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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 3 (23 Eastwood Road)
Date: December 9, 2019

Request for Special Use Permit for Accessory Structures and Hardscapes
Request for a Variance for Exceeding the Maximum Allowed Roof Coverage
Landscape Plan Approval for Tree Removal in Excess of Ten (10) Protected Trees

A Variance is requested for exceeding the maximum allowed roof coverage requirement. The property owner has presented plans for interior and exterior renovations to the existing house. The renovations include the addition of two turrets on the front façade which will result in the overage. The lot size totals 1.64 acres allowing maximum roof coverage of 6,100 square feet, according to Section §153.043 Maximum Roof Coverage of the Zoning Ordinance. The requested roof coverage totals 6,228 square feet resulting in a 2% increase over the allowed square footage. The application notes that there will, however, be a decrease in impermeable surface with reduction and replacement of the back porch with an impermeable deck.

A Special Use Permit is requested for new landscaping to include accessory structures and hardscaping. The overall plans include replacement of existing driveway with concrete pavers, addition of stone steppers through the lawn, boulder steps, and stone veneered wall steps in the rear yard. The accessory structures involved with the landscaping plan include replacement of an existing fountain with a limestone fountain in the front yard, stone veneer retaining wall with handrail in the side yard, and a garden fountain in the rear yard.

A landscape plan approval is also required as the applicants are requesting removal of more than ten (10) protected trees.

Zoning Compliance Application

Town of Biltmore Forest

Name

Tom and Char Hand

Property Address

23 Eastwood Drive

Phone

(828) 505-7565

Email

hchammond1@gmail.com

Parcel ID/PIN Number

9646863421

ZONING INFORMATION

Current Zoning

R-1

Lot Size

.93

Maximum Roof Coverage

6,100 square feet (Up to 2 acres)

Proposed Roof Coverage Total

6228

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage

See Rob Dull's input

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'-1"

Description of the Proposed Project

Renovation of an existing structure. Adding two turrets up front

Estimated Start Date

1/15/2020

Estimated Completion Date

12/15/2021

Estimated Cost of Project

\$2,000,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

11.14.2019 Hand A2.1.pdf

11.14.2019 Hand A2.2.pdf

11.14.2019 Hand A2.3.pdf

11.14.2019 Hand A2.4.pdf

11.14.2019 Hand A3.1.pdf

11.14.2019 Hand A3.2.pdf

11.14.2019 Hand A4.1.pdf

11.14.2019 Hand A4.2.pdf

11.14.2019 Hand A4.3.pdf

Applicant Signature

Date

11/25/2019

A handwritten signature in black ink, consisting of several stylized, overlapping loops and lines, positioned above a thin horizontal line.

Special Use Permit Application

Town of Biltmore Forest

Name

Tom and Char Hand

Address

23 Eastwood drive

Phone

(828) 505-7565

Email

hchammond1@gmail.com

Please select the type of special use you are applying for:

Accessory Structures

The applicant must show that the proposed use will not materially endanger public health or safety or injure value of adjoining or abutting property. In addition, the proposed use must be in general conformity with the plan of development of the town and be in harmony with scale, bulk, height, coverage, density, and character of the neighborhood.

Please provide a description of the proposed project:

Renovation to 23 Eastwood. new landscaping and retaining walls.

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

Adds to the aesthetics of the current site.

I hereby certify that all of the information set forth above is true and accurate to the best of my knowledge.

Signature

Date

11/25/2019



VARIANCE APPLICATION

Town of Biltmore Forest

Name

Tom and Char Hand

Address

23 Eastwood Drive

Phone

(828) 505-7565

Email

hchammond1@gmail.com

Current Zoning/Use

Residential

Requested Use

Residential

APPLICATION REQUIREMENTS: An application to the Board of Adjustment for a variance must be submitted to the Town of Biltmore Forest Town Manager at least 21 days prior to the meeting at which the application will be considered. A pre-application meeting with Town staff is required prior to application submittal to the Board of Adjustment.

What would you like to do with your property?

Adding new square footage to the house. Roof coverage exceeds allowable limits by 128sf or 2%

What does the ordinance require?

Current zoning requires a roof coverage of 6100sf.

BOARD OF ADJUSTMENT: N.C.G.S. 160A-388(D) requires that the Board of Adjustment shall vary the provisions of the Zoning Ordinance only upon a showing of ALL the items below. The Board of Adjustment must follow strict procedure and all determinations must be decided by a concurring vote of four-fifths of the members of the Board. It is important to provide detailed supporting documentation for the Board of Adjustment to review. If necessary, additional sheets may be attached to this application.

REQUIRED FINDINGS: Please provide a thorough response to each.

Unnecessary hardship would result from the strict application of the ordinance.

Reduction of back porch (impermeable deck)

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

none

The hardship did not result from actions taken by the applicant or the property owner.

N/A

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.

Exceeds allowable by only 2%

I hereby certify that all of the information set forth above is true and accurate to the best of my knowledge.

Signature

Date
11/25/2019



A handwritten signature in black ink, consisting of several stylized, connected letters. The signature is positioned above a thin horizontal line.