

## PROPOSED AGENDA

Meeting of the Design Review Board  
To be held Thursday, July 18, 2019 at 5:30 p.m.

- I. Chairman Johnson will call the meeting to order.
- II. Approval of Minutes from June 20, 2019.
- III. Design Review Board Presentations
  1. 28 Hilltop Road – Construction of new covered entry over existing entry and replacement of existing windows on lower left front corner of home.
  2. 1 Forest Road – Replacement of back porch and expansion of existing front porch, including retaining wall to correct drainage problems.  
*(Note: A variance for this project was approved by the BOA on May 20, 2019 for the front yard patio expansion due to drainage problems)*
  3. 61 Forest Road – Construction of a new single-family residence.  
*(This project included a variance approval by the Board of Adjustments for a fence in the rear yard to replace an existing fence that abuts the Biltmore Estate property)*
- IV. Adjourn

MINUTES OF THE TOWN OF BILTMORE FOREST  
DESIGN REVIEW BOARD MEETING OF JUNE 20, 2019

Those in attendance:

Mr. Art Garst

Mrs. Trudy Cappiello

Mr. Fred Groce

Ms. Andrea Eglington

Mr. Jonathan Kanipe, Town Manager

The meeting was called to order at 5:30pm. The minutes were approved unanimously.

Ms. Andrea Eglington called the meeting to order. Mr. Jim Selmensberger represented the owners at 33 Hilltop Road. The proposed project encompasses several phases, but Mr. Selmensberger is referencing the first phase of the project. This includes raising the roof and adding a dormer, changing the chimney, and removing the back chimney, which has no use anymore. The rockwork will be preserved and these masons will do their best to match.

The footprint is the same on the house. Mr. Selmensberger said the intent was to build over the existing roof while the new roof was built. The roof will be black. Mr. Selmensberger reviewed the roof coverage and zoning permit specifications. The lot is 1.28 acres. Mr. Selmensberger indicated the driveway would be improved during this construction project. The estimated completion date should be around March 15, 2020.

Mr. Selmensberger indicated the flu system on the chimney was not safe and this would be improved during construction with the addition of a flare in the chimney.

Mr. Garst asked what the siding would be on the raised area. Mr. Selmensberger said it would likely be similar to the living edge type siding. Mr. Garst reviewed the elevations for the Board. The dormers will be symmetrical back, front, and side to side. Mrs. Cappiello said this seemed straightforward. The Board approved the project.

Hunter Marks and Brooke Alexander from Watermark Landscape Architects, Sam Creech, contractor, and Scott Keel, architect were present to provide information for the project at 17 Forest Road. Mr. Marks began by reviewing the driveway and front walk restoration.

The project includes a new front porch, new detached garage, and screened in porch on the rear of the home. Mr. Garst asked whether this was a new circular driveway and Mr. Marks said it was simply a small increase in width for turning.

Mr. Creech noted that the addition (former garage that was turned into a connected room) had a chimney that was in good condition. Mr. Creech also noted that the driveway turnaround was simply to allow for a 3-point turn in the driveway.

Mrs. Cappiello asked about whether the space above the garage was for living space. Mr. Keel said this was strictly storage space and only had 80" of roof clearance up there. The project was approved.

Mr. Richard and Mrs. Joyce Funk, 19 Eastwood Road, came forward to present plans for their new residence. Mr. Christopher Phelps, architect, represented the owners. Mr. Phelps indicated this was a new single family home. The design includes cedar shingle and stone on the outside. Mr. Funk said the coloring would be similar to the house recently constructed at the corner of Forest and Busbee Roads. Mr. Kanipe reviewed the rationale behind the variance approval in the side yard setback.

Mr. Phelps reviewed the site plan and discussed the topography challenges for the lot.

Mr. Funk noted that there were 60 trees between the golf course and the home.

Mr. Garst asked whether anything was being constructed under the deck outside. Mr. Phelps said it would be mulched and not be water tight – just under the deck. Quite a bit of the lot was already cleared. There will also be tall windows placed on the house. The house construction will be started very soon.

The project was approved.

The meeting was adjourned at 6:00 p.m.

The next meeting was scheduled for Thursday, July 18, 2019.

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Bruce Johnson, Chairman

---

Jonathan Kanipe, Town Manager



# Zoning Compliance Application

Town of Biltmore Forest

**Name**

Mallory Fuller

**Property Address**

28 Hilltop Road

**Phone**

(828) 776-4444

**Email**

ajmal8@charter.net

**Parcel ID/PIN Number**

## ZONING INFORMATION

**Current Zoning**

R-1

**Lot Size**

>1 acre

**Maximum Roof Coverage**

4,682 square feet (Up to 1 acres)

**Proposed Roof Coverage Total**

No Change

**Maximum Impervious Surface Coverage**

Up to 1 acre (27.5 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**

<30

**Description of the Proposed Project**

Replacing existing windows on lower left front corner of home with new windows. Construct a new covered front entry over existing front entry.

**Estimated Start Date**

6/26/2019

**Estimated Completion Date**

8/30/2019

**Estimated Cost of Project**

\$25,000.00

**Supporting Documentation (Site Plan, Drawings, Other Information)**

1819.01- Philip Residence- A1.2- 06.30.2019.pdf

1819.01- Philip Residence- A3.7- 06.30.2019.pdf

**Applicant Signature**

**Date**  
6/26/2019

A handwritten signature in black ink, appearing to be "W. F. H.", written over a horizontal line.



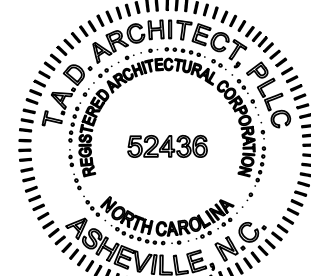
1 FRONT RENDERING- OPTION #8  
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



T.A.D. ARCHITECT, PLLC  
4 Maplewood Road  
Asheville, NC 28804  
v. 828.649.PLAN (7526)  
e. tad@tadarchitect.com  
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**DRAWING NOTE:**  
Scale as stated herein are valid on the original drawing. The dimensions of which are 24" x 36".

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**CLIENT**  
Stacy and Jim Philip  
28 Hilltop Rd.  
Biltmore Forest, NC 28803  
c. 904.614.9300  
c. 904.616.9700  
e. stacy\_philip@yahoo.com  
e. jimphilip89@gmail.com

**PROJECT**  
1819.01- Philip Residence-  
Renovation  
  
28 Hilltop Rd.

**DRAWN BY**  
TAD

**ISSUE**  
06.25.2019- Construction  
Documents

**RE-ISSUE**  
00.00.2019 (1)- Amendment #1

**SHEET DESCRIPTION**  
Elevations





**T.A.D. ARCHITECT, PLLC**  
4 Maplewood Road  
Asheville, NC 28804  
v. 828.649.PLAN (7526)  
e. tad@tadarchitect.com  
w. www.tadarchitect.com



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**CLIENT**  
Stacy and Jim Philip  
28 Hilltop Rd.  
Biltmore Forest, NC 28803  
c. 904.614.9300  
c. 904.616.9700  
e. stacy\_philip@yahoo.com  
e. jimphilip89@gmail.com

**PROJECT**  
1819.01- Philip Residence-  
Renovation  
  
28 Hilltop Rd.

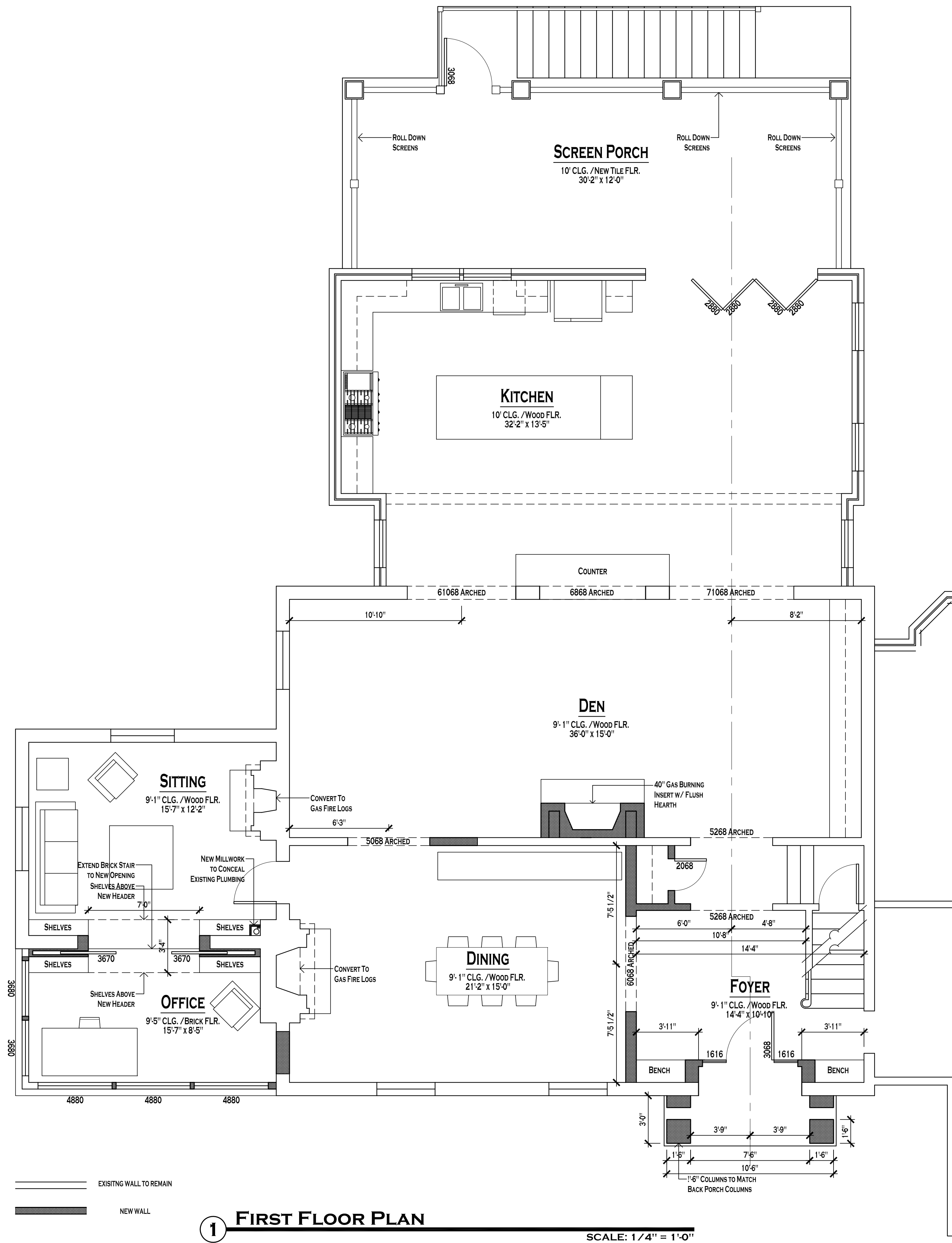
**DRAWN BY**  
TAD

**ISSUE**  
06.25.2019- Construction  
Documents

**RE-ISSUE**  
00.00.2019 (1)- Amendment #1

**SHEET DESCRIPTION**  
Floor Plan

**A1.2**



# Zoning Compliance Application

Town of Biltmore Forest

**Name**

Scott Law

**Property Address**

1 Forest Rd., Asheville, NC 28803

**Phone**

(404) 272-0037

**Email**

scottdlaw@aol.com

**Parcel ID/PIN Number**

9647-63-9006-00000

## ZONING INFORMATION

**Current Zoning**

R-1

**Lot Size**

2.6 acres (Lots 42 and 43 combined)

**Maximum Roof Coverage**

6,700 square feet (Up to 2.5 acres)

**Proposed Roof Coverage Total**

NA / Existing home

**Maximum Impervious Surface Coverage**

25 percent of lot area (1-3 acres)

**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**

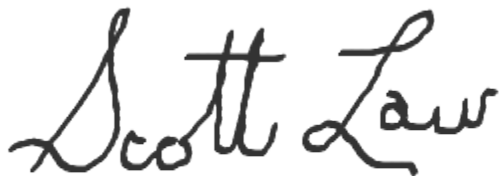
Submitting zoning compliance application for the replacement of the existing back porch and expansion of the existing front porch adding approximately 250 sq. ft of impervious surface. There would be a small retaining wall on one side of the front porch due to the slope and need for drainage correction.

**Estimated Cost of Project**

\$112,000.00

**Estimated Completion Date**

6/30/2019

**Applicant Signature**

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**Supporting Documentation (Site Plan, Drawings, Other Information)**

Landscaping Plan for Biltmore Forest Submission.docx

# Conditional Use Permit Application

Town of Biltmore Forest

**Name**

Scott Law

**Address**

1 Forest Rd., Asheville, NC 28803

**Phone**

(404) 272-0037

**Email**

scottdlaw@aol.com

**Please select the type of conditional 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:**

Addition of an outdoor natural gas linear fireplace on the back porch utilizing the same stone as used on the house.

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

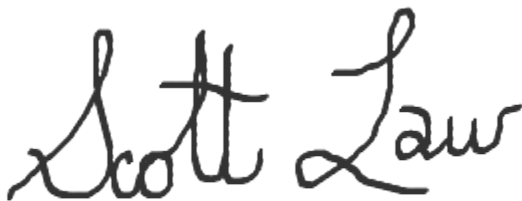
It would not be visible from neighboring properties.

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

**Signature**

**Date**

4/9/2019

A handwritten signature in black ink that reads "Scott Law". The signature is written in a cursive, flowing style. The first name "Scott" is written with a large, looped 'S' and the last name "Law" is written with a large, looped 'L'. The signature is positioned above a horizontal line.

# VARIANCE APPLICATION

Town of Biltmore Forest

**Name**

Scott Law

**Address**

1 Forest Rd

**Phone**

(404) 272-0037

**Email**

scottdlaw@aol.com

**Current Zoning/Use****Requested Use**

**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?**

We need to put a small retaining wall on the front lower level side of the turret to correct improper drainage and grading.

**What does the ordinance require?**

Per Adrienne, we must file this variance related to the hardship being created from improper water run-off

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.**

We have significant water run-off that coming down the slope in front of the turret and require a small retaining wall and proper drainage correction.

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

The topography and slope are necessitating the correction.

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

We purchased the property and need to correct the drainage problem.

**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.**

This will prevent ongoing water damage to our home.

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



knowledge.

Signature

Date

4/25/2019

Scott Law

---

**Landscaper:**

Ben Fotusky

Greater Scapes Landscape and Lawn Care Inc.

222 Bluegrass Lane

Weaverville, NC 28787 (828)713-0551 ben@greaterscapesnc.com

<http://www.greaterscapesnc.com>

NCLC License # 2202

## Landscape Project Overview: 1 Forest Rd

### Project 1: Front of House/Lower Level Patio/Driveway

Drainage and slope correction of front lawn, and installation of lower level front patio with small retaining wall adjacent to turret. Removal of landscaped pebble stone steps leading to lower level along the front of the house.

New sodding for front lawn, general landscaping along front porch, turret and to lower level patio including perimeters of new sodded areas:

Lower patio installation. Approx 18' x 24' Bluestone pattern.

Low wall along left edge of patio for drainage protection around turret. Stone to match the house / 3' tall

Specimen trees (potted) for lower patio. Bloodgood, or Dragons blood. Japanese maples. Container pots by owner. Approx 3x3 at top of container, and 3' tall

Hydrangea 3 gallon and or other plantings. Plants in place of the area where landscaped wooden and pebble stone stairs removed.

General landscaping in the front yard/driveway, plantings and mulch

### Project 2: Back Patio/Landscaping

Maintain the existing back patio and add drains to prevent water from pooling against exterior walls of home bordered by patio.

No outdoor fireplace planned at this time

General landscaping for existing garden bed areas

### Project 3: Backyard/Landscaping

Removal of putting green, drainage and slope correction with installation of new sodded backyard lawn with plantings and mulch.

Bluestone steps from back garden area to lawn with natural grass seating area overlooking backyard lawn.

Adding raised beds for a kitchen garden off the four-season room of the house.

French drains for the back yard. One along the upper side of the sod area and one in the middle of it. 16" wide x 2' deep with pipe cloth and gravel. Per linear foot.

New sod for the area in the back. Lawn size area. Approx. 30' x 140'

#### Tentative plantings include:

Kwanzan Cherry. 2" caliper. along the sod corridor.

Russian sage. 1 gallon. Plantings along the long sod area between the hornbeam.

Annabelle hydrangea. 3 gallon. Plantings within the Russian sage.

Plantings above new sod area Green giant arborvitae to screen the two neighbors. This grade will be elevated some from the grading for the sod area. 8' tall

# Law / Gladding Residence Landscaping Project

1 Forest Road



Submitted by:

Scott Law & Andrew Gladding

and

Ben Fotusky

Greater Scapes Landscape and Lawn Care Inc.

222 Bluegrass Lane

Weaverville, NC 28787 (828)713-0551 [ben@greaterscapesnc.com](mailto:ben@greaterscapesnc.com)

<http://www.greaterscapesnc.com>

NCLC License # 2202

Landscape Project Overview:

The overall landscape project is a collection of 6 landscape projects that will be done in 2 phases, which will correct drainage and grading problems that must be addressed as well as overall aesthetic improvement

Phase one will include three landscape projects:

Project 1: Drainage and slope correction and installation of lower level front porch with improved landscaping along the front of the house.

Project 2: Drainage and slope correction and re-installment of the back porch with a outdoor gas fireplace.

Project 3: Drainage and slope correction of lawn with plantings

Phase two will be done at a later date to be decided and consist of three additional landscape projects:

Project 4: Front driveway improvement with plantings and slope improvement at the front of the driveway circle.

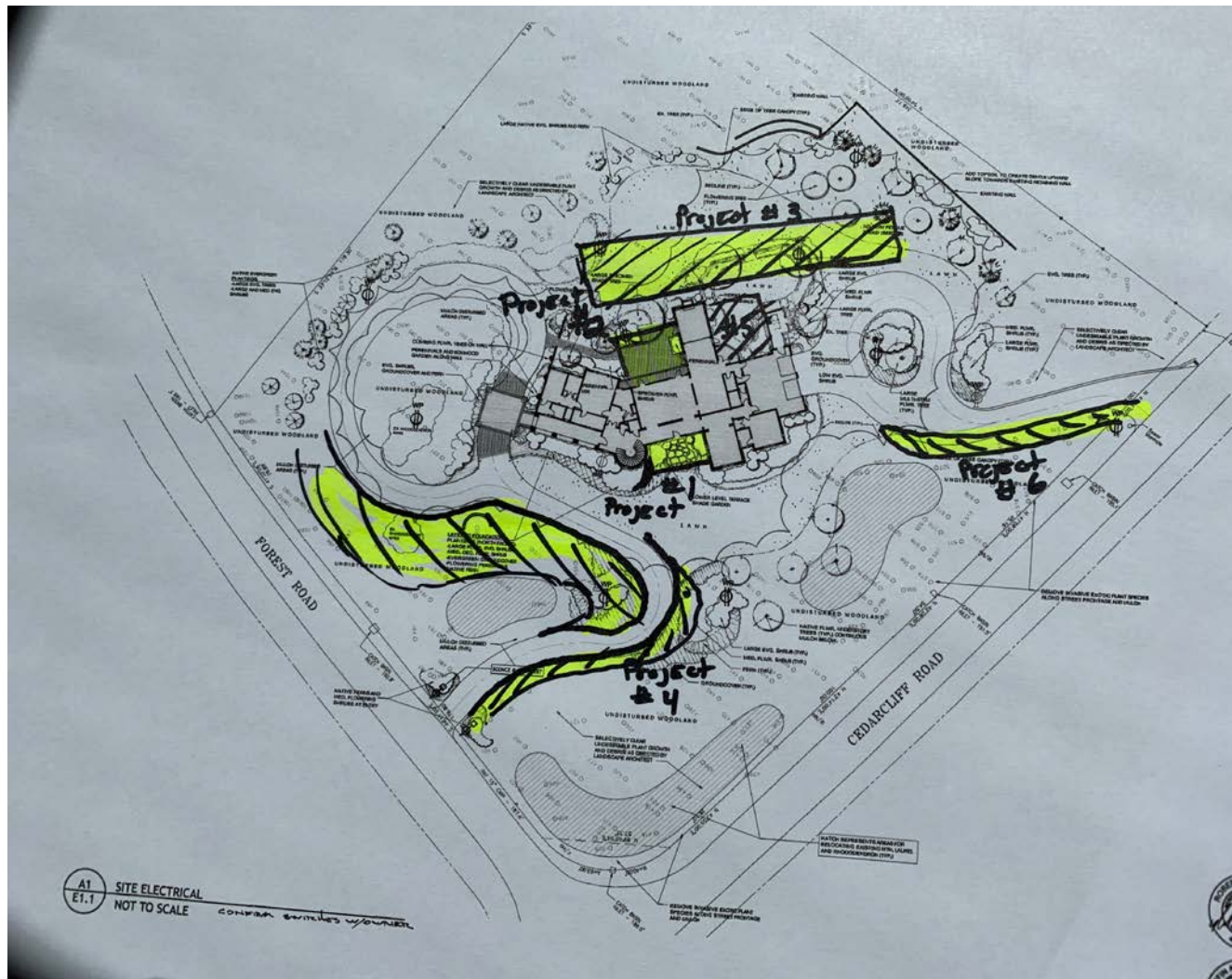
Project 5: A raised bed kitchen garden off the four-season room of the house

Project 6: Rear driveway improvement with plantings

Illustration of impacted areas (Projects #1, #2, #3, #4, #5, #6):



Project Details for Phase 1:



## Project #1:

Project #1: Project 1: Drainage and slope correction and installation of lower level front porch with improved landscaping along the front of the house.





Retaining wall around Turret (left side of patio):



## Project #1 Materials:

### Job Materials

Project #1: Lower patio installation. Approx 18'x24' Bluestone pattern.

### Job Materials

Project #1: Low wall along left edge of patio for drainage protection around turret. Stone to match the house / 3' tall

### Job Materials

Project #1: Specimen trees (potted) for lower patio. Bloodgood, or Dragons blood. Japanese maples. Container pots by owner. Approx 3x3 at top of container, and 3' tall

### Job Materials

Project #1: Hydrangea 3 gallon. Plants in place of the area where we removed the old stone/log stairs. Will save the rhododendron.

Project 2: Drainage and slope correction and re-installment of the back porch with a outdoor gas fireplace.











Back Porch Front of Master Bedroom / Master Bathroom:





Back Porch Stone Examples:





## Project #2 Materials:

### Job Materials

Project #2: Upper patio demo and haul off of debris.

### Job Materials

Project #2: New upper patio. Sand set with proper drainage. Pattern bluestone. This includes the walkway to the drive and the walkway to the new lawn.

### Job Materials

Project #2: Fringe tree between the new patio and the auto court wall. 6-7' B&B

### Job Materials

Project #2: Linear gas fire place. 51" Lanai with Stainless interior, led color range lights.

### Job Materials

Project #2: Framing and Stone work around fire place. One large 2" thick cap stone. Bluestone. Veneer to match house. Finish dimension of 8'3"x 70" high and 30" deep. Also mantel type stone at front below the fire place. Custom one piece cap stone and mantle.

### Job Materials

Project #2: Concrete footing for gas fire place.

## Project 3: Drainage and slope correction of lawn with plantings











### Project #3 Materials:

#### Job Materials

Project #3: French drains for the back yard. One along the upper side of the sod area and one in the middle of it. 16" widex 2' deep with pipe cloth and gravel. Per linear foot.

#### Job Materials

Project #3: New sod for the area in the back. Lawn size area. Approx. 30x140

#### Job Materials

Project #3: Amendment for the sod area. Per cubic yard.

#### Job Materials

Project # 3: Bluestone steps up from garden area to the sod area. Includes stepstones to sod as need. (I can see the dogs wearing this area out if we don't have a path to the sod.

#### Job Materials

Project #3: Kwanzan Cherry. 2" caliper. along the sod corridor. These have great fall color and would not shade the sod to much

#### Job Materials

Project #3: Russian sage. 1 gallon. Plantings along the long sod area between the hornbeam. I suggest these because lavender needs replacing about every 2-3 years, and would not have even survived all the rain last year.

#### Job Materials

Project #3: Annabelle hydrangea. 3 gallon. Plantings within the Russian sage.

### Job Materials

Project #3: Plantings above new sod area Green giant arborvitae to screen the two neighbors. This grade will be elevated some from the grading for the sod area. 8' tall

### Job Materials

Project #3: added sod to take place of less plantings on upper "terrace in back of lawn". Per pallet

### Job Materials

Project #1, #2, #3. Amendment for the above planting areas. per cubic yard.

### Job Materials

Project #1,2,3,4,5,6 Mulch for entire property. per cubic yard

### Job Materials

Project #1,2,3,4,5,6 deliveries.

## Phase 2:

Details to be addressed prior to projects #4, #5, #6 initiation



Project #4: Front Driveway



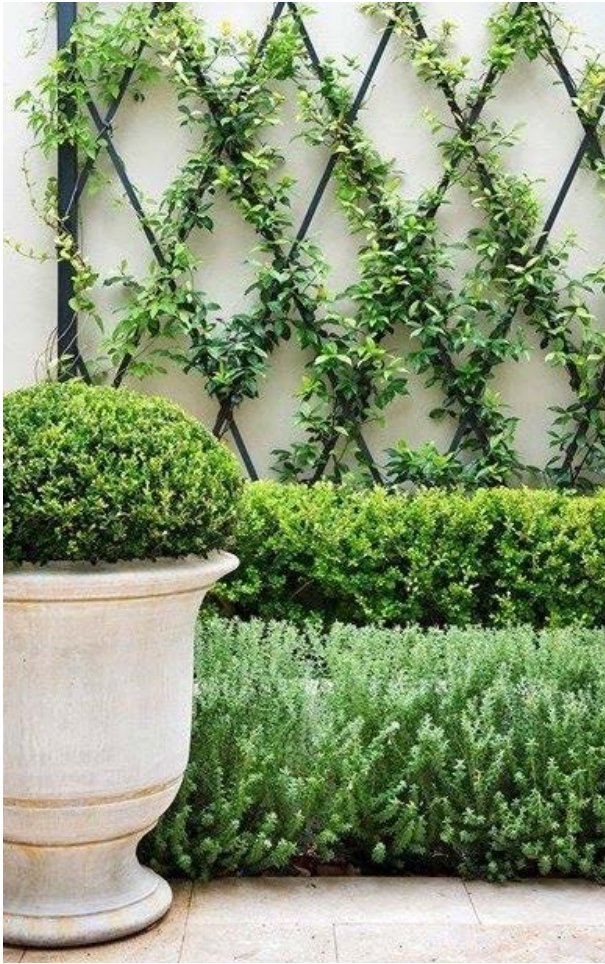


Project #5: Kitchen Garden









355 Vanderbilt Rd | Biltmore Forest, NC  
Po Box 5352 | Biltmore Forest, NC 28803  
P (828) 274-0824 | F (828) 274-8131

[www.biltmoreforest.org](http://www.biltmoreforest.org)



George F. Goosmann, III, Mayor  
Fran G. Cogburn, Mayor-Pro Tem  
E. Glenn Kelly, Commissioner  
Doris P. Loomis, Commissioner

Jonathan B. Kanipe,  
Town Manager

## MEMORANDUM

To: Board of Adjustments Members  
From: Jonathan Kanipe, Town Manager  
Re: Board of Adjustments Case Number 2 (61 Forest Road)  
Date: July 8, 2019

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### Request for Conditional Use Permit for a Deer Fencing and Accessory Structures

The property owners at 61 Forest Road have submitted plans for construction of a new single-family residence. A Conditional Use Permit is requested for a detached garage, retaining walls and a deer fence. The garage will be located behind the house and will not encroach upon the side or rear yard setbacks. The home will be placed further back on the property than the previous house, requiring the need for retaining walls to support extension of the driveway. A chain link fence currently exists along the rear property line that applicants wish to replace with a deer fence. Replacement fences are allowed under **\$153.029** as follows:

*(4) Replacement of existing fences and walls. Replacement of an existing fence or wall is a conditional use subject to the approval of the Board of Adjustment and the requirements of this zoning ordinance. An application to replace an existing fence or wall must include a photograph of the existing fence or wall, specify the type of fence or wall, include a map or sketch depicting the height and length of the fence, and state whether or not the fence is in any setbacks.*

*(a) Existing chain link fences may not be replaced with new chain link fences.*

*(b) Existing fences or walls in the front yard may not be replaced. No new fences or walls shall be allowed in the front yard.*

*(c) Repair of more than half of an existing fence or wall shall be considered a replacement and shall be subject to this section.*

### Request for a Variance for Extension of the Deer Fence into the Side Yard Setback

The variance request is for extension of a replacement deer fence across both side yard setbacks to enclose the rear yard. The variance application notes the total fenced area will be less than existing and the previous fencing had similar encroachments in the setback. The owners would like to fully enclose the rear yard to protect the area from deer.

# Zoning Compliance Application

Town of Biltmore Forest

**Name**

Suzanne Godsey

**Property Address**

61 Forest Road

**Phone**

(828) 225-4945

**Email**

sgodsey@siteworkstudios.com

**Parcel ID/PIN Number**

9646587958

## ZONING INFORMATION

**Current Zoning**

R-1

**Lot Size**

1.45 acres

**Maximum Roof Coverage**

5,500 square feet (Up to 1.5 acres)

**Proposed Roof Coverage Total**

5,482 SF

**Maximum Impervious Surface Coverage**

1-3 acres (25 percent of lot area)

**Proposed Impervious Surface Coverage**

15,612 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**

24'-6"

**Description of the Proposed Project**

New construction of a single family dwelling.

**Estimated Start Date**

8/1/2019

**Estimated Completion Date**

12/31/2020

**Estimated Cost of Project**

\$1,150,000.00

**Supporting Documentation (Site Plan, Drawings, Other Information)**

Bidwell Residence\_BOA Submittal.pdf

**Applicant Signature**

**Date**  
6/24/2019

A handwritten signature in black ink, appearing to be 'A. E.', written above a horizontal line.

# VARIANCE APPLICATION

Town of Biltmore Forest

**Name**

Suzanne Godsey

**Address**

61 Forest Road (property address)

**Phone**

(828) 225-4945

**Email**

sgodsey@siteworkstudios.com

**Current Zoning/Use**

Residential

**Requested Use**

New home construction

**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?**

The variance request is to allow two small sections (totaling 52 linear feet) of deer fencing to encroach within the side and rear setbacks to provide a fully enclosed area.

**What does the ordinance require?**

The ordinance requires that all accessory structures meet setback requirements. The ordinance allows for removing and replacing existing fencing and to install fencing at properties that abut the Biltmore Estate subject to conditional use approval by the Board of Adjustment. Plans have been submitted for conditional use permit review.

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 would not allow owners to fully enclose rear yard.

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

The hardship exists in that there is no way to fully enclose an area to the rear and side property line fencing without crossing through side and rear setbacks. The previous fencing layout had similar encroachments in the setback.

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

The hardship did not result in the applicant's actions in that all existing perimeter fencing was previously installed by others.

**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 requested variance is in the spirit of the ordinance in that the total fenced in area is less than the existing fenced area. The fencing is moved further away from the street and 470 linear feet of chain link fencing is being removed from the property. The allowable fencing is a visual improvement to the neighbors and community in both location and materials.

**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, consisting of a stylized 'A' followed by a horizontal line.

**Date**

6/21/2019



# Conditional Use Permit Application

Town of Biltmore Forest

**Name**

Suzanne Godsey

**Address**

61 Forest Road (property address)

**Phone**

(828) 225-4945

**Email**

sgodsey@siteworkstudios.com

**Please select the type of conditional 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:**

The proposed project is new residential construction at 61 Forest Road. The conditional use request is for deer fencing at the rear of the property and two proposed retaining walls. Portions of the deer fencing will be replacing existing chain link fencing. The proposed walls will be stucco veneer with a stone cap.

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

The proposed structures will not adversely affect the public interest of those living in the neighborhood. The deer fencing is replacing old chain link fencing and the fenced in area will not be visible from the road. The rear of the property abuts the Biltmore Estate. The total area of fencing is only 15% of the lot and the closest fencing to Forest Road is 260 feet into the property.

The walls are relatively small in nature (4' and 5.5'). They will be faced with stucco and stone caps. The 4' wall is located at the rear of the home and will not be visible from adjacent properties. The 5.5' wall by the entrance drive will be screened with landscaping and is over 200 feet from Forest Road. Both wall locations met the required setbacks.

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

**Signature**

**Date**

6/21/2019



# Conditional Use Permit Application

Town of Biltmore Forest

**Name**

Suzanne Godsey

**Address**

61 Forest Road (property address)

**Phone**

(828) 225-4945

**Email**

sgodsey@siteworkstudios.com

**Please select the type of conditional use you are applying for:**

Accessory Buildings

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:**

The proposed project is new residential construction at 61 Forest Road. The conditional use request is for the construction of a detached garage adjacent to the home.

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

The location of the garage is outside of the required setbacks and will not be a significantly visible element from the road. There is existing vegetation to remain along the side property line that will screen the structure from the neighbor's property (see landscape plan).

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

**Signature**

**Date**

7/8/2019

A handwritten signature in black ink, appearing to read 'Suzanne Godsey', is written over a horizontal line.

SITE DEVELOPMENT PLANS FOR

# BIDWELL RESIDENCE

PREPARED FOR:

KATHERINE AND MARK BIDWELL

61 FOREST ROAD  
BILTMORE FOREST, NORTH CAROLINA

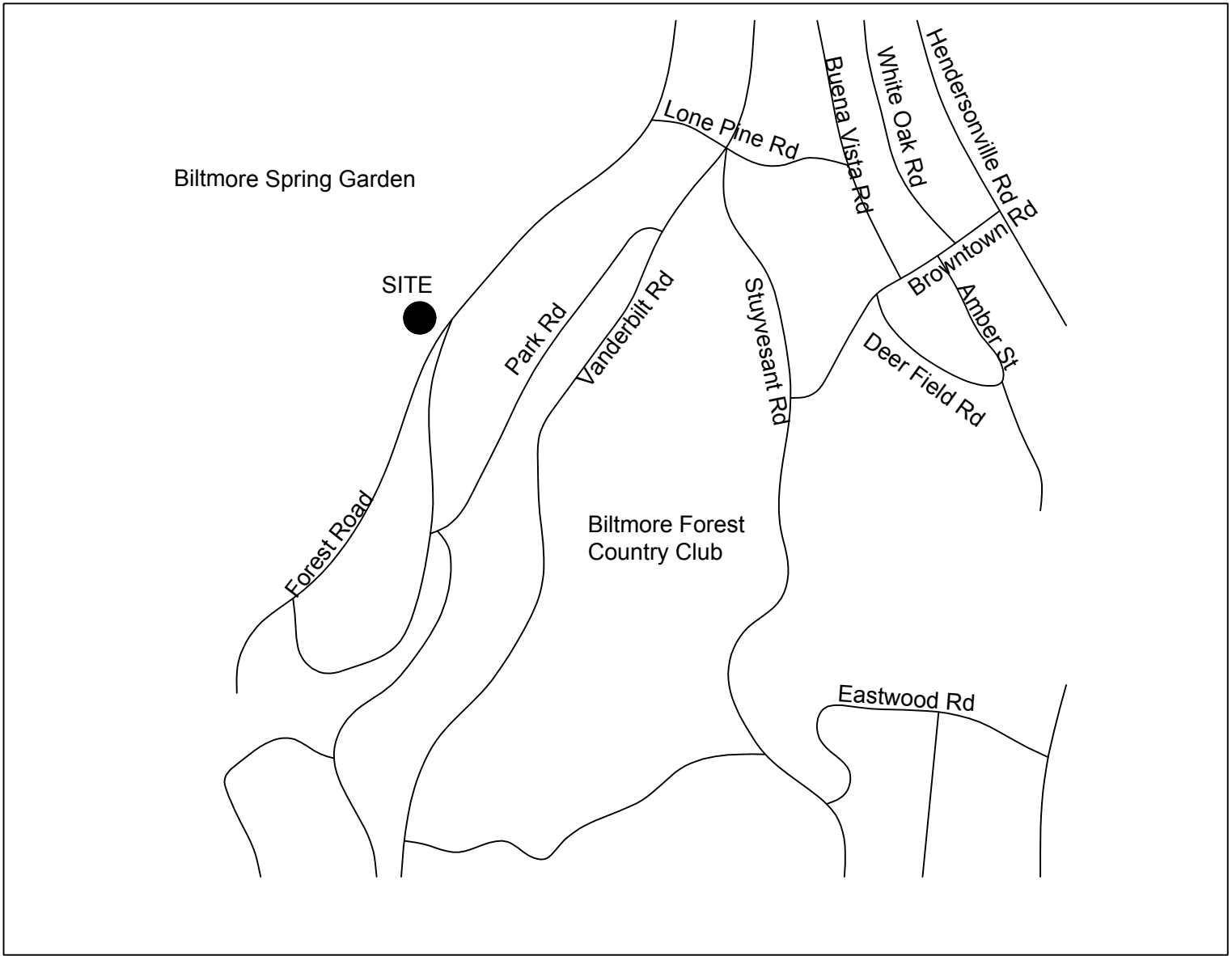
JUNE 24, 2019



LANDSCAPE ARCHITECTURE  
352 Depot Street | Suite 120 | Asheville, NC 28801 | 828.225.4945 | siteworkstudios.com



VICINITY MAP



DRAWING INDEX

SHEET NUMBER	SHEET TITLE
	COVER SHEET

LANDSCAPE ARCHITECTURE	
L-100	Existing Conditions, Demolition and Tree Removal Plan
L-200	Site Development Plan
L-300	Preliminary Landscape Plan

ARCHITECTURE	
A1.02	Exterior Perspectives
A2.01-2.02	Floor Plans
A2.04	Roof Plan
A3.00-3.01	Building Elevations

BIDWELL RESIDENCE

REVISIONS		
DATE	REVISION DESCRIPTION	SHEET

FOR  
REVIEW  
ONLY

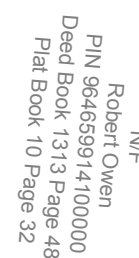


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FROM SITEWORK STUDIOS, PLLC.









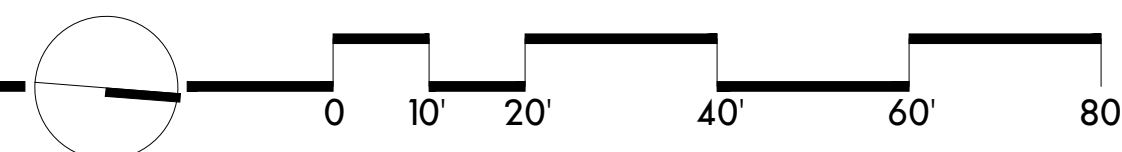
District	Minimum Lot Area in Square Feet	PUD Residential Density Maximum Number of Dwellings Per Acre (applicable to residential units in PUDs which are conditional uses)	Minimum Yard Setback Requirement in Feet (FNS)				
			Minimum Lot Width at Building Line in Feet	Front Yard From Street	Side	Rear	Maximum Height
	Feet		Feet	Line	Yard	Yard	In Feet
R-1	43,560	0	150	60	20	25	40

IMPERVIOUS AREA CALCULATIONS	
TOTAL LOT SIZE:	63,162 SF (1.45 AC)
ALLOWABLE IMP. AREA (25% OF LOT SIZE):	15,790 SF
ALLOWABLE ROOF AREA:	5,500 SF
PROPOSED IMP. AREA:	5,630 SF - ASPHALT DRIVEWAY 2,150 SF - CONCRETE PAVERS MOTOR COURT 850 SF - REAR GARDEN HARDSCAPE 1,500 SF TERRACES/PATIOS
PROPOSED ROOF AREA:	5,482 SF
TOTAL PROPOSED IMP. AREA W/ ROOF:	14,612 SF

**CONTACT PERSON:**  
SUZANNE GODSEY, PLA  
SITEWORK STUDIOS, PLLC  
352 DEPOT STREET, SUITE 120  
ASHEVILLE, NC 28801  
828.225.4945

**ZONING DISTRICT: R-1**

**SETBACKS**  
FRONT: 60'  
SIDE: 20'  
REAR: 25'





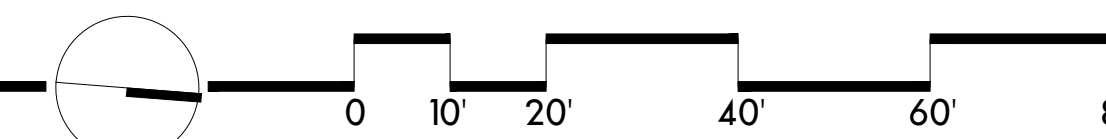
REVISIONS		
NO.	REMARKS	DATE

DATE:  
6.24.2019  
SHEET TITLE:

# PRELIMINARY LANDSCAPE PLAN

SHEET NO

# L-300



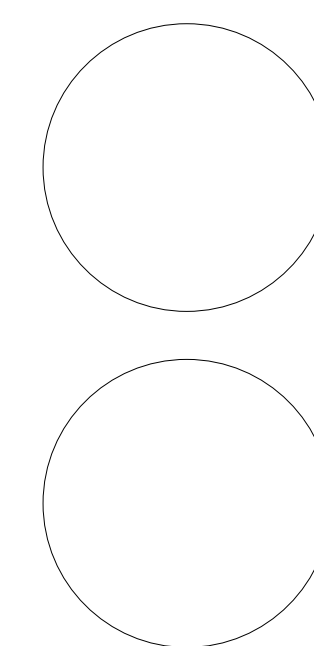




ARCHITECT:

CARLTON  
EDWARDS

P.O. BOX 7466  
ASHEVILLE, NC 28802  
828.274.7554 phone  
828.274.7512 fax

[illegible]

NOT FOR CONSTRUCTION

PROJECT NAME AND LOCATION

BIDWELL RESIDENCE  
61 FOREST ROAD  
BILTMORE FOREST  
ASHEVILLE, NC 28803

PROJECT NUMBER

19.01

DRAWN BY \_\_\_\_\_

CHECKED BY \_\_\_\_\_

SCHEMATIC DESIGN

DATE: 4/30/2019


## EXTERIOR PERSPECTIVES

## A1.02

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PLOT INFO: 6/24/2019 12:58:06 PM



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EDWARDS[illegible]

BIDWELL RESIDENCE  
61 FOREST ROAD  
BILTMORE FOREST  
ASHEVILLE, NC 28803

19.01

CHECKED BY \_\_\_\_\_

DATE: 4/30/2019

## LOWER LEVEL PLAN

## A2.01

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PROJECT NUMBER

19.01

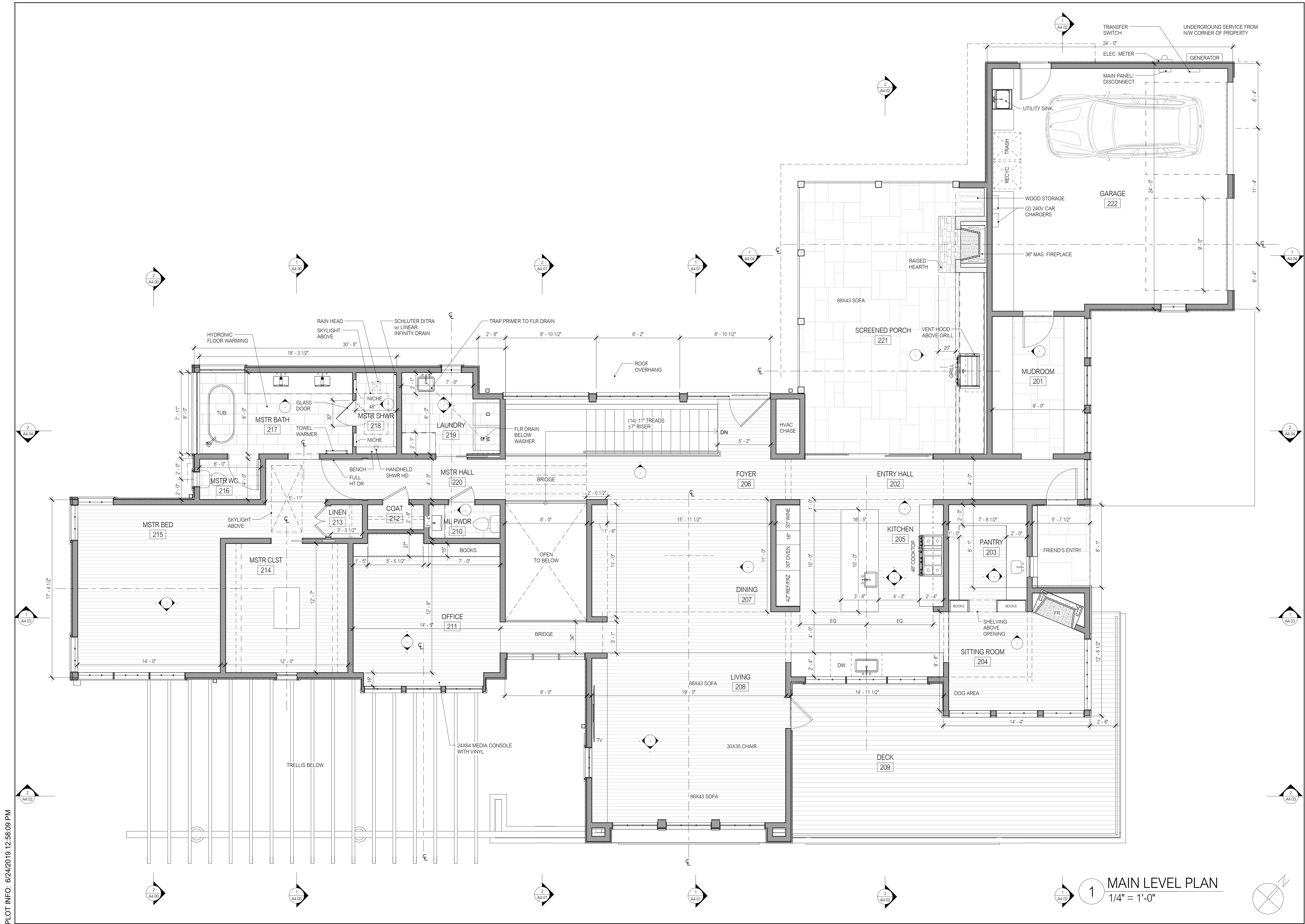
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DATE: 4/30/2019

## MAIN LEVEL PLAN

## A2.02

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PROJECT NAME AND LOCATION

BIDWELL RESIDENCE  
61 FOREST ROAD  
BILTMORE FOREST  
ASHEVILLE, NC 28803

PROJECT NUMBER
----------------

19.01

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CHECKED BY \_\_\_\_\_

SCHEMATIC DESIGN

DATE: 4/30/2019

ROOF PLAN

\_\_\_\_\_

## A2.04

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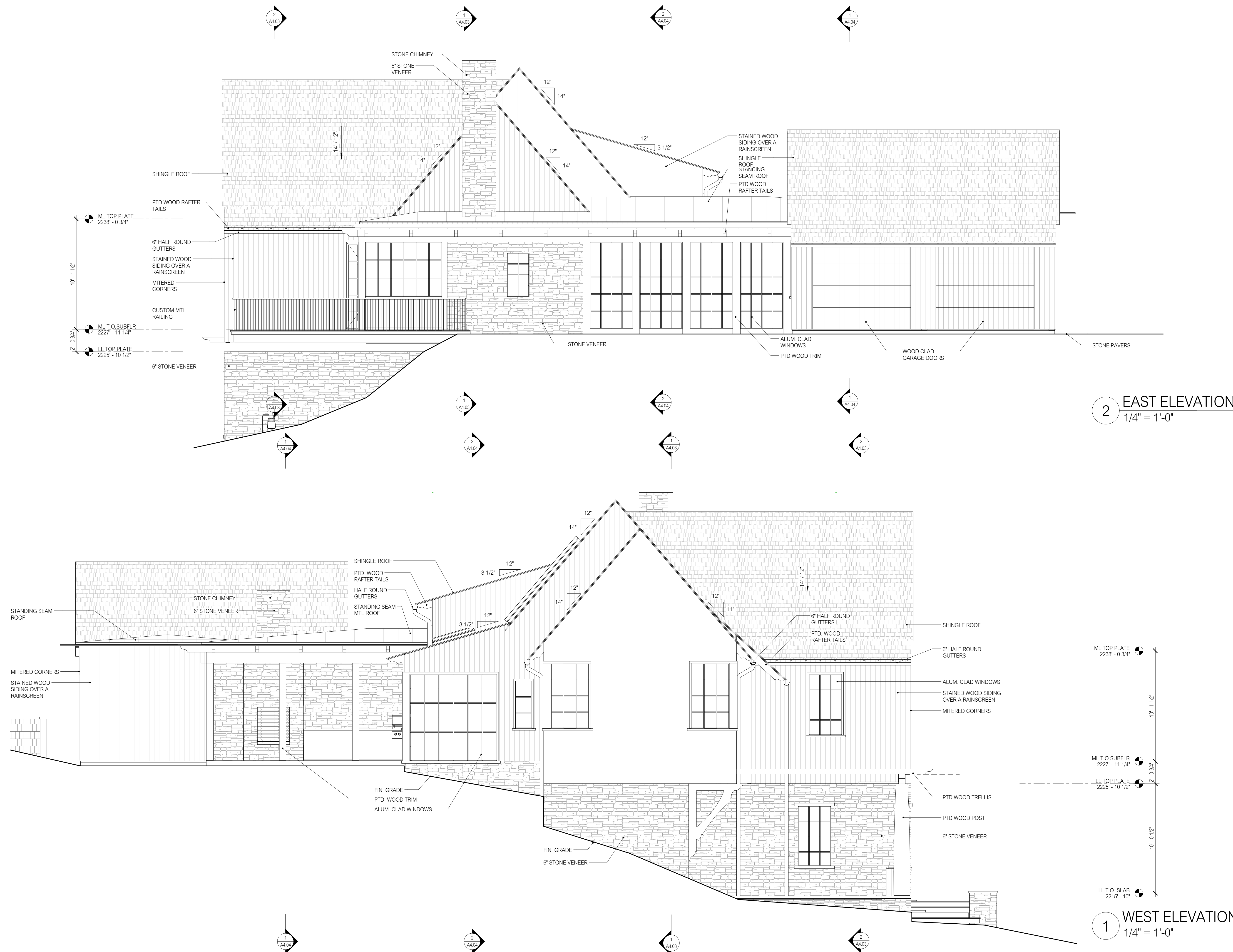
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PROJECT NAME AND LOCATION	
BIDWELL RESIDENCE 61 FOREST ROAD BILTMORE FOREST ASHEVILLE, NC 28803	
PROJECT NUMBER	19.01
DRAWN BY	---
CHECKED BY	---
SCHEMATIC DRAWING	
DATE: 4/30/2019	
ELEVATIONS	

**A3.01**

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PROJECT NAME AND LOCATION	
BIDWELL RESIDENCE 61 FOREST ROAD BILTMORE FOREST ASHEVILLE, NC 28803	
PROJECT NUMBER	19.01
DRAWN BY	---
CHECKED BY	---
SCHEMATIC DESIGN	
DATE: 4/30/2019	
DETACHED GARAGE ELEVATIONS	
A3.02	
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