

Zoning Compliance Application

Town of Biltmore Forest

Name

Thad & Ingrid Davis

Address

31 hilltop road

Phone

(650) 207-1061

Email

paxwsi2011@gmail.com

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

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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:

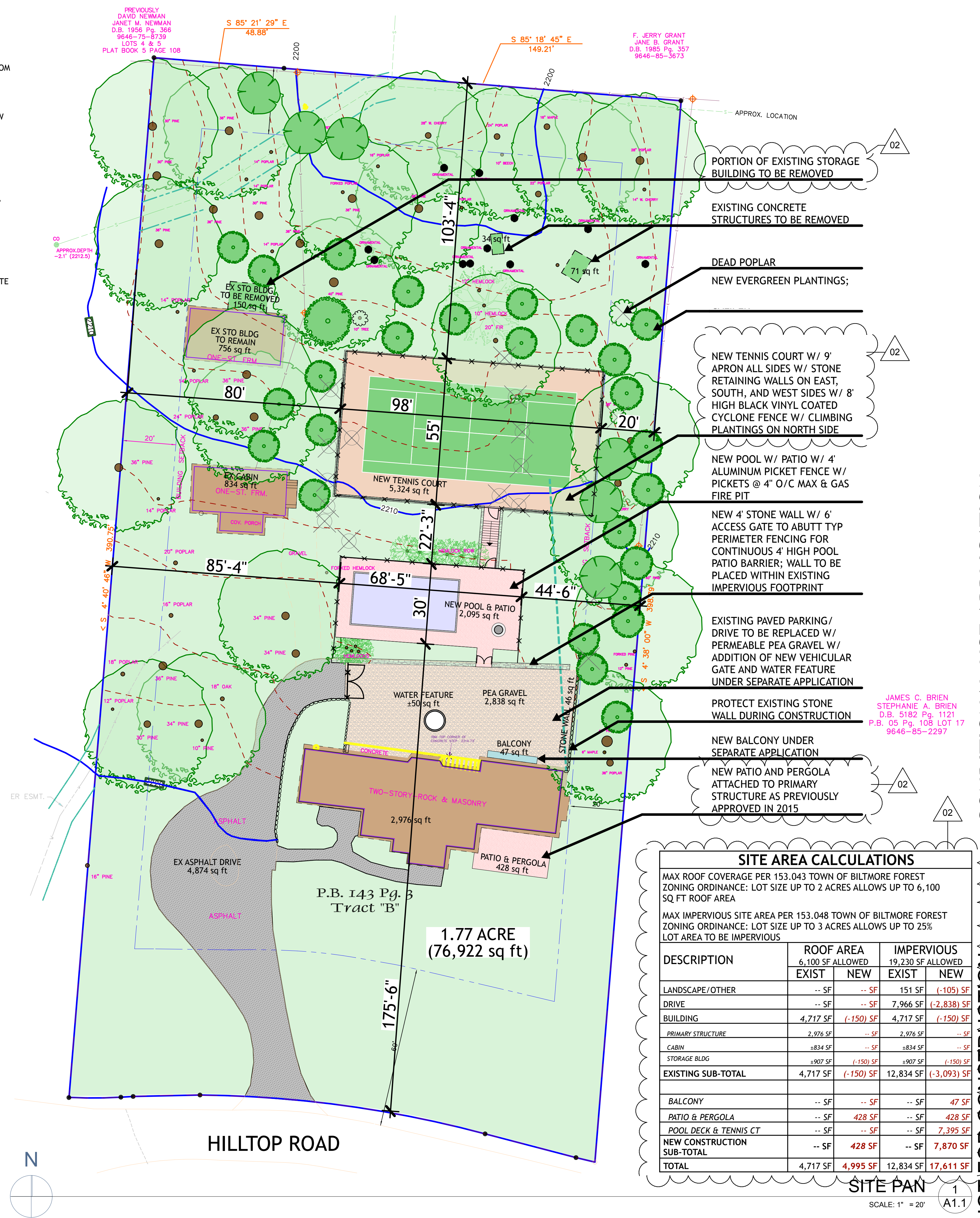
1. ONLY THE VEGETATION ON SUBJECT PROPERTY IS SHOWN ON PLAN AND RENDERINGS; SEE PHOTOGRAPHS FOR ADDITIONAL INFORMATION



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	ROOF AREA 6,100 SF ALLOWED		IMPERVIOUS 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

GRIFFIN ARCHITECTS, P.A.
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DAVIS RESIDENCE
31 HILLTOP ROAD BILTMORE FOREST NC 28803

SITE PLAN

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: **A1.1**
 DATE: 10/24/18

CONDITIONAL USE APPLICATION



VIEW TO NORTHERN NEIGHBORS GUEST HOUSE

SCALE: 1:3.65

3
A8.1

NOTES:

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- 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



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FOREST NC 28803

CONDITIONAL USE APPLICATION
RENDERINGS &
PHOTOGRAPHS

PROJECT ARCHITECT:	RSG
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NO. 01	DATE: 11/07/18
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NO. _____	DATE: _____

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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

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FOREST NC 28803

CONDITIONAL USE APPLICATION
RENDERINGS &
PHOTOGRAPHS

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

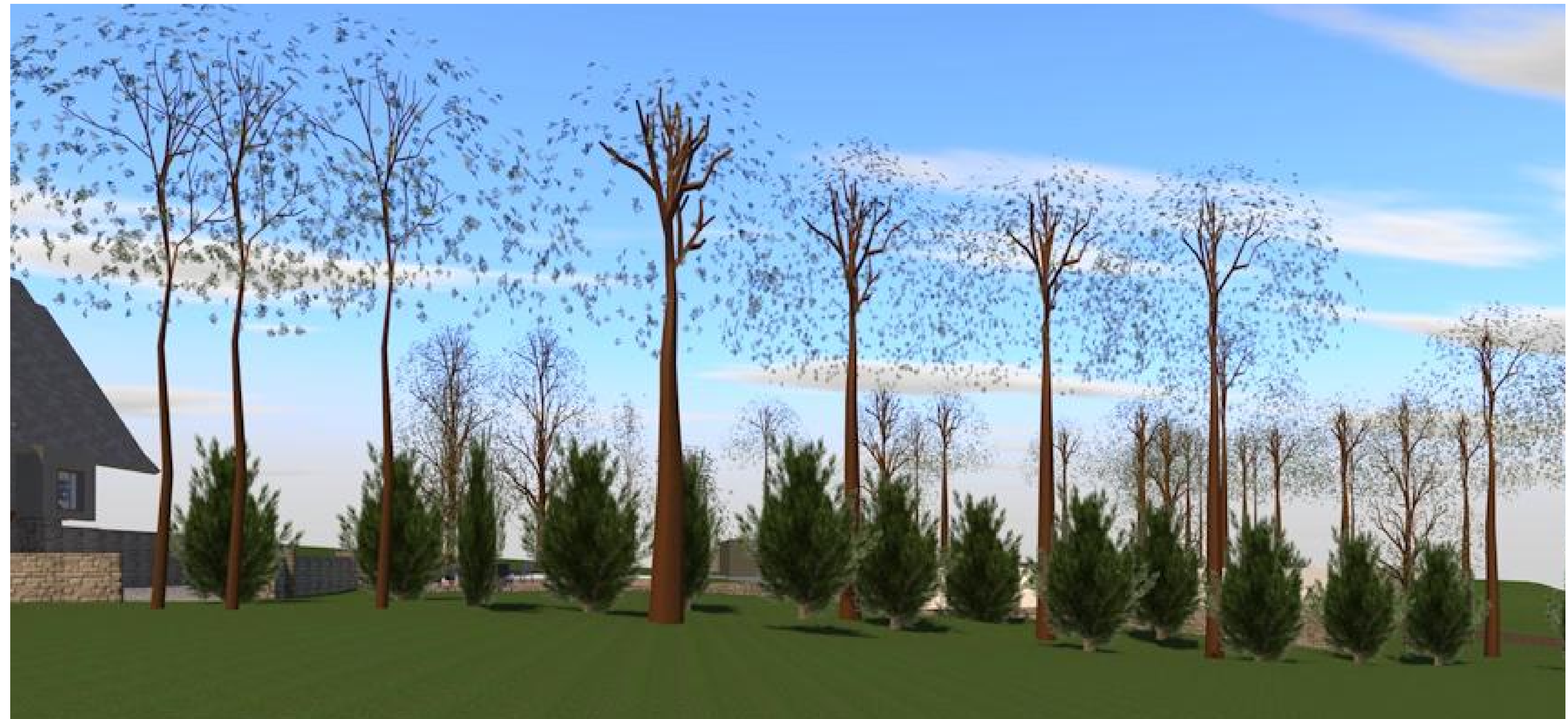
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VIEW TO EASTERN NEIGHBORS UPPER LEVEL

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