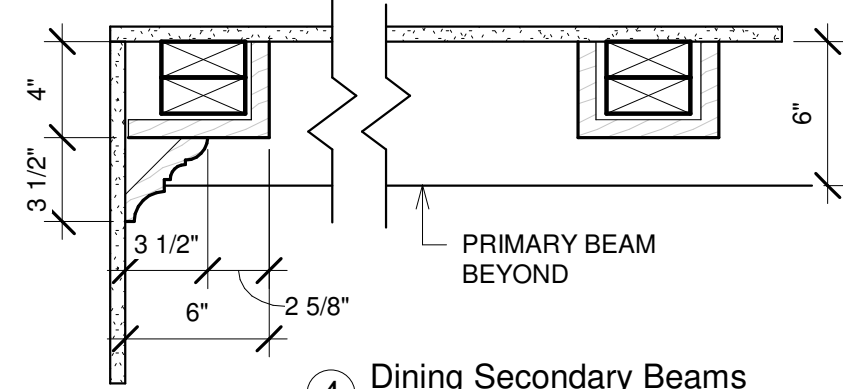
Applicant Signature

Date
5/3/2021

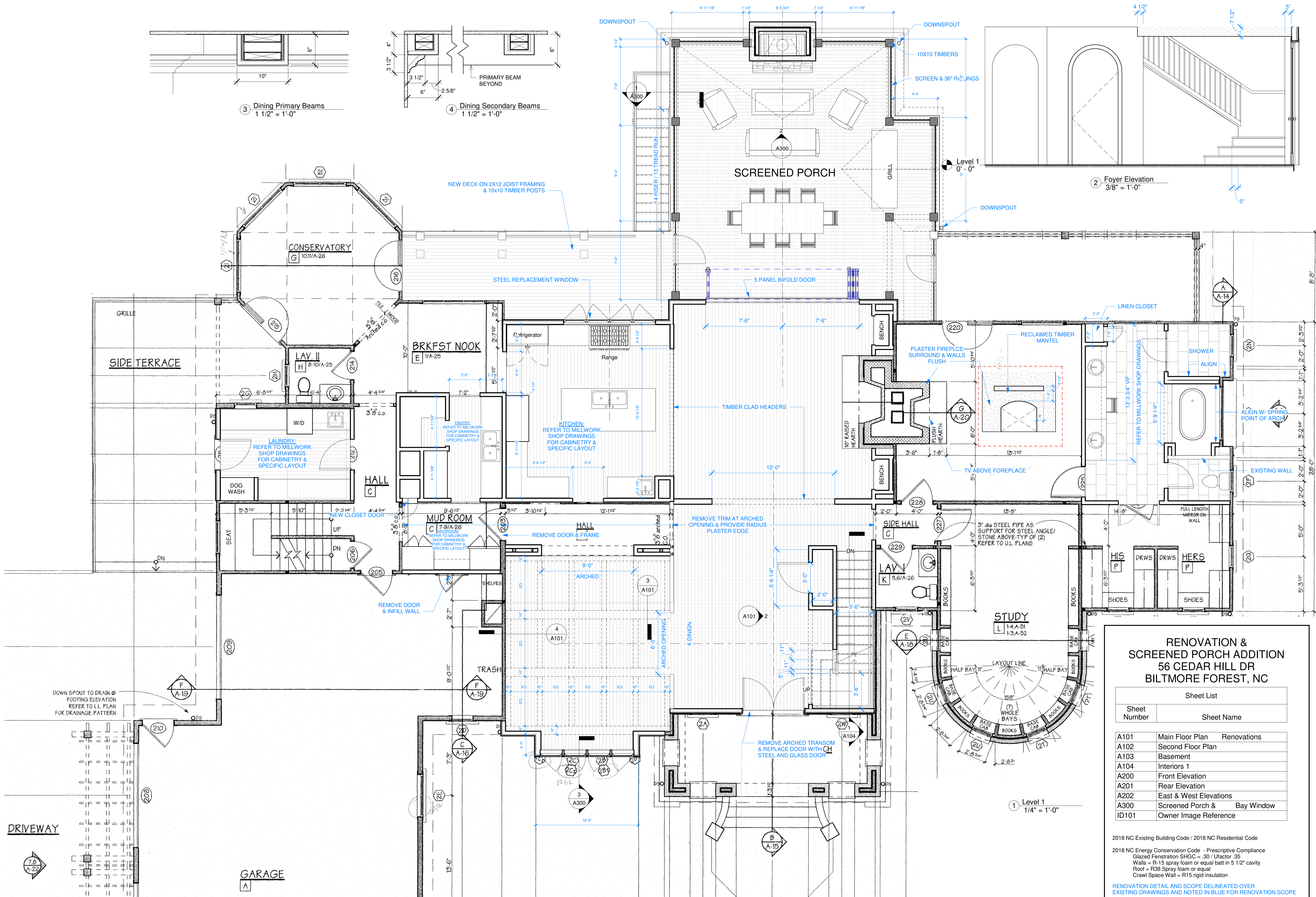
Reed H. Jones



3 Dining Primary Beams
1 1/2" = 1'-0"



4 Dining Secondary Beams
1 1/2" = 1'-0"



RENOVATION & SCREENED PORCH ADDITION
56 CEDAR HILL DR
BILTMORE FOREST, NC

| Sheet List | | |
|--------------|-----------------------------|-------------|
| Sheet Number | Sheet Name | |
| A101 | Main Floor Plan | Renovations |
| A102 | Second Floor Plan | |
| A103 | Basement | |
| A104 | Interiors 1 | |
| A200 | Front Elevation | |
| A201 | Rear Elevation | |
| A202 | East & West Elevations | |
| A300 | Screened Porch & Bay Window | |
| ID101 | Owner Image Reference | |

2018 NC Existing Building Code / 2018 NC Residential Code

2018 NC Energy Conservation Code - Prescriptive Compliance
Glazed Fenestration SHGC = .30 / U-factor .35
Walls = R-15 spray foam or equal batt in 5 1/2" cavity
Roof = R38 Spray foam or equal
Crawl Space Wall = R15 rigid insulation

RENOVATION DETAIL AND SCOPE DELINEATED OVER EXISTING DRAWINGS AND NOTED IN BLUE FOR RENOVATION SCOPE

REVISIONS

ARCHITECT: Michael David Driskill
64 Mitchell Ave
Asheville, NC 28806
800-555-3459
mdriskill.architect@gmail.com

14949
5/2/2021
SHEVILLE, NC

2349 Hendersonville Rd.
Asheville, NC 28704
(828) 301-2557

BILTMORE BUILDERS
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RENOVATIONS

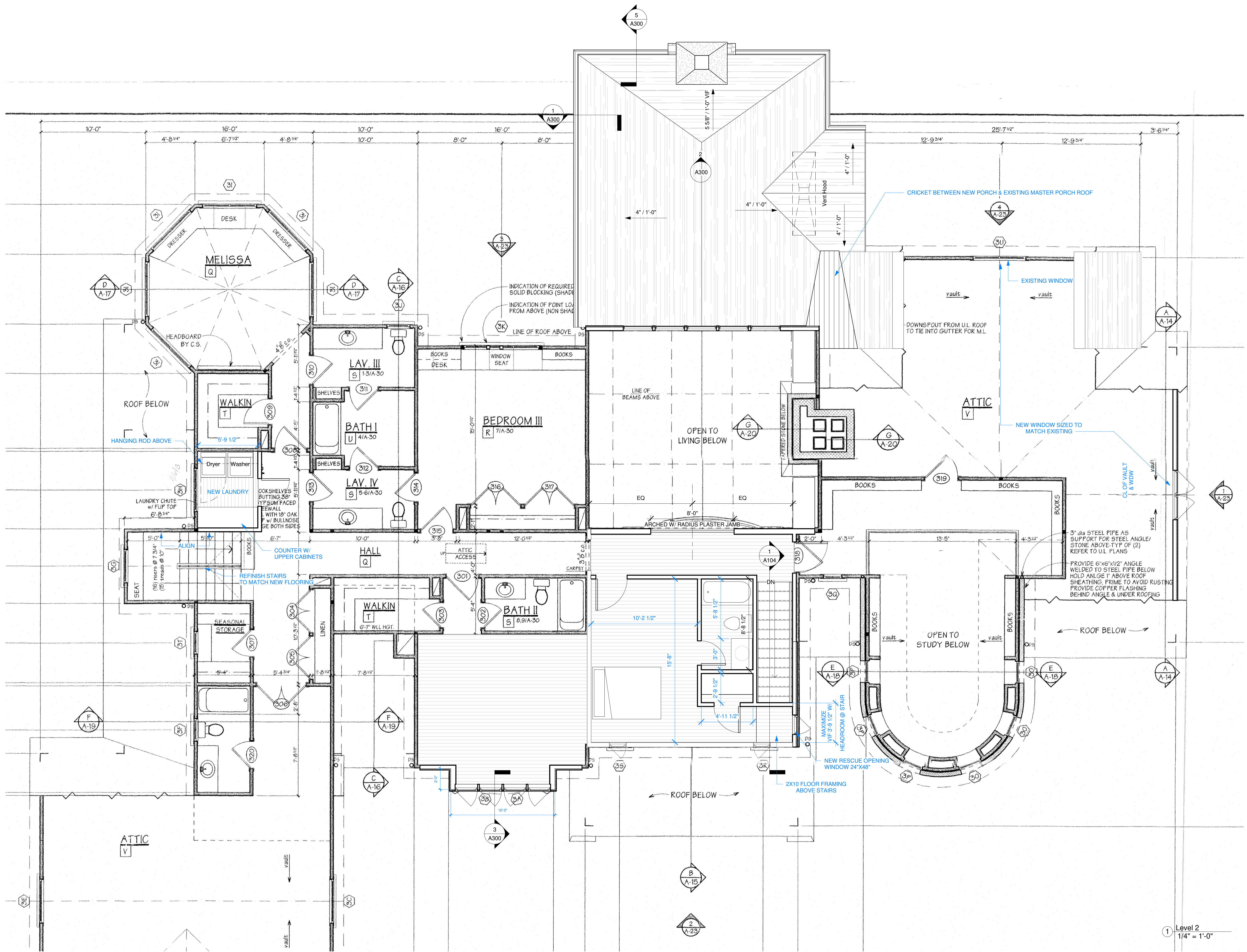
56 Cedar Hill Dr.
Shores Residence

SHEET TITLE
Main Floor Plan
Renovations

DATE
05 / 02 / 2021

JOB NO.
A101

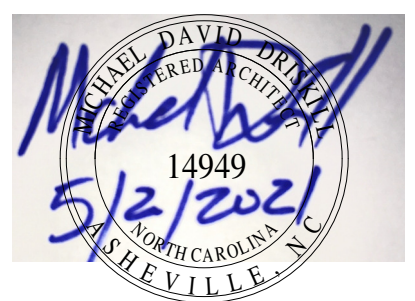
2021-010



1 Level 2
1/4" = 1'-0"

REVISIONS

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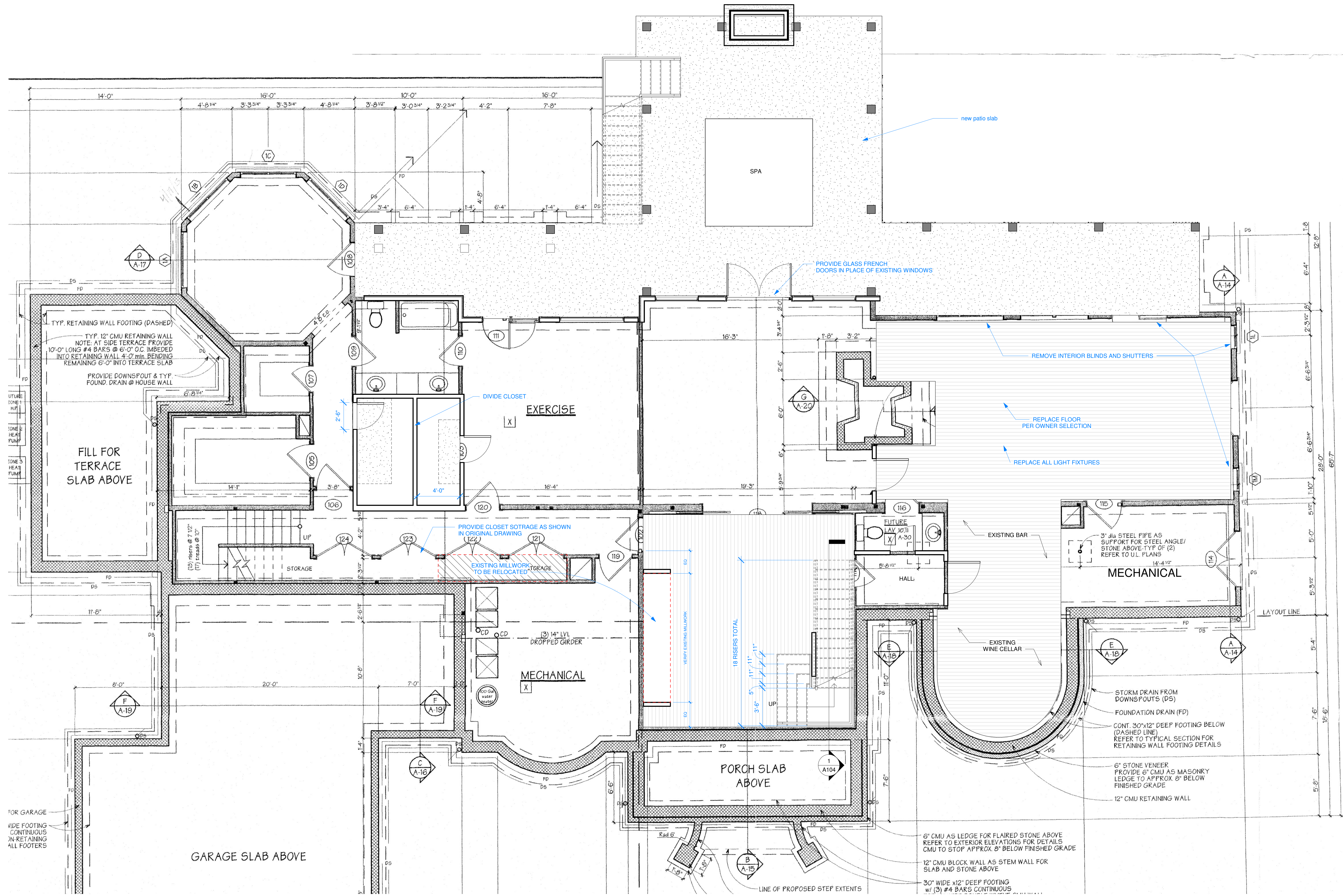
56 Cedar Hill Dr.
Shores Residence

SHEET TITLE
Second Floor Plan

SHEET
A102

DATE
05 / 02 / 2021

JOB NO.
2021-010



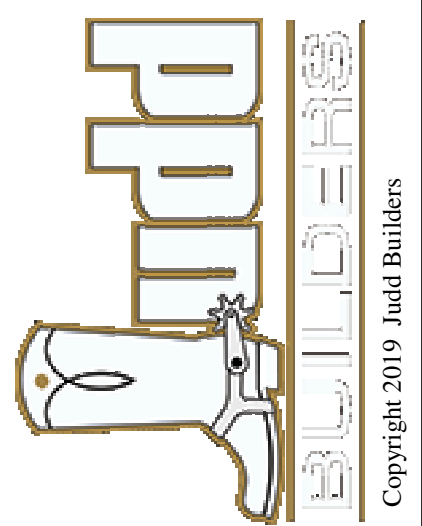
1 Basement
1/4" = 1'-0"

REVISIONS

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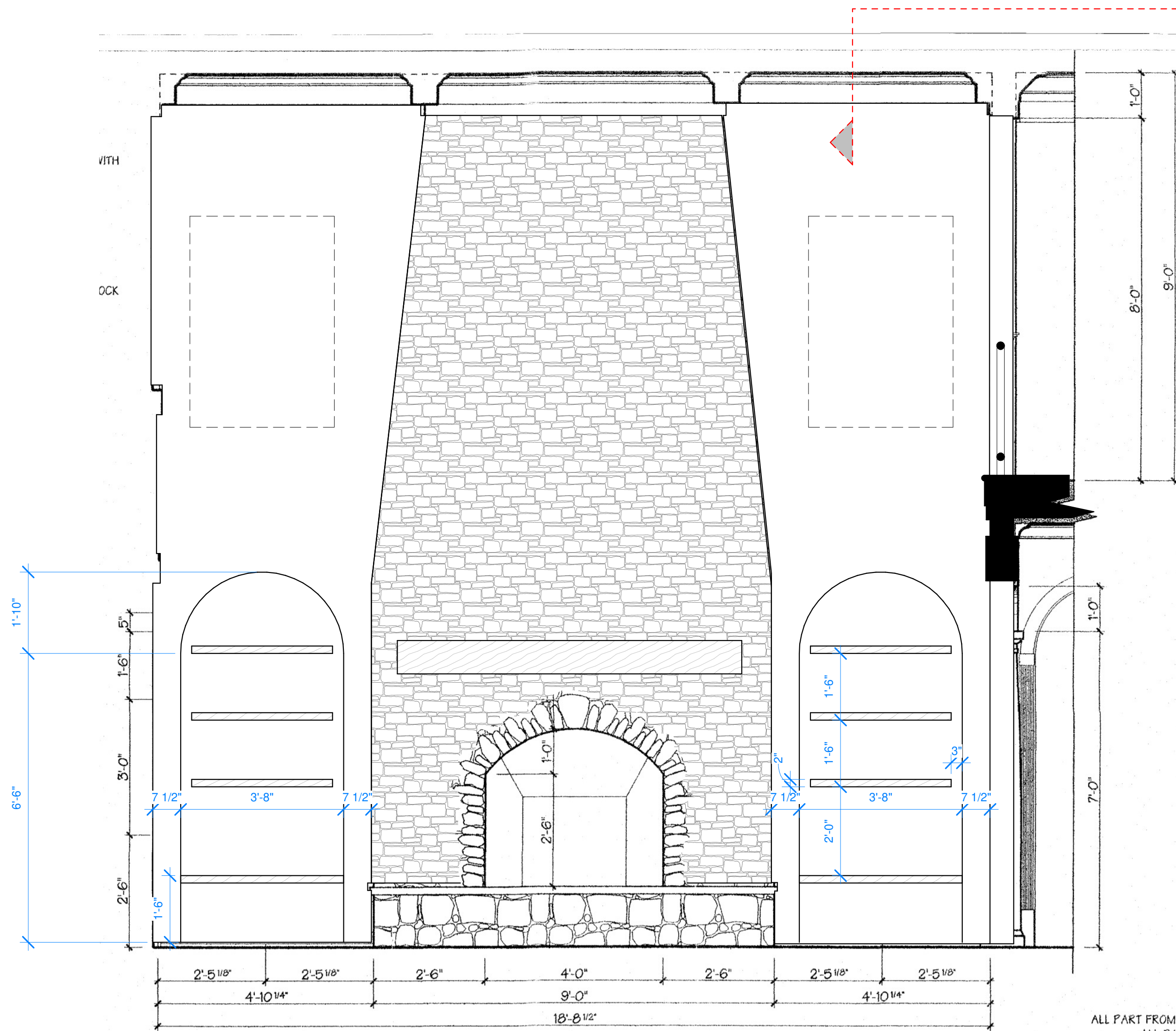
56 Cedar Hill Dr.
Shores Residence

SHEET TITLE
Basement

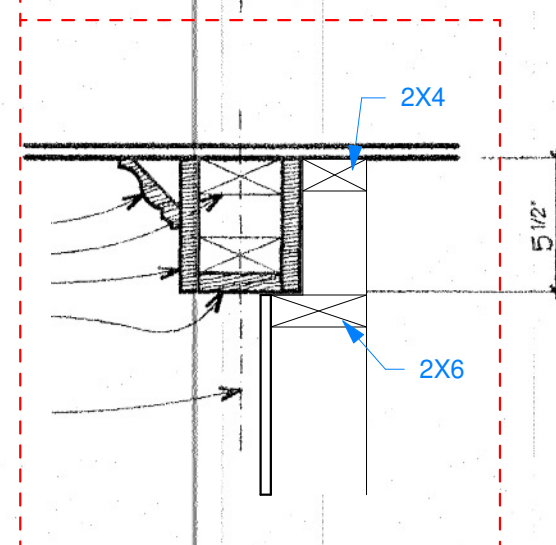
DATE
05 / 02 / 2021

JOB NO.
2021-010

SHEET
A103

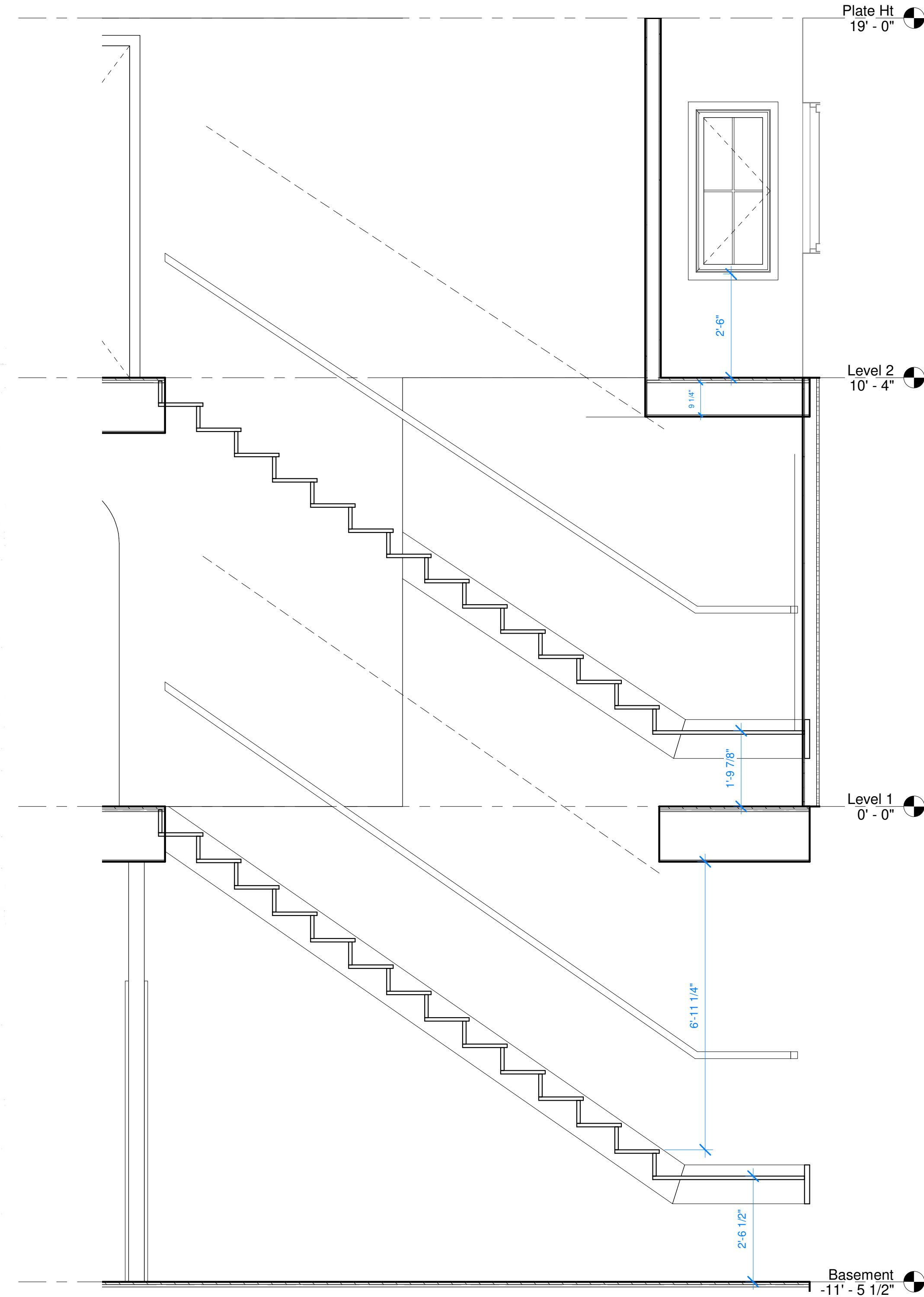


5 BOX BEAM DETAILS
A-28 1 1/2" = 1'-0"



ALL PART FROM ENKEBOLL DESIGNS
ALL PLATES TO BE RED OAK

2 FP Elevation
1/2" = 1'-0"



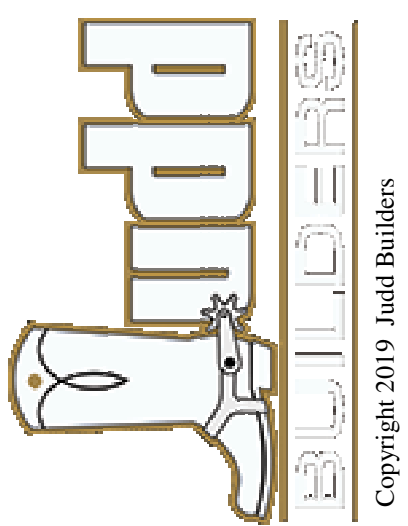
1 Main Stair
1/2" = 1'-0"

REVISIONS

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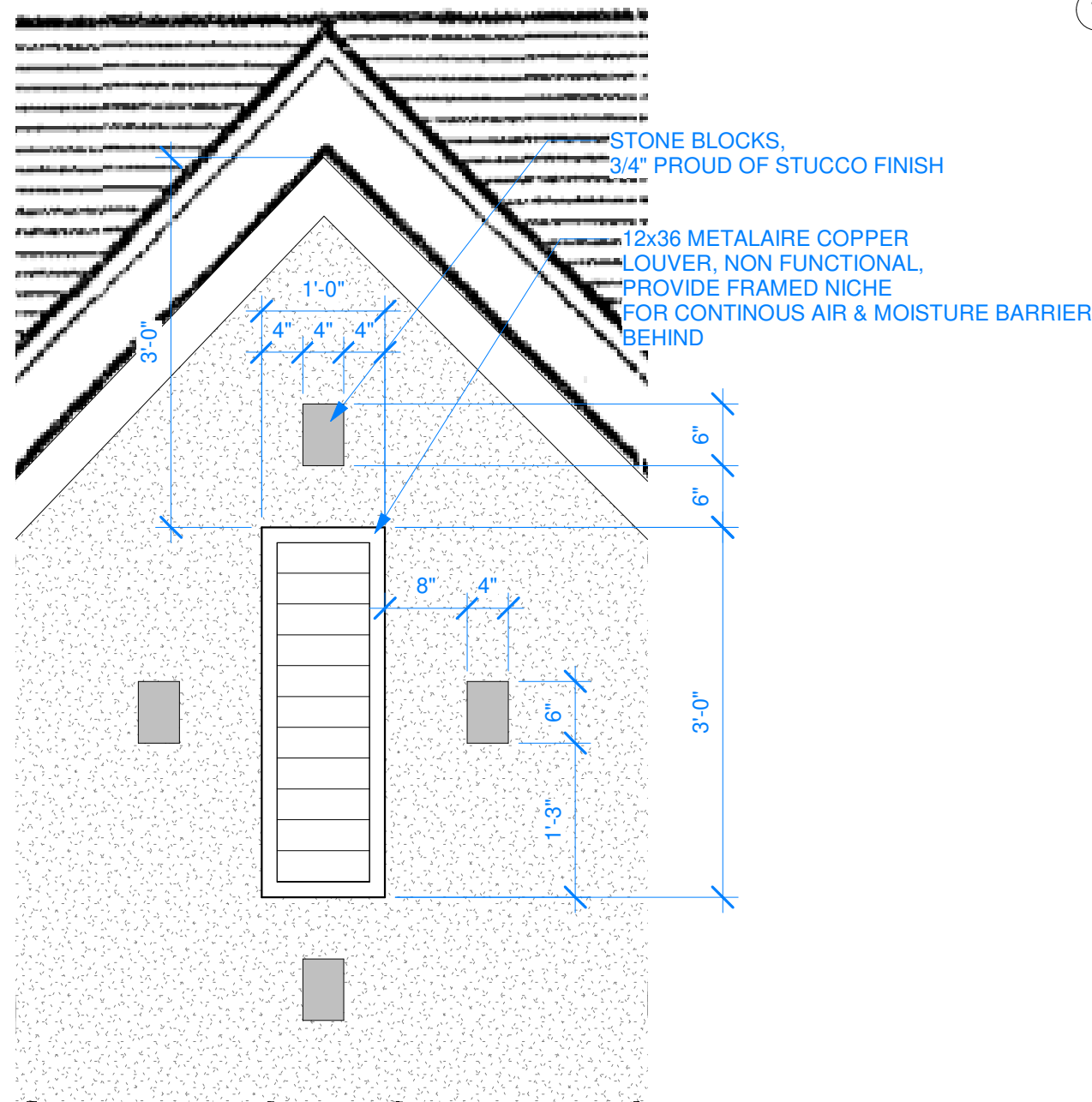
56 Cedar Hill Dr.
Shores Residence

SHEET TITLE
Interiors 1

SHEET
A104
DATE
05 / 02 / 2021
JOB NO.
2021-010



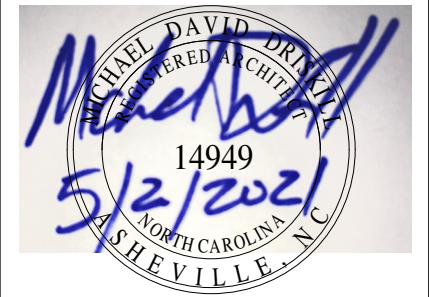
① Front Elevation
1/4" = 1'-0"



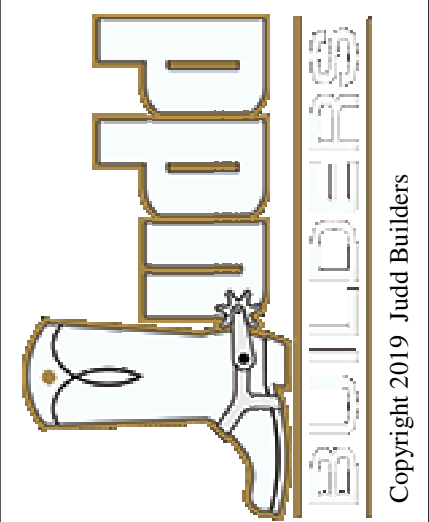
② Entry Gable Vent
3/4" = 1'-0"

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56 Cedar Hill Dr.
Shores Residence

SHEET TITLE
Front Elevation
SHEET
A200
DATE
05 / 02 / 2021
JOB NO.
2021-010



1 Rear Elevation
1/4" = 1'-0"

| REVISIONS | |
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ARCHITECT: Michael David Driskill
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56 Cedar Hill Dr.
Shores Residence

Biltmore Forest

| SHEET TITLE | |
|----------------|----------------|
| Rear Elevation | |
| SHEET | DATE |
| | 05 / 02 / 2021 |
| A201 | JOB NO. |
| | 2021-010 |



③ West
1/8" = 1'-0"



② East Elevation
1/8" = 1'-0"

| REVISIONS |
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SHEET TITLE
East & West
Elevations

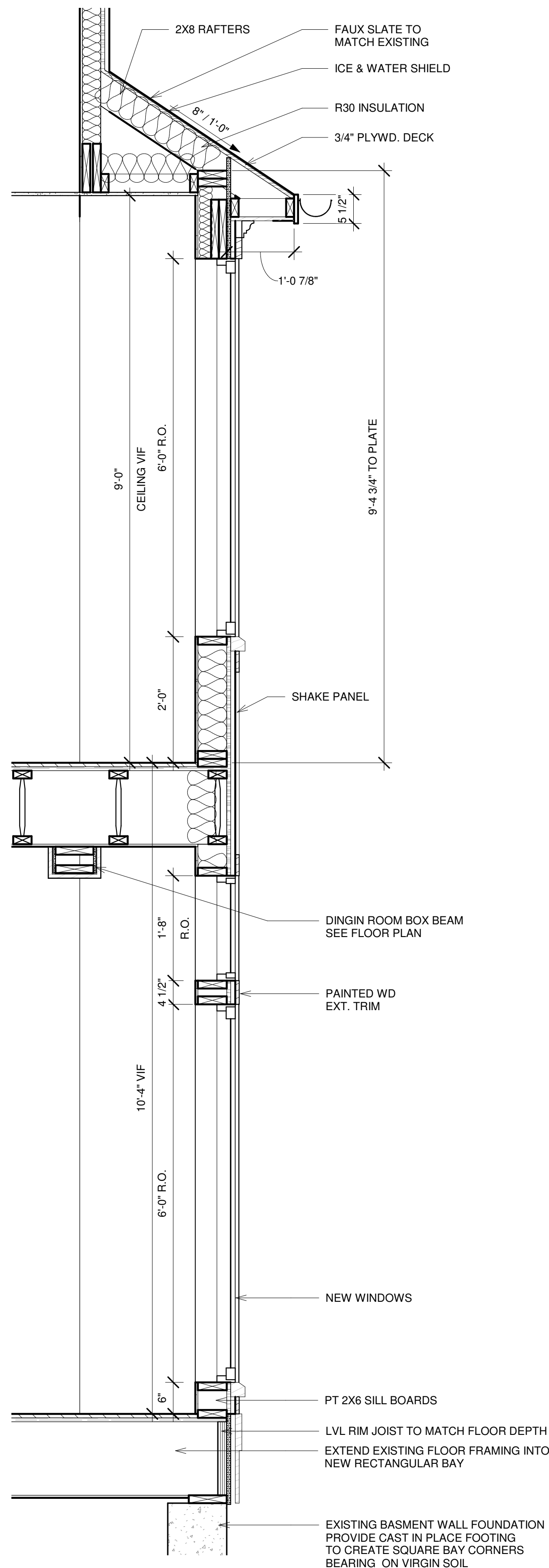
SHEET
A202

DATE
05 / 02 / 2021

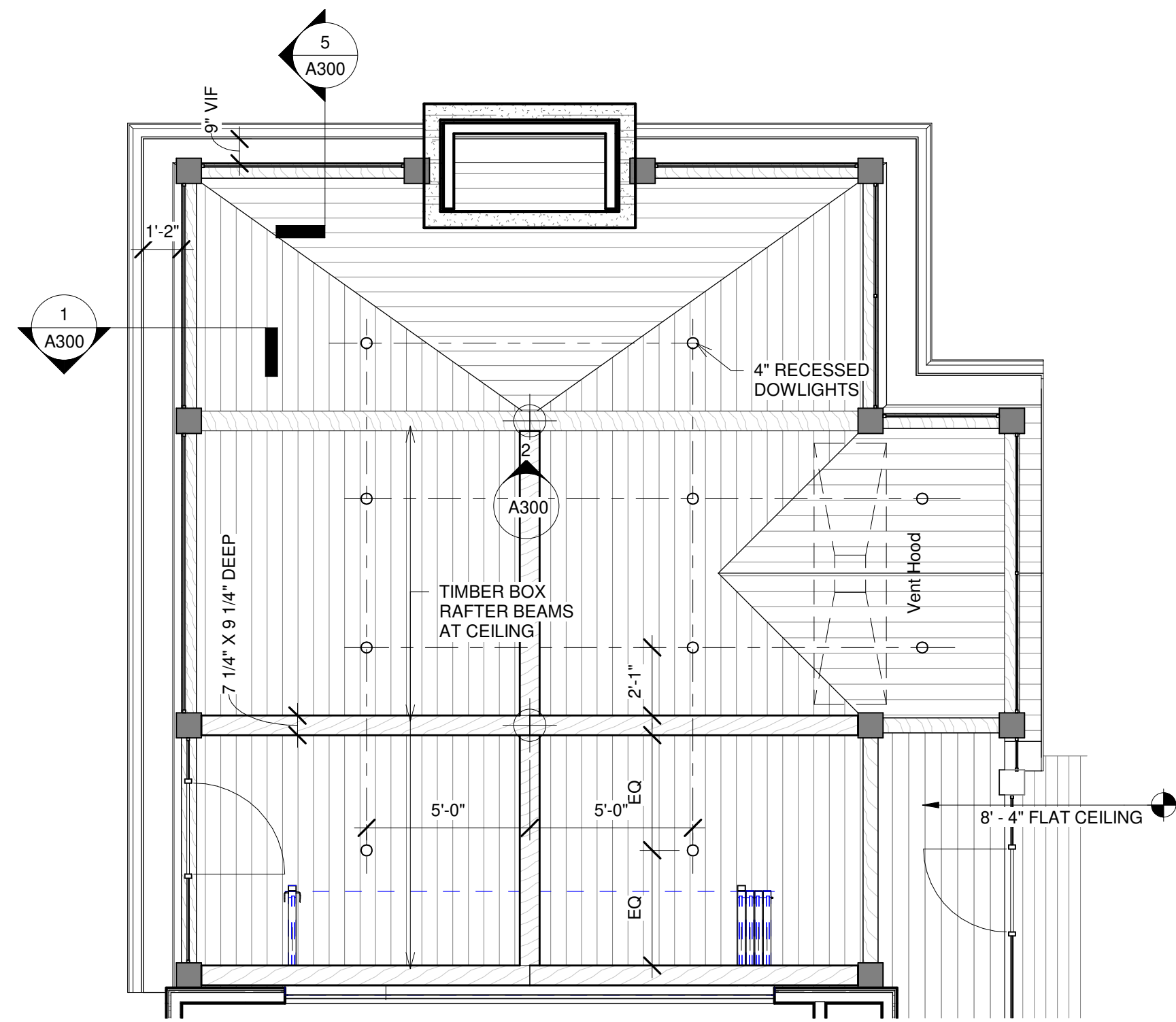
JOB NO.
2021-010

56 Cedar Hill Dr.
Shores Residence

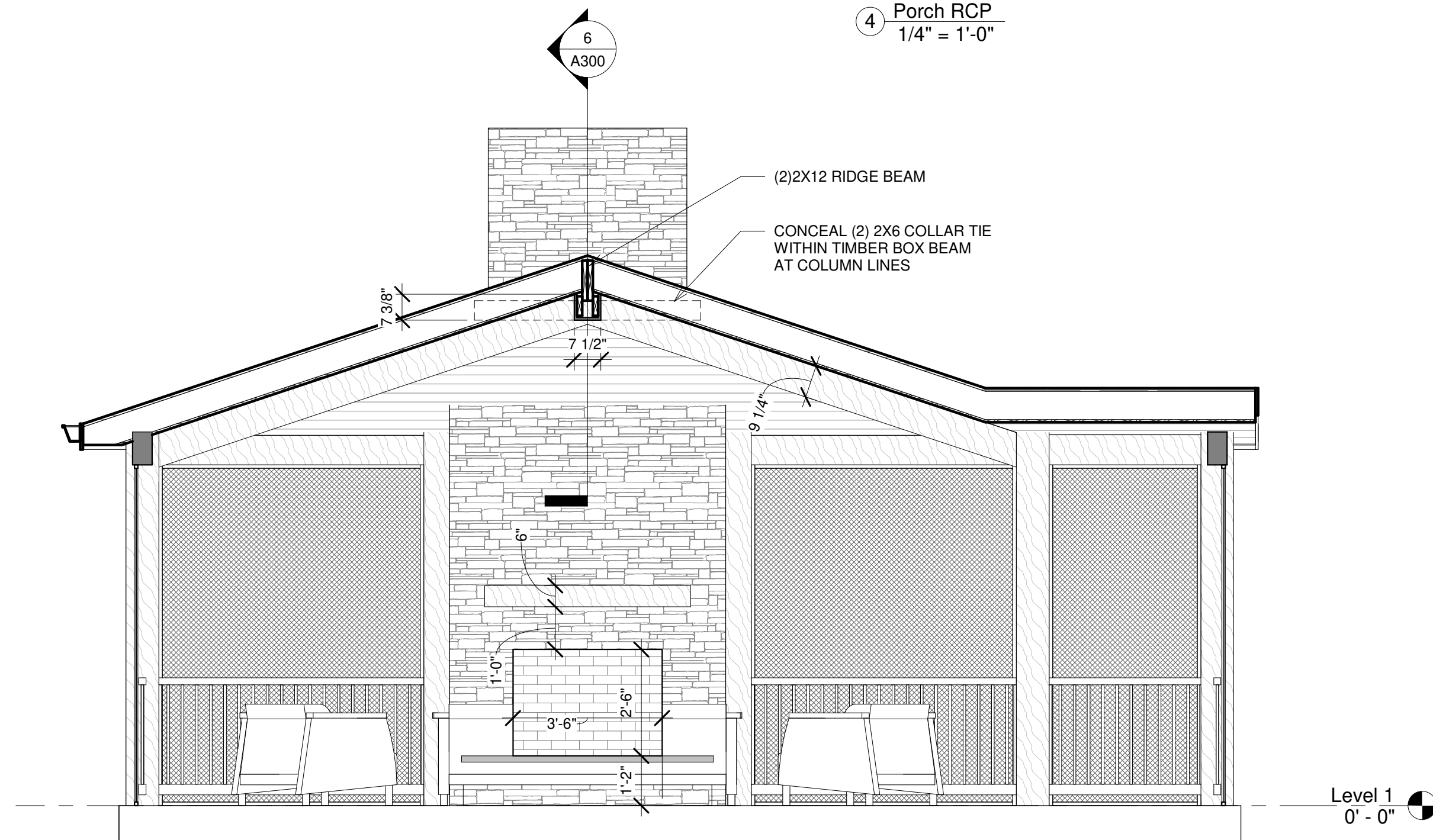
Biltmore Forest



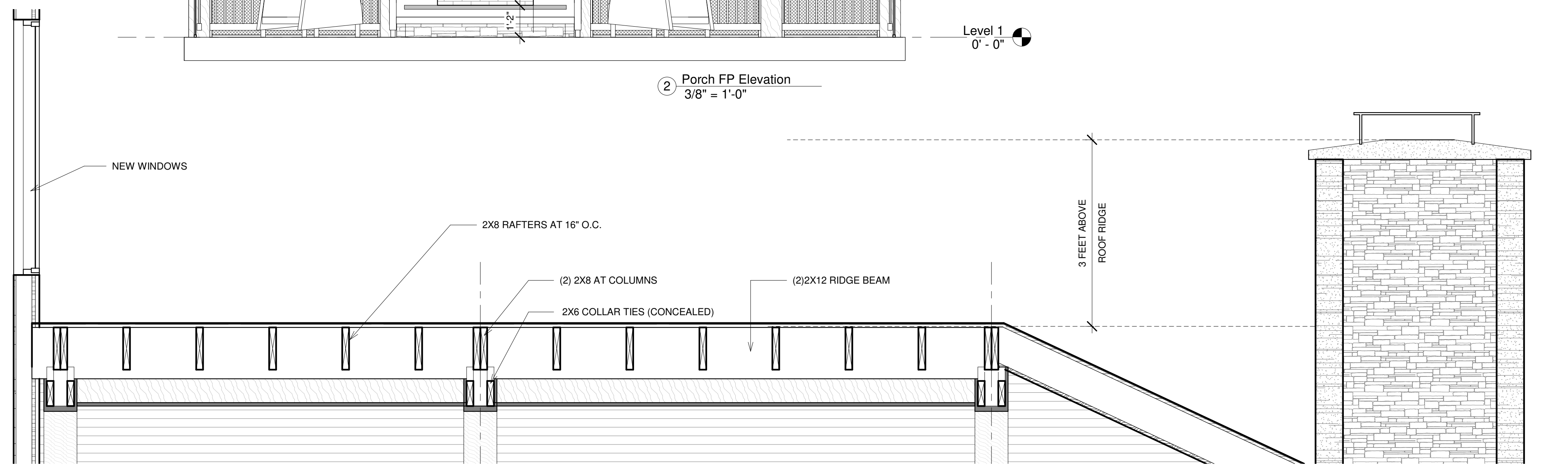
③ Bay Window Section
3/4" = 1'-0"



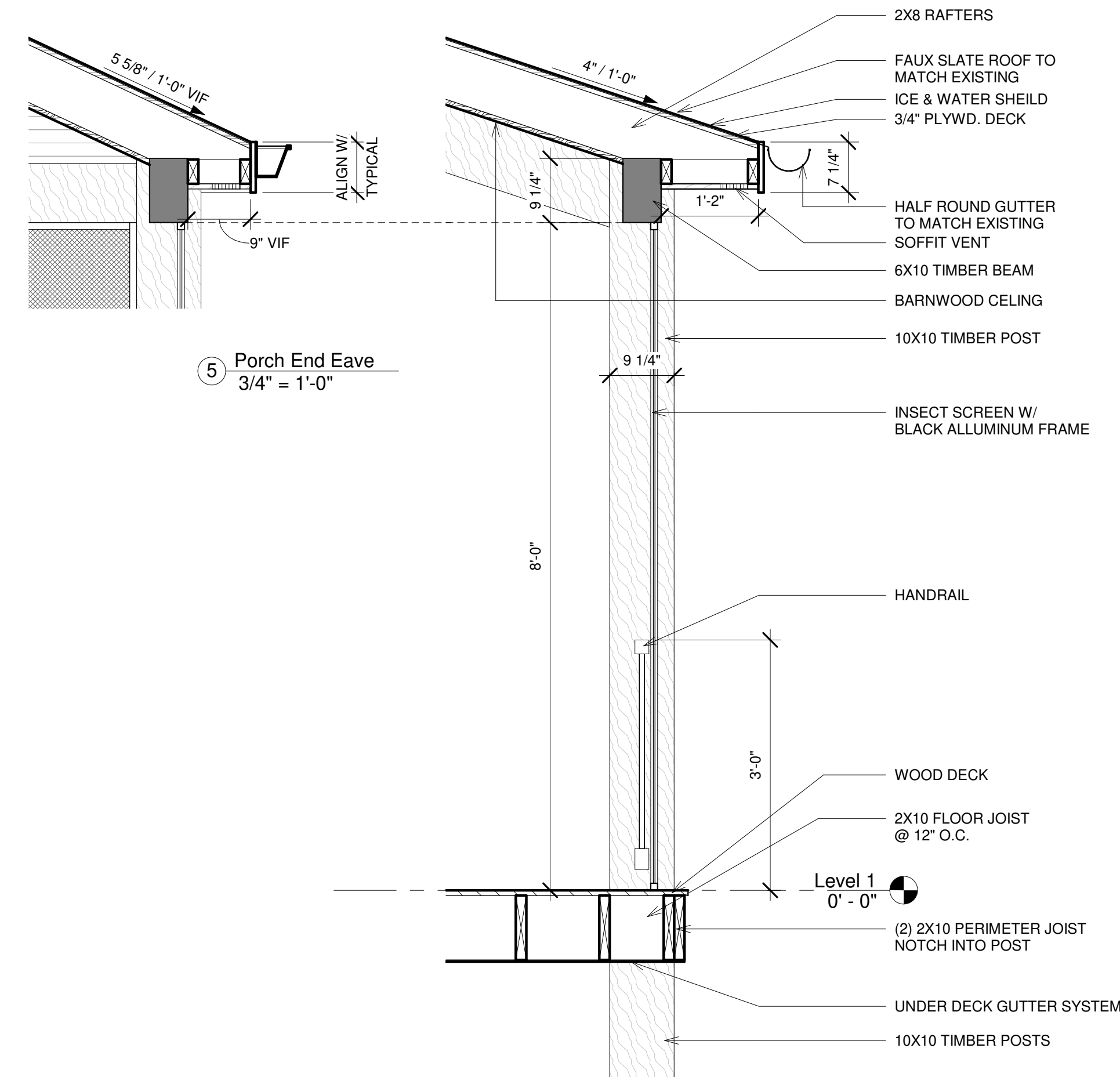
④ Porch RCP
1/4" = 1'-0"



② Porch FP Elevation
3/8" = 1'-0"



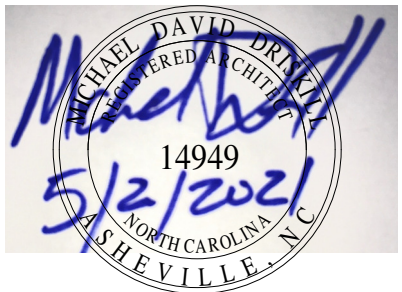
⑥ Porch Ridge Section
3/4" = 1'-0"



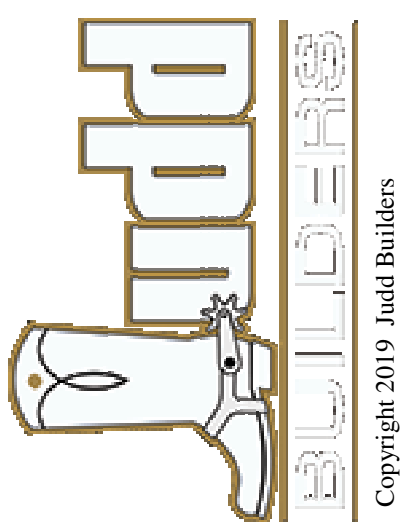
① Porch Section, TYP.
3/4" = 1'-0"

REVISIONS

ARCHITECT: Michael David Driskill
64 Mitchell Ave
Asheville, NC 28806
800-553-3439
mdriskill.architect@gmail.com



2349 Hendersonville Rd.
Asheville, NC 28704
(828) 301-2557



Biltmore Forest

56 Cedar Hill Dr. Shores Residence

SHEET TITLE
Screened Porch &
Bay Window

DATE
05 / 02 / 2021

JOB NO.
2021-010

SHEET
A300



All images provided are for
reference only provided by owner
for design guidance

REVISIONS

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Arden, NC 28704
(828) 301-2557

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Biltmore Forest

56 Cedar Hill Dr.
Shores Residence

| | | |
|---|------------------------|---------------------|
| SHEET TITLE Owner Image Reference | DATE 05 / 02 / 2021 | JOB NO. 2021-010 |
| | SHEET ID101 | |

Special Use Permit Application

Town of Biltmore Forest

Name

Marilyn & Peter Ong

Address

300 Vanderbilt Rd

Phone

(828) 505-3806

Email

peterylong3@gmail.com

Please select the type of special 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:

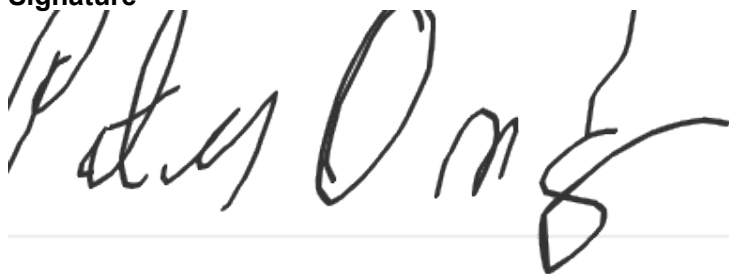
Replace very old and falling-down wire fence at rear of property. Approx Length 85 feet. Will clean out old shrub debris to prepare the fence line.

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

We are on a narrow strip of land between Vanderbilt and Henderson. The greek restaurant is our neighbor on the Henderson side. The old existing fence is currently the only separation between the forest and this commercial area. Fence cannot be seen from the road on either side. In addition, a new fence will actually be much more attractive and will prevent intruders and bears from crossing into Biltmore Forest.

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 'Peter Ong', written over a horizontal line.

Date

4/5/2021

















Zoning Compliance Application

Town of Biltmore Forest

Name

Laura Werner

Property Address

2 Hemlock Rd

Phone

(310) 920-1611

Email

lwerner310@hotmail.com

Parcel ID/PIN Number

9646-53-7448-00000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.82 Acres

Maximum Roof Coverage

6,100 square feet (Up to 2 acres)

Proposed Roof Coverage Total

no change

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage

no change

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

2 story with basement - no change

Description of the Proposed Project

Wall and fenced in are for dogs.

We are looking to add about 155-160 ft and 4' tall, in the same style as the current retaining walls. The new wall will be about 2.5' retaining, a little more in some areas and less in other areas in side and back yard of the residence. The fenced area will be about 15' on one side, with a gate and about 12' on the other side of the wall, with a gate.

I can take a video of the area if needed and submit. I'm not sure what exactly is needed.

Estimated Start Date

5/22/2021

Estimated Completion Date

6/30/2021

Estimated Cost of Project

\$40,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

21086-2HemlockDriveSurveyorsReport4-5-21.pdf

2 Hemlock Rd Fence Drawing 2021 04 26 V1.jpg

2 Hemlock house with current wall.jpg

Applicant Signature

Date

4/26/2021

A handwritten signature in black ink, appearing to be "L. M.", written over a horizontal line.

Special Use Permit Application

Town of Biltmore Forest

Name

Laura Werner

Address

2 Hemlock Rd

Phone

(310) 920-1611

Email

lwerner310@hotmail.com

Please select the type of special 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:

We are looking to add about 155-160 ft and 4' tall, in the same style as the current retaining walls. The new wall will be about 2.5' retaining, a little more in some areas and less in other areas in side and back yard of the residence. The fenced area will be about 15' on one side, with a gate and about 12' on the other side of the wall, with a gate.

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

The wall will only be partially visible as part of it is a retaining wall, where the lower level is facing our home.

The wall will be made to look as much like the existing retaining walls as possible, so that it looks like it has always been there. The gates will be minimal, only 4' tall and very simple, similar to the current railing on the home today.

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

Signature

Date

4/26/2021







From: [laura](#)
To: [Jonathan Kanipe](#)
Cc: [JB Pro Gmail \(john.brackettjr@gmail.com\)](#)
Subject: RE: 2 Hemlock new buyers - Pup Fence
Date: Saturday, May 01, 2021 8:48:01 AM
Attachments: [image007.png](#)
[image009.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image001.png](#)

WARNING:This email originated from outside of the Town of Biltmore Forest Network.

Jonathan,

The wall will look as close to the existing retaining walls as possible, I have asked to look at the stone chosen beforehand. It will be wrapped around the wall, with no ledge, just like the existing stone.

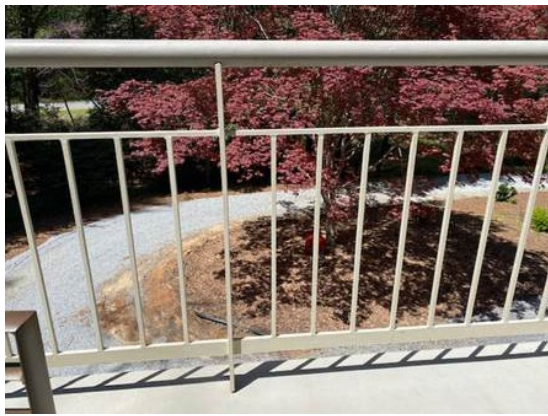


We didn't provide details of the fence, because we have been working on the details, but I think we have finally found someone to make it for us. I asked if he can get us a sketch before 5/17. Fingers crossed. We are working with Owens Welding, <https://www.owenswelding.com/> Who is building a custom fence for us.

It will be made of aluminum in bronze #40, one of their standard colors, and will have a gate that looks similar to this, low enough to keep the pups from getting out & secured with a latch to the gate,



And the fence will look similar to our balcony, which looks like this...but 4' tall and the base will be lower to the ground, to keep the pups safe.



It will look gorgeous! More to come....

Laura -

From: Jonathan Kanipe <jkanipe@biltmoreforest.org>
Sent: Tuesday, April 27, 2021 8:33 AM
To: laura <lwerner310@hotmail.com>
Cc: JB Pro Gmail (john.brackettjr@gmail.com) <john.brackettjr@gmail.com>
Subject: RE: 2 Hemlock new buyers - Pup Fence

I received the submission and thanks for sending it all over. In terms of the meeting itself, we will hold that at 4pm with a site visit (at your property) beforehand. If you have any pictures or other descriptions of the fence/wall that you'd like to construct that would be helpful as well.

Thanks very much.

Jonathan Kanipe
Town Manager
Town of Biltmore Forest
(828) 274-0824 // jkanipe@biltmoreforest.org
<http://www.biltmoreforest.org>

All email correspondence to and from this address is subject to public review under the NC Public Records Law.

Sign up to receive emergency texts directly from Buncombe County for breaking health and safety news. Text **BCALERT** on your smart phone to **888-777** to receive alerts on important information such as floods, communicable disease, county office closings, and relevant traffic safety notifications OR visit buncombeready.org

From: laura <lwerner310@hotmail.com>
Sent: Monday, April 26, 2021 9:32 PM
To: Jonathan Kanipe <jkanipe@biltmoreforest.org>
Cc: JB Pro Gmail (john.brackettjr@gmail.com) <john.brackettjr@gmail.com>
Subject: RE: 2 Hemlock new buyers - Pup Fence

WARNING:This email originated from outside of the Town of Biltmore Forest Network.

Jonathan – I submitted both forms and a tree removal request for the 1 18"+ circumference tree that needs to be removed. I plan to attend on 5/17's town hall mtg between 4 & 6 pm.

I can print out the items I submitted. I can also take a video if needed to get a better perspective of the location. Not sure what exactly is required to support the request.

In the interim, I will work to get gas and electrical lines marked, since we are doing some land leveling.

Thanks again for all of your help!

Laura Werner & John Brackett, Jr.

From: laura
Sent: Monday, April 19, 2021 6:43 PM
To: Jonathan Kanipe <jkanipe@biltmoreforest.org>
Cc: JB Pro Gmail (john.brackettjr@gmail.com) <john.brackettjr@gmail.com>
Subject: RE: 2 Hemlock new buyers - Pup Fence

Zoning Compliance Application

Town of Biltmore Forest

Name

Robert and Merry Stephenson

Property Address

341 Vanderbilt Road

Phone

(248) 824-3059

Email

hustonstephenson@gmail.com

Parcel ID/PIN Number

9647-81-0350-00000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.25 acres

Maximum Roof Coverage

5,060 square feet (Up to 1.2 acres)

Proposed Roof Coverage Total

N/A

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage

1016

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

N/A

Description of the Proposed Project

We would like to build an inground pool with a spa and patio area with a wood burning fireplace. The pool design would include leveling out a section of our yard to accommodate a 17'0" x 36'0" pool with 2'0" natural Bluestone coping and a 11'0" x 16'0" natural stone patio. A 2'0" tall natural stone wall would be constructed along the west side of the pool. Please see the attached drawing for additional information.

Estimated Start Date

6/1/2021

Estimated Completion Date

9/30/2021

Estimated Cost of Project

\$140,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

pool design.pdf

Special Use Permit Application

Town of Biltmore Forest

Name

Robert and Merry Stephenson

Address

341 Vanderbilt Road

Phone

(248) 824-3059

Email

hustonstephenson@gmail.com

Please select the type of special 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:

We would like to add an inground pool to our backyard. The design would include leveling out a portion of our backyard to accommodate a 17x36 pool and spa and a natural stone patio area with a wood burning fireplace. The west side of the design would include a 2'0" decorative stone wall. The stone wall, pool coping, and patio will be constructed with natural stone to fit in with the surrounding landscaping of our yard.

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

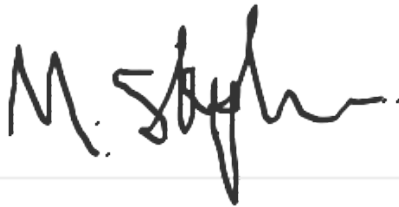
Our backyard is private and completely surrounded by trees so the pool wouldn't be visible from the road.

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

Signature

Date

4/16/2021



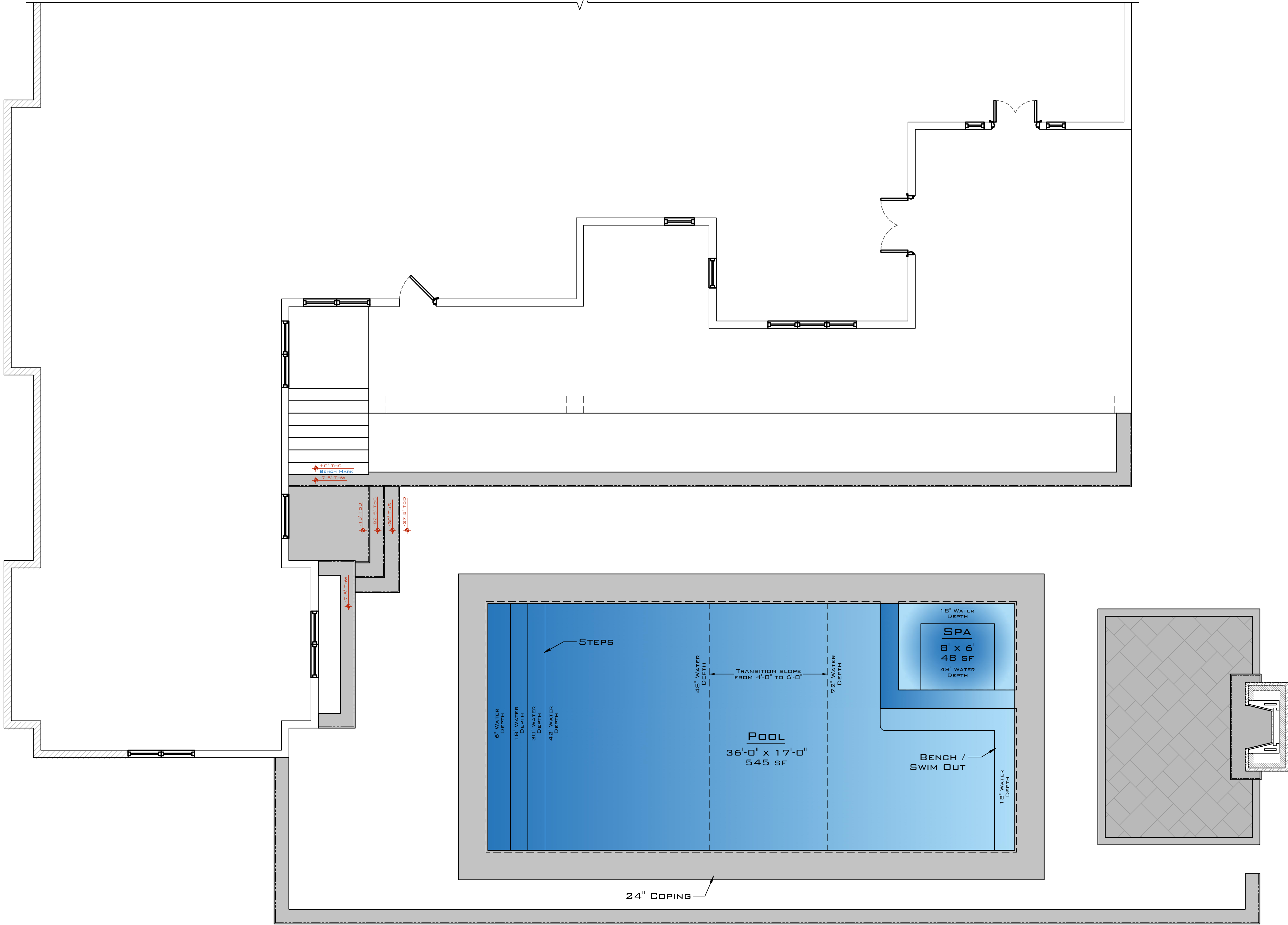
EFFORTS HAVE BEEN MADE TO PRODUCE THIS DOCUMENT USING RECYCLED MATERIALS. PLEASE CONTINUE THE CYCLE AND PROPERLY RECYCLE ALL UNNECESSARY COPIES.

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01 CONCEPT PLAN
1/4" = 1'-0"

Private Outdoor Living with Pool, Spa, & Fireplace

PREPARED FOR

Bob & Merry Stephenson

PROJECT LOCATION

341 Vanderbilt Rd.
Biltmore Forest, NC 28803

SIGNATURE

Signature, LLC.
781 Congaree Rd.
Greenville, SC 29607
office@Signature-LLC.com
www.Signature-LLC.com

1 (864) 991.8020 Office
1 (864) 551.2421 Fax

REVISIONS

| # | DATE | DESCRIPTION | BY |
|---|------------|---------------------------|----|
| A | 03/22/2021 | Rough Draft Presentation | CD |
| B | 04/08/2021 | Final Design Presentation | CD |
| C | | | |
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| E | | | |
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CLIENT PROJECT #: 1
FIRM PROJECT #: 210213

DR BY: CD
AP BY: CD
RELEASE DATE: 03/22/2021
REVISION DATE: 03/22/2021

Call 811 at least 72 hours prior to breaking ground, excluding weekends and legal holidays to connect you to the correct local "Call Before You Dig" Center.

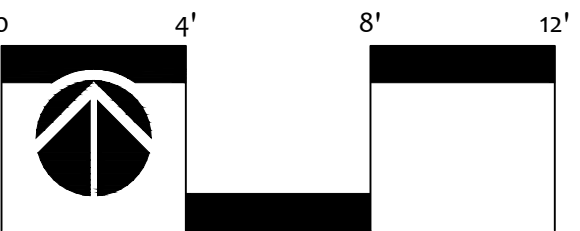


Know what's below.
Call before you dig.

Concept Plan

C1

Page 1 of 1



SCALE: 1/4" = 1'-0" (UNLESS OTHERWISE NOTED)

This drawing contains specific and proprietary information and is the property of Signature, LLC. This drawing and the information contained herein may not be scanned, copied, reproduced, modified, published, posted, uploaded, transmitted, or distributed in any way without expressed written consent from Signature, LLC for the specific project named on this sheet.

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Zoning Compliance Application

Town of Biltmore Forest

Name

Alan McGuinn, FAIA

Property Address

3 Holly Hill Road

Phone

(828) 712-6970

Email

alan.mcguinn@arca-design.com

Parcel ID/PIN Number

964683419500000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

61,696 SF/43,560 SF = 1.42 Acres

Maximum Roof Coverage

5,060 square feet (Up to 1.2 acres)

Proposed Roof Coverage Total

Existing to Remain 4,323 SF

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage

Existing to remain at 8,438 SF (max 15,424 SF)

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

27'-6"

Description of the Proposed Project

April 26, 2021

3 Holly Hill Road Biltmore Forest, NC

RE: 3 Holly Hill Renovation Project Scope

Originally built in 1964, the renovation of the house at 3 Holly Hill road is intended to provide needed upgrades and modernization to the existing residence. With the exception of the addition of two small balconies at the 2nd level bedrooms, there are no additions to the house or site planned at this time.

Exterior improvements include:

- Replacement of the existing windows, doors and skylights
- The exterior trim is to be repainted. The body of the house is stone
- Replace the existing gutters
- As mentioned two 4 ft x 6 ft balconies with new french doors will be added at the bedrooms on the East and West sides of the house, where the windows are currently located.
- Add watertight chimney cap

Interior improvements include:

- Upgrades to lighting and power
- HVAC modifications
- Plumbing modifications
- New floor, wall and ceiling finishes
- New cabinets and casework
- New interior doors
- Relocate interior stair to lower level

Site Improvements include:

- Removal of dead trees as recommended by the arborist
- Landscape planting for decorative gardens adjacent to the house

Do not hesitate to contact our office if you have questions or require additional information.

Regards

Alan McGuinn, FAIA
Architect & Owners Agent

mobile: 828.712.6970
office: 877.272.2057

Estimated Start Date
6/1/2021

Estimated Completion Date
2/1/2022

Estimated Cost of Project
\$500,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

210426 Holly Hill - A000 - Cover.pdf

210426 Holly Hill - A001 - Site Plan.pdf

210426 Holly Hill - A102 - Level 2 Floor Plan.pdf

210426 Holly Hill - A102-3 - Roof Plan.pdf

210426 Holly Hill - A200 - North & South Elevations.pdf

210426 Holly Hill - A201 - East & West Elevations.pdf

210426 Holly Hill - A400 - Wall Sections.pdf

210426 Holly Hill - E200 Existing Elevations.pdf

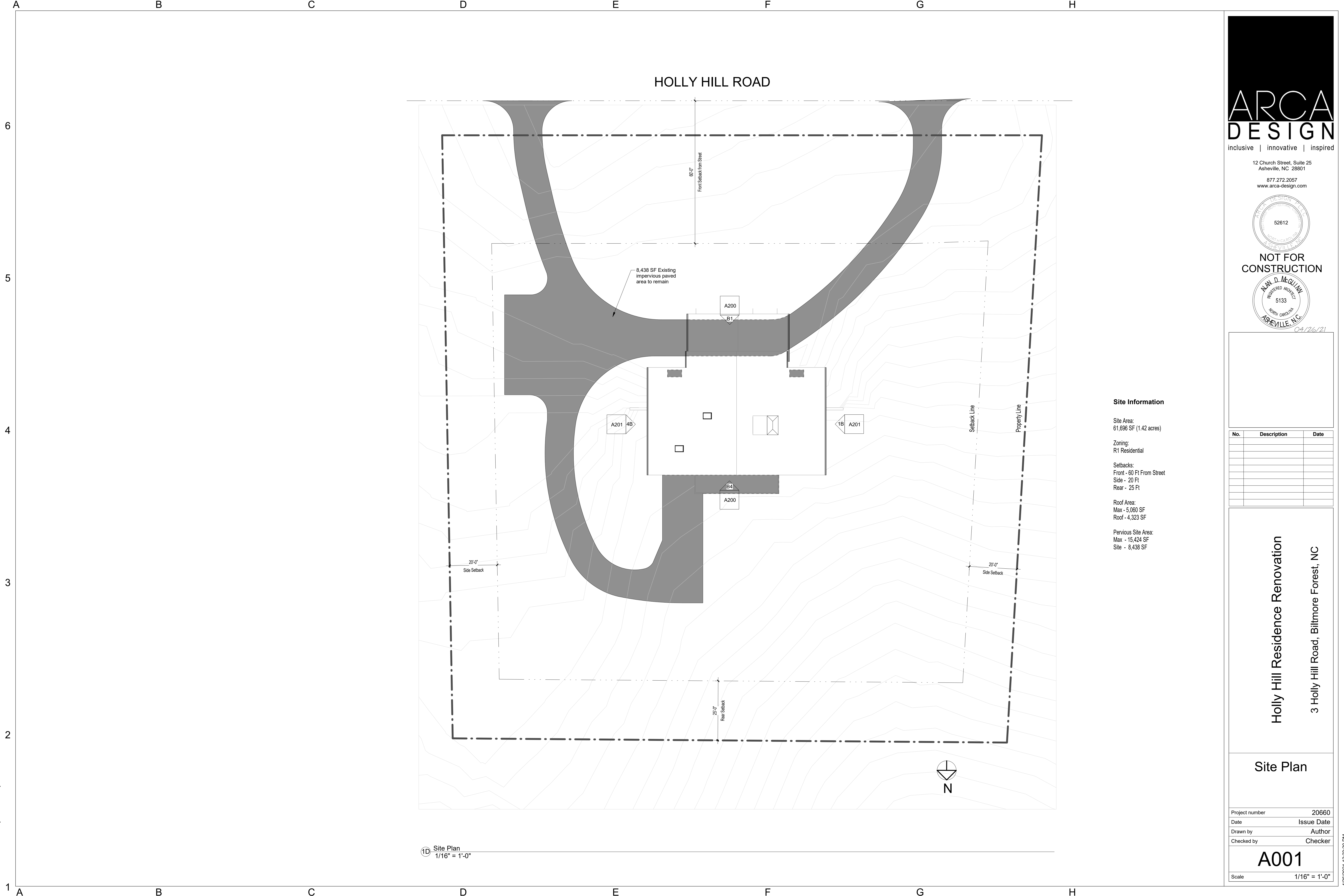
Garden Landscape Plan.pdf

Applicant Signature

Date
4/26/2021

A M^EGUINN

B:\M 360\20660 Holly Hill\20660 Holly Hill.rvt



Site Information

Site Area:
61,696 SF (1.42 acres)

Zoning:
R1 Residential

Setbacks:
Front - 60 Ft From Street
Side - 20 Ft
Rear - 25 Ft

Roof Area:
Max - 5,060 SF
Roof - 4,323 SF

Pervious Site Area:
Max - 15,424 SF
Site - 8,438 SF



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Holly Hill Residence Renovation
3 Holly Hill Road, Biltmore Forest, NC

Site Plan

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| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A001

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Issue Date

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3 Holly Hill Road, Biltmore Forest, NC

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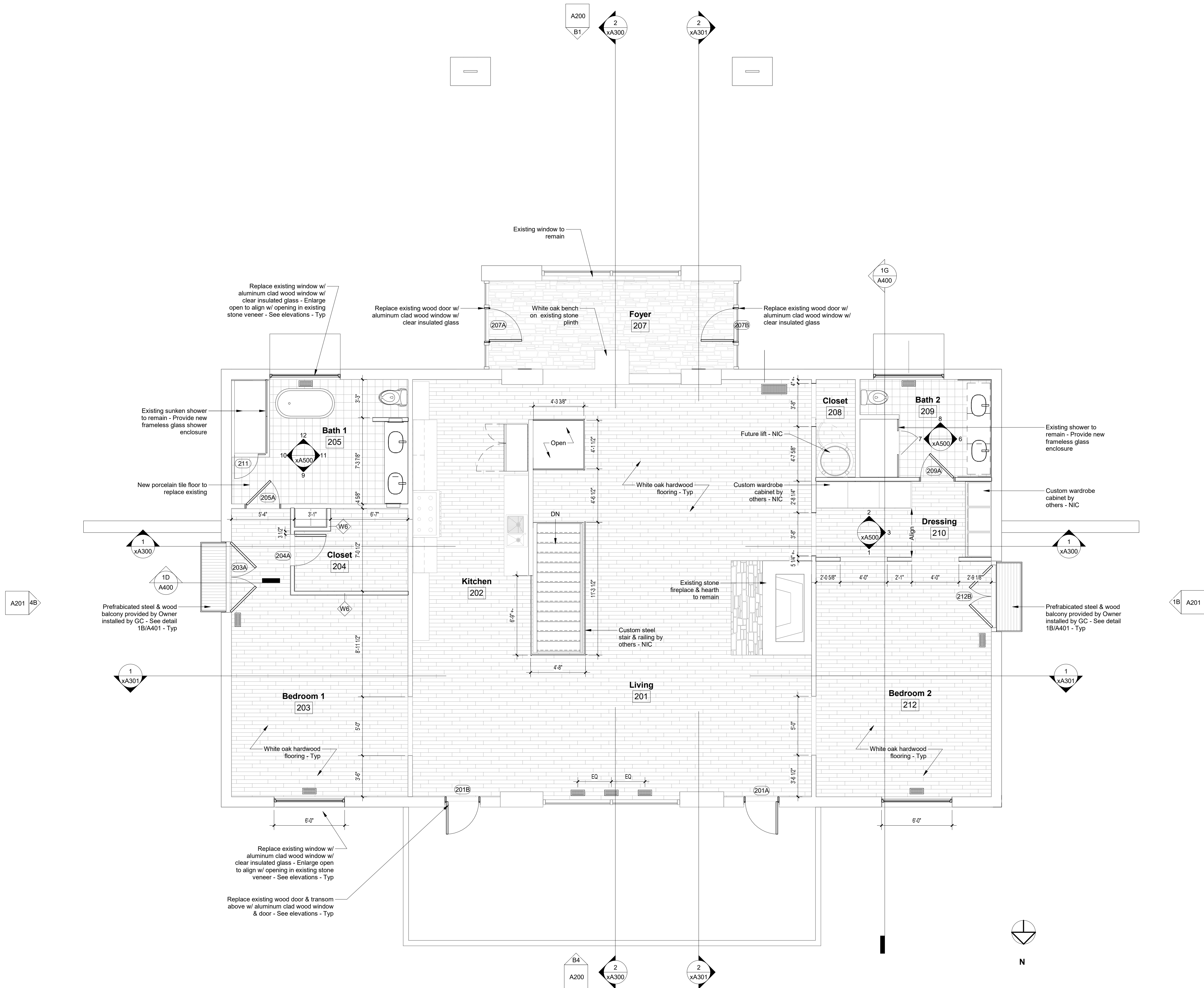
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1 Level 2 Plan
1/4" = 1'-0"

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Holly Hill Residence Renovation
3 Holly Hill Road, Biltmore Forest, NC

Level 2 Floor
Plan

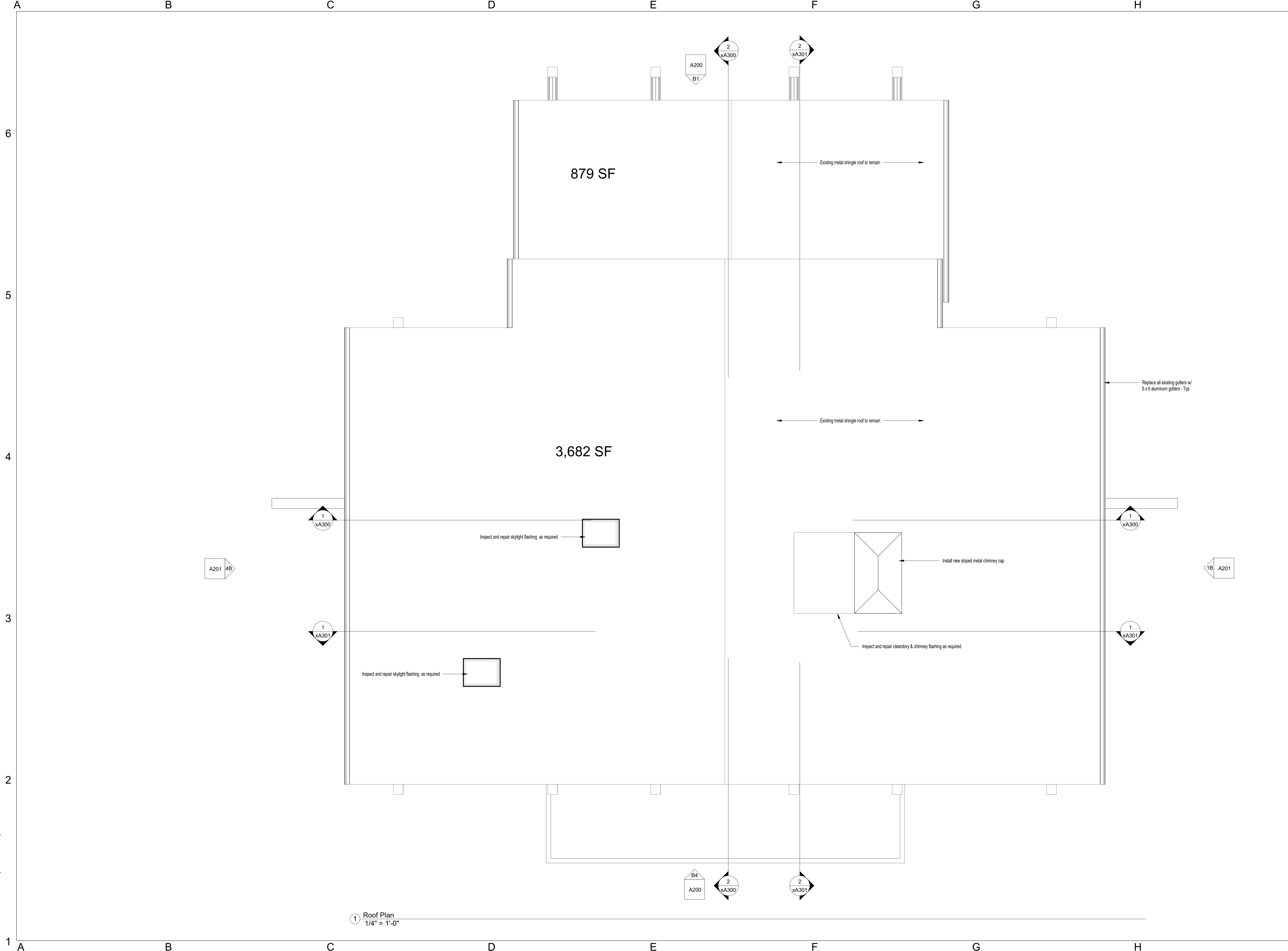
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1 Roof Plan
1/4" = 1'-0"

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Professional Seal: ARCA DESIGN BUILD, NORTH CAROLINA, ASHEVILLE, NC, 52612

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Professional Seal: ALAN D. MCGILVER, REGISTERED ARCHITECT, 5133, NORTH CAROLINA, ASHEVILLE, NC

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Holly Hill Residence Renovation

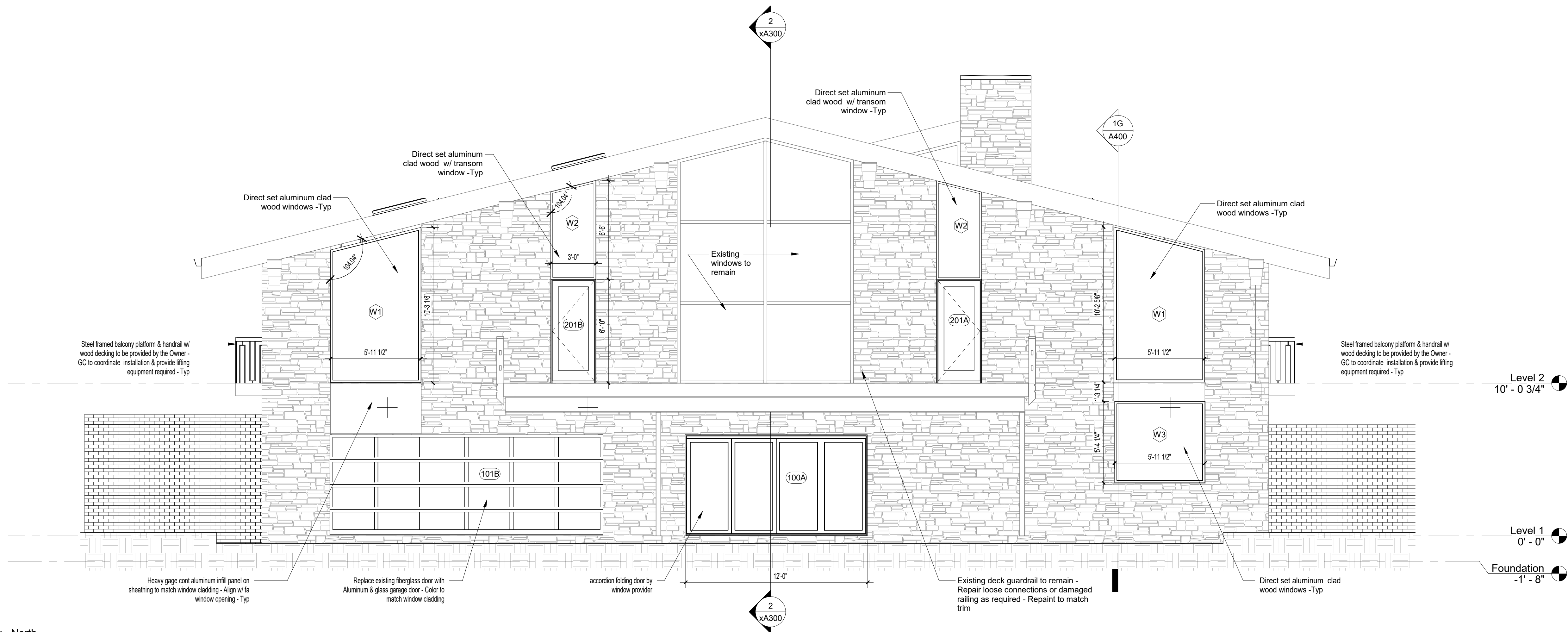
3 Holly Hill Road, Biltmore Forest, NC

Roof Plan

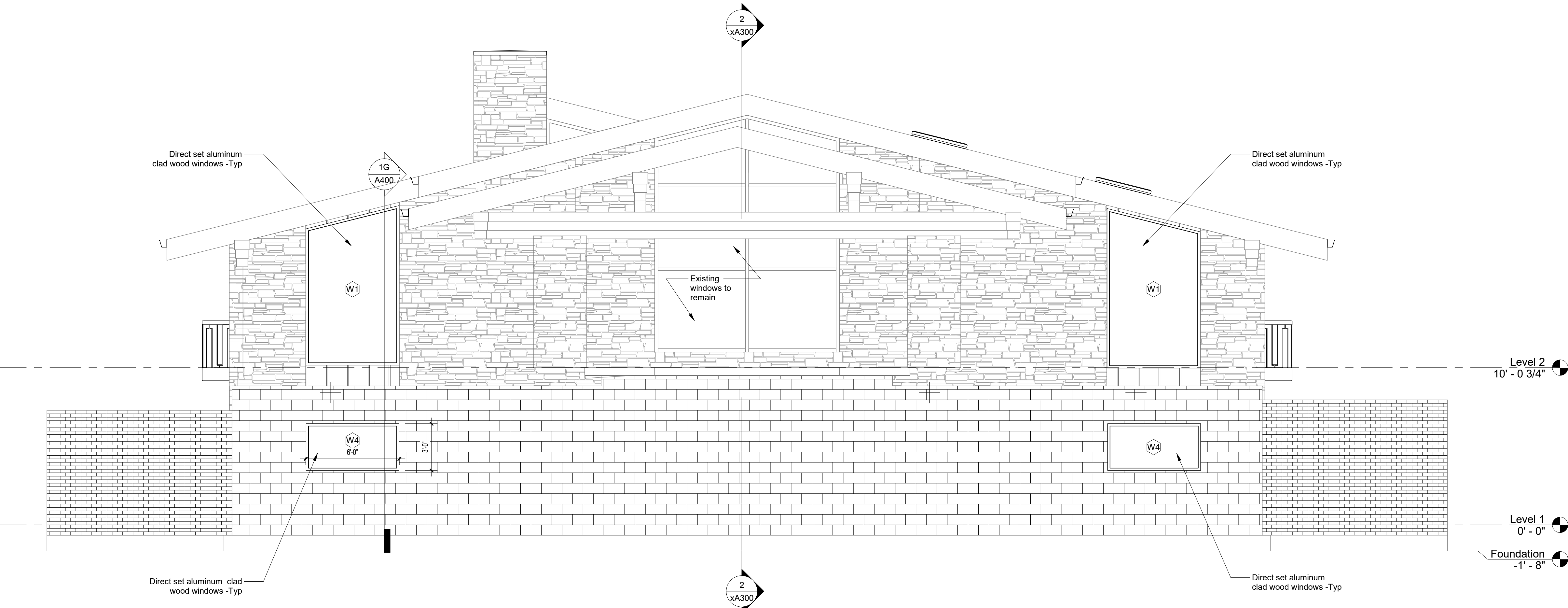
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North
1/4" = 1'-0"



South
1/4" = 1'-0"

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Holly Hill Residence Renovation

3 Holly Hill Road, Biltmore Forest, NC

**North & South
Elevations**

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| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

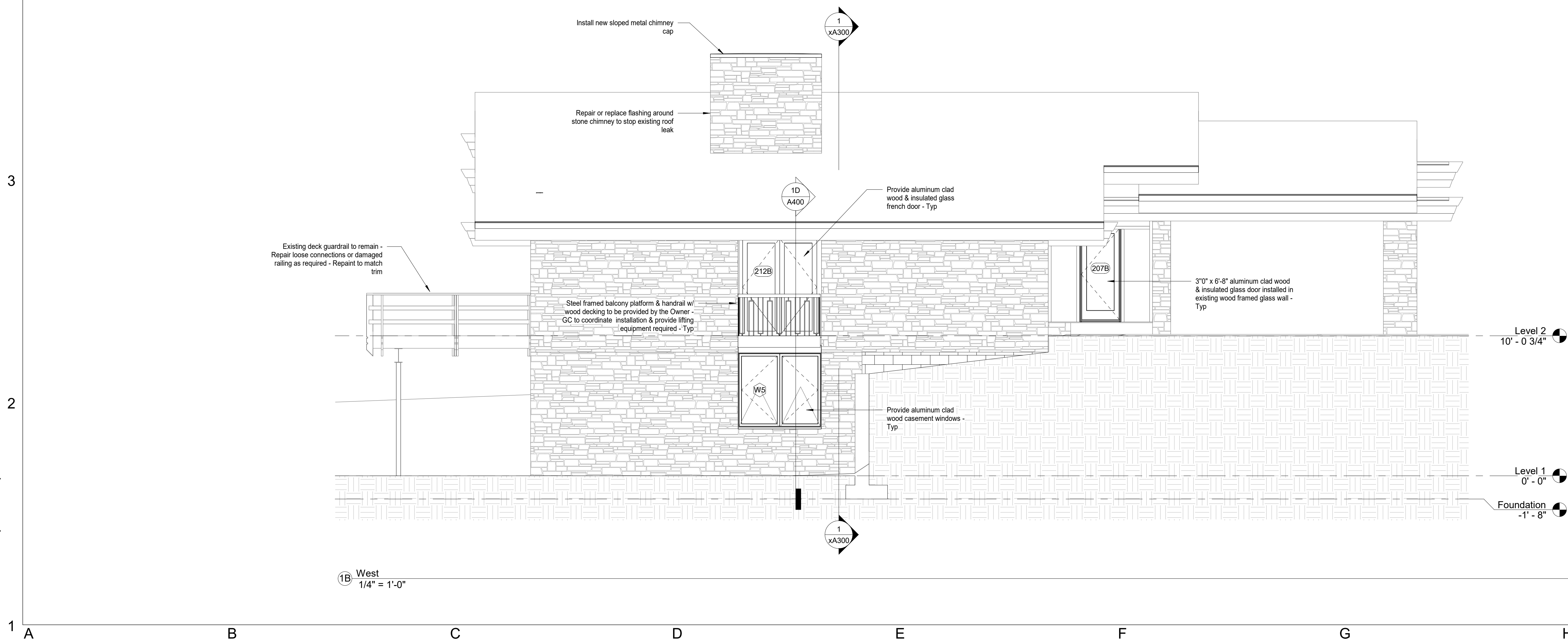
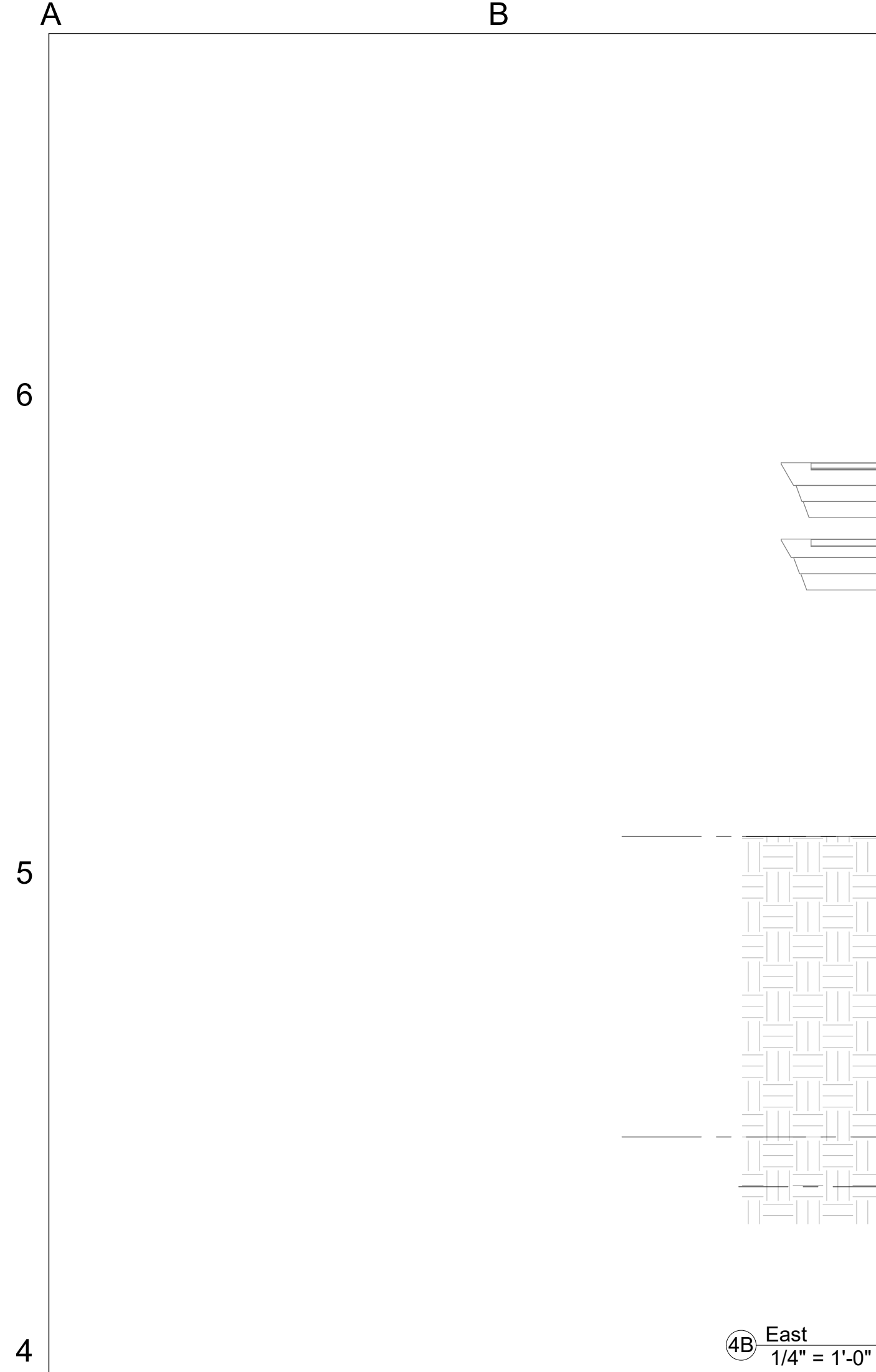
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Holly Hill Residence Renovation
3 Holly Hill Road, Biltmore Forest, NC

East & West
Elevations

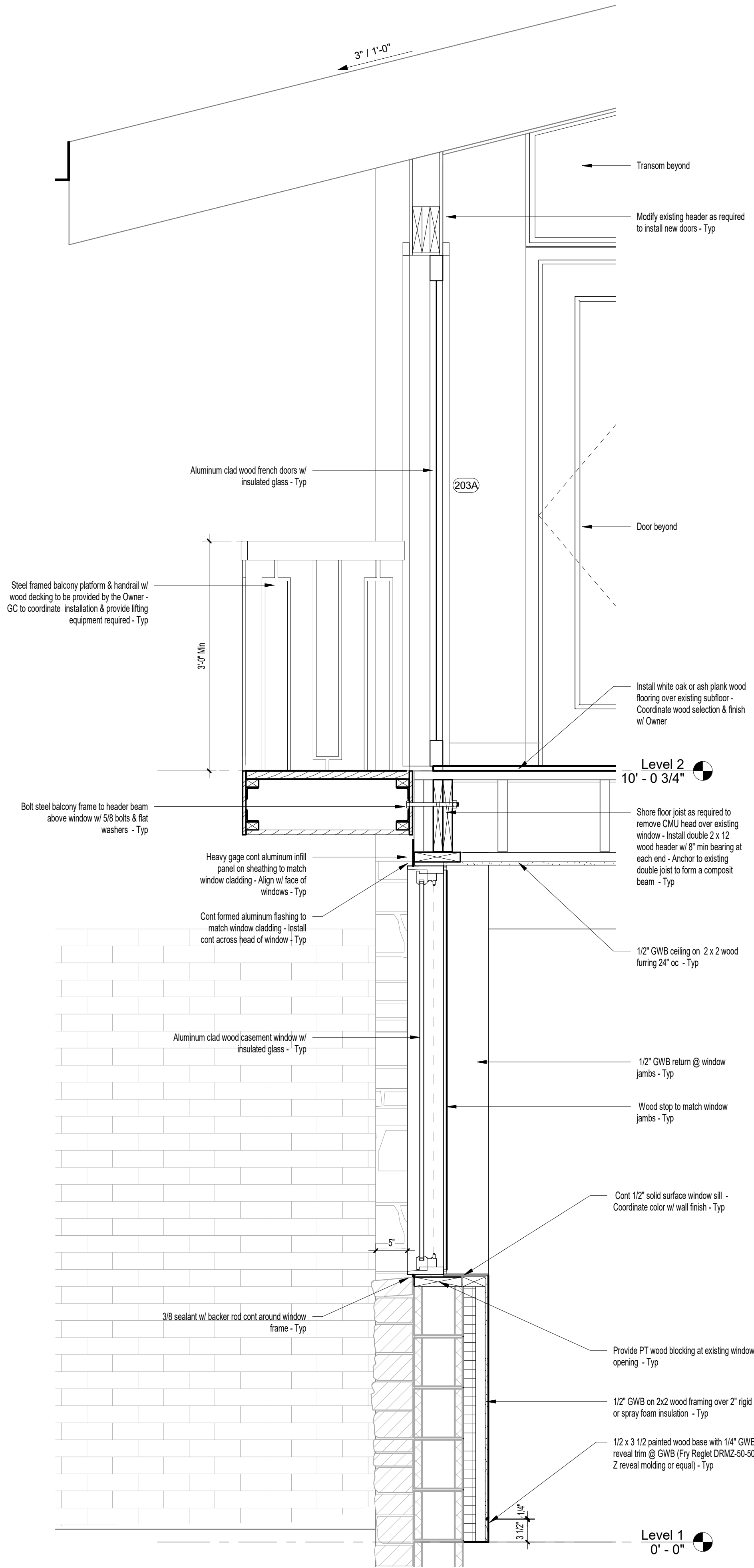
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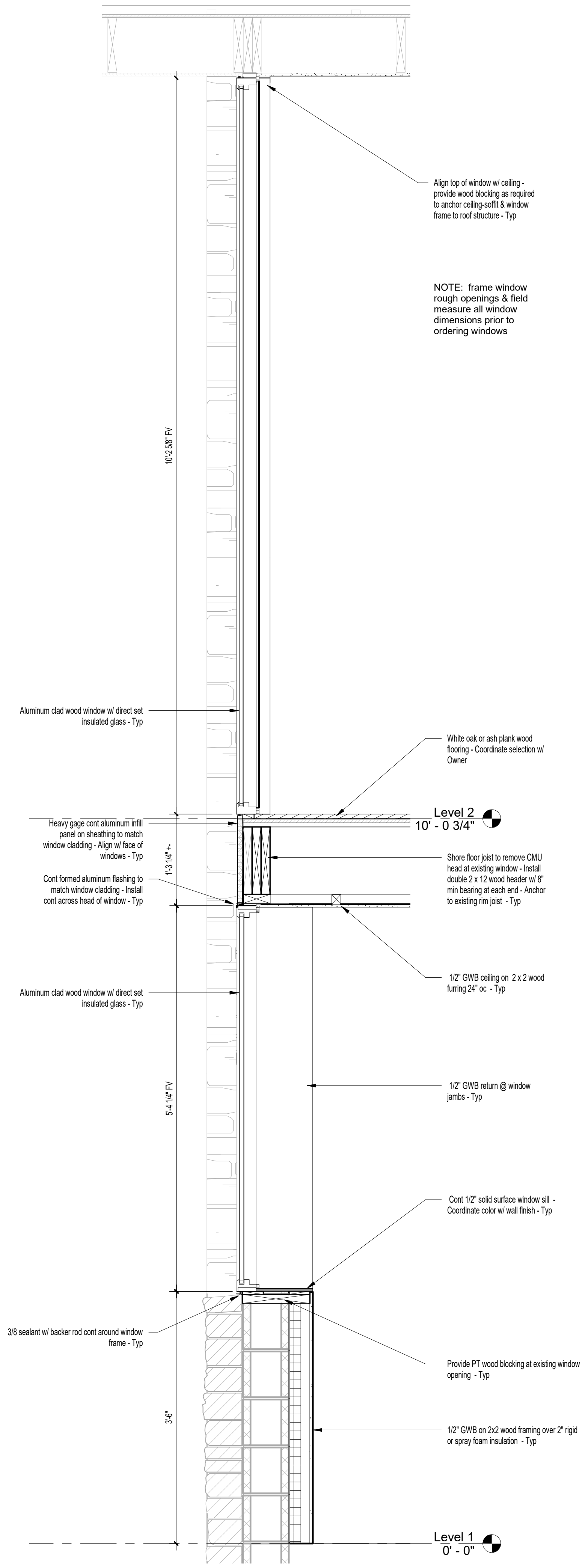
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1D Section @ Balcony
1" = 1'-0"



1G North Wall Section
1" = 1'-0"

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Holly Hill Residence Renovation
3 Holly Hill Road, Biltmore Forest, NC

Wall Sections

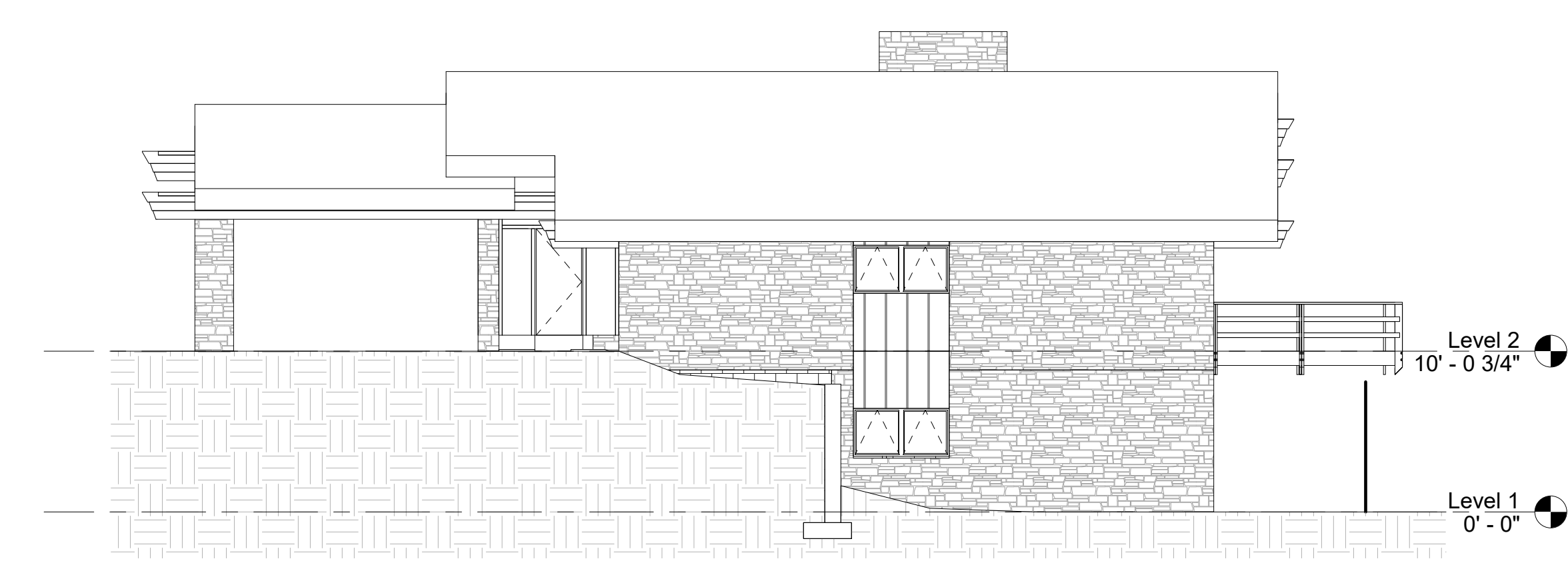
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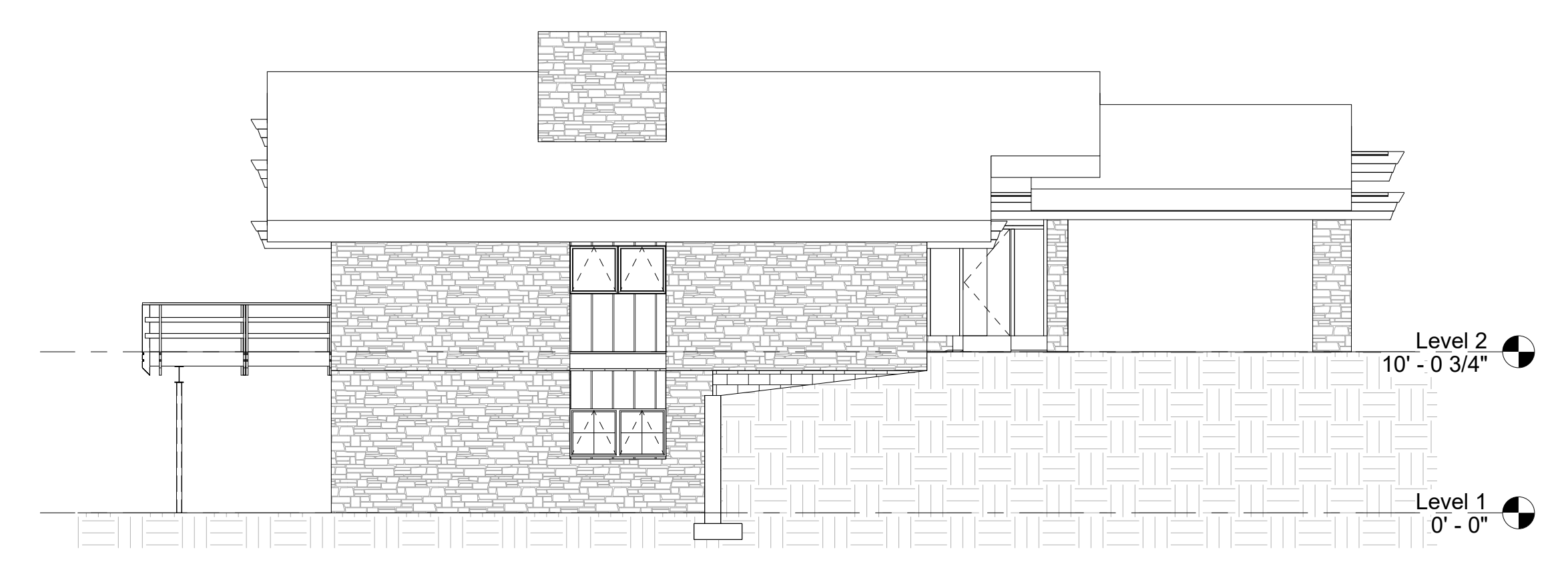
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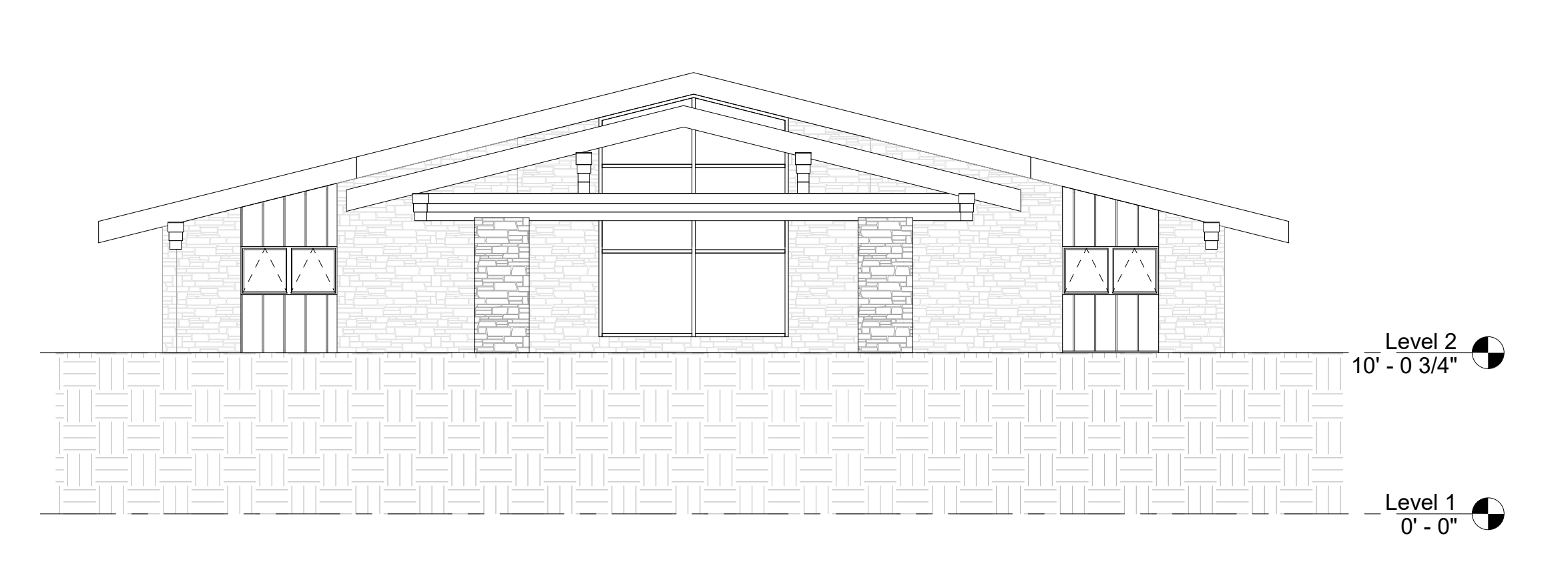
Existing East
1/8" = 1'-0"



Existing West
1/8" = 1'-0"



Existing North
1/8" = 1'-0"



Existing South
1/8" = 1'-0"



Northwest Corner



Southeast Corner

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REGISTERED ARCHITECT
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Holly Hill Residence Renovation
3 Holly Hill Road, Biltmore Forest, NC

Existing
Elevations

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| Drawn by | Author |
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Zoning Compliance Application

Town of Biltmore Forest

Name

Rebecca Morgan

Property Address

63 Forest Rd

Phone

(828) 777-9813

Email

rebeccaismorgan@gmail.com

Parcel ID/PIN Number

9646-58-6737

ZONING INFORMATION

Current Zoning

R-1

Lot Size

2.1 ac 91,476sf

Maximum Roof Coverage

6,700 square feet (Up to 2.5 acres)

Proposed Roof Coverage Total

5,294sf

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage

11,200sf

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

23'

Description of the Proposed Project

1 1/2 story guest cottage with 950sf of heated floor area and 794sf roof area

Estimated Start Date

6/15/2021

Estimated Completion Date

12/11/2021

Estimated Cost of Project

\$300,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

MorganCottage -- A4 -- elevations - section -- 04262021-001.pdf

MorganCottage -- A3 -- elevations - section -- 04262021-001.pdf

MorganCottage 2 (dragged).pdf

MorganCottage -- A1 -- foundation plan Details -- 04262021-001.pdf

MorganCottage -- A0 -- site -- 04262021-001 2.pdf

Applicant Signature

Ernie Johnson

Date

4/26/2021

VARIANCE APPLICATION

Town of Biltmore Forest

Name

Rebecca Morgan

Address

63 Forest Rd

Phone

(828) 777-9813

Email

rebeccaismorgan@gmail.com

Current Zoning/Use

R

Requested Use

R

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 1 1/2 story guest cottage with 950sf heated floor area and 794sf of roof coverage on a 2.1 acre lot. Total roof coverage for lot would be 5294sf

What does the ordinance require?

Maximum roof coverage for accessory structure is 750sf with total allowed for lot 6700sf.

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.**

The extra 44sf allows for a 12" roof overhang for rain protection.

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

The extra 44sf allows for better site drainage and minimizes grading disturbance.

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

The footprint of the structure was minimized as much as possible to reduce roof coverage while still meeting the owner's needs.

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.

The extra 12" overhang does not increase the visual impact of the structure. It is located at the rear of the property surrounded by woods and adjacent to Biltmore estate, and cannot be seen from street or neighbors. The adjacent property owners have been contacted and agree with the 44sf increase.

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

Signature

Date

4/26/2021

Bruce Johnson

I, Robert C. Brown, certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in deed books as noted) using traditional field procedures; that the ground survey was performed on January 11, 2021, to the 95% confidence level to meet Federal Geographic Data Committee standards.

Witness my Signature, License Number, and Seal
this date 02/26/2021

Robert C. Brown
N.C. Professional Land Surveyor
License # L-2748

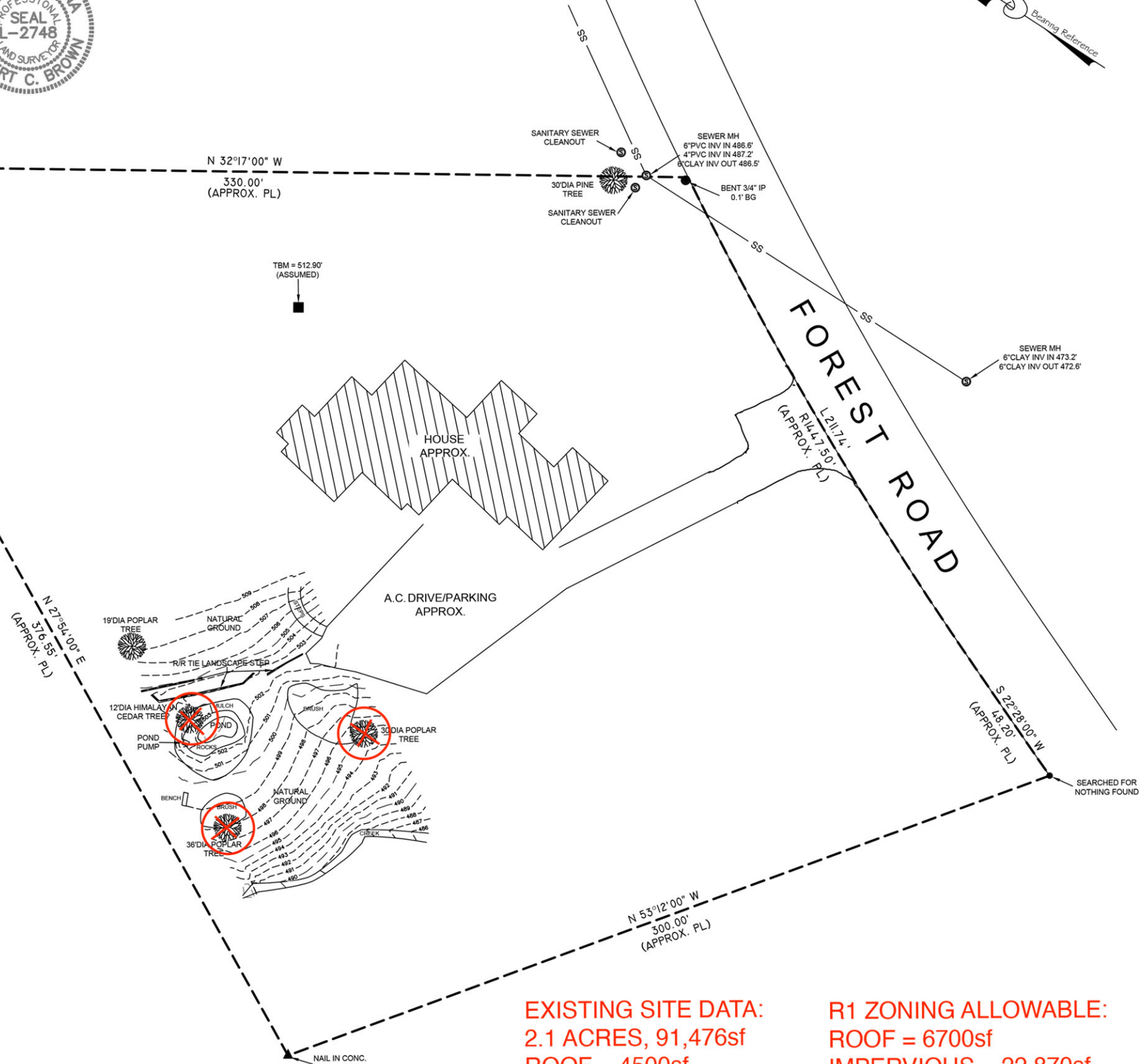


SYMBOL LEGEND

- Unmarked point
- Iron pipe found (as described)
- Nail found (as described)
- Sanitary sewer manhole
- Tree

ABBREVIATION LEGEND

- ag above grade
- hg below grade
- EHA Ed Holmes & Associates
- D.B. Deed Book
- OPF open iron pipe
- FB Flat Book
- PN Parcel identification number
- PS Page
- TBM temporary benchmark



EXISTING SITE DATA:
2.1 ACRES, 91,476sf
ROOF = 4500sf
IMPERVIOUS = 5500sf

R1 ZONING ALLOWABLE:
ROOF = 6700sf
IMPERVIOUS = 22,870sf
HEIGHT = 25'

Topographic Survey for
James S. Morgan, Jr.
and wife
Rebecca Stein Morgan

REFERENCES
PIN 9646-58-6737
Deed Book 1524 Page 151

DATE: February 18, 2021 DRAWN BY: J. Willard
JOB #21008 CHECKED BY: R. Brown
Robert C. Brown, PLS L-2748

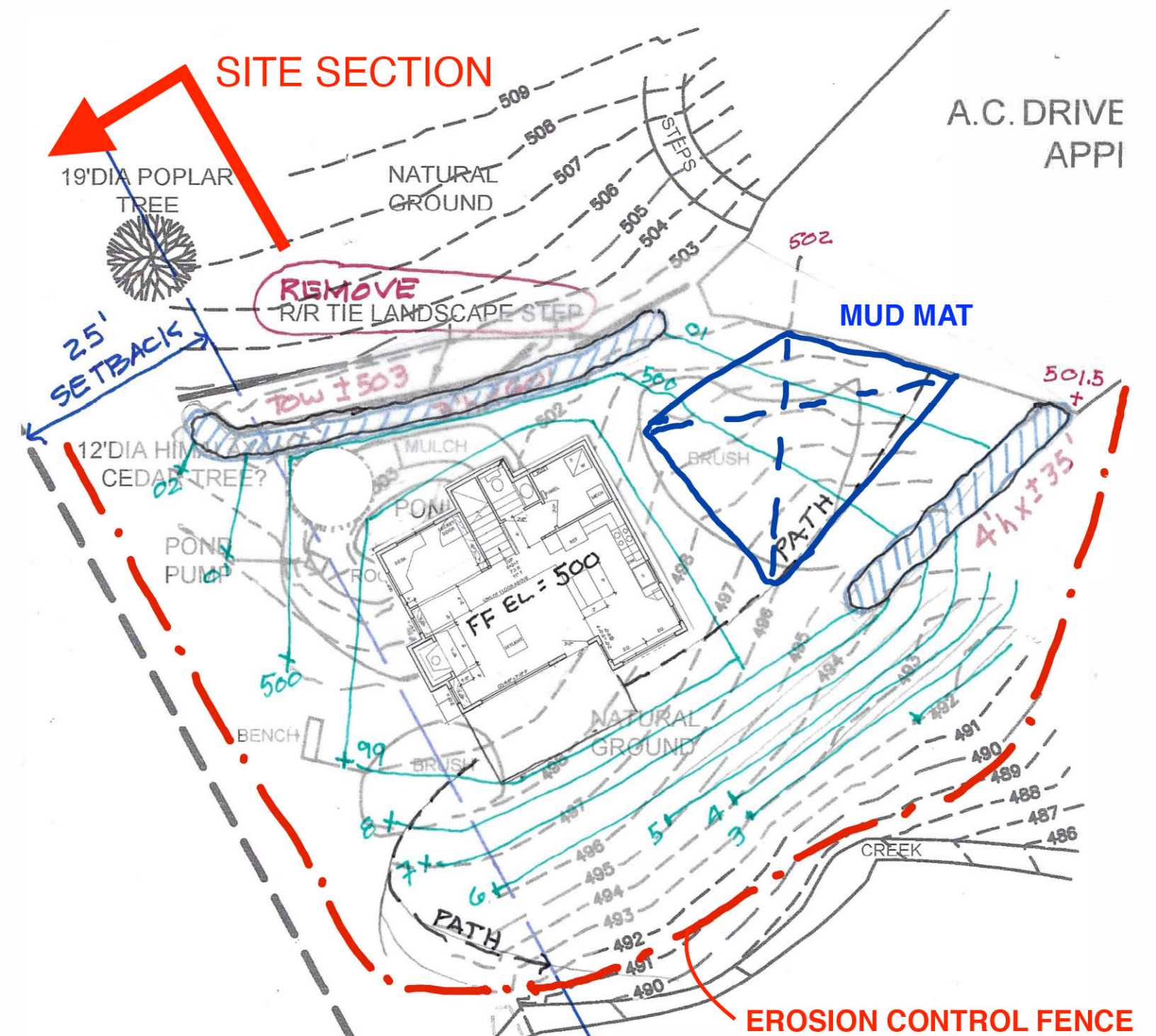
ED HOLMES & ASSOCIATES
LAND SURVEYORS, P.A.

300 Ridgefield Ct. Ste. 301 Asheville, NC 28806
Company Licensure # C-2806
828.225.6562

SCALE 1" = 30'

C 21-017

ROOF AREA = 794sf
IMPERVIOUS = 400sf
HEIGHT = 23'



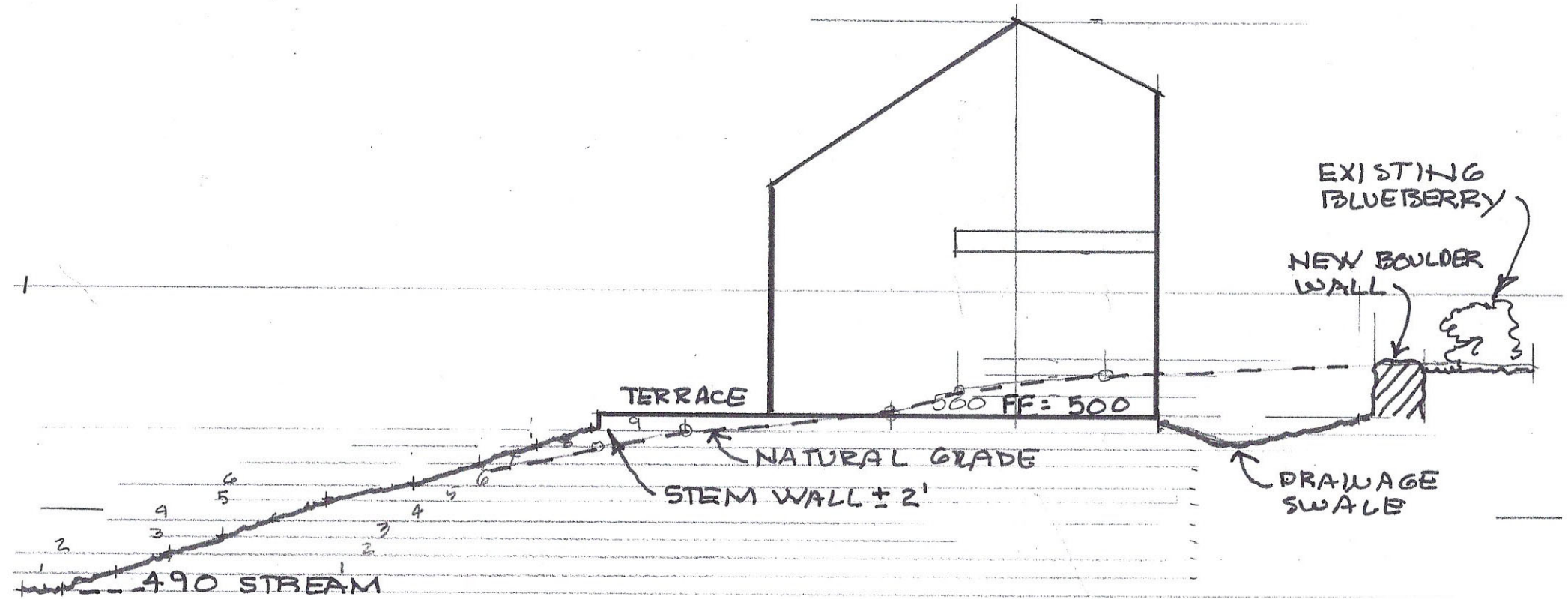
SITE PLAN
GRADING & EROSION CONTRL PLAN 1"=16'

CONSTRUCTION SEQUENCE:

1. INSTALL ALL EROSION CONTROL MEASURES AS SHOWN;
2. ON-SITE INSPECTION BY INSPECTOR TO APPROVE PERIMETER EROSION CONTROL DEVICES;
3. PROCEED WITH GRADING;
4. CLEAN SEDIMENT BASINS WHEN ONE-HALF FULL;
5. REPAIR OR REPLACE ALL EROSION CONTROL MEASURES AS NEEDED;
6. SEED AND MULCH DENUDED AREA, AS REQUIRED, AFTER FINISHED GRADES ARE ESTABLISHED;
7. MAINTAIN SOIL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER ESTABLISHED;
8. REQUEST FINAL APPROVAL BY CONSTRUCTION INSPECTOR; AND,
9. REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND STABILIZE THESE AREAS.

SITE SECTION

SCALE 1/8" = 1'-0"



STAMP



BRUCE JOHNSON ARCHITECTURE, PA
66 FOREST ROAD, ASHEVILLE, NC 28803
828-274-3922, BJAIA@CHARTER.NET
WWW.BRUCEJOHNSONAI.A.COM

MORGAN COTTAGE

63 FOREST ROAD
BILTMORE FOREST
NC 28803

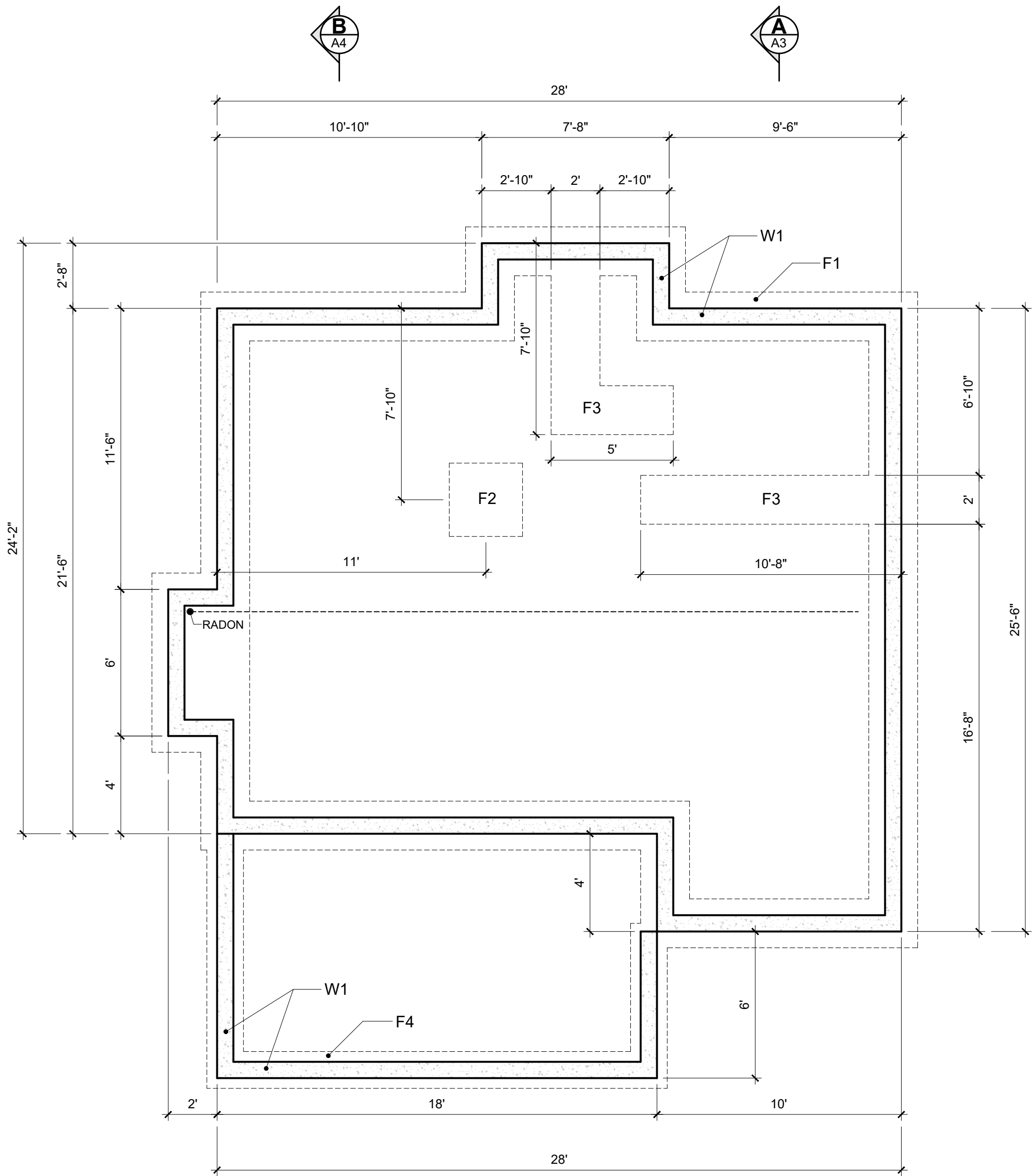
DATE

04 / 26 / 2021

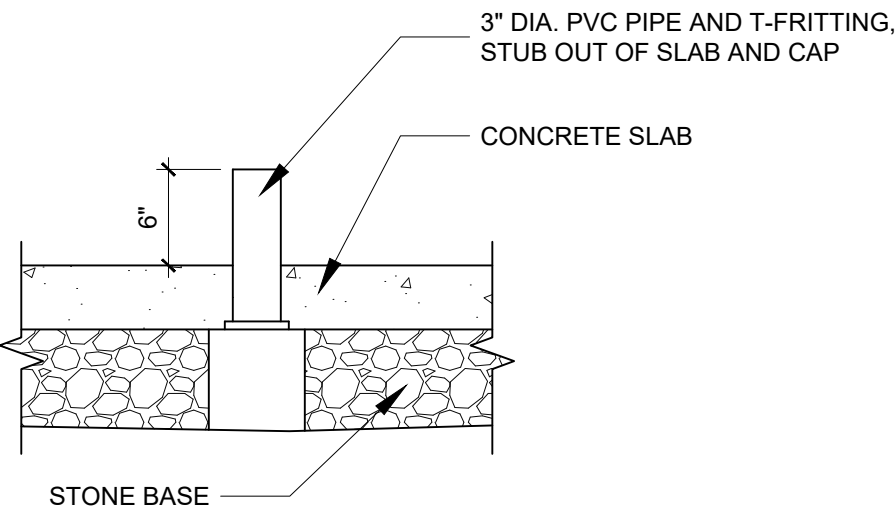
SHEET

A1

DRAWN BY: FS

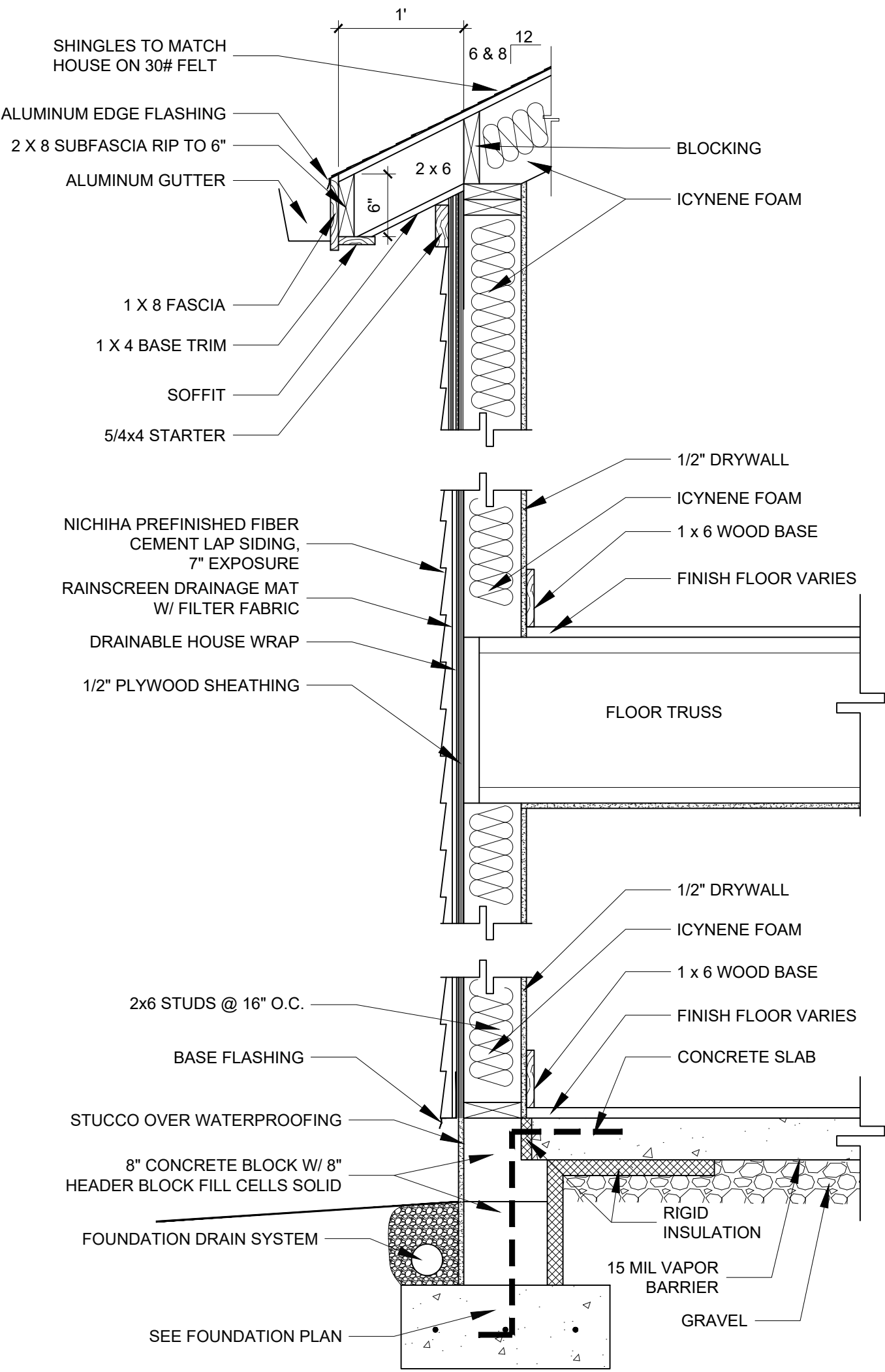


FOUNDATION PLAN
SCALE 1/4" = 1'-0"

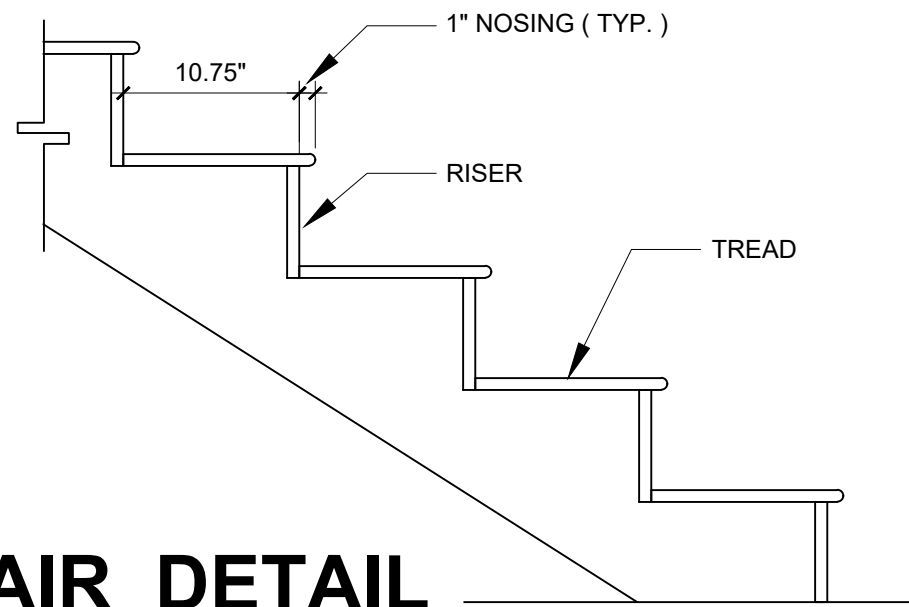


RADON DETAIL
SCALE 1" = 1'-0"

| REINFORCING SCHEDULE | |
|---|---|
| WALLS | |
| W1 | 8" CONCRETE BLOCK W/ 8" HEADER BLOCK FILL CELLS SOLID W/ (1) #4 REBAR @ 24" O.C. EXTENDED OUT OF WALL & TIE INTO SLAB |
| FOOTINGS: | |
| F1 | 2'-0" W. x 12" T. W/ 3 - #4 CONT. & #4 TIES @ 48" O.C. |
| F2 | 3'-0" W. x 3'-0" x 12" T. W/ #5 @ 8" O.C. EACH WAY |
| F3 | 2'-0" W. x 12" T. W/ 2 - #4 CONT. (TURN DOWN SLAB) |
| F4 | 18" W. x 10" T. W/ 3 - #4 CONT. & #4 TIES @ 48" O.C. |
| NOTES: | |
| 1. REBARS ARE LOCATED 3" CLEAR FROM BOTTOM OF FOOTING | |

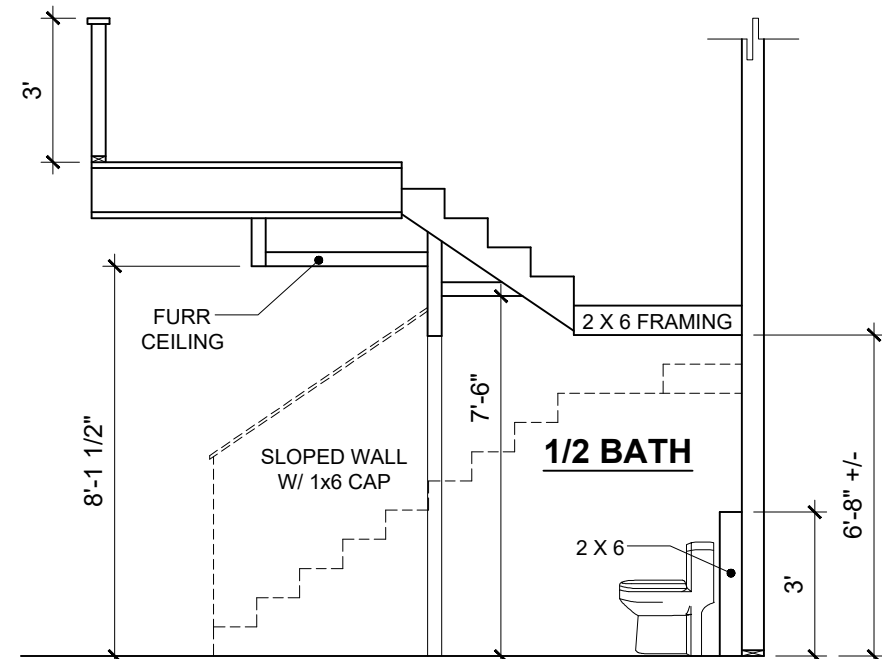


WALL DETAIL
SCALE 1" = 1'-0"



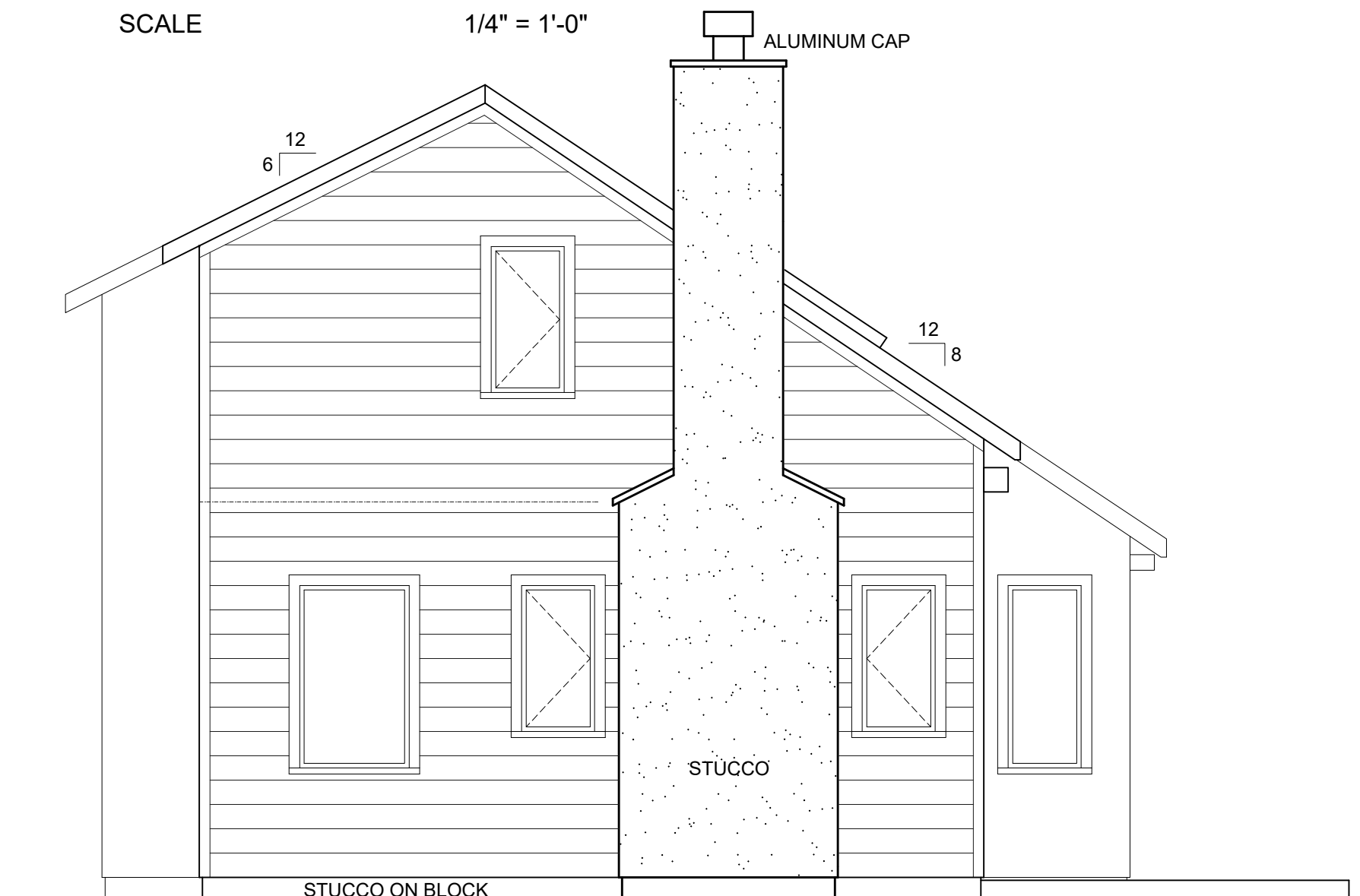
STAIR DETAIL

SCALE 1" = 1'-0"



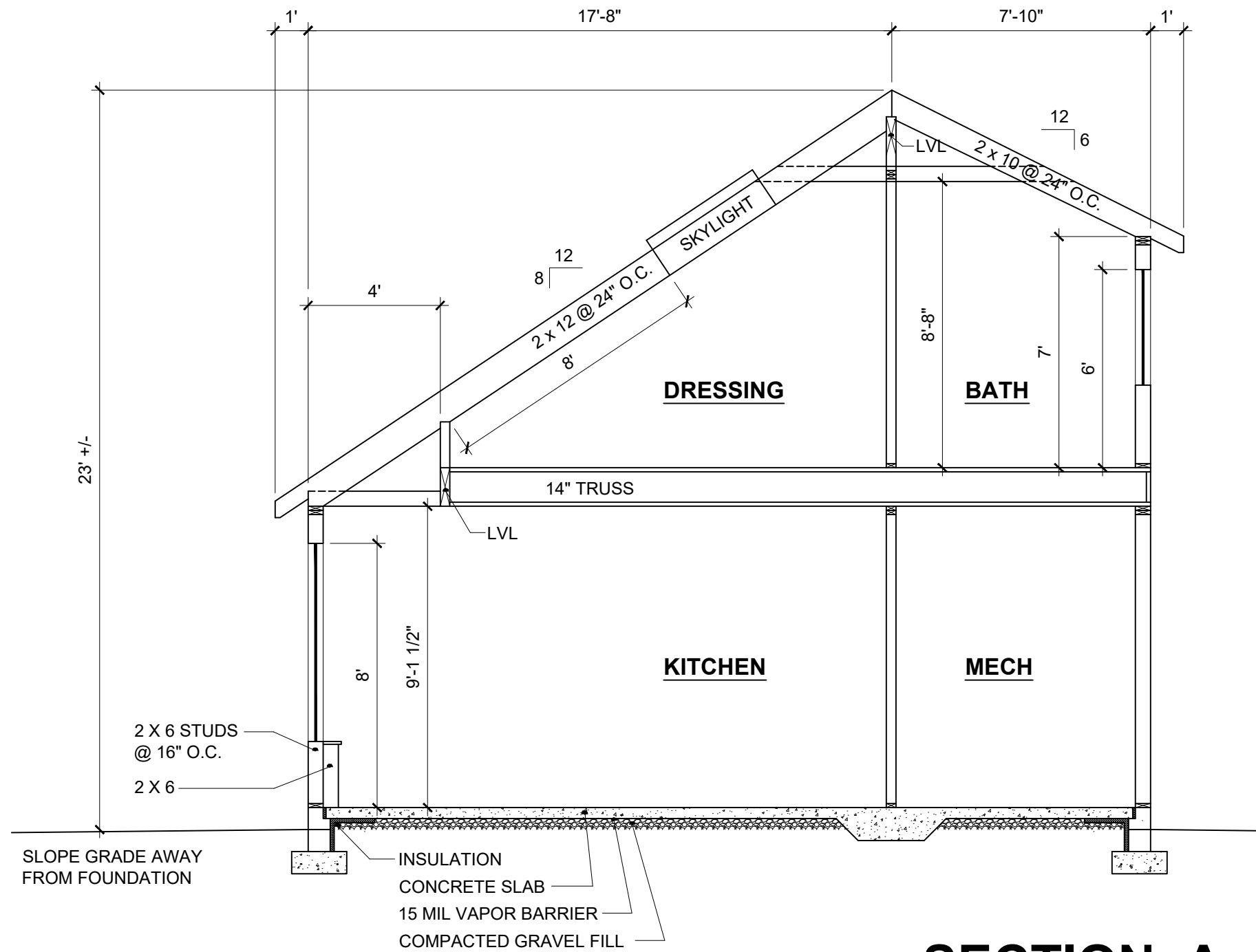
STAIR SECTION

SCALE 1/4" = 1'-0"



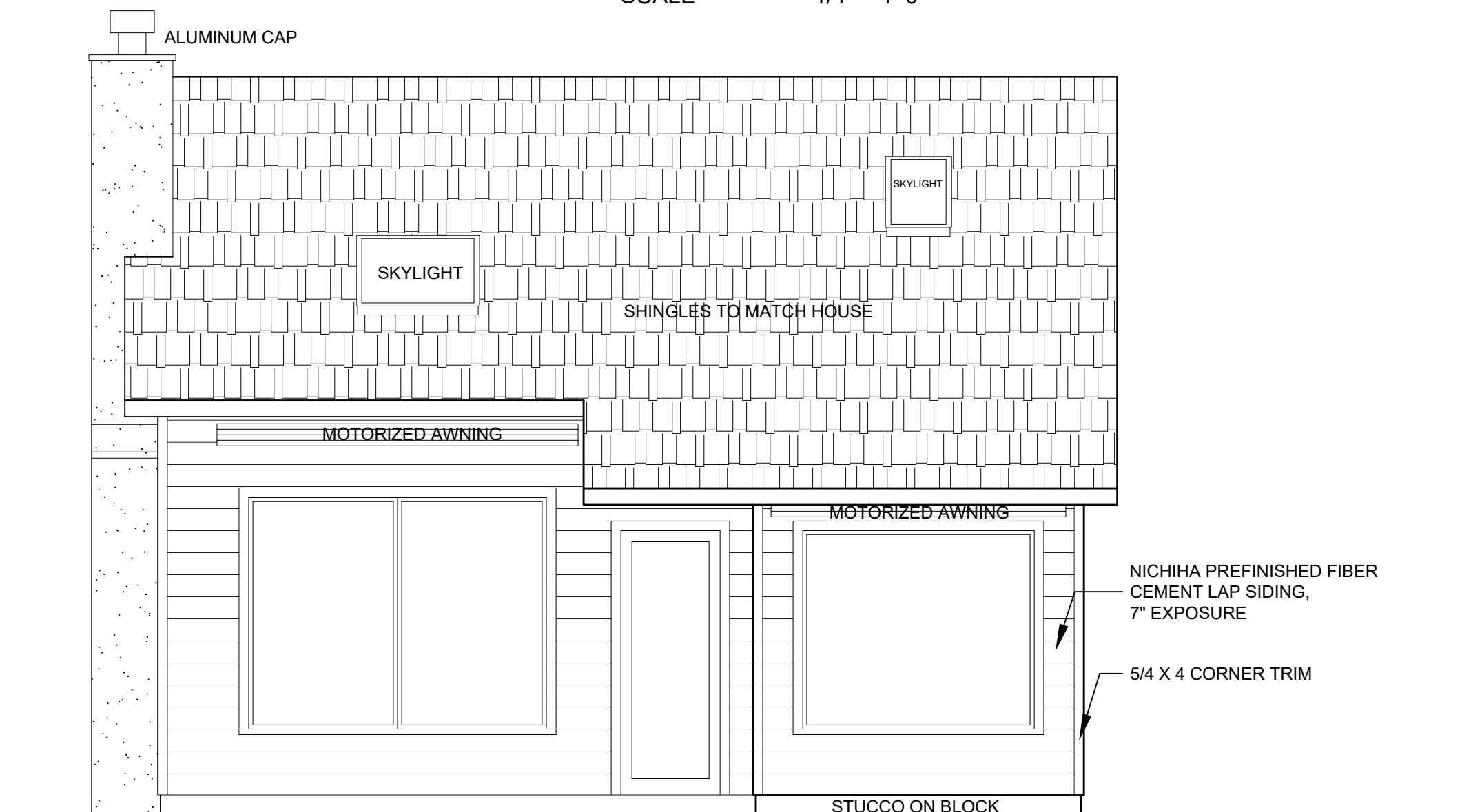
WEST ELEVATION

SCALE 1/4" = 1'-0"



SECTION A

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

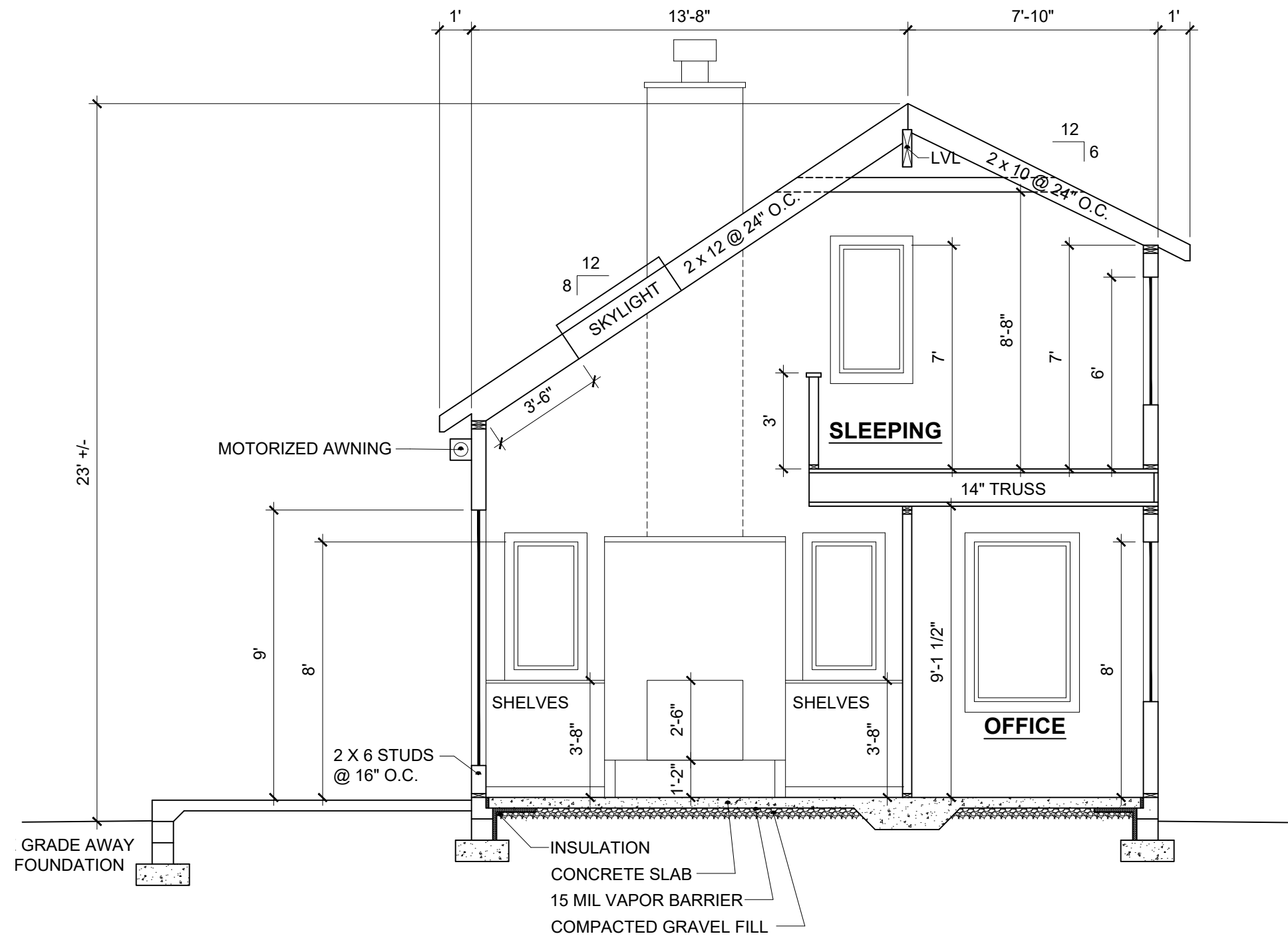
BRUCE JOHNSON ARCHITECTURE, PA
66 FOREST ROAD , ASHEVILLE , NC 28803
828-274-3922, BJAIA@CHARTER.NET
WWW.BRUCEJOHNSONAIA.COM

MORGAN COTTAGE
63 FOREST ROAD
BILTMORE FOREST
NC 28803

DATE
04 / 26 / 2021
SHEET
A3
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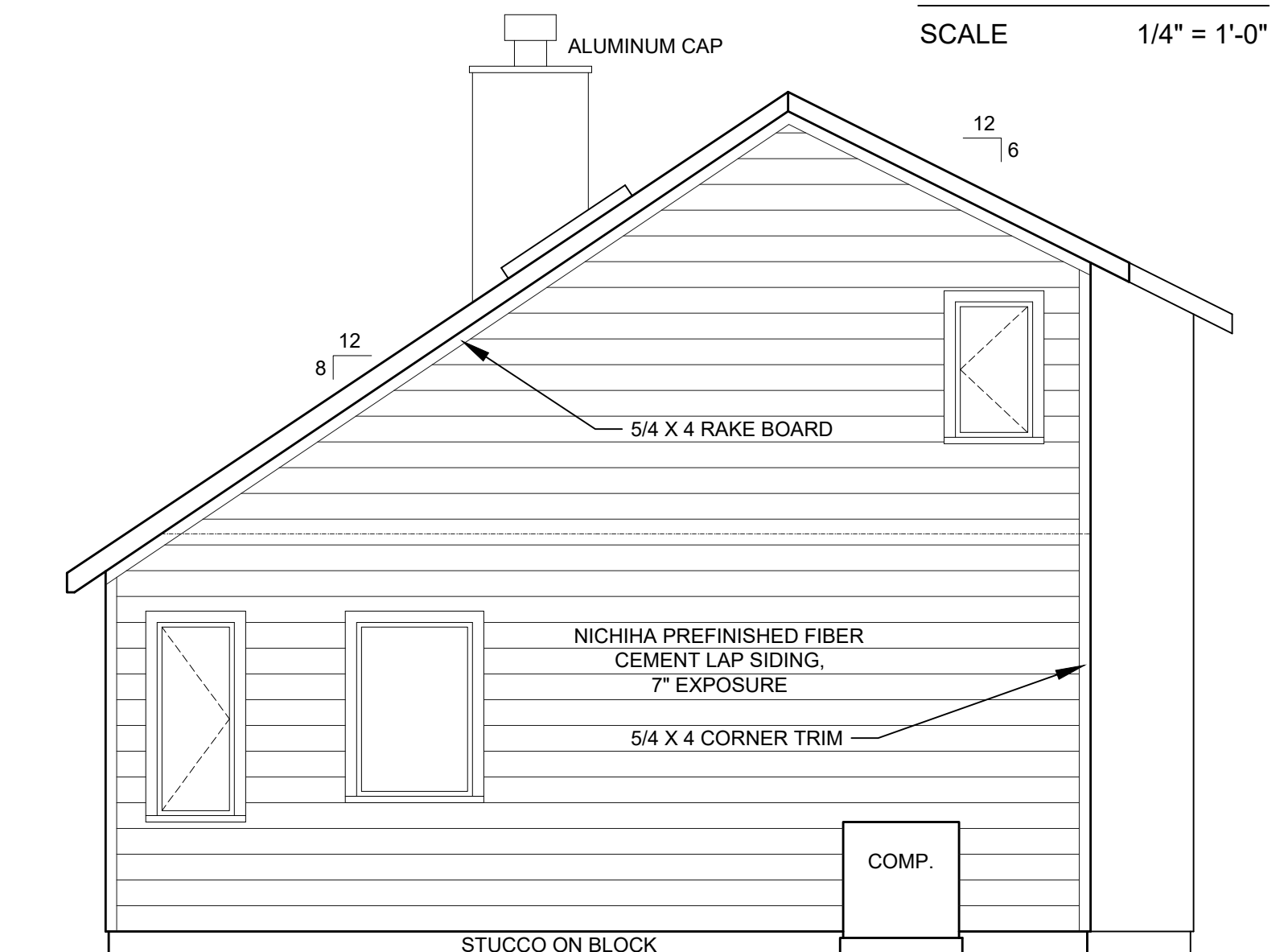
STAMP





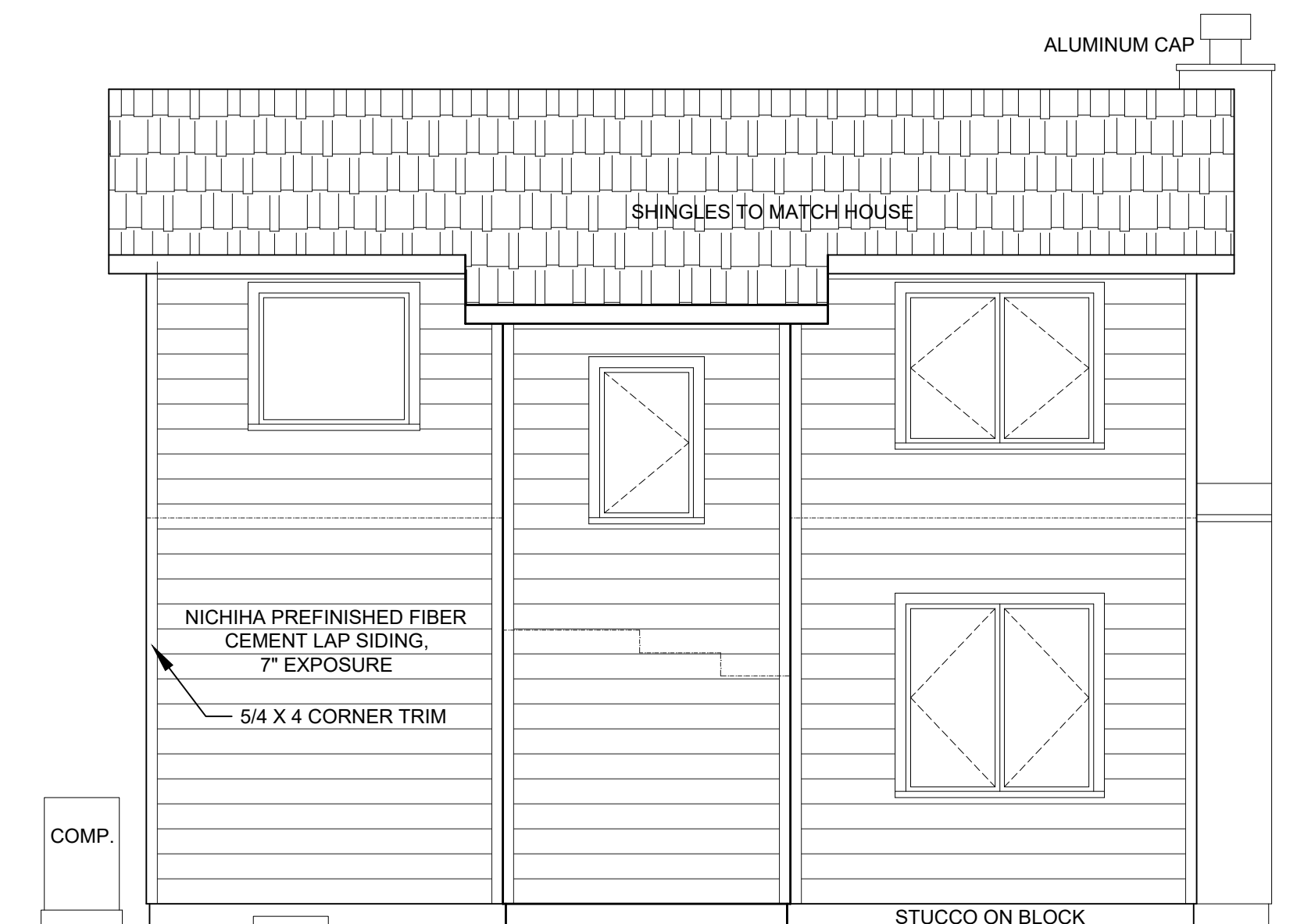
SECTION B

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"



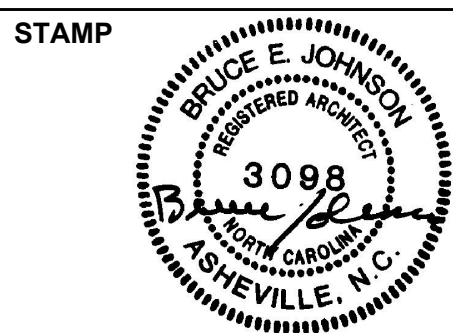
NORTH ELEVATION

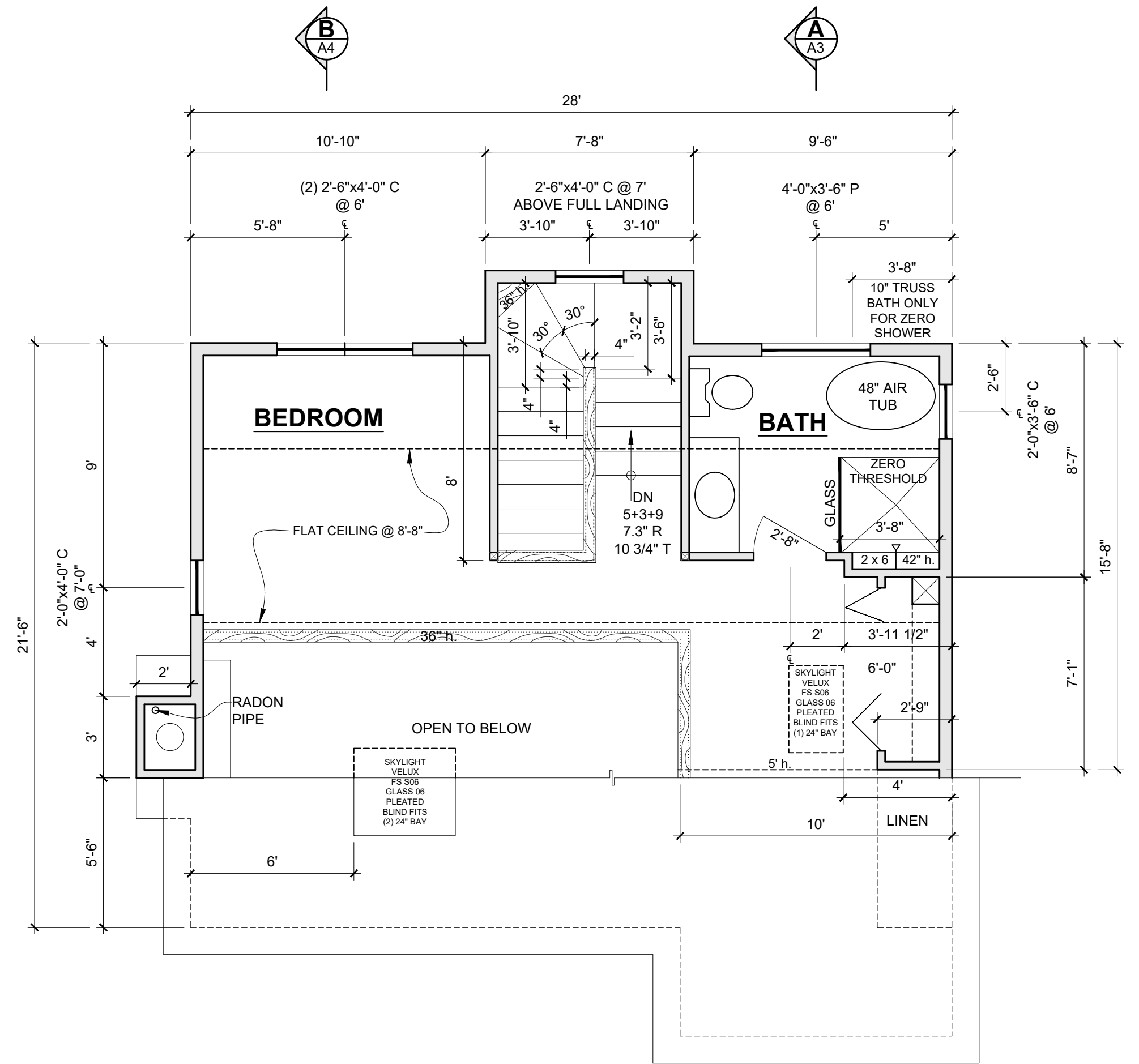
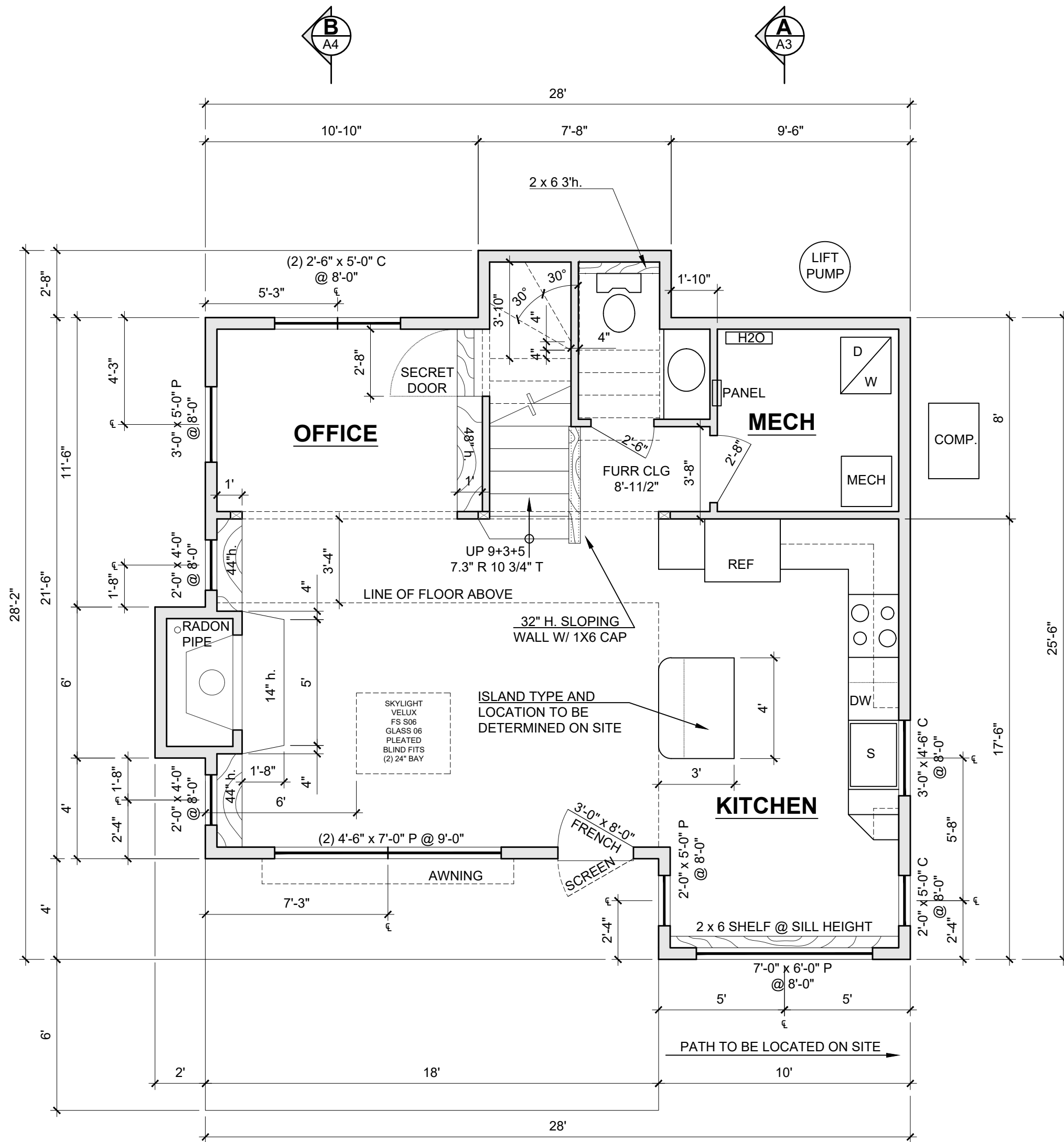
SCALE 1/4" = 1'-0"

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828-274-3922, BJAIA@CHARTER.NET
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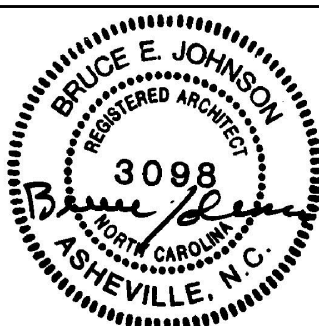
MORGAN COTTAGE
63 FOREST ROAD
BILTMORE FOREST
NC 28803

DATE
04 / 26 / 2021
SHEET
A4
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STAMP



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MORGAN COTTAGE
 63 FOREST ROAD
 BILTMORE FOREST
 NC 28803

DATE

04 / 26 / 2021

SHEET

A2

DRAWN BY: FS

Zoning Compliance Application

Town of Biltmore Forest

Name

Matt Zink

Property Address

15 Eastwood Road

Phone

(828) 230-2769

Email

mzink@carlton-edwards.com

Parcel ID/PIN Number

9646 96 0544

ZONING INFORMATION

Current Zoning

R-1

Lot Size

54570 sq.ft.

Maximum Roof Coverage

5,500 square feet (Up to 1.5 acres)

Proposed Roof Coverage Total

5498

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage

11335 (20.77%)

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

37 feet

Description of the Proposed Project

New construction of a single family dwelling

Estimated Start Date

8/16/2021

Estimated Completion Date

12/16/2022

Estimated Cost of Project

\$4,000,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

2021.05.17 - Dale - Review Board Set - reduced.pdf

Applicant Signature

Date
5/17/2021

A handwritten signature in black ink, appearing to be 'MAZ' with a stylized flourish at the end. The signature is written above a thin horizontal line.

[illegible]

NOT FOR CONSTRUCTION

| | |
|---|----|
| PROJECT NAME AND LOCATION | |
| Crockett & Liza Dale 15 Eastwood Rd Biltmore Forest, NC 28803 | |
| PROJECT NUMBER | |
| 19.47 | |
| DRAWN BY | CE |
| CHECKED BY | CE |
| REVIEW BOARD SET | |
| DATE: 05.17.2021 | |

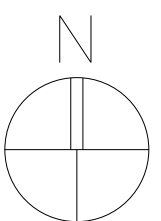
SITE PLAN

A1.01

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CARLTON EDWARDS



1 SITE PLAN
1/16" = 1'-0"



| | |
|--|-----------------------------|
| IMPERVIOUS AREA CALCULATIONS | |
| TOTAL LOT SIZE: | 54,570 SQ.FT. (1.253 ACRES) |
| ALLOWABLE IMPERVIOUS AREA (25% OF LOT SIZE): | 13,642.5 SQ.FT. |
| ALLOWABLE ROOF AREA: | 5,500 SQ.FT. |
| PROPOSED IMPERVIOUS SURFACE AREA: | |
| CONCRETE DRIVEWAY: | 4,716 SQ.FT. |
| PAVED PLANTERS: | 546 SQ.FT. |
| TRASH AREA | 247 SQ.FT. |
| UNCOVERED TERRACE/PATIO: | 198 SQ.FT. |
| SPA: | 130 SQ.FT. |
| PROPOSED ROOF AREA: | 5,498 SQ.FT. |
| TOTAL PROPOSED IMPERVIOUS AREA: | 11,335 SQ.FT. |

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NOT FOR CONSTRUCTION

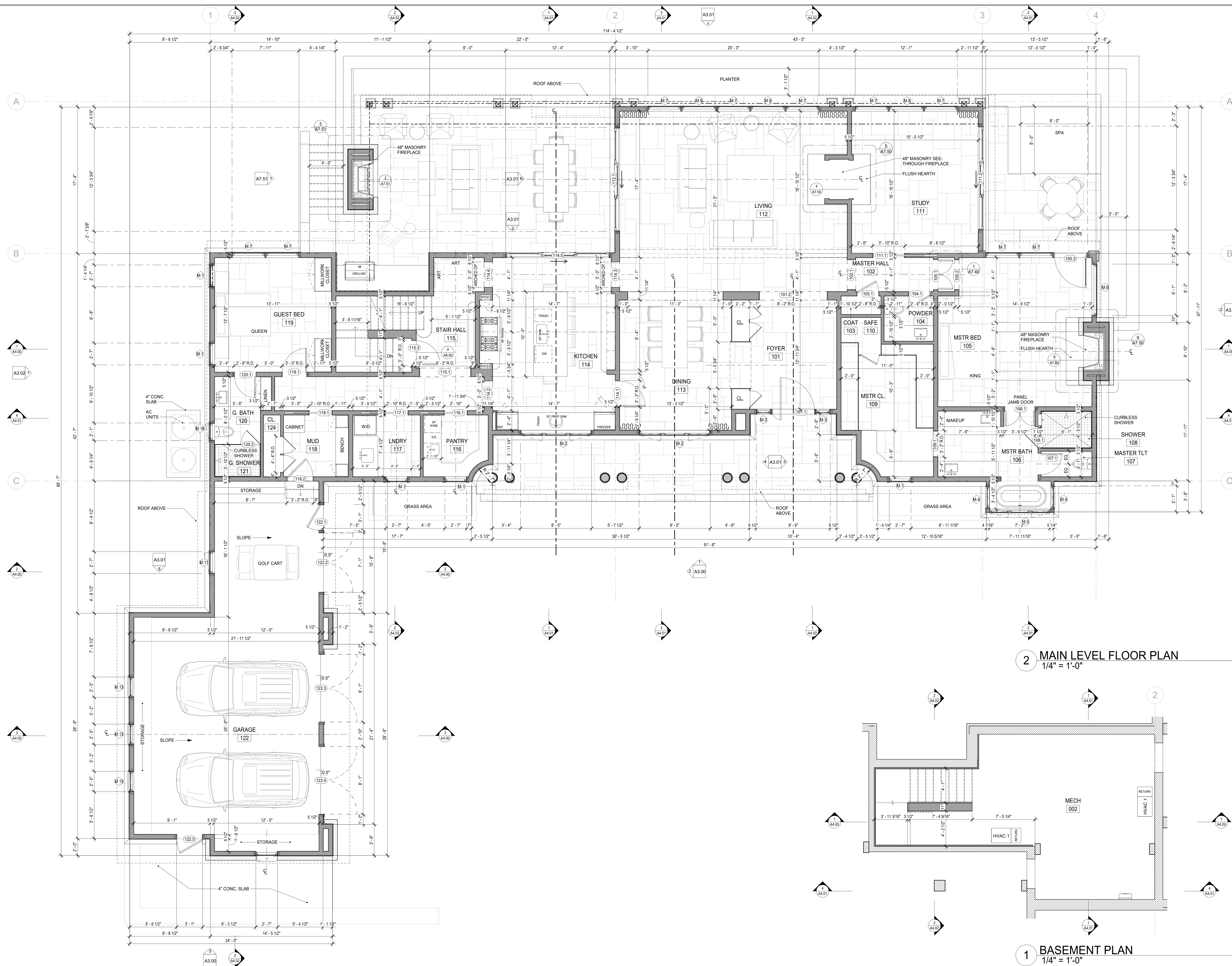
| | |
|---------------------------|---|
| PROJECT NAME AND LOCATION | Crockett & Liza Dale 15 Eastwood Rd Biltmore Forest, NC 28803 |
| PROJECT NUMBER | |

| | |
|------------------|----|
| 19.47 | |
| DRAWN BY | CE |
| CHECKED BY | CE |
| REVIEW BOARD SET | |
| DATE: 05.17.2021 | |

MAIN LEVEL &
BASEMENT FLOOR
PLAN

A2.04

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[illegible]

2000

| | |
|---------------------------|---|
| PROJECT NAME AND LOCATION | Crockett & Liza Dale 15 Eastwood Rd Biltmore Forest, NC 28803 |
| PROJECT NUMBER | |

19.47

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| OWN BY | CE |
|--------|----|

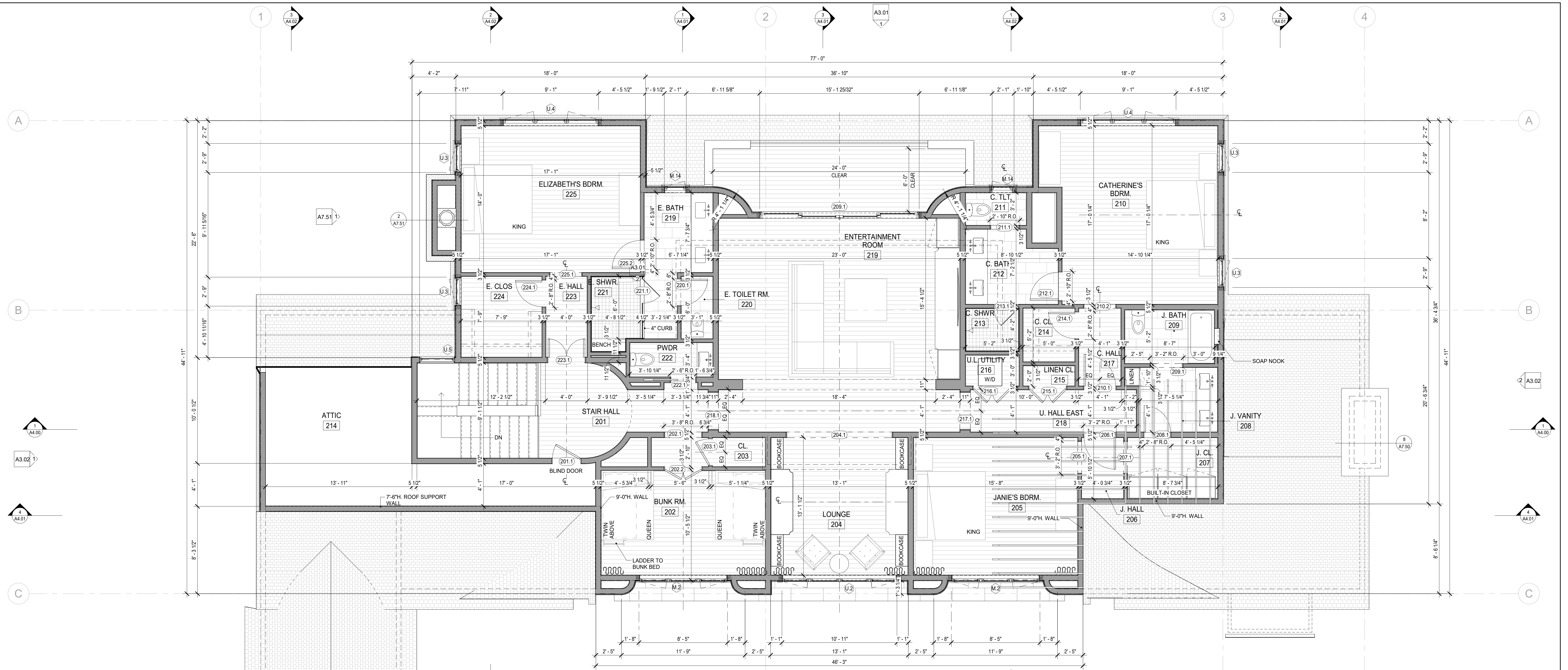
| | |
|---------|----|
| CKED BY | CE |
|---------|----|

NEW BOARD SET
E: 05.17.2021

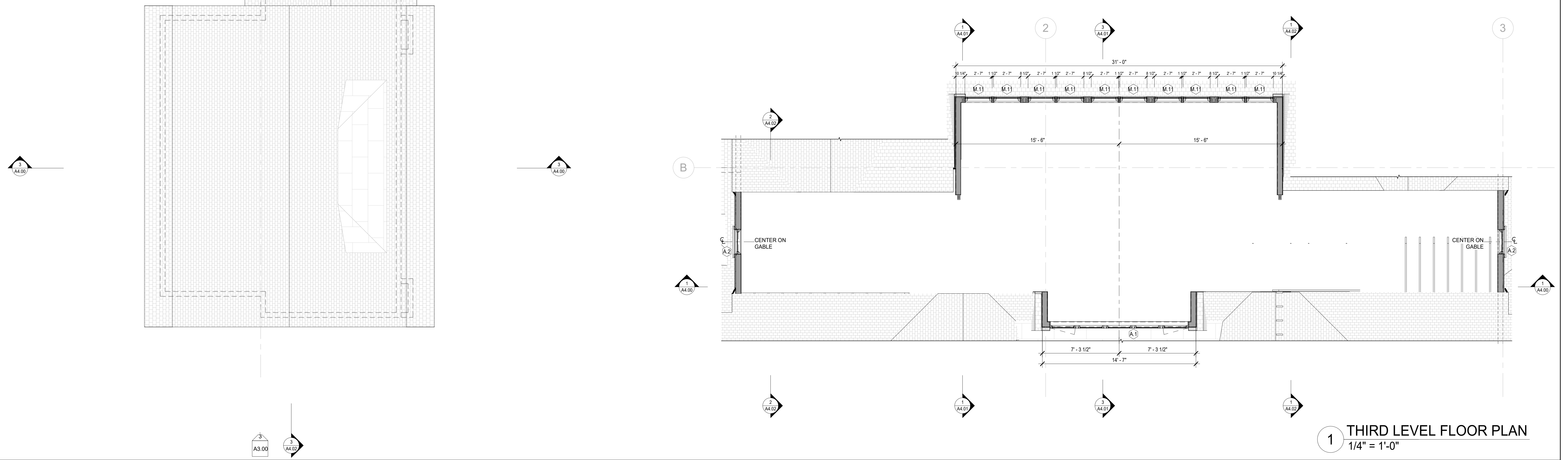
UPPER LEVEL
PLANS

A2.05

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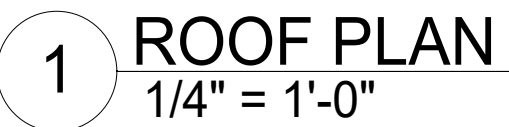
2 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"



1 THIRD LEVEL FLOOR PLAN
1/4" = 1'-0"

[illegible]

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[illegible]

2000

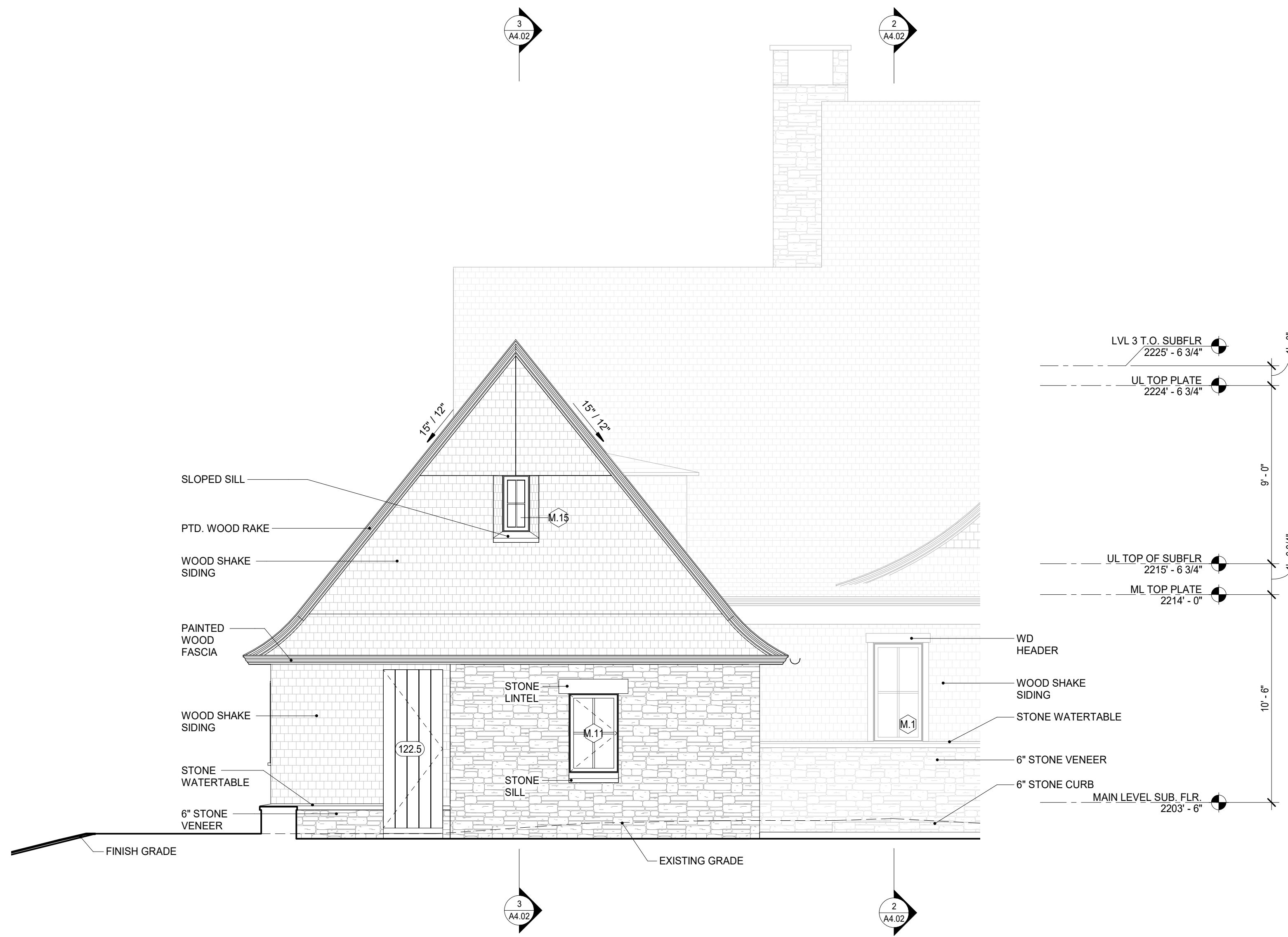
| | |
|---------------------------|---|
| PROJECT NAME AND LOCATION | Crockett & Liza Dale 15 Eastwood Rd Biltmore Forest, NC 28803 |
| PROJECT NUMBER | |

| | |
|---------------|----|
| 19.47 | |
| OWN BY | CE |
| CKED BY | CE |
| NEW BOARD SET | |
| E: 05.17.2021 | |

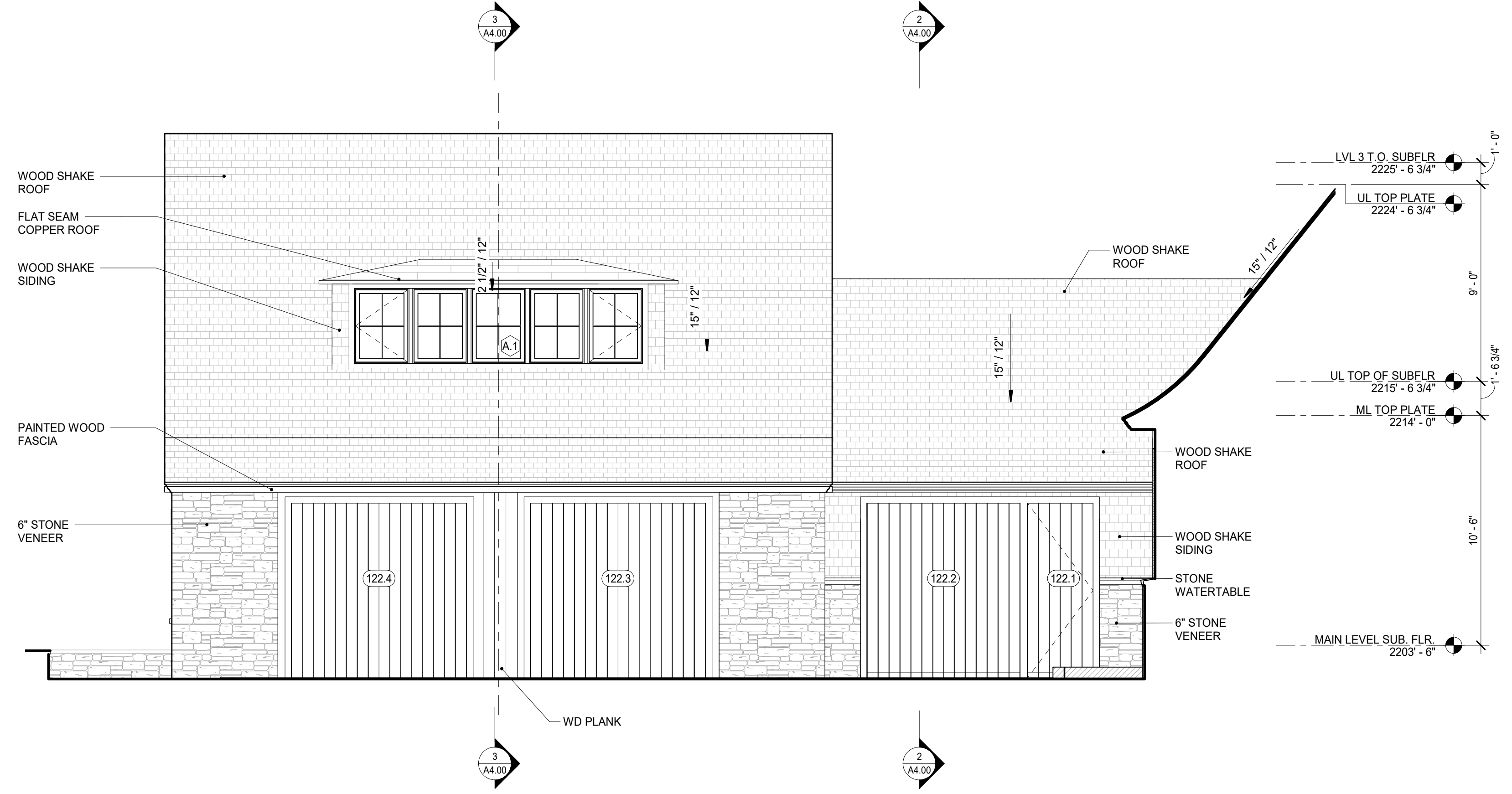
ELEVATIONS

A3.00

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3 GARAGE -SOUTH
1/4" = 1'-0"



2 GARAGE - EAST
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



[illegible]

2000

| | |
|---------------------------|---|
| PROJECT NAME AND LOCATION | Crockett & Liza Dale 15 Eastwood Rd Biltmore Forest, NC 28803 |
| PROJECT NUMBER | |

19.47

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| OWN BY | CE |
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| CKED BY | CE |
| NEW BOARD SET | |

05.17.2021

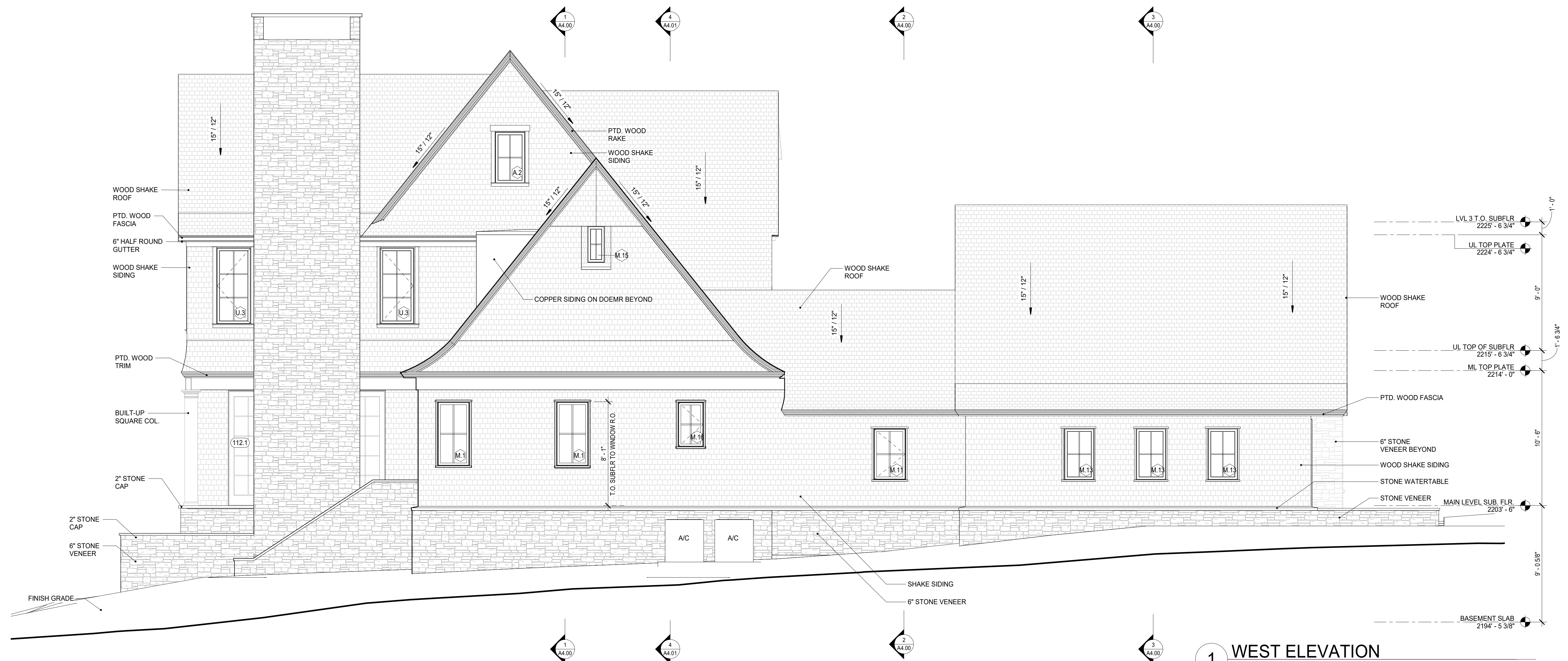
ELEVATIONS

A3.02

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2 EAST ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"