PROPOSED AGENDA

Thursday, June 30, 2022

Meeting of the Design Review Board

I. Design Review Board Submissions

14 Eastwood Road – Driveway Retaining Wall Addition.
 24 Amherst Road – Play Structure Installation in Side Yard.
 4 Holly Hill Road – Extension of Existing Patio and Screening-in of Existing Porch.
 9 Fairway Place – Renovations to Exterior of Home and Replacement of Retaining Wall.
 37 Hilltop Road – New Master Suite Addition and Screened-In Porch, as well as full re-working of the exterior of the home.

Note: Items in bold received Board of Adjustment approval on June 27, 2022.

II. Next Meeting – Thursday, July 28, 2022

Town of Biltmore Forest

Name David Bevan

Property Address 14 Eastwood Rd

Phone (828) 424-0304 Email dafzero@gmail.com

Parcel ID/PIN Number

ZONING INFORMATION

na

Lot Size

Current Zoning R-1

Maximum Roof Coverage 2,874 square feet (Up to .5 acres) Proposed Roof Coverage Total

Maximum Impervious Surface Coverage Up to 1 acre (27.5 percent of lot area) Proposed Impervious Surface Coverage na

Side Yard Setback No Minimum (PS District)

Rear Yard Setback No Minimum (PS District)

No Minimum (PS District)

Front Yard Setback

Building Height na

Description of the Proposed Project

Dear Jonathan,

We submit the following request to build two low retaining walls on wither side of our northern driveway entrance.

As you can see from the associated photographs, the steep bank to the left of the drive is such that it constantly erodes into the driveway.

The deterioration on the right side of the existing retaining feature causes continuous erosion into the yard. We have put a temporary barrier to direct water from flowing across the yard to further down the driveway so that it drains into the road catchment area as it should. The existing crumbling retaining feature is unsightly and requires redress.

The proposed retaining walls will be constructed of brick and have a low profile, rising no higher than is necessary to accomplish their purpose. The height at the entrance will be approximately 2 feet and reducing to a few inches approximately 20 feet up the driveway.

Every effort will be made to make them esthetically pleasing to the eye.

In order to accomplish this, the coloring of the brick and mortar used will match the existing materials the house is built with. The small end columns that will define the beginning of the retaining wall will be fashioned to match the design used on the walkway leading to the front door of the house. (See photo)

It should be noted that many of the adjacent houses on Eastwood Rd have similar driveway entrances that are built from materials matching those used in their respective homes.

We look forward to your acceptance of this minor but necessary feature to our home.

Sincerely,

David Bevan

PS - I have no idea about the Zoning Information that is required in this form so I have just completed it so the form will send.

DBB

Estimated Start Date 8/1/2022

Estimated Completion Date 8/15/2022

Estimated Cost of Project \$5,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

Driveway Masonry - 3.jpeg

Driveway Masonry - 1.jpeg

Driveway Masonry - 2.jpeg

Driveway Masonry - 4.jpeg

Driveway Sketch Left.png

Driveway Sketch Right.png

Applicant Signature

Date 5/24/2022

ATA 1

Special Use Permit Application

Town of Biltmore Forest

Name David Bevan

Address 14 Eastwood Rd

Phone (828) 424-0304 Email dafzero@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 submit the following request to build two low retaining walls on either side of our northern driveway entrance. It is approximately 85 feet from the adjoining property and is the only driveway on the southern side of Eastwood Rd between Hilltop and the bend in the road.

The proposed retaining walls will assist in reducing the amount of debris that is washed into the storm drainage system.

The proposed retaining walls will be constructed of brick and have a low profile, rising no higher than is necessary to accomplish their purpose. The height at the entrance will be approximately 2 feet and reducing to a few inches approximately 20 feet up the driveway.

Every effort will be made to make them esthetically pleasing to the eye.

In order to accomplish this, the coloring of the brick and mortar used will match the existing materials the house is built with. The small end columns that will define the beginning of the retaining wall will be fashioned to match the design used on the walkway leading to the front door of the house. (See photos)

It should be noted that many of the adjacent houses on Eastwood Rd have similar driveway entrances that are built from materials matching those used in their respective homes.

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

As opposed to an adverse effect, the construction will enhance the beauty of Eastwood Rd by updating a deteriorating retaining feature that should have been done years ago.

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













Town of Biltmore Forest

Name Lauren Arsuffi

Property Address 15 Ocala Street

Phone (828) 736-4849 Email erikalaurenarsuffi@gmail.com

Parcel ID/PIN Number 965607256800000

ZONING INFORMATION

Current Zoning R-1

Maximum Roof Coverage 2,874 square feet (Up to .5 acres) **Proposed Roof Coverage Total**

n/a

.73

Lot Size

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)

Rear Yard Setback 25 feet (R-1 District)

Building Height 10'

Side Yard Setback

20 feet (R-1 District)

Description of the Proposed Project

Impervious surface and roof coverage are all not applicable. However, I had to select an option. Please disregard these estimates.

This project is for moving my son's playset from our old home to our new home at 24 Amherst Rd. We would like it to be located in our side yard.

Estimated Start Date 7/5/2022

Estimated Completion Date 7/10/2022

Estimated Cost of Project \$0.00

Supporting Documentation (Site Plan, Drawings, Other Information)

Special Use Permit Application

Town of Biltmore Forest

Name Lauren Arsuffi

Address 24 Amherst Rd.

Phone (828) 736-4849 Email erikalaurenarsuffi@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 are moving to 24 Amherst as of July and are requesting to have our son's wooden playset located in the side yard our home and land. Our son is 3 1/2 and we think it would help him to feel more at home knowing it would move with us. We love spending time and playing outside, and use it often. I am happy to provide a picture of the set if requested.

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

The wooden playset would be in the side yard of our home and land. This area is the farthest away from all of our neighbors and the cul de sac. In my opinion, it would not adversely affect the public interest of those living in the neighborhood in any way.

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

Signature

h

Date 5/16/2022



24 Amherst Road





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Town of Biltmore Forest

Name Clayton & Molle Johnson

Property Address 4 Holly Hill Rd

Phone (828) 713-2725

Parcel ID/PIN Number 964682685500000

Email Cbarryj@mac.com

ZONING INFORMATION

Lot Size

2.00

Current Zoning R-1

Maximum Roof Coverage 6,100 square feet (Up to 2 acres) Proposed Roof Coverage Total 252 square feet (14'x18')

Maximum Impervious Surface Coverage 1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage 252 square feet (14'x18')

Front Yard Setback 60 feet (R-1 District) Side Yard Setback 20 feet (R-1 District)

Building Height

12 Feet

Rear Yard Setback 25 feet (R-1 District)

Description of the Proposed Project

1) We want to screen in our covered back patio. The total square feet is 244. Please see attachment for current floor plan and sketched drawing.

2) We want to extend our covered patio 252 square feet (14'x18'). Please see attachment for sketched drawing.

3) We want to extend our impervious surface under the new covered patio 252 square feet with similar paving stones to the current ones in use.

Estimated Start Date 8/1/2022

Estimated Completion Date 8/21/2022

Estimated Cost of Project \$46,700.00

Supporting Documentation (Site Plan, Drawings, Other Information) 4E368120-AB09-4107-BF41-4173F9BACE3A.jpeg 7838D3A1-4DC4-4163-97E7-54796ACBDC18.jpeg 25060E35-C755-4736-9DDB-6590ACFC4BEA.jpeg 598EF391-4EE2-4E96-A856-DF216D86A059.jpeg B1C3B66F-4D82-49B2-8263-8DE6A3A01C3B.jpeg CCE33539-9860-4849-A21F-43A6C336C281.jpeg

Applicant Signature

Date 6/5/2022

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Current Covered Root Back Patio Sliding 17/11 T 6'6'' 13' × 7'6" = 98.8 square feet 12' × 6'6" = 145.7 square feet Joyal Square Feet = 944 This are to be screened-in

BUILDING(S) BUILDING (1)

Quality	SUPR	Condition	NORMAL
Building Type	COLONIAL	Year Built	1973
Full Baths	5	Half Baths	1
Fireplaces	1	Story	0
Heat Type	HEAT WITH A/C	Green Certification	
Style	COLONIAL	Base	6354
Bedrooms	6	Deck	0
Patio	1326	Carport	0
Garage	1008	Utility	0
Unfinished Basement	431	Finished Basement	0
Porch	218	Building Value	\$816,800



UnSketched SubAreas: RUBA: 431 :



TRANSFER DATE	TRANSACTION PRICE	VALID SALE	BOOK / PAGE	DEED INSTRUMENT
2016-02-04	\$1,200,000	Qualified Sale	5394-1593	WDT
1999-06-11	\$520,000	Qualified Sale	2098-39	WDT

VALUE CHANGE HISTORY

DATE OF VALUE CHANGE	EFFECTIVE TAX YEAR	REASON FOR CHANGE	LAND VALUE	BUILDING VALUE	FEATURES	NEW
2017-01-27	2017	RAPP REAPPRAISAL	the second second of the second s	the second s	VALUE	VALUE
		NOTICE	\$309400	\$866,400	\$0	\$1,175,800
2021-02-01	2021	PADD DEADDDAICAL	Construction of the second			
		RAPP REAPPRAISAL NOTICE	\$309400	\$816,800	\$0	\$1,126,200









Town of Biltmore Forest

Name Noah Illes

Property Address 9 fairway place

Phone (828) 274-5979

Parcel ID/PIN Number 9646878559 Email noah@griffinarchitectspa.com

ZONING INFORMATION

Lot Size

0.84

Current Zoning R-1

Maximum Roof Coverage 4,682 square feet (Up to 1 acres)

Maximum Impervious Surface Coverage Up to 1 acre (27.5 percent of lot area) Proposed Roof Coverage Total 3,868 (existing)

Proposed Impervious Surface Coverage 20.5

Front Yard Setback 60 feet (R-1 District)

et (R-1 District)

Rear Yard Setback 25 feet (R-1 District) Building Height ±30' (existing)

Side Yard Setback

20 feet (R-1 District)

Description of the Proposed Project

removal of raised planter bed and retaining wall, replacement of rotten wood foundation wall with masonry to coordinate w/ existing, minor grading for stormwater drainage mitigation, replacement of window shutters, repaint entire house (existing color), replacement of any rotten siding

Estimated Start Date 7/1/2022

Estimated Completion Date 3/15/2023

Estimated Cost of Project \$500,000.00

Supporting Documentation (Site Plan, Drawings, Other Information) 9 fairway place_zoning site plan_2022.06.21.pdf



THESE DRAWINGS ARE THE RESULT OF A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER AND THE ARCHITECT. INFORMATION, DETAILS, AND SPECIFICATIONS, NOT INCLUDED IN THIS UNBUNDLED SET OF DRAWINGS SHALL BE THE RESPONSIBILITY OF OTHERS. IT SHALL BE THE RESPONSIBILITY OF OTHERS TO INTERPRET THESE DRAWINGS AND COORDINATE THE DRAWINGS WITH THE WORK, FURTHER IT SHALL BE THE RESPONSIBILITY OF OTHERS TO OBSERVE THE WORK TO DISCOVER, CORRECT AND/OR MITIGATE ERRORS, INCONSISTENCIES, OR OMISSIONS IN BOTH THE WORK, AND IN THE DRAWINGS. USE OF THESE DRAWINGS WITHOUT THE PARTICIPATION OF THE ARCHITECT AND ITS CONSULTANTS THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT SHALL INDEMNIFY THE ARCHITECT AND ITS CONSULTANTS AGAINST LIABILITY RESULTING FROM ERRORS, INCONSISTENCIES, OR OMISSIONS IN BOTH THE WORK, AND IN THE DRAWINGS.	PROGRESS SET	GRIFFIN GRIFFIN	ARCHITECTS, P.A. C. 2014 WWW.GRIFFINARCHITECTSPA.COM © 2014
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 	FOR CONSTRUCTIC	SHEET NO:	
SITE & SURVEY WORKSHEET SCALE: 1" = 10'	NOTF	A1	1 /22

L REMOVE DAMAGED COPPER HOOD 2. REMOVE RETAINING WALL AND PLANTER BEHIND SHRUBS 3. REPAINT HOUSE SAME COLORS EXCEPT FOR SHUTTERS WHICH ARE TO BE DARKER ESSEX GREEN

Town of Biltmore Forest

Name Scott Bartholomew

Property Address 37 Hilltop Rd, Biltmore Forest, NC

Phone (828) 712-1297

Parcel ID/PIN Number 9646756421

Email scott@swbarchitecture.com

ZONING INFORMATION

Current Zoning R-1

Maximum Roof Coverage 5,060 square feet (Up to 1.2 acres) 1.12 acres
Proposed Roof Coverage Total

5,717

Lot Size

Maximum Impervious Surface Coverage 1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage 10,827

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 on basement

Description of the Proposed Project

Our intention is to provide an overall reworking of the look of the house including new windows, siding, color scheme, and exterior details. Included in this work are much needed additions to the rear of the house, which include an enlarged Master Bath, Master Closet and Screen Porch.

Estimated Start Date 8/1/2022

Estimated Completion Date 12/1/2022

Estimated Cost of Project \$200,000.00

Supporting Documentation (Site Plan, Drawings, Other Information) Adams 22-05-24.pdf

VARIANCE APPLICATION

Town of Biltmore Forest

Name Scott Bartholomew

Address 37 Hilltop Rd, Biltmore Forest, NC 28803

Phone (828) 712-1297 Email scott@swbarchitecture.com

Current Zoning/Use Residential

Requested Use Residential

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?

Our intention is to provide an overall reworking of the look of the house including new windows, siding, color scheme, and exterior details. Included in this work are much needed additions to the rear of the house, which include an enlarged Master Bath and Master Closet (variance 1 below) and an enlarged Screen Porch (variance 1 & 2 below).

What does the ordinance require?

1) Per 163.043 Maximum Roof Coverage. Up to 1.2 acres - 5,060 sq.ft. allowable.

2) Per 153.007 Dimensional Requirements. Side Setbacks are 20' for R-1 zoned lots.

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.

A strict application of the ordinance would limit to ability of the property owner to make effective use of a desired enlargement of the Master Closet & Bath and Screen Porch within the existing structure. The existing are significantly undersized for the scale of the home and the era which we currently live.
 A strict application of the ordinance would limit the ability of the property owner to make effective use of a desired enlarged screen porch allowing for larger gatherings as necessitated by a growing family.

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

1) The hardship is a result of a house footprint and roof coverage which pre-dates the current roof coverage ordinance restrictions. The modest additions proposed are very much in keeping with the layout and look of the house. Both of which are on the rear face of the house and merely extensions of existing roof lines, so impact to the community at large is negligible.

2) The hardship is a result of the location and angled placement of the existing structure currently

encroaching on the side setback toward the back of the house. Any addition to the rear of the house on this side, keeping in plane with the existing side of the house, will encroach further into the side setback. See attached Site Plan. A stepped side as to keep within the side setback would result in an awkward, ineffective and unworkable outdoor living space. See Attached Floor Plan.

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

1) The Hardship described is a result of the existing non-compliance of the existing roof coverage pre dating 163.043 of the BFUDO.

2) The hardship described is a result of the existing non-compliant location of the structure (3'-9 1/4" over setback). Our intended screen porch addition would increase the non-compliance to 5'-2 1/2" over the setback.

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.

1) Roof Coverage

a) The existing footprint of the house is generally square giving the overall appearance of the house a smaller massing than the actual square footage would imply. Additionally, the additions to both Master Bath and Closet and to the Screen Porch are both direct extensions on rear wings of the house yielding an extremely low impact to the look of the house and to the community as a whole.

2) Side Setback

a) In that the resulting setback, if approved, of ~15' is maintained to the property line, code required fire separation from the property line (10') is maintained for the property in questions and adjacent properties.
b) In that the addition is in keeping with the overall look of the house and only encroaches further toward the rear of the lot, the overall look of the house from the neighborhood will remain unchanged.
c) The house location on the adjacent property on this side is well in front of and closer to the road. The proposed addition is further from this house than the current existing structure at the front.

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

Signature

Date 6/6/2022







	Scott W. Bartholomew Architecture Ashevile, NC 828-712-1297
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