

# Zoning Compliance Application

Town of Biltmore Forest

**Name**

Stanley Ezquerro

**Property Address**

22 Cedarcliff Rd

**Phone**

(828) 357-7486

**Email**

permits@sugarhollowsolar.com

**Parcel ID/PIN Number**

964762675600000

## ZONING INFORMATION

**Current Zoning**

R-1

**Lot Size**

1.25999999 acres

**Maximum Roof Coverage**

5,500 square feet (Up to 1.5 acres)

**Proposed Roof Coverage Total**

1012

**Maximum Impervious Surface Coverage**

Up to 1 acre (27.5 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**

25

**Description of the Proposed Project**

addition of 12 Solar PV modules to an existing system as well as adding battery backup

**Estimated Start Date**

5/1/2023

**Estimated Completion Date**

5/5/2023

**Estimated Cost of Project**

\$10,000.00

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

OLESKY.SAM.ONE.pdf

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# Gravitt Engineering, PLLC.

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March 20, 2023

Mr. Harrison Sytz  
Sugar Hollow Solar  
2 Miller Rd East  
Asheville, NC 28805

Re: Solar PV System at the  
**OLESKY** Residence  
22 Cedarcliff Rd.  
Asheville, NC 28803

Dear Mr. Sytz,

Pursuant to your request, I have examined the structure at the address listed above regarding its suitability for the additional (12) solar photovoltaic (PV) panels specifically proposed by Sugar Hollow Solar. The (12) additional panels are to be installed on the shed-dormer of the house. I've observed that the roof structure of the shed-style dormer is composed of 2x10 stick-framed rafters at 2'-0" on center with an OSB roof deck and standing-seam metal roof. The roof is approximately 2 years old and appears to be in good condition.

It is my opinion that the existing roof structure will safely support the additional loading incurred by the additional (12) solar panels and racking system and that the structure will continue to meet the minimum live loading standards defined in the **2018 North Carolina Residential Building Code**.

Opinion-supporting data is as follows:

Elevation	2172 ft
ASCE 7-10 values: wind speed 115 mph, risk II, exposure category B	
Additional / Total rooftop system weight:	670 lb / 2184 lb
Additional / Total number of attachments:	24 / 88
Distributed weight:	2.6 psf

The modules, roof attachment feet, rail and associated hardware shall be installed in accordance with the manufacturer's instructions. Specifically, (24) Snaprack Wide Base standing seam clamps shall be installed according to the manufacturer's instructions with a typical clamp spacing of 4'-0" and a maximum spacing of 6'-0".

The scope of this report is limited to the matters discussed herein. No opinion is offered, and none should be inferred regarding either the watertightness of the rooftop attachments, the functionality of electrical equipment, or the structure as a whole.

Please feel free to contact me with any questions.

Sincerely,

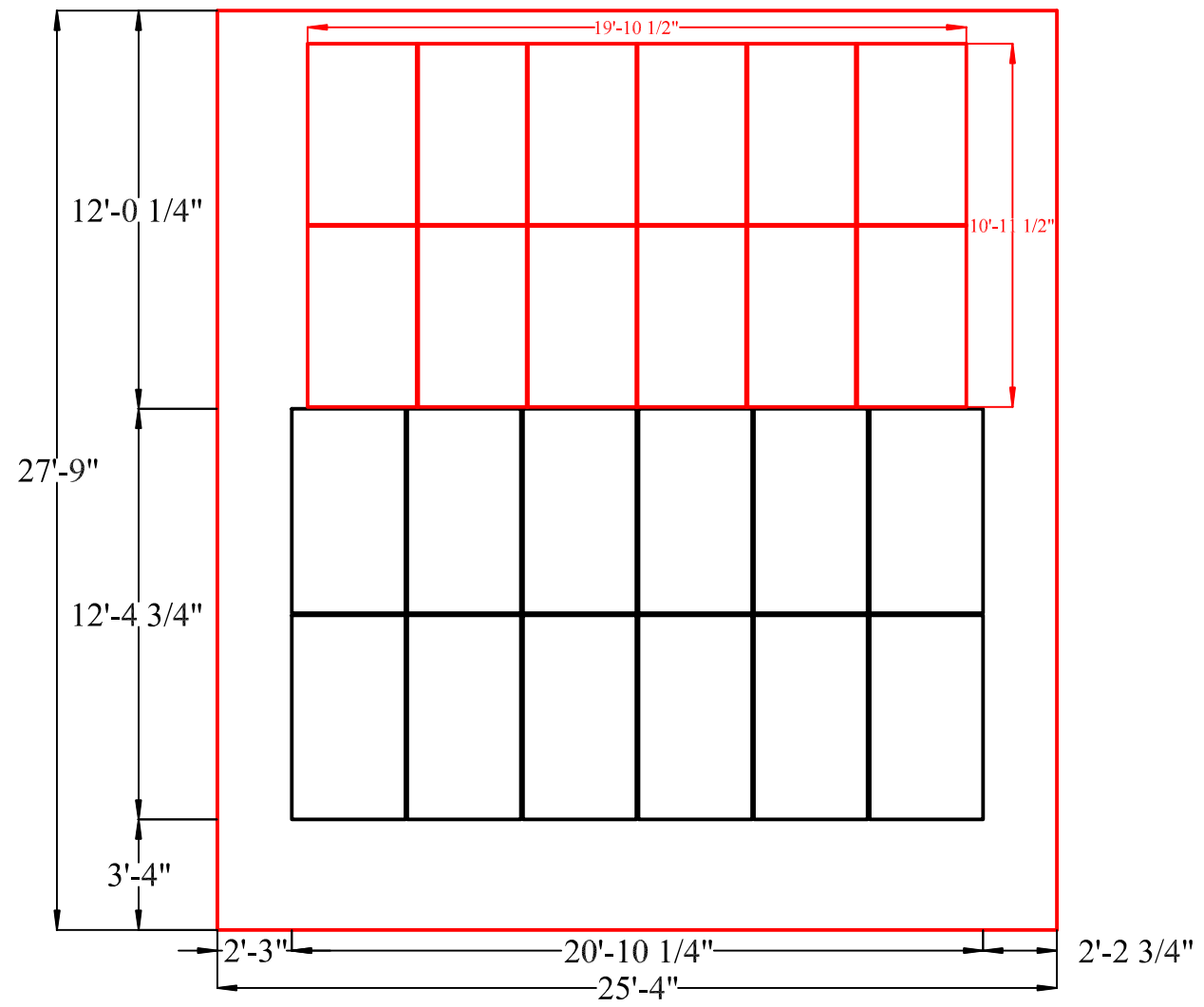
John Gravitt, P.E.  
Gravitt Engineering, PLLC  
828.606.6963  
jkgravit@gmail.com



ROOF INFO			FRAMING INFO		ATTACHMENT INFORMATION				DESIGN CRITERIA
Name	Type	Height	Type	OC Spacing	Detail	Max Landscape OC Spacing	Max Portrait OC Spacing	Configuration	MAX DISTRIBUTED LOAD: 3 PSF SNOW LOAD: 15 PSF WIND SPEED: 115 MPH QCELL 400: 41.1" X 74"
AR-1	S.S. METAL	2-STORY	2X12 RAFTERS	16"	SNAP N RACK ULTRA RAIL UR-40	6'-0"	4'-0"	STAGGERED	

# AR-1

PITCH: 23°  
AZIMUTH: 265°




**SUGAR HOLLOW SOLAR**  
Sweetening the current  
2 Miller Rd. E  
Asheville, N.C. 28805  
Phone: 828.776.9161

SITE ADDRESS:  
22 CEDARCLIFF RD.  
BILTMORE FOREST, N.C. 28803

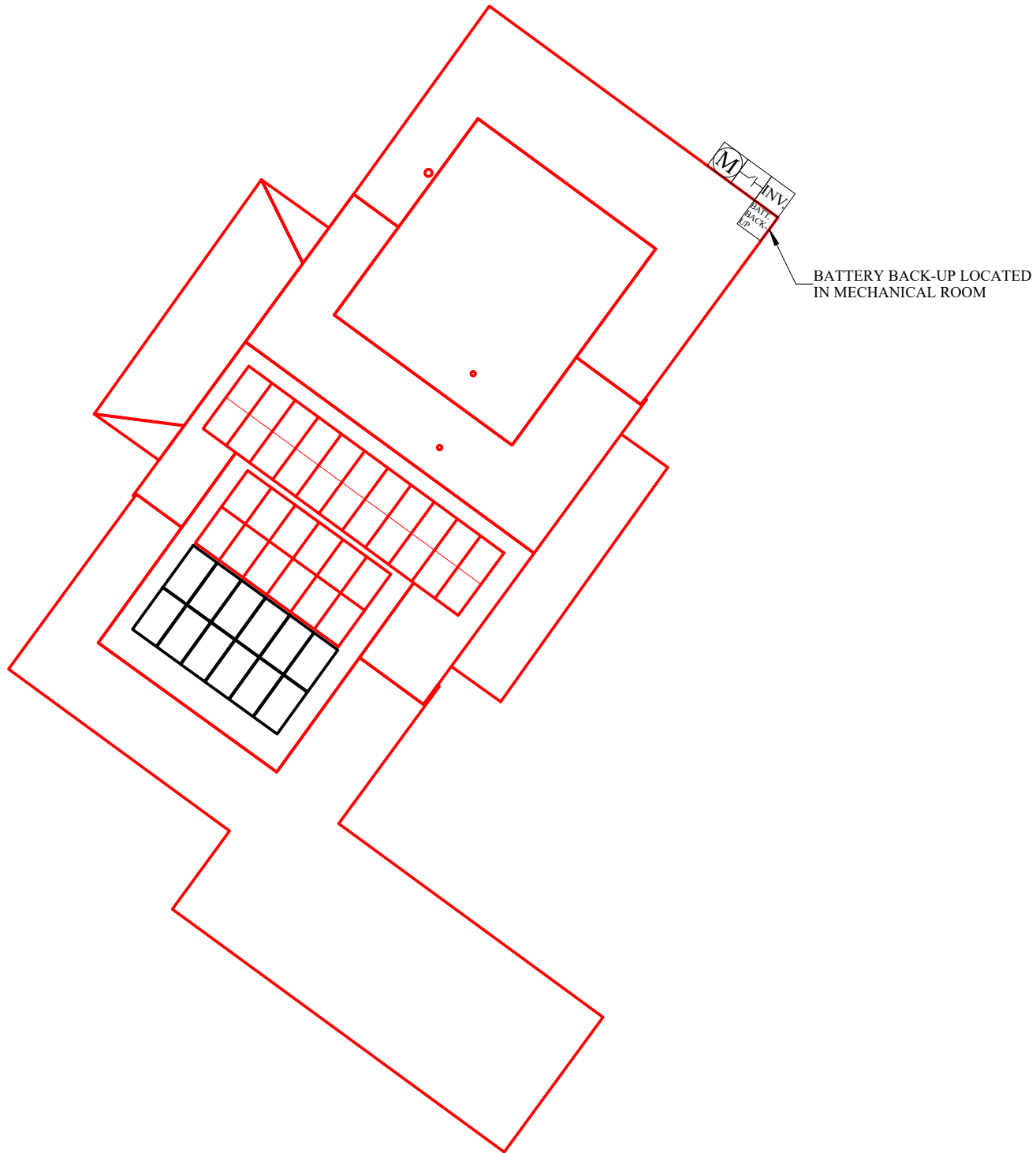
PHONE: 828.215.1692

PROJECT MANAGER:  
CHARLIE NIMITZ

DRAWN BY:  
HARRISON SYTZ

SHEET  
**LAYOUT**

PROJECT:  
SAMUEL OLESKY



**SUGAR  
HOLLOW  
SOLAR**

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Asheville, N.C. 28805  
Phone: 828.776.9161

SITE ADDRESS:  
22 CEDARCLIFF RD.  
BILTMORE FOREST, N.C.  
28803

PHONE: 248.943.5729

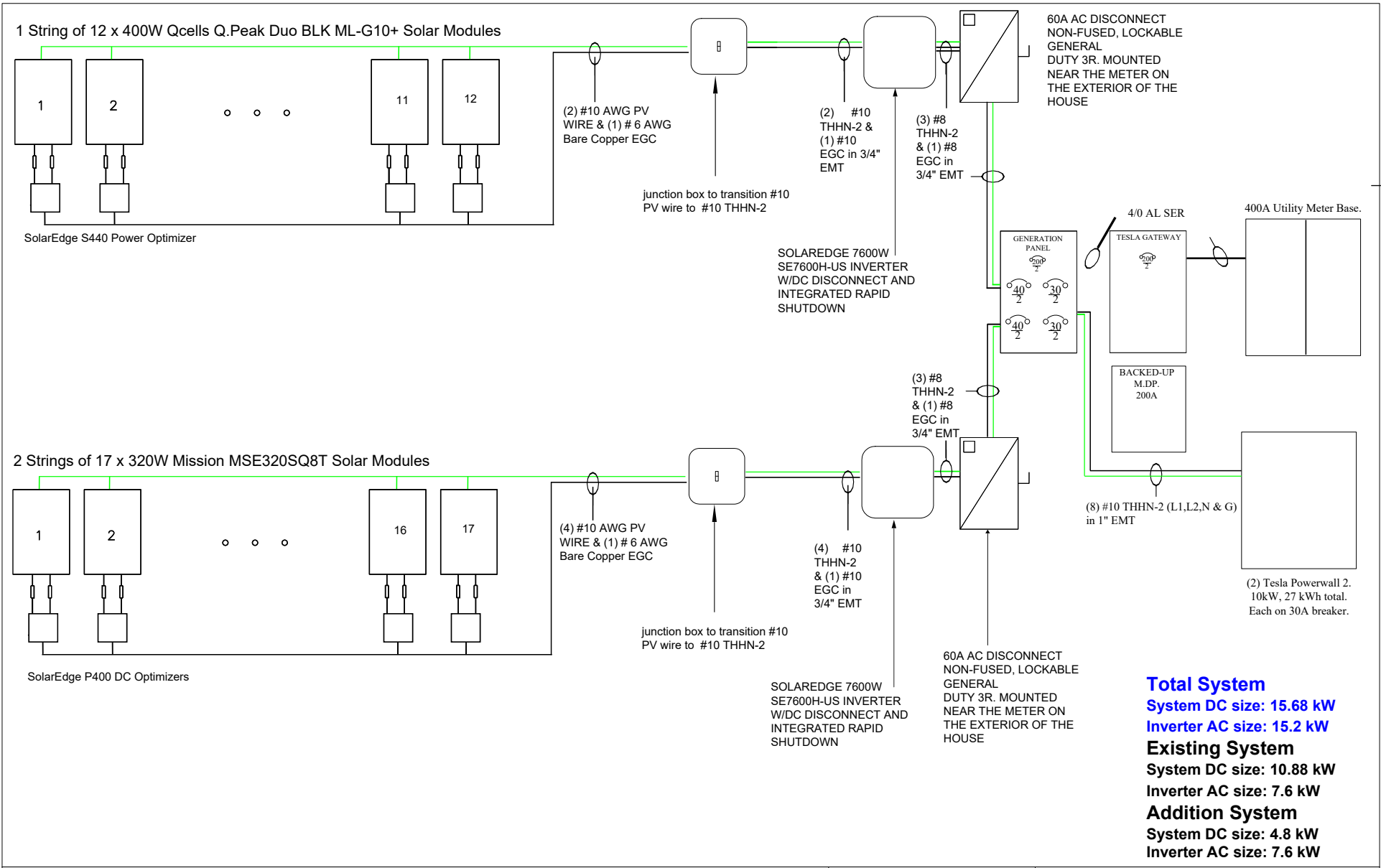
PROJECT MANAGER:  
CHARLIE NIMTZ

DRAWN BY:  
HARRISON SYTZ

SHEET

**SITE PLAN**

PROJECT:  
SAM OLESKY



TITLE:	One-line diagram
CLIENT:	Samuel Olesky
SITE:	502 E. French Broad Street. Brevard, N.C. 28712

DATE:	4/12/23
DRAWN:	HS
REVISION:	0



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Sweetening the current

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Asheville,  
N.C. 28805