

PROPOSED AGENDA

Meeting of the Design Review Board
To be held Thursday, May 19, 2016 at 5:30 p.m.

- I. Chairman Johnson will call the meeting to order.
- II. Approval of Minutes from April 28, 2016 meeting.
- III. Design Review Board Presentations
 - a. Jim and Sherry Taylor, 324 Vanderbilt Road, are presenting plans for a brick courtyard wall.
 - b. Hubert and Pat Wood, 12 Hemlock Road, are presenting plans for an extension of a retaining wall.
 - c. Tal and Paige Frankfurt, 30 Cedarcliff Road, are presenting plans for a fence in the side and rear yard and two (2) gates.
 - d. Jeff Pace, 891 Hendersonville Road, is presenting plans for a fence.
 - e. Douglas and Terry Ellington, 7 Deerfield Road, are presenting plans for a master bath and closet addition with storage on a lower level.
 - f. George and Barbara Groome, 13 Cedar Chine Road, are presenting plans for a renovation of an existing screen porch into an enclosed, conditioned sunroom.
- IV. Discussion of Construction Guidelines
- V. Adjourn

MINUTES OF THE TOWN OF BILTMORE FOREST
DESIGN REVIEW BOARD MEETING OF APRIL 28, 2016

Those in attendance:

Mr. Bruce Johnson, Chairman
Mr. Fred Groce
Mr. Art Garst
Mrs. Andrea Eglinton
Mr. Jonathan Kanipe, Town Administrator

Chairman Johnson called the meeting to order at 5:31 p.m.

Mrs. Marcia Schroeder, 320 Vanderbilt Road, presented plans for an addition to an existing log cabin accessory structure in the rear yard. Mrs. Schroeder has a planned 150 square foot addition (approximate) on the back. Mrs. Schroeder presented a poplar bark that may be placed on the exterior, or it may be cedar shake. Mrs. Schroeder reviewed the plans for a metal roof to tie into the existing cedar shake roof. The plans for the addition include adding plumbing to the area for a kitchenette and bathroom. The plan was approved.

Mr. Groce noted that it was impressive how well they tied it into the existing cabin. Mr. Garst indicated that he liked the poplar bark a great deal. Mr. Johnson said that he used that frequently, and if maintained, it would be a better long term than cedar shake. Mr. Johnson indicated that there was a supplier in Boone or the High Country that was very reputable and could treat the boards.

Mr. Robert Griffin, representing the Morrisons at 388 Vanderbilt Road, began to present plans for this renovation. Mr. Griffin indicated that he was contacted initially to see if the existing house could be retrofitted. Mr. Griffin said that the layout of the home – it was an initial ranch style home with the front door facing the golf course – was not conducive to just refurbishing the home.

Mr. Griffin then began to speak about the plans for the new home and presented some additional 3-D renderings. Mr. Griffin indicated that the new home was approximately 6,000 square feet. Mr. Griffin discussed the plans for the home, which included a full, below grade

basement. Mr. Griffin reviewed the plans for the exterior, including stucco siding. He noted that once it stains it will look like cast stone.

Mr. Johnson asked about the roof and Mr. Griffin indicated that it would be gray blend slate. There were no variances needed for the home, just a Conditional Use Permit for a retaining wall and entrance columns. Mr. Griffin indicated there would be substantial new vegetation planted in the front yard. Mr. Griffin indicated that the setbacks on the property were adjusted and brought in due to the height of the home.

Mr. Griffin noted that the existing cabin on the property would remain and they would use berms to make sure that it did not overtake the home when driving onto the property. Some discussion ensued on the existing log cabin.

Mr. Garst questioned how much the grade would rise from the drive and Mr. Griffin said it would be approximately 8-10 feet. The project was approved. Mr. Johnson asked when the project would be finished, and Mr. Griffin indicated that they hoped to finish construction documents in 3-4 months. The project is planned for completion by December 2017. They can't start any site work until all of the retaining walls are built. The driveway they are taking out gives them a great site layout. I don't think there will be any parking in the street.

Mr. Johnson and Mr. Kanipe discussed the plans for 327 Vanderbilt Road for Jim and Megan Dugan who were not present. They are planning an addition to the rear of their residence. They are adding a bedroom and bathroom. The Board reviewed the elevations provided by the Dugans. They will match the shingles as well. The project was approved.

Mr. Johnson began to discuss construction guidelines and proposed that the Town consider reviewing those that The Ramble subdivision utilizes. Mr. Johnson asked the Board to review the document and mark up the document. He believes these guidelines would help clarify the rules and make sure that the Town, contractor, and homeowner all know what will need to be done on the property. Mr. Johnson asked Mr. Kanipe to send these guidelines out to the Board members.

The meeting was adjourned at 6:04 p.m.

The next meeting of the Design Review Board was scheduled for Thursday, May 19th, 2016 at 5:30 pm. There being no further business, Chairman Johnson, adjourned the meeting at 6:04 pm.

Bruce Johnson, Chairman

Jonathan Kanipe, Zoning
Administrator



MEMORANDUM

MAY 16, 2016

To: Board of Adjustment
From: Jonathan Kanipe, Town Administrator
Re: Case 2 – 324 Vanderbilt Road
Date: May 12, 2016

Case 2

Property Owner: James and Sherry Taylor
Property Address: 324 Vanderbilt Road
Zoning District: R-1
Lot Size: 11.26 +/- acres
Application Request: Variance Request to Allow Construction of Brick Wall around south and east sides of Parking Courtyard

Mr. and Mrs. Taylor request permission from the Board to allow construction of a brick wall around the south and eastern sides of their parking courtyard. The original courtyard was in place prior to their purchase of the home, and during rain events, the slope of the eastern property line allows water to run into the courtyard without being absorbed into the ground. This causes standing water in the parking area of up to 3 inches.

There is an existing hemlock hedge along the property line between the two homes that is in poor condition. The hedge has been approved for removal by the Town and reviewed by consulting entomologist Rusty Rhea for verification of its health. If approved, the brick wall would match the existing wall across the western end of the courtyard.

Mr. and Mrs. Taylor have provided a letter from their neighbors at 328 Vanderbilt Road, Mr. Chip and Tonia Kassinger, who are in agreement with the proposal. These are the neighbors whose property borders the proposed wall.



VARIANCE APPLICATION

I, James H. Taylor, Jr. hereby petition the Board of Adjustment for a variance(s) from the provisions of the Zoning Ordinance for the real property located at 324 Vanderbilt Rd, Biltmore Forest, NC 28803

Variance to Zoning Ordinance Section(s):

- (a) *Select Ordinance Requirement* 1103 - 20 foot side setback requirement
- (b) *Select Ordinance Requirement* 1112 - Accessory Structure
- (c) *Select Ordinance Requirement*

Reason Variance is Requested:

I am requesting permission to build a brick wall around the south and east sides of my parking courtyard. The wall will match the existing wall across the west end of the courtyard. When I purchased the property the driveway courtyard was already in existence. Because of the topography it will be necessary to build the wall on the property line between my property and the property of the Kassinger's on the south side.

The elevation along the property line is approximately 5 feet higher than the courtyard and the land slopes 5 feet in less than a 10 foot run which causes the water to drain directly down into the courtyard with such volume that it cannot be absorbed into the ground and results in standing water in that area which reaches a depth of 3 ins. at times. Also, because of the location of the Kassinger's driveway and house there is currently no privacy between the two properties along the courtyard.

The only vegetation what would be impacted are a few dying hemlock trees that were originally a hedge, but were neglected and now are 20 feet tall and very top heavy. They have already been assessed by the town arborist. I would plant perennials along this wall.

There are no other property owners in Biltmore Forest that can see this wall, so it's only impact would be on the Kassingers. I have enclosed a letter from Chip Kassinger, dated 4/25/2016 stating that he and Tonia are in favor of the hardscape/landscape improvements as shown on the plans. Further, the wall would solve a water drainage problem.

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance. Violations of the provisions of the variance granted including any conditions or safeguards which are part of the granting of the variance, shall be deemed a violation of the Zoning Ordinance. I, James H. Taylor, Jr., hereby certify that all the information set forth above is true and accurate to the best of my knowledge.

James H. Taylor Jr
Signature

4-27-16
Date

1103 - required yards — variance of 20 foot setback for structures

1112 - accessory structure

To build a brick wall on the side of the existing parking/garage area that matches the wall that is already in existence across the front of the driveway and parking area. The area is on the south side of the property and the parking/garage area is in very close proximity to the neighbor's property to the south. Chip Kassinger. This driveway was dug out of the hill and was in existence when I purchased the property. The driveway already encroaches into the side setback requirement and an extension was approved by the governing authorities. Therefore, there is not enough room for a 20 foot side setback allowance.

The site where the wall is to be located is on a steep hill and the water flows straight down into the driveway courtyard resulting in standing puddles and ice in the winter. The driveway area is flat and drainage of the area is by seepage into the brick pavers. When the dirt is saturated or frozen, the water cannot drain and therefore puddles up to 3 ins. deep form. The site has dying hemlocks and shrubs and would require that some of the hemlocks be removed. These trees have become a safety issue for both my lot and that of my neighbor.

The neighbor is very much in favor of this wall because the way the 2 houses are constructed on their respective lots there is no privacy between the 2 lots. He is incorporating this wall into his landscape design as well.

Subject: Taylor Home Hardscape/Landscape improvements to Biltmore Forest Home
From: Chip Kassinger <chipk@kassingerdevelopment.com>
Date: 4/25/2016 9:01 AM
To: SANJEMA@charter.net
CC: Tonia Kassinger <toniakassinger@gmail.com>

Jim,

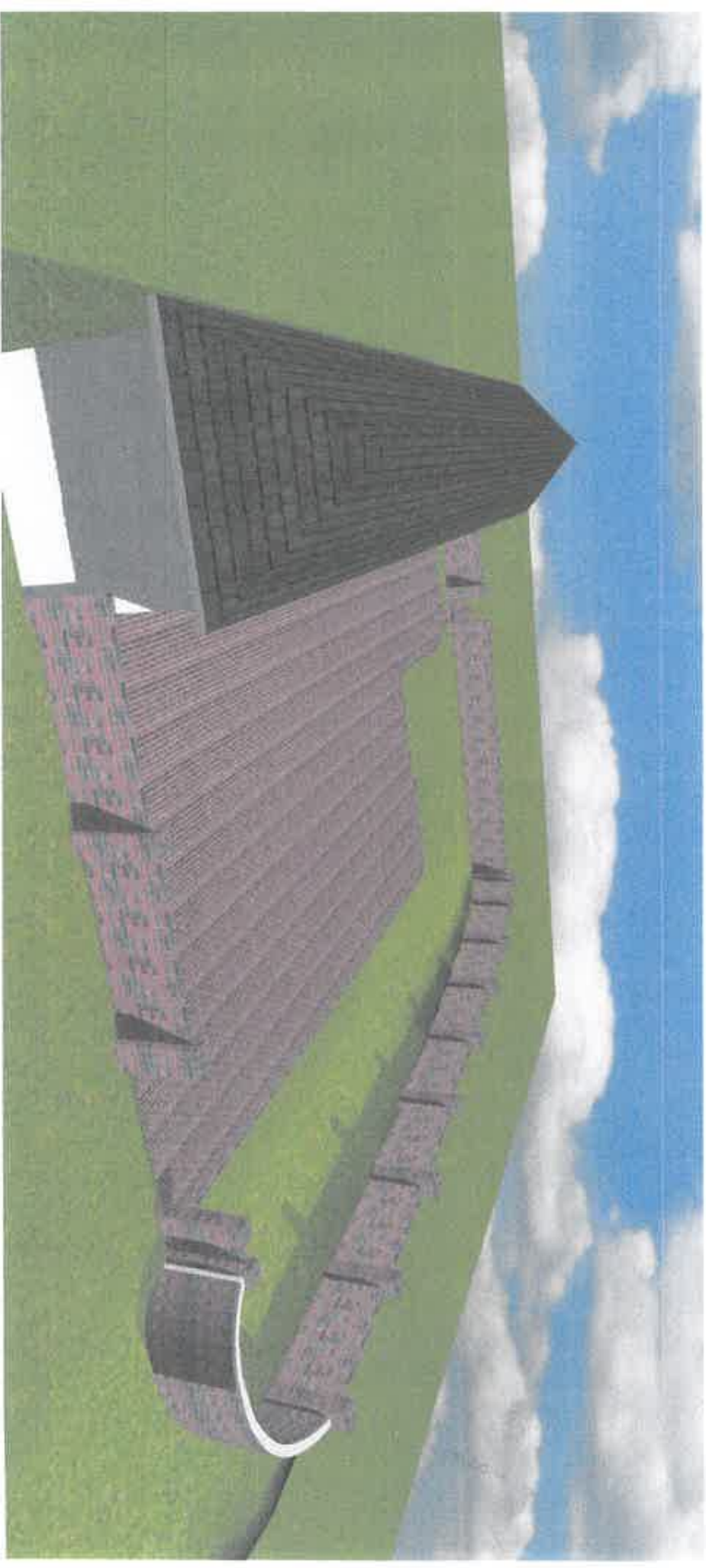
Tonia and I both like and support the proposed Hardscape/Landscape wall improvements as shown on your plans that run along the property line next to our home at 328 Vanderbilt Road.

Please let us know if there is anything we can do to help with your permitting process.

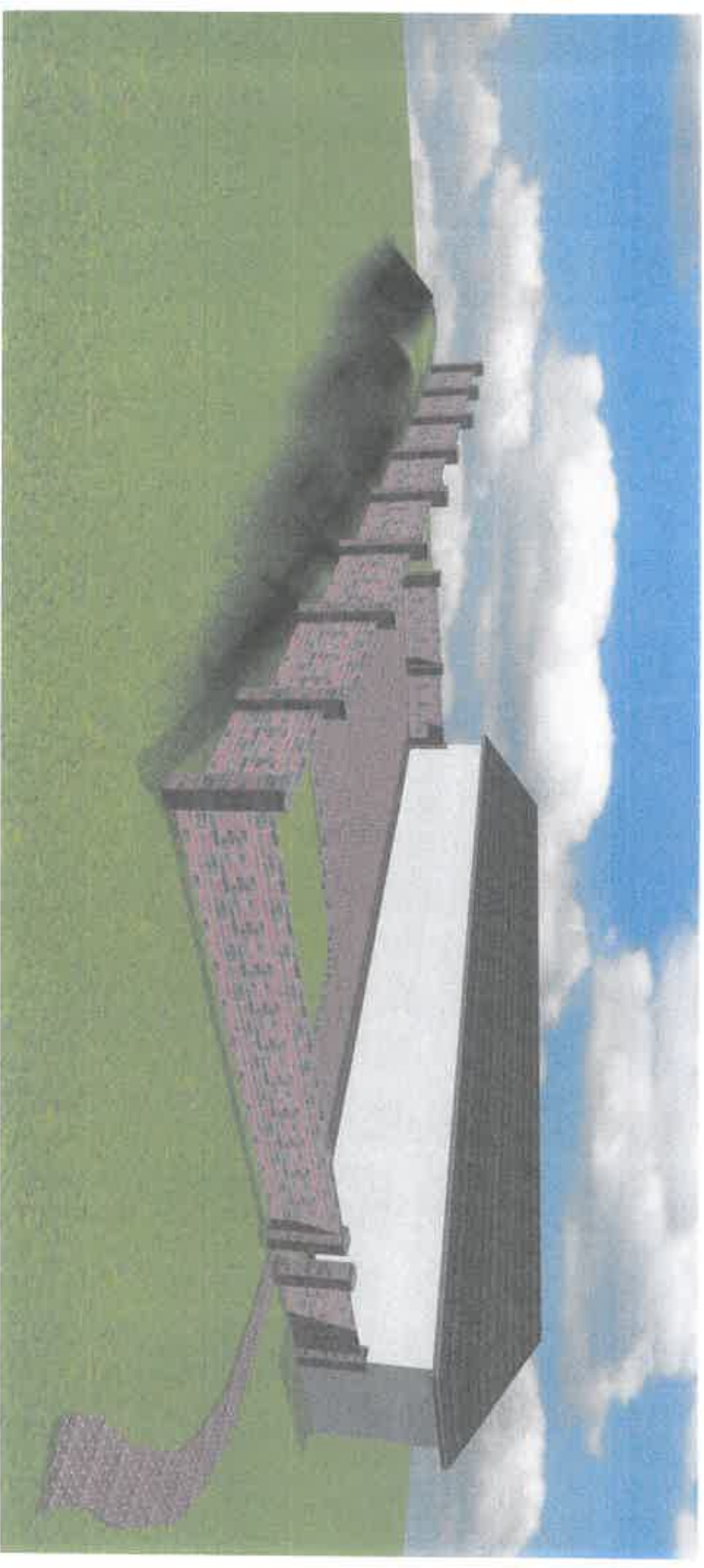
Best to you and your wife.

Chip Kassinger
843-324-5424

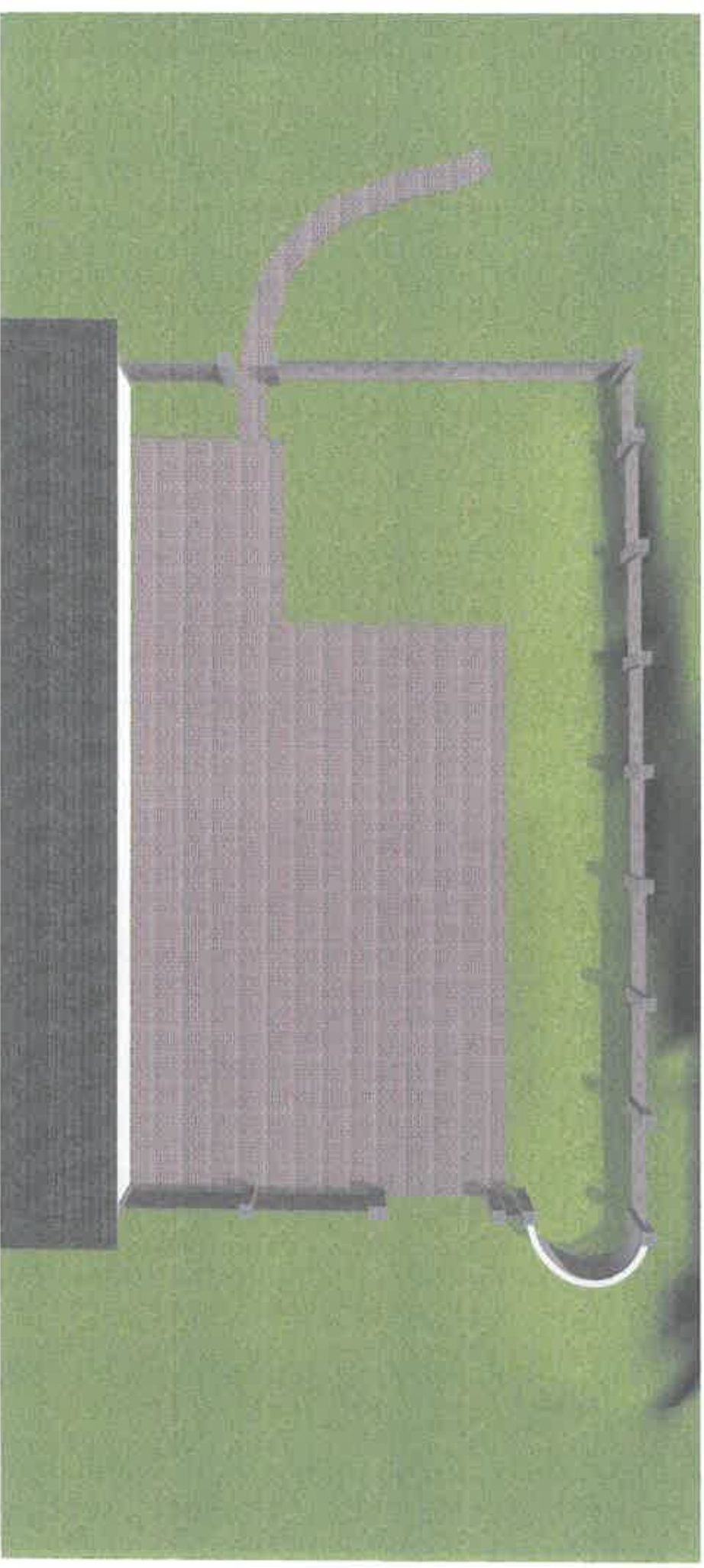
Sent from my iPhone



TAYLOR
VIEW OF FRONT WALL



TAYLOR
VIEW OF REAR WALL



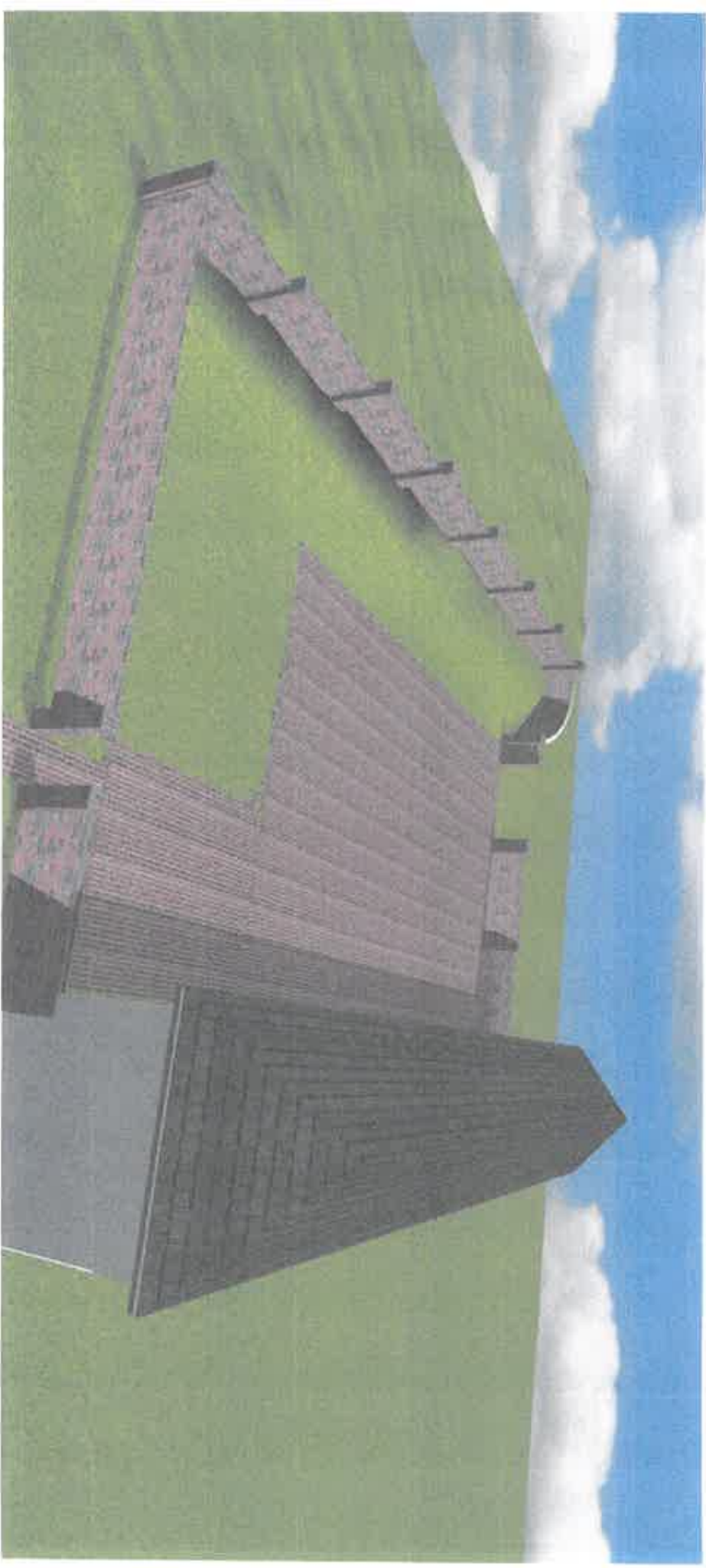
TAYLOR

OVERHEAD VIEW



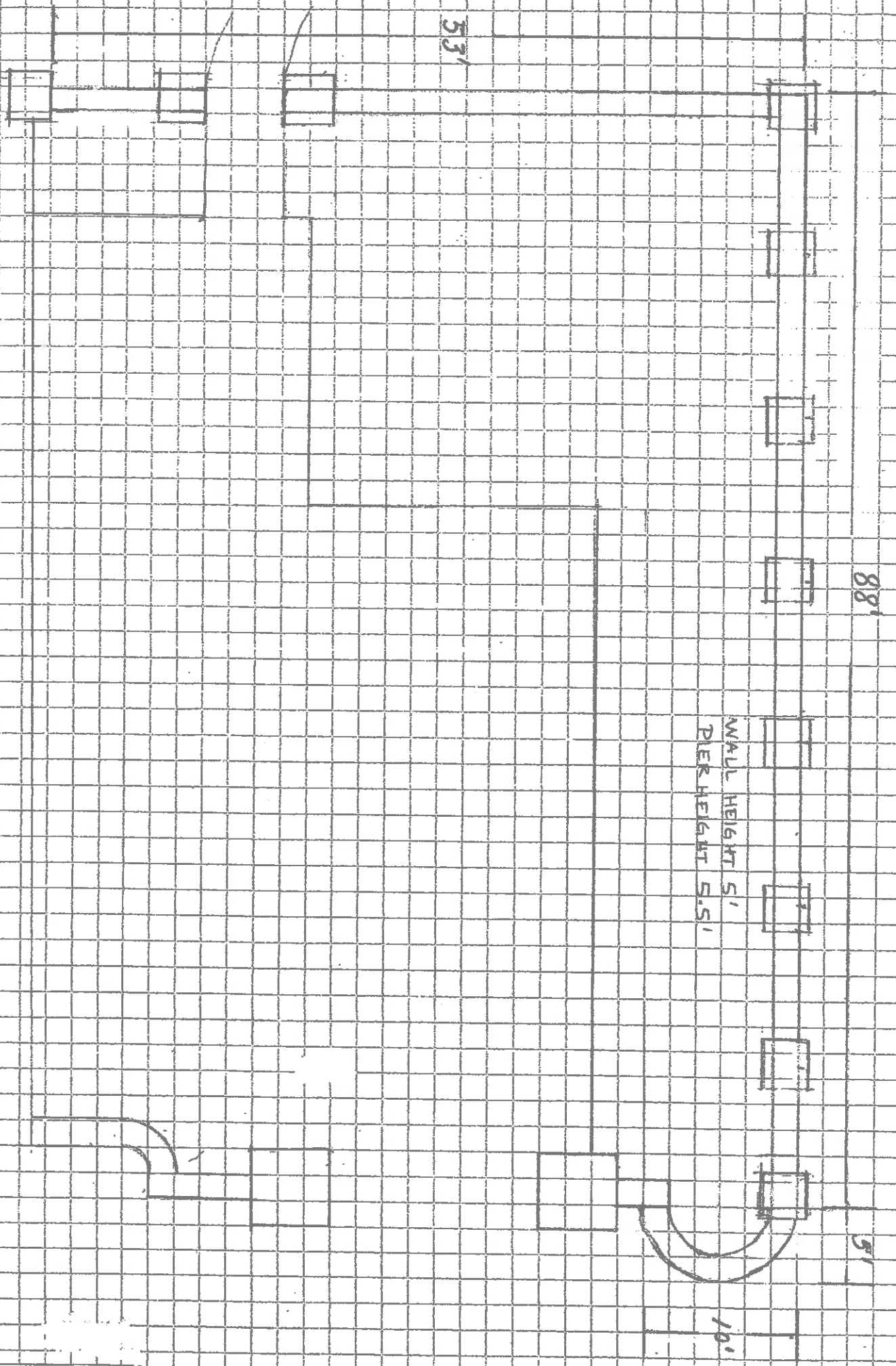
TAYLOR

INTERIOR COURTYARD VIEW
(GRAVATED ZONE)



TAYLOR

AERIAL VIEW FROM REAR OF
HOUSE & COURTYARD



TAYLOR HOUSE

WALL HEIGHT 5'
PIER HEIGHT 5.5'



MEMORANDUM

MAY 16, 2016

To: Board of Adjustment
From: Jonathan Kanipe, Town Administrator
Re: Case 3 - 12 Hemlock Road
Date: May 12, 2016

Case 3

Property Owner: Hubert and Pat Wood
Property Address: 12 Hemlock Road
Zoning District: R-1
Lot Size: 1.591 +/- acres
Application Request: Variance Request to Allow Previously Approved Masonry Wall to extend into Side Yard Setback

Mr. and Mrs. Wood request permission from the Board to extend their previously approved masonry retaining wall into the northern, side yard setback. Mr. and Mrs. Wood have indicated that by extending this retaining wall to enclose the existing paved driveway, it would help screen and buffer the drive and their vehicles from the neighbors at 10 Hemlock Road.

Mr. and Mrs. Wood note that the wall would step down as it encroaches into the setback and would reduce from approximately three (3) feet high to two (2) feet high. If approved, this variance would be additional to the permit approved by the Board at the regular March meeting.

Variance Application

I hereby petition the Board of Adjustment for a variance(s) from the provisions of the Zoning Ordinance for the real property stated below.

Name

Patricia and Hubert Wood

Property Address

12 Hemlock Road

Email

pwood@budofasheville.com

Phone

(828) 274-1364

Email-Submission Verification

gstowearchitect@bellsouth.net

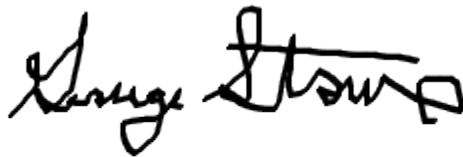
Variance to Zoning Ordinance Section(s) (Select all that apply)

1104 Accessory Structures & Accessory Buildings

Reason Variance(s) is(are) being requested:

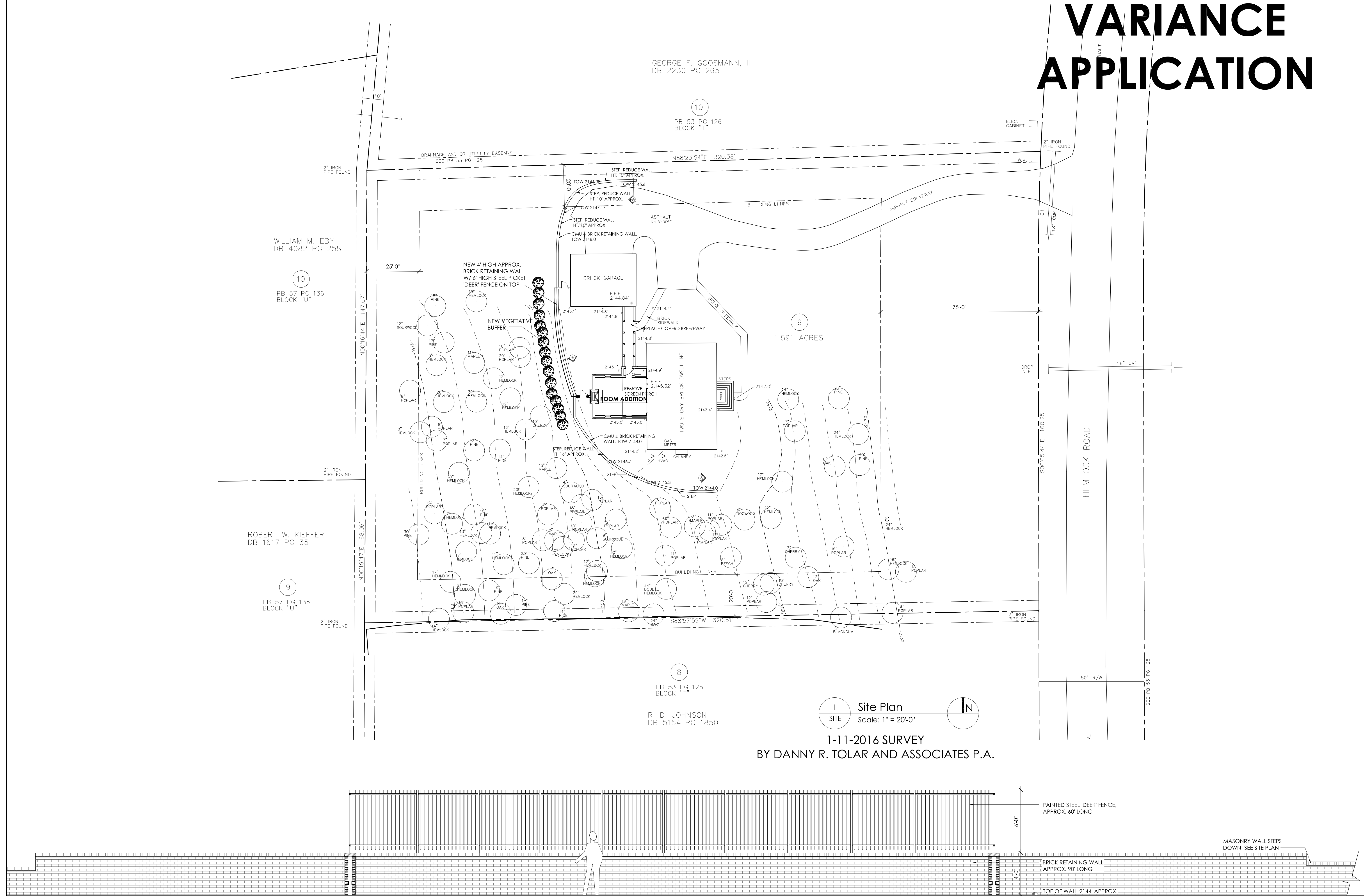
Desire to extend planned accessory masonry retaining wall into north side yard setback to enclose the existing paved driveway and to buffer the drive and Owner's vehicles from the neighboring property. The wall will step down as it encroaches into the setback. The height of the wall will vary from approximately 3' high to 2' high as measured from the grade at the lowest toe of the wall.


In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance. Violations of the provisions of the variance granted including any conditions or safeguards which are part of the granting of the variance, shall be deemed a violation of the Zoning Ordinance. I hereby certify that the information set forth above is true and accurate to the best of my knowledge.

Signature**Date**

5/2/2016

VARIANCE APPLICATION





GEORGE STOWE • ARCHITECT
member, American Institute of Architects
184 East Chestnut Street • Asheville, NC 28801
ph 828-251-2357 • fax 828-225-0530
gstowearchitect@bellsouth.net
www.GeorgeStoweArchitect.com

DATE:
03-04-2016

REVISIONS:
REVISED 4-28-2016

Additions and Alterations

WOOD RESIDENCE

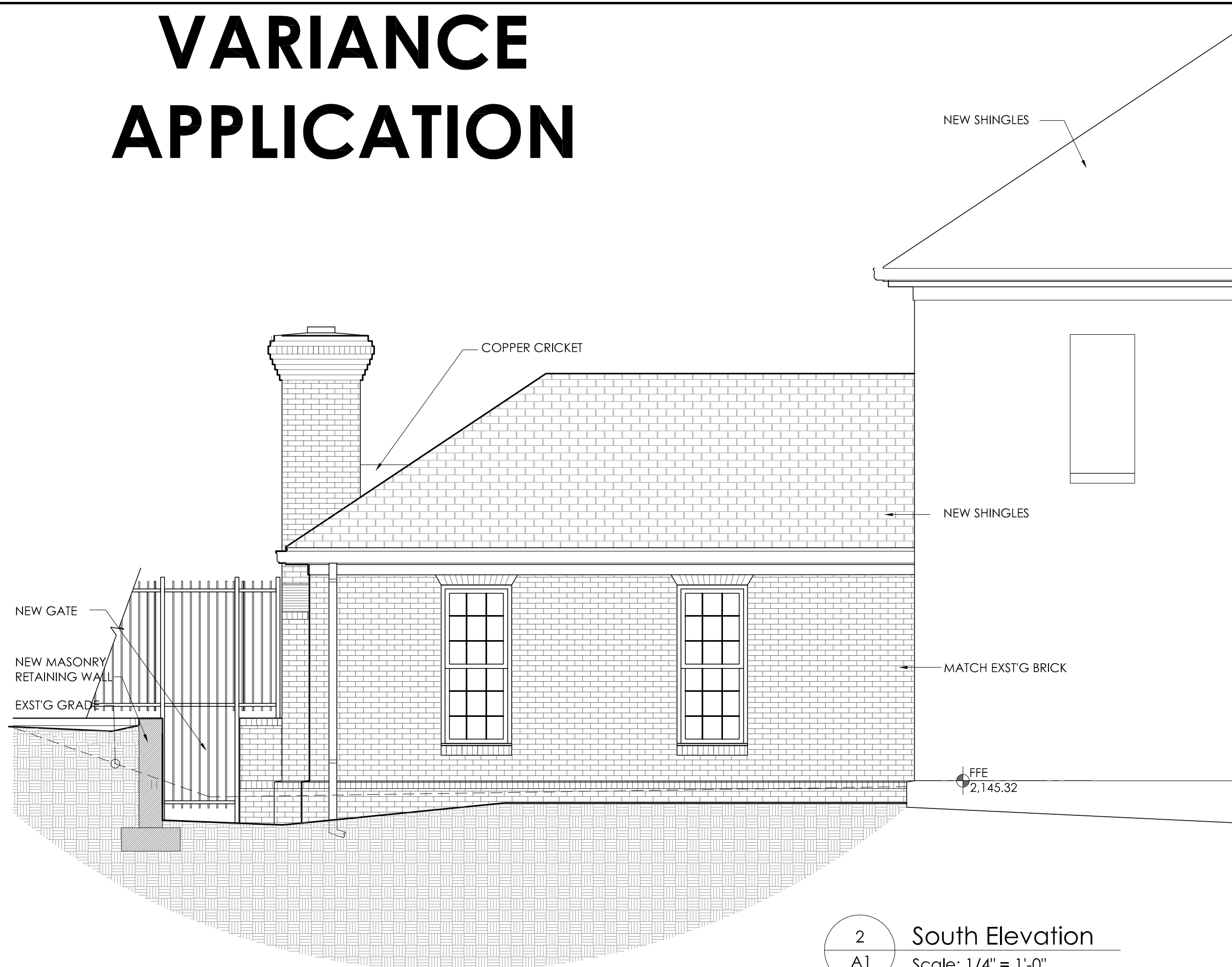
12 Hemlock Road
Blissmore Forest, NC

SITE

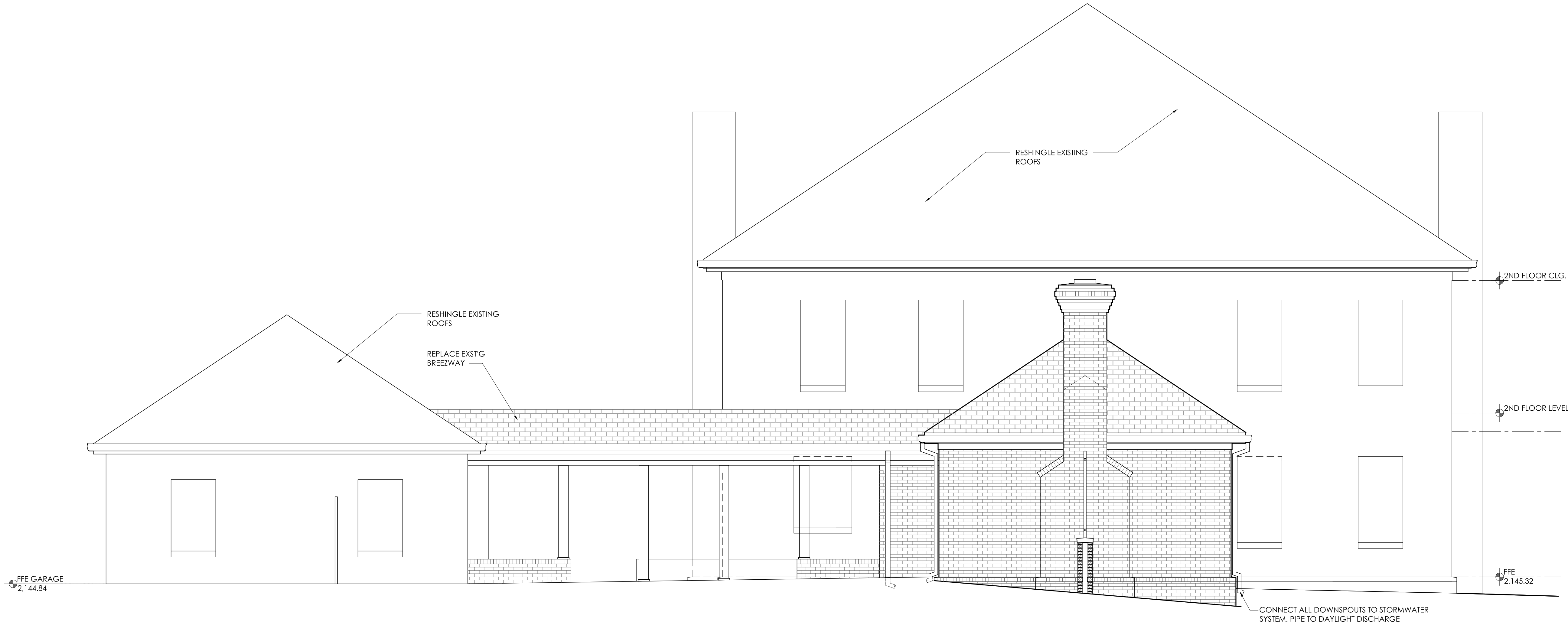
VARIANCE APPLICATION



2 North Elevation
A1 Scale: 1/4" = 1'-0"



2 South Elevation
A1 Scale: 1/4" = 1'-0"



2 West Elevation
A1 Scale: 1/4" = 1'-0"



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gstowearchitect@bellsouth.net
www.GeorgeStoweArchitect.com

DATE:
04-26-2016
REVISIONS:
4-28-2016

Additions and Alterations
WOOD RESIDENCE
12 Hemlock Road
Blissmore Forest, NC

A1

VARIANCE APPLICATION



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www.GeorgeStoweArchitect.com

DATE:
03-31-2016

REVISIONS:
4-13-2016
4-28-2016

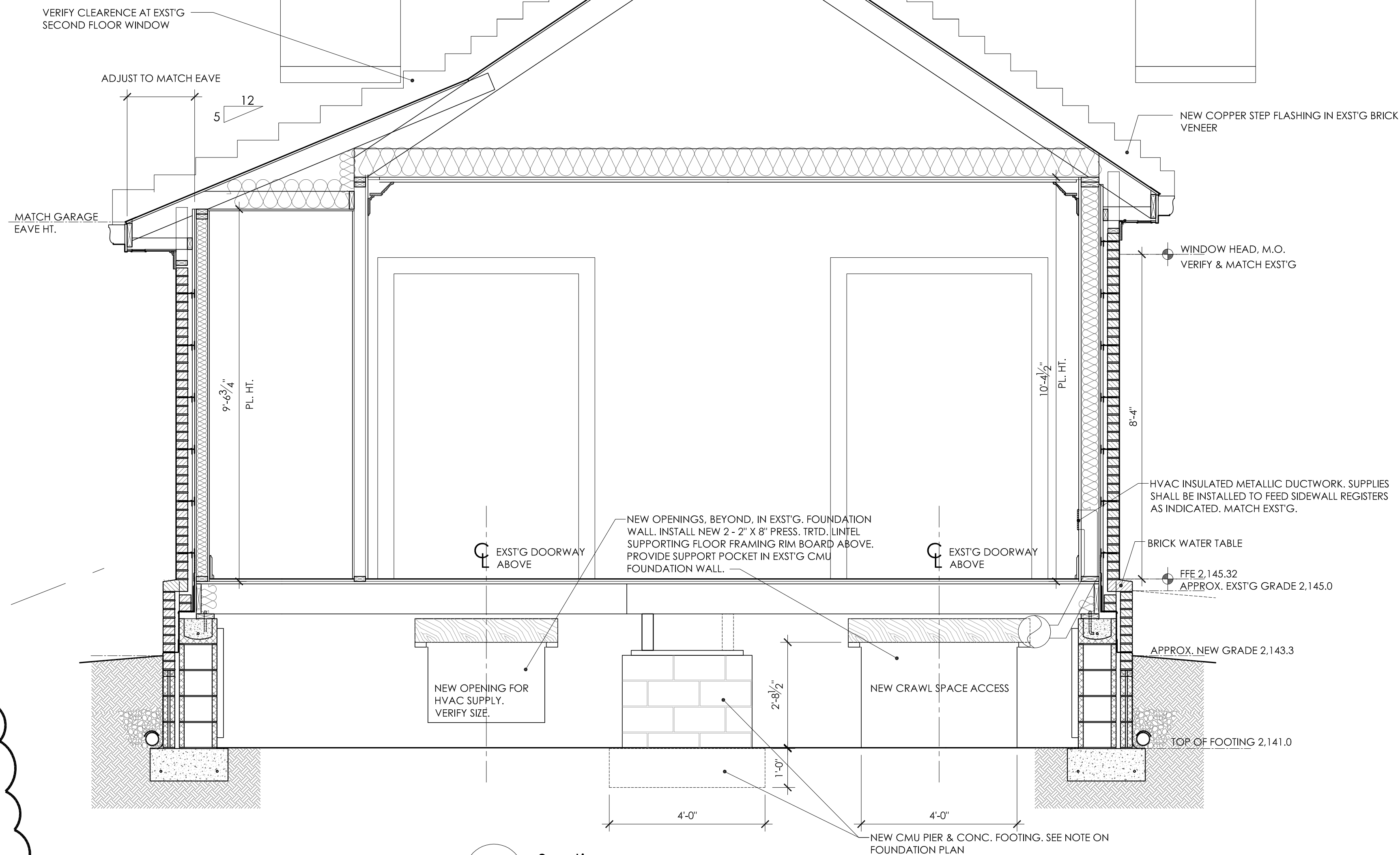
Additions and Alterations

WOOD RESIDENCE

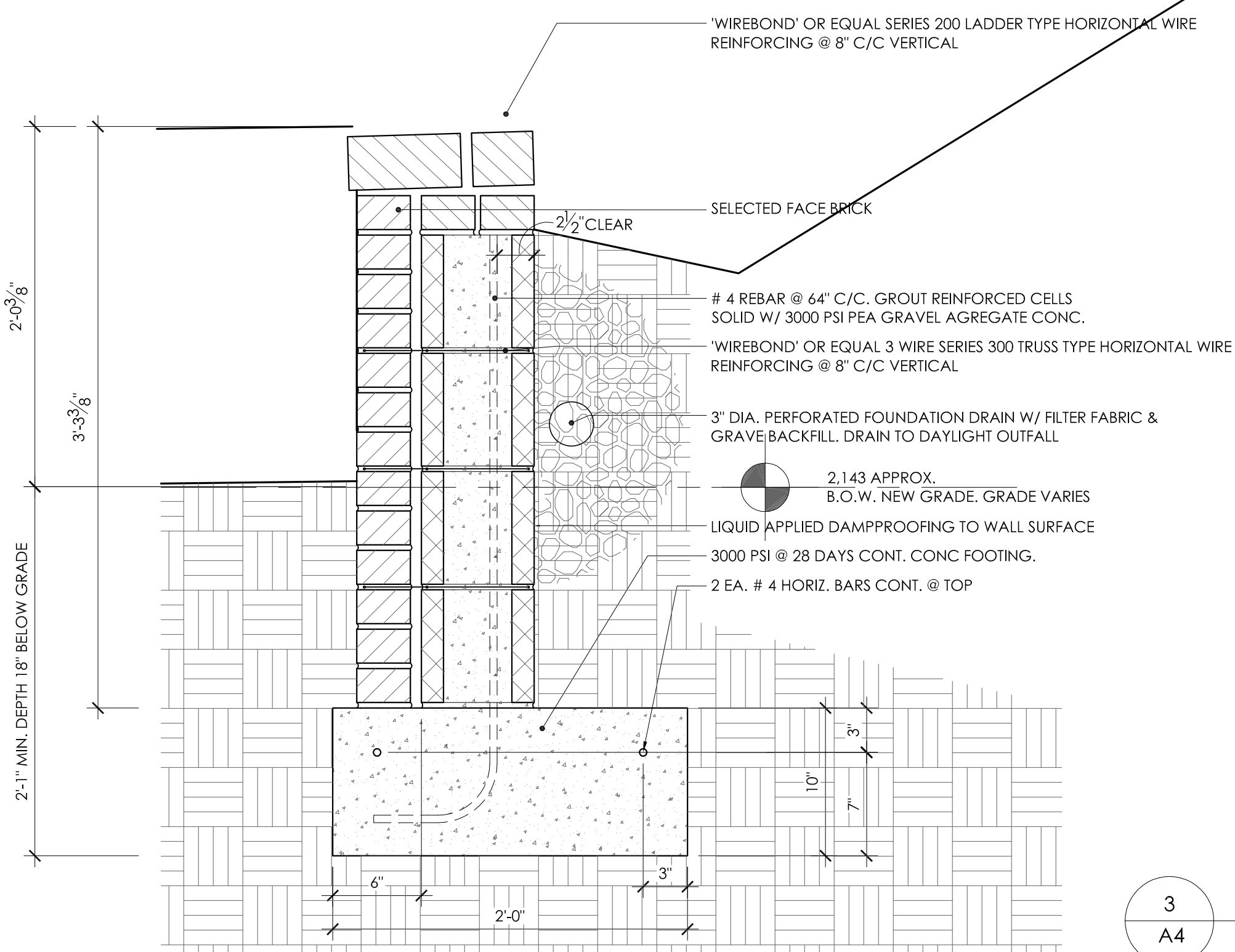
Billmore Forest, NC

12 Hemlock Road

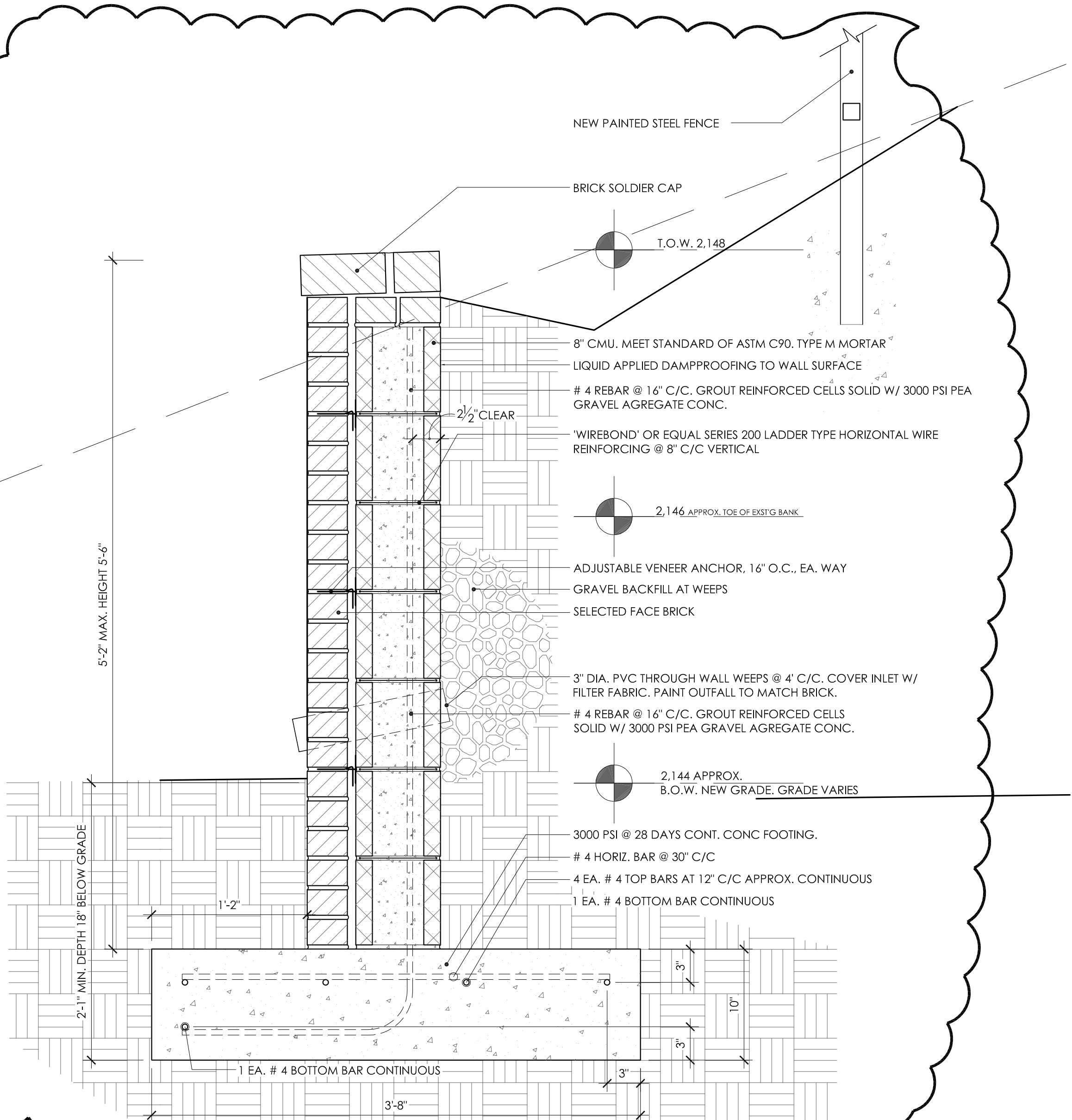
A4



1 Section
A4 Scale: 1/2" = 1'-0"



3 Retaining Wall Section
A4 Scale: 1-1/2" = 1'-0"



2 Retaining Wall Section
A4 Scale: 1-1/2" = 1'-0"



MEMORANDUM

MAY 16, 2016

To: Board of Adjustment
From: Jonathan Kanipe, Town Administrator
Re: Case 4 – 30 Cedarcliff Road
Date: May 12, 2016

Case 4

Property Owner: Tal and Paige Frankfurt
Property Address: 30 Cedarcliff Road
Zoning District: R-1
Lot Size: 1.66 +/- acres
Application Request: Conditional Use Permit for New Fence Construction and
Variance Request for Fencing in Rear Yard and Side Yard Setbacks

Mr. and Mrs. Frankfurt request permission from the Board to construct two fences along the rear and side property lines. The fences would be located on the property line, meaning that a variance is necessary since they would be out of compliance with the Ordinance's setback requirement.

The proposal is for the majority of the fence to be constructed of black aluminum fencing, which is listed on the diagram provided as 6' tall "Montage Classic" fence. The applicants additionally request permission from the Board to construct a separate, 6' tall black chain link fence in the rear and side yard, which would be on the inside border of the "Montage Classic" fence. This fence would replace an existing fence and is located approximately 5 feet from the rear property line in conjunction with an existing shed in the rear yard. The applicants do not believe this fence will be visible from any neighbors.

The applicants have also indicated their request for two (2) gates in conjunction with the project – the first on the eastern end of the property is a 13' wide "Estate" gate. They have included specifications for this gate in their materials. The second gate is a 4' wide gate to provide entry from the western end of the fence.

Variance Application

I hereby petition the Board of Adjustment for a variance(s) from the provisions of the Zoning Ordinance for the real property stated below.

Name

Paige and Tal Frankfurt

Property Address

30 Cedarcliff Road

Email

Tal.frankfurt@gmail.com

Phone

(901) 302-7120

Email-Submission Verification

Tal.frankfurt@gmail.com

Variance to Zoning Ordinance Section(s) (Select all that apply)

1111 Nonconforming Land, Uses or Structures

Reason Variance(s) is(are) being requested:

The purpose of the request is to accommodate backyard (not visible from the street) fencing for this address.

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance. Violations of the provisions of the variance granted including any conditions or safeguards which are part of the granting of the variance, shall be deemed a violation of the Zoning Ordinance. I hereby certify that the information set forth above is true and accurate to the best of my knowledge.

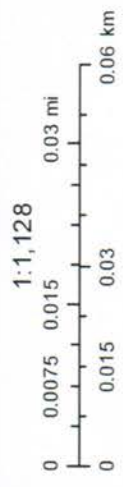
Signature**Date**

4/14/2016

A handwritten signature in black ink, appearing to read "Paige and Tal Frankfurt", written over a horizontal line.



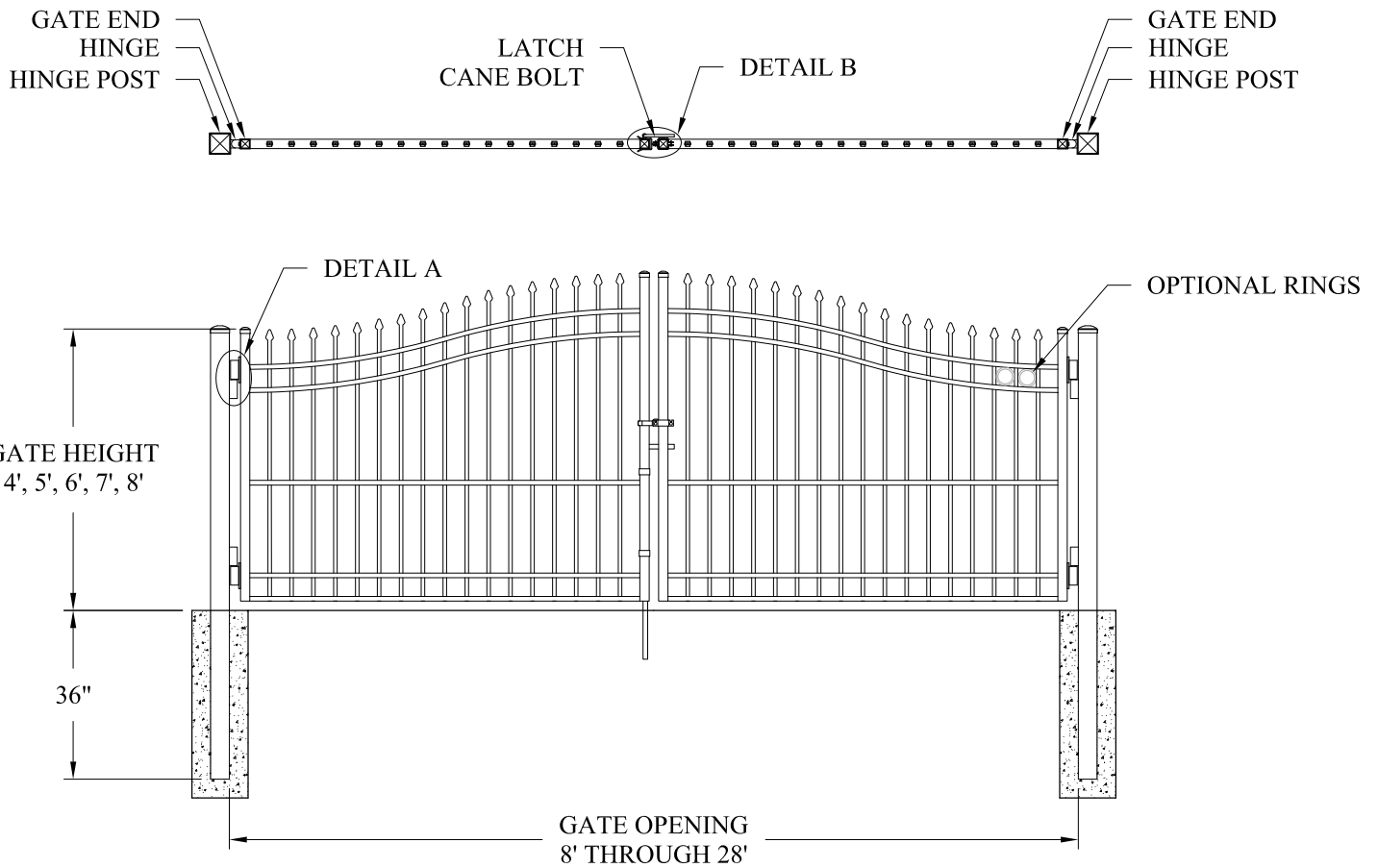
April 18, 2016



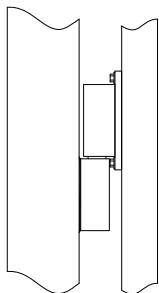
—: 6' tall Montage Classic
==: 6' tall Black Chain Link



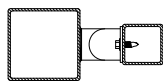




DETAIL A

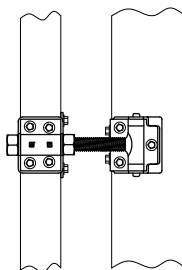


FRONT VIEW

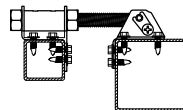


TOP VIEW

DETAIL A (optional)

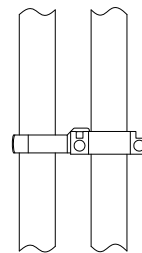


BACK VIEW

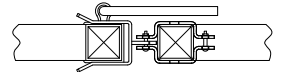


TOP VIEW

DETAIL C



FRONT VIEW



TOP VIEW

ESTATE™ ALUMINUM ENTRY GATE

Ornamental Pickets: $\frac{3}{4}$ " Square x .125" Wall

Uprights : 2" Square x .250" Wall

Rails: 1"x 2" x .250" Wall

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

ECISODF

Title: **ESTATE ALUMINUM CLASSIC ENTRY DOUBLE GATE**

DR: NJB SH . 1 of 1 SCALE: DO NOT SCALE

CK: BS Date 3/25/13 REV: A



AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com



MEMORANDUM

MAY 16, 2016

To: Board of Adjustment
From: Jonathan Kanipe, Town Administrator
Re: Case 5 – 891 Hendersonville Road
Date: May 12, 2016

Case 5

Applicant: Jeff Pace
Property Address: 891 Hendersonville Road
Zoning District: R-2
Lot Size: 0.389 +/- acres
Application Request: Conditional Use Permit for New Fence Construction and
Variance Request for Fencing in Front Yard Setback

Mr. Pace is in the due diligence phase of a purchase for the home at 891 Hendersonville Road. During this phase, he requests permission from the Board for a conditional use permit and variance to construct a white picket fence in the front yard. Mr. Pace has measured the proposed fence dimension and believes the fence will be approximately 38 feet from the edge of the asphalt on Hendersonville Road. The front yard setback for this lot is 50 feet.

In order to approve the variance request and allow the conditional use permit for the fence, the Board will need to approve variances to construct the fence in the front yard and to construct the fence within the front yard setback.

Zoning Application

Property Identification

Name

JEFF PACE

Address

891 HENDERSONVILLE RD, BILTMORE FOREST, North Carolina 28803

Phone

(828) 551-8208

Email

JEPACE@HE-EQUIPMENT.COM

Zoning

R-2

Lot Size (Acres)

.39

Email -Submission Verification

JEPACE@HE-EQUIPMENT.COM

Scope of Project-Roof Coverage

Does the project include increasing roof coverage?

No

Is the proposed roof coverage greater than the permitted maximum roof coverage?

No

Scope of Project-Impervious Surface

Does the project include increasing the impervious surface coverage?

No

Scope of Project-Setbacks

Does any part of the project fall within the front yard?

Yes

Does any part of the project fall within the side/rear yard setback(s)s?

No

Scope of Project-Accessory Structures

Does the project include a detached structure or building?

Yes

An application for a conditional use permit will be required in addition to this zoning application.

Will there be more than the approved number of

An application for a variance to exceed the permitted

accessory structures/buildings?

Yes

number of accessory structures and a conditional use permit for an accessory structure will be required in addition to this zoning application.

Project Description

Brief Description of Project

Install fence to protect children from the dangers of Hendersonville Rd

Estimated Cost of Project

5,000

Estimated Completion Date

7/1/2016

Please attach any drawings, renderings, photographs or other supporting documentation.

Fence Proposal for 891 Hendersonville Rd.pdf

Variance Application

I hereby petition the Board of Adjustment for a variance(s) from the provisions of the Zoning Ordinance for the real property stated below.

Name

JEFF PACE

Property Address

891 HENDERSONVILLE RD

Email

JEPACE@HE-EQUIPMENT.COM

Phone

(828) 551-8208

Email-Submission Verification

JEPACE@HE-EQUIPMENT.COM

Variance to Zoning Ordinance Section(s) (Select all that apply)

1103 Required Yards & Other Spaces

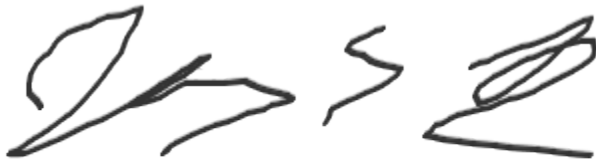
Reason Variance(s) is(are) being requested:

REQUESTING INSTALLATION OF FENCE TO PROTECT YOUNG CHILDREN FROM DANGERS OF HENDERSONVILLE RD

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance. Violations of the provisions of the variance granted including any conditions or safeguards which are part of the granting of the variance, shall be deemed a violation of the Zoning Ordinance. I hereby certify that the information set forth above is true and accurate to the best of my knowledge.

Signature**Date**

5/13/2016

A handwritten signature in black ink, appearing to read 'Jeff Pace', written over a horizontal line.

Fence Proposal for 891 Hendersonville Rd

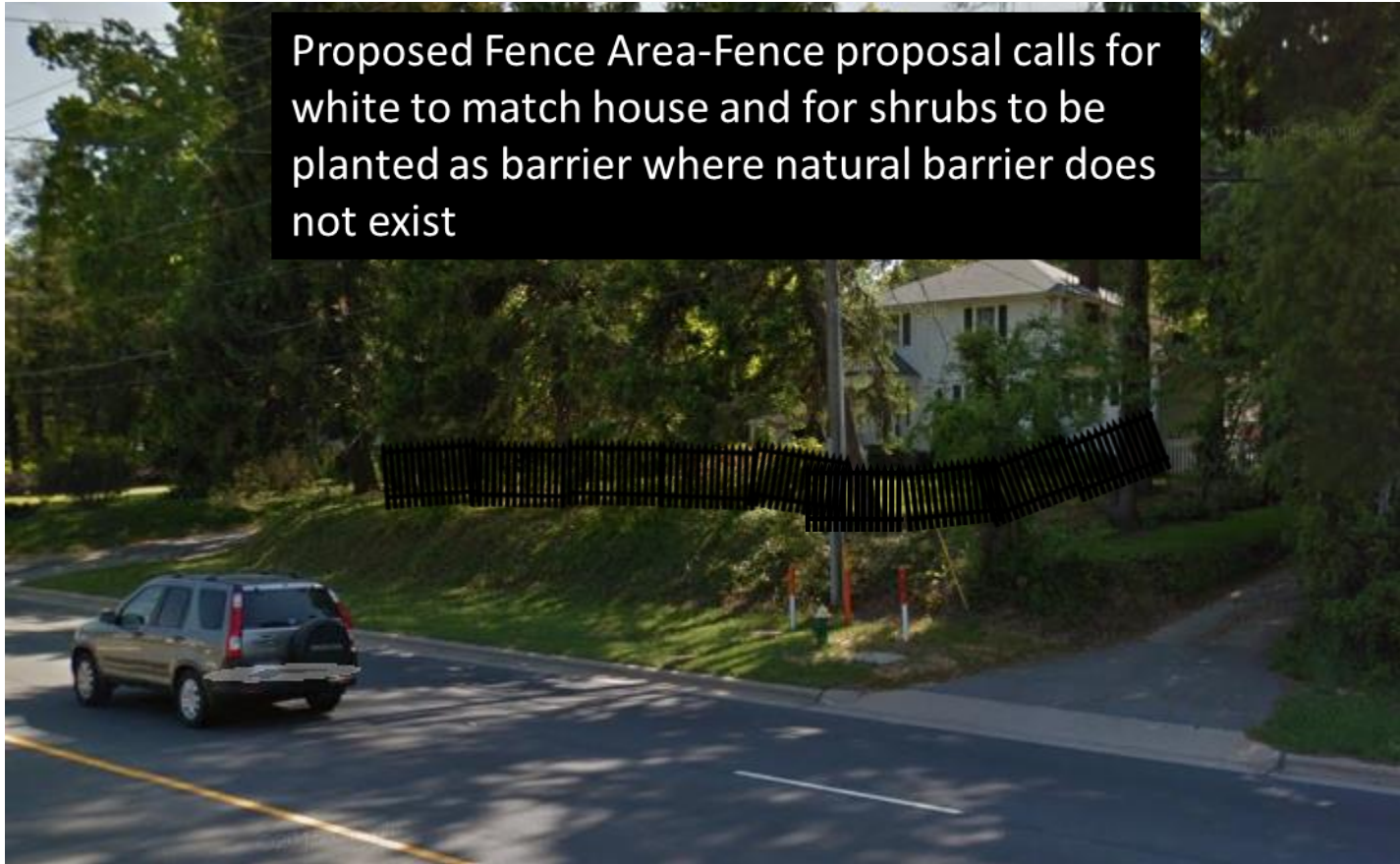
Jeff and Lorne Pace

- Proposed contractor: Asheville Fence Company
- Estimated Cost: \$5000
- Material: White Picket Fencing, Shrubbery, Grass Seed
- Reasoning: We have a 2 year old and a 3 month old and we would like them to be able to enjoy the outdoor space without the danger of Hendersonville Rd. We believe the fence will add curb appeal and build on the current landscaping to add character to the neighborhood
- Most of the fence will be hidden by existing natural barriers, or we will plant natural barriers where needed. The fence will be barely visible from Hendersonville Rd after completion of the project

Proposed Fence Area-Fence proposal calls for white to match house and for shrubs to be planted as barrier where natural barrier does not exist



Proposed Fence Area-Fence proposal calls for white to match house and for shrubs to be planted as barrier where natural barrier does not exist



Natural Barrier- Left side of house



Natural Barrier Front of House

Proposed fence would sit between house and trees, just fencing grassy area

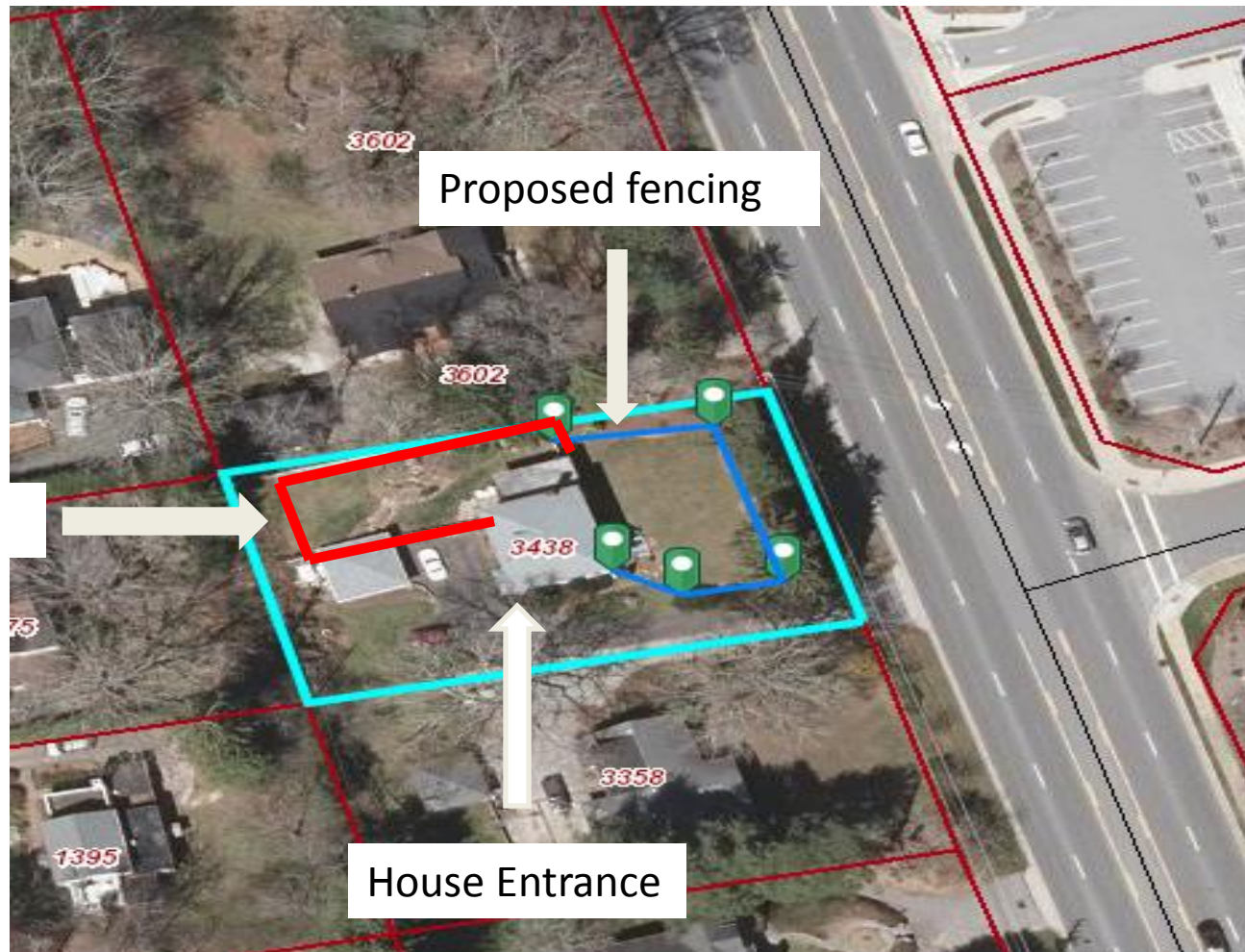


Natural Barrier Right Front

Fence would be placed on grass only-several barrier plants have been planted after tree fell recently. More barrier plants to be planted to camouflage fencing. Indicated area with arrow.



Overhead View of Proposed Fence



Proposed fencing

3602

3438

3358

1395

House Entrance

Current fencing

Current Fencing
-Proposed fencing to match the current fencing below



Proposed fencing artist rendering of example



Hendersonville Road Fencing in Place Now

- Image 1: 900 Block Hendersonville Rd
- Image 2: 600 Block Hendersonville Rd
- Image 3 & 4: 500 Block Hendersonville
Rd

900 Block



600 Block



500 Block



500 Block





ZONING APPLICATION

Required for Board of Adjustment & Design Review Board

DATE

5-3-16

PROPERTY IDENTIFICATION

Owner Name	Property Address	PIN	Zoning	Lot Size (Acres)
Douglas and Terry Ellington	7 Deerfield Road			

CONTACT INFORMATION

Applicant (if not owner)	Email
	terrye33@gmail.com
Mailing Address	7 Deerfield Road
Phone (Primary)	274-5678
Phone (Alt)	828-273-4779

PROPERTY REQUIREMENTS

Maximum Permitted Roof Coverage	Rear Yard Setback
Maximum Permitted Impervious Surface Coverage	Side Yard Setback

SCOPE OF PROJECT

Does the project include increasing roof coverage?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If yes, what is the proposed roof coverage? 14x26 (324) plus about 1' overhang				
Is the proposed roof coverage greater than the permitted maximum roof coverage?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Does the project include increasing the impervious surface coverage?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If yes, what is the proposed impervious surface coverage? 14x26 (324)				
Is the proposed impervious surface greater than the permitted maximum impervious surface coverage?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Will any part of the project fall within the front yard?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Will any part of the project fall within the side yard or rear yard setback?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

DESCRIPTION OF PROJECT

Brief Description of Project

Addition of master bath and closet with storage on lower level for lawn equipment, bikes, golf cart.

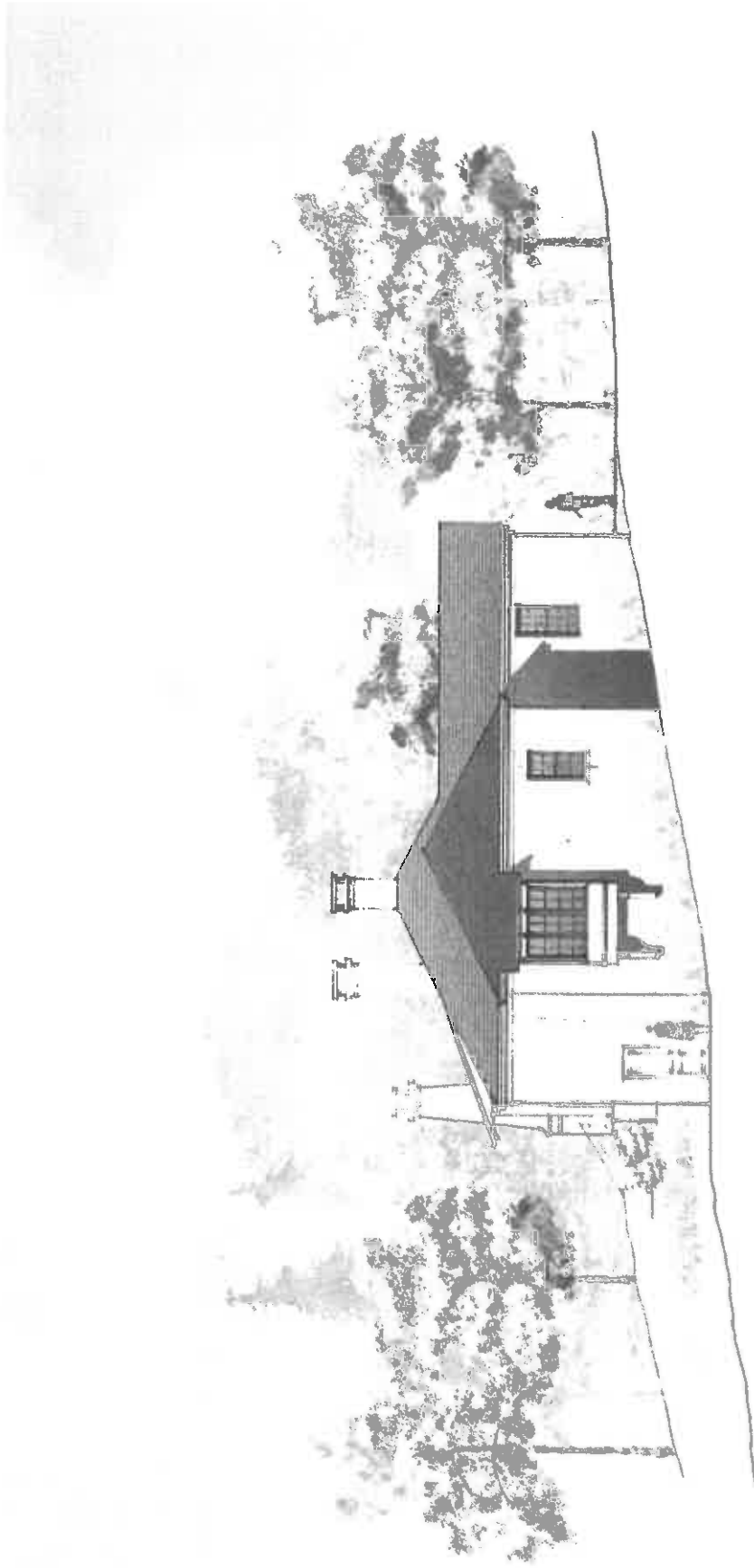
Estimated Cost of Project	200,000.00	Estimated Completion Date	2 years (top) from approval
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26'

Phase 1
Our plan is to

- ① Renovate the master bath with addition
- ② Convert base (finished) to playroom
- ③ Upgrade windows (same but new 2000 sq ft)



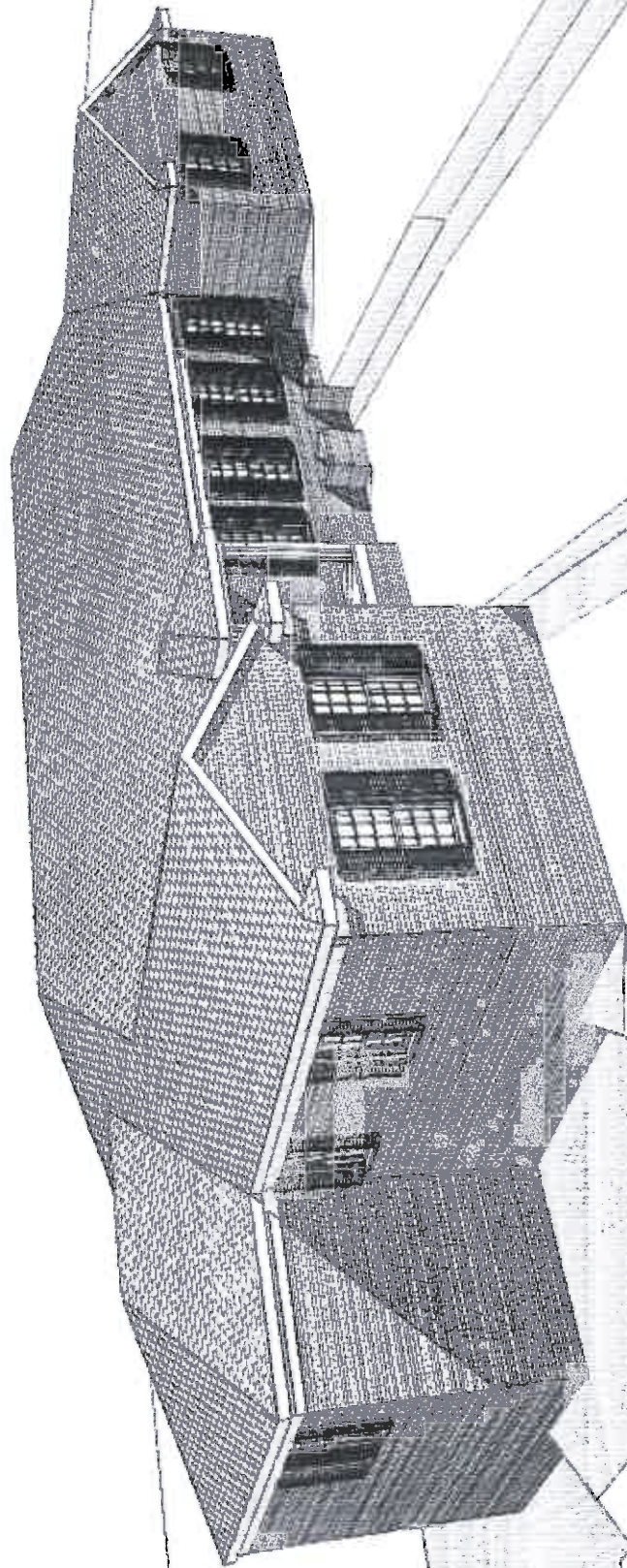
Schematic Design Presentation

Ellington Residence

Doug and Terry Ellington

CARLTON
Architecture
+ DesignBuild





old approved design

please see new!

increasing size to 14x26 ~~\$~~
from 12x22
adding window

Zoning Application

Property Identification

Name

George & Barbara Groome

Address

13 Cedar Chine, Biltmore Forest, North Carolina 28803

Phone

(828) 230-7339

Email

george@groomefamily.com

Zoning

R-1

Lot Size (Acres)

Email -Submission Verification

reid@acmdesign.net

Scope of Project-Roof Coverage

Does the project include increasing roof coverage?

No

Is the proposed roof coverage greater than the permitted maximum roof coverage?

No

Scope of Project-Impervious Surface

Does the project include increasing the impervious surface coverage?

No

Scope of Project-Setbacks

Does any part of the project fall within the front yard?

No

Does any part of the project fall within the side/rear yard setback(s)s?

No

Scope of Project-Accessory Structures

Does the project include a detached structure or building?

No

Will there be more than the approved number of

accessory structures/buildings?

No

Project Description

Brief Description of Project

My name is reid Wood. I am an architect at ACM Design. I am submitting this information on behalf of George and Barbara Groome. We are proposing to renovate the existing screen porch on the rear side of the house into an enclosed, conditioned sunroom. The existing footprint & roof of the residence will remain as is. The exterior screen wall of the porch will be replaced with a new wood framed wall with windows, a French door, and trim work. The existing brick fireplace shape will be altered and will be clad in thin stone veneer (real stone, drystack, mixture of fieldstone and ledgerstone). If you would like to contact me with any questions or comments my email is reid@acmdesign.net , phone # 828-684-9884, ext. 703. Thank you.
Reid

Estimated Cost of Project

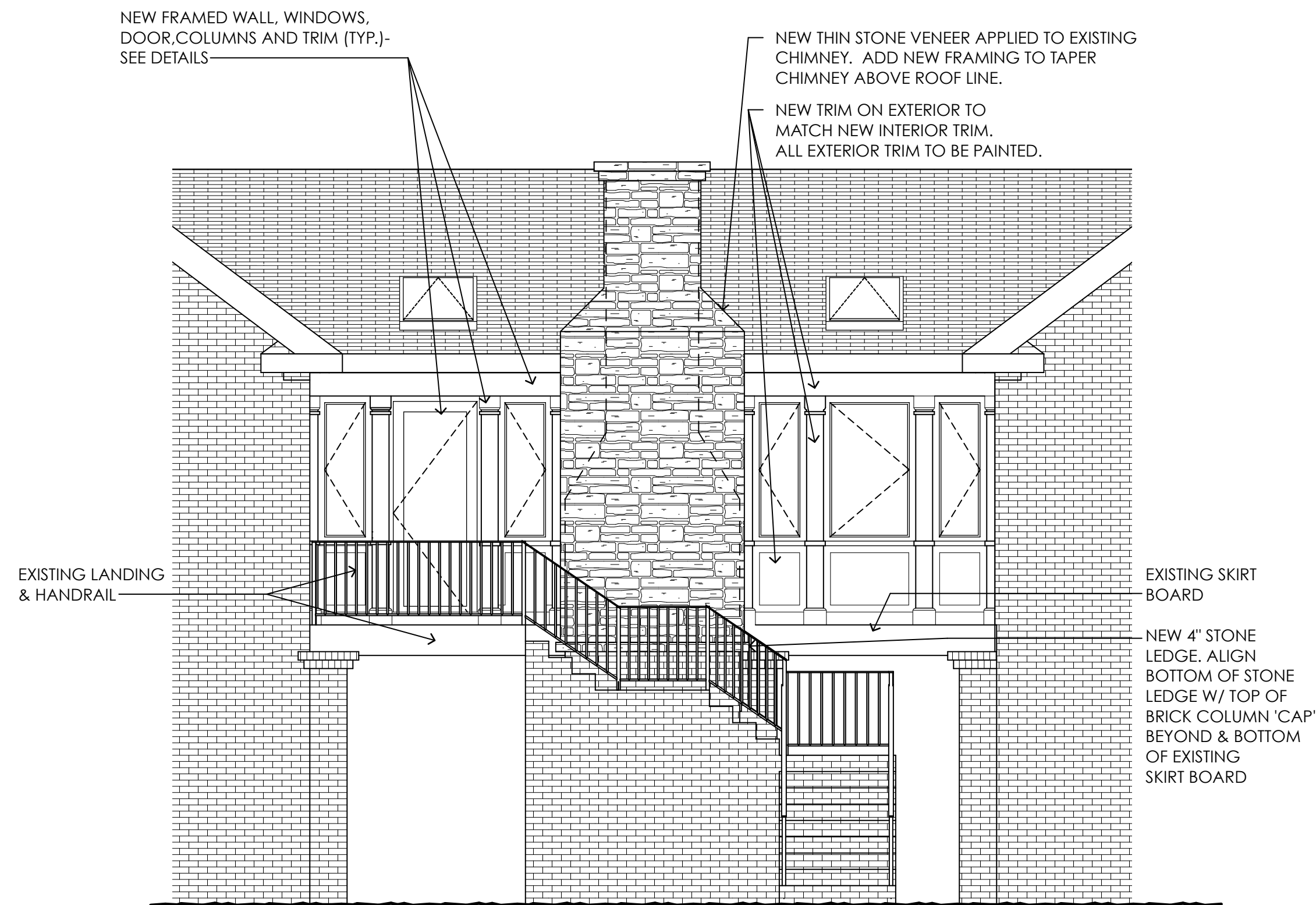
40,000

Estimated Completion Date

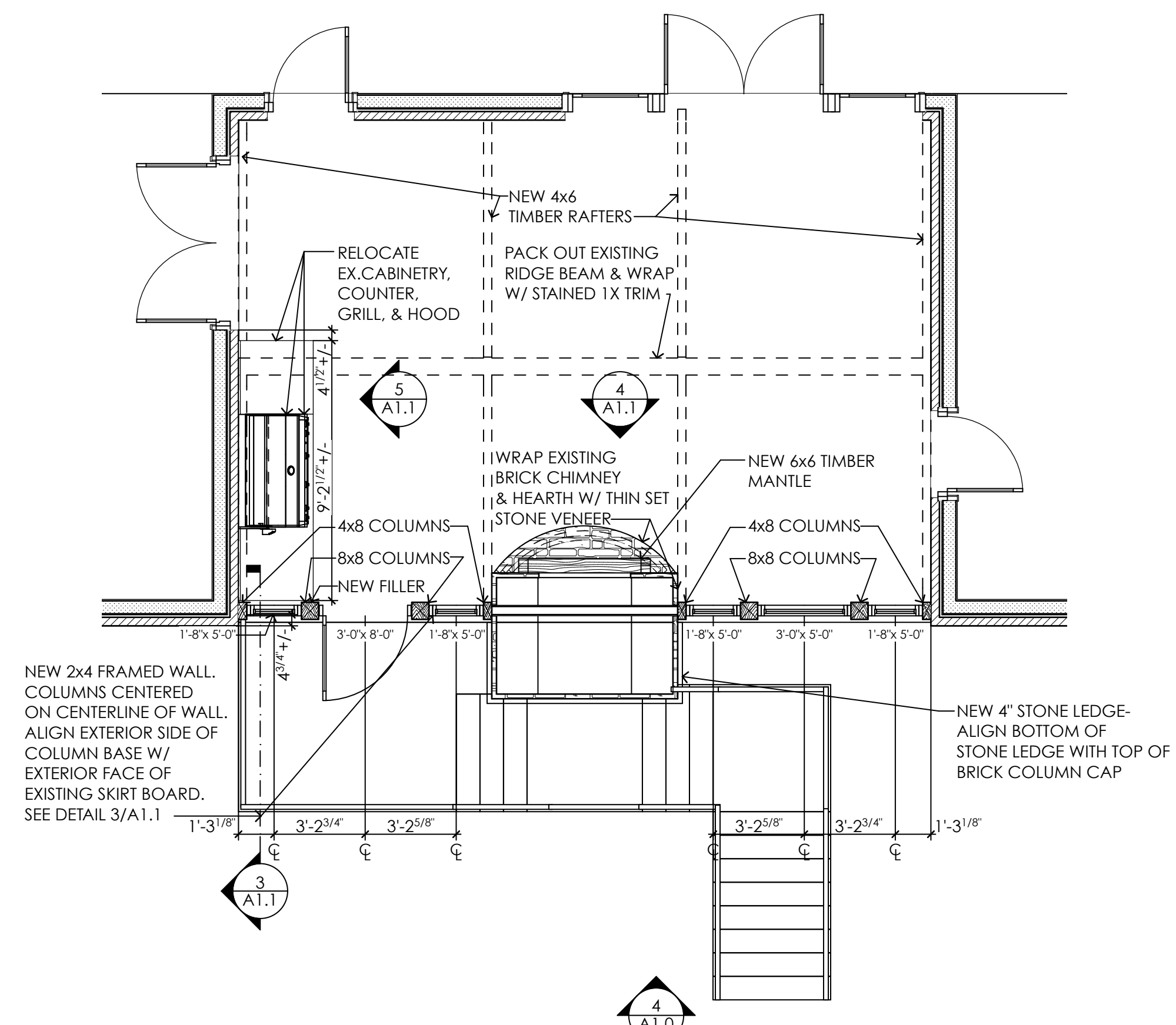
9/15/2016

Please attach any drawings, renderings, photographs or other supporting documentation.

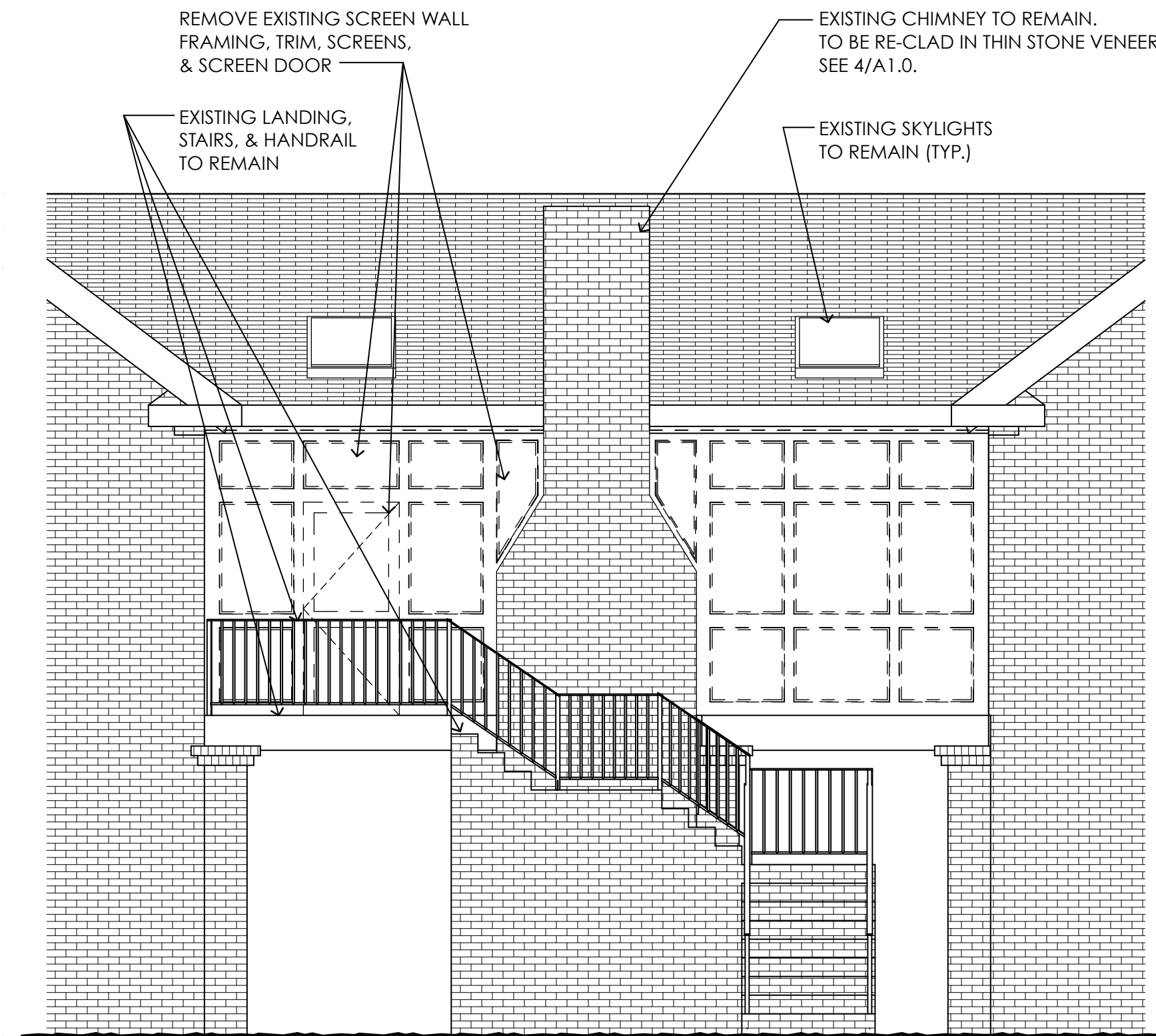
GroomeProgressSet_2016-0505.pdf



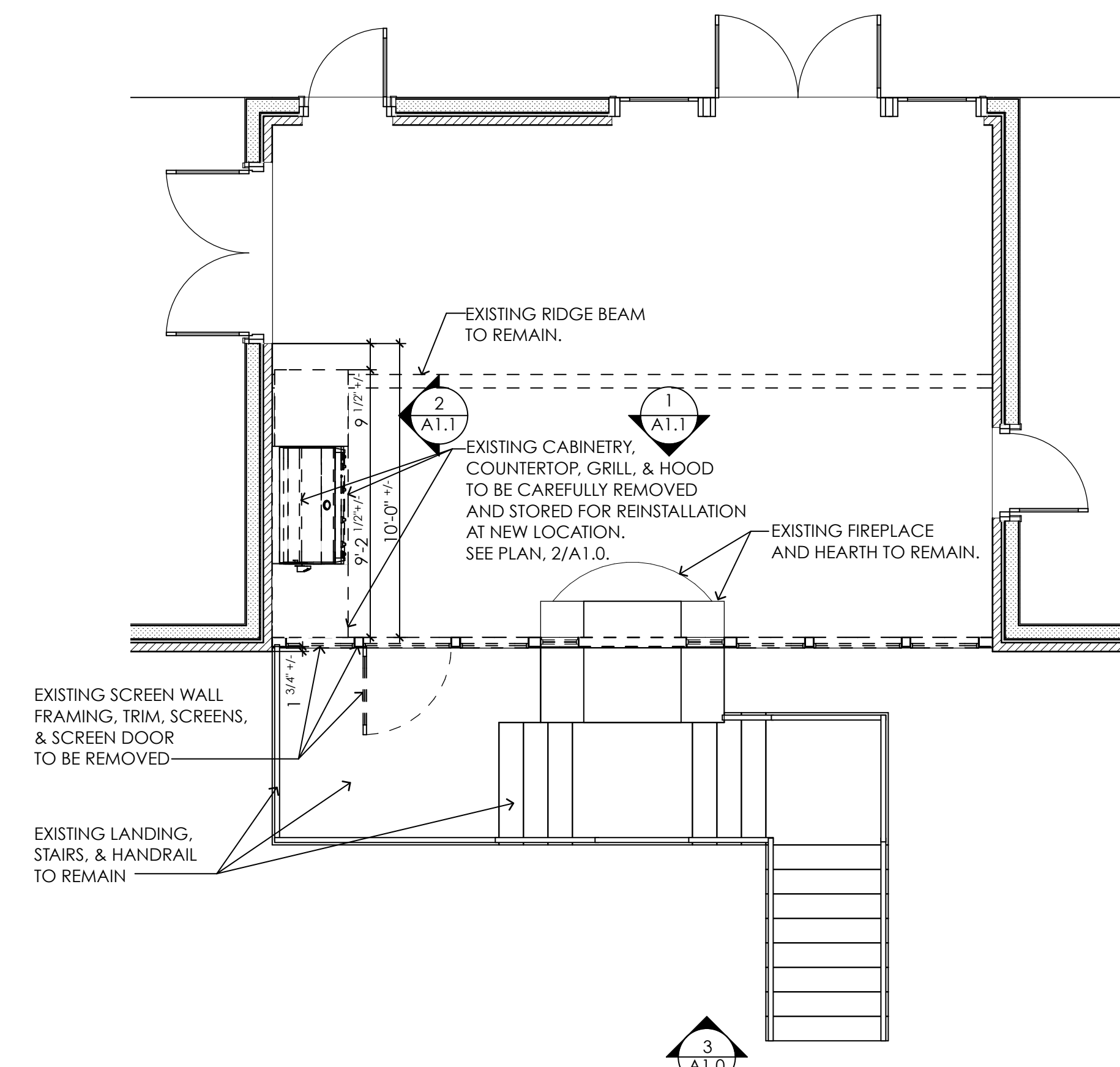
4
A1.0 NEW EXTERIOR REAR ELEVATION
SCALE: 1/4" = 1'-0"



2
A1.0 NEW SCREEN PORCH PLAN
SCALE: 1/4" = 1'-0"



3
A1.0 EXISTING EXTERIOR REAR ELEVATION-(DEMOLITION)
SCALE: 1/4" = 1'-0"



1
A1.0 SCREEN PORCH DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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Screen Porch Renovation at the
Groome Residence
13 Cedar Chine
Biltmore Forest, North Carolina

SCREEN PORCH PLANS & ELEVATIONS

PROJECT NUMBER:
201602
ISSUE DATE:
PRICING SET 05/02/2016
PROGRESS SET 05/05/2016

5/12/16 4:15 PM

SHEET:

A1.0

/ArchiCAD/#Keywords.pln

Screen Porch Renovation at the
Groome Residence
13 Cedar Chine
Biltmore Forest, North Carolina

INTERIOR
ELEVATIONS

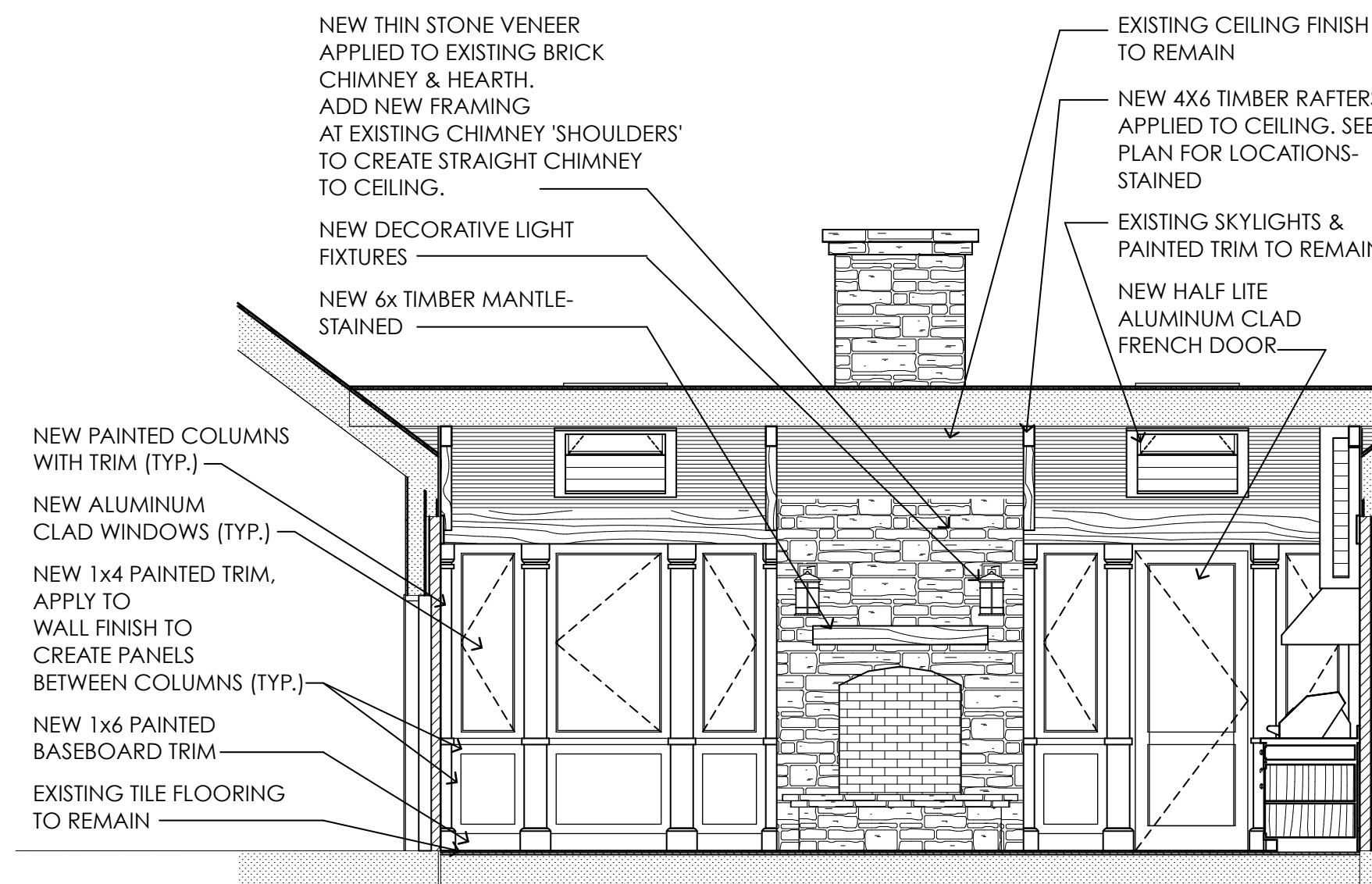
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5/12/16 4:15 PM

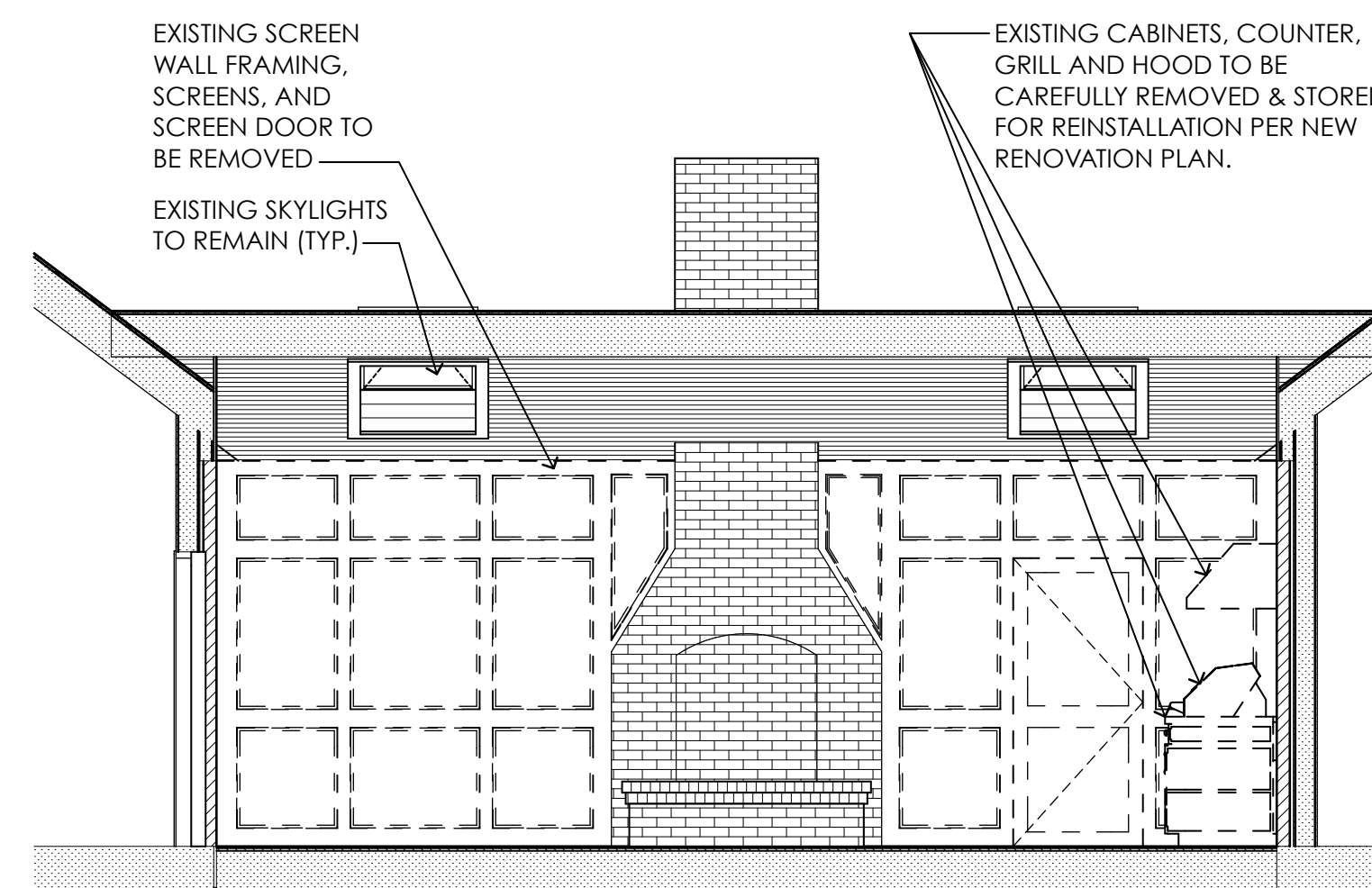
SHEET:

A1.1

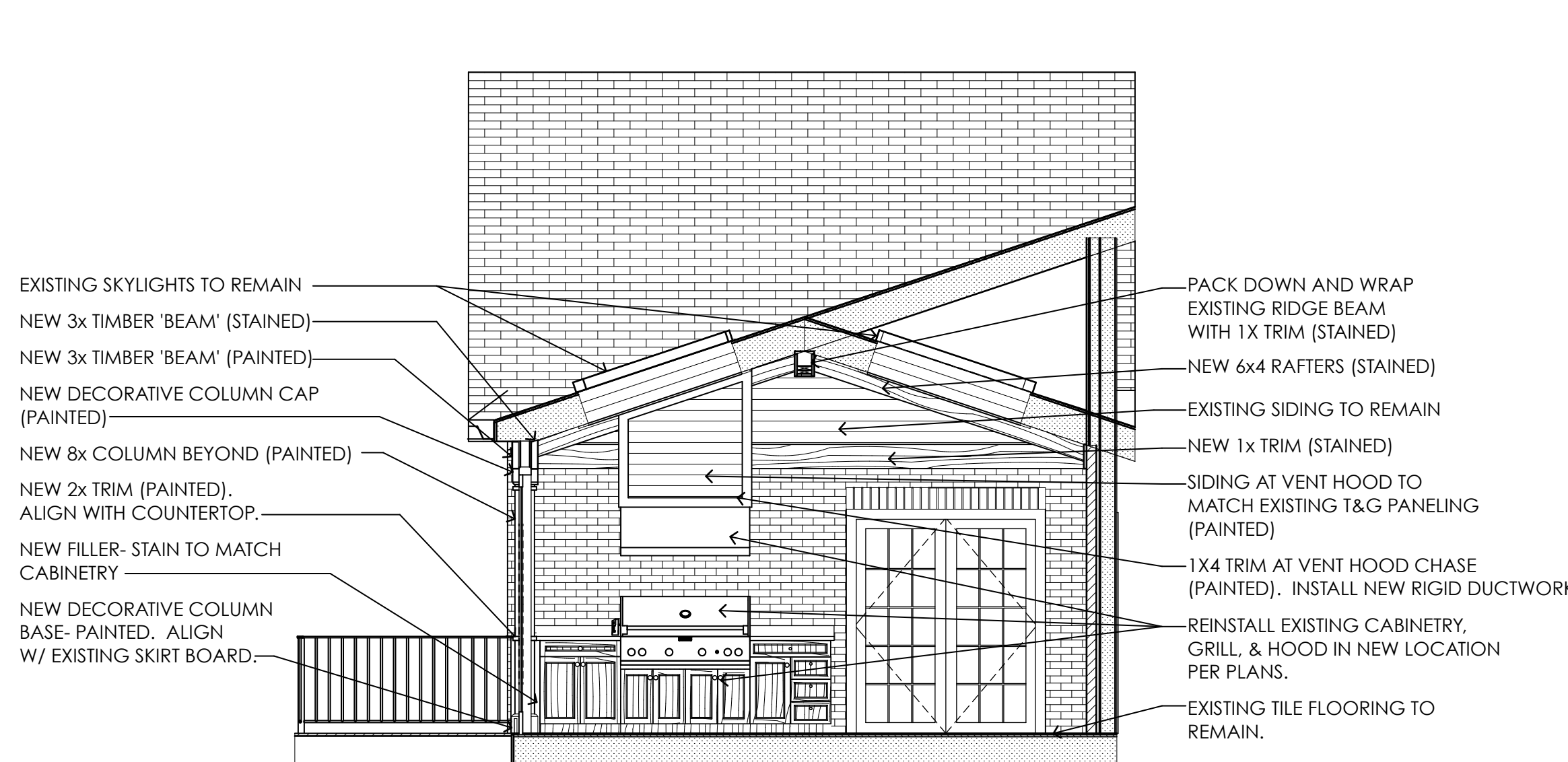
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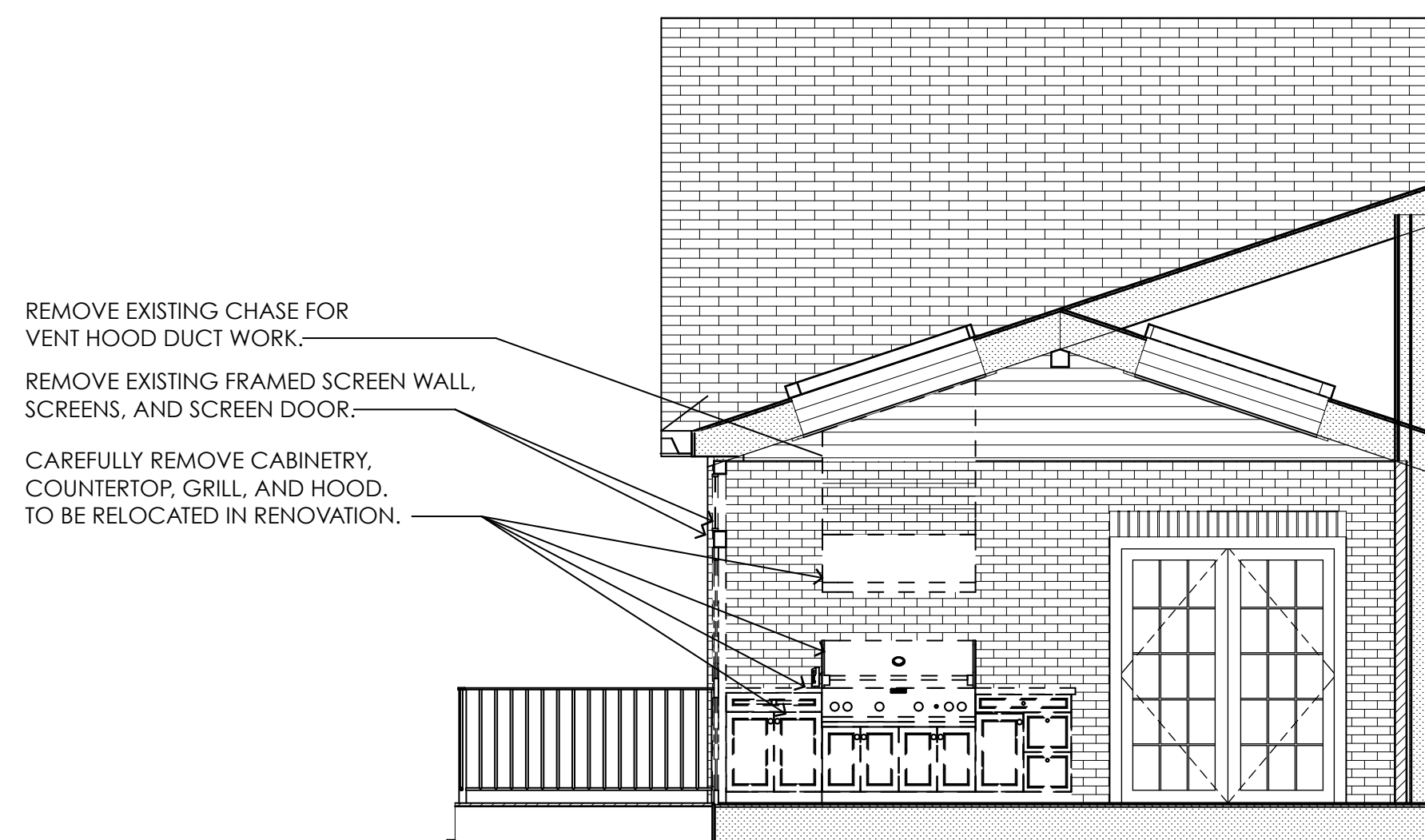
4 NEW FIREPLACE ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



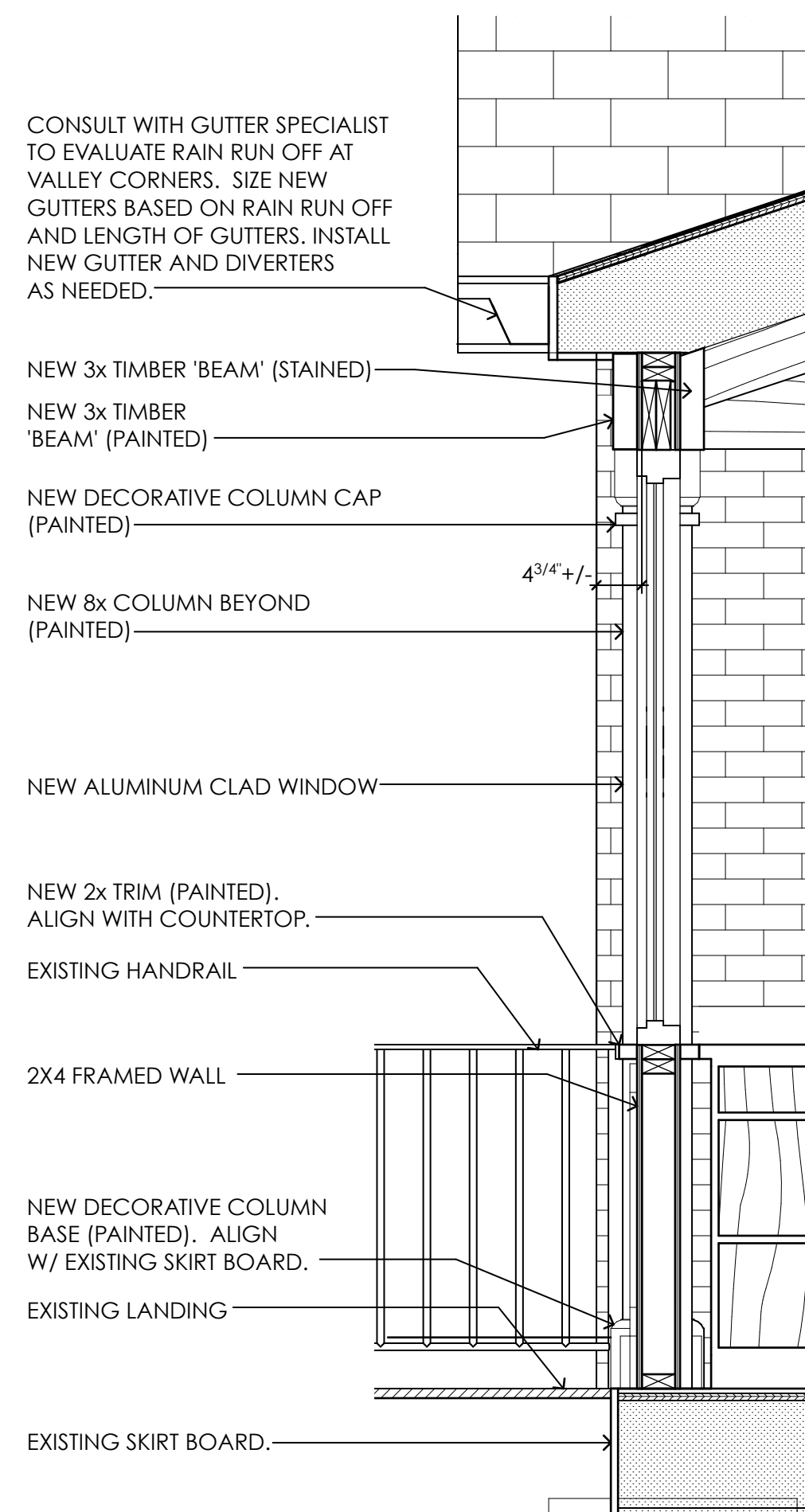
1 EXISTING FIREPLACE ELEVATION-(DEMOLITION)
A1.1 SCALE: 1/4" = 1'-0"



5 NEW GRILL ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



2 EXISTING GRILL ELEVATION-(DEMOLITION)
A1.1 SCALE: 1/4" = 1'-0"



3 SECTION DETAIL
A1.1 SCALE: 3/4" = 1'-0"