



To: Members of the Board of Adjustment, Applicants & Neighboring Property Owners
From: Jonathan B. Kanipe, Zoning Administrator
Date: January 23, 2019
Re: **Board of Adjustment Meeting – February 11, 2019**

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 **Thursday February 21, 2019 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 or online at <http://www.biltmoreforest.org/board-of-adjustments>.

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, February 11, 2019 at 4:00 pm in the Town Hall Board Room.

This agenda has been revised to include Case #4.

- 1) The meeting will be called to order and roll call will be taken.
- 2) The minutes of the January 14, 2019 regular meeting will be considered.
- 3) Hearing of Cases (Evidentiary Hearings, Deliberations & Determinations):

Case 1: Mr. William Amherst Cecil, Jr., 7 Frith Drive, requests a conditional use permit for installation of a deer fence around the perimeter of the property. A variance is requested for a portion of the fence to be located in the front yard.

Case 2: Mr. Samuel and Laura Olesky, 22 Cedarcliff Road, present plans for construction of a new single family residence. A conditional use permit is requested for an accessory building and a variance is requested for addition of a concrete parking area in the side yard setback.

Case 3: Mr. Tom Roberts, 2 Southwood Road, presents plans for a new single family residence. A conditional use permit is requested for various accessory structures and a variance is requested to allow a change in the lot orientation.

Case 4: Mr. Thad and Ingrid Davis, 31 Hilltop Road, present plans for site and building improvements. A conditional use permit is requested for accessory structures in the rear yard, including a swimming pool, tennis court and water feature.

- 4) Adjourn

MINUTES OF THE BOARD OF ADJUSTMENT MEETING
HELD MONDAY, JANUARY 14, 2019.

The Board of Adjustment met at 4:00 p.m. on Monday, January 14, 2019.

Members present: Goosmann, Chandler, Landau, Kieffer, Groce, and Pearlman. Mr. Jonathan Kanipe, Town Manager and Ms. Adrienne Isenhower, Town Planner, were also present. Mr. William Clarke, Town Attorney, was present as well.

Chairman Greg Goosmann called the meeting to order at 4:00 p.m.

Mr. Goosmann swore in the following:

Mr. Brett Fuhrman
Mr. Robert Uritis
Mr. Steve Farrell
Mrs. Judy Cantrell
Mrs. Joyce Young

The minutes from the December 17, 2018 meeting were approved pending a few edits by Mr. Billy Clarke and Dr. Richard Landau. A motion was made by Mr. Lowell Pearlman to approve the minutes pending edits and seconded by Mrs. Lynn Kieffer.

HEARING (Evidentiary):

The first matter discussed was Carolina Day School, 1345 Hendersonville Road, requesting a solar array on their upper school building. Mr. Lowell Pearlman shepherded the discussion. Mr. Brett Fuhrman, Chief Financial Officer for Carolina Day School, provided the background for the presentation. The solar array project would include 300 panels.

Mr. Pearlman mentioned that two of the neighbors at the last meeting had expressed no concerns going forward. Mr. Pearlman commended Mr. Uritis on his mathematical computations and calculations showing the angle of reflection. Mrs. Kieffer thanked the representatives from Carolina Day School and Eagle Solar and Light for their patience in working with the Town to resolve these neighbor concerns.

DELIBERATION AND DETERMINATION:

Mr. Pearlman summarized the findings of fact. Carolina Day School, 1345 Hendersonville Road is requesting solar panels. The solar company has issued several computations to the Board and neighbors. Mr. Pearlman was not aware of any further neighbor objections. Mr. Goosmann asked if there were any other questions or comments. There were no further questions or comments.

A motion was made by Dr. Richard Landau to approve the Conditional Use Permit to Carolina Day School, 1345 Hendersonville Road for the installation of a solar panel array and that the facts as recited by Lowell Pearlman and his summation be accepted as findings of facts to support this grant. The Board has inspected the site and no neighboring property owner has objected. Dr. Landau further moved that granting this Conditional Use Permit (a) would not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and improved, (b) met all required conditions and specifications of the Town of Biltmore Forest Zoning Ordinance, (c) would not substantially injure the value of adjoining or abutting property, and (d) would be in general conformity with the plan of development of the Town of Biltmore Forest and its environs as set forth in Sections 1005.03 (2) and (3) of the above ordinance. The applicant has been informed that she is to report to the Zoning Administrator within seven (7) days of completion of the project in order that the Zoning Administrator can determine that the project has been completed in accordance with plans submitted to the Town.

Rhoda Groce seconded the motion. The matter was approved unanimously.

HEARING (Evidentiary):

The second matter for David and Judy Morris, 40 Forest Road, was called forward. Steve Farrell, architect for the Morrises, was called forward. Mr. Farrell apologized for not being present

at the meeting last month. Mrs. Kieffer noted that a neighbor, Mrs. Judy Cantrell, had entered the meeting, and may want to be sworn in or speak in regards to the project. Mrs. Cantrell came forward and was sworn in by Mr. Goosmann.

Mr. Farrell noted that the applicants hope to build a garage down below and underneath a proposed solarium. In order to get to the garage, they need to extend the driveway and install a retaining wall in the side yard setback. Mr. Farrell noted that this would provide access to the proposed addition but would also help with some storm water issues that currently existing between the two properties (40 and 42 Forest Roads). Mr. Farrell noted that the proposed driveway would be gravel in keeping with the existing gravel driveway.

Dr. Landau asked about buffering between the Morris home and the Cantrell home at 42 Forest Road. Mr. Farrell did not have anything specific at this point, but indicated they would provide additional buffering as requested by the Cantrells. Mrs. Cantrell noted that something like a rhododendron or arborvitae would be good, or a skip laurel would work well to plug the hole where there is a sight line into the property. Mr. Farrell is of the opinion that this proposed driveway addition would help the storm water problem in this area.

Mr. Chandler noted that the driveway is currently in the setback and Mr. Farrell verified this. Mr. Chandler asked whether the lot was narrower than others in town. Mr. Farrell said the lot was 100 feet in width. Mr. Kanipe verified that the existing minimum lot width for an R-1 district was 150 feet presently.

Mrs. Kieffer noted that the applicants were proposing a stacked garage. Mr. Farrell indicated this was designed to allow one car to remain in the garage while the applicants were away and would minimize the vehicles in the driveway.

Mrs. Cantrell asked Mr. Farrell about a specific tree in between the two properties and whether it would be removed. Mr. Farrell said it would be removed. He noted that two additional trees would ideally be removed after consulting with the Town.

Mrs. Cantrell asked whether she could see where the driveway would be located with flags or any other indication. Mr. Farrell said he would be happy to do this but hoped that Mrs. Cantrell would agree to let this proceed first. Mr. Goosmann asked Mrs. Cantrell if she had any other questions related to the project. Mrs. Cantrell indicated she was agreeable to allowing the project

to move forward and noted that Mr. Cantrell, who was running late, had concerns about the drainage impacts to their property.

Mr. Goosmann asked if Mr. Farrell could address any issues related to drainage. Mr. Farrell pointed to the area running on the eastern (bottom) portion of the property and said this would be addressed as well, but they intended to address the drainage along the southern (side) portion bordering the Cantrell property first. Mr. Farrell indicated this would be an improvement to the storm water at this home. The gravel will slow the water down. A French drain will also be installed. Mrs. Kieffer asked what the height of the retaining wall. The height of the retaining wall will be roughly 24 inches.

DELIBERATION AND DETERMINATION:

Mr. Chandler recited the facts. Mr. David & Judy Morris of 40 Forest Road are requesting a Conditional Use Permit for construction of a retaining wall and a Variance for an extension of a driveway into the side yard setback. The driveway is already in the setback and it will not be seen from the road. The neighbors will be able to see it and the Morrisses have agreed to put in additional buffering if needed. Mr. Goosmann said the width of the driveway is within two feet of the side yard setback.

There were no additional facts.

A motion was made by Mrs. Lynn Kieffer to approve the Conditional Use Permit and Variance for David & Judy Morris of 40 Forest Road for a retaining wall and an extension of the driveway within the side yard setback and the facts as recited by Robert Chandler and his summation be accepted as findings of facts to support this grant. The Board has inspected the site and no neighboring property owner has objected. Mrs. Kieffer further moved that granting this Conditional Use Permit (a) would not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and improved, (b) met all required conditions and specifications of the Town of Biltmore Forest Zoning Ordinance, (c) would not substantially injure the value of adjoining or abutting property, and (d) would be in general conformity with the plan of development of the Town of Biltmore Forest and its environs as set forth in Sections 1005.03 (2) and (3) of the above ordinance. The applicant has been

informed that she is to report to the Zoning Administrator within seven (7) days of completion of the project in order that the Zoning Administrator can determine that the project has been completed in accordance with plans submitted to the Town.

Further, Mrs. Kieffer moved that granting this Variance satisfies the applicable Sections of 1005.04 and paragraphs one through four, and would not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance would, in this case, result in a practical difficulty or unnecessary hardship. She further moved the Board to find that the spirit of the ordinance would be observed, public safety and welfare secured and substantial justice done. The applicant has been informed that he/she is to report to the Zoning Administrator within seven (7) days of completion of the project in order that the Zoning Administrator can determine that the project has been completed in accordance with plans submitted to the Town.

Rhoda Groce seconded the motion. The matter was approved unanimously.

The next meeting for the Board of Adjustments is scheduled for Monday, February 11, 2019.

The meeting was adjourned at 4:28 p.m.

ATTEST:

Greg Goosmann
Chairman

Jonathan B. Kanipe
Town Manager

355 Vanderbilt Rd | Biltmore Forest, NC
Po Box 5352 | Biltmore Forest, NC 28803
P (828) 274-0824 | F (828) 274-8131

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 (7 Frith Drive)
Date: February 5, 2019

Request for a Conditional Use Permit for Fence Replacement Request for Variance for Structure in the Front Yard

The applicants request to replace a deer fence in the side and rear yard of the property. The request is for an 8' deer fence around the perimeter of the property to be located 1' from the side and rear property line. The fence will be constructed with wood posts and wire, which the applicants note, will blend in with surrounding landscaping. Under Section **§153.029 Accessory Structures and Buildings** of the zoning ordinance the following language is provided regarding replacement fences:

(4) Replacement of existing fences and walls. "Replacement of an existing fence or wall is a conditional use subject to the approval of the Board of Adjustment and the requirements of this zoning ordinance. An application to replace an existing fence or wall must include a photograph of the existing fence or wall, specify the type of fence or wall, include a map or sketch depicting the height and length of the fence, and state whether or not the fence is in any setbacks."

Additionally, a variance is requested to construct a driveway gate and a portion of the fence in the front yard. The placement of the gate and the fence will be 75' from the property line and road frontage. The current front yard setback requirement is 60'. The applicant argues that construction of the fence in only the side and rear yard will cause deer to redirect through the front yard resulting in the request to fence the entire property. The variance request is required due to the ordinance requirement that no structures be located in the front yard.

As of the publication of this memorandum, the Town has received one (1) emailed letter of concern from an adjoining property owner regarding this proposal. That email is attached for the Board's review.

Zoning Compliance Application

Town of Biltmore Forest

Name

Rick Conard

Address

7 Frith Drive, Biltmore Forest NC 28803

Phone

[REDACTED]

Email

[REDACTED]

Parcel ID/PIN Number

9646-71-8917-00000

ZONING INFORMATION

Current Zoning

R-2

Lot Size

22.05 acres

Maximum Roof Coverage

5,500 square feet (Up to 1.5 acres)

Proposed Roof Coverage Total

5500

Maximum Impervious Surface Coverage

27.5 percent of lot area (Up to 1 acre)

Proposed Impervious Surface Coverage

0

Front Yard Setback

50 feet (R-2, R-3, R-4, and R-5 Districts)

Side Yard Setback

No Minimum (PS District)

Rear Yard Setback

No Minimum (PS District)

No buildings or structures may be located within these setback areas. A variance application is required if your project requires encroachment upon the setback.

Description of the Proposed Project

Install a deer resistant fence around the perimeter of the property with a 75 foot set back off the road. The back and side fence will be set one foot off property line.

Estimated Cost of Project

\$50,000.00

Estimated Completion Date

5/3/2019

Applicant Signature



Supporting Documentation (Site Plan, Drawings, Other Information)

FRITHDEER.pdf

20180620_130129.jpg

VARIANCE APPLICATION

Town of Biltmore Forest

Name

Rick Conard

Address

7 Frith Drive

Phone

[REDACTED]

Email

[REDACTED]

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?

Construct deer fence with driveway gate 75' from property line and road frontage

What does the ordinance require?

I request a variance to construct this wood post and wire deer fence and driveway gate TBD

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.

Deer predation of the landscape

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

With border of parkway, a fence along the back and sides of the property will only cause deer to come around the fence to the un-fenced front of the property

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

No actions taken

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.

Install 8' fixed knot deer fence and wooden posts, with driveway gate. Entire fence would be within 7 Frith Drive property, and would not impede others in the area.

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

knowledge.

Signature

Date

A handwritten signature in black ink, consisting of several overlapping loops and lines, positioned to the left of the 'Date' label.

Conditional Use Permit Application

Town of Biltmore Forest

Transaction Details

Number: F16E7T1

Date: 1/10/2019 7:24 PM

Application Fee	\$100.00
Subtotal:	\$100.00
Order Total: \$100.00	

Application Fee

\$100.00

Name

Rick Conard

Address

7 Frith Drive, Biltmore Forest, NC 28803

Phone

[Redacted]

Please select the type of conditional 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:

Construct 8' deer fence on perimeter of property with 1' offset from side and back property line, and 75' offset from road frontage property line

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

The fence is designed to protect the property from deer, and will not impede the public from their own personal property or any streets. The fence is wood post and wire construction, and is hard to see at a distance. It will blend with surrounding landscape.

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

Signature

Date
1/10/2019



A handwritten signature consisting of the letters 'R' and 'C' in a cursive style, written over a horizontal line. The 'R' is on the left, and the 'C' is on the right, with a long horizontal stroke extending from the bottom of the 'C' to the right.

NO.	RADIUS	DELTA	CHORD BEAR. & LENGTH	ARC	TANGENT
1	471.15	13°44'26"	S 26°34'18" W 112.72	112.99	56.77
2	179.86	67°48'29"	S 14°12'09" E 208.77	212.98	128.95
3	565.22	16°08'27"	N 33°31'48" W 158.70	155.23	88.14

I, GERALD W. STEVENSON, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION OF THE CONTROL SURVEY DOES NOT EXCEED 1/10000, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-38 AS AMENDED.

WITNESS MY HAND AND SEAL THIS 4th DAY OF OCTOBER, 1985

Gerald W. Stevenson
 GERALD W. STEVENSON R. L. S.
 N. C. NO. L-2669



STATE OF NORTH CAROLINA
 COUNTY OF BUNCOMBE TO WIT:

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT GERALD W. STEVENSON A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL, THIS 4th DAY OF OCT., 1985

MY COMMISSION EXPIRES AUGUST 11, 1988

Brenda C. George
 NOTARY PUBLIC

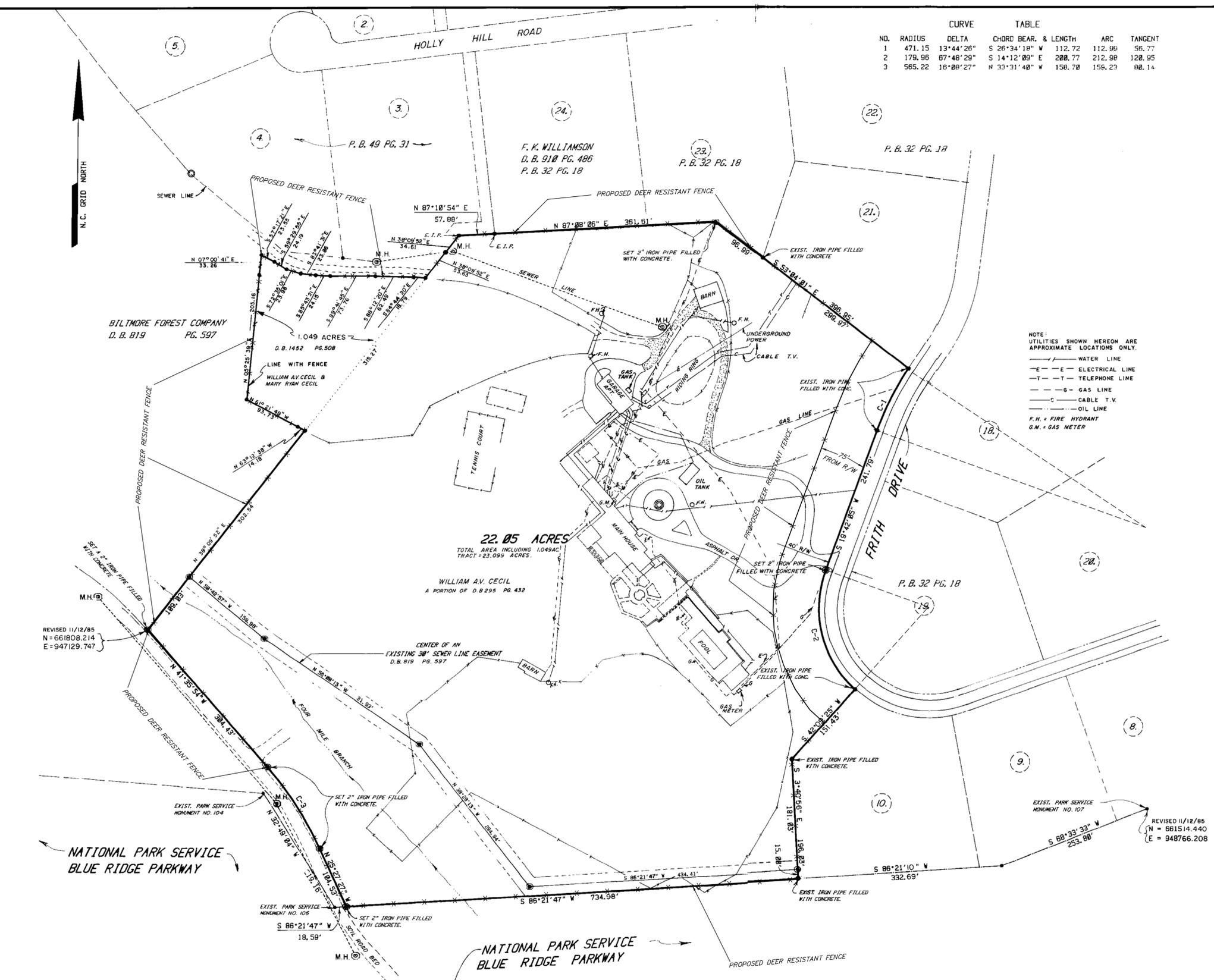


STATE OF NORTH CAROLINA
 COUNTY OF BUNCOMBE

THE FOREGOING CERTIFICATE OF BRENDA C. GEORGE A NOTARY PUBLIC OF THE STATE AND COUNTY DESIGNATED, IS CERTIFIED TO BE CORRECT THIS DAY OF OCT., 1985 OTTO W. DEBRUHL, REGISTER OF DEEDS, BUNCOMBE COUNTY, BY: DEPUTY, FILED FOR REGISTRATION ON THE DAY OF DEPUTY, 1985 AT O'CLOCK M.

BY: DEPUTY.

NOTE:
 UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATIONS ONLY.
 --- WATER LINE
 --- ELECTRICAL LINE
 --- TELEPHONE LINE
 --- GAS LINE
 --- CABLE T.V.
 --- OIL LINE
 F.H. = FIRE HYDRANT
 G.M. = GAS METER



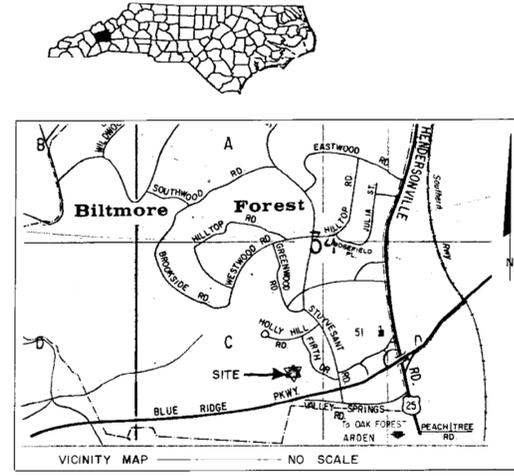
- LEGEND:
- POINT NOT SET
 - IRON PIPE OR PIN SET
 - SPIKE OR NAIL SET
 - E. I. P. = EXISTING IRON PIPE OR PIN
 - X-X- FENCE LINE
 - CURVE (SEE TABLE)
 - M.H. MANHOLE (SEWER LINE)

PRELIMINARY PLAT,
 NOT FOR RECORDATION,
 SALES, OR CONVEYANCE.

NOTE:
 DISTANCES SHOWN ON THIS MAP ARE GRID LENGTHS. TO CONVERT TO GROUND LENGTHS, DISTANCES SHOWN MUST BE DIVIDED BY A COMBINED SCALE AND SEA LEVEL FACTOR OF 0.9997832.
 COORDINATES SHOWN ON THIS MAP ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR NORTH CAROLINA AND ARE TIED TO STATION "LOCUST".

FORMERLY,
WEBB A. MORGAN AND ASSOCIATES, P. A. ASHEVILLE, N. C.
 REGISTERED LAND SURVEYORS REGISTERED IN N. C. & TENN.

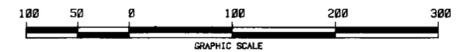
NC Survey, P.C.
 *** PROFESSIONAL LAND SURVEYORS ***
 50 NORTH MERRIMON AVENUE, BLDG. 50, SUITE 109,
 ASHEVILLE, NORTH CAROLINA, 28804
 PHONE: (828) 252-1530
 PROFESSIONAL CORPORATION NUMBER-C-0268



PREPARED FOR:
MARY RYAN CECIL
 AND
WILLIAM A. V. CECIL
 LIMESTONE TOWNSHIP
 BUNCOMBE COUNTY, NORTH CAROLINA

RECORD REFERENCES AND NOTATIONS
 A PORTION OF D.B. 295 PG. 432

NO.	DATE	BY	FIELD PARTY	INITIAL DATE	JOB FILE NO.
1	11/30/84	JY	DM, BC, JY	8-24-85	85114-1187
2	12/21/87	JY	H-P 8872A PLOTTER	10-2-85	200
3	12/20/87	JY	SCALE - 1 in. = 100 ft.	AREA COMPUTATIONS BY D.M.D.	
4	12/07/78	JY	ADJ. BY THE COMPASS METHOD	PRECISION 1 PART IN 10000	
			DATA TAPE NO. 18	STARTING FILE NO. 33	
			WEBB A. MORGAN AND ASSOCIATES, P.A.	ASHEVILLE, N. C.	
			REGISTERED LAND SURVEYORS	REGISTERED IN N. C. & TENN.	



From: [Robert Bayer](#)
To: [Jonathan Kanipe](#)
Subject: Board of Adjustment, Case #1 , 2/11/19
Date: Wednesday, January 30, 2019 10:44:26 AM

Dear Mr. Kanipe-

This letter is to voice our opposition to the Cecil permit request for installation of a deer fence at 7 Frith Drive.

We believe that a front-yard fence will be unsightly and detract from the property values along Frith. It would not be in accordance with the zoning regulations now in effect.

Thank you.

Sincerely,
Mr. and Mrs. Robert T. Bayer

Robert T. Bayer
6 Frith Drive
Asheville, NC 28803



355 Vanderbilt Rd | Biltmore Forest, NC
Po Box 5352 | Biltmore Forest, NC 28803
P (828) 274-0824 | F (828) 274-8131

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 2 (22 Cedarcliff Road)
Date: February 5, 2019

Request for a Conditional Use Permit for an Accessory Building Request for a Variance for a Parking Area and Retaining Walls in the Side Yard Setback

The applicants have submitted plans for construction of a new single family residence. The new residence will replace a house that was recently demolished from the lot. The house will be one and a half stories with an unfinished basement, wood lap siding and a standing seam metal roof and will meet all requirements of the zoning ordinance. The applicants are asking the Board of Adjustment for a conditional use permit and a variance for a detached accessory building and an extension of the driveway in the side yard setback.

A conditional use permit is requested for construction of a detached office and workshop. The building will be approximately 450 square feet, located behind the house and concealed from neighbors with a vegetated buffer. **Section §153.029** of the zoning ordinance allows one accessory building per lot with 750 square feet maximum roof coverage and 25 feet maximum height. The building must be screened by vegetation, located behind a line parallel to the rear of the principle structure and designed in the same architectural style.

The requested variance is for extension of the current driveway into a concrete parking area with a retaining wall. The existing driveway is located in the side yard setback and serviced the previous house. The applicants request to keep the driveway in its current location to service the new house and add the parking area and retaining walls for access to an attached garage. The retaining wall is necessary due to the slope of the lot.

Zoning Compliance Application

Town of Biltmore Forest

Name

Carrie (Architect) McLauchlan

Address

22 Cedarcliff Road

Phone

[REDACTED]

Email

[REDACTED]

Parcel ID/PIN Number

9647626756

ZONING INFORMATION

Current Zoning

R-1

Lot Size

54,885.6 sf

Maximum Roof Coverage

6,100 square feet (Up to 2 acres)

Proposed Roof Coverage Total

5,393 sf

Maximum Impervious Surface Coverage

25 percent of lot area (1-3 acres)

Proposed Impervious Surface Coverage

8,370 sf

Front Yard Setback

60 feet (R-1 District)

Side Yard Setback

20 feet (R-1 District)

Rear Yard Setback

25 feet (R-1 District)

No buildings or structures may be located within these setback areas. A variance application is required if your project requires encroachment upon the setback.

Description of the Proposed Project

One and a half story single family home with unfinished basement, wood lap siding, and standing seam metal roof.

Estimated Cost of Project

\$1,500,000.00

Estimated Completion Date

6/1/2020

Applicant Signature



Supporting Documentation (Site Plan, Drawings, Other Information)

190110 Olesky Residence.pdf

VARIANCE APPLICATION

Town of Biltmore Forest

Name

Carrie McLauchlan

Address

60 Biltmore Avenue

Phone

[REDACTED]

Email

[REDACTED]

Current Zoning/Use

Residence

Requested Use

Residence

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?

Build a single family residence, 1.5 stories with unfinished basement, detached Office and Workshop. Because of the narrow lot and dramatic slope at the back of the lot we will need a retaining wall for a turn-around space that is outside of the side setback.

What does the ordinance require?

The ordinance requires the retaining wall for the turn-around space to be within the side setback.

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.

There is an existing drive and graded area for pulling into the Garage. Because of this current location, the naturally narrow lot, and dramatic slope toward the back of the lot, we will need this retaining wall to be over the side setback for a vehicle to have the appropriate radius for turning around, or to be able to park in that space.

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

Because there was an existing home on the property (since demolished) the location of the existing drive and grading from the existing home set the site up naturally for the layout of the Site Plan. The dramatic incline at the back of the property also limits the amount of flexibility that we have for a vehicle without a retaining wall.

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

No, the lot dimensions, natural grade and existing drive location were not driven by the Owner.

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.

Yes, we will provide a vegetated buffer so that the neighbors are not disturbed by the program that is over the side setback.

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

Signature

Date

1/23/2019



A handwritten signature in black ink, appearing to read 'CSM' followed by a cursive flourish.

Conditional Use Permit Application

Town of Biltmore Forest

Transaction Details

Number: F16E8T1

Date: 1/23/2019 5:46 PM

Application Fee	\$100.00
Subtotal:	\$100.00
Order Total: \$100.00	

Application Fee

\$100.00

Name

Carrie McLauchlan

Address

60 Biltmore Avenue

Phone

[REDACTED]

Email

[REDACTED]

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

Accessory Buildings

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:

Single family residence, 1.5 stories with a full basement, detached Office and Workshop, with stone slab steps to the back of the property.

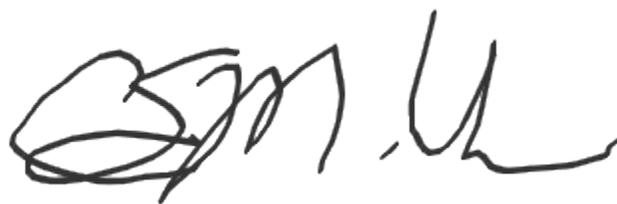
Explain why the project would not adversely affect the public interest of those living in the neighborhood:

The character of the residence is in keeping with the surrounding properties. The home Office and Workshop are tucked to the back of the property, nestled into natural grade and will be concealed from the neighbors to the side with a vegetated buffer. Natural stone pavers allow access to the back of the property which is otherwise separated by steep grade.

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

Signature

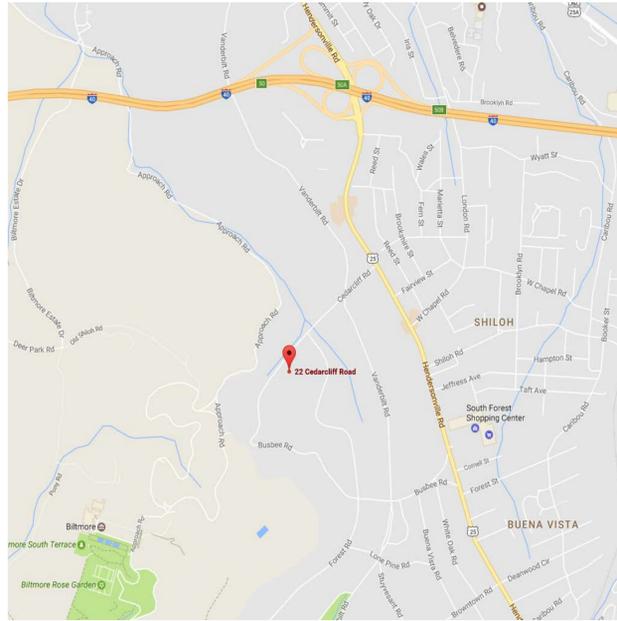
Date
1/23/2019



A handwritten signature in black ink, appearing to be 'SM. U', written above a horizontal line.

OLESKY RESIDENCE 15.50

22 CEDARCLIFF ROAD, BILTMORE FOREST, NC, 28803



ABBREVIATIONS

AC Acoustic	FO Face of	PLAM Plastic Laminate
ACT Acoustic Ceiling Tile	FOC Face of Concrete	PLBG Plumbing
AD Access Door	FOM Face of Masonry	PLY Plywood
ADJ Adjacent	FOS Face of Stud(s)	POLY Polyethylene
AFF Above Finished Floor	FOW Face of Wall	PNBD Panelboard
AHU Air Handling Unit	FP Fire Protection	PR Pair
ALT Alternate	FRGWB Fire Rated Gypsum Wallboard	PSF Pounds per Square Foot
ALUM Aluminum	FRP Fiber Reinforced Panel	PSI Pounds per Square Inch
AP Access Panel	FT Foot/Feet	PSL Parallel Strand Lumber
BEV Beveled	FTG Footing	PT Pressure Treated
BLDG Building	FUT Future	PTD Painted
BO Bottom of	GA Gage	PVC Polyvinyl Chloride
BOW Bottom of Wall	GALV Galvanized	QT Quarry Tile
BLKG Blocking	GC General Contractor	R Riser
BRD Board	GL Glass/Glazing	RAD Radius
BRG Bearing	GWB Gypsum Wallboard	REG Register
CAB Cabinet	H Height/Height	REQD Required
CER Ceramic	HD HT Head Height	RET Return
CJ Control Joint	HDWR Hardware	REV Revised/Revision(s)
CL Closet	HM Hollow Metal	RO Rough Opening
CLG Ceiling	HORIZ Horizontal	SAN Sanitary
CLR Clear(ance)	HC Handicapped	SF Square Foot/Feet
CMU Concrete Masonry Unit	HVAC Heating, Ventilation & Air Conditioning	SIM Similar
COL Column	INSUL Insulation	SLNT Sealant
CONC Concrete	INT Interior	SPF Spruce/Pine/Fir
CONT Continuous	KD Kiln Dried	S/S Stainless Steel
DEMO Demolish/Demolition	LAV Lavatory	STD Standard
DET Detail	LCC Lead Coated Copper	SUSP Suspend(ed)
DF Drinking Foundation	LVL Laminated Veneer Lumber	SYP Southern Yellow Pine
DIM Dimension	LVR Louver	T Tread
DISP Dispenser	MAX Maximum	T&G Tongue & Groove
DMT Demountable	MDF Medium Density Fiberboard	TELE Telephone
DN Down	MDO Medium Density Overlay	THRU Through
DNSP Downspout	MECH Mechanical	TO Top of
DWG Drawing(s)	MEMB Membrane	TOB Top of Beam
DWR Drawer	MFR Manufacturer	TOD Top of Decking
EA Each	MIN Minimum	TOF Top of Footing
EJ Expansion Joint	MISC Miscellaneous	TOPL Top of Plate
EL Elevation	MO Masonry Opening	TOS Top of Slab
ELEC Electric(al)	MLDG Moulding	TOSTL Top of Steel
ELEV Elevator	MR Moisture Resistant	TOW Top of Wall
EQ Equal	MRGWB Moisture Resistant Gypsum Wallboard	TRTD Pressure Treated Lumber
EQUIP Equipment	MTD Mounted	TYP Typical
EXIST Existing	MTL Metal	UL Underwriters Laboratory
EXP Expansion	NIC Not In Contact	UNF Unfinished
EXT Exterior	NOM Nominal	UNO Unless Noted Otherwise
FD Floor Drain	NTS Not to Scale	VAR Varies
FEC Fire Extinguisher Cabinet	OC On Center(s)	VB Vapor Barrier
FF Finish Face	OD Outside Diameter	VCT Vinyl Composition Tile
FG Fixed Glass	OPNG Opening	VERT Vertical
FIN Finish(ed)	OSB Oriented Strandboard	W/ With
FIN FL Finished Floor	OPP Opposite	W/O Without
FL Floor	PAN Panel	WP Waterproofing
FLG Flooring	PART Partition	WR Water Resistant
FLSH Flashing	PERF Perforated	WRB Water-resistive Barrier
FNDN Foundation		WWF Welded Wire Fabric

PROJECT TEAM

ARCHITECT:
Samsel Architects, P.A.
60 Biltmore Avenue
Asheville, NC 28801
P: 828.253.1124

CONTRACTOR:
Jade Mountain Builders
362 Depot Street
Suite 10
Asheville, NC 28801
P: 828.216.3948

LANDSCAPE ARCHITECT:
Osgood Landscape Architecture
14 Church Street
Asheville, NC 28801
P: 828.337.7496

SQUARE FOOTAGE

CONDITIONED SPACE:
Main Level: 2,146 s.f.
Upper Level: 2,013 s.f.
Lower Level (Unfinished): 2,192 s.f.
Office: 146 s.f.
Total Heated: 6,497 s.f.

UNCONDITIONED SPACE:
Main Level Garage: 671 s.f.
Work Shop: 313 s.f.
Front Entry Porch: 250 s.f.
Screened Porch: 395 s.f.

Total Unconditioned: 1,629 s.f.

TOTAL: 8,126 s.f.

DRAWING INDEX				
SHEET	SHEET TITLE	DATE	DATE	DATE
G-001	COVER SHEET	01.10.19		
L-101	SITE PLAN	01.10.19		
A-101	FOUNDATION PLAN	01.10.19		
A-102	LOWER LEVEL FLOOR PLAN	01.10.19		
A-103	MAIN LEVEL FLOOR PLAN	01.10.19		
A-104	UPPER LEVEL FLOOR PLAN	01.10.19		
A-105	ROOF PLAN	01.10.19		
A-111	MAIN LEVEL FLOOR FRAMING PLAN			
A-112	UPPER LEVEL FLOOR FRAMING PLAN			
A-113	ROOF FRAMING PLAN			
A-121	MAIN LEVEL REFLECTED CEILING PLAN			
A-122	UPPER LEVEL REFLECTED CEILING PLAN			
A-131	MAIN LEVEL FURNITURE PLAN			
A-132	UPPER LEVEL FURNITURE PLAN			
A-201	EXTERIOR ELEVATIONS	01.10.19		
A-202	EXTERIOR ELEVATIONS	01.10.19		
A-203	EXTERIOR ELEVATIONS	01.10.19		
A-204	EXTERIOR ELEVATIONS	01.10.19		
A-205	EXTERIOR ELEVATIONS	01.10.19		
A-301	BUILDING SECTIONS			
A-302	BUILDING SECTIONS			
A-303	BUILDING SECTIONS			
A-304	BUILDING SECTIONS			
A-401	INTERIOR ELEVATIONS			
A-402	INTERIOR ELEVATIONS			
A-403	INTERIOR ELEVATIONS			
A-404	INTERIOR ELEVATIONS			
A-405	INTERIOR ELEVATIONS			
A-406	INTERIOR ELEVATIONS			
A-407	INTERIOR ELEVATIONS			
A-408	INTERIOR ELEVATIONS			
A-409	INTERIOR ELEVATIONS			
A-410	INTERIOR ELEVATIONS			
A-411	INTERIOR ELEVATIONS			
A-412	INTERIOR ELEVATIONS			
A-413	INTERIOR ELEVATIONS			
A-414	INTERIOR ELEVATIONS			
A-415	INTERIOR ELEVATIONS			
A-501	STANDARD DETAILS			
A-502	EXTERIOR FINISH DETAILS			
A-601	SCHEDULES			
A-602	SCHEDULES			
E-100	ELECTRICAL NOTES & LEGEND			
E-101	LOWER LEVEL ELECTRICAL PLAN			
E-102	MAIN LEVEL ELECTRICAL PLAN			
E-103	UPPER LEVEL ELECTRICAL PLAN			

PROJECT:

OLESKY RESIDENCE

22 CEDARCLIFF ROAD
BILTMORE FOREST, NC
28803

SHEET TITLE:

COVER SHEET

DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:

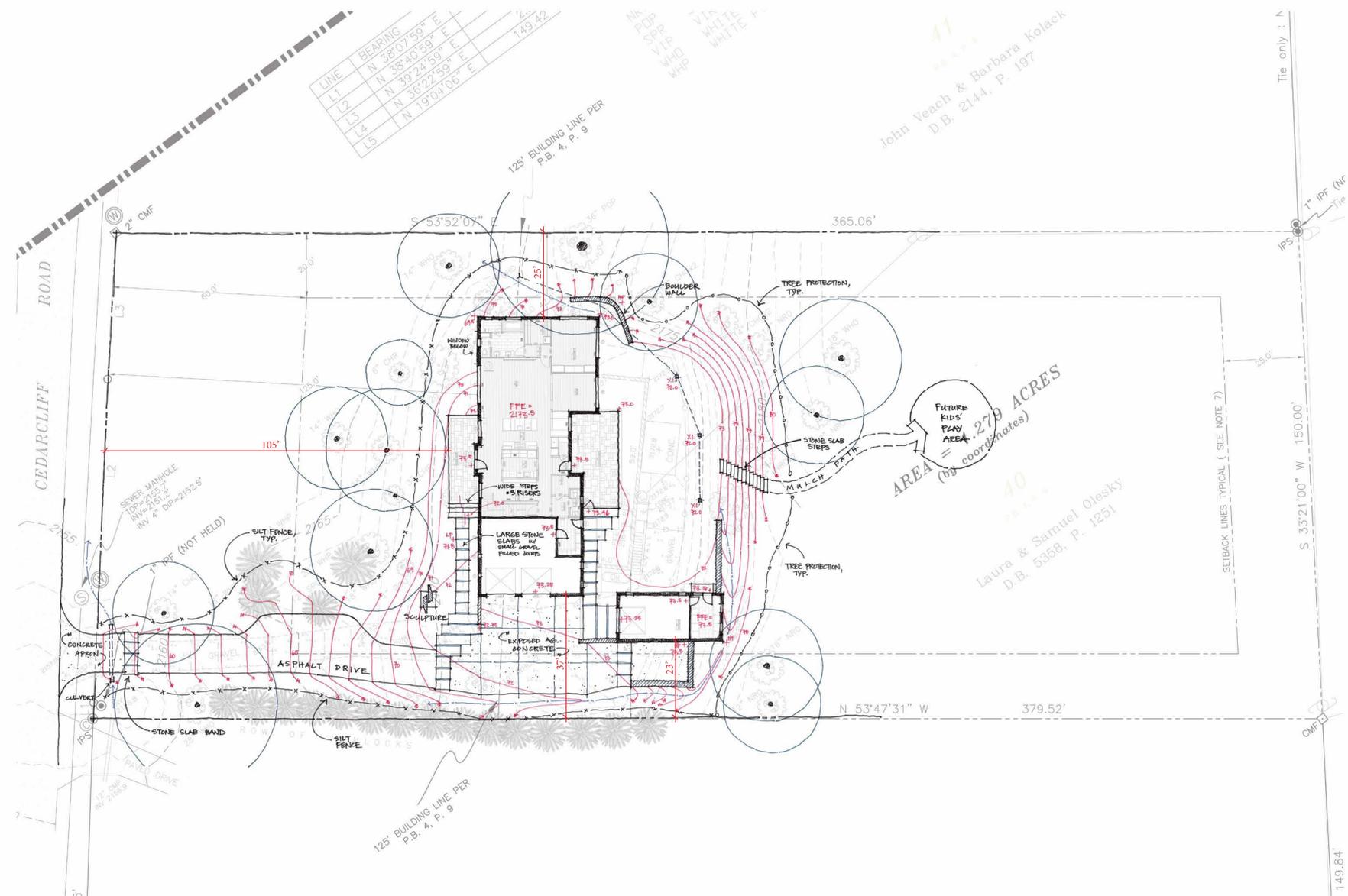
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DRAWN BY: **CM** CHECKED BY: **NB**

SHEET #:

G-001

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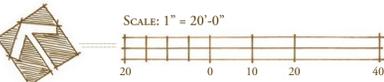
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L2	N 38°40'59" E	
L3	N 39°24'59" E	
L4	N 36°22'59" E	
L5	N 19°04'06" E	

John Yeach & Barbara Kolaick
D.B. 2144, P. 197

Laura & Samuel Olesky
D.B. 5358, P. 1251

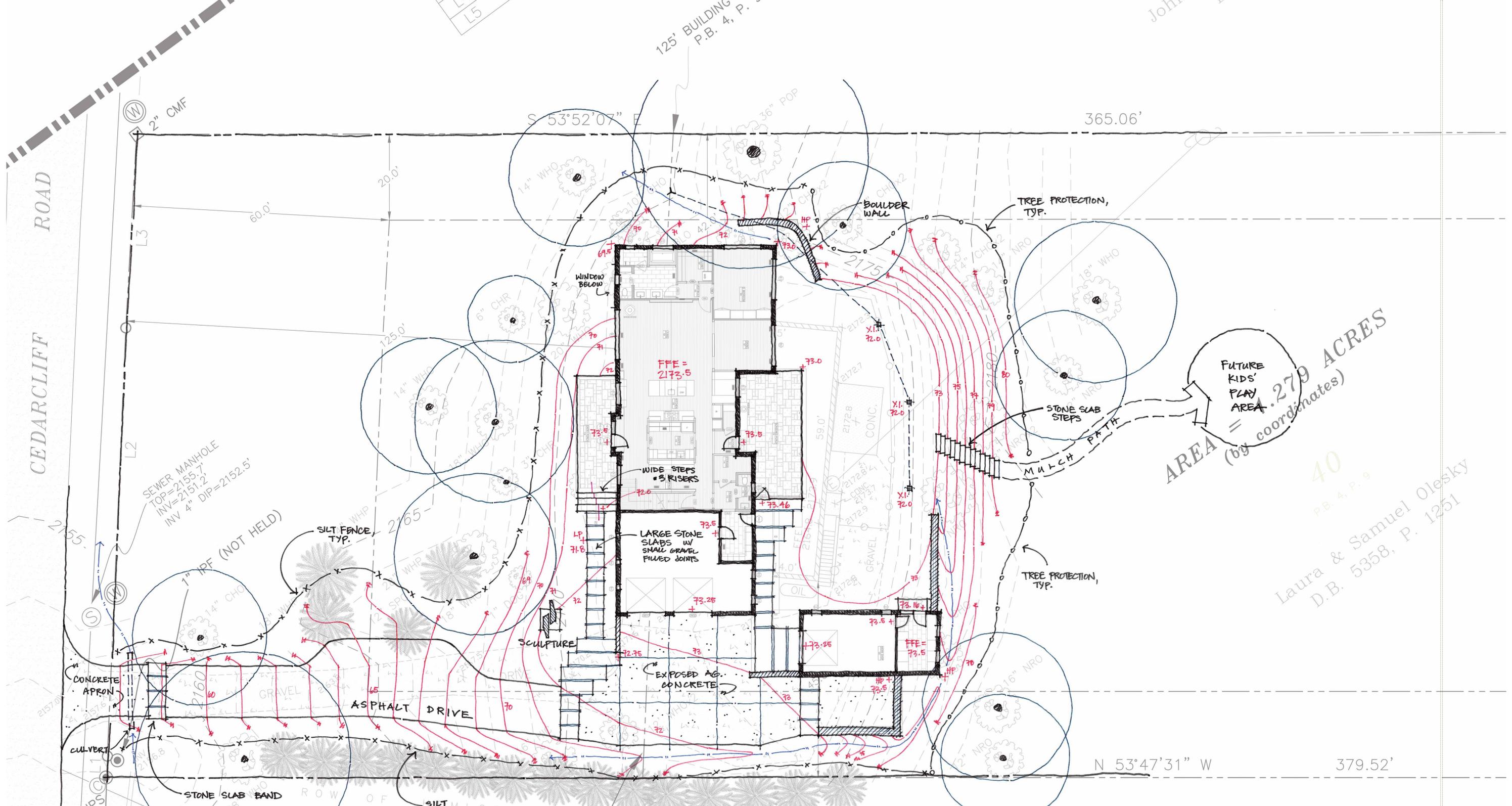
DEVELOPMENT DATA

LOCATION: 22 Cedarcliff Road
Biltmore Forest, NC 28803
PIN: 9647-62-6756
PROPERTY OWNERS: Sam and Laura Olesky
CONTACT: Joel Osgood, RLA
Osgood Landscape Architecture, Inc.
14 Church Street
Asheville, NC 28801
828.527.6566
PROPERTY SIZE: 1.26 Acres (54,885.6 SF)
AREA OF DISTURBANCE: 0.39 Acres (SF)



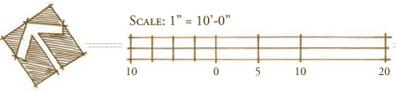
**OLESKY RESIDENCE
OVERALL SITE PLAN**

January 10, 2019
Biltmore Forest, North Carolina



DEVELOPMENT DATA

LOCATION: 22 Cedarcliff Road
 Biltmore Forest, NC 28803
 PIN: 9647-62-6756
 PROPERTY OWNERS: Sam and Laura Olesky
 CONTACT: Joel Osgood, RLA
 Osgood Landscape Architecture, Inc.
 14 Church Street
 Asheville, NC 28801
 828.527.6566
 PROPERTY SIZE: 1.26 Acres (54,885.6 SF)
 AREA OF DISTURBANCE: 0.39 Acres (SF)



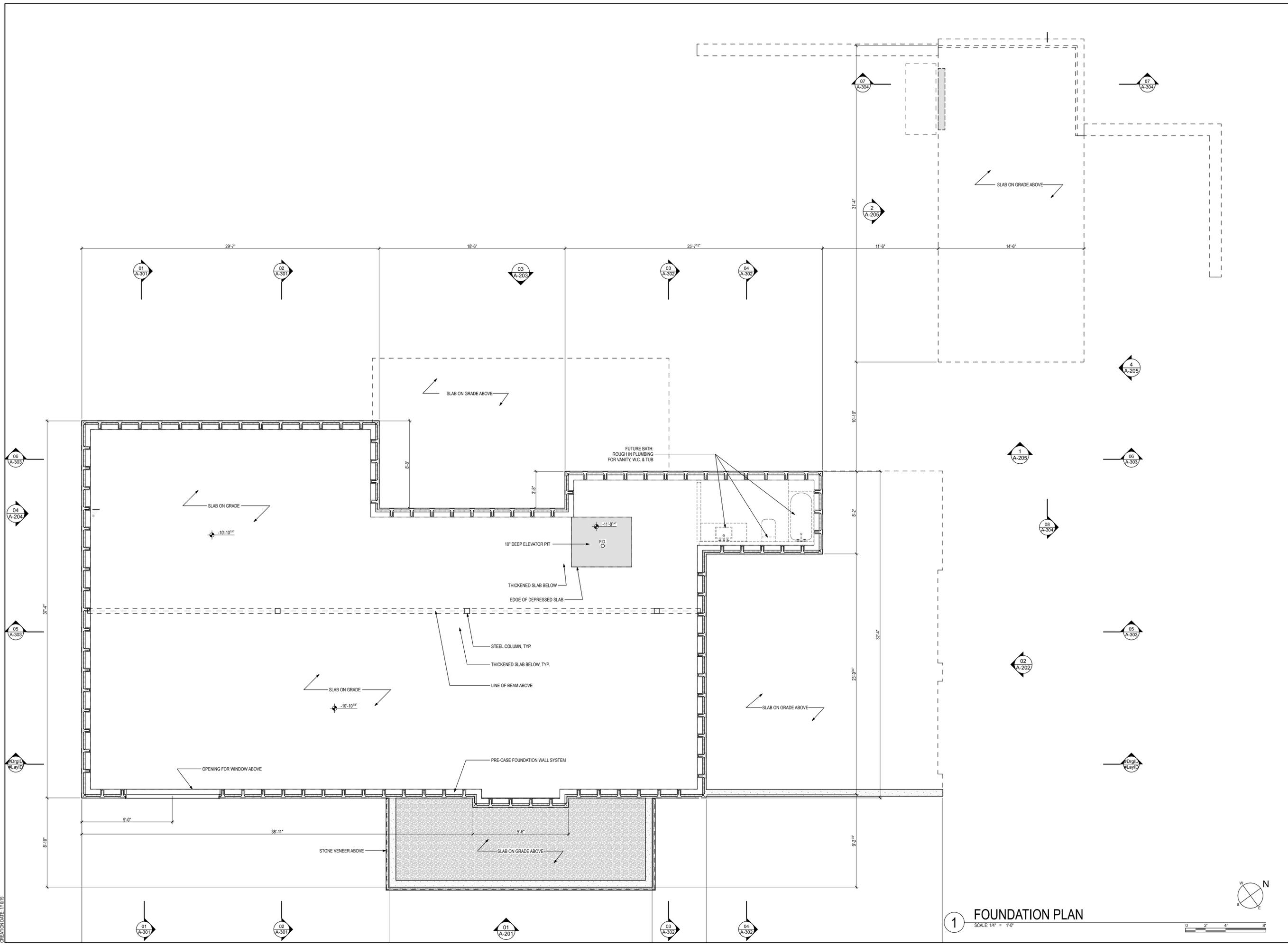
**OLESKY RESIDENCE
 SITE PLAN - DETAIL**

January 10, 2019
 Biltmore Forest, North Carolina

40
 P.B. 4, P. 9
 Laura & Samuel Olesky
 D.B. 5358, P. 1251

DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:	15.50
DRAWN BY:	CM
CHECKED BY:	NB
SHEET #:	

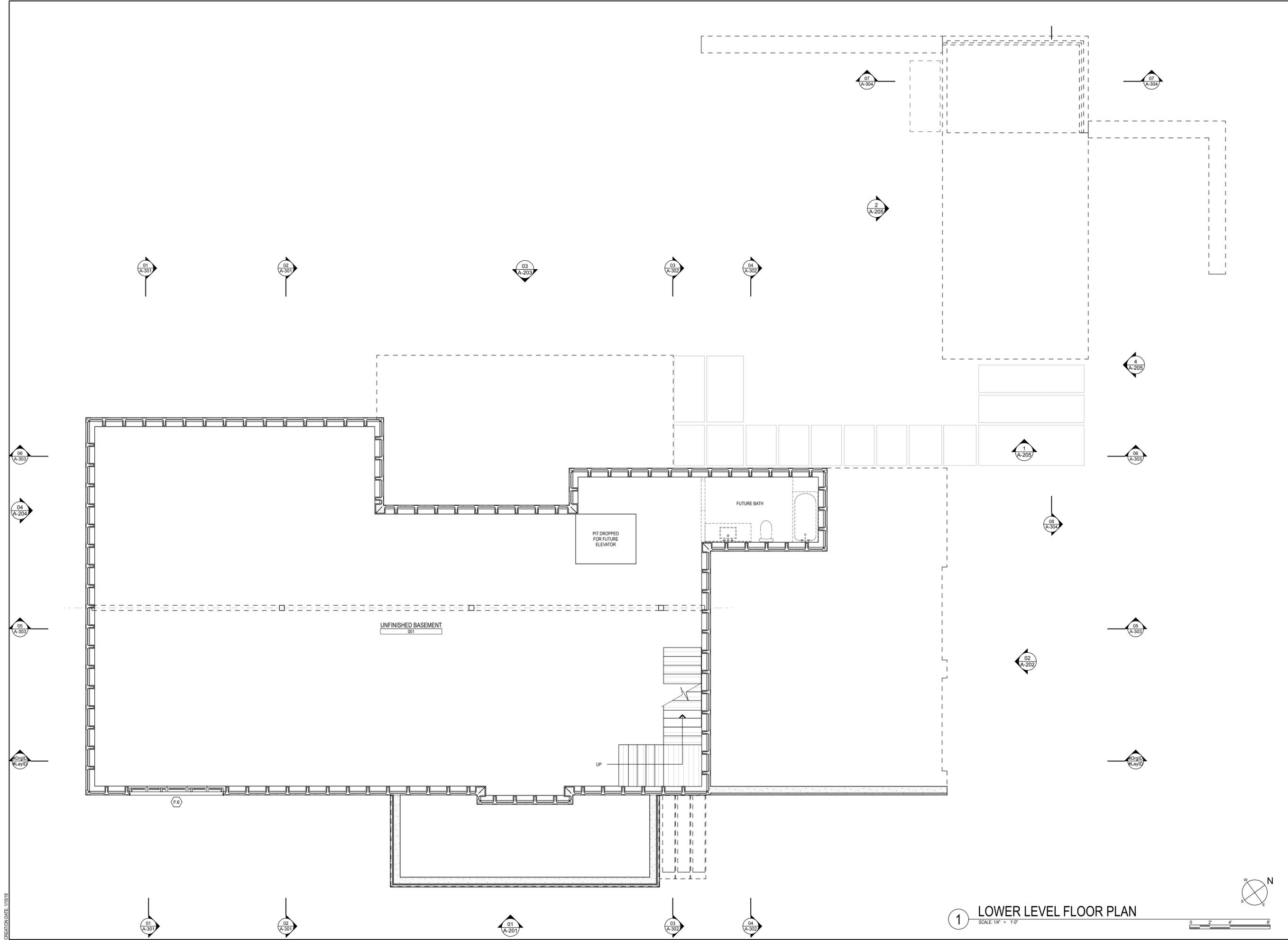


1 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"
 0 2' 4' 8'

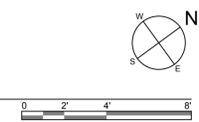
CREATION DATE: 1/10/19

DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:	15.50
DRAWN BY:	CM
CHECKED BY:	NB
SHEET #:	



1 LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



CREATION DATE: 1/10/19

PROJECT:

OLESKY RESIDENCE

22 CEDARCLIFF ROAD
 BILTMORE FOREST, NC
 28803

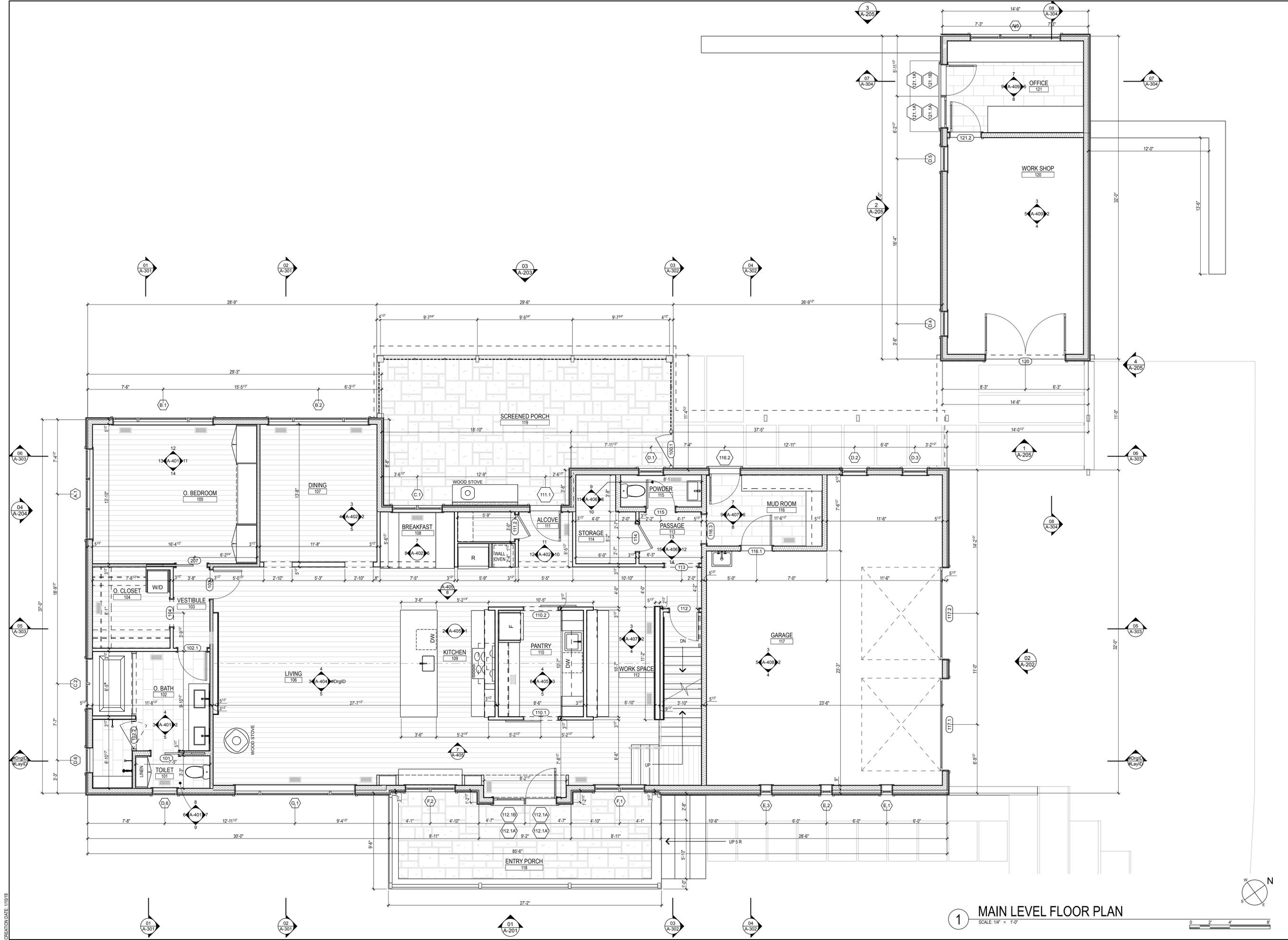
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MAIN LEVEL FLOOR PLAN

DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:	15.50
DRAWN BY:	CM
CHECKED BY:	NB
SHEET #:	

A-103

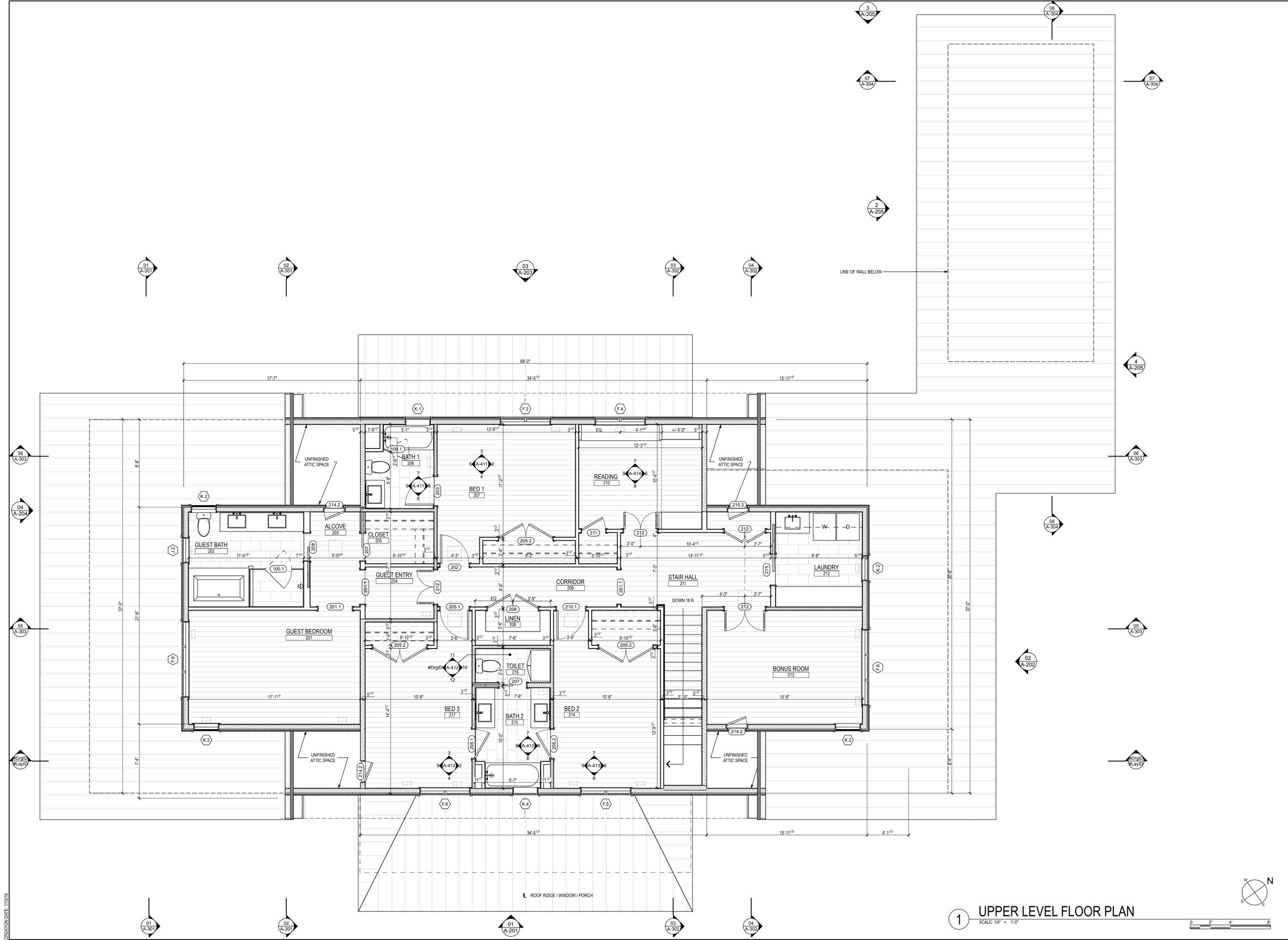


1 MAIN LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

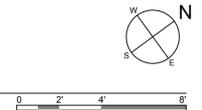
CREATION DATE: 1/10/19

DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:	15.50
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1 UPPER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



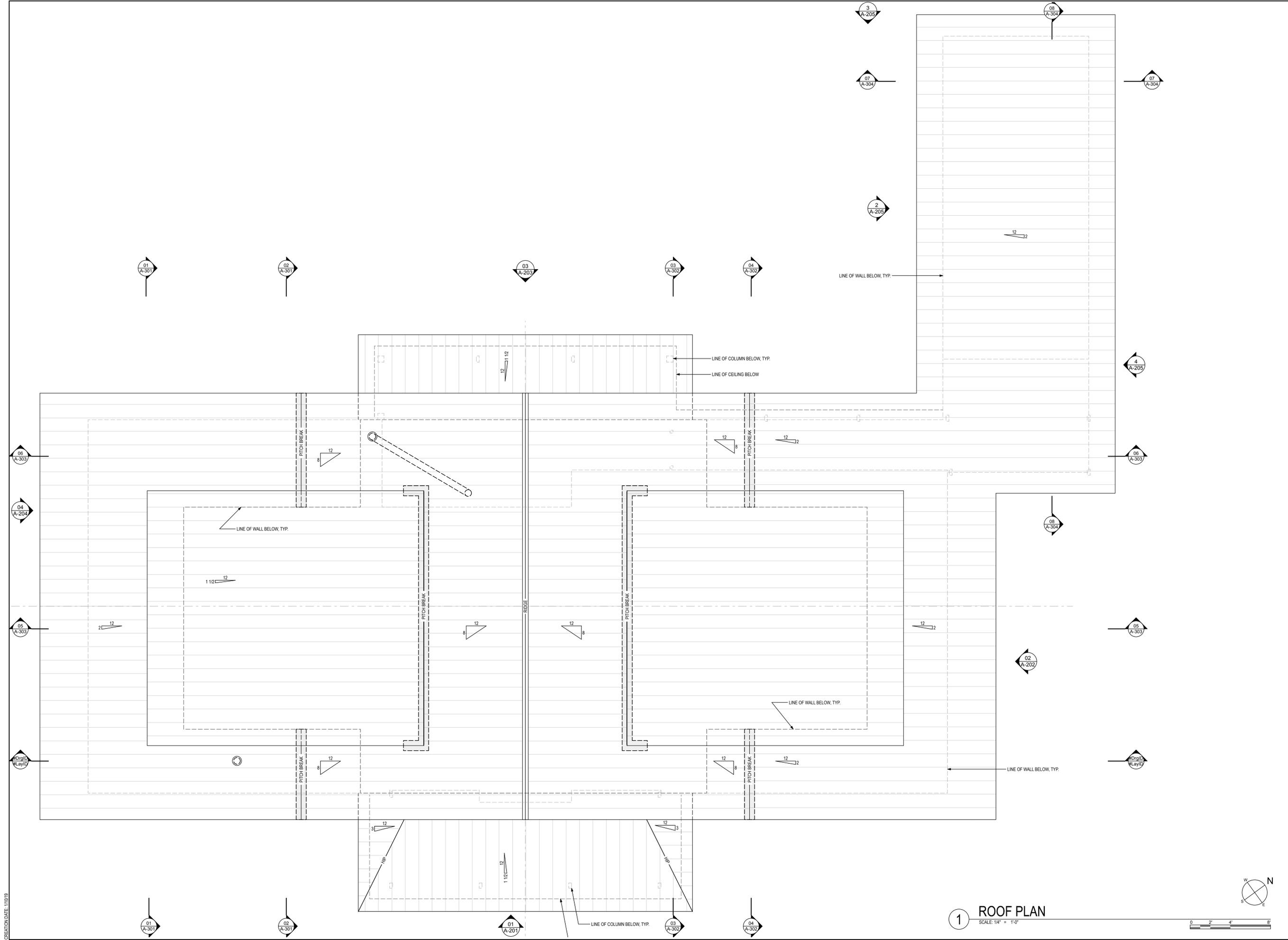
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DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:
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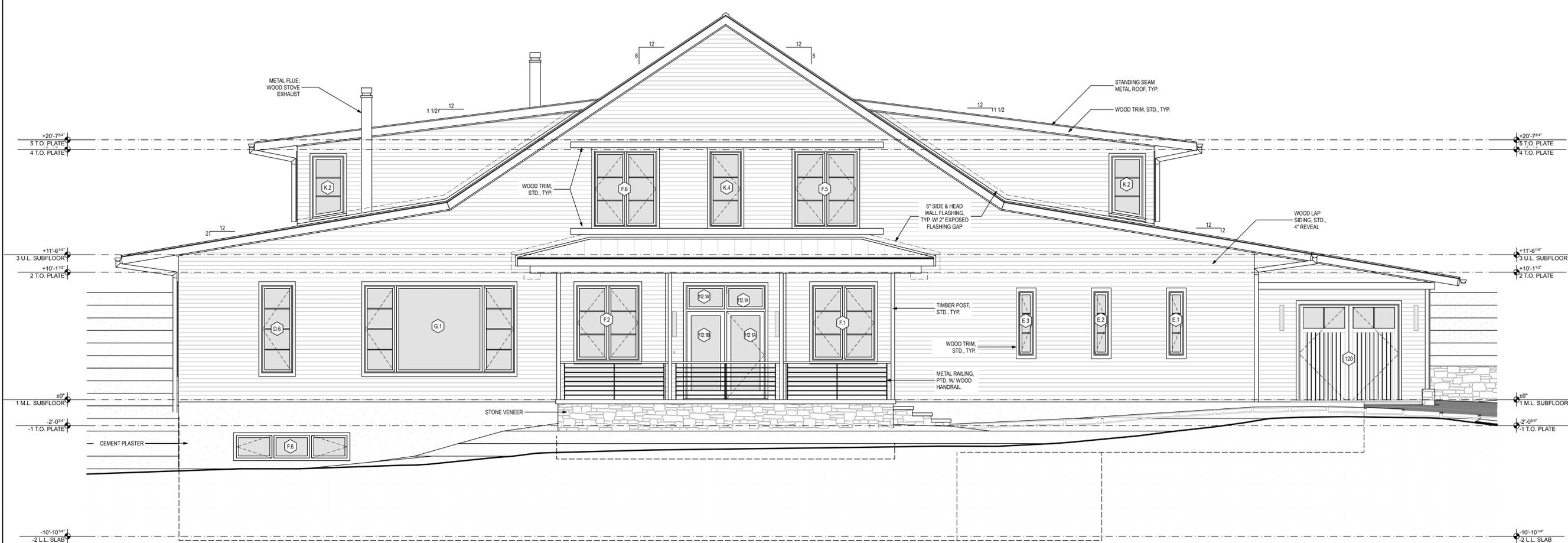
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CREATION DATE: 1/10/19

1 ROOF PLAN
 SCALE: 1/4" = 1'-0"



PROJECT:

OLESKY RESIDENCE

22 CEDARCLIFF ROAD
BILTMORE FOREST, NC
28803

SHEET TITLE:

EXTERIOR ELEVATIONS

DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:

15.50

DRAWN BY: **CM** CHECKED BY: **NB**

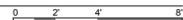
SHEET #:

A-201

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01 NORTHWEST ELEVATION

SCALE: 1/4" = 1'-0"



CREATION DATE: 11/01/19

PROJECT:

OLESKY RESIDENCE

22 CEDARCLIFF ROAD
BILTMORE FOREST, NC
28803

SHEET TITLE:

EXTERIOR ELEVATIONS

DATE:	DESCRIPTION:
01.10.19	ISSUED

PROJECT #:

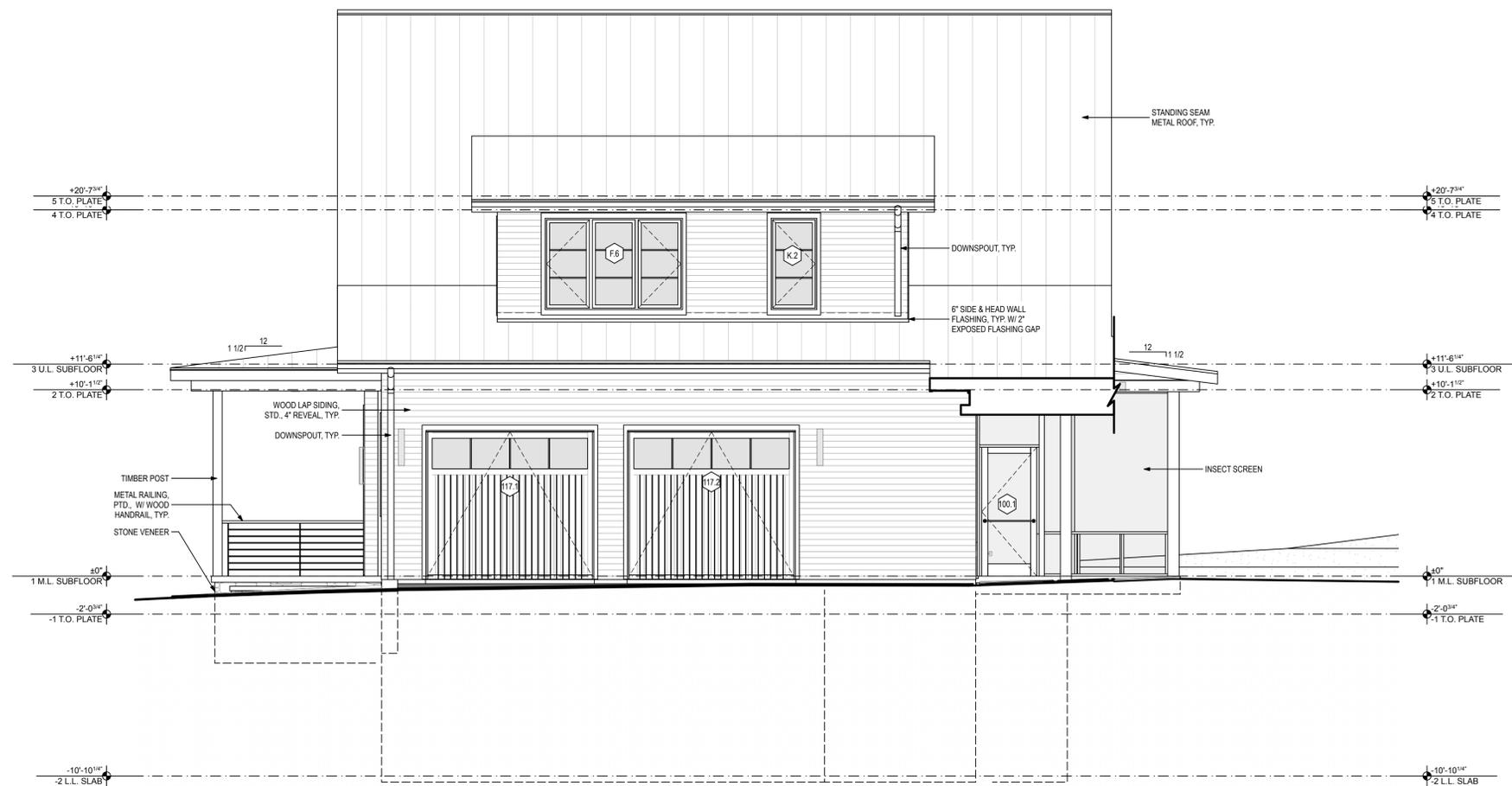
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SHEET #:

A-202

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02 **SOUTHWEST ELEVATION**

SCALE: 1/4" = 1'-0"



CREATION DATE: 11/01/19



PROJECT:

OLESKY RESIDENCE

22 CEDARCLIFF ROAD
BILTMORE FOREST, NC
28803

SHEET TITLE:

EXTERIOR ELEVATIONS

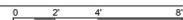
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01.10.19	ISSUED

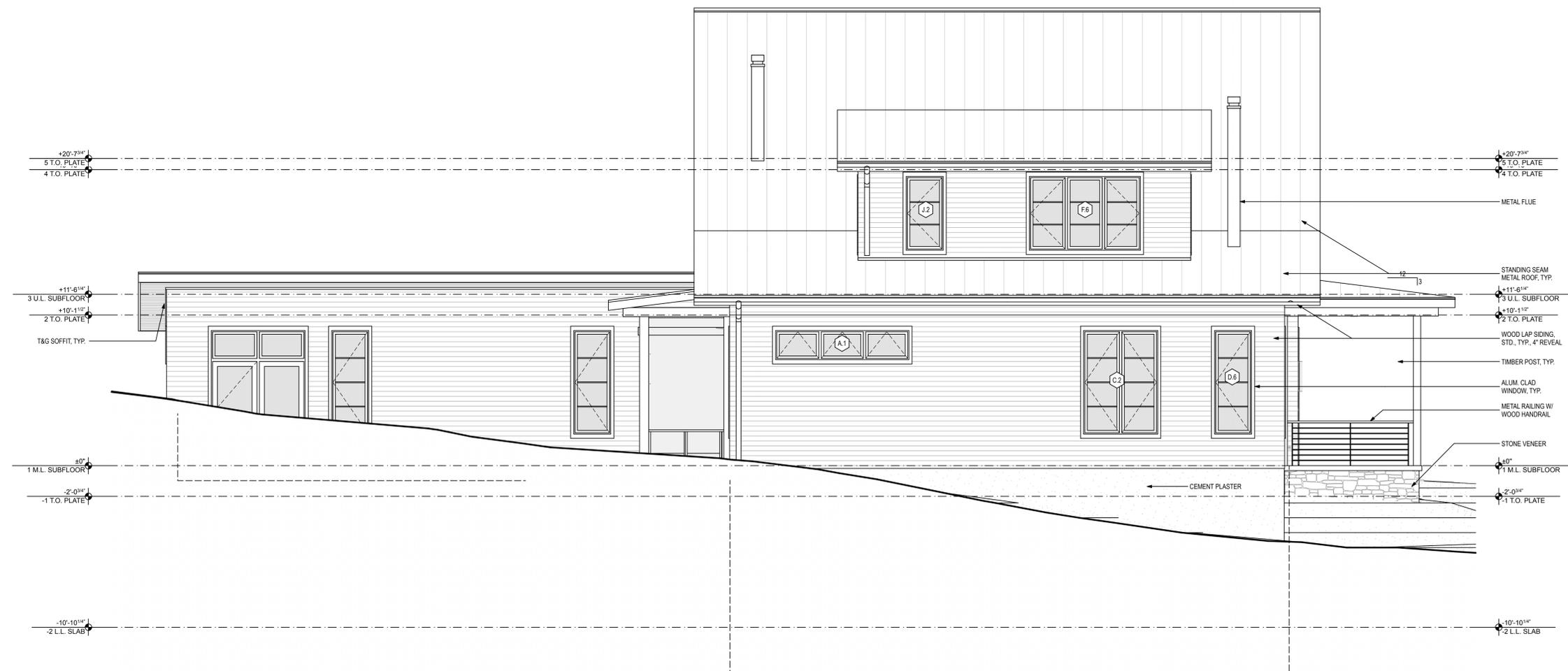
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DRAWN BY:	CM
CHECKED BY:	NB
SHEET #:	

A-203

03 **SOUTHEAST ELEVATION**

SCALE: 1/4" = 1'-0"





PROJECT:
OLESKY RESIDENCE
 22 CEDARCLIFF ROAD
 BILTMORE FOREST, NC
 28803

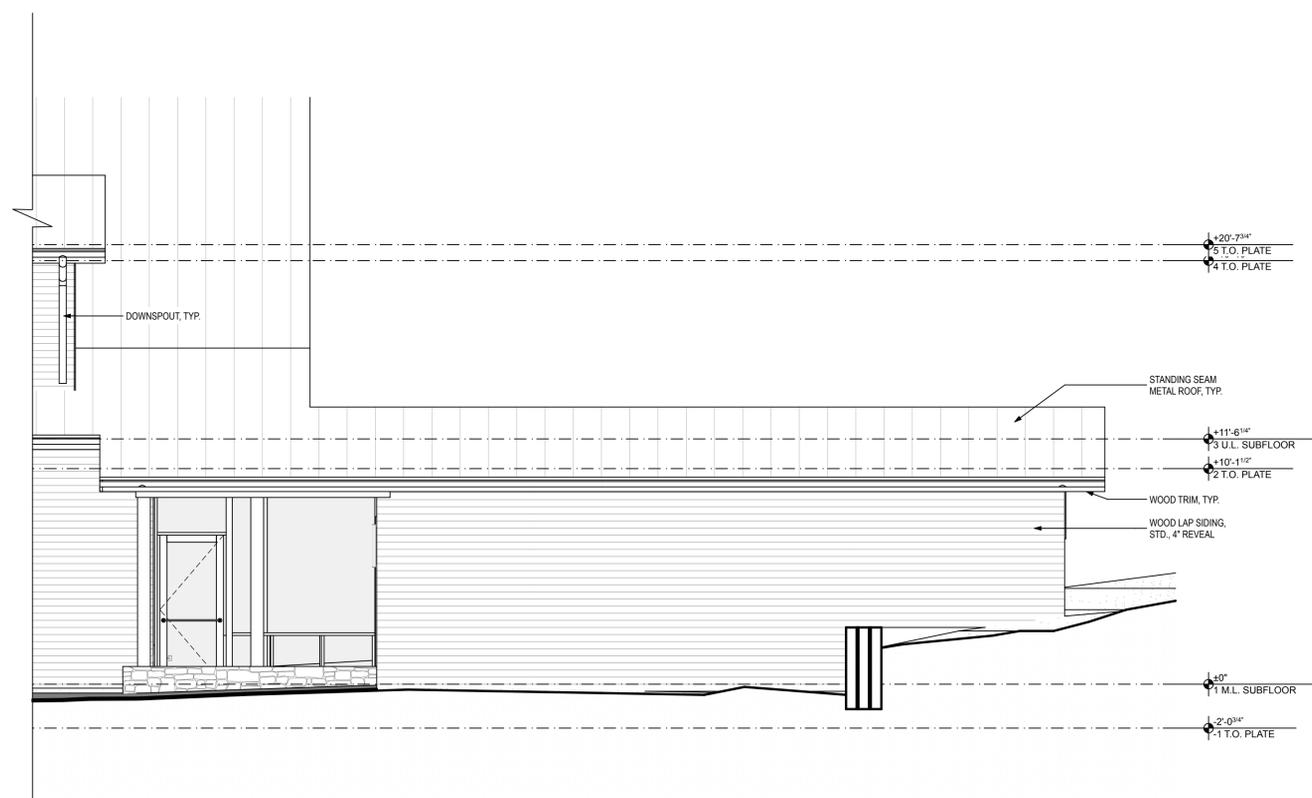
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EXTERIOR ELEVATIONS

DATE:	DESCRIPTION:
01.10.19	ISSUED

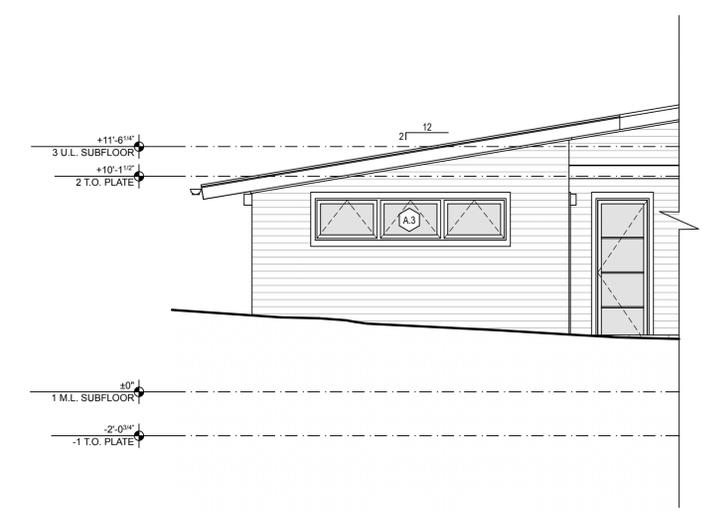
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 DRAWN BY: **CM** CHECKED BY: **NB**
 SHEET #:

A-204
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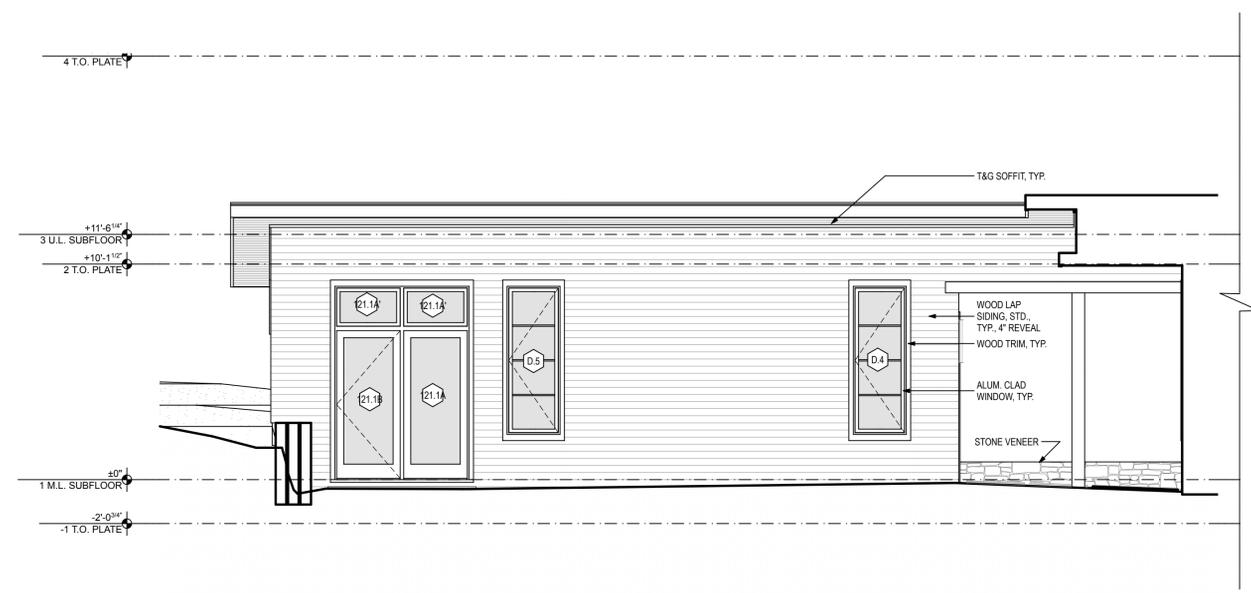
CREATION DATE: 11/01/19



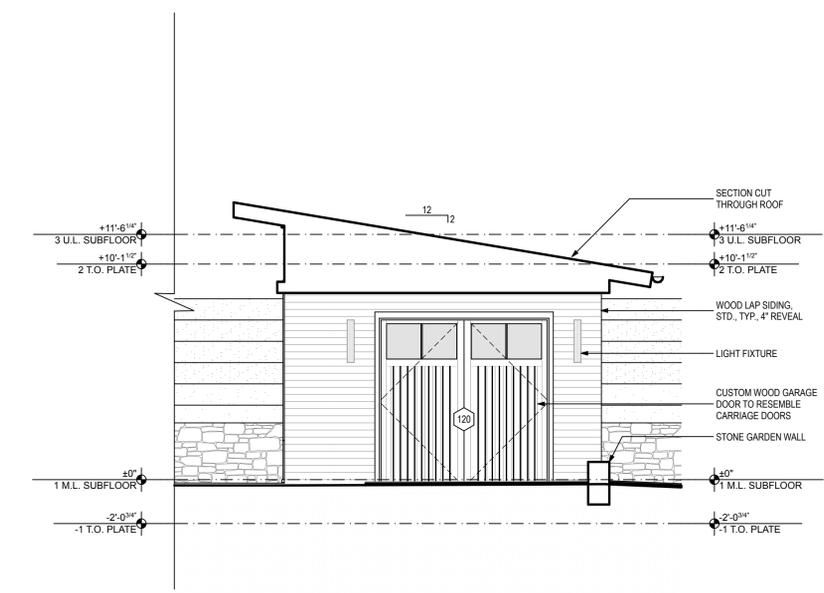
4 **SOUTHWEST ELEVATION**
SCALE: 1/4" = 1'-0"



3 **SOUTHEAST ELEVATION**
SCALE: 1/4" = 1'-0"



2 **NORTHEAST ELEVATION**
SCALE: 1/4" = 1'-0"



1 **NORTHWEST ELEVATION**
SCALE: 1/4" = 1'-0"

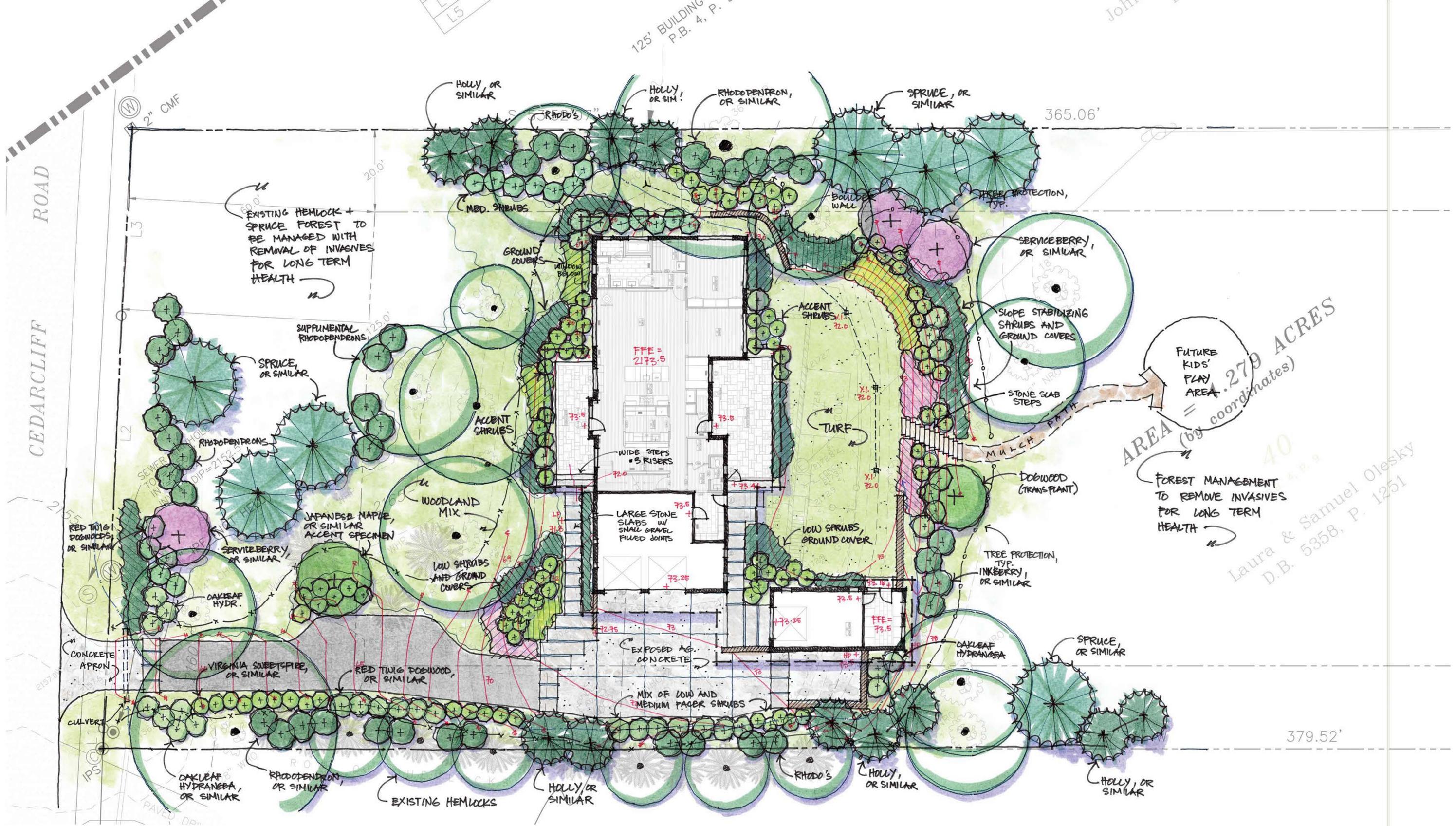
PROJECT:
OLESKY RESIDENCE
22 CEDARCLIFF ROAD
BILTMORE FOREST, NC
28803

SHEET TITLE:
EXTERIOR ELEVATIONS

DATE:	DESCRIPTION:
01.10.19	ISSUED

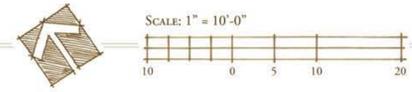
PROJECT #:
15.50
DRAWN BY: **CM** CHECKED BY: **NB**
SHEET #:

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OLESKY RESIDENCE
LANDSCAPE PLAN

January 23, 2019
 Biltmore Forest, North Carolina



40
 Laura & Samuel Olesky
 D.B. 5358, P. 1251

355 Vanderbilt Rd | Biltmore Forest, NC
Po Box 5352 | Biltmore Forest, NC 28803
P (828) 274-0824 | F (828) 274-8131

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 (2 Southwood Road)
Date: February 4, 2019

Request for Conditional Use Permit for Accessory Structures Request for Variance for Change in Lot Orientation

The applicants present plans for construction of a new single family residence with an attached garage for the property located at 2 Southwood Road. The lot is 3.109 acres (135,428.04 square feet) and allows impervious surface coverage of 33,857.01 square feet and roof coverage of 8,200 square feet. The plans request impervious surface coverage of 17,633 square feet and roof coverage of 7,800 square feet, which comply with ordinance requirements. The plans include removal of a large number of trees from the lot that must be reviewed and approved by the Board.

A conditional use permit is requested for accessory structures including a pool, a pool fence, and retaining walls. The pool will be located at the rear of the house and will be enclosed with a 48" metal black picket fence. Stone veneer retaining walls are requested for stabilization of the area around the driveway. The plans indicate the retaining walls will have a maximum height of 4 feet.

A variance is requested for a change in the lot orientation. The ordinance defines the front yard of corner lots to be the side with the most street frontage. The specific language is as follows:

YARD, FRONT. An open, unoccupied space on the same lot with a principal building, extending the full width of the lot, and situated between the street or property line and the front line of the building, projected to the side lot lines of the lot. Driveways, to the extent possible, shall enter the property through the front yard. *In the case of a lot with frontage on more than one street, the side of the lot with the most street frontage shall be considered the FRONT YARD, however, in the consideration and determination of applications for conditional use or variance on such a lot, the Board of Adjustment shall take into account and consider the visibility of both the FRONT and SIDE YARDS to the street and adjoining properties in any determination.*

Based on this definition, the front yard is considered the side facing Stuyvesant Road. The applicants request the front yard to be located on Southwood Road. If the front yard faces Stuyvesant Road, the driveway and the majority of the retaining walls would be located in the side yard setback requiring additional variances. Other reasons for the requested change noted in the variance application include traffic flow on Stuyvesant Road and views of the lot from the golf course. As of the publication

of this memorandum, the Town has received one (1) letter of concern from an adjoining property owner. The letter is attached to the agenda materials.

Zoning Compliance Application

Town of Biltmore Forest

Name

Tom Roberts

Address

Southwood Road

Phone

[REDACTED]

Email

[REDACTED]

Parcel ID/PIN Number

9646851887

ZONING INFORMATION

Current Zoning

R-1

Lot Size

3.109 acres

Maximum Roof Coverage

8,200 square feet (Up to 3.5 acres)

Proposed Roof Coverage Total

7800 sf

Maximum Impervious Surface Coverage

20 percent of lot area (3-6 acres)

Proposed Impervious Surface Coverage

25433 sf

Front Yard Setback

60 feet (R-1 District)

Side Yard Setback

20 feet (R-1 District)

Rear Yard Setback

25 feet (R-1 District)

No buildings or structures may be located within these setback areas. A variance application is required if your project requires encroachment upon the setback.

Description of the Proposed Project

The project consists of new construction of a single family home with attached garage, patios and a pool area. The sloping lot will require retaining walls for driveway access.

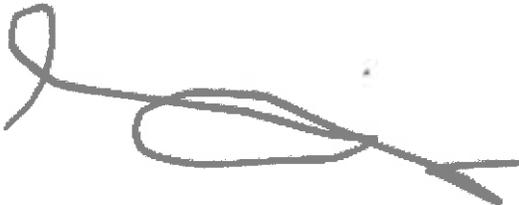
Estimated Cost of Project

\$0.00

Estimated Completion Date

12/31/2020

Applicant Signature



Supporting Documentation (Site Plan, Drawings, Other Information)

Roberts Residence BOA Submittal.pdf

Conditional Use Permit Application

Town of Biltmore Forest

Transaction Details

Number: F16E6T1

Date: 12/21/2018 5:57 PM

Application Fee \$100.00

Subtotal: \$100.00

Order Total: \$100.00

Application Fee

\$100.00

Name

Tom Roberts

Address

Southwood Road

Phone

[REDACTED]

Email

[REDACTED]

Please select the type of conditional 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:

The project consists of new construction of a single family home with attached garage/ guest house, patios, a pool area with required fencing. The sloping lot will require retaining walls for driveway access.

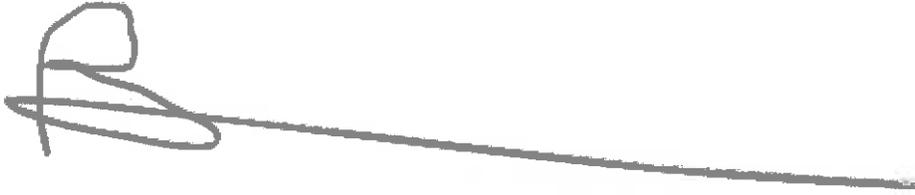
Explain why the project would not adversely affect the public interest of those living in the neighborhood:

The home will not adversely affect the neighborhood in that the home will be sited on the lot in an attractive manner with the pool and fencing at the rear of the lot. The topography slopes away from the adjacent property to the west which will eliminate views of the pool and reduce views of the house. The adjacent property to the east will have a new vegetative buffer to screen them from the pool, garage and rear of house.

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

Signature

Date
12/21/2018

A handwritten signature in black ink, consisting of a stylized initial 'P' followed by a long horizontal line extending to the right.

VARIANCE APPLICATION

Town of Biltmore Forest

Name

Tom Roberts

Address

Southwood Road

Phone

[REDACTED]

Email

[REDACTED]

Current Zoning/Use

vacant

Requested Use

Single Family Dwelling

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?

The property request consists of new construction of a single family home with attached garage, patios and a pool area. The sloping lot will require retaining walls for driveway access.

What does the ordinance require?

The variance request to the board is to allow Southwood Road to be considered the front yard. By the Zoning Ordinance definition, front yards for corner lots are determined by the side of the lot with greater frontage. This would be Stuyvesant Road. The request would allow the drive to access off Southwood and walls to be within the setback to facilitate the driveway.

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.

The Property owners would like to utilize Southwood Road as their front yard instead of Stuyvesant Road. The two road frontages differ in length by only 34 feet. Stuyvesant Road frontage is 315 feet and Southwood Road frontage is 281 feet.

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

The properties shape and similar road frontages are unique in that as a corner lot, the front of the lot can be considered Southwood, particularly based on traffic flow and views of the golf course.

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

The owners have purchased the existing platted property and plan to make significant improvements to the property to make the lot viable. Plans call for relocating a power line and a sanitary sewer line to make the

lot a useable building site.

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.

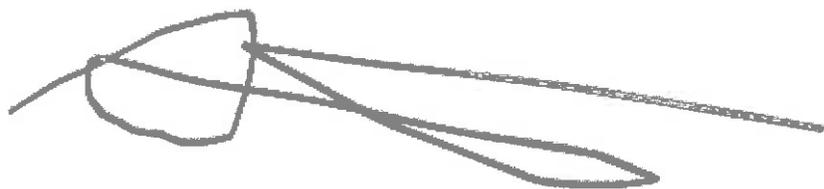
The variance is consistent with the spirit of the ordinance in that the home will blend nicely into the neighborhood with frontage from Southwood and its size, bulk and scale are appropriate with the neighborhood.

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

Signature

Date

12/21/2018

A handwritten signature in black ink, consisting of a large, stylized initial 'S' followed by a long, horizontal stroke that tapers to a point.



SITE DEVELOPMENT PLANS FOR ROBERTS RESIDENCE

PREPARED FOR:
EMILY AND TOM ROBERTS

SOUTHWOOD ROAD
BILTMORE FOREST, NORTH CAROLINA

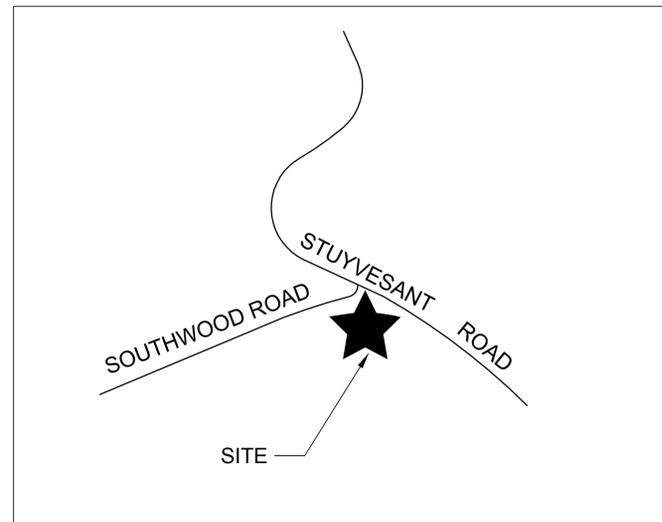
DECEMBER 21, 2018



LANDSCAPE ARCHITECTURE
352 Depot Street | Suite 120 | Asheville, NC 28801 | 828.225.4945 | siteworkstudios.com

 CHAD DORSEY DESIGN
www.chaddorseydesign.com
214.217.0704
6060 N. Central Expressway #105
Dallas, TX 75206

VICINITY MAP



DRAWING INDEX

SHEET NUMBER	SHEET TITLE
L-0	COVER SHEET
LANDSCAPE ARCHITECTURE	
L-100	Existing Conditions, Demolition and Tree Removal Plan
L-200	Site Development Plan
L-300	Grading Plan
L-400	Preliminary Landscape Plan
ARCHITECTURE	
A0.01	Site Plan
A3.01	Building Elevations
A3.02	Building Elevations

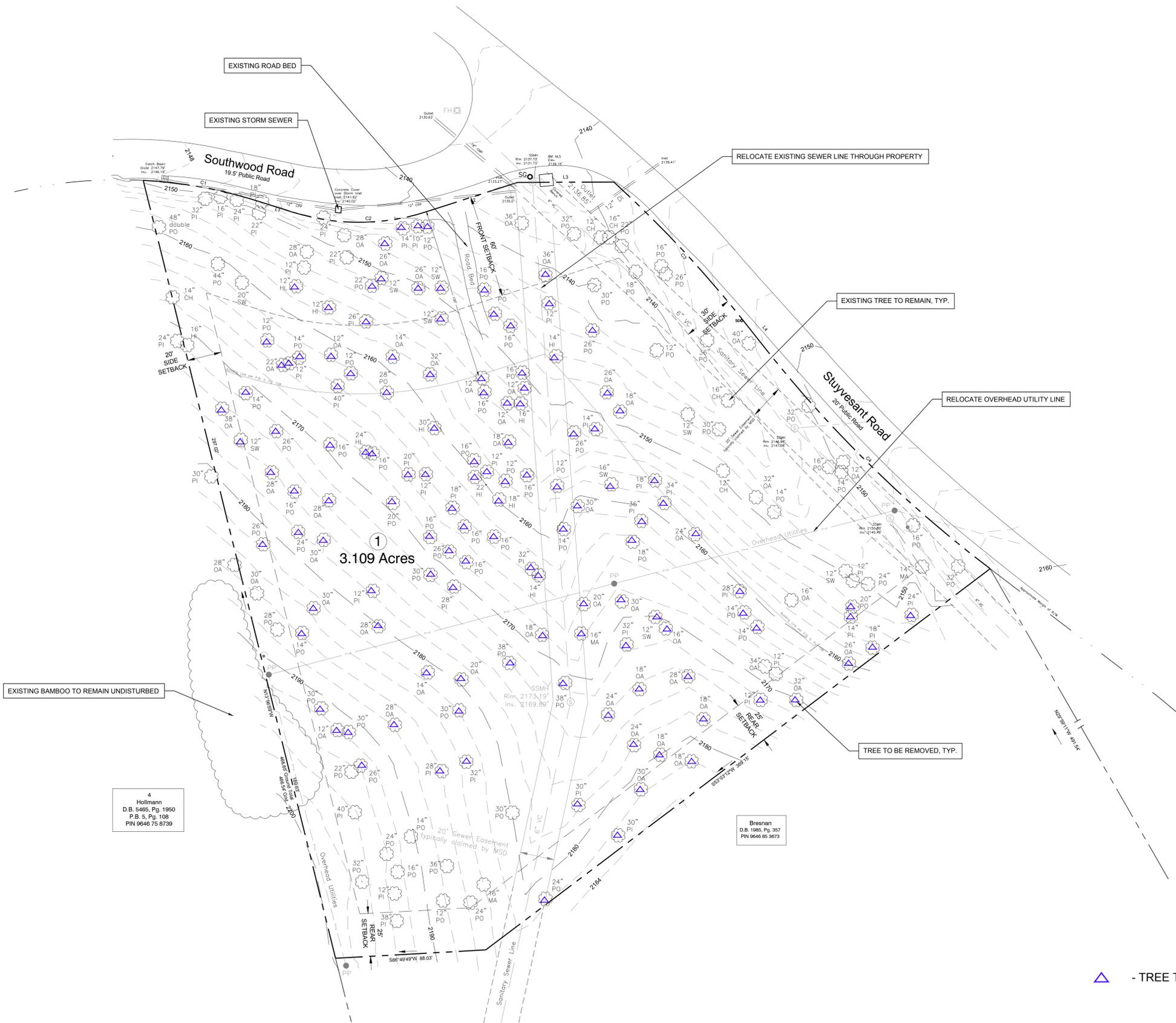
ROBERTS RESIDENCE

REVISIONS

DATE	REVISION DESCRIPTION	SHEET



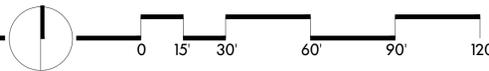
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FROM SITEWORK STUDIOS, PLLC.



4
Hollmann
D.B. 5465, Pg. 1950
P.B. 5, Pg. 108
PIN 9646 75 9739

Bresnan
D.B. 1985, Pg. 357
PIN 9646 85 3673

△ - TREE TO BE REMOVED



CONSULTANT

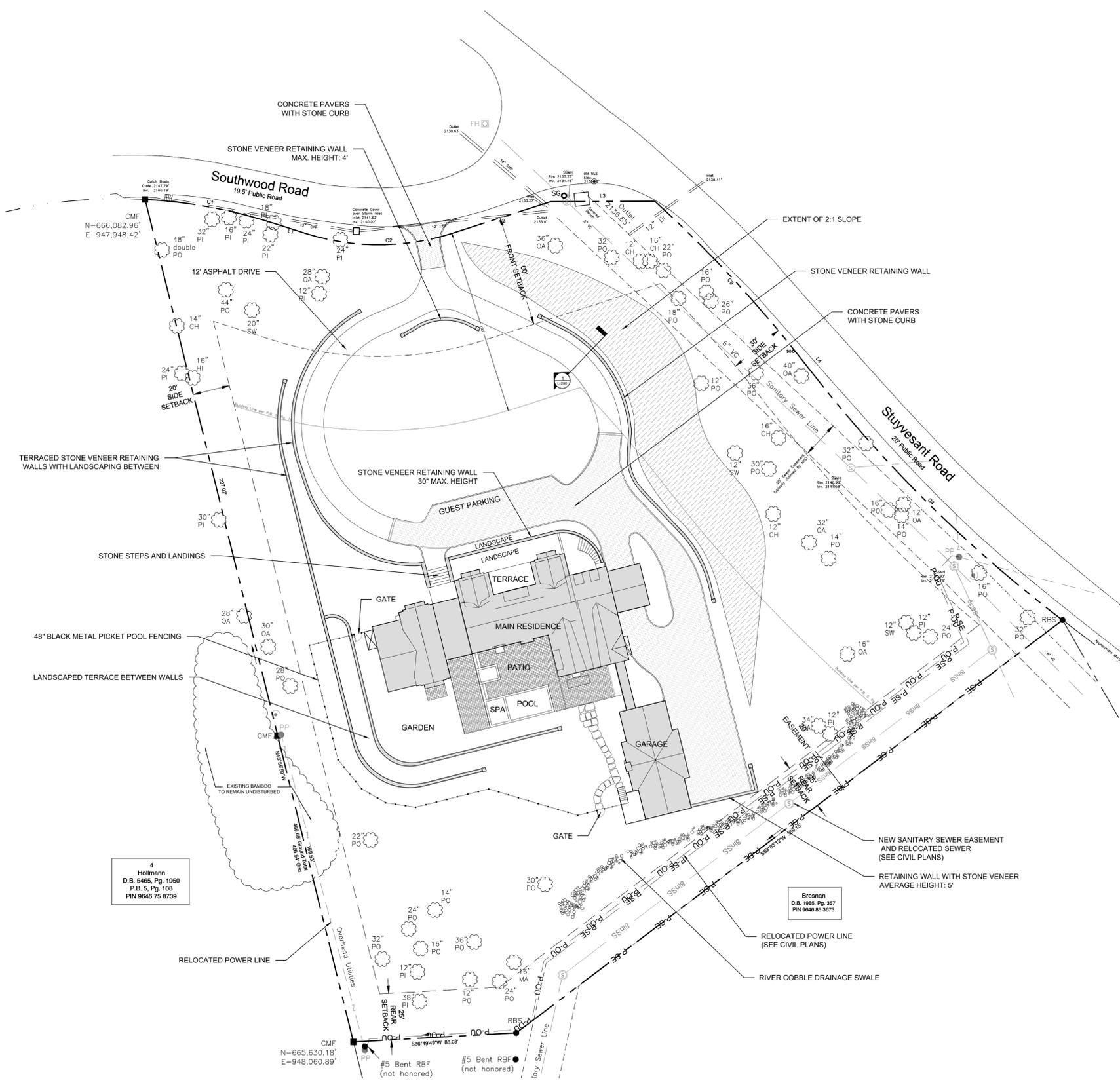
ROBERTS RESIDENCE
BILTMORE FOREST
NORTH CAROLINA

REVISIONS NO.	REMARKS	DATE



DATE:
12.21.2018
SHEET TITLE:
**EXISTING
CONDITIONS,
DEMOLITION
AND TREE
REMOVAL PLAN**

SHEET NO.
L-100



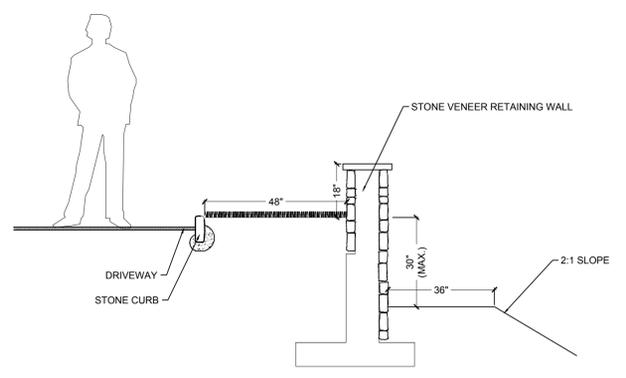
IMPERVIOUS AREA CALCULATIONS		
TOTAL LOT SIZE:	3.109 ACRES (135,428.04 SF)	
ALLOWABLE IMPERVIOUS SURFACE AREA:	0.78 ACRES (33,857.01 SF)	
ALLOWABLE ROOF AREA:	8,200 SF	
PROPOSED IMPERVIOUS SURFACE AREA:	ASPHALT DRIVEWAY:	13,835 SF
	PATIOS & TERRACES:	3,798 SF
	TOTAL:	17,633 SF
PROPOSED ROOF AREA:	7,800 SF	
TOTAL PROPOSED IMPERVIOUS AREA WITH ROOF AREA:	25,433 SF	

PROPERTY OWNER:
EMILY AND TOMMY ROBERTS

CONTACT PERSON:
STEVEN LEE JOHNSON, ASLA
SITWORK STUDIOS, PLLC
352 DEPOT STREET, SUITE 120
ASHEVILLE, NC 28801
828.225.4945

ZONING DISTRICT: R-1
SIZE OF PROPERTY: 3.109 ACRES

SETBACKS
FRONT: 60'
SIDE (CORNER LOT): 30'
SIDE: 20'
REAR: 25'



1 DRIVEWAY SECTION



48" METAL BLACK PICKET POOL FENCE



STONE VENEER RETAINING WALL

4
Hollmann
D.B. 5465, Pg. 1950
P.B. 5, Pg. 108
PIN 6646 75 8739

Bresnan
D.B. 1985, Pg. 357
PIN 6646 85 5673

CONSULTANT

ROBERTS RESIDENCE
BILTMORE FOREST
NORTH CAROLINA

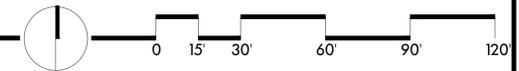
REVISIONS		
NO.	REMARKS	DATE

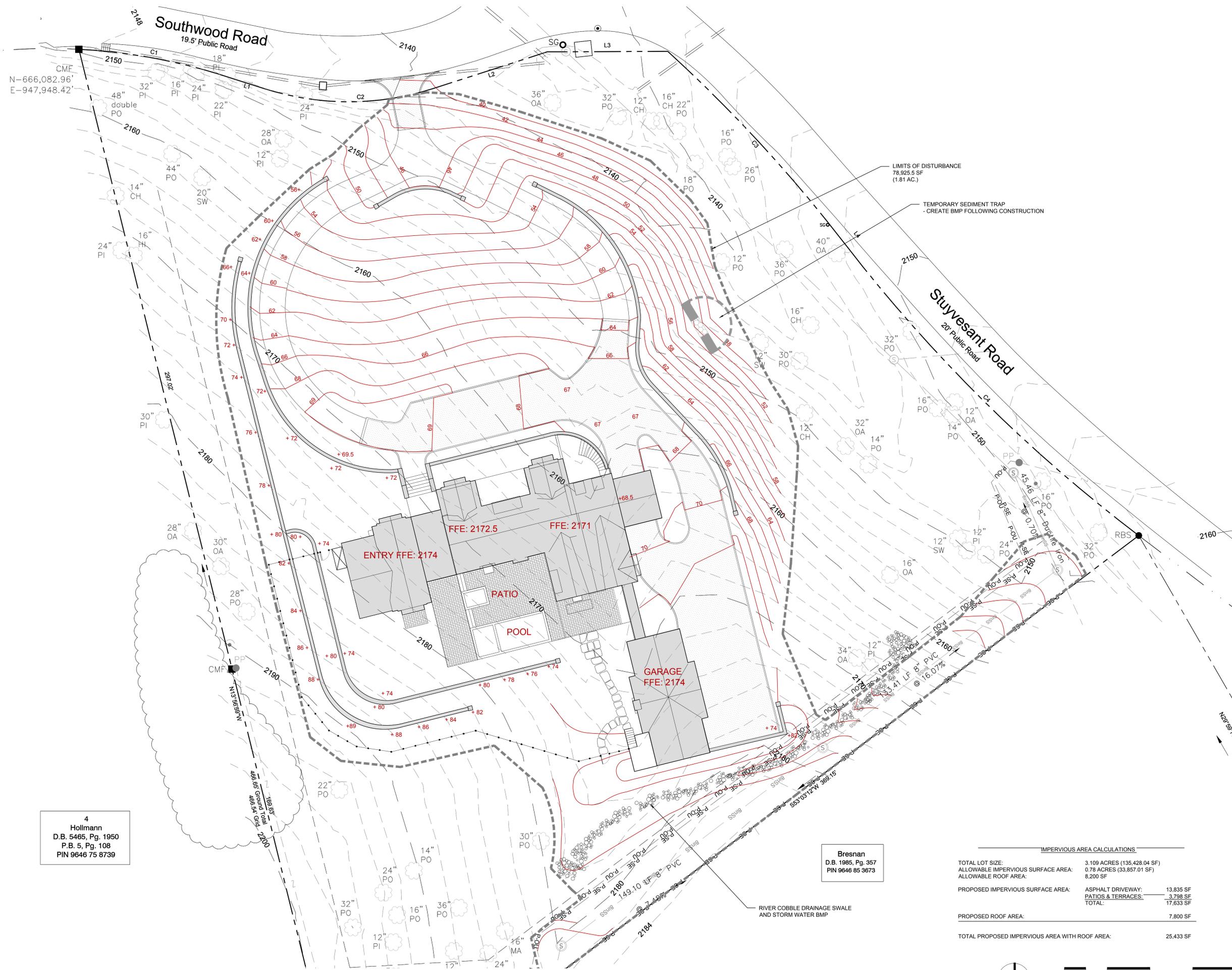


DATE:
12.21.2018
SHEET TITLE:

SITE
DEVELOPMENT
PLAN

SHEET NO.
L-200





N-666,082.96'
E-947,948.42'

4
Hollmann
D.B. 5465, Pg. 1950
P.B. 5, Pg. 108
PIN 9646 75 8739

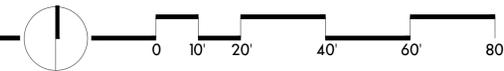
Bresnan
D.B. 1985, Pg. 357
PIN 9646 85 3673

LIMITS OF DISTURBANCE
78,925.5 SF
(1.81 AC.)

TEMPORARY SEDIMENT TRAP
- CREATE BMP FOLLOWING CONSTRUCTION

IMPERVIOUS AREA CALCULATIONS

TOTAL LOT SIZE:	3.109 ACRES (135,428.04 SF)
ALLOWABLE IMPERVIOUS SURFACE AREA:	0.78 ACRES (33,857.01 SF)
ALLOWABLE ROOF AREA:	8,200 SF
PROPOSED IMPERVIOUS SURFACE AREA:	ASPHALT DRIVEWAY: 13,835 SF
	PATIOS & TERRACES: 3,798 SF
	TOTAL: 17,633 SF
PROPOSED ROOF AREA:	7,800 SF
TOTAL PROPOSED IMPERVIOUS AREA WITH ROOF AREA:	25,433 SF



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CONSULTANT

ROBERTS RESIDENCE

**BILTMORE FOREST
NORTH CAROLINA**

NO.	REVISIONS	DATE



DATE:
12.21.2018
SHEET TITLE:

**GRADING
PLAN**

SHEET NO.
L-300



CMF
N-666,082.96'
E-947,948.42'

LANDSCAPING BETWEEN RETAINING WALLS

NATIVE PLANTINGS TO MITIGATE DISTURBED AREAS AND SOFTEN VIEWS OF HOME FROM STREET
- SHADE TREES
- UNDERSTORY TREES
- EVERGREEN TREES AND SHRUBS
- NATIVE GRASSES AND FERNS

LANDSCAPING BETWEEN RETAINING WALLS

EXTENSIVE BAMBOO SCREENING TO REMAIN UNDISTURBED

4
Hollmann
D.B. 5465, Pg. 1950
P.B. 5, Pg. 108
PIN 9646 75 8739

EXISTING UNDISTURBED WOODLAND

REMOVE INVASIVE SPECIES FROM WOODLANDS

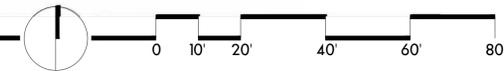
SLOPE PLANTINGS
- NATIVE DECIDUOUS SHADE AND FLOWERING UNDERSTORY TREES
- NATIVE EVERGREEN TREES
- NATIVE SHRUBS AND GROUNDCOVER
- NO-MOW FESCUE BLEND "LIVING MULCH"

EDGE OF WOODLAND

EXISTING TREES (TYP.)

LARGE EVERGREEN TREES (TYP.)

Bresnan
D.B. 1985, Pg. 357
PIN 9646 85 3673



CONSULTANT

ROBERTS RESIDENCE
BILTMORE FOREST
NORTH CAROLINA

NO.	REVISIONS	DATE



DATE:
12.21.2018
SHEET TITLE:

PRELIMINARY
LANDSCAPE
PLAN

SHEET NO.
L-400



SHUMARD RED OAK - 4" CALIPER



OVERCUP OAK - 3.5" CALIPER



FLOWERING DOGWOOD - 8' HT.



REDBUD - 8'-10' HT.

NATIVE SHADE TREES

NATIVE UNDERSTORY FLOWERING TREES



SOUTHERN MAGNOLIA - 10'-12' HT.



MARY NELL HOLLY - 10'-12' HT.



HEMLOCK - 10'-12' HT.



SPRUCE - 10'-12' HT.

LARGE EVERGREEN TREES

CONSULTANT

ROBERTS RESIDENCE

BILTMORE FOREST
 NORTH CAROLINA

REVISIONS		
NO.	REMARKS	DATE



DATE:
1.23.19
SHEET TITLE:

PROPOSED TREES

SHEET NO.
L-402

PROJECT

**EMILY + TOM ROBERTS
RESIDENCE**
Southwood Rd. Biltmore Forest NC 28803

CONSULTANTS

NO.	DATE	REVISION

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SHEET TITLE

SITE PLAN

DRAWN:

SCALE:

STATUS: Project Status

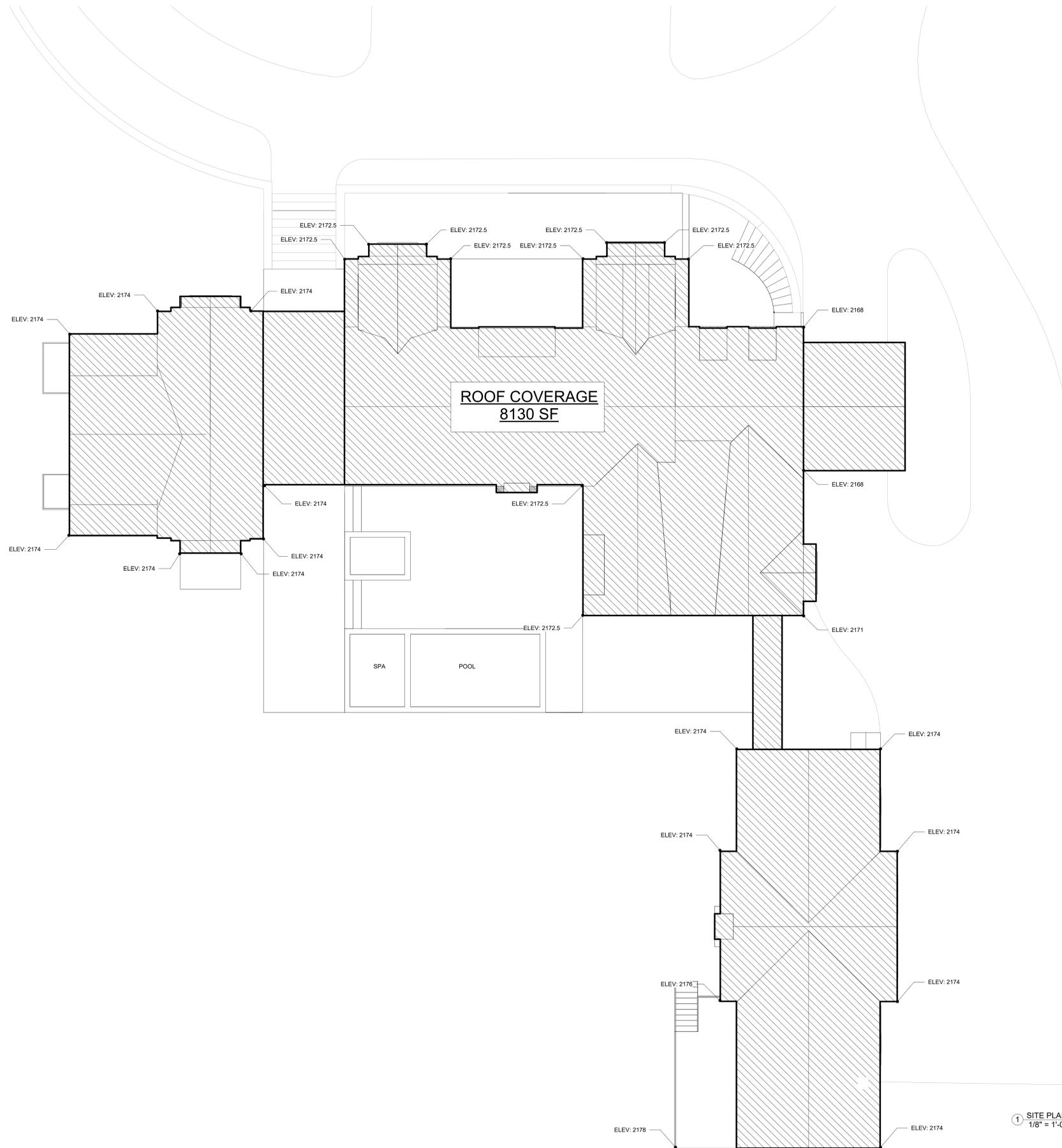
DATE: Issue Date

FILE:

JOB: Project Number

SHEET NUMBER:

A0.01



① SITE PLAN (Permit)
1/8" = 1'-0"

ROOF AREA CALCULATIONS
TOTAL LOT SIZE : 3.109 ACRES
ALLOWABLE MAX ROOF COVERAGE : 8200 SF
PROPOSED ROOF AREA : 8130 SF

BUILDING HEIGHT CALCULATIONS
ALLOWABLE MAX BUILDING HEIGHT : 40'
AVERAGE GRADE ELEVATION : 2173

DISTANCE FROM THE AVERAGE GRADE TO THE HIGHEST POINT OF ROOF : 32'-1" (REFER TO 3/A3.01)

MATERIAL LEGEND

- BRICK : PAINTED WHITE BRICK
- FC-1 : 4" FIBER CEMENT FASCIA
- FC-2 : PAINTED (WHITE) FIBER CEMENT BOARD
- MTL-1 : METAL FASCIA
- TRIM-1 : 1x4 WOOD TRIM
- WOOD-1 : WOOD SHINGLE
- WOOD-2 : WOOD FENCE
- ROOF : COMPOSITE ROOF SHINGLE

www.chaddorseydesign.com
214.217.0704
6060 N. Central Expressway #1105
Dallas, TX 75206

PROJECT

**EMILY + TOM ROBERTS
RESIDENCE**

Southwood Rd. Biltmore Forest NC 28803

CONSULTANTS

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SHEET TITLE

**BUILDING
ELEVATIONS**

DRAWN:

SCALE:

STATUS: Project Status

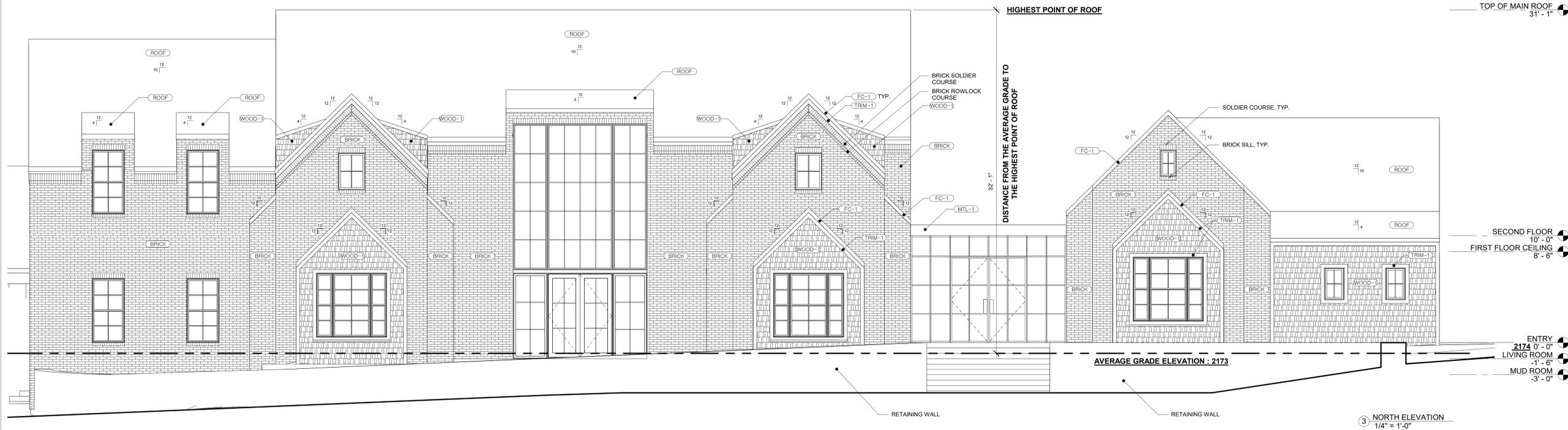
DATE: Issue Date

FILE:

JOB: Project Number

SHEET NUMBER:

A3.01



TOP OF MAIN ROOF
31' - 1"

MATERIAL LEGEND

- BRICK: PAINTED WHITE BRICK
- FC-1: 4" FIBER CEMENT FASCIA
- FC-2: PAINTED (WHITE) FIBER CEMENT BOARD
- MTL-1: METAL FASCIA
- TRIM-1: 1X4 WOOD TRIM
- WOOD-1: WOOD SHINGLE
- WOOD-2: WOOD FENCE
- ROOF: COMPOSITE ROOF SHINGLE

SECOND FLOOR
10' - 0"
FIRST FLOOR CEILING
8' - 6"

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Dallas, TX 75206

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RESIDENCE**

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SHEET TITLE

BUILDING ELEVATIONS

DRAWN:

SCALE:

STATUS: Project Status

DATE: Issue Date

FILE:

JOB: Project Number

SHEET NUMBER:

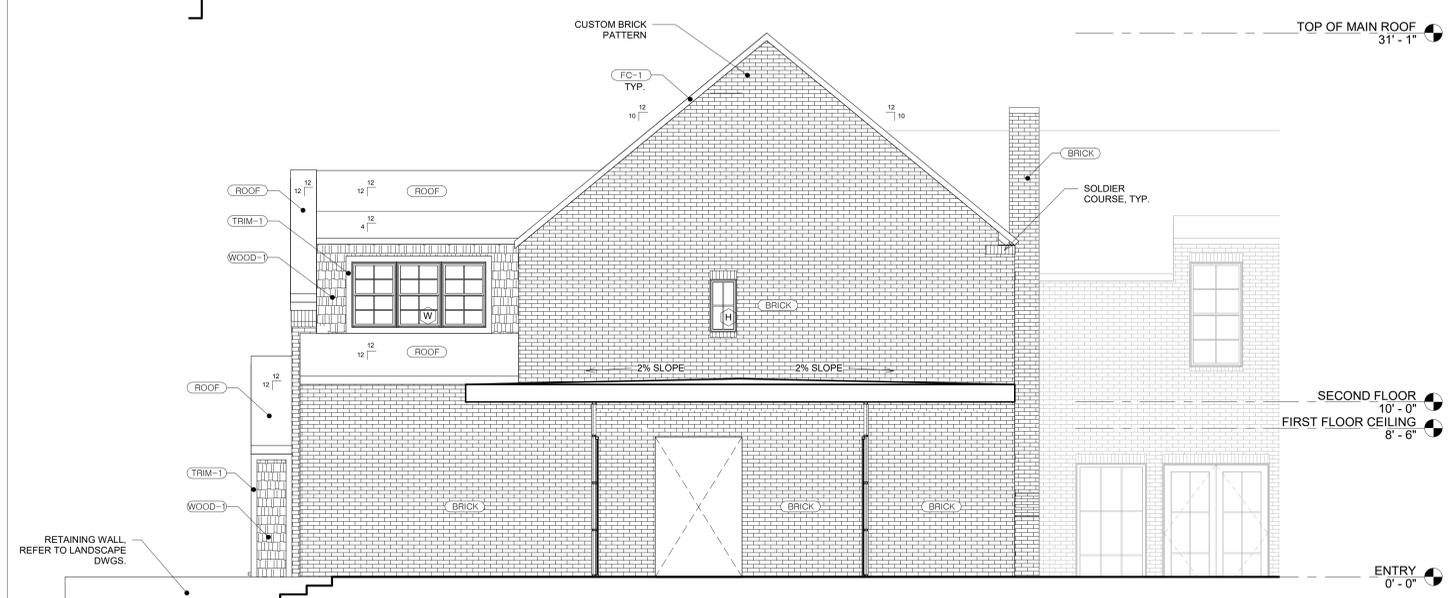
A3.02



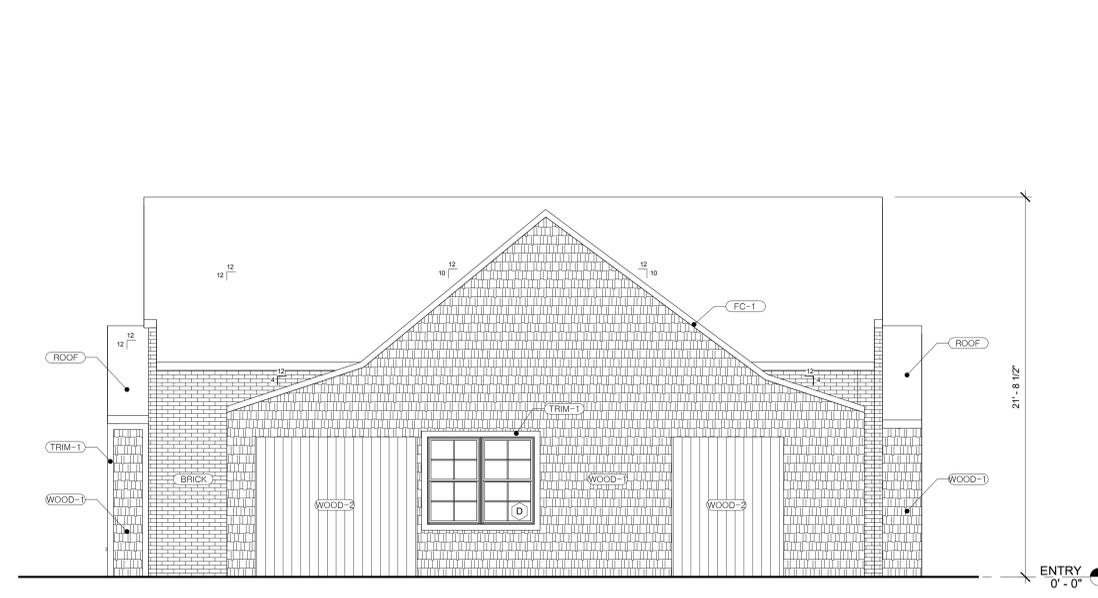
1 EAST ELEVATION 01
1/4" = 1'-0"



3 SECTION ELEVATION
1/4" = 1'-0"



4 SECTION ELEVATION
1/4" = 1'-0"



2 MASTER BED WING - WEST
1/4" = 1'-0"

MATERIAL LEGEND

- BRICK : PAINTED WHITE BRICK
- FC-1 : 4" FIBER CEMENT FASCIA
- FC-2 : PAINTED (WHITE) FIBER CEMENT BOARD
- MTL-1 : METAL FASCIA
- TRIM-1 : 1X4 WOOD TRIM
- WOOD-1 : WOOD SHINGLE
- WOOD-2 : WOOD FENCE
- ROOF : COMPOSITE ROOF SHINGLE

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Dallas, TX 75206

PROJECT

**EMILY + TOM ROBERTS
RESIDENCE**

Southwood Rd. Biltmore Forest NC 28803

CONSULTANTS

NO.	DATE	REVISION

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SHEET TITLE

**BUILDING
ELEVATIONS**

DRAWN:

SCALE:

STATUS: Project Status

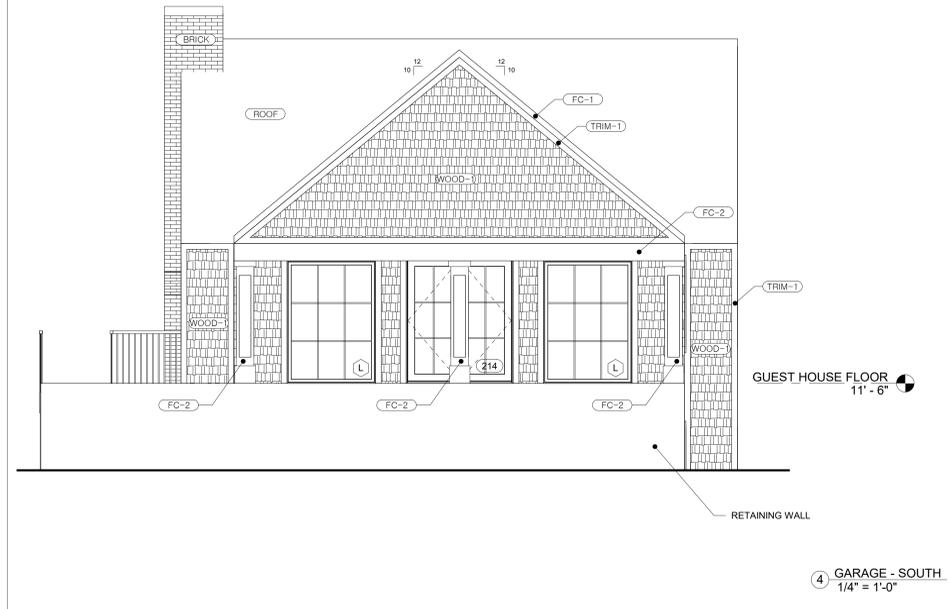
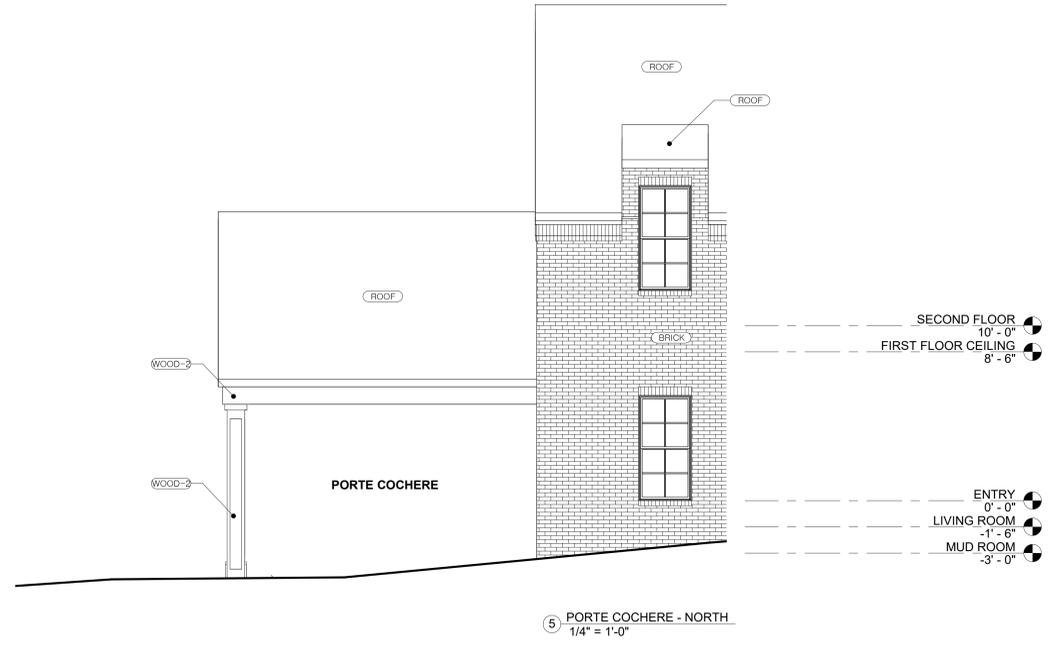
DATE: Issue Date

FILE:

JOB: Project Number

SHEET NUMBER:

A3.03



Board of Adjustment
Town of Biltmore Forest

Dear Board Members;

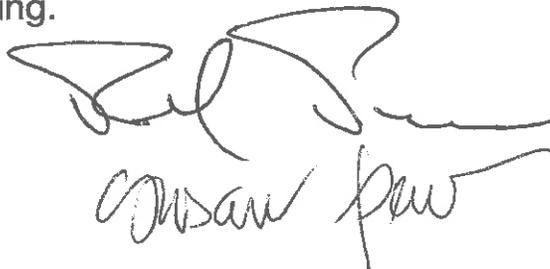
We are residents of Biltmore Forest, our address is 24 Eastwood Road. I have been a resident of Biltmore Forest for 40 years. We have tremendous respect for the history of our community and the way our local government has kept our community within the bounds of responsible development and respect for the nature of the Forest we all enjoy. This is the first time in those 40 years I have had to write to you and express my concerns about a development project.

Specifically we are writing about the Roberts' Project at the corner of Stuyvesant and Southwood, which we can see clearly from our house across the street. It is our understanding from the proposal that the owners wish to clear cut the the land to an extent 4 times the suggested guidelines and then replant as required. This totally undercuts our traditions in the Forest of preserving older and special trees. It appears to us that the plans for the house and its grounds were drawn for another type of location and are totally unfit for our neighborhood.

We would like to ask the owners to reconsider their plans and the board to uphold long established traditions as well as our codes related to deforestation and landscaping.

We are sorry we cannot attend the meeting in person but are out of the country at the time of the meeting.

Sincerely Yours
Rob and Susan Pew
24 Eastwood Road
Biltmore Forest

A handwritten signature in black ink, appearing to read "Susan Pew". The signature is written in a cursive style with a large, sweeping initial "S".

Town of Biltmore Forest

attn Jonathan Kavipe (for 1/14 meeting)

355 Vanderbilt Rd | Biltmore Forest, NC
Po Box 5352 | Biltmore Forest, NC 28803
P (828) 274-0824 | F (828) 274-8131

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 4 (31 Hilltop Road)
Date: February 4, 2019

Request for Conditional Use Permit for Accessory Structures

This project was originally heard by the Board of Adjustment in November 2018 but the applicant chose to table the item until further discussions were had with the property owner and the neighbors. There are a few items worth noting regarding the updated plans. The original application included a variance request for a detached pool house. This pool house is no longer being requested. The updated plans include the addition of a patio and pergola on the front of the house. This project was previously approved in 2015 but the work was never started, so the permit expired. A new permit is required but this addition meets all of the ordinance requirements and will only require review by the Design Review Board.

The applicants are requesting a conditional use permit for several accessory structures to be located in the rear yard. Construction of a new tennis court with an 8' high black vinyl coated cyclone fence, a new pool and patio with a 4' picket fence and vehicular gate, and a water fountain are included with this plan. No overhead lighting is planned for the tennis court area. The applicant intends to use solar path lights at this time. The applicants state that all proposed development will be located in the rear yard and will be buffered from neighboring properties by evergreen trees. The basic requirements for accessory structures are provided in **§Section 153.029(A)** of the zoning ordinance.

§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.

Zoning Compliance Application

Town of Biltmore Forest

Name

Thad & Ingrid Davis

Address

31 hilltop road

Phone

[REDACTED]

Email

[REDACTED]

Parcel ID/PIN Number

964685123900000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.77 acre

Maximum Roof Coverage

6,100 square feet (Up to 2 acres)

Proposed Roof Coverage Total

4,995 SF

Maximum Impervious Surface Coverage

25 percent of lot area (1-3 acres)

Proposed Impervious Surface Coverage

17,611 SF

Front Yard Setback

60 feet (R-1 District)

Side Yard Setback

20 feet (R-1 District)

Rear Yard Setback

25 feet (R-1 District)

No buildings or structures may be located within these setback areas. A variance application is required if your project requires encroachment upon the setback.

Description of the Proposed Project

Construction of a new Tennis court with 9' apron and 8' high hurricane fence with climbing plantings & New pool with 5' apron and patio with gas fire pit with 4' high black metal fence & stone wall adjacent to rear drive/parking area to be reworked with pea gravel, water feature, and vehicular gate to coordinate with pool fence & addition to primary structure of a balcony on the rear and previously approved patio & pergola on the front

Estimated Cost of Project

\$300,000.00

Estimated Completion Date

11/30/2019

Applicant Signature

Griffin Architects PA
[Handwritten signature]

Supporting Documentation (Site Plan, Drawings, Other Information)

DAVIS_P+Z DR R2_2019.01.25.pdf

Conditional Use Permit Application

Town of Biltmore Forest

Transaction Details

Number: F16E9T1

Date: 1/25/2019 5:01 PM

Application Fee	\$100.00
Subtotal:	\$100.00
Order Total: \$100.00	

Application Fee

\$100.00

Name

Thad & Ingrid Davis

Address

31 hilltop road

Phone

[REDACTED]

Email

[REDACTED]

Please select the type of conditional 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:

construction of a new tennis court with 8' high fence, new pool & patio with 4' high picket fence, and new water feature 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 plantings. the proposed usage is typical of and in the spirit of the neighborhood

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

Signature

Date

1/25/2019

Gryffon Architects PA
H. R. S.

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

- [02] TENNIS COURT ORIENTATION REVISED; SEE PLAN; DISTANCE TO REAR PROPERTY LINE REVISED FROM 72'-0" TO 103'-4"
 RETAINING WALLS ADDED ON EAST, SOUTH, AND WEST SIDE OF COURT; ASSOCIATED BLACK VINYL FENCE REVISED TO 8' TALL WITH CLIMBING PLANTINGS ON NORTH SIDE
 TREES TO BE REMOVED REVISED TO REFLECT TENNIS COURT RELOCATION; NEW PLANTINGS REVISED TO INCREASE LANDSCAPE BUFFER SIZE/DENSITY
 PORTION OF EXISTING STORAGE BUILDING TO BE REMOVED; SITE AREA CALCULATIONS REVISED ACCORDINGLY
 PATIO AND PERGOLA PREVIOUSLY APPROVED BY BOARD OF ADJUSTMENTS IN 2015 ADDED TO SCOPE; SITE PLAN AND SITE AREA CALCULATIONS REVISED ACCORDINGLY
 POOL HOUSE REMOVED FROM SCOPE
 RENDERINGS AND PHOTOGRAPHS ADDED TO SUBMITTAL

NOTES:

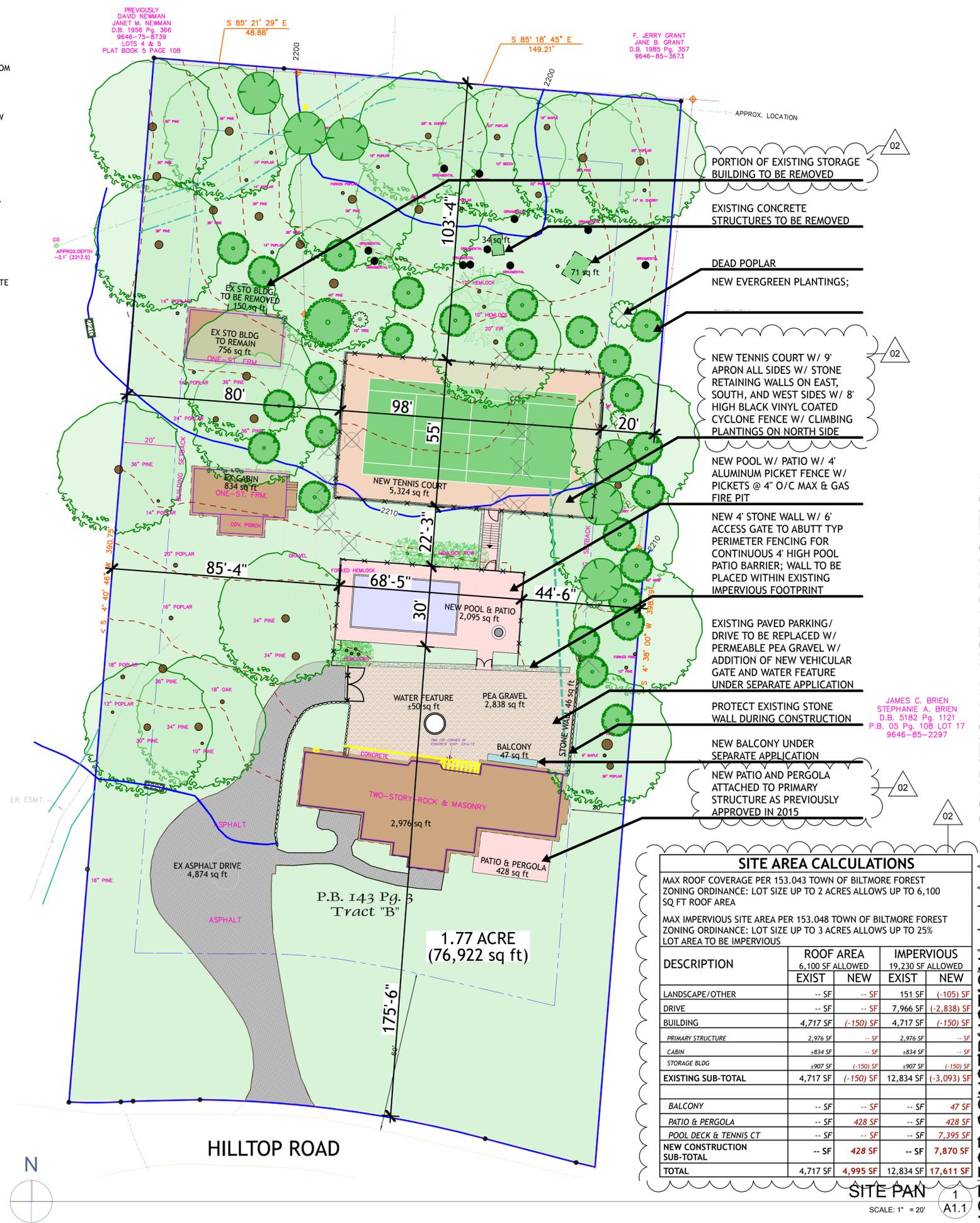
1. ONLY THE VEGETATION ON SUBJECT PROPERTY IS SHOWN ON PLAN AND RENDERINGS; SEE PHOTOGRAPHS FOR ADDITIONAL INFORMATION



FOUNTAIN BoD
NOT TO SCALE



4' PERIMETER FENCE BoD
NOT TO SCALE



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	(-150) SF	4,717 SF	(-150) SF
PRIMARY STRUCTURE	2,976 SF	-- SF	2,976 SF	-- SF
CABIN	+834 SF	-- SF	+834 SF	-- SF
STORAGE BLDG	+907 SF	(-150) SF	+907 SF	(-150) SF
EXISTING SUB-TOTAL	4,717 SF	(-150) SF	12,834 SF	(-3,093) SF
BALCONY	-- SF	-- SF	-- SF	47 SF
PATIO & PERGOLA	-- SF	428 SF	-- SF	428 SF
POOL DECK & TENNIS CT	-- SF	-- SF	-- SF	7,395 SF
NEW CONSTRUCTION SUB-TOTAL	-- SF	428 SF	-- SF	7,870 SF
TOTAL	4,717 SF	4,995 SF	12,834 SF	17,611 SF

CONDITIONAL USE APPLICATION

SITE PLAN

NOT FOR CONSTRUCTION

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

REVISIONS:
NO. 01 DATE: 11/07/18
NO. 02 DATE: 01/25/19
NO. DATE: _____
NO. DATE: _____
NO. DATE: _____

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

DAVIS RESIDENCE
31 HILLTOP ROAD BILTMORE FOREST NC 28803

GRIFFIN ARCHITECTS, P.A.
WWW.GRIFFINARCHITECTSPA.COM © 2014



VIEW TO NORTHERN NEIGHBORS GUEST HOUSE

SCALE: 1:3.65

3
A8.1

NOTES:

- 1. ONLY THE VEGETATION ON SUBJECT PROPERTY IS SHOWN IN RENDERINGS; SEE PHOTOGRAPHS FOR ADDITIONAL INFORMATION
- 2. PHOTOGRAPHS ARE TAKEN DURING WINTER, PRIOR TO TREE REMOVAL



VIEW FROM NORTHERN NEIGHBORS GUEST HOUSE

SCALE: 1:3.65

2
A8.1



RENDERING FROM NORTH NEIGHBORS GUEST HOUSE

SCALE: 1:0.29

1
A8.1



DAVIS RESIDENCE
31 HILLTOP ROAD BILTMORE
FOREST NC 28803

CONDITIONAL USE APPLICATION
RENDERINGS &
PHOTOGRAPHS

PROJECT ARCHITECT:	
RSG	
DRAWN BY:	
NDI	
ISSUED FOR:	
###	
REVISIONS:	
NO. 01	DATE: 11/07/18
NO. 02	DATE: 01/25/19
NO. _____	DATE: _____
NO. _____	DATE: _____
NO. _____	DATE: _____

NOT FOR CONSTRUCTION

SHEET NO.
A8.1
DATE:
10/24/18



VIEW TO WESTERN NEIGHBORS 3
A8.2
SCALE: 1:1.14



VIEW TO WESTERN NEIGHBORS 2
A8.2
SCALE: 1:3.45



RENDERING FROM WESTERN NEIGHBORS 1
A8.2
SCALE: 1:0.25

NOTES:

1. ONLY THE VEGETATION ON SUBJECT PROPERTY IS SHOWN IN RENDERINGS; SEE PHOTOGRAPHS FOR ADDITIONAL INFORMATION
2. PHOTOGRAPHS ARE TAKEN DURING WINTER, PRIOR TO TREE REMOVAL



DAVIS RESIDENCE
31 HILLTOP ROAD BILTMORE
FOREST NC 28803

CONDITIONAL USE APPLICATION
RENDERINGS &
PHOTOGRAPHS

PROJECT ARCHITECT:	
RSG	
DRAWN BY:	
NDI	
ISSUED FOR:	
###	
REVISIONS:	DATE:
NO. 01	11/07/18
NO. 02	01/25/19
NO. _____	DATE: _____
NO. _____	DATE: _____
NO. _____	DATE: _____

NOT FOR CONSTRUCTION

SHEET NO.	A8.2
DATE:	10/24/18

NOTES:

- 1. ONLY THE VEGETATION ON SUBJECT PROPERTY IS SHOWN IN RENDERINGS; SEE PHOTOGRAPHS FOR ADDITIONAL INFORMATION
- 2. PHOTOGRAPHS ARE TAKEN DURING WINTER, PRIOR TO TREE REMOVAL



VIEW TO EASTERN NEIGHBORS UPPER LEVEL

SCALE: 1:2.83

2

A8.3



RENDERING FROM EASTERN NEIGHBORS UPPER LEVEL

SCALE: 1:0.25

1

A8.3



DAVIS RESIDENCE
31 HILLTOP ROAD BILTMORE
FOREST NC 28803

CONDITIONAL USE APPLICATION
RENDERINGS &
PHOTOGRAPHS

PROJECT ARCHITECT:	RSG
DRAWN BY:	
NDI:	
ISSUED FOR:	
###:	
REVISIONS:	
NO. 01	DATE: 11/07/18
NO. 02	DATE: 01/25/19
NO.:	DATE:
NO.:	DATE:
NO.:	DATE:

NOT FOR CONSTRUCTION

SHEET NO.:	A8.3
DATE:	10/24/18