

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 1 (6 Ridgefield Place)  
Date: June 14th, 2018

---

### Request for Conditional Use Permit for an Accessory Building

The applicants request a conditional use permit to construct an accessory building in the rear yard. The building will be utilized as a storage shed for lawn maintenance equipment and serve as a replacement a temporary garage structure that is non-compliant with current standards. The structure will be made of wood with white siding, and match the color of the residence. The building will be approximately 9' in height, 12' long, and 10' in depth.

The ordinance language pertaining to conditional use permits for accessory buildings is as follows:

#### **§ 153.008 CONDITIONAL USES.**

##### *(8) Accessory buildings.*

*(a) All accessory buildings shall meet the standards of the State Building Code where applicable.*

*(b) All accessory buildings shall be of a design compatible with the principal building on the lot and with the structures in the neighborhood.*

*(c) An additional parking space shall be required when an accessory building is permitted for use as a dwelling by a family member.*

*(d) Accessory buildings shall comply with the district's setback requirements.*

The Board must also find that the conditional use request for an accessory building meets the following requirements, as established in the Zoning Ordinance's General Regulations.

#### **§ 153.029 ACCESSORY STRUCTURES AND BUILDINGS.**

*(A) Accessory structures and/or necessary buildings shall not detract from nor interfere with adjacent properties. No accessory structure or building shall be constructed, erected, or located within any front yard or within any side yard or rear yard setback.*

*(B) (1) In addition, the following standards are established for accessory structures and accessory buildings:*

- (a) The maximum number of accessory buildings permitted on a lot shall be one;*
- (b) The maximum roof coverage area for accessory buildings shall be 750 square feet;*
- (c) The maximum height for accessory buildings shall be 25 feet;*
- (d) The accessory building must be screened by vegetation or other buffer as set forth in § 153.008;*
- (e) The accessory building must be located behind a line parallel to the rear of the principal structure on the lot;*
- (f) The accessory building must be designed in the same architectural style as the principal structure;*
- (g) Any accessory structure and/or accessory building shall be included in the calculation of allowable roof coverage and allowable impervious surface coverage on the lot pursuant to §§ 153.043 and 153.048.*

# Zoning Application

## Property Identification

**Name**

Sarah Garland

**Address**

6 Ridgefield Place, Biltmore Forest, North Carolina 28803

**Phone**

(315) 775-3051

**Email**

johnsarahgarland@gmail.com

**Zoning**

R-2

**Lot Size (Acres)**

.40

**Email -Submission Verification**

johnsarahgarland@gmail.com

## Scope of Project-Roof Coverage

**Does the project include increasing roof coverage?**

Yes

**What is the proposed roof coverage?**

120

**Is the proposed roof coverage greater than the permitted maximum roof coverage?**

No

## Scope of Project-Impervious Surface

**Does the project include increasing the impervious surface coverage?**

No

## Scope of Project-Setbacks

**Does any part of the project fall within the front yard?**

No

**Does any part of the project fall within the side/rear yard setback(s)s?**

No

## Scope of Project-Accessory Structures

**Does the project include a detached structure or building?**

Yes

An application for a conditional use permit will be required in addition to this zoning application.

**Will there be more than the approved number of**

**accessory structures/buildings?**

No

## **Project Description**

### **Brief Description of Project**

Build yard shed for storage of lawn maintenance items, garden and yard items, etc.

### **Estimated Cost of Project**

2,000

### **Estimated Completion Date**

8/15/2018

**Please attach any drawings, renderings, photographs or other supporting documentation.**

6 Ridgefield GIS Map Shed Placement.jpg

Residence.jpg

Shed Dimensions and Specs 6 Ridgefield Place.jpg

# Conditional Use Permit Application

I hereby petition the Board of Adjustment to issue a Conditional Use Permit for:

**Name**

Sarah Garland

**Property Address**

6 Ridgefield Place

**Phone**

(315) 775-3051

**Email**

johnsarahgarland@gmail.com

**Type of Conditional Use**

802.07 Accessory Buildings

**Email-Submission Verification**

johnsarahgarland@gmail.com

**Description of Project**

Build shed for storage of lawn maintenance equipment, garden and yard items

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

The shed would be placed in the bottom of the rear yard and will match the style, color and roof materials of the main residence. The shed will be utilized to store lawn maintenance and other items out of sight from neighbors, thus improving the overall look of the yard and property.

I certify that the information presented by the undersigned in this application is accurate to the best of my knowledge, information and belief.

**Signature**

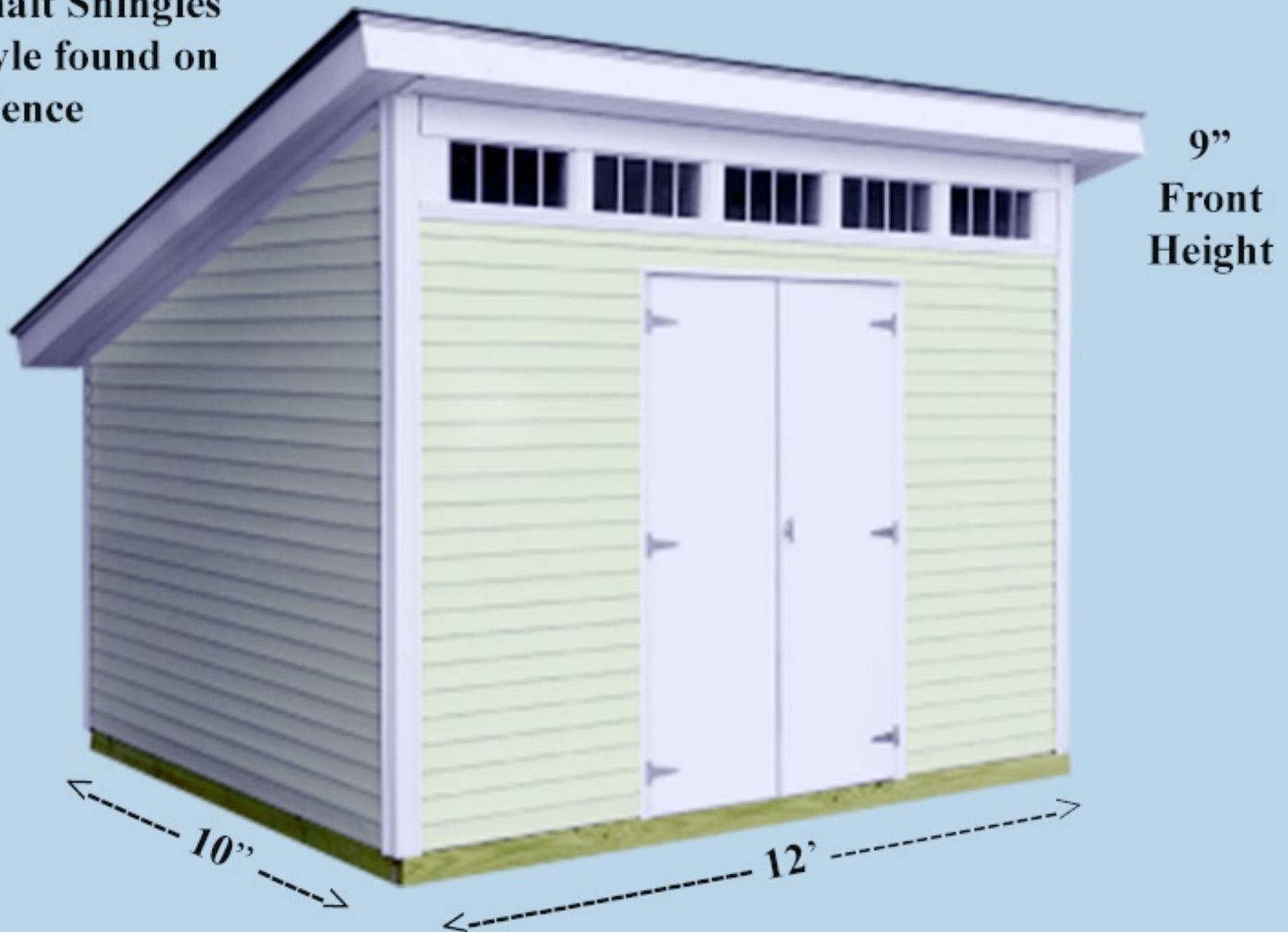
**Date**

5/15/2018





**Asphalt Shingles  
in style found on  
residence**



**9"  
Front  
Height**

**Wood structure with paintable vinyl siding**

**Siding and trim paint match colors used on residence (see photo #2)**

