

PROPOSED AGENDA

**Thursday, November 18, 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. 56 Cedar Hill Drive – Installation of 6-foot wooden, shadowbox privacy fence within rear yard.
 2. 11 Brookside Road – Renovation of Existing Home to include Screening in Rear Porch and Extension of Existing Garage
 3. 951 Hendersonville Road – Construction of Wood Decking on Front of Home to Replace Failing Brick Porch

Projects 1 received Board of Adjustment approval for a fence in the rear yard on Monday, November 15, 2021

- IV. Next Meeting – Thursday, December 23, 2021 (subject to change due to holiday schedule)
- V. Adjourn

STAFF MEMORANDUM

November 16, 2021



**Design Review Board Meeting
Project #1 – 56 Cedar Hill Drive**

To: Design Review Board Members
From: Jonathan Kanipe, Town Manager

Project Description

The applicant received approval from the Board of Adjustment to install a six-foot wooden privacy fence, in a shadowbox style, in the rear yard. A variance was approved to allow installation of this fence 2 feet from the rear property line in one specific location due to the depth of the home on the lot. The proposed location of the fence is shown in red with an example of a shadowbox wooden fence provided.

Zoning Compliance Application

Town of Biltmore Forest

Name

Jared White

Property Address

56 cedar hill dr

Phone

(828) 708-8056

Email

Jared@juddbuilders.net

Parcel ID/PIN Number

9646-32-6624-00000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.489 acres

Maximum Roof Coverage

5,500 square feet (Up to 1.5 acres)

Proposed Roof Coverage Total

0

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage

0

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

31'

Description of the Proposed Project

Wood fence in back yard.

Estimated Start Date

11/1/2021

Estimated Completion Date

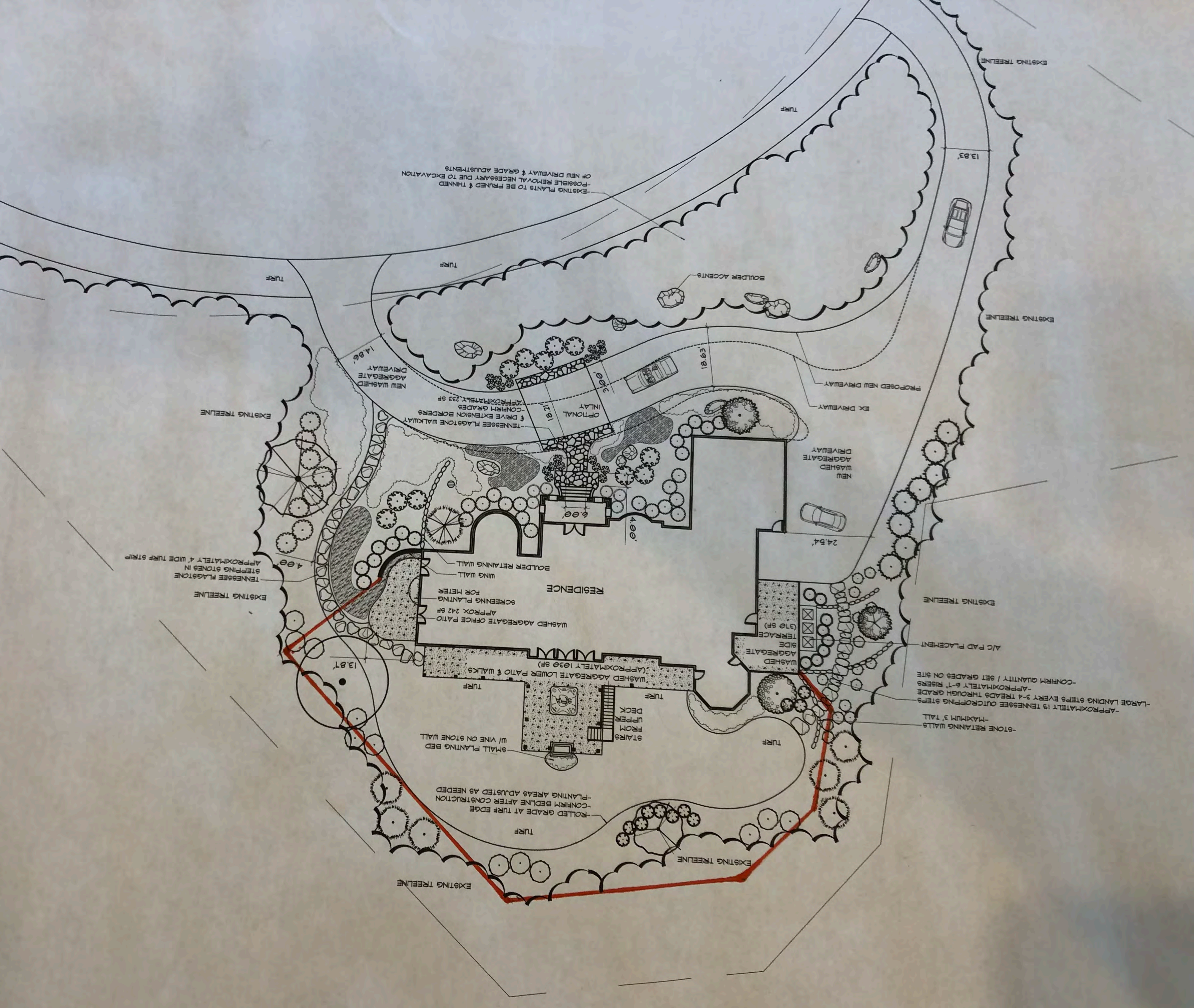
11/5/2021

Estimated Cost of Project

\$6,500.00

Supporting Documentation (Site Plan, Drawings, Other Information)

AD521C31-FAE3-4052-B755-94354842444E.jpeg



-EXISTING PLANTS TO BE PRUNED & THINNED
 -POSSIBLE REMOVAL NECESSARY DUE TO EXCAVATION
 OF NEW DRIVEWAY & GRADE ADJUSTMENTS

EXISTING TREELINE
 TENNESSEE FLAGSTONE
 APPROXIMATELY 4' WIDE TURF STRIP
 STEPPING STONES IN

TURF
 ROLLED GRADE AT TURF EDGE
 -CONFIRM BEDLINE AFTER CONSTRUCTION
 -PLANTING AREAS ADJUSTED AS NEEDED

-STONE RETAINING WALLS
 -MAXIMUM 3' TALL
 -APPROXIMATELY 19 TENNESSEE OUTCROPPING STEPS
 -LARGE LANDING STEPS EVERY 3-4 TREADS THROUGH GRADE
 -APPROXIMATELY 6-7 RISERS
 -CONFIRM QUANTITY / SET GRADES ON SITE

A/C PAD PLACEMENT
 EXISTING TREELINE

EXISTING TREELINE

EXISTING TREELINE

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PROPOSED NEW DRIVEWAY

EX DRIVEWAY

NEW WASHED
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STAFF MEMORANDUM

November 16, 2021



Design Review Board Meeting Project #2 – 11 Brookside Road

To: Design Review Board Members
From: Jonathan Kanipe, Town Manager

Project Description

The applicant proposed an accessory structure at the Board of Adjustment meeting, but withdrew this request and plans to return with a different plan in the future. However, there are two components to the original application that do not require Board of Adjustment review but do require review and approval by the Design Review Board.

The two specific components for DRB review are highlighted on the zoning application. These include screening-in an existing rear porch and extending the existing garage. These additions are shown on the attached drawings, which again, also include the plans for the accessory building that is not under review.

Zoning Compliance Application

Town of Biltmore Forest

Name

Andrew Franklin

Property Address

11 BROOKSIDE RD

Phone

(573) 280-2813

Email

andrew01franklin@gmail.com

Parcel ID/PIN Number

964663384900000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.44

Maximum Roof Coverage

5,060 square feet (Up to 1.2 acres)

Proposed Roof Coverage Total

4980

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage

3693

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

14 feet (highest point), single story roof starts at 9 feet.

Description of the Proposed Project

Multiple improvements will be performed on the property to improve livability and accommodate aging in place.

1. Screened in porch in the rear of the house to allow more enjoyment of the outdoors. Will go over the existing patio and will be screening. The roof will be a standing seam metal roof to accommodate for the shallow pitch and the color will match the current roof. The colors and finishes will match the current house theme. Will increase roof coverage by 267sqft.

2. Garage extension of 6 feet. The garage can only accommodate one car due to internal additions made by previous owners. This 6-foot addition would allow the garage to accommodate 2 cars. The extension would also allow for a small mudroom. The finishes would match the current theme of the house. Will increase roof coverage by 96 sqft.

3. Accessory dwelling. This would be a combination of an apartment with a single car garage meeting the standards of aging in place for an elderly member of the family. Also, there would be a workshop and carport to accommodate our family's needs. This would necessitate an increase in the driveway. This would increase the roof coverage by 1705sqft and impervious surface coverage by 807 sqft.

Estimated Start Date

1/1/2022

Estimated Completion Date

4/4/2022

Estimated Cost of Project

\$400,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

Franklin Addition - Pricing Set - 10-24-2021.pdf

Applicant Signature

Date

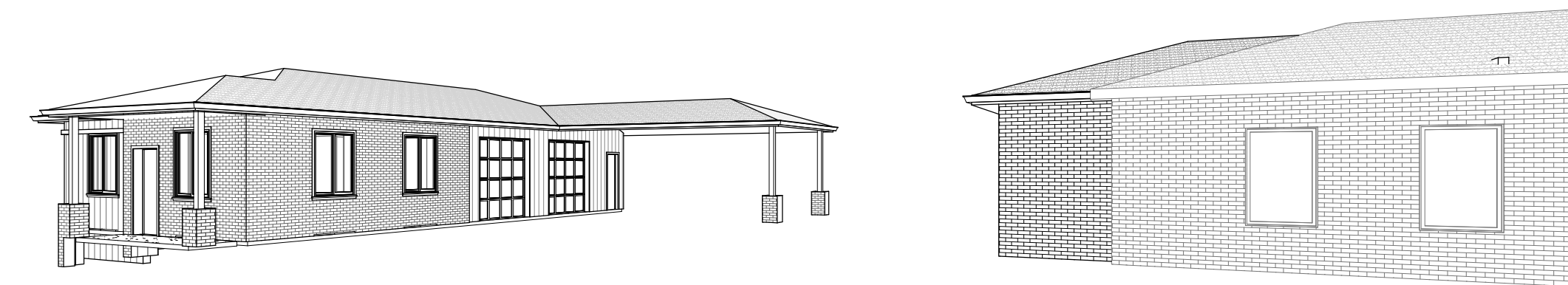
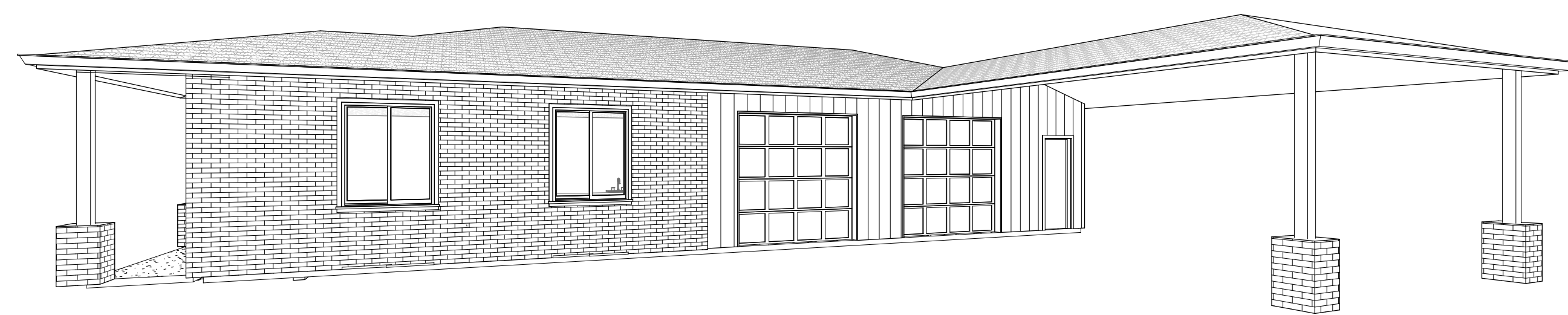
10/24/2021



FRANKLIN ADDITION & RENOVATION

11 BROOKSIDE DRIVE
BILTMORE FOREST, NC 28803

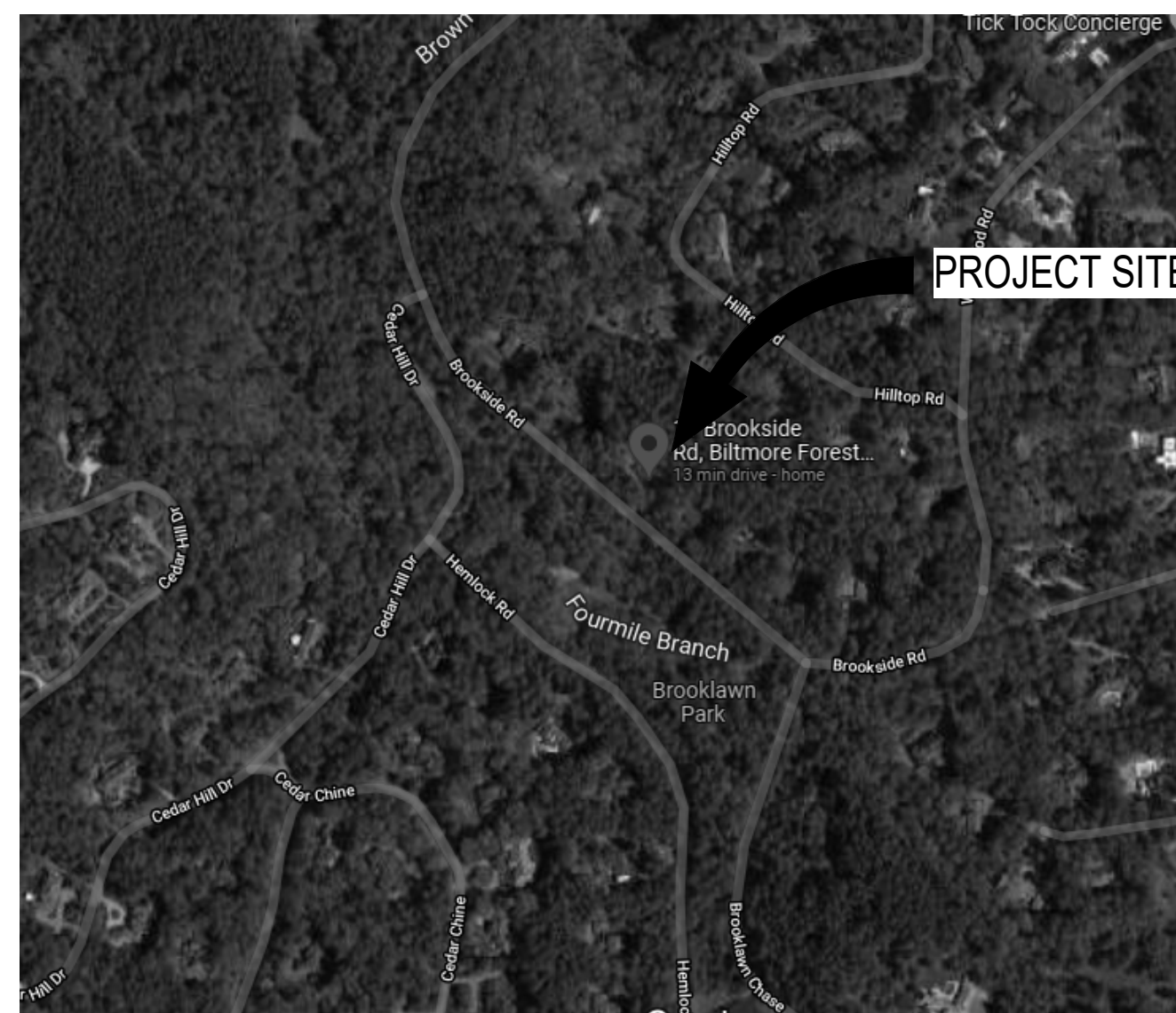
PRICING SET
10-24-2021



③ PERSPECTIVE

① PERSPECTIVE

SITE MAP



SHEET NUMBER	SHEET NAME
FRANKLIN	
G.1	TITLE SHEET
FRANKLIN	
A.1	SITE PLAN
A.2	FLOOR PLAN
A.3	ROOF PLANS
A.4	ELEVATIONS
A.5	ELEVATIONS AND DETAILS

DOOR NO.	DOOR			HARDWARE	COMMENTS
	TOTAL WIDTH	HEIGHT	THICKNESS		
FIRST FLOOR					
01	3'-0"	6'-8"	2"		
02	3'-0"	6'-8"	2"		
03	3'-0"	6'-8"	2"		
04	2'-6"	6'-8"	2"		
05	2'-6"	6'-8"	2"		
06	2'-4"	6'-8"	2"		
07	2'-6"	6'-8"	2"		
08	2'-6"	6'-8"	2"		

1. PLAN DIMENSIONS SHOWN ARE TO FACE OF FRAMING MEMBERS, FACE OF MASONRY, FACE OF EXISTING WALL, AND TO CENTER LINE OF COLUMNS, EXCLUSIVE OF INTERIOR WALLS.
2. ALL INTERIOR DIMENSIONS ARE TO FACE OF PARTITION ASSEMBLY AS DEFINED BY THE PARTITION SCHEDULE AND IS EXCLUSIVE OF ANY APPLIED FINISH.
3. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO INSTALLATION OF EQUIPMENT / SHELVING / CASEWORK.
4. MATCH FINISH FLOOR ELEVATION OF BUILDING ADDITION TO EXISTING HOUSE. MATCH FINISH FLOOR ELEVATION OF NEW GARAGE AND REC BAY TO EXISTING GARAGE FLOOR ELEVATION.
5. SLOPE NEW ASPHALT PAVEMENT AWAY FROM BUILDINGS.
6. REPAIR ANY DISTURBED LANDSCAPE AREAS ADJACENT TO THE EXISTING BUILDING WHERE NEW CONSTRUCTION OR SITE WORK OCCURS.
7. CONFIRM ALL FINISH AND COLOR SELECTIONS WITH OWNER.

GENERAL NOTES -

1/2" = 1'-0"

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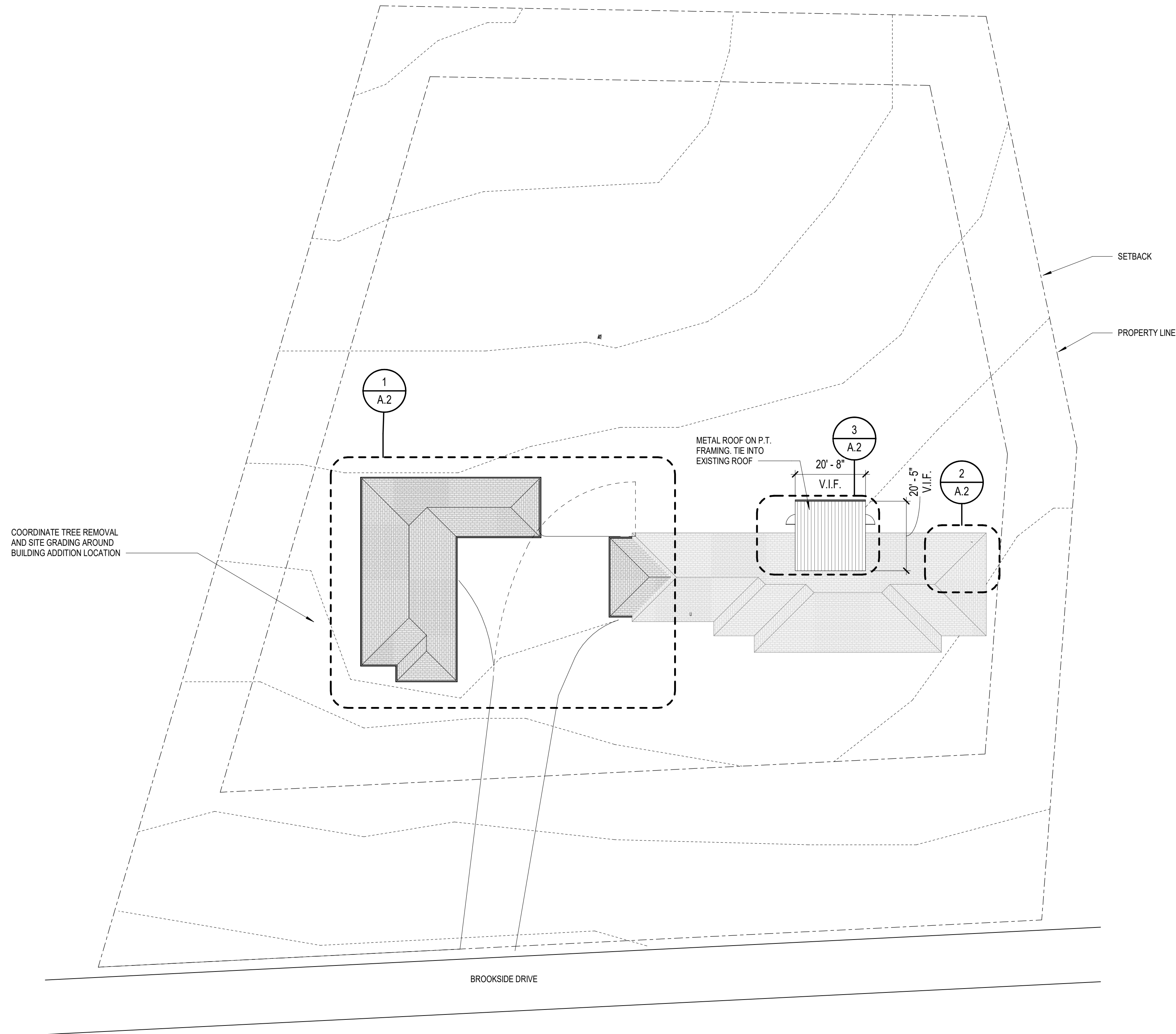
No.	Description	Date

FRANKLIN ADDITION & RENOVATION TITLE SHEET

Project number: Project Number
Date: 10-24-2021
Author: Author
Checked by: Checker

G.1

Scale: 1/2" = 1'-0"



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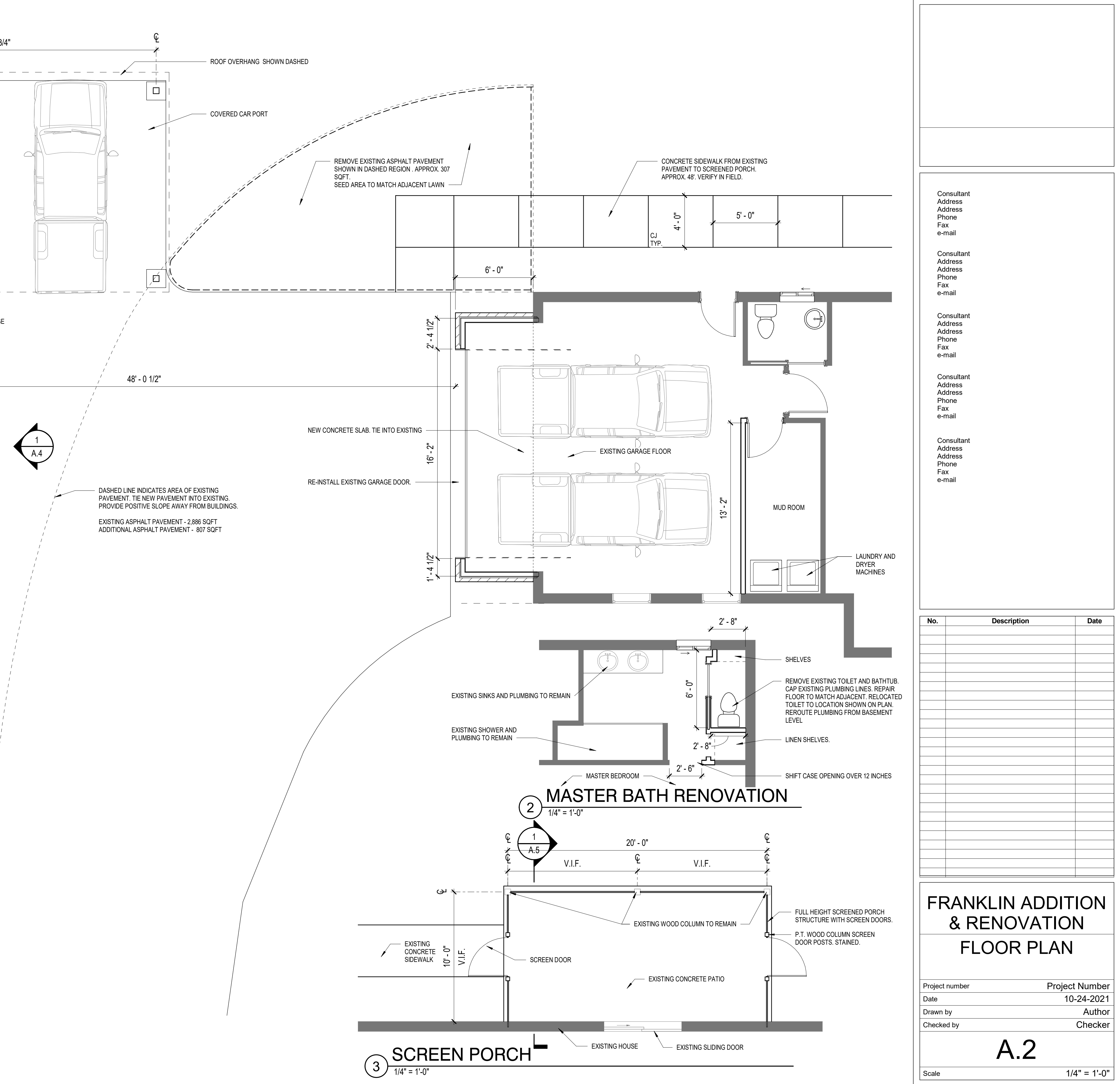
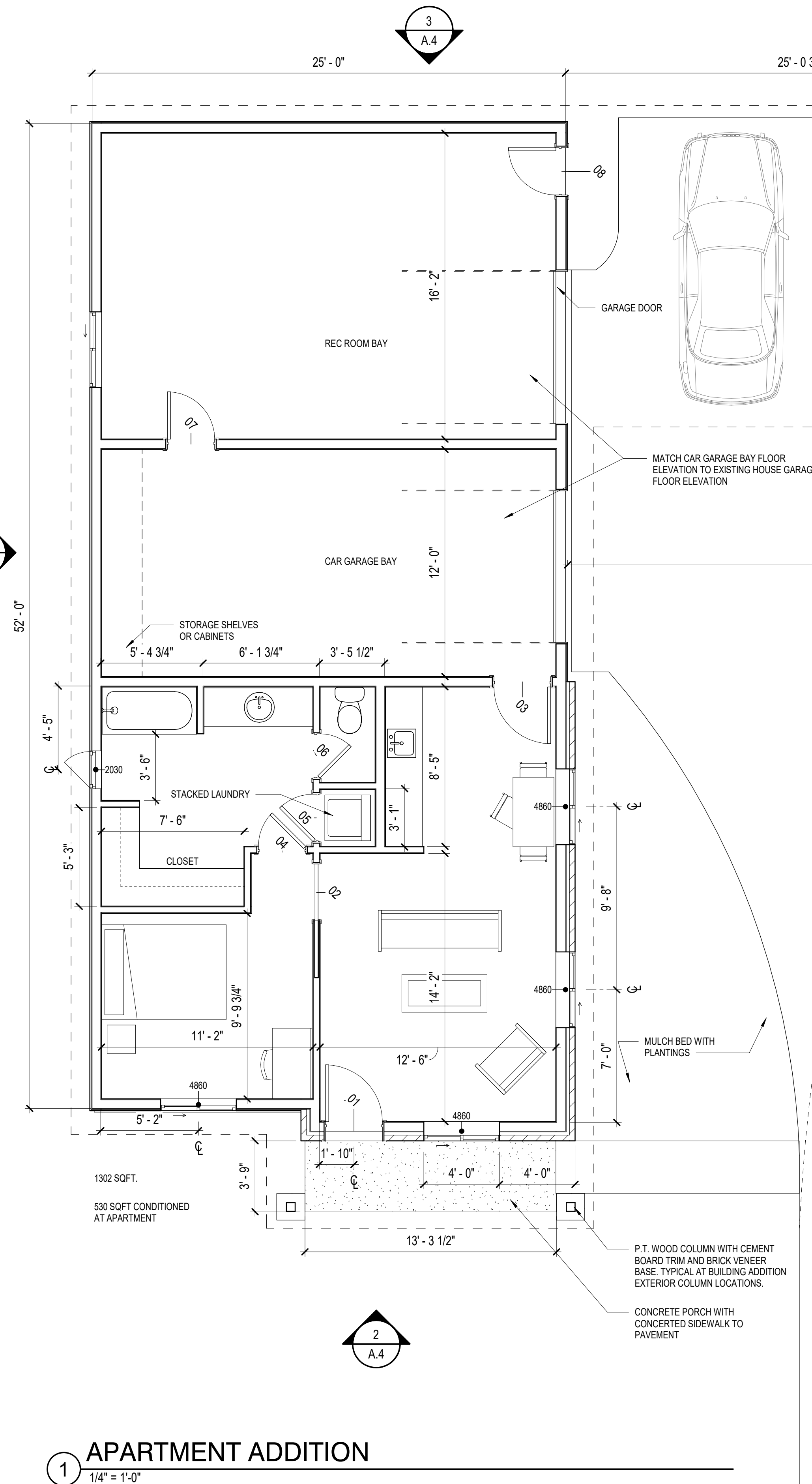
FRANKLIN ADDITION & RENOVATION SITE PLAN

Project number: _____ Project Number: _____
 Date: _____ Date: 10-24-2021
 Drawn by: _____ Author: _____
 Checked by: _____ Checker: _____

A.1

Scale: _____ 1" = 20'-0"

1 SITE PLAN
1" = 20'-0"



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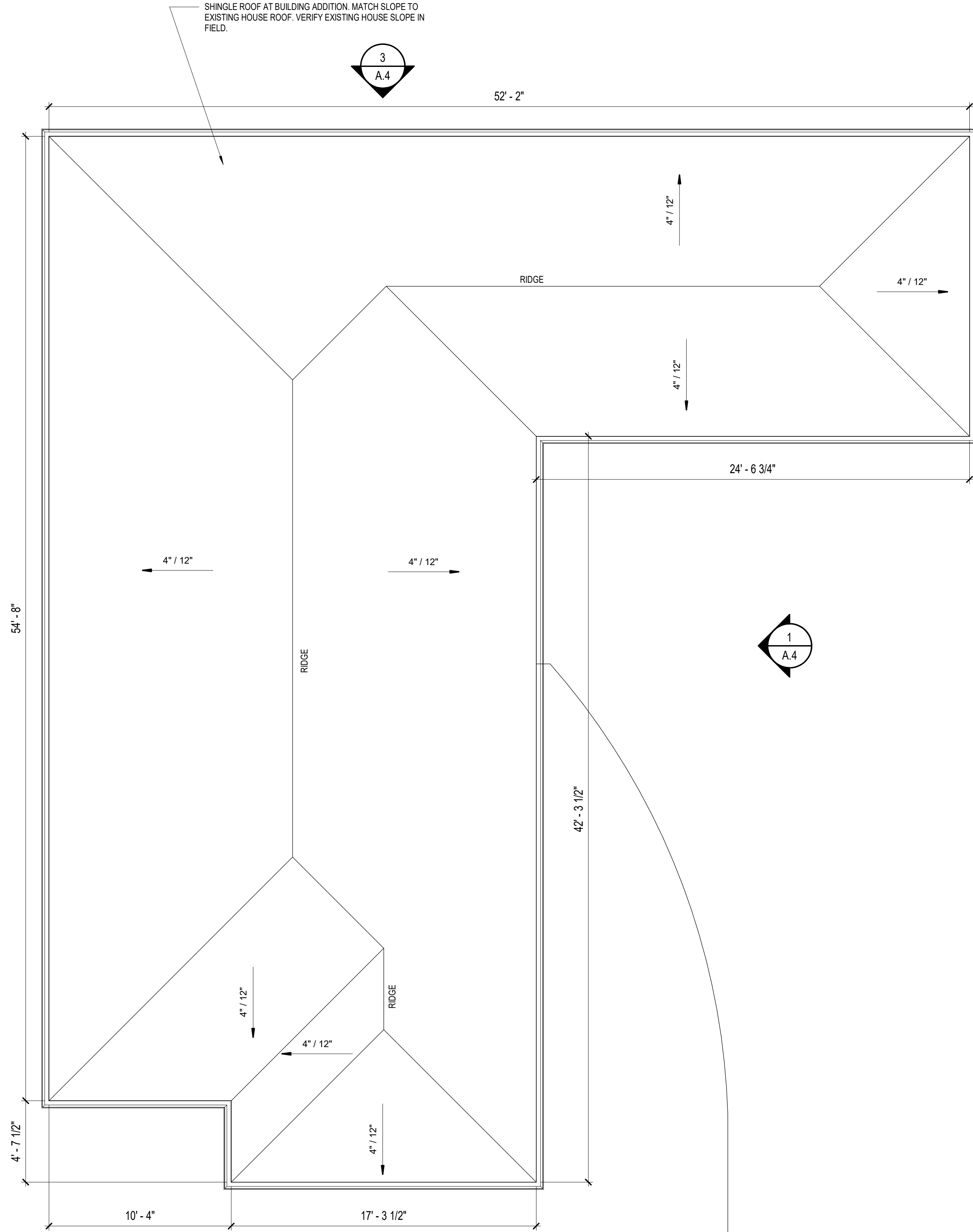
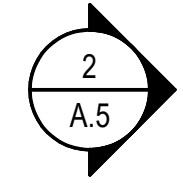
FRANKLIN ADDITION & RENOVATION FLOOR PLAN

Project number _____ Project Number _____
Date _____ 10-24-2021
Drawn by _____ Author _____
Checked by _____ Checker _____

A.2

Scale _____ 1/4" = 1'-0"

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1. MATCH ALL NEW ROOF SLOPES TO EXISTING HOUSE ROOF. VERIFY SLOPE IN FIELD IF DIFFERENT THAN WHAT IS SHOWN ON DRAWINGS.
2. TIE GARAGE EXTENSION ROOF INTO EXISTING ROOF LINE.
3. TIE SCREENED PORCH ROOF INTO EXISTING ROOF LINE. SEE SITE PLAN.
4. NEW ROOFING TO INCLUDE FACTORY FINISHED METAL GUTTERS AND DOWNSPOUTS. MATCH TO EXISTING HOUSE

GENERAL NOTES - ROOF PLAN

1/4" = 1'-0"

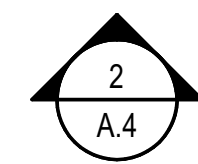
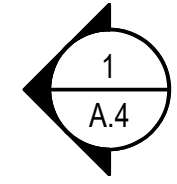
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1 ROOF PLAN

1/4" = 1'-0"

No.	Description	Date

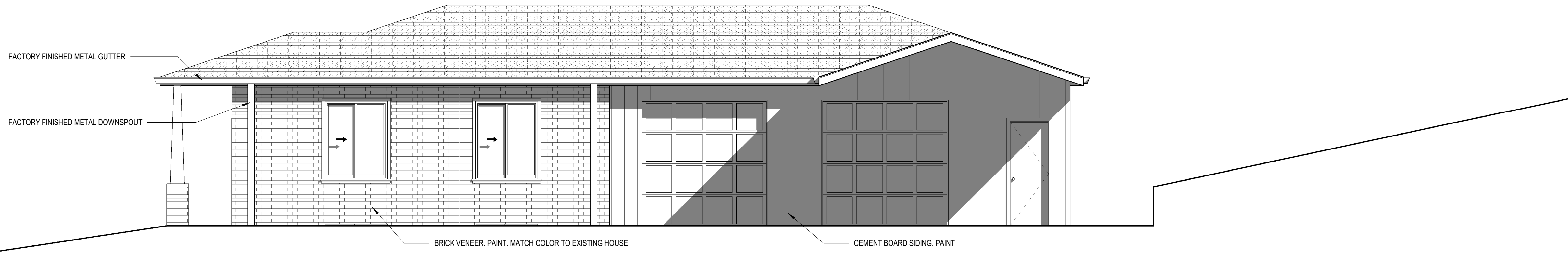
FRANKLIN ADDITION & RENOVATION ROOF PLANS

Project number Project Number
Date 10-24-2021
Drawn by Author
Checked by Checker

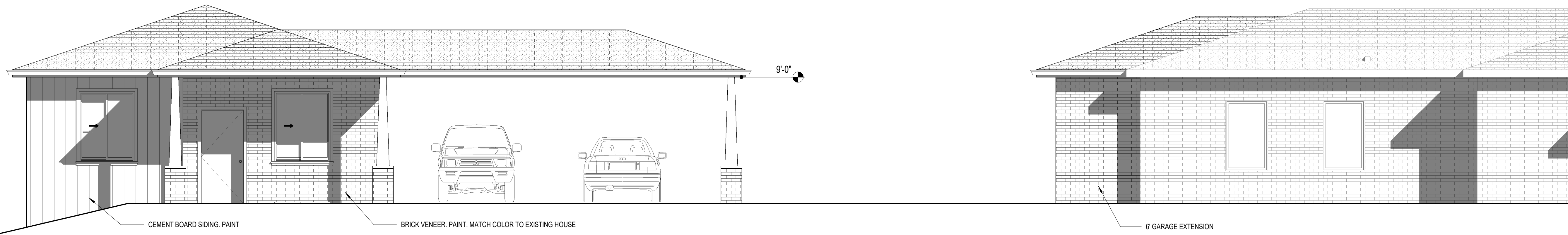
A.3

Scale As indicated

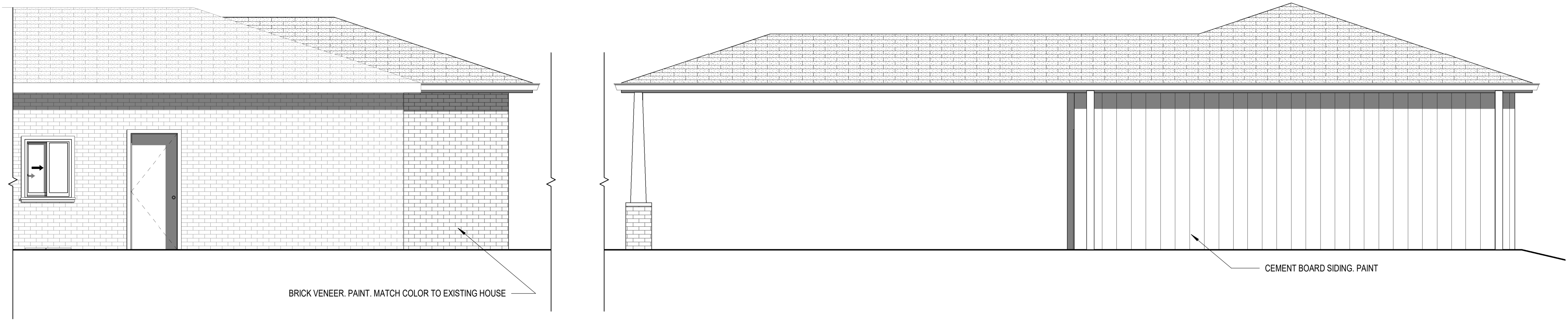
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① EAST ADDITION
1/4" = 1'-0"



② SOUTH - ADDITION
1/4" = 1'-0"



③ NORTH ADDITION
1/4" = 1'-0"

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No.	Description	Date

FRANKLIN ADDITION & RENOVATION ELEVATIONS

Project number	Project Number
Date	10-24-2021
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Checked by	Checker

A.4

Scale 1/4" = 1'-0"

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STAFF MEMORANDUM

November 16, 2021



**Design Review Board Meeting
Project #3 – 951 Hendersonville Road**

To: Design Review Board Members
From: Jonathan Kanipe, Town Manager

Project Description

The applicant requests to install a wood-framed front deck at the entryway of the home. This new wood-framed deck will replace a previous brick porch entry. The applicants have been unable to find a brick mason to make necessary repairs, and have requested to move forward with a composite deck instead. Drawings are attached for the Board's review.

Zoning Compliance Application

Town of Biltmore Forest

Name

Alicia Williams

Property Address

951 Hendersonville Rd

Phone

(616) 633-7083

Email

a.reenders@gmail.com

Parcel ID/PIN Number

964699671600000

ZONING INFORMATION

Current Zoning

R-2

Lot Size

.46

Maximum Roof Coverage

2,874 square feet (Up to .5 acres)

Proposed Roof Coverage Total

0

Maximum Impervious Surface Coverage

Up to 1 acre (27.5 percent of lot area)

Proposed Impervious Surface Coverage

.002 acres (66 sq ft)

Front Yard Setback

50 feet (R-2, R-3, R-4, and R-5 Districts)

Side Yard Setback

15 feet (R-2, R-3, R-4, and R-5 Districts)

Rear Yard Setback

20 feet (R-2, R-3, R-4, and R-5 Districts)

Building Height

21"

Description of the Proposed Project

Installing wood-framed front deck at entry-way to replace previous brick porch entry. Will have 2 steps and a max height of 21" above grade. No roof. Composite decking materials will be used. Railing will be installed of either metal or composite/pvc material (common railing kit such as Trex or Timberdeck for example). Will be adding 66 sq feet of decorative pavers to replace existing sidewalk squares that need to be removed to create new stair landing pad and connect to existing concrete walkways.

Estimated Start Date

11/19/2021

Estimated Completion Date

1/30/2022

Estimated Cost of Project

\$3,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

SUB1-964699671600000-PLANS.pdf

Applicant Signature

Date
11/12/2021

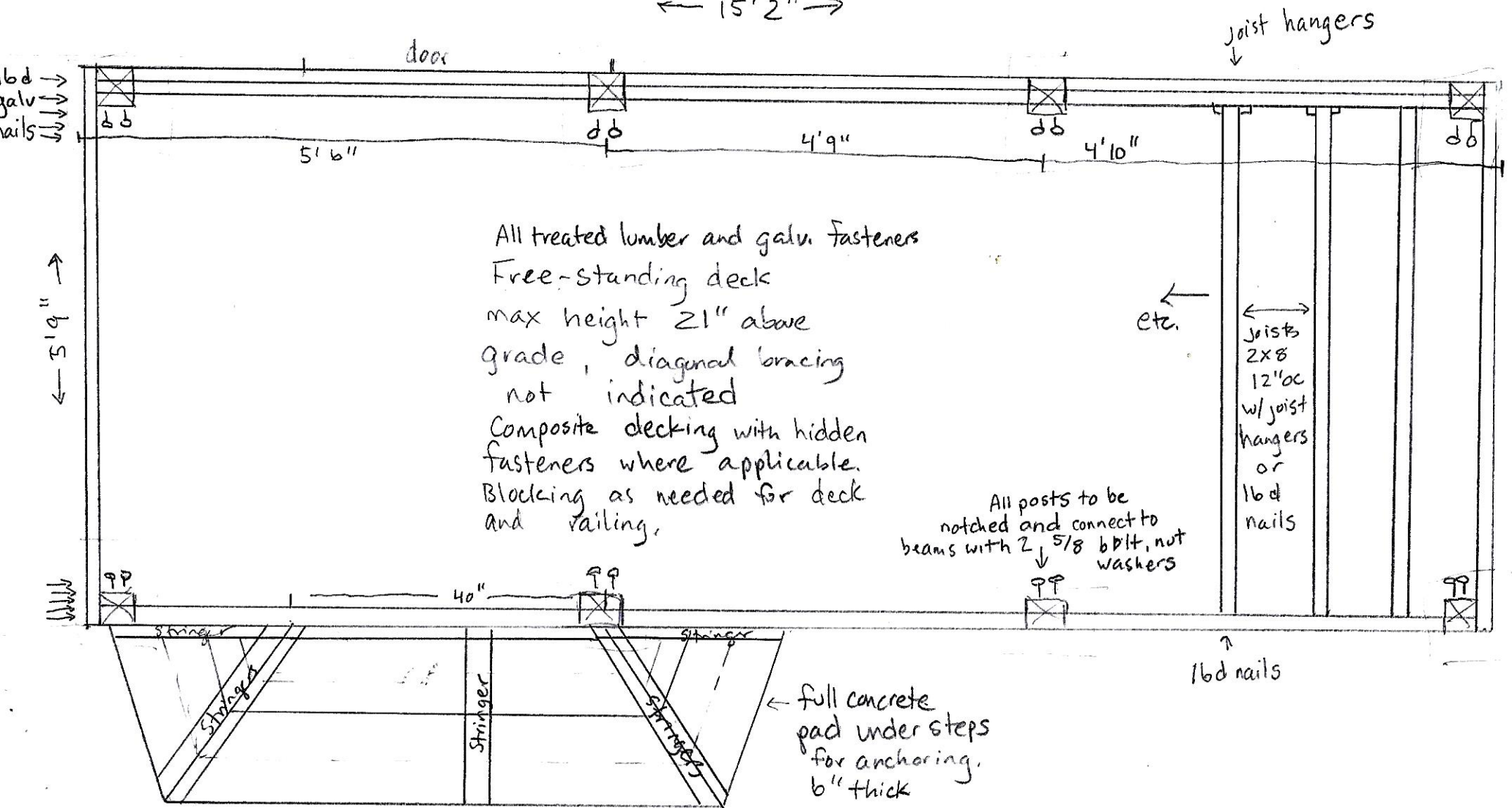


Adam White

951 Hendersonville Rd
Av'l NC 28803
PIN 964699-671600000

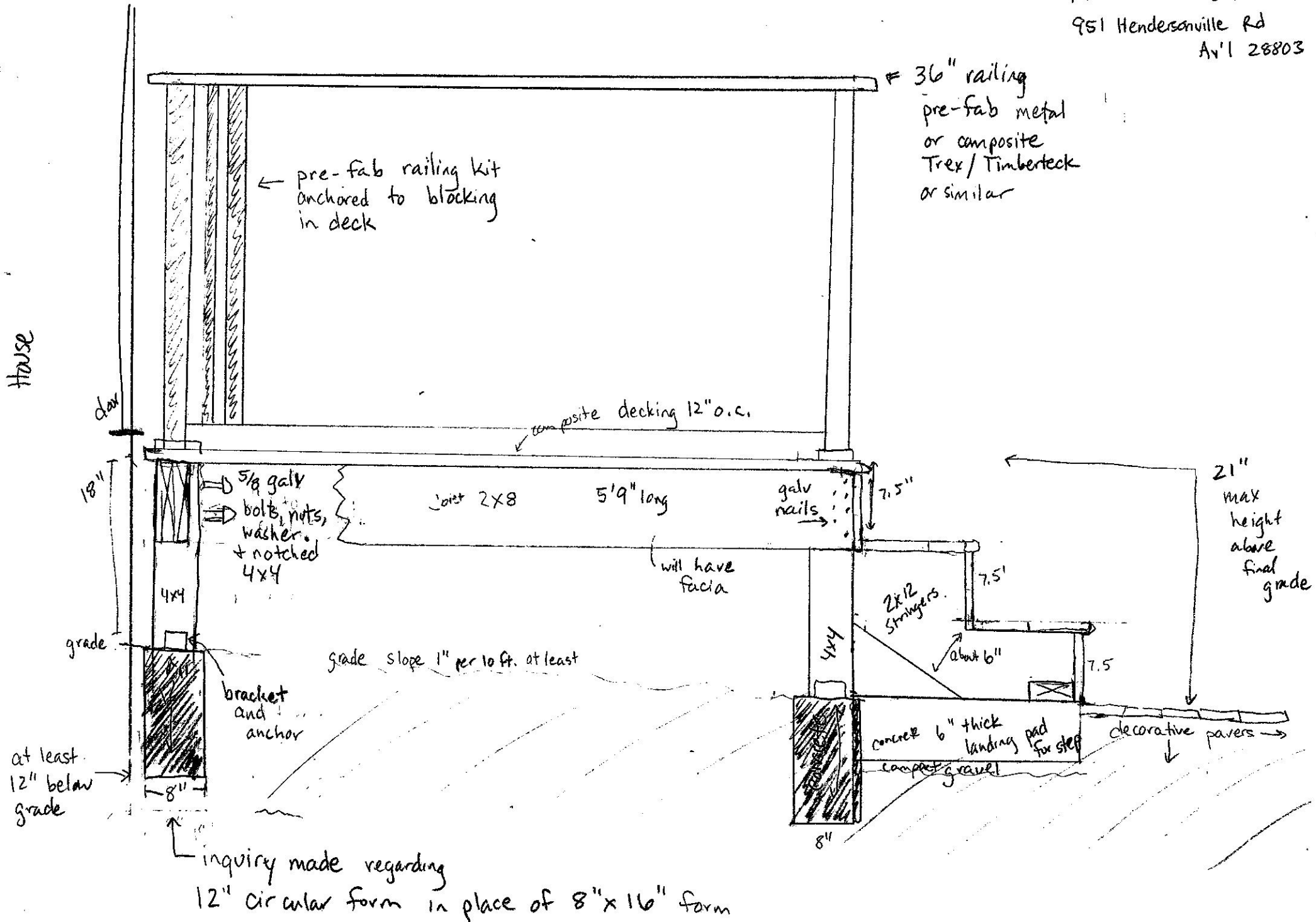
House - brick veneer

← 15' 2" →



PIN 964699-671600000
951 Hendersonville Rd
Av'l 28803

House



RESIDENTIAL SPEC SHEET
THIS FORM MUST BE COMPLETED AND ATTACHED TO PLANS

<p>DRAWINGS AND SPECIFICATIONS SHALL BE DRAWN TO SCALE AND WITH SUFFICIENT CLARITY AND DETAIL TO INDICATE THE NATURE AND CHARACTER OF THE WORK.</p>	<p align="center">C-FLOOR SYSTEM</p> <p>GIRDER SIZE <u>2x</u> STEEL BEAM _____ *MICROLAM SIZED BY ENGINEER PIER OR COLUMN SPACING _____ O.C. FLOOR JOIST <u>2x</u> @ _____ O.C. ENGINEER TRUSS _____ O.C. TJI'S _____ O.C. BCI'S _____ O.C. SUB FLOOR THICKNESS _____" INSULATION R-_____</p>	<p align="center">F-ATTACHED GARAGES</p> <p>GARAGE SEPARATION _____" SHEETROCK FIRE DOOR _____ TYPE _____ *4" MINIMUM CONCRETE *4" CLEAN STONE WITH 6 MIL POLY *1/2" ANCHOR BOLTS 12" OF CORNERS & 6' O.C. *SLOPE FLOOR TO DOOR OR DRAIN</p>
<p align="center">A-FOOTINGS</p> <p>FROST LINE <u>18"</u> WIDTH _____" DEPTH _____" REINFORCE # _____</p>	<p align="center">D-DECKS</p> <p>DECAY RESISTANT WOOD FOOTER SIZE <u>8" x 16" x 6"</u> DEEP GIRDER SIZE <u>2 x 8</u> POST SIZE <u>4 x 4</u> POST SPACING <u>6' 10"</u> O.C. FLOOR JOIST <u>2x 8"</u> @ <u>12"</u> O.C. 5/8" ANCHOR BOLTS <u>NA</u> O.C. FLASHING TYPE <u>no ledger</u> *PICKET SPACING <u>4"</u> MAX *RAIL HEIGHT <u>36"</u> MIN *NO ALUMINUM FLASHING *LATERAL BRACING REQUIRED ON DECK POST HIGHER THAN 4' *Inquiry per 12" cylinder concrete form</p>	<p align="center">G-MONOLITHIC SLAB</p> <p>FROST LINE <u>18"</u> FOOTER DEPTH _____" FOOTER WIDTH _____" TREATED 2x _____ SILL PLATE</p> <p>1 #5 MIDDLE OF FOOTER OR 2 #4 MIDDLE OF FOOTER *4" MINIMUM CONCRETE *4" CLEAN STONE WITH 6 MIL POLY *1/2" ANCHOR BOLTS 12" OF CORNERS & 6' O.C. *R-10 PERIMETER INSULATION *ENGINEERING REQUIRED ON FILL IN EXCESS OF 48" UNDER SLAB</p>
<p align="center">B-FOUNDATIONS INDICATE BELOW</p> <p>BASEMENT _____ DESIGN (PRECAST WALLS, ENGINEERED, CODE, ETC.) _____ HEIGHT _____ HT OF BACKFILL _____ CMU BLOCK SIZE _____ VERTICAL BARS # _____ @ _____ O.C. HORIZONTAL BARS # _____ @ _____ O.C. *R-10 PERIMETER INSULATION REQUIRED</p>	<p align="center">E-EXTERIOR WALLS</p> <p><u>2x</u> @ _____ O.C. <u>2x</u> @ _____ O.C. INTERIOR FINISH _____ EXTERIOR FINISH _____ SHEATHING SIZE _____" INSULATION R-_____</p> <p>*MAINTAIN FIRE AND DRAFTSTOPPING</p>	<p align="center">H-ROOF SYSTEM</p> <p>ENGINEERED TRUSSES _____ O.C. STICK FRAME _____ <u>2x</u> @ _____ O.C. ROOF VENTILATION RIDGE _____ SOFFIT _____ ATTIC ACCESS _____ INSULATION R-_____</p>
<p>CRAWLSPACE _____ HEIGHT _____ HT. OF BACKFILL _____ CMU BLOCK SIZE _____</p>	<p>SLAB _____ *SEE SECTION G</p>	<p>WATER PROOF SYSTEM _____ DRAIN SYSTEM _____ TREATED 2x _____ SILL PLATE *1/2" ANCHOR BOLTS 12" OF CORNERS AND 6' O.C.</p>

951 Hendersonville Rd Av1 NC 28803 PHN 964699-67160000

1. MINIMUM CEILING HEIGHTS, 2. MINIMUM SIZE EGRESS DOORS, 3. DOOR LOCKS (NO DOUBLE KEYED DEAD BOLTS), 4. ONE WINDOW IN EACH BEDROOM MUST MEET FIRE EGRESS, 5. SAFETY GLAZING REQUIRED IN ALL HAZARDOUS AREAS, 6. PROPER CONSTRUCTION AND CLEARANCES FOR FIREPLACES, CHIMNEYS, ETC., 7. STAIRWAY AND BALCONY CONSTRUCTION, HANDRAILS, GUARDRAIL HEIGHTS. OPEN RISERS ARE PERMITTED PROVIDED THEY DO NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE BETWEEN TREADS. 8. STRUCTURAL LOADS MUST CARRY TO FOUNDATION, 9. RETAINING WALLS WITH OVER 4' OF UNBALANCED FILL MUST BE DESIGNED BY AND INSPECTED BY AN ENGINEER- A PERMIT IS REQUIRED, 10. OWNER OR BUILDER MUST FURNISH TO THE BUILDING INSPECTOR A SEALED ENGINEER DESIGN OF FLOOR AND ROOF TRUSSES. (SEE SPECIFIC CODE SECTION FOR MORE DETAILS OF ALL THE ABOVE ITEMS)
AS THE OWNER OR BUILDER, IT IS MY RESPONSIBILITY TO ENSURE ALL ITEMS ARE IMPLEMENTED TO THE NORTH CAROLINA BUILDING CODE.

SIGNATURE *[Signature]* DATE 11-11-21