

Zoning Application

Property Identification

Name

Thad & Ingrid Davis

Address

31 hilltop Road, Biltmore Forest, North Carolina 28803

Phone

[REDACTED]

Email

[REDACTED]

Zoning

R-1

Lot Size (Acres)

1.77

Email -Submission Verification

[REDACTED]

Scope of Project-Roof Coverage

Does the project include increasing roof coverage?

Yes

What is the proposed roof coverage?

6,078

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?

Yes

What is the proposed impervious surface coverage?

18,601

Is the proposed impervious surface coverage greater than the permitted maximum 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)?

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?

Yes

An application for a variance to exceed the permitted number of accessory structures and a conditional use permit for an accessory structure will be required in addition to this zoning application.

Project Description

Brief Description of Project

Site and Building improvements to include; construction of a new pool house attached to a pool and patio with adjacent tennis court; partial rework of existing asphalt driveway to permeable pea gravel with vehicular gate, water feature & stone wall; planting of evergreen trees; addition of balcony on rear of existing house

Estimated Cost of Project

300,000

Estimated Completion Date

11/30/2019

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

DAVIS_ZONING DR APP SET_2018.10.29.pdf

Conditional Use Permit Application

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

Name

Thad & Ingrid Davis

Property Address

31 Hilltop Road

Phone

[REDACTED]

Email

[REDACTED]

Type of Conditional Use

802.07 Accessory Buildings

Email-Submission Verification

[REDACTED]

Description of Project

Construction of a new tennis court with 10' high fence, new pool and patio with 4' high picket fence adjacent to new pool house, and new water fountain in drive/parking area with new vehicular gate to coordinate with 4' high picket fence

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

All proposed development is to be located in the rear of the property out of sight from the public right of way, and shall be screened from the adjacent neighbors with new evergreen trees. The proposed usage is typical of and in the spirit of the neighborhood.

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

Signature

SEE
SUBMITAL

Date

10/29/2018

Variance Application

I hereby petition the Board of Adjustment for a variance(s) from the provisions of the Zoning Ordinance for the real property stated below.

Name

Thad & Ingrid Davis

Property Address

31 Hilltop road

Email

[REDACTED]

Phone

[REDACTED]

Email-Submission Verification

[REDACTED]

Variance to Zoning Ordinance Section(s) (Select all that apply)

1104 Accessory Structures & Accessory Buildings

N.C.G.S. 160A-388(D) requires that the Board of Adjustments shall vary the provisions of the Zoning Ordinance only upon a showing of ALL the following:

- 1) Unnecessary hardship would result from the strict application of the ordinance.
- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

State specific hardship that results in variance request to not comply with the Zoning Ordinance

The owners purchased the property with the intention to further develop and was under the impression that the requested site developments could be made. The owners were only made aware of the limitations that the existing historic structures created after they had purchased the property and consulted with an Architect

State what conditions are peculiar to the property that require a variance.

The two existing historic structures were built on the property prior to the ordinance for accessory structures being created. Often development prior to the creation of an ordinance allows for the grandfathering of the pre-existing conditions

Did the hardship result from actions taken by the applicant or property owner?

No, were it not for the existing historic structures, the owner would be able to develop the pool house

State how the requested variance is consistent with the spirit, purpose, and intent of the ordinance.

The proposed development will be within the maximum roof and impervious surface area allowances. All proposed development is located in the rear yard of the property and will be screened by evergreen trees. The orientation and location of the structure will provide additional acoustical buffering from the eastern

neighbors.

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance. Violations of the provisions of the variance granted including any conditions or safeguards which are part of the granting of the variance, shall be deemed a violation of the Zoning Ordinance. I hereby certify that the information set forth above is true and accurate to the best of my knowledge.

Signature

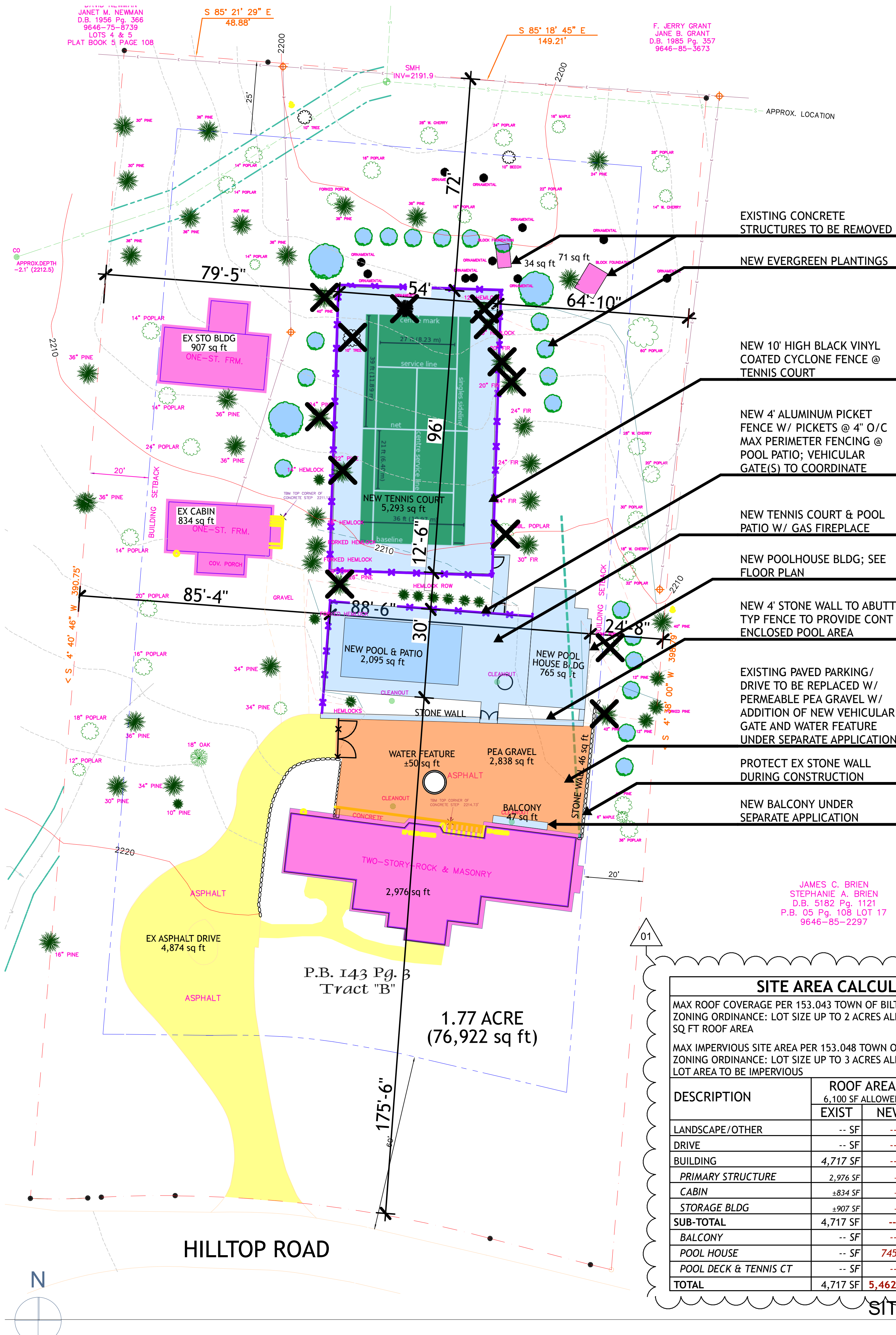
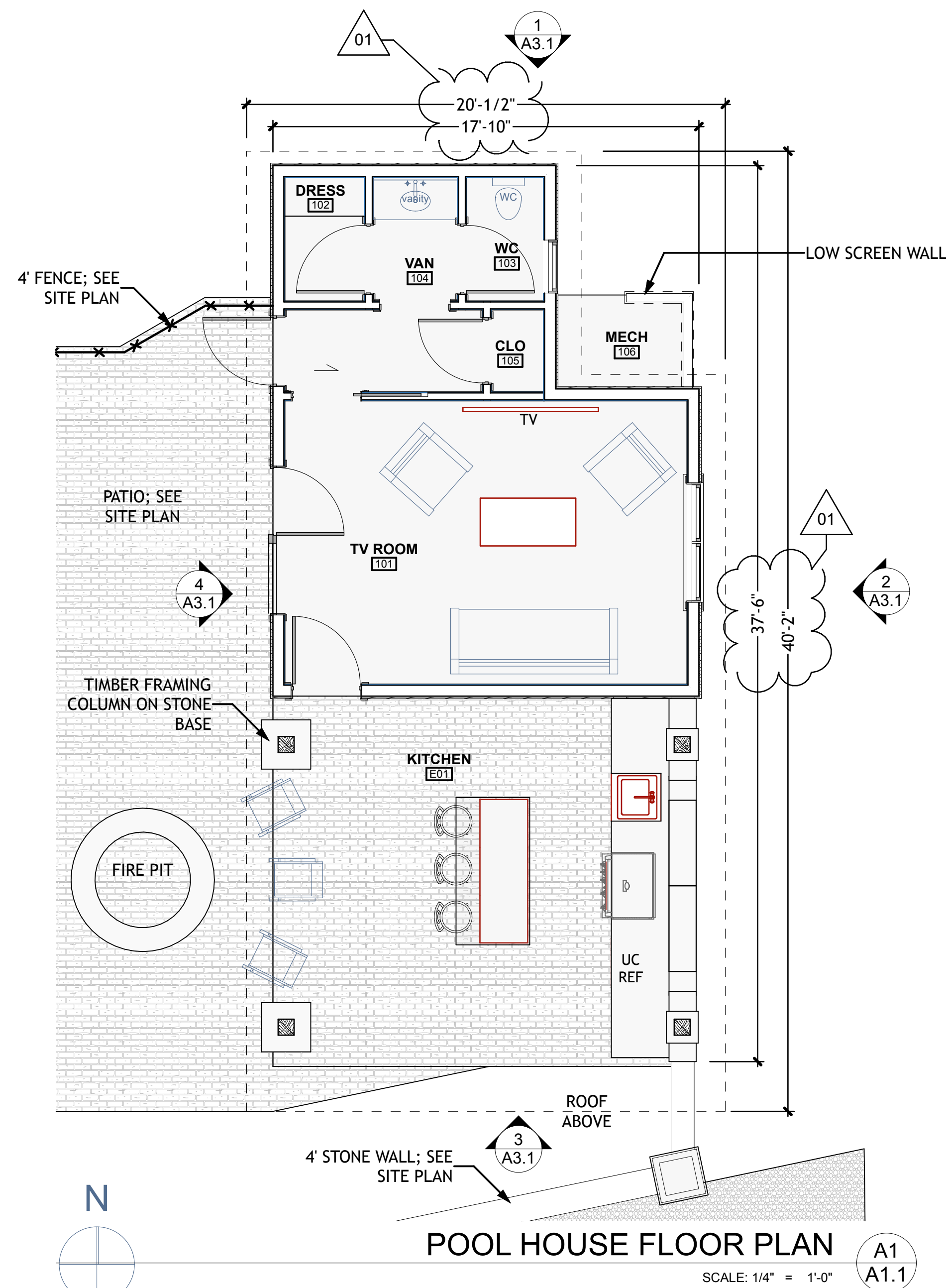
Date

10/29/2018

SEE
SUBMITAL

REVISION NARRATIVE

- [01] POOL HOUSE STRUCTURE WIDTH REDUCED; ROOF OVERHANG DEPTH REDUCED; OVERALL POOL HOUSE ROOF AREA REDUCED FROM 842 SQUARE FEET TO 745 SQUARE FEET; OVERALL POOL HOUSE IMPERVIOUS FOOTPRINT REDUCED FROM 861 SQUARE FEET TO 765 SQUARE FEET; SEE SITE AREA CALCULATIONS
- EXISTING TREES AND TREES TO BE REMOVED INDICATED; PROPOSED NEW TREES REVISED ACCORDINGLY
- ORIENTATION, SIZE, AND/OR LOCATION OF NEW POOL HOUSE, PATIO, POOL, TENNIS COURT, PATHWAYS, AND NEW LOW STONE WALL ADJUSTED TO ACCOMMODATE ABOVE DESCRIBED CHANGES



SITE AREA CALCULATIONS

MAX ROOF COVERAGE PER 153.043 TOWN OF BILTMORE FOREST ZONING ORDINANCE: LOT SIZE UP TO 2 ACRES ALLOWS UP TO 6,100 SQ FT ROOF AREA

MAX IMPERVIOUS SITE AREA PER 153.048 TOWN OF BILTMORE FOREST ZONING ORDINANCE: LOT SIZE UP TO 3 ACRES ALLOWS UP TO 25% LOT AREA TO BE IMPERVIOUS

DESCRIPTION	6,100 SF ALLOWED		19,230 SF ALLOWED	
	EXIST	NEW	EXIST	NEW
LANDSCAPE/OTHER	-- SF	-- SF	151 SF	(-105) SF
DRIVE	-- SF	-- SF	7,966 SF	(-2,838) SF
BUILDING	4,717 SF	-- SF	4,717 SF	-- SF
PRIMARY STRUCTURE	2,976 SF	-- SF	2,976 SF	-- SF
CABIN	+834 SF	-- SF	+834 SF	-- SF
STORAGE BLDG	+907 SF	-- SF	+907 SF	-- SF
SUB-TOTAL	4,717 SF	-- SF	12,834 SF	-- SF
BALCONY	-- SF	-- SF	-- SF	47 SF
POOL HOUSE	-- SF	745 SF	-- SF	765 SF
POOL DECK & TENNIS CT	-- SF	-- SF	-- SF	7,395 SF
TOTAL	4,717 SF	5,462 SF	12,834 SF	18,098 SF



DAVIS RESIDENCE
31 HILLTOP ROAD BILTMORE FOREST NC 28803

SITE PLAN + FLOOR PLANS

PROJECT ARCHITECT: RSG
DRAWN BY:
NDI
ISSUED FOR:
####

REVISIONS:
NO. 01 DATE: 11/07/18
NO. DATE:
NO. DATE:
NO. DATE:
NO. DATE:

NOT FOR CONSTRUCTION

SHEET NO: **A1.1**
DATE: 10/24/18

DESIGN REVIEW BOARD APPLICATION

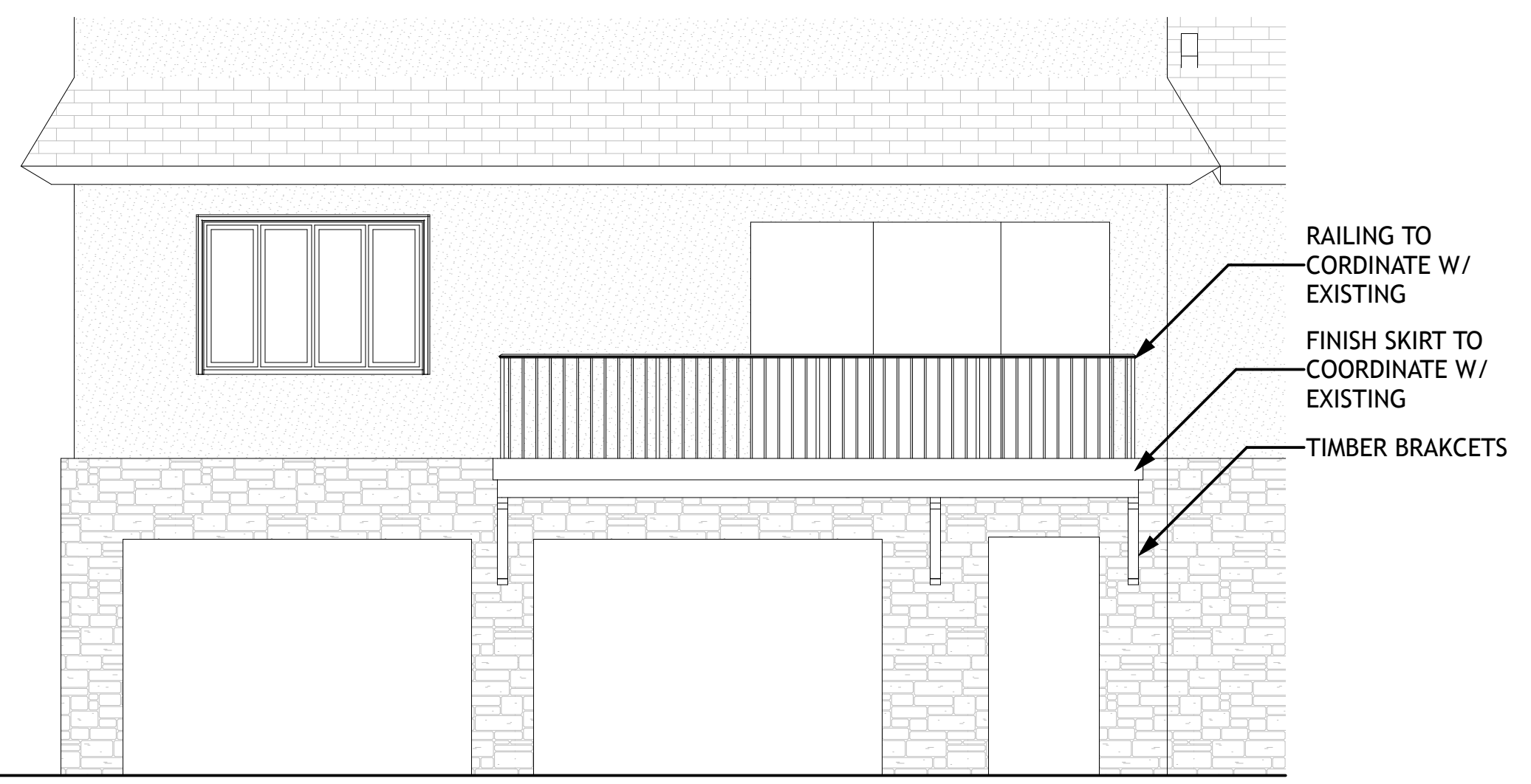
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DRAWN BY:	
NDI	
ISSUED FOR:	###
REVISIONS:	
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NO.:	DATE:

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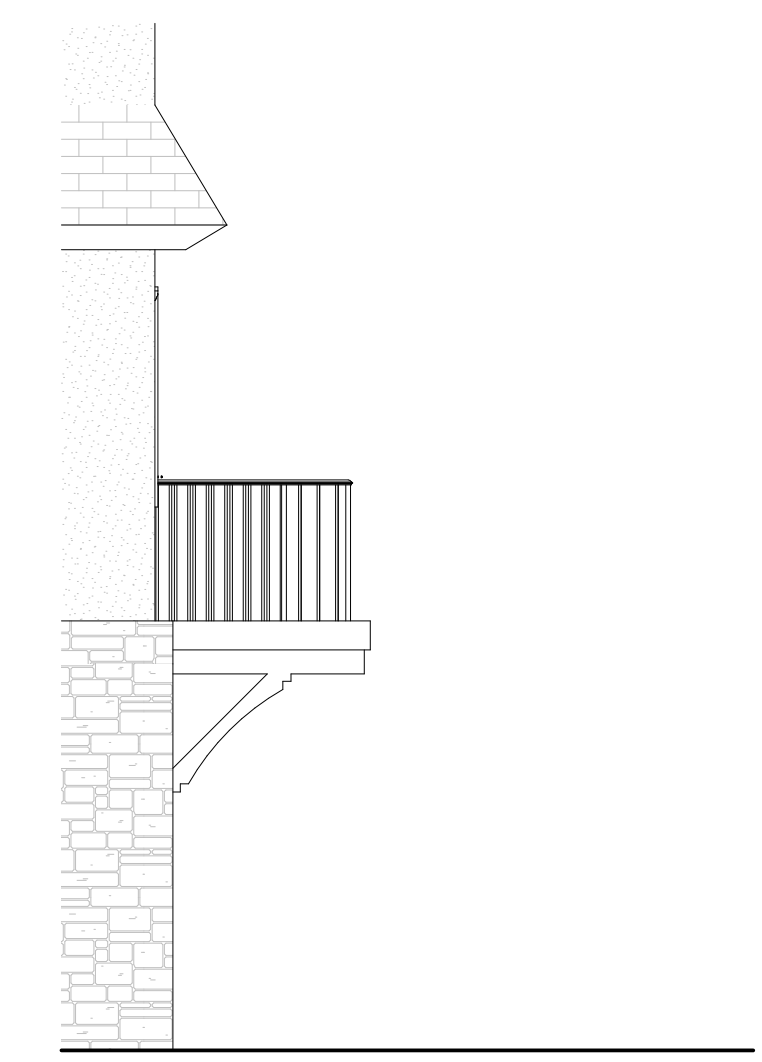
SHEET NO:	A3.1
DATE:	10/24/18

DESIGN REVIEW BOARD APPLICATION

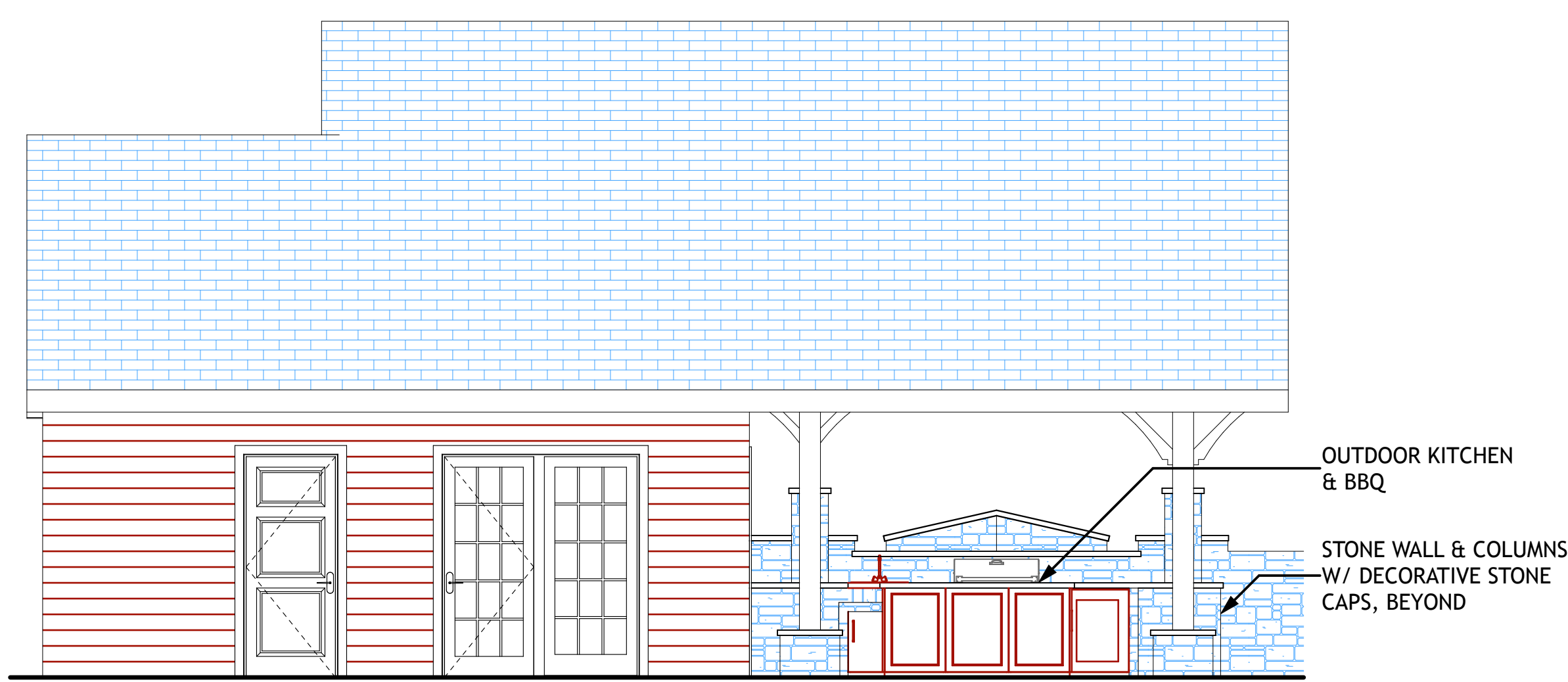
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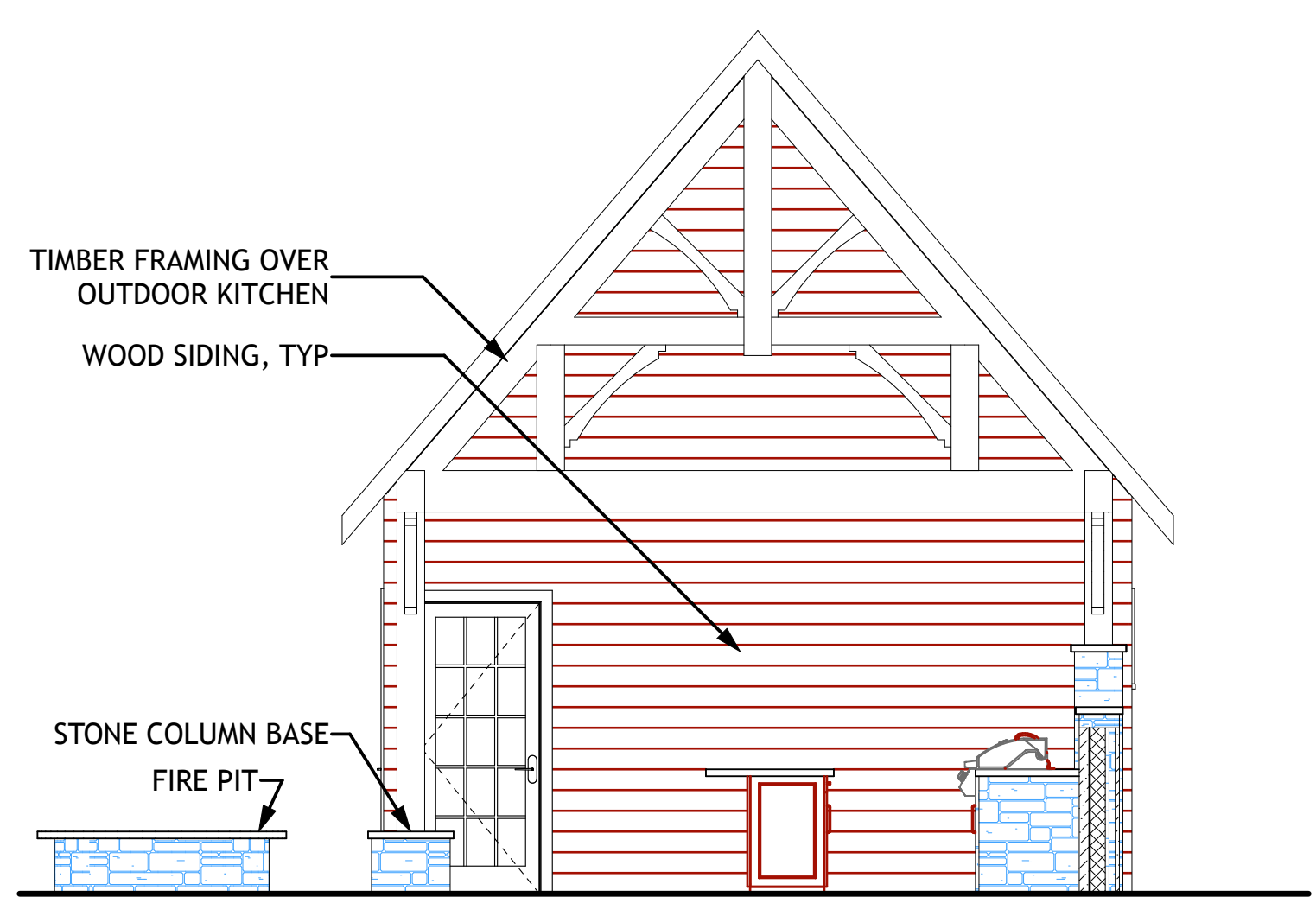
NORTH ELEVATION @ BALCONY 5
SCALE: 1/4" = 1'-0" A3.1



EAST ELEVATION @ BALCONY 6
SCALE: 1/4" = 1'-0" A3.1



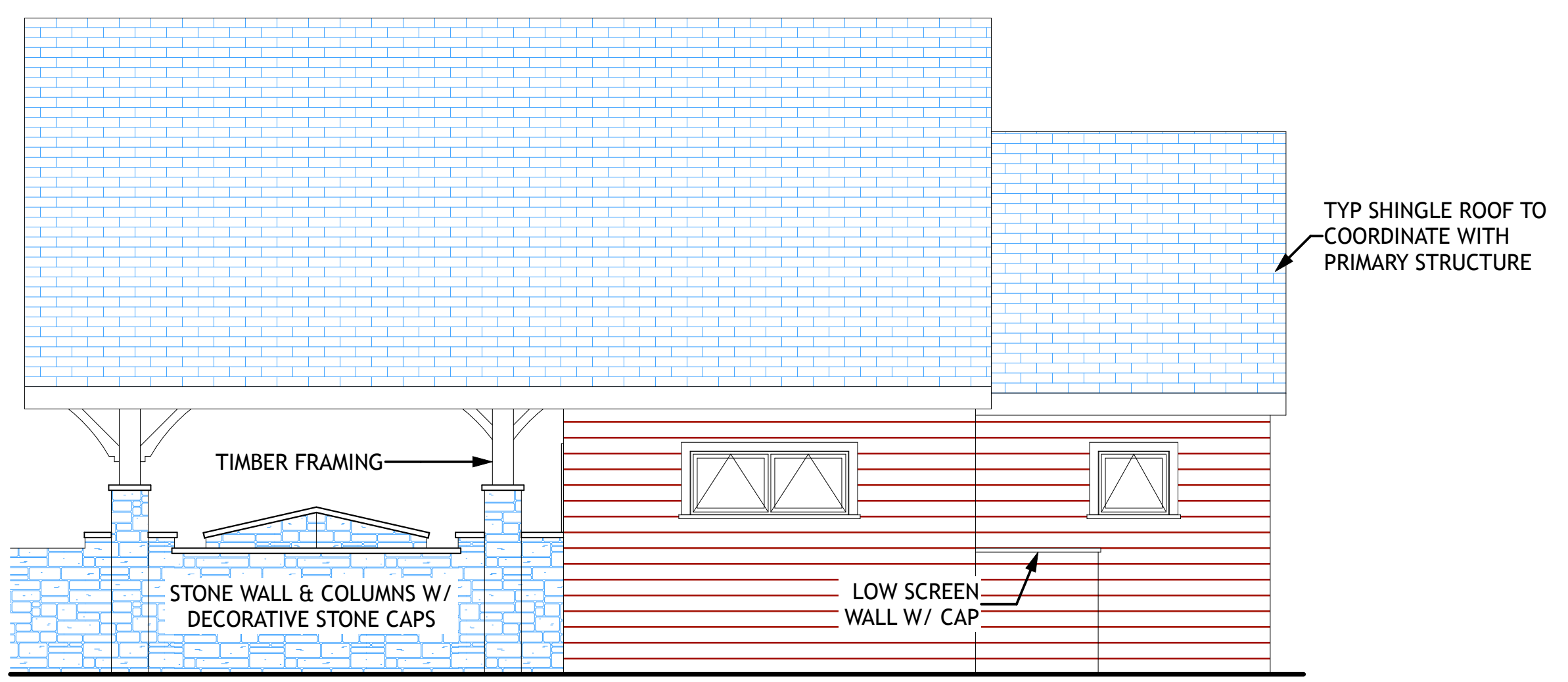
WEST ELEVATION @ POOL HOUSE 4
SCALE: 1/4" = 1'-0" A3.1



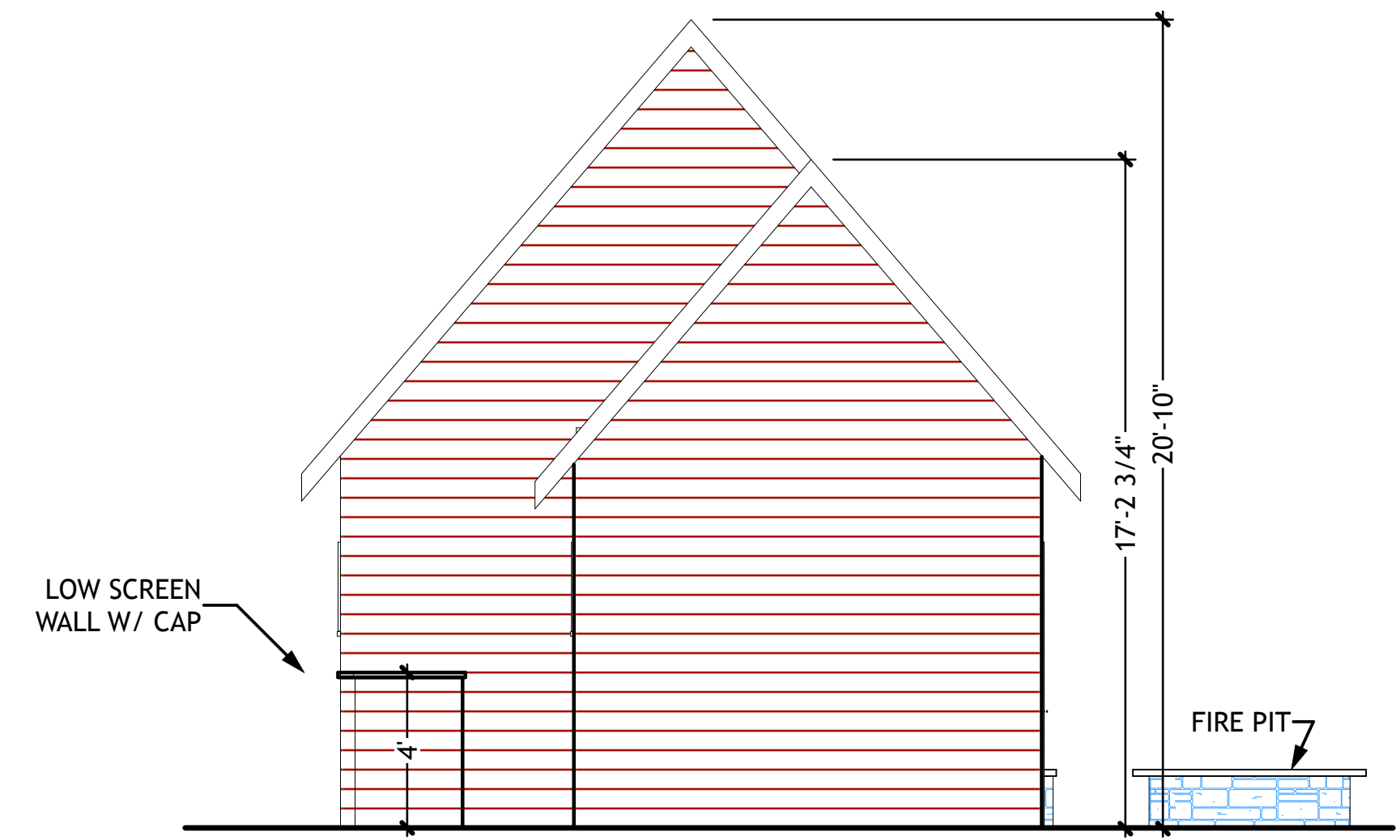
SOUTH ELEVATION @ POOL HOUSE 3
SCALE: 1/4" = 1'-0" A3.1



FOUNTAIN BoD 8
NOT TO SCALE A3.1



EAST ELEVATION @ POOL HOUSE 2
SCALE: 1/4" = 1'-0" A3.1



NORTH ELEVATION @ POOL HOUSE 1
SCALE: 1/4" = 1'-0" A3.1



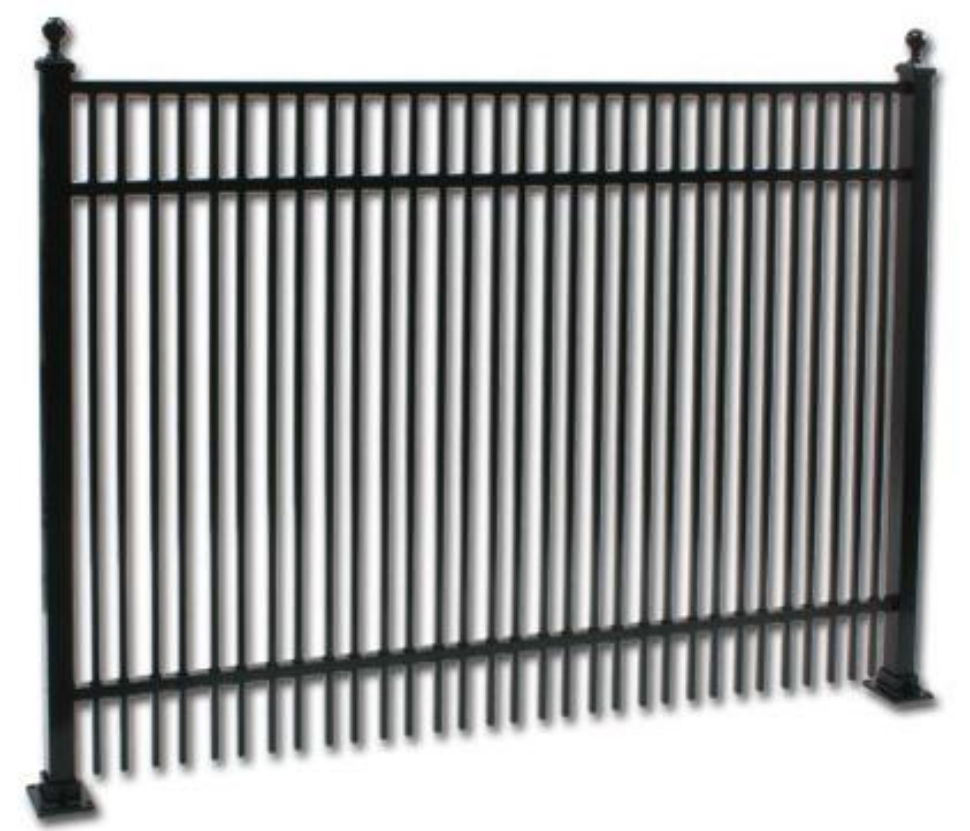
4' PERIMETER FENCE BoD 7
NOT TO SCALE A3.1

REVISION NARRATIVE

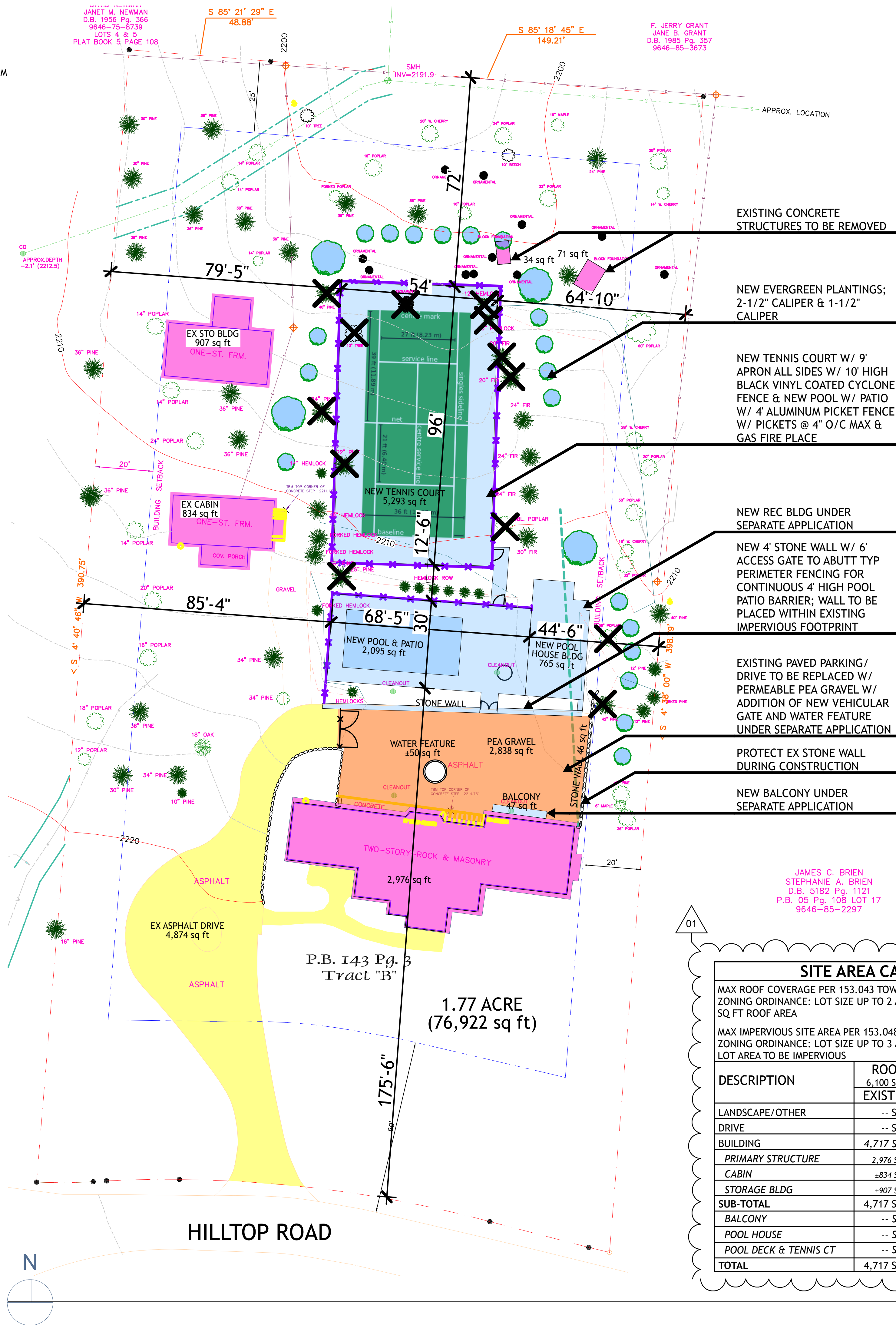
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FOUNTAIN BoD
NOT TO SCALE



4' PERIMETER FENCE BoD
NOT TO SCALE



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	EXIST	NEW	EXIST	NEW
LANDSCAPE/OTHER	-- SF	-- SF	151 SF	(-105) SF
DRIVE	-- SF	-- SF	7,966 SF	(-2,838) SF
BUILDING	4,717 SF	-- SF	4,717 SF	-- SF
PRIMARY STRUCTURE	2,976 SF	-- SF	2,976 SF	-- SF
CABIN	+834 SF	-- SF	+834 SF	-- SF
STORAGE BLDG	+907 SF	-- SF	+907 SF	-- SF
SUB-TOTAL	4,717 SF	-- SF	12,834 SF	-- SF
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DAVIS RESIDENCE
31 HILLTOP ROAD BILTMORE FOREST NC 28803

SITE PLAN

PROJECT ARCHITECT: RSG
DRAWN BY:
NDI
ISSUED FOR:
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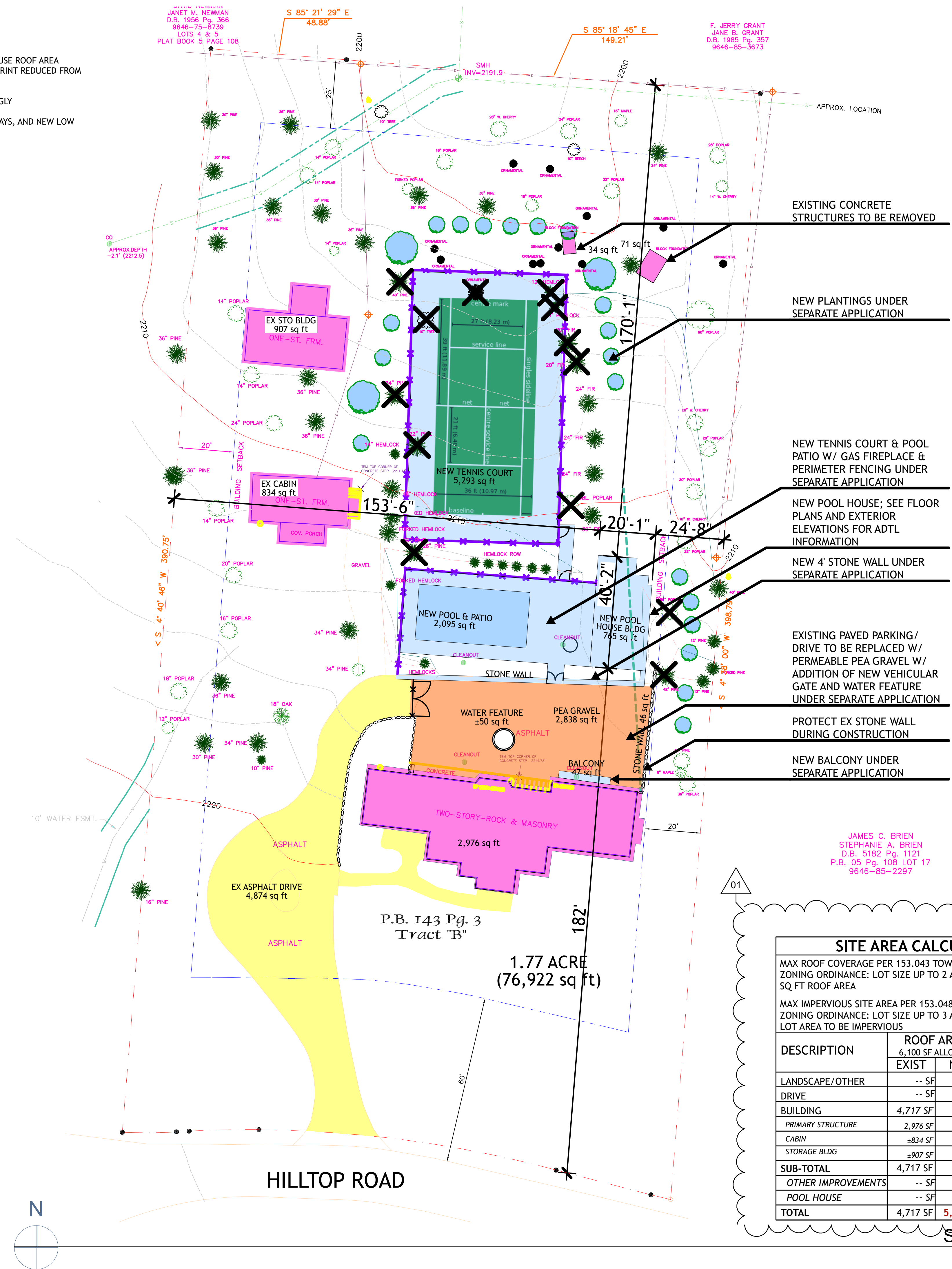
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SUB-TOTAL	4,717 SF	-- SF	12,834 SF	-- SF
OTHER IMPROVEMENTS	-- SF	-- SF	-- SF	7,442 SF
POOL HOUSE	-- SF	745 SF	-- SF	765 SF
TOTAL	4,717 SF	5,462 SF	12,834 SF	18,098 SF



DAVIS RESIDENCE
31 HILLTOP ROAD BILTMORE FOREST NC 28803

VARIANCE APPLICATION
SITE PLAN

PROJECT ARCHITECT:
RSG
DRAWN BY:
NDI
ISSUED FOR:
####

REVISIONS:

NO. 01	DATE: 11/07/18
NO.:	DATE:
NO.:	DATE:
NO.:	DATE:
NO.:	DATE:

NOT FOR CONSTRUCTION

SHEET NO:
A1.1
DATE:
10/24/18



BOUNDARY LINES & SETBACKS TAKEN FROM
P.B. 143 Pg. 03.

ELEVATION DATUM TAKEN FROM INFORMATION PROVIDED
BY MSD FOR MANHOLE 26-11248

CONTOUR INTERVALS : 2'

P.B. 143 Pg. 3
Tract "A"

LORRIE J. PANDE
D.B. 5590 Pg. 1794
P.B. 5 Pg. 108
9646-75-9371

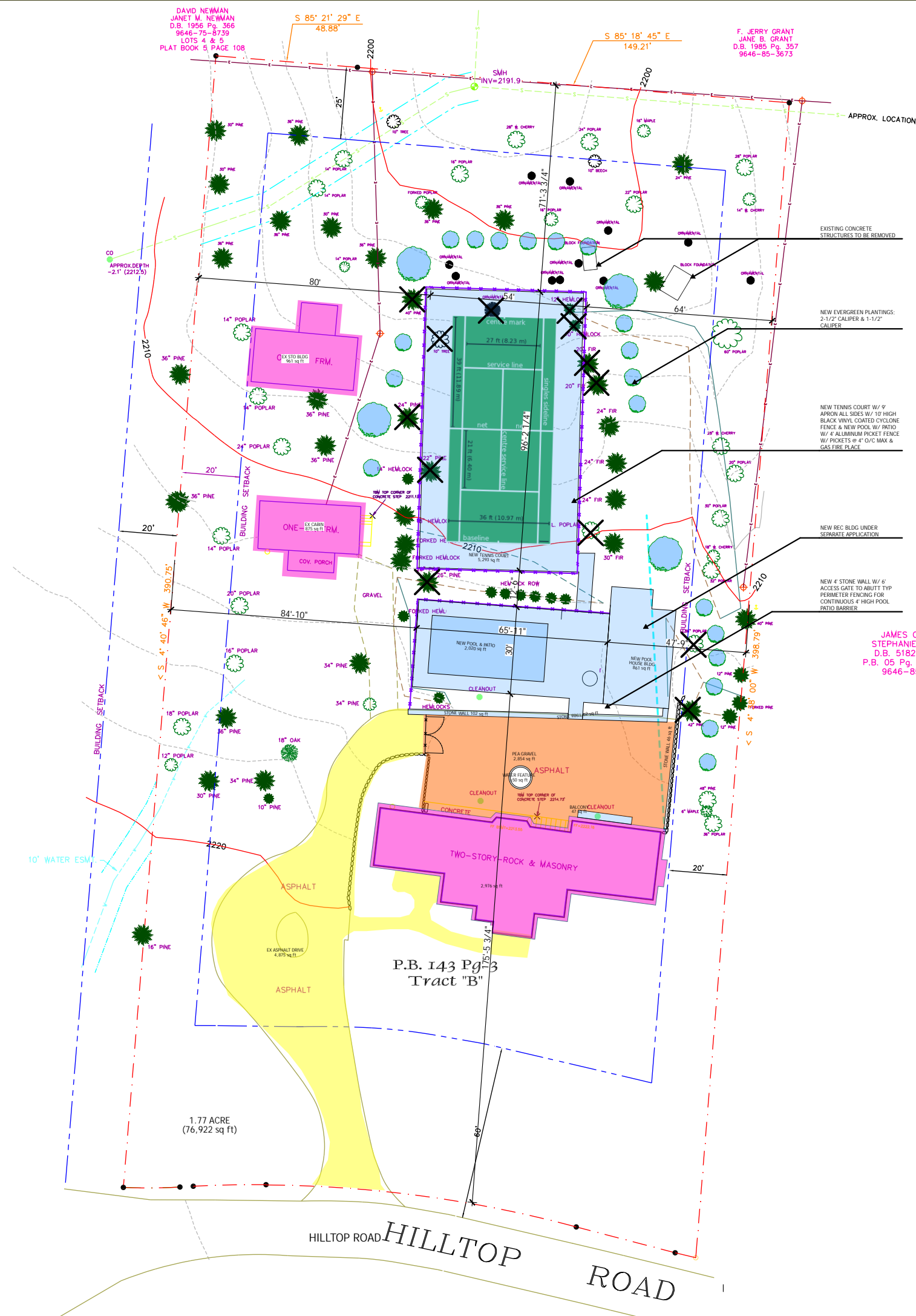
**FINAL DRAWING
FOR REVIEW ONLY**

CAUTION

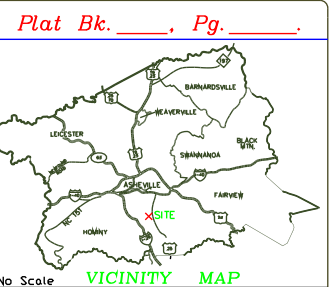
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

JOB # 8218

REVISIONS	Date	Revisions Made	Int.



JAMES C. BRIEN
STEPHANIE A. BRIEN
D.B. 5182 Pg. 1121
P.B. 05 Pg. 108 LOT 17
9646-85-2297



LEGEND:

- ⊙ EIP=EXISTING IRON PIPE
- ⊙ IPS=#5 REBAR or SOLID IRON SET
- ⊙ CM=EXISTING CONCRETE MONUMENT
- ⊙ CM=CONCRETE MONUMENT SET
- ⊙ CO=CONTROL CORNER
- R/W=RIGHT OF WAY
- ⊙ POLE= UTILITY POLE ---P---T---
- ⊙ RRS=RAILROAD SPIKE
- ⊙ WM=WATER METER
- ⊙ SMH=SEWER MANHOLE
- ⊙ =POINT NOT SET
- FENCE=
- ⊙ WV= WATER VALVE
- ⊙ UP=UNDERGROUND POWER TRANSFORMER
- ⊙ TP= TELEPHONE PEDESTAL
- ⊙ F/H= FIRE HYDRANT
- ⊙ = AREA LIGHT
- ⊙ =POINT NOT SURVEYED
- CREEK or STREAM ---

REFERENCE:

D.B. 5680 Pg. 1427
P.B. 143 Pg. 03

TOTAL ACREAGE:

1.77 ±
Ac.

by coordinate computation.....

NOTES:

Adjoining property lines and ownership were taken from Buncombe County GIS mapping and is for informational purposes only. No reliance should be placed on this information.

This property is not located in a special flood hazard area as determined by FEMA.

This survey is subject to any easements, restrictions, rights of way, previous conveyances or any other facts that may be disclosed by a title examination.

This survey is not intended to be used for site design. Any utilities or drainage pipes shown hereon should be verified by the owner prior to any construction. All underground utilities shown are approximate.

Fences shown along boundary lines reander along and with property lines and are not to be considered "line" fences unless otherwise noted.....

TOPOGRAPHIC & TREE SURVEY FOR :

Thad & Ingrid Davis Trust

31 HILLTOP RD.

Pin Number
9646-85-1239

BILTMORE FOREST

BUNCOMBE COUNTY, N.C.

SCALE : 1"=20' OCTOBER 27, 2018



FIRM LICENSE: C-0260

Cipar, Ingle, Anders & Associates Inc.
Land Planning

Surveying Mapping

29 N. MARKET ST. ASHEVILLE, NC

Professional Surveyors

(828)-258-0297 www.ciosurveying.com