

Zoning Compliance Application

Town of Biltmore Forest

Name

Rick Conard

Address

7 Frith Drive, Biltmore Forest NC 28803

Phone

(828) 225-6332

Email

rconard@biltmore.com

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

(828) 225-6332

Email

rconard@biltmore.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?

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.

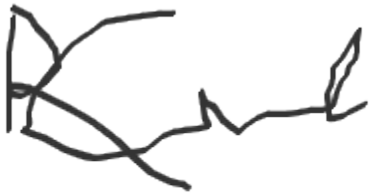
Install 8' fixed knot deer fence and wooden posts, with driveway gate. Entire fence would be within 7 Frith Drive property, and would not impede others in the area.

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

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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:

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

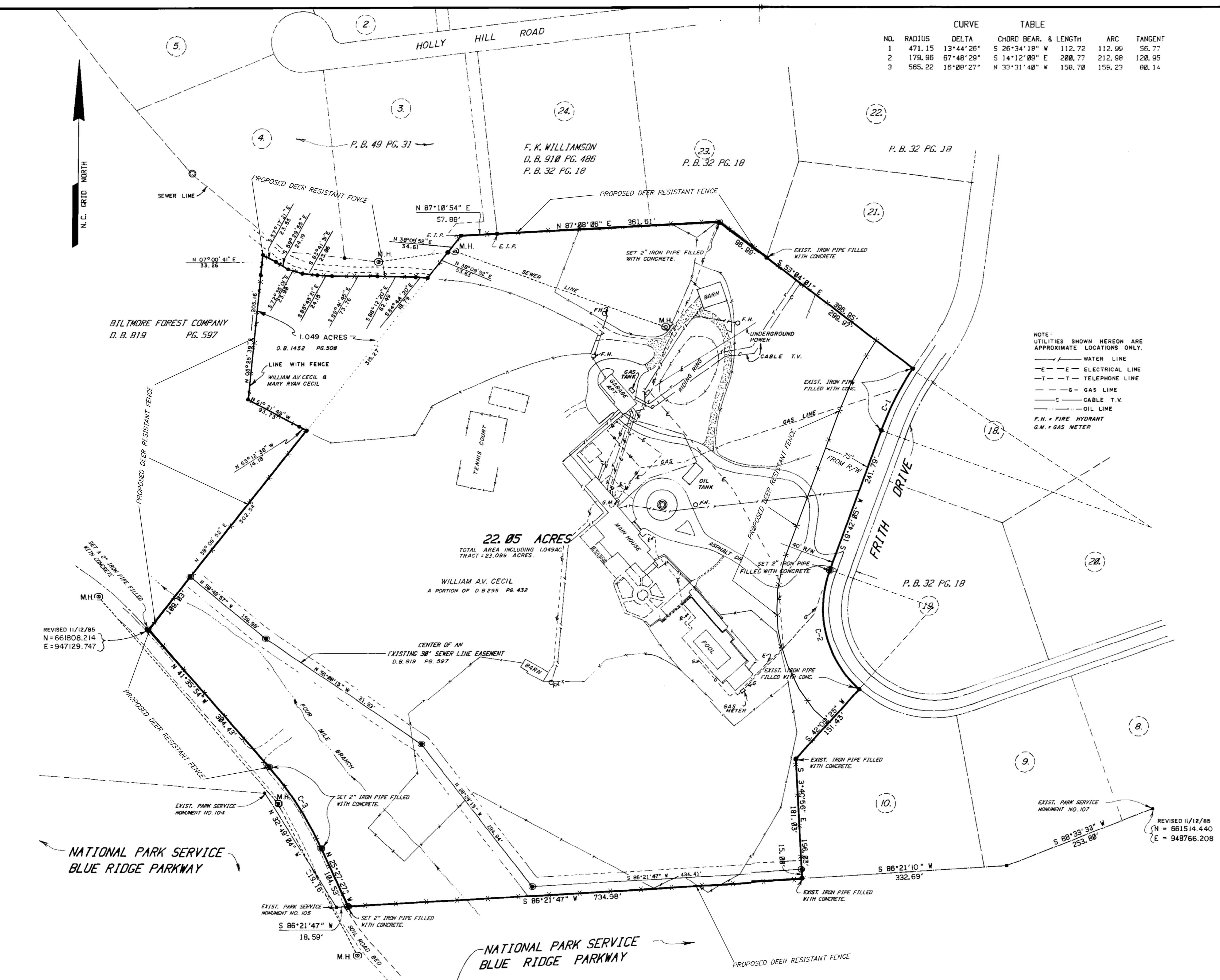


STATE OF NORTH CAROLINA
 COUNTY OF BUNCOMBE

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 DEPT., 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



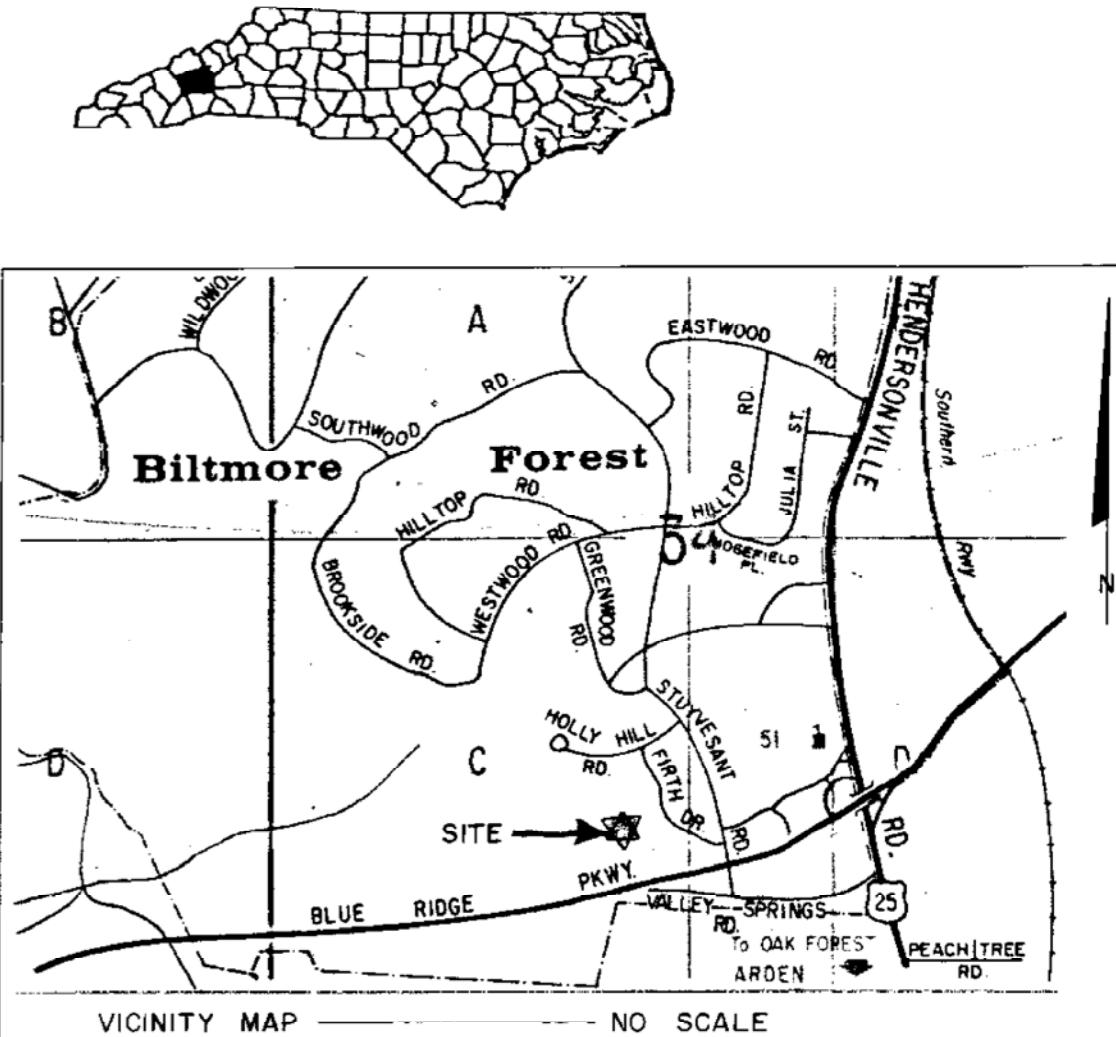
- LEGEND:
- POINT NOT SET
 - ⊙..... IRON PIPE OR PIN SET
 - ⊠..... SPIKE OR NAIL SET
 - E. I. P. = EXISTING IRON PIPE OR PIN
 - X-X- FENCE LINE
 - C..... CURVE (SEE TABLE)
 - M.H.... MANHOLE (SEWER LINE)

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.	

