

MINUTES OF THE TOWN OF BILTMORE FOREST  
DESIGN REVIEW BOARD MEETING OF OCTOBER 22, 2015

Those in attendance:                    Mr. Bruce Johnson, Chairman  
    Mr. Art Garst  
    Mrs. Trudy Cappiello  
    Mr. Jonathan Kanipe, Town Administrator

Chairman Johnson called the meeting to order at 5:30 p.m. There was consensus to approve the minutes of the October 1, 2015 meeting at the October 22, 2015 meeting.

Carolina Day School was called for the first case. They would like to put in a glass enclosed lift addition. It will service all the different levels of the Pre-K building. Chad Roberson, Nexsun Architects, representing Carolina Day School, was present to discuss the proposed glass enclosed lift addition. The lift is necessary to allow for access into the top levels of the building from the lower level. Mr. Johnson asked for clarification as to the orientation of the elevator shaft, and Mr. Roberson said that it was glass and located on the backside of the property. The project was approved.

Michael and Elizabeth Flynn presented their plan for a walkway to the house from the garage at 408 Vanderbilt Road. Mr. Kanipe noted that the original approval for the variance in July allowed for the breezeway for all-weather access into the home. The breezeway will connect to the kitchen. Mrs. Flynn presented the plans for the home and showed the new location of the additions. The colors and materials will be white brick to mirror the existing home. They are keeping everything white brick and white brick square columns to mirror the brick. Mrs. Flynn noted a 13 foot single pane window that brings in a significant amount of heat during the day. They would like to turn this into French doors and allow access into the master bedroom. Mr. Johnson verified that all the materials would be the same, and Mrs. Flynn replied yes. She further indicated that there would be gray trim with gray shutters and gray garage doors. Mrs. Cappiello verified that the elevator would only go down, and Mrs. Flynn replied yes. The Board approved the design and project.

Ben and Marcie Dowling, 891 Hendersonville Road, was present to replace an existing,

flat roof which is leaking. Mr. Dowling indicated that this flat roof was over a bedroom, and the hip roof would match up with the other roof on the home and the garage. Mr. Johnson indicated that he would need to saw cut around the chimney to ensure that it did not leak. The same type of shingles will be placed on the roof. The project was approved.

Dr. Walter Brown, 14 Browntown Road, and Mark Masters, architect, were present for the proposal. Dr. Brown referred to the architectural drawings and showed the placement of the garage and fencing. Mr. Johnson asked if the fencing proposal had anything to do with wildlife, and Dr. Brown said it did not. Mr. Johnson asked what the material was, and Dr. Brown said it was black aluminum picket style with horizontal railings. Mrs. Cappiello asked if there were any gates on the fence, and Dr. Brown said there would be three total. Mr. Garst asked whether the fence would be constructed within the setback, and Mr. Kanipe referred to the Board of Adjustment's decision to allow the variance for construction in the setback in relation to the lot size.

Dr. Brown detailed the overall layout of the new garage and the renovations to the existing garage. The garage design and all materials would match that of the arts and crafts style of the existing home.

Mrs. Cappiello asked whether the left existing garage door would remain as a garage door, and Dr. Brown said yes. The second garage bay, which would become living space, would become French doors. Mrs. Cappiello recommended replacing the left side garage door with other French doors that would match the new French doors. Mrs. Cappiello indicated she had seen this done with French doors that open out. Mr. Johnson said this was considered a "nano wall", and could be done but was a costly item.

Mr. Johnson asked whether lights going south from Buena Vista Road went into the home. Dr. Brown said some did, but it was not too bad since most of their living space was in the back.

Mr. Garst verified that from the street the only thing that would be seen is the detached garage roof and the window. The project was approved.

The next meeting of the Design Review Board was scheduled for Thursday, November 19th, 2015 at 5:30 pm. There being no further business, Chairman Johnson, adjourned the meeting at 5:55 pm.

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Bruce Johnson, Chairman

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Jonathan Kanipe, Zoning  
Administrator