

PROPOSED AGENDA

Thursday, October 21, 2021
5:30 p.m.

Meeting of the Design Review Board

- I. Chairman Johnson will call the meeting to order.
- II. Review and Approval of Minutes from September 23, 2021.
- III. Design Review Board Presentations
 1. 7 Frith Drive –Installation of Driveway Gates and Supporting Columns
 2. 23 Cedar Hill Drive – Addition to Existing Home
 3. 46 Hilltop Road – Interior and Exterior Renovations to Existing Home and Construction of Detached Garage

Projects 1 & 3 received special use permit approval from the Board of Adjustment at the Monday, October 18, 2021 meeting. Project 2 did not require Board of Adjustment review and approval.

- IV. Next Meeting – Thursday, November 18, 2021
- V. Adjourn

Zoning Compliance Application

Town of Biltmore Forest

Name

Eugene Britton

Property Address

7 Frith Drive

Phone

(828) 273-1930

Email

eb@fisher-pa.com

Parcel ID/PIN Number

964671891700000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

22.057 Ac.

Maximum Roof Coverage

9,647 square feet (Up to 6 acres)

Proposed Roof Coverage Total

26 sf

Maximum Impervious Surface Coverage

3-6 acres (20 percent of lot area)

Proposed Impervious Surface Coverage

26 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

8' - 8"

Description of the Proposed Project

Construction of a driveway gate

Estimated Start Date

11/15/2021

Estimated Completion Date

12/17/2021

Estimated Cost of Project

\$25,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

09.22.21_7FrithGate_A1.0_Prelim.pdf

09.22.21_7FrithGate_A1.1_Prelim.pdf

09.22.21_7FrithGate_A2.1_Prelim.pdf

09.22.21_7FrithGate_A3.1_Prelim.pdf

09.22.21_ReferenceSurvey.pdf

Special Use Permit Application

Town of Biltmore Forest

Name

Eugene Britton

Address

7 Frith Drive

Phone

(828) 273-1930

Email

eb@fisher-pa.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:

Owner would like to construct a driveway gate at the entrance to their property

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

Structure will be sited in a mature woodland area well removed from adjacent property lines. Additional evergreen planting will be added to help screen the sides of the structure,

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

Signature



Date

9/23/2021

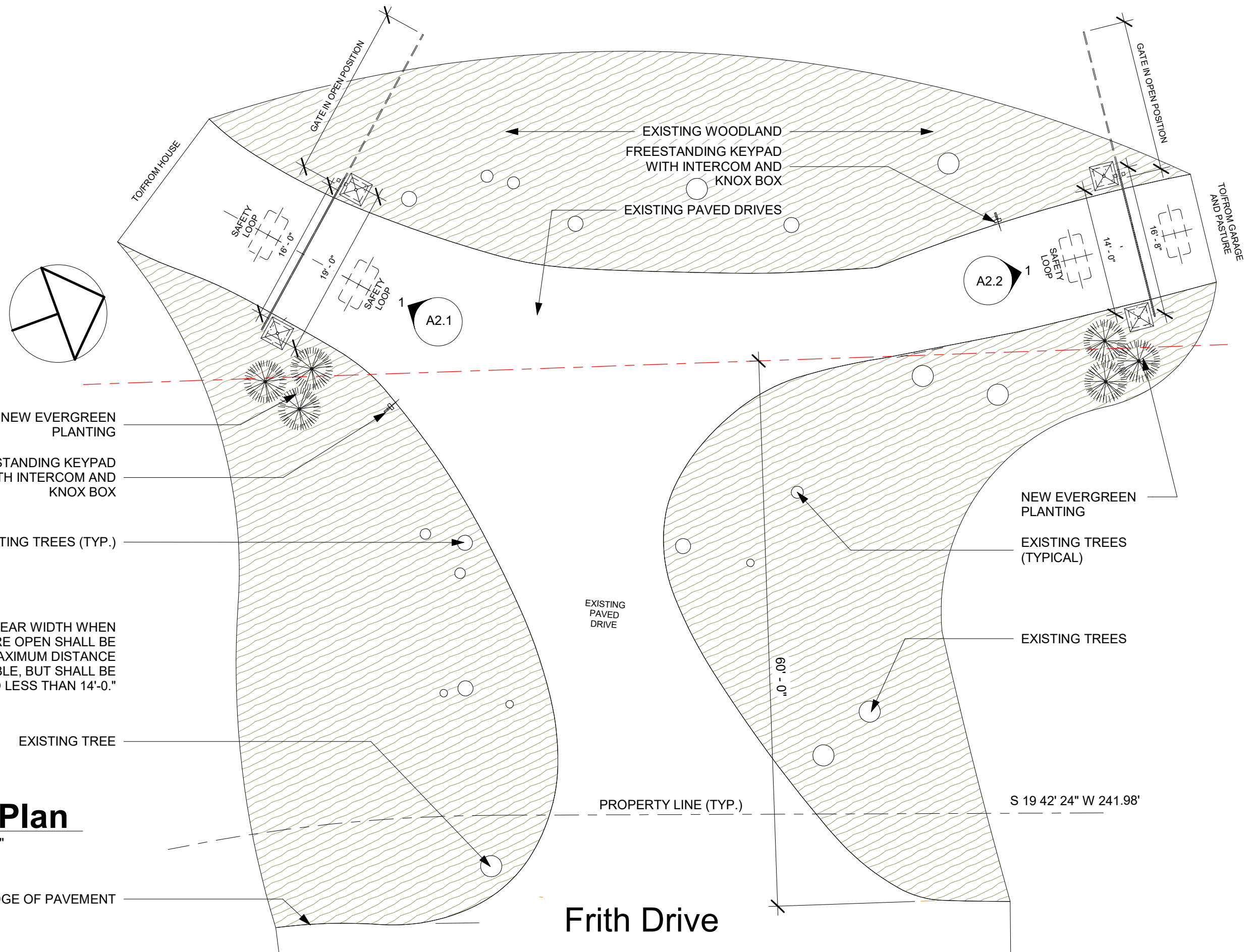
NOTE: APPLICANT AMENDED APPLICATION AT BOARD OF ADJUSTMENT MEETING TO REQUEST TWO (2) DRIVEWAY GATES THAT COMPLY WITH ZONING ORDINANCE REQUIREMENTS FOR SETBACK. THIS AMENDMENT WAS ACCEPTED BY THE BOARD, AND BOA UNANIMOUSLY APPROVED THE SPECIAL USE PERMIT REQUEST. THE INITIAL ZONING AND SPECIAL USE APPLICATIONS REFLECT THE PRIOR APPLICATION WHEN ONE (1) DRIVEWAY GATE WAS REQUESTED.

A1.0

Site Plan

Prelim. - REV

17 October 21



NOTE: CLEAR WIDTH WHEN GATES ARE OPEN SHALL BE THE MAXIMUM DISTANCE FEASIBLE, BUT SHALL BE NO LESS THAN 14'-0."

1 Site Plan

3/32" = 1'-0"

EDGE OF PAVEMENT

Frith Drive

REVISIONS

FOR REVIEW ONLY

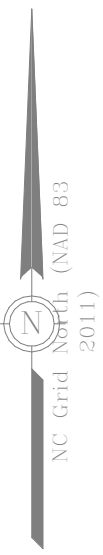
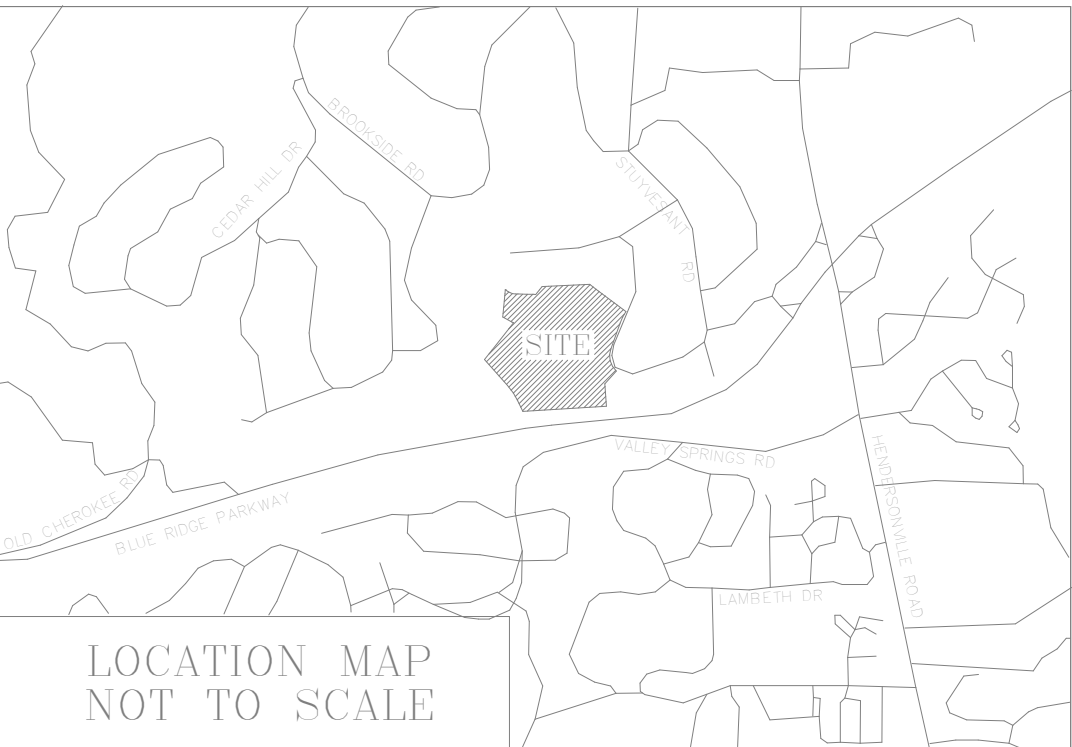
FISHER
Fisher Architects, PA
351 Merrimon Avenue
Asheville, NC 28801
Copyright 2021, Fisher Architects, PA (828) 253-8265

Proposed Entry Gates
Owner

SHEET TITLE
Ref. Survey with
Proposed Gates

DATE 10.17.21
JOB NO. 21-0870
SHEET **A1.1**

7 Frith Drive Asheville (Biltmore Forest), NC 28803



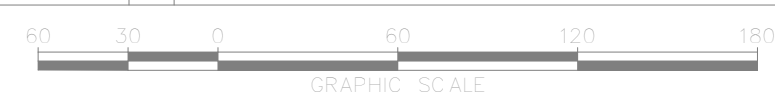
Curve	Radius	Chord Bearing and Distance	Arc Length
C1	473.25'	S 26° 32' 35" W 112.67'	112.93'
C2	178.65'	S 14° 17' 46" E 199.82'	212.05'
C3	552.17'	N 33° 30' 06" W 158.57'	159.10'

Line	Bearing	Distance
L1	N 63° 12' 56" W	14.18'
L2	N 7° 00' 23" E	33.26'
L3	S 57° 17' 39" E	23.55'
L4	S 59° 30' 13" E	24.15'
L5	S 72° 35' 19" E	23.98'
L6	S 83° 41' 49" E	23.86'
L7	S 85° 45' 30" E	24.15'
L8	S 84° 44' 38" E	18.79'

1 Site Plan
1/64" = 1'-0"

BOUNDARY SURVEY OF:
THE FRITH HOUSE
PROPERTY OWNER:
CECIL WILLIAM AMHERST JR
SUBJECT PROPERTY ADDRESS:
7 FRITH DRIVE
LIMESTONE TOWNSHIP
BUNCOMBE COUNTY, N.C.

REVISIONS	FIELD PARTY	INITIAL DATE	JOB FILE NO.
	RH R2 VRS	12-19-18	18050-0-1805
	DRAWN BY	DATE	PRECISION
	RH	1-7-19	1/10000
	SCALE 1" IN = 60 FT	AREA BY D.M.S.	
	COMPIES RULE ADJUSTMENT	ADJ PER ANGLE= 30/2	
	DWG FILE: RC/18050-B	1-20 FILE: 18050	
	RECORD REFERENCES: DEED BOOK 4781 PAGE 592	AND OTHERS AS NOTED ON PLAN	



NOTES:
THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, ENCUMBRANCES, AND RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THE PROPERTY. EXCEPT AS SPECIFICALLY STATED ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE POSSIBLE AT THE TIME OF MAKING OF THIS SURVEY; TYPING OR OTHER LAND RECORDS, RECORDS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL; RECORDS, RECORDS, AND RECORDS OF THIS SURVEY.
OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EVIDENCE OF ANY UTILITIES, PUBLIC OR PRIVATE, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE SHOWN SURVEYS AND RECORD DRAWINGS PROVIDED. THE SURVEY LOCATIONS OF UNDERGROUND UTILITIES AND FACILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO INDICATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE MADE, THE APPROPRIATE AGENCIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD CONDITIONS.
USGS 83 2011 HORIZONTAL DATUM AND NAVD 88 VERTICAL.
NOTE: DISTANCES SHOWN ON THIS PLAN ARE GRID LENGTHS. DISTANCES HORIZONTAL ORIGIN DISTANCES THEY MUST BE DIVIDED BY A CONVERSION SCALE AND SEA LEVEL FACTOR OF 0.9997932.

JOHN B. YOUNG CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN DEED BOOK 70-0282 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM RECORD INFORMATION AS NOTED HEREON. THAT THE METHOD OF PRECISION AS CALCULATED DOES NOT EXCEED 1/10000. THAT THE GLOBAL POSITIONING SYSTEM OBSERVATIONS WERE REFERENCED TO THE GEOPATHIC POSITIONING ACCURACY STANDARDS, PART 2, STANDARDS FOR GEODESIC NETWORKS AT THE 500 CENTIMETER LEVEL USING THE NETWORK ACCURACY STANDARDS THAT THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (NCAC 56-1903).
ACCORDING TO NORTH CAROLINA FLOOD INSURANCE RATE MAP (FIRM) #370584ARD01 DATED 01/01/2010, THE PROPERTY SHOWN ON THIS PLAN IS PARTIALLY LOCATED IN ZONE X (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN) AND PARTIALLY LOCATED IN ZONE AE (1% ANNUAL CHANCE FLOODPLAIN WITH BASE FLOOD ELEVATIONS DETERMINED).
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 7TH DAY OF JANUARY, 2019.



JOHN B. YOUNG, PLS.
N.C. NO. L-2964
LAURA ANN LAYTON INGLE TRUST
LAURA ANN LINGLE (TRUSTEE/ETAL)
D.B. 814 P. 016
7 BROOKLAWN CHASE

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY JOHN B. YOUNG, PLS, L-2964, ON JANUARY 7, 2019. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

FLOOD DATA BLOCK

Flood Zone: AE
Flood Source: Fourmile Branch
Base Flood Elevation: 2135.1
County: Buncombe
Basincode:
Political Area: Town Of Biltmore Forest
City: 370435
Panel:
Map Number: 370084A001
Panel Effective Date: 1/6/2010
Latitude: 35.54851
Longitude: -82.51723

LEGEND

- █ MISSING NAIL IN A 3" IRON PIPE FILLED WITH CONCRETE
- SET IRON REBAR AND CAP
- UNMARKED POINT
- MARKED POINT
- PEAK= UTILITY POLE WITH ELECTRIC & TELEPHONE LINES
- U.P.L.= UTILITY POLE WITH LIGHT
- C&L= CURB INLET
- MAN= SEWER MANHOLE
- CONC.ENT.= CONCRETE ENTRANCE

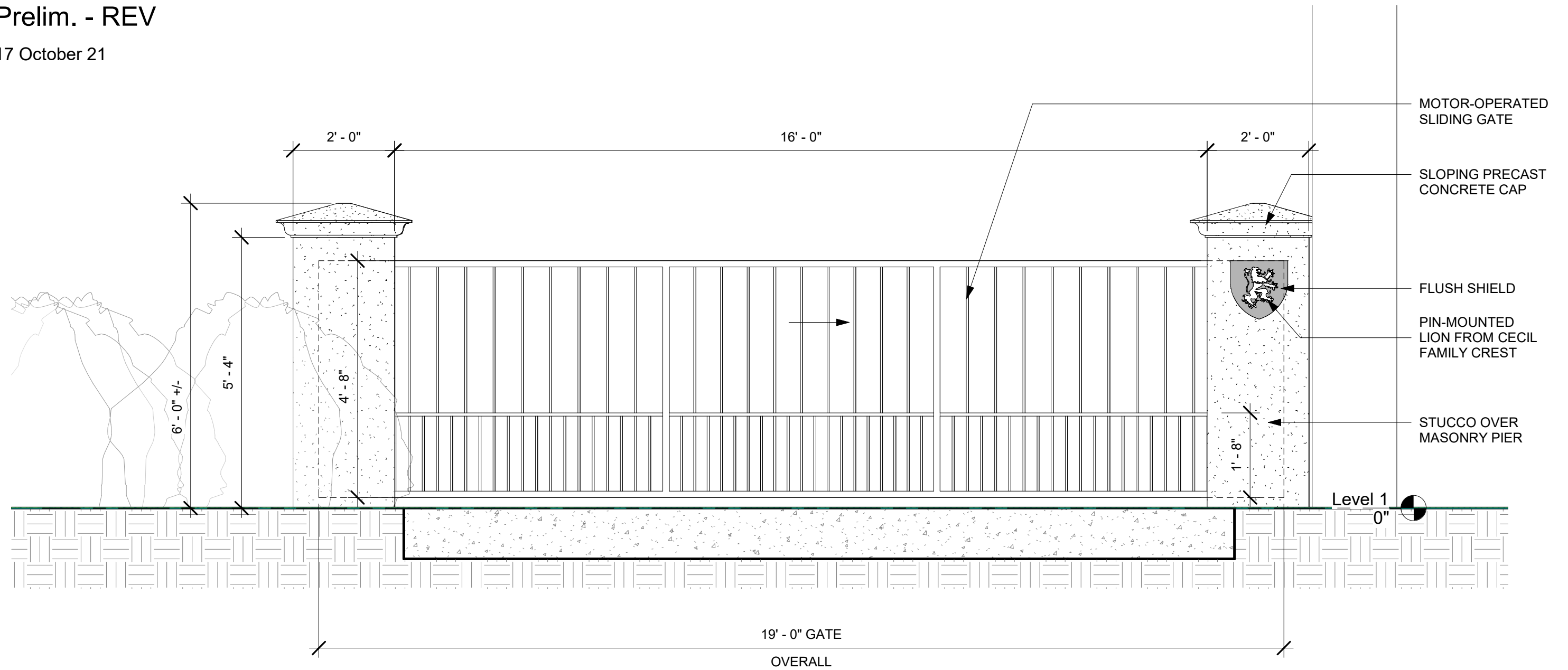
--- FLOOD ZONE AE
--- RIGHT OF WAY LINE
--- SUBJECT PROPERTY BOUNDARY LINE
--- ADJOINING PROPERTY LINE
--- FENCE LINE
--- OVERHEAD ELECTRIC LINE
--- SEWER CASSEMENT LINE

A2.1

Entry Elev. -
House Gate

Prelim. - REV

17 October 21



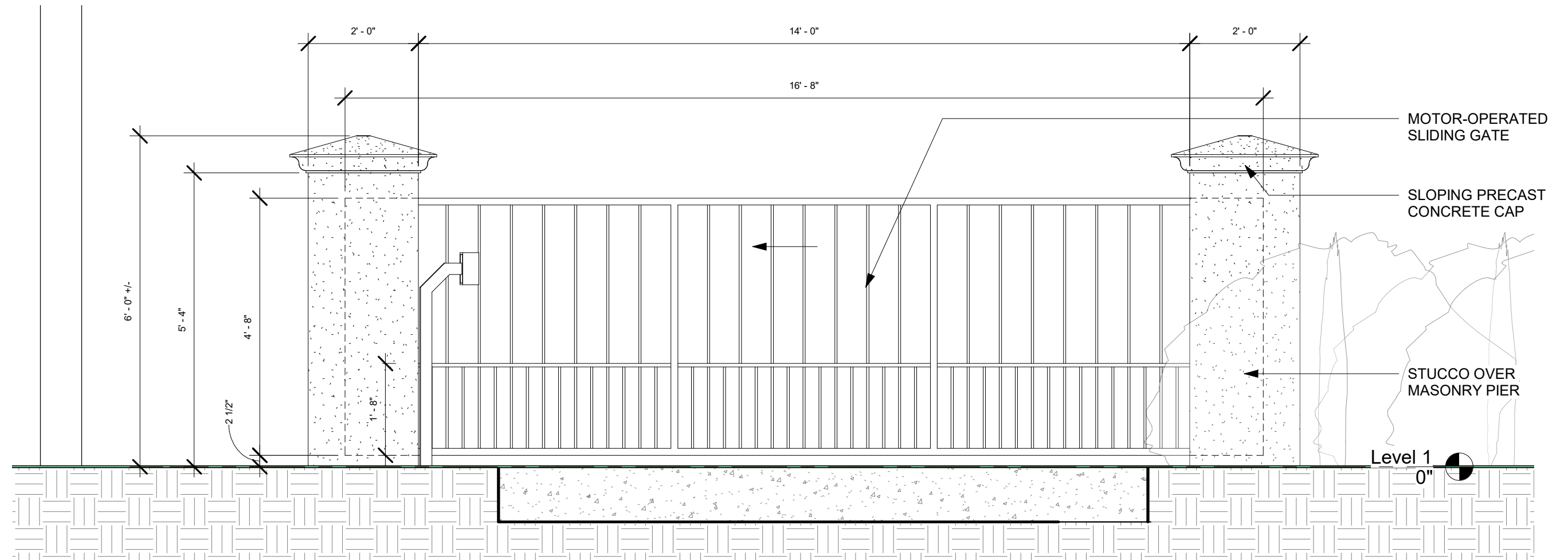
1 Elev_House Gate
1/2" = 1'-0"

A2.2

Entry Elev. -
Garage Gate

Prelim. - REV

17 October 21

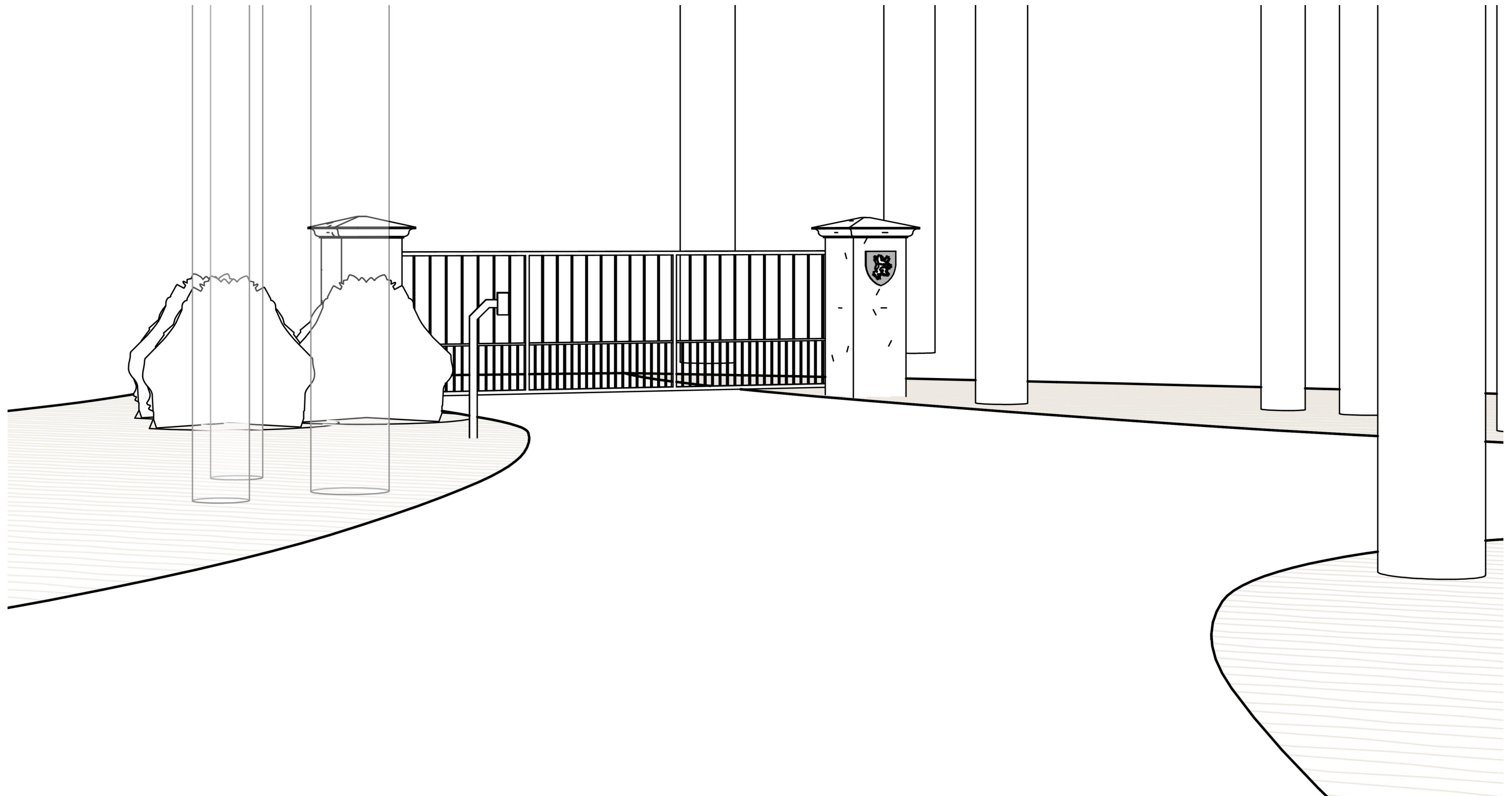


1 Elev_Garage Gate
1/2" = 1'-0"

A3.1

Street View -
House Gate

Prelim. - REV
17 October 21

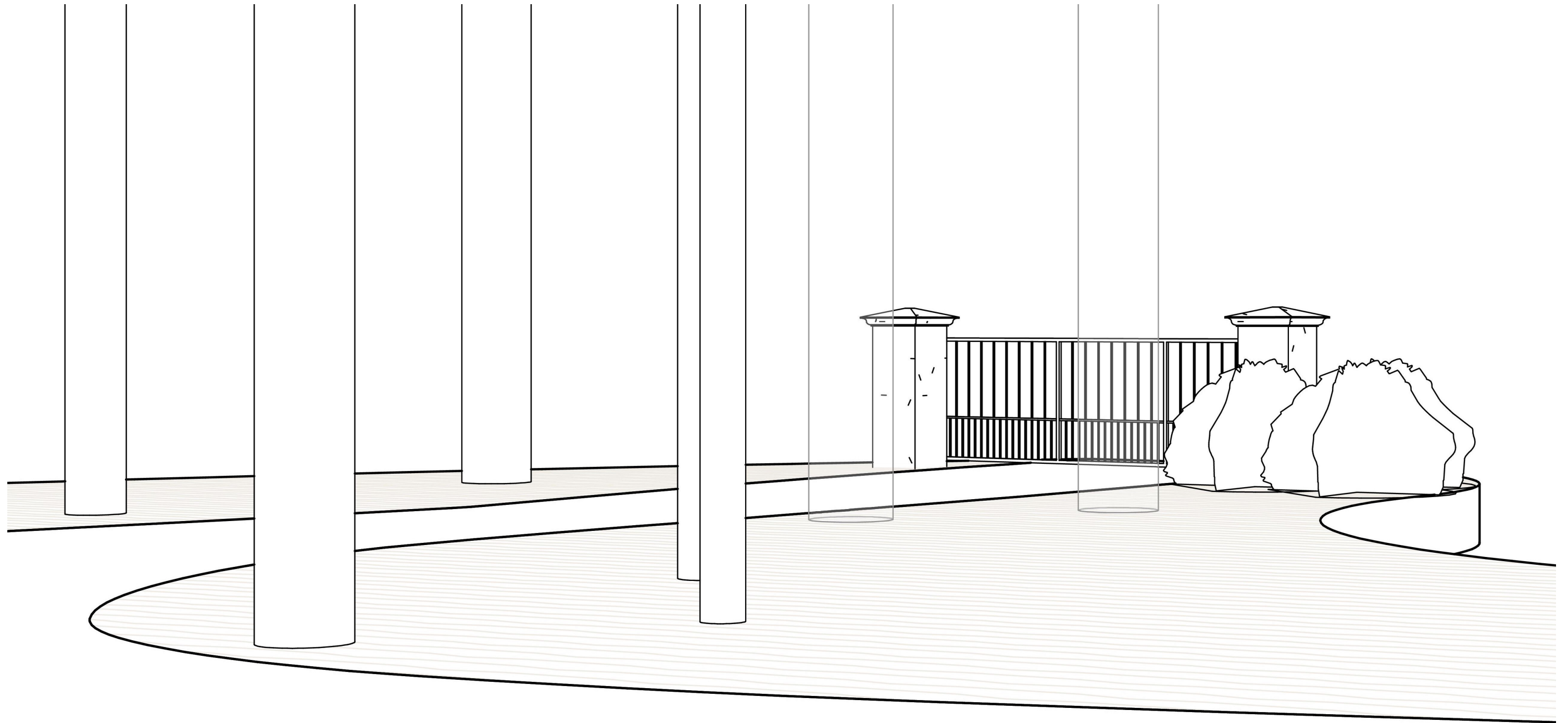


A3.2

Street View -
Garage Gate

Prelim. - REV

17 October 21



Zoning Compliance Application

Town of Biltmore Forest

Name

Konstandin Barlas

Property Address

23 Cedar Hill Drive

Phone

(828) 777-5550

Email

barlasdino752@aol.com

Parcel ID/PIN Number

9646423424

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.285

Maximum Roof Coverage

5,500 square feet (Up to 1.5 acres)

Proposed Roof Coverage Total

5500

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage

11615

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

39 feet at peak

Description of the Proposed Project

Additional two floor bonus room for kids to play and new entertaining room downstairs. Very minimal work inside. Rooms will be very plain inside to have a place in the house kids can come in from outside and be able to kick a ball with their friends especially during winter months.

Estimated Start Date

10/25/2021

Estimated Completion Date

1/31/2022

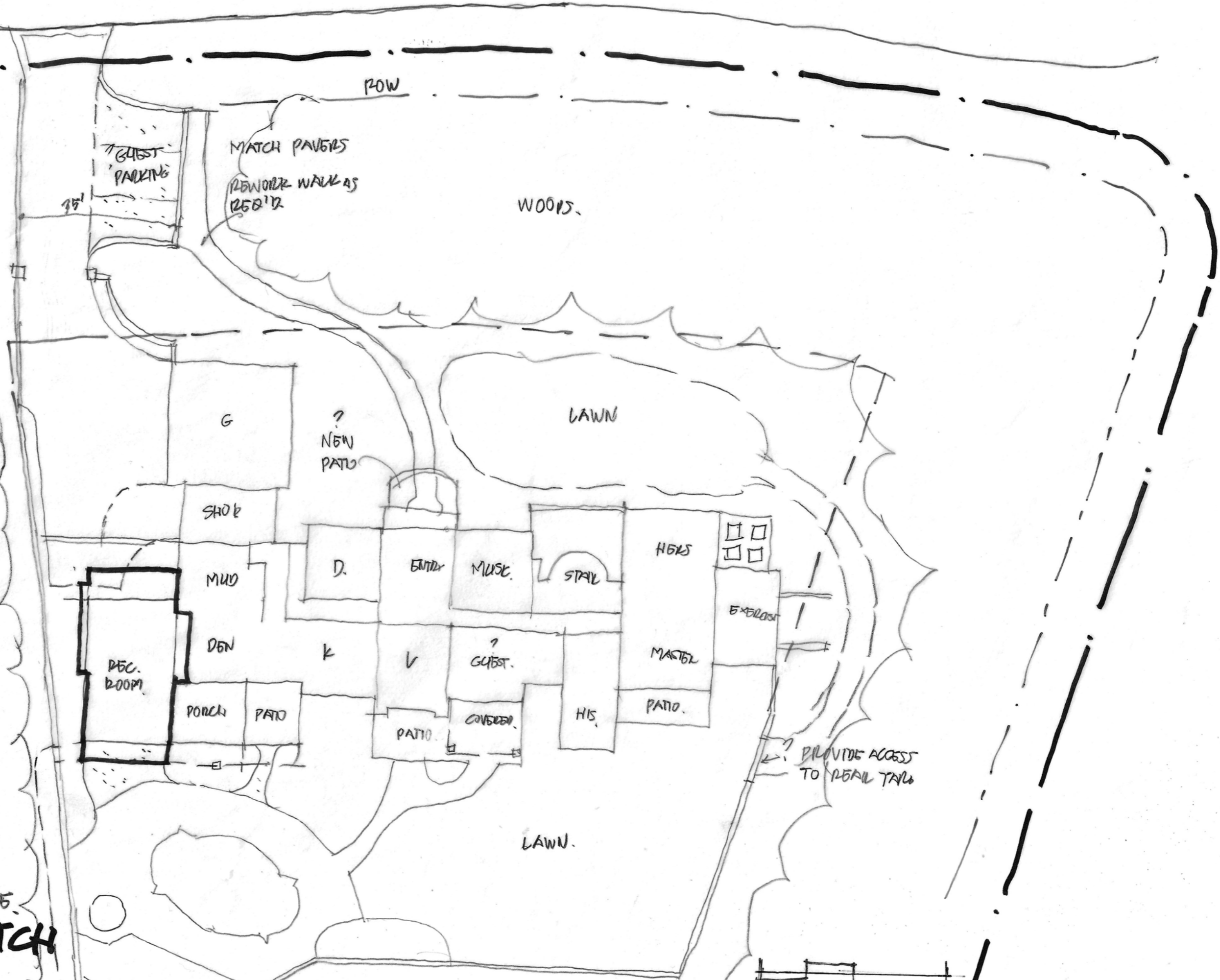
Estimated Cost of Project

\$100,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

WIEGMAN
ARCHITECTURE, PA

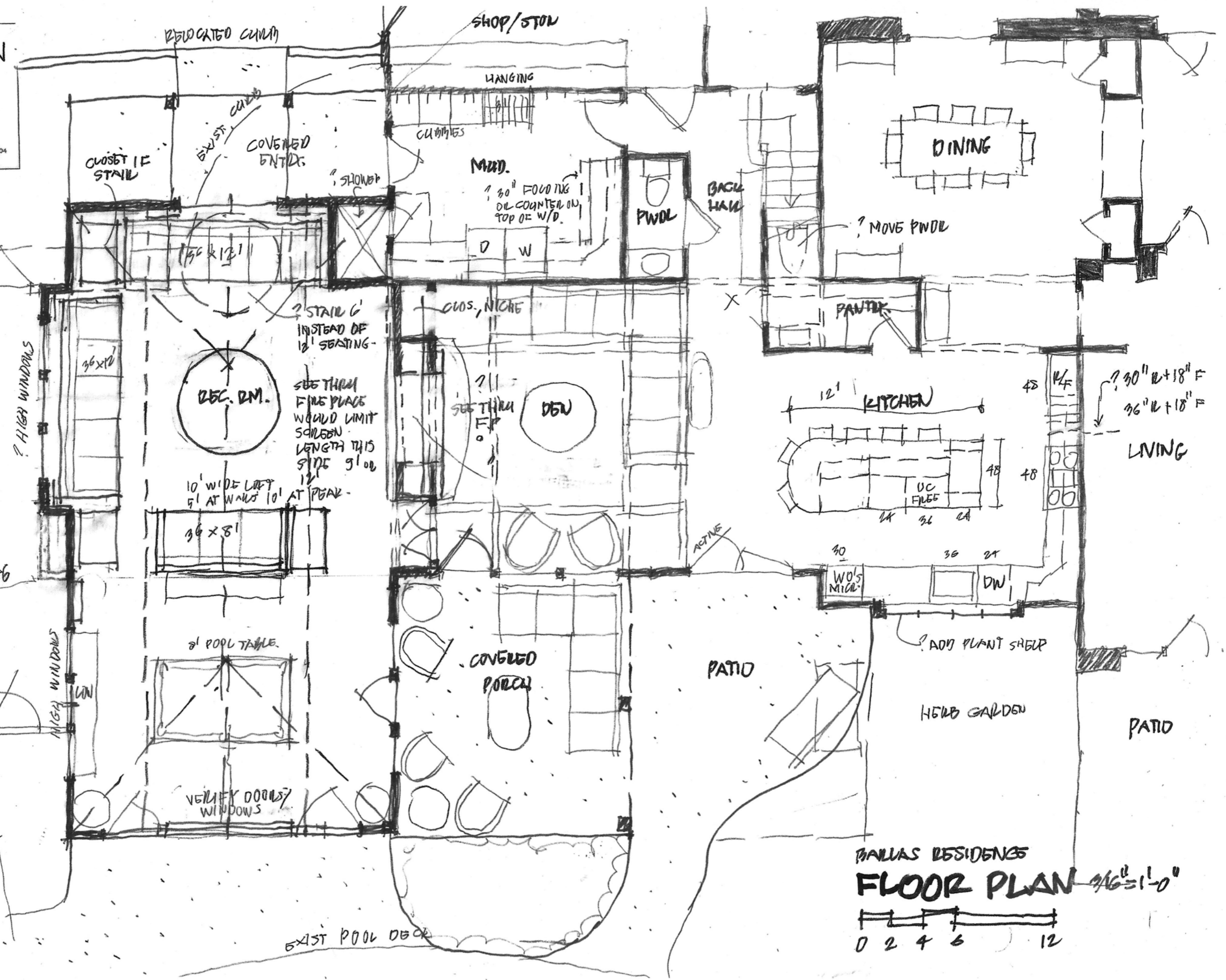
3 ORCHARD RIDGE DR., ASHEVILLE, NC 28804
TEL. (828) 255-7684, FAX (828) 255-8376



BALLAS RESIDENCE
SITE SKETCH
1" = 20'-0"

WIEGMAN
ARCHITECTURE, PA

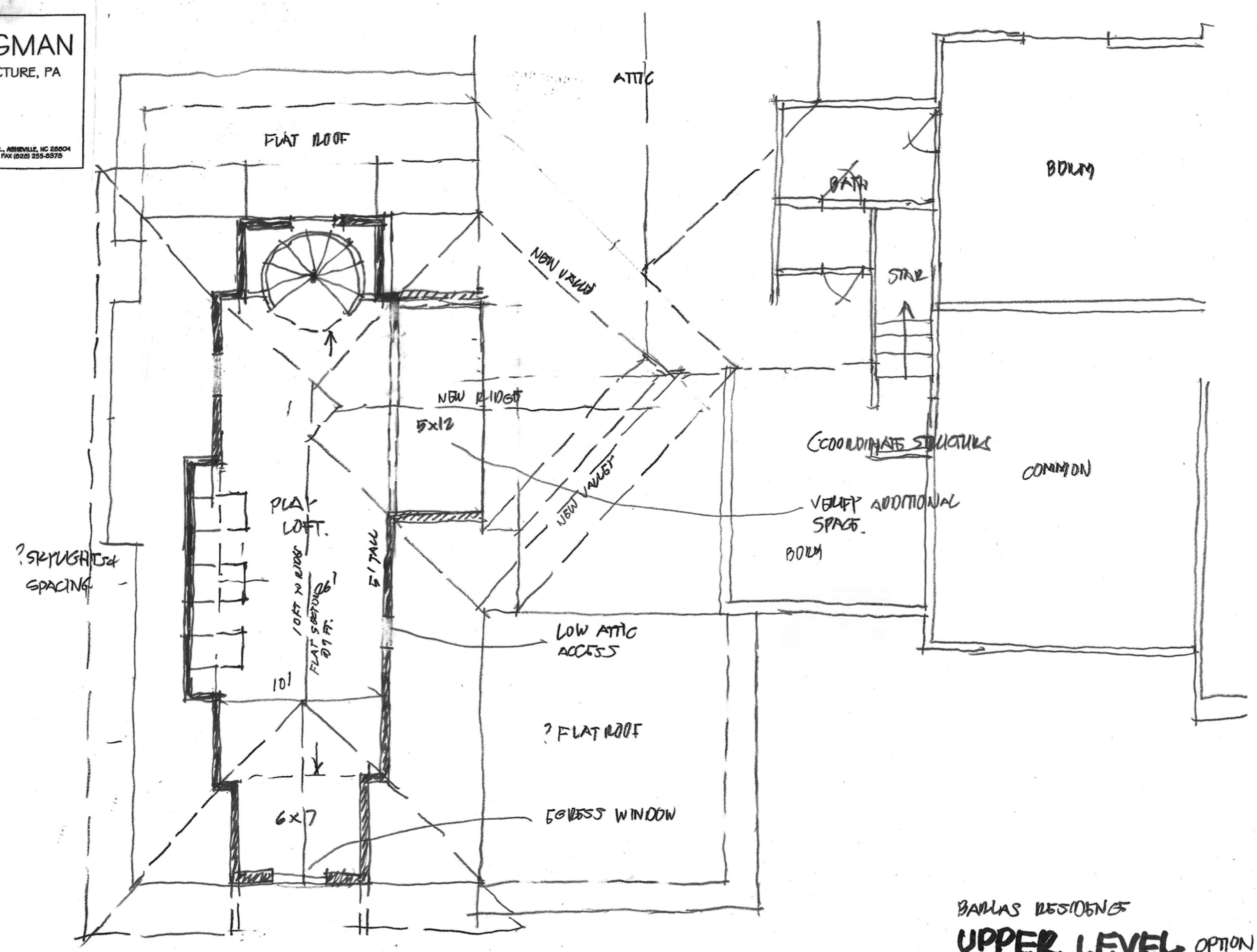
3 ORCHARD RIDGE DR., ASHEVILLE, NC 28504
TEL. (828) 255-7634, FAX (828) 255-6376



BALLAS RESIDENCE
FLOOR PLAN 1/16" = 1'-0"

0 2 4 6 12

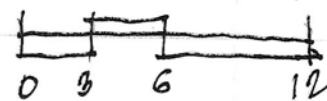
WIEGMAN
 ARCHITECTURE, PA
 3 ORCHARD RIDGE DR., ASHEVILLE, NC 28804
 TEL. (828) 255-7604, FAX (828) 255-4378



BAYLUS RESIDENCE
UPPER LEVEL OPTION
 3/12-16/11



FRONT ELEVATION BADRAS RESIDENCE
1/8" = 1'-0"





VERIFY CHIMNEY FOR
FIRE PLACE ? VENTED

? TRELLIS OR SLOPED
LIKE OTHER SIDE
? ADDED POST


VERIFY EXIST. WINDOWS
IN PEN

? LEAVE WINDOW
OR ADD PLANT SHELF

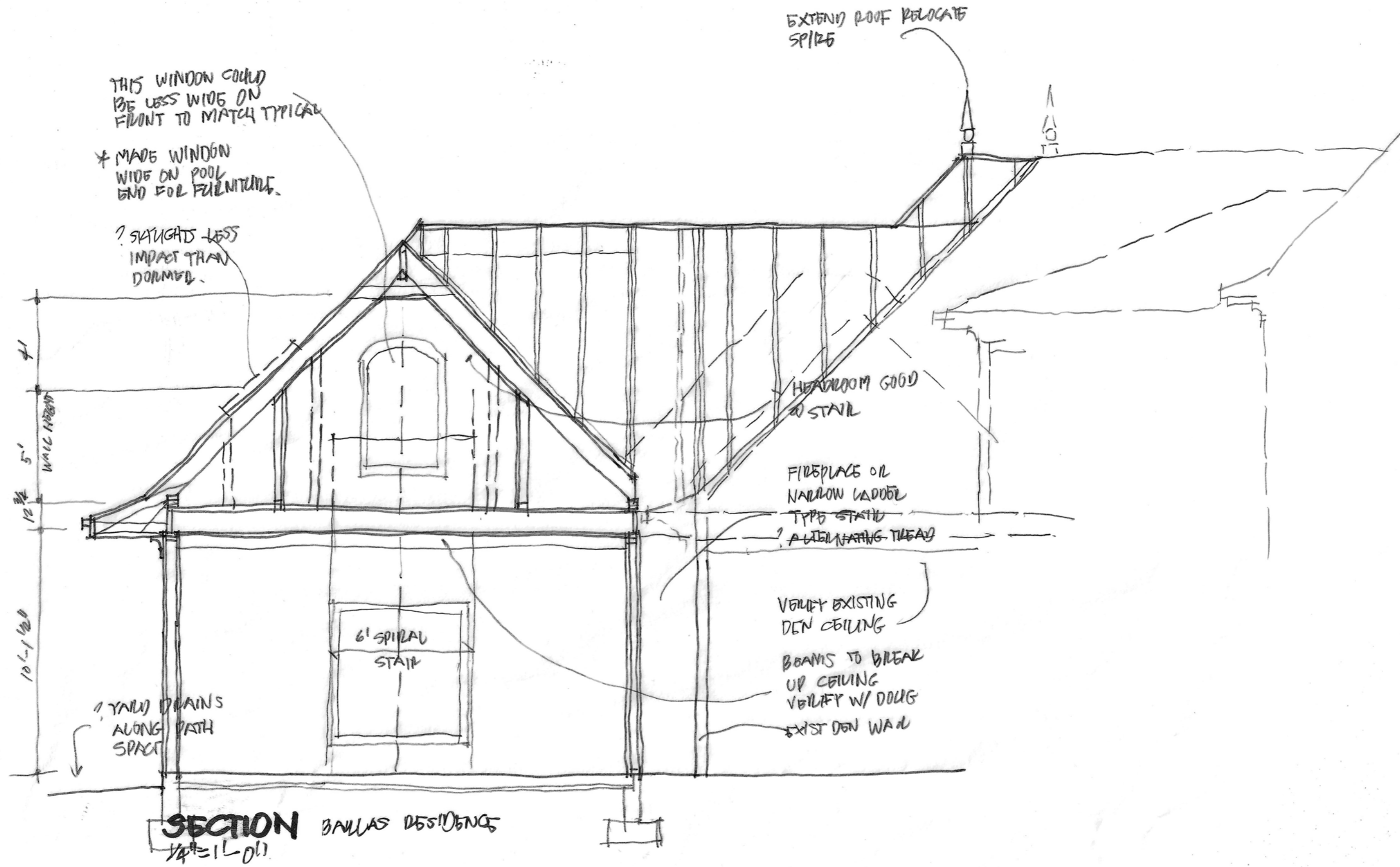
3 NORTH ELEVATION
A-7 $\frac{1}{8}'' = 1'-0''$

? INCREASE OVERHANG TO
DISGUISE RAISED ROOF



 EAST ELEVATION DALLAS RESIDENCE
1/8" = 1'-0"





THIS WINDOW COULD BE LESS WIDE ON FRONT TO MATCH TYPICAL

* MADE WINDOW WIDE ON POOL END FOR FURNITURE.

? STRAIGHTS LESS IMPACT THAN DORMER.

EXTEND ROOF RELOCATE SPIRE

4'
5'
12 3/4'
10'-1 1/2"

WALL HEIGHT

? YARD DRAINS ALONG PATH SPACE

6' SPIRAL STAIR

HEADROOM GOOD TO STAIR

FIREPLACE OR NARROW LADDER TYPE STAIR
? ALTERNATING TREAD

VERIFY EXISTING DEN CEILING

BEAMS TO BREAK UP CEILING
VERIFY W/ DOUG
EXIST DEN WALL

SECTION BALLAS RESIDENCE
1/4" = 1' - 0"

Zoning Compliance Application

Town of Biltmore Forest

Name

Anna Gay

Property Address

46 Hilltop Rd. Biltmore Forest, NC 28803

Phone

(828) 230-7398

Email

kgay@carlton-edwards.com

Parcel ID/PIN Number

9646649729

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.815 Acres

Maximum Roof Coverage

6,100 square feet (Up to 2 acres)

Proposed Roof Coverage Total

4908.8 square feet

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage

14,052 square feet

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

26'-3/4"

Description of the Proposed Project

The proposed project is the renovation and addition to 46 Hilltop Rd. Residence. Proposal includes improvements to house as well as landscaping improvements on the property.

Estimated Start Date

1/1/2022

Estimated Completion Date

1/1/2023

Estimated Cost of Project

\$750,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

2021-09-20 BoA Set.pdf

Special Use Permit Application

Town of Biltmore Forest

Name

Anna Gay

Address

46 Hilltop Rd, Biltmore Forest, NC 28803

Phone

(828) 230-7398

Email

kgay@carlton-edwards.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:

This project is a renovation and addition to the residence at 46 Hilltop Rd. This special use permit application is for the construction of the following elements: We are proposing a fountain of approximately 3' in height and 4' in diameter made of stone or brick veneer to match the existing brick on the residence. This fountain will be the centerpiece of a garden area adjacent to an outdoor living space. We also are proposing a fence with associated gates, approximately 3' in height, constructed of wood and painted a warm white to match the proposed tone of the brick residence. This fence will serve to keep animals out of the garden and maintain some privacy and access to the rear yard. We are proposing a few site walls which include the following: there is an existing brick site wall in the rear yard that we are planning to reroute with the same brick material to better align with the new garage and grading strategy. This site wall is paired with a proposed site stair which would give access to a higher, wooded area to the rear of the property. We are also proposing two site walls around the drive area, the rear of which would have retaining purposes due to the grade change at the back of the site. Lastly, we are proposing a new garage to replace the existing two car garage. This garage has approximately 945 SF of roof coverage and thus we will be attaching a separate variance request. This garage is the same brick as the existing house and is structurally connected to the main house. It's situated towards the back of the site and as such, provides privacy for the residents and is hidden from street view.

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

These elements and the project overall would not adversely affect the public interest of those living in the neighborhood because we are taking care to design in compatibility with the existing residence and the neighborhood fabric in mind. The materials we are proposing (stone, wood, brick veneer) are of quality and are in harmony with the materials on site today. The landscaping walls and fountain are primarily hidden from public view, but in the instances where one could see these features, they have been designed as extensions of the home and landscape and will be read as such. We are improving on the proportions of the house and are making the site more connective for the residents of the home, making the property more accessible and manicuring areas that are underutilized. The natural materials we have chosen and the low features we have designed should put the landscape on display which should serve to continue the beautification of the site and surrounding neighborhood. None of these features risk safety but rather expand on the existing architectural and site context.











