



To: Members of the Board of Adjustment, Applicants & Neighboring Property Owners
From: Jonathan B. Kanipe, Zoning Administrator
Date: August 5, 2015
Re: Board of Adjustment Meeting August 17th at 4 p.m.

Applicants:

You or your representative **must** be present at this meeting or your application will not be reviewed.

Members of the Board of Adjustment & the Zoning Administrator may visit the property prior to the meeting.

You or your representative **must** also attend the Design Review Board meeting on the **Thursday, August 20th at 5:30pm** to complete the approval process.

Certificates of Zoning Compliance will be issued after review and approval from the Board of Adjustment & Design Review Board.

Neighbors:

You are receiving this notice because your property is adjacent to an applicant on this month's agenda.

You may review applications & plans for the projects on this agenda at Town Hall M-F 9am-5pm.

You are invited to attend the scheduled meeting and make comment.

The following items of business are scheduled to be addressed by the Biltmore Forest Board of Adjustment on Monday, August 17, 2015 at 4:00pm in the Town Hall Board Room.

1. The meeting will be called to order and roll call will be taken.
2. The minutes of the July 13, 2015 meeting will be presented for approval.
3. Hearing of Cases (Evidentiary Hearings, Deliberations & Determinations):

Case 1: Mrs. Debra Stonecipher, 15 East Forest Road, is applying for a conditional use permit and variance to allow installation of an electrical service cabinet (enclosed in a stone and timber structure), a new roofed structure over an existing stone patio, and construction of a new detached endless pool located in the rear yard. The electrical service cabinet and endless pool structure are both detached and require variance and conditional use permit approvals.

Case 2: Mr. and Mrs. David and Laura Bourne, 27 Hemlock Road, are presenting plans for a new residence. The application includes variance applications for the number of accessory structures, exceeding the impervious surface coverage allowance, and exceeding maximum roof coverage requirements. The application also includes conditional use permits for accessory structures in conjunction with the project.

Case 3: Mr. and Mrs. Thomas and Marcia Nash, 29 Hemlock Road, are requesting a variance and conditional use permit to allow construction of a greenhouse and basketball court in the rear yard. A variance request is also made for the applicant to exceed the maximum roof coverage requirement for the basketball court to be constructed within the rear setback.

4. Adjourn.