

# **PROPOSED AGENDA**

**Thursday, February 24, 2022**

## **Meeting of the Design Review Board**

- I. Electronic Review Only
- II. Design Review Board Submissions
  - 1. 8 Fairway Place – Installation of Two (2) Dry Stack Stone Walls on Side and Rear of Property*
  - 2. 394 Vanderbilt Road – Construction of Detached Structure, including Covered Pergola Parking Area and Potting Shed*
  - 3. 26 East Forest Road – Construction of New Single-Family Home*
- III. Next Meeting – In-Person – Thursday, March 24, 2022 at 5:30 p.m.

# BOARD OF ADJUSTMENT STAFF MEMORANDUM

February 21, 2022



## Case 1 – 8 Fairway Place Special Use Request for Accessory Structure *Installation of Dry Stack Retaining Wall*

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Property Owner: W. Leon Elliston  
Property Address: 8 Fairway Place

### Project Description

The applicant has presented plans for a dry stack retaining wall. There are two separate walls requested in the rear yard of the existing home. The larger wall is 100 feet long and gradually increases to a maximum of 32 inches tall. Each end of the wall will begin at 18 inches tall and transition to 32 inches. The smaller wall is 30 feet long and 30 inches tall, with no height variation.

### Special Use Request

The Town requires a special use permit approval for new wall construction. A full copy of this ordinance is attached to this memorandum. The proposed walls do not encroach upon any setbacks.

# Zoning Compliance Application

Town of Biltmore Forest

**Name**

Emily Gregory

**Property Address**

8 Fairway Place

**Phone**

(828) 551-4372

**Email**

emily.gregory@bbbarns.com

**Parcel ID/PIN Number**

964687975700000

## ZONING INFORMATION

**Current Zoning**

R-1

**Lot Size**

.75 acres

**Maximum Roof Coverage**

3,520 square feet (Up to .75 acres)

**Proposed Roof Coverage Total**

N/A

**Maximum Impervious Surface Coverage**

Up to 1 acre (27.5 percent of lot area)

**Proposed Impervious Surface Coverage**

N/A

**Front Yard Setback**

60 feet (R-1 District)

**Side Yard Setback**

20 feet (R-1 District)

**Rear Yard Setback**

25 feet (R-1 District)

**Building Height**

N/A

**Description of the Proposed Project**

2 dry laid stone retaining walls will be constructed in the back yard of 8 Fairway Place, Biltmore Forest. The larger wall will be lower on the property and will be 100 linear feet long and an average of 32" tall. Both ends of the wall will be 18" tall and the height will gradually increase as the topography of the land dips down. Soil will be backfilled on part of the wall and a free-standing double sided wall will sit on top of the retention wall. Total height will not exceed 32" tall. The second and smaller wall will be 30 linear feet and a consistent height of 30". There will be a formal set of stone stairs included in this wall that will look identical to existing stone steps on the property. It will be installed higher up on the property and will connect with existing stone features. After the hardscaping is completed, there will be softscapes added to both areas around the new walls to add aesthetics and soften any harshness. A mulch walking trail will be installed also.

**Estimated Start Date**

2/22/2022

**Estimated Completion Date**

5/20/2022

**Estimated Cost of Project**

\$140,000.00

# Special Use Permit Application

Town of Biltmore Forest

**Name**

Emily Gregory

**Address**

8 Fairway Place

**Phone**

(828) 551-4372

**Email**

emily.gregory@bbbarns.com

**Please select the type of special 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:**

2 dry laid stone retaining walls will be constructed in the back yard of 8 Fairway Place, Biltmore Forest. The larger wall will be lower on the property and will be 100 linear feet long and an average of 32" tall. Both ends of the wall will be 18" tall and the height will gradually increase as the topography of the land dips down. Soil will be backfilled on part of the wall and a free-standing double sided wall will sit on top of the retention wall. Total height will not exceed 32" tall. The second and smaller wall will be 30 linear feet and a consistent height of 30". There will be a formal set of stone stairs included in this wall that will look identical to existing stone steps on the property. It will be installed higher up on the property and will connect with existing stone features. After the hardscaping is completed, there will be softscapes added to both areas around the new walls to add aesthetics and soften any harshness. A mulched walking trail will be installed also.

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

The project would not adversely affect the public interest because it is a retaining wall. The wall will only increase the beauty of the home, the property and the greater neighborhood's landscape.

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

**Signature**

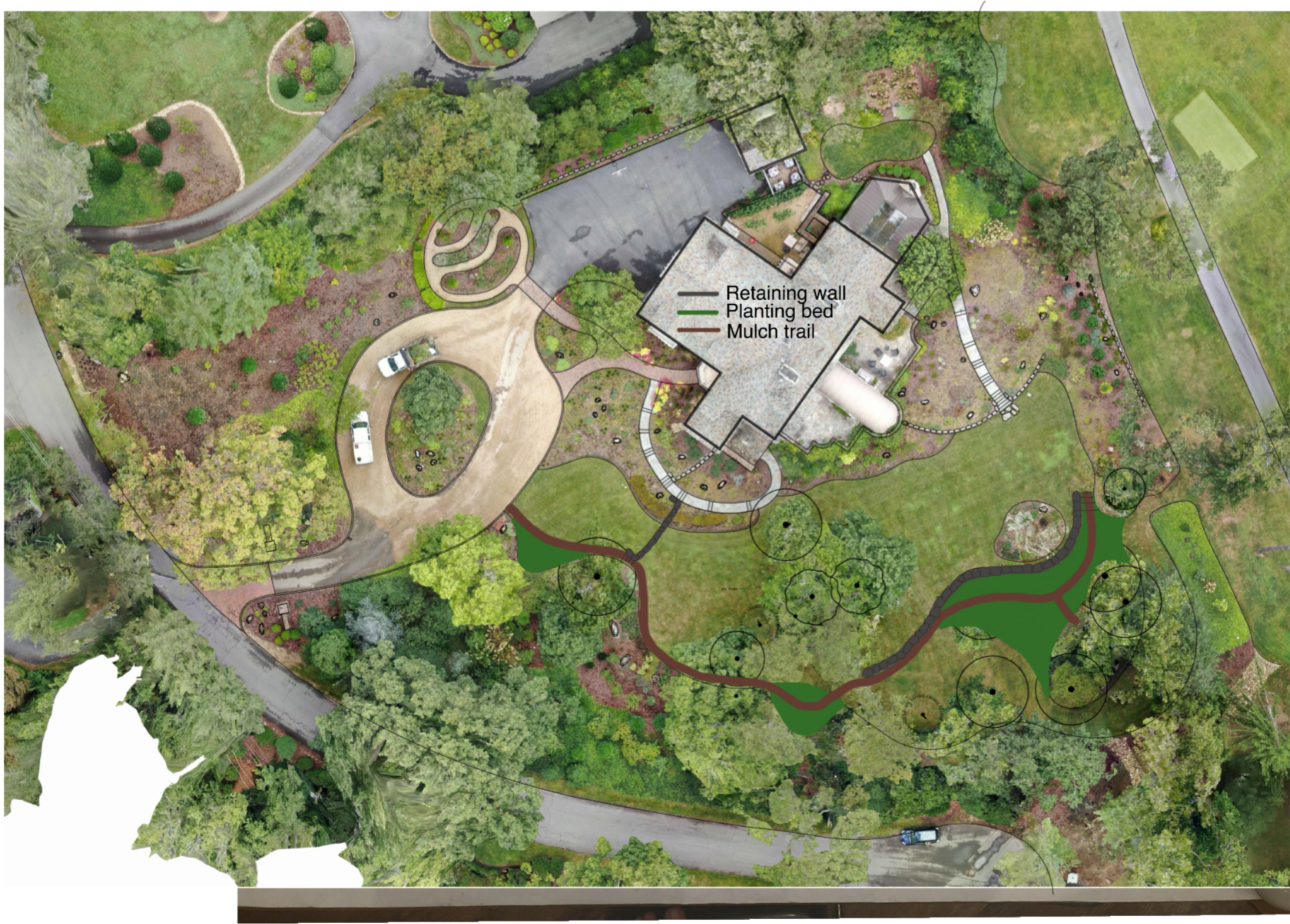
**Date**

1/27/2022



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General Notes

ALL MEASUREMENTS TAKEN FROM OWNER SUPPLIED PLAN AND/OR GOOGLE EARTH/DRONE IMAGES.

PLEASE CONFIRM ALL MEASUREMENTS ON SITE, INCLUDING PROPERTY LINES, BUILDING LOCATION & GRADES.

PLACEMENT OF NEW PLANT MATERIAL TO BE ADJUSTED ON SITE AS NEEDED.

REVISIONS	
AS-BUILT	07.06.20
REVISIONS	02.26.20
REVISIONS	12.16.19
DESIGN CONCEPT	10.24.19

Designed By:  
B.B. BARNES LANDSCAPE COMPANY  
92 CRAYTON ROAD  
ASHEVILLE, NC 28803  
bbbarnes.com



Project/Client:  
ELLISTON RESIDENCE

8 FAIRWAY PLACE  
BILTMORE FOREST, NC

DRAWN BY: AKN

Project  
LANDSCAPE

Date  
9.24.21

Sheet  
LANDSCAPE  
PLAN  
001

0 16 32 FEET  
SCALE 1" = 16'-0"



# BOARD OF ADJUSTMENT STAFF MEMORANDUM

February 21, 2022



## Case 2 – 26 East Forest Road

### Special Use Request for Accessory Building and Accessory Structure

*Detached Greenhouse*

*Boulder Wall*

### Site Plan Review for New Home Construction

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Property Owner: Michael and Marita Douglas  
Property Address: East Forest Road (Unaddressed Vacant Lot)

#### Project Description

The applicant has presented plans for a new single-family residence. As part of this plan, an application was submitted for a detached accessory building. The building – a greenhouse – is proposed to be located behind the home. The new single family home will be constructed upon an undeveloped, but open, parcel. As a result, there is no tree removal associated with this project and the site disturbance will be limited almost exclusively to the built upon area.

In addition to the special use application for the detached building, the applicant has also requested a special use permit for an accessory structure. This accessory structure is a boulder wall located on the side of the home.

#### Special Use Permit Application

The attached special use applications provide information for each proposal. The ordinance governing new wall construction is attached to this memorandum. Likewise, the ordinance governing accessory buildings is included for the Board's review.

*Special Note regarding Address: The original home at this property was located on the second of two parcels, owned and utilized by a single property owner. The parcel with the original home (since demolished) is identified as 26 East Forest Road. The parcel referenced in this attached building plan is actually unaddressed, but will likely to be 28 East Forest Road.*

# Zoning Compliance Application

Town of Biltmore Forest

**Name**

Howard McDill

**Property Address**

26 E. Forest Rd

**Phone**

(828) 691-0960

**Email**

howard@mayhewnc.com

**Parcel ID/PIN Number**

9646-46-8638

## ZONING INFORMATION

**Current Zoning**

R-1

**Lot Size**

2.152

**Maximum Roof Coverage**

6,700 square feet (Up to 2.5 acres)

**Proposed Roof Coverage Total**

4181

**Maximum Impervious Surface Coverage**

1-3 acres (25 percent of lot area)

**Proposed Impervious Surface Coverage**

10620

**Front Yard Setback**

60 feet (R-1 District)

**Side Yard Setback**

20 feet (R-1 District)

**Rear Yard Setback**

25 feet (R-1 District)

**Building Height**

30'4"

**Description of the Proposed Project**

New single family home

**Estimated Start Date**

3/22/2022

**Estimated Completion Date**

6/1/2023

**Estimated Cost of Project**

\$1,300,000.00

**Supporting Documentation (Site Plan, Drawings, Other Information)**

DOUGLAS SHEET -L1.0.pdf

# Special Use Permit Application

Town of Biltmore Forest

**Name**

Howard McDill

**Address**

26 East Forest Rd

**Phone**

(828) 691-0960

**Email**

howard@mayhewnc.com

**Please select the type of special 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:**

Low boulder wall at rear of home to allow for pathway to rear/side of home

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

It is at the rear of the home and not visible.

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

**Signature**

**Date**

2/12/2022

A handwritten signature in dark ink, appearing to read 'Howard McDill', written over a horizontal line.

# Special Use Permit Application

Town of Biltmore Forest

**Name**

Howard McDill

**Address**

23 East Forest Rd

**Phone**

(828) 691-0960

**Email**

howard@mayhewnc.com

**Please select the type of special 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:**

Greenhouse used for flowers and vegetables

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

The greenhouse is located at the rear of the home.

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

**Signature**

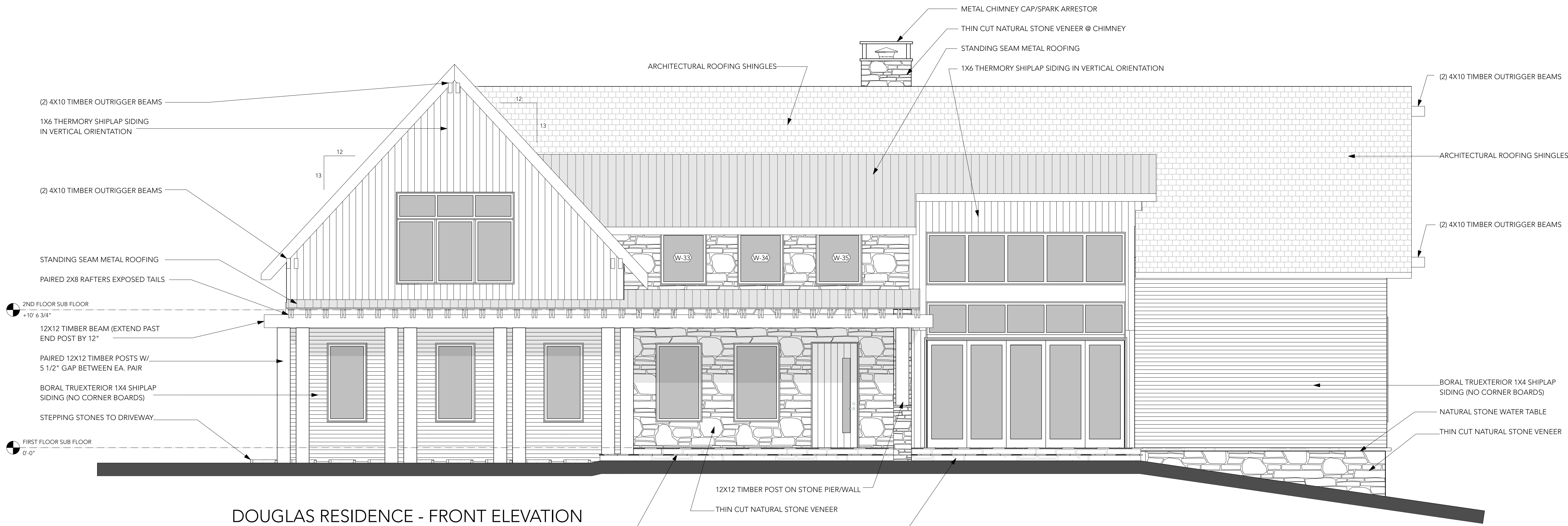
**Date**

2/12/2022

A handwritten signature in black ink, appearing to read 'Howard McDill', is written over a horizontal line.

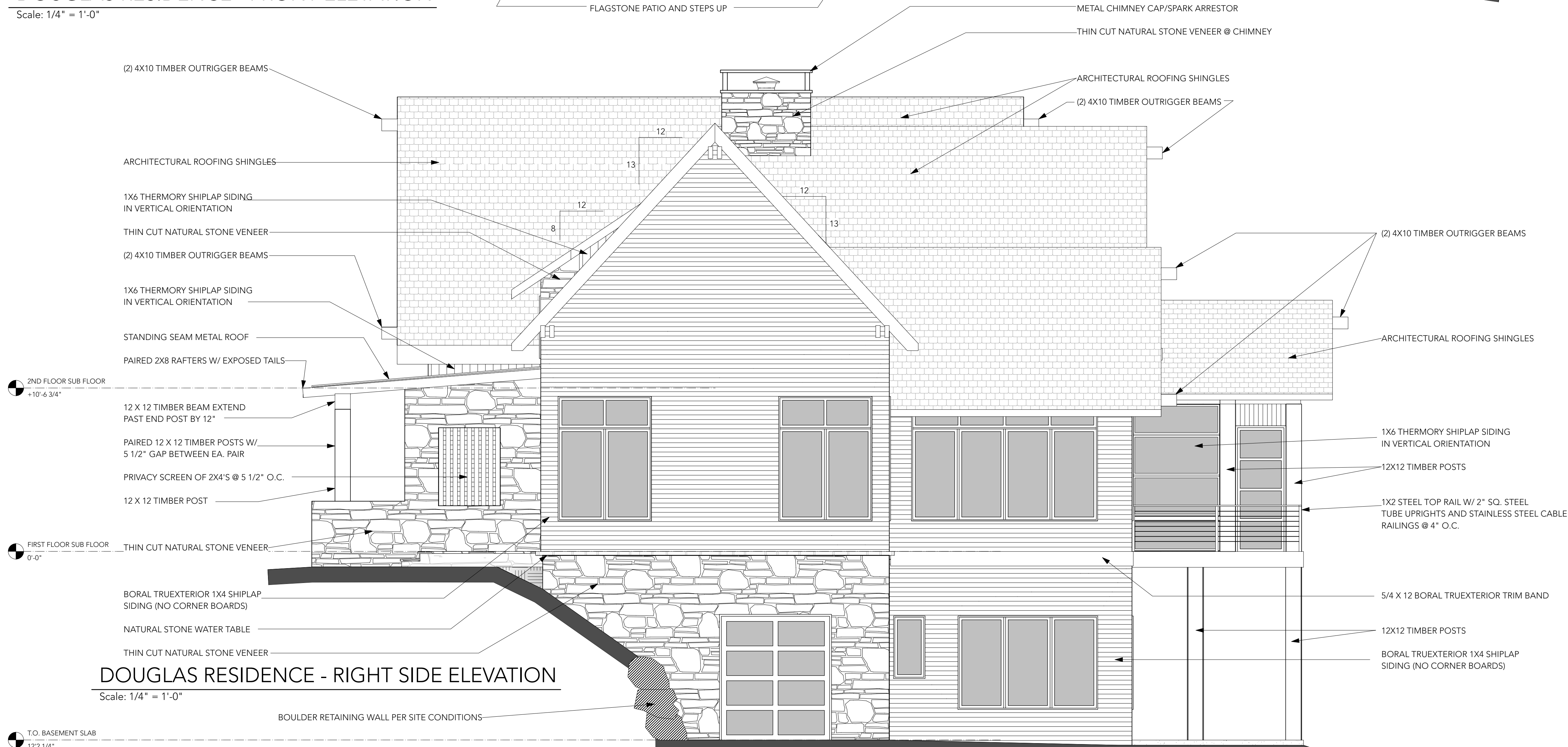
PAYMENT OF USE FEE IS DUE RETRO+FIT DESIGN LLC. PRIOR TO CONSTRUCTION FOR EACH STRUCTURE BUILT FROM THESE PLANS. THE DESIGN OF THIS HOME AND THESE PLANS ARE COPYRIGHTED IN ACCORDANCE WITH FEDERAL STATUTES. REPRODUCTION BY ANY METHOD OF ALL OR PORTIONS OF THESE PLANS OR VARIATIONS THEREOF WITHOUT WRITTEN PERMISSION FROM RETRO+FIT DESIGN LLC. IS STRICTLY PROHIBITED. THESE DRAWINGS AND PLANS SET FORTH ON THIS SHEET AS INSTRUMENTS OF SERVICE ARE, AND SHALL REMAIN, THE PROPERTY OF RETRO+FIT DESIGN LLC.

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DOUGLAS RESIDENCE - FRONT ELEVATION

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



DOUGLAS RESIDENCE - RIGHT SIDE ELEVATION

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



RETRO+FIT DESIGN

16 MT. VERNON ALLEY N.

ASHEVILLE, NC 28804

828-254-9150

Email: retrofit@retro-fit-design.com

No.	Date	Revision Notes

No.	Date	Issue Notes
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THE DOUGLAS RESIDENCE

LOT 21 (26 E. FOREST RD.)

PIN: 96464683800000

TOWN OF BILTMORE FOREST, NC 28803

Project Title	Consultant
Sheet Title	FRONT & RIGHT SIDE EXTERIOR ELEVATIONS
Project ID	2021-004
Project Manager	WEIL
Drawn By	WEIL
Date	9/24/21
Scale	1/4" = 1'-0"
Sheet No.	A4.0

of





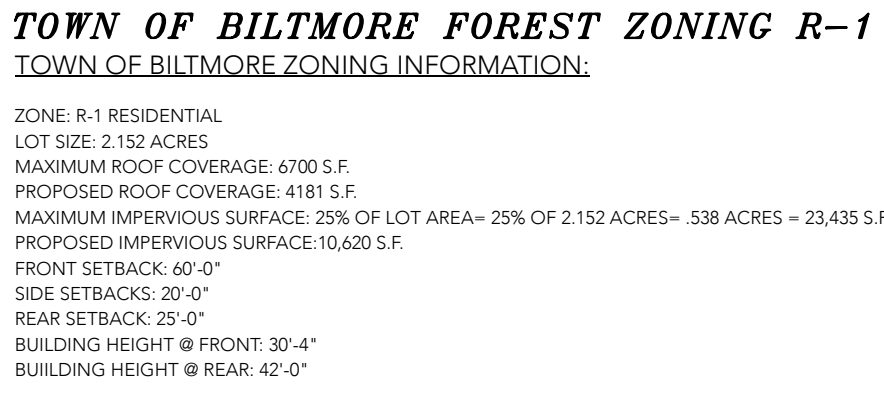
THE DOUGLAS RESIDENCE  
LOT 21 (26 E. FOREST RD.)  
PIN: 96464683800000  
TOWN OF BILTMORE FOREST, NC 28803

BY BUILDING THIS HOME FROM THE DESIGNS INCLUDED IN THESE CONSTRUCTION DOCUMENTS, THE BUILDER, AFFILIATED SUB CONTRACTORS AND OWNER AGREE TO CREDIT RETRO+FIT DESIGN L.L.C. AS THE DESIGNER OF THIS HOUSE FOR EVERY INSTANCE THAT PHOTOS, DRAWINGS, OR RENDERINGS OF THIS HOUSE APPEAR IN **ANY** PRINT OR ELECTRONIC MEDIA. IT IS STRICTLY PROHIBITED TO PUBLISH IMAGES OF THIS COPYRIGHTED HOME WITHOUT EXPRESS WRITTEN CONSENT FROM RETRO+FIT DESIGN L.L.C.





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MAP, ALAN B. STYLES, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 5908, PAGE 911); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN ADJACENT DEEDS AND PLATS AS SHOWN; THAT THE ERROR OF PRECISION OF THIS SURVEY DOES NOT EXCEED 1 PART IN 10,000; THAT THIS SURVEY WAS DRAWN IN ACCORDANCE WITH THE RULES AMENDED; AND THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR OF ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET - NC GS 47-30(f)(1)(c).

WITNESS MY HAND AND SEAL THIS 14th DAY OF JANUARY, 2021

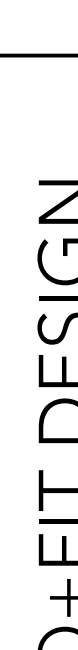
ALAN B. STYLES, PLS  
N.C. NO. L-2985



REFERENCE:  
PLAT BOOK 34, PAGE 119  
DEED BOOK 5908, PAGE 91  
PIN 9646-46-8638

*TOPOGRAPHICAL SURVEY  
FOR*

<p align="center"><i><b>MICHAEL DOUGLAS AND MARITA DOUGLAS</b></i></p>		
<p><i><b>DRAWN RC</b></i></p>	<p><i><b>DATE 1/11/21</b></i></p>	<p><i><b>TOWN OF BILTMORE FOREST BUNCOMBE COUNTY</b></i></p>
<p><i><b>REVISED 1/15/21</b></i></p>		<p><i><b>STATE OF NORTH CAROLINA ALAN B. STYLES, PLS</b></i></p>
<p><i><b>SHEET 1 OF 1</b></i></p>	<p><i><b>SCALE 1"=40'-0"</b></i></p>	<p><i><b>PROJECT NO. 21-A-08</b></i></p>

		<p><b>RETRO+FIT DESIGN</b>          16 MT. VERNON ALLEY N.          ASHEVILLE, NC 28804          828-254-9150          Email: retrofit@retro-fit-design.com</p>	
No.	Date	Revision Notes	
No.	Date	Issue Notes	
<p><b>THE DOUGLAS RESIDENCE</b>          LOT 21 (26 E. FOREST RD.)          PIN: 964646863800000          TOWN OF BILTMORE FOREST, NC 28803</p>			
<p>Project Title</p>			
<p>Consultant</p>			
<p>Sheet Title</p> <p style="text-align: center;"><b>SITE PLAN</b></p>			
<p>Project ID</p> <p style="text-align: right;">2021-004</p>			
<p>Project Manager</p> <p style="text-align: right;">WEIL</p>			
<p>Drawn By</p> <p style="text-align: right;">WEIL</p>			
<p>Date</p> <p style="text-align: right;">1/21/22</p>			
<p>Scale</p> <p style="text-align: right;">1" = 40'-0"</p>			
<p>Sheet No.</p> <p style="text-align: right;"><b>.L1.0</b></p> <p style="text-align: center;">— of —</p> <p style="text-align: center;">—</p>			



# BOARD OF ADJUSTMENT

## STAFF MEMORANDUM

February 21, 2022



### Case 3 – 394 Vanderbilt Road

### Special Use Request for Accessory Buildings

*Parking Arbor*

*Potting Shed*

### Variance Request for Additional Accessory Buildings

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Property Owner: Todd and Angela Newnam

Property Address: 394 Vanderbilt Road

#### Project Description

The applicant is continuing the restoration of the property at 394 Vanderbilt Road known as *Raoulwood*. As part of this renovation, they request a more formalized kitchen garden that includes a small garden shed and a parking arbor. The kitchen garden will be connected to the kitchen via an existing wooden fence. The parking arbor and potting shed are both considered detached accessory buildings under the ordinance since they are roofed and not attached to the main residence or to an existing building.

The parking arbor is 20 feet by 20 feet and the pottery shed is 8 feet by 8 feet. Each will be constructed and roofed to match the existing home and improvements currently underway.

#### Special Use and Variance Applications

The improvements are accessory buildings under the Town's ordinance. The pertinent portion of the Town's Zoning Ordinance is attached. As part of these requirements, only one additional accessory building is allowed without a variance. The applicant previously received a variance to construct an additional detached building, and has provided information relative to this new request within the application.

# Zoning Compliance Application

Town of Biltmore Forest

## Name

Angela

First

Newnam

Last

## Property Address

394 Vanderbilt Road

Address Line 1

## Phone

(704) 996-5035

## Email

angelanewnam@gmail.com

## Parcel ID/PIN Number

964696349900000

## ZONING INFORMATION

### Current Zoning

☒ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ R-5 ☐ P-S

### Lot Size

lot 15- 2.194 acres

### Maximum Roof Coverage

6,700 square feet (Up to 2.5 acres)

Choose appropriate lot size

### Proposed Roof Coverage Total

Current 6,013 + 500 covered parking and shed = 6,513

*Must not exceed maximum coverage allowed*

### Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Choose appropriate lot size

### Proposed Impervious Surface Coverage

14,796 current+580 stone paths+500 roofed=15,876 ft sq

*Must not exceed maximum coverage allowed*

### Front Yard Setback

60 feet (R-1 District)

### Side Yard Setback

20 feet (R-1 District)

### Rear Yard Setback

25 feet (R-1 District)

### Building Height

Parking - 10 feet , shed - 16 feet

## Description of the Proposed Project

We would like to complete the restoration of the gardens with a private kitchen garden connecting the new itchen/garage addition, the house and the existing wood fence. Within the garden will be pea gravel (pervious) and stone paths (impervious) and landscaping. In the corner, an attractive tudor garden shed would anchor the garden and provide a consistent style shed to match the house and be attractive from all directions. Attached to to garden would be a roofed parking arbor to hide 2 vehicles and protect from the acorns/trees. The area aligns with the existing buildings and has pathway connections and 2 small gate access. The total new roofed is 500 ft square still under the 6,700 ft rule (6513) The impervious is also under the limit at 1,080 new for a total of 15,876. (23,893 allowed)

**Estimated Start Date**

3/21/2022

**Estimated Completion Date**

5/31/2022

**Estimated Cost of Project**

\$30,000.00

**Supporting Documentation (Site Plan, Drawings, Other Information)**

scan024 (1).pdf

DOC091.pdf

**Applicant Signature****Date**

1/20/2022

# VARIANCE APPLICATION

Town of Biltmore Forest

**Name**

Angela Newnam

**Address**

394 Vanderbilt Road

**Phone**

(704) 996-5035

**Email**

angelanewnam@gmail.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?**

We are requesting to build a structure that ties the existing wood fence to the garage to create a kitchen garden, potting shed and parking arbor. The potting shed and the car arbor both have roofs which requires a variance application. Neither has heat/air. The location is to the back/side of the house and is not visible from the road. A very small portion of the tudor style potting shed with a slate roof would be visible from the golf course. The shed is in keeping with the house, made of wood and slate. The parking arbor is made of stucco, timbers and a copper roof - all to match existing materials on the house. The small window and door in the structure are original from the main house, Raoulwood. The covered parking arbor would block visibility of our cars from the golf course and protect our vehicles from the acorns/branches. The fenced kitchen garden will provide a protected garden as well as a small area to contain our dogs when needed. We evaluated placing these structures elsewhere on the property but this location ties the entire design together and is more in keeping with the original parklike setting of the long driveway approach. We have reviewed with our neighbors (Broadwell and Davis) and have already planted several large trees between both property lines. The design is well inside the setback. The parking arbor is 400 ft square, and the potting shed is 8x8 and 15 feet tall at the point. The paths and various driveway area will be pea gravel. (pervious). We are well under the impervious guidelines as noted in the application.

**What does the ordinance require?**

The ordinance specifies only 2 structures per property. The ordinance requires secondary structures remain under 750 ft square.

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.**

We appreciate consideration of adding the potting shed (roofed) as part of the kitchen garden and arbor carpark(roofed). We have gone to significant lengths to achieve two goals as we restore Raoulwood. 1.

Build structures that are true to the property and 2. Preserve the majestic white oaks planted as part of Chauncy Beadle's design.

Given the significant tree cover at the house we are experiencing nuts and branches dropping and damaging our vehicles. We do not want to prune back the amount of branches that would create "safe" space, so we are requesting the roofed cap park for 2 vehicles. The location as designed is the most discreet area for the car park and the cars will be hidden from the golf course and the neighbors by the copper roofed arbor and landscaping. The potting shed as part of the fenced kitchen garden completes the design of the area, tying the existing wood fence to the garage in a purposeful design. This structure was modelled after the golf structure along Southwood and only the peak roof will show from the golf course. The materials will be wood, stucco, copper and slate to keep the historic design intact. We do not want to buy a temporary "Lowes" shed for potting and tools to put in the woods.

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

The massive white oaks are historic. We have pruned, fertilized, root aerated and installed lightning protection to preserve them. Our garage addition used a special beam to float over the tree roots by the kitchen and give the tree root room to expand. We have consulted with Bartlett Tree and have been told that significant further pruning to major branches would put the trees at risk. In addition, the 3.5 acres at Raoulwood has plenty of space for the structure. Historic properties from the 1920s typically had multiple outbuildings.(stables, garages, sheds, cabins, etc)

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

The trees are existing. The large property is two lots (15 and 17). None of the structures are on lot 17. To build on lot 17 and adhere to the ordinance, the structure for a car park and shed would be a minimum of over 2,000 feet and be placed in the middle of Chauncy Beadle's original (and now restored) green allee toward Pisgah which is surrounded by original boxwoods and hemlocks. (to the right side of the driveway as you come in. Our request for structure placement keeps the property design as it was intended in 1923.

**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.**

Our variance request is intended to preserve and improve historic Raoulwood - both home and grounds, while achieving modernization with integrity. We believe that Biltmore Forest's ordinances are intended in the spirit of preservation and ongoing development of landscapes and tasteful structures. We believe that our request achieves these objectives.

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

**Signature**

**Date**

1/31/2022

A handwritten signature in black ink, appearing to read "Aylin Korman", written over a horizontal line.

# Special Use Permit Application

Town of Biltmore Forest

**Name**

Angela Newnam

**Address**

394 Vanderbilt Road

**Phone**

(704) 996-5035

**Email**

angelanewnam@gmail.com

**Please select the type of special 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:**

We would like to complete the restoration and renovation of the house and gardens at Raoulwood with a private kitchen garden connecting the new kitchen/garage addition, the house and the existing wood fence. Within the garden would be pea gravel (pervious) and stone paths (impervious) and landscaping. In the corner, an attractive tudor garden shed would anchor the garden and provide a consistent style shed to match the house and be attractive from all directions. Attached to the garden would be a roofed parking arbor to hide 2 vehicles and protect from the acorns/trees. The area aligns with the existing buildings and has pathway connections and 2 small gates for access. In addition, the design is friendly to the massive white oak. We used a special beam for the tree roots at the breezeway and will install a drain system so water is not held in the area which is currently low. We also aerated the tree roots (Bartlett) of this tree and 9 others as part of the tree restoration of the white oaks. The total new roofed is 500 feet square still under the 6,700 foot rule (6,513 feet total) The impervious is also under the limit at 1,080 new feet for a total of 15,876. (23,893 allowed)

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

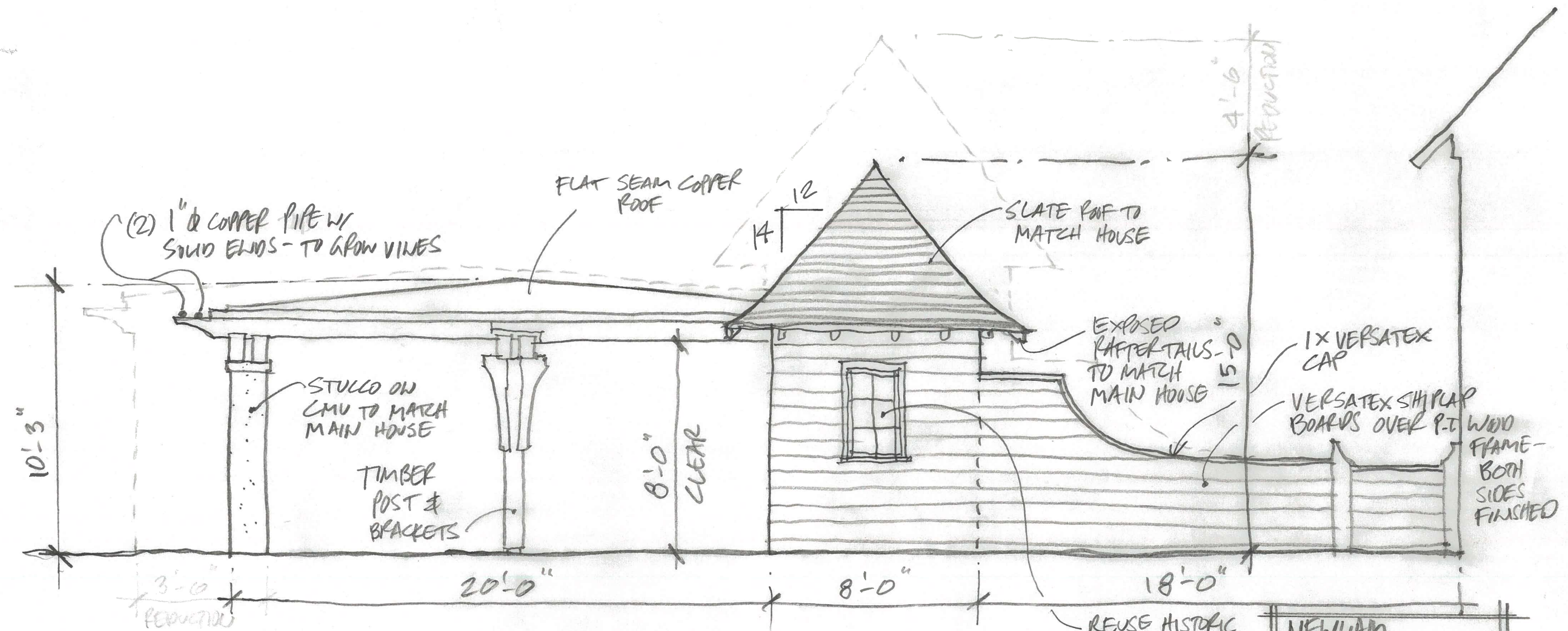
The kitchen garden is not visible from the road or golf course. The parking roofed arbor will help block the vehicle view from the golf course and from the neighbors (Ed and Donna Broadwell)..In addition, the new kitchen / breezeway has significant windows so the garden wall and shed will provide light blocking and more privacy. Materials on the structure would be consistent with the house, timbers, stucco, copper and slate. The garden fence would match the existing wood fence. Lastly, the enclosed garden provides a place to keep the dogs when we do not want them to roam the golf course side.

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

**Signature**

**Date**  
1/20/2022

A handwritten signature in black ink, consisting of stylized, cursive letters, positioned above a horizontal line.

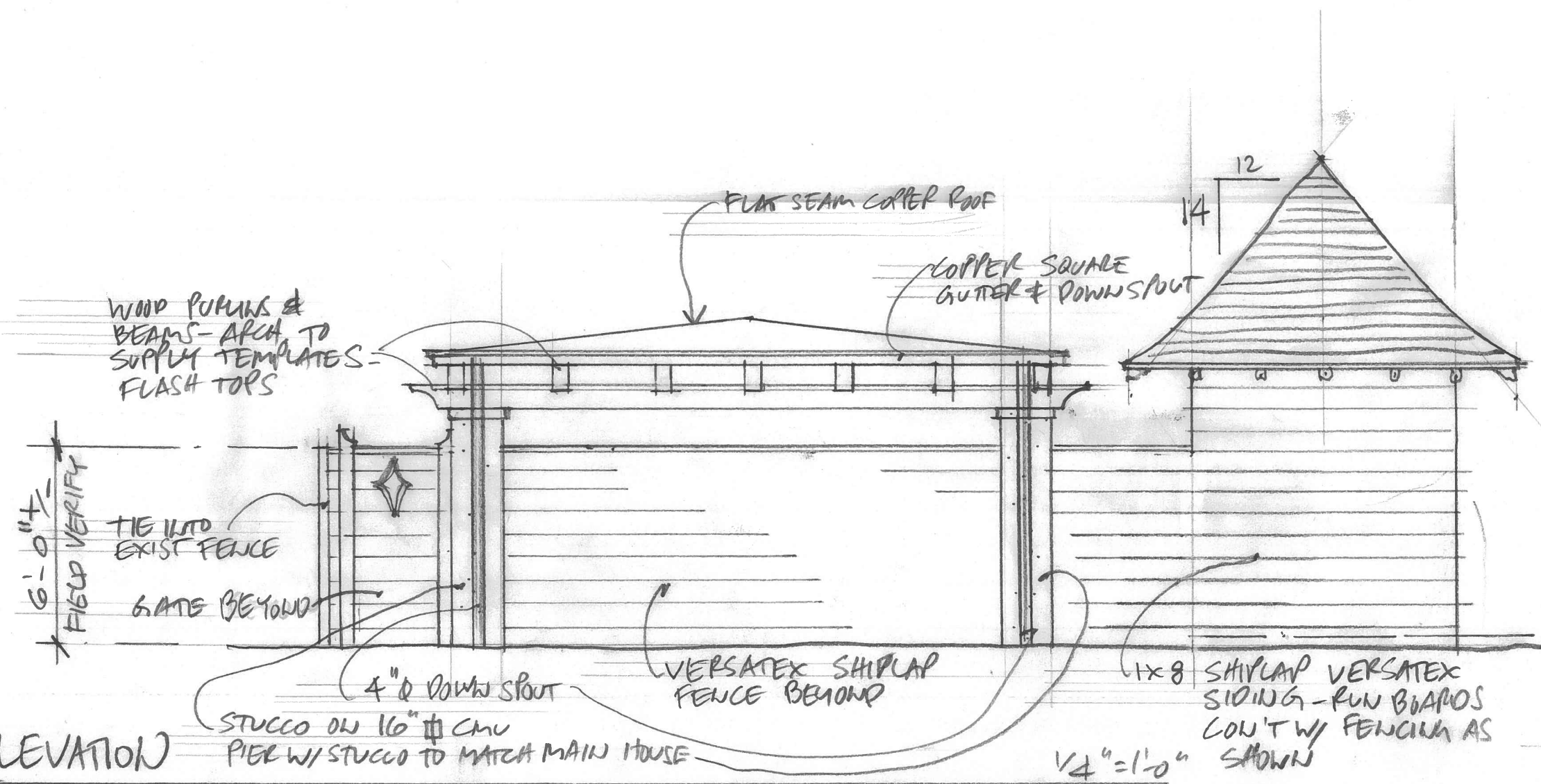


1 ELEVATION

1/4" = 1'-0"

NEWHAM  
KITCHEN GARDEN  
2/8/22 PDA

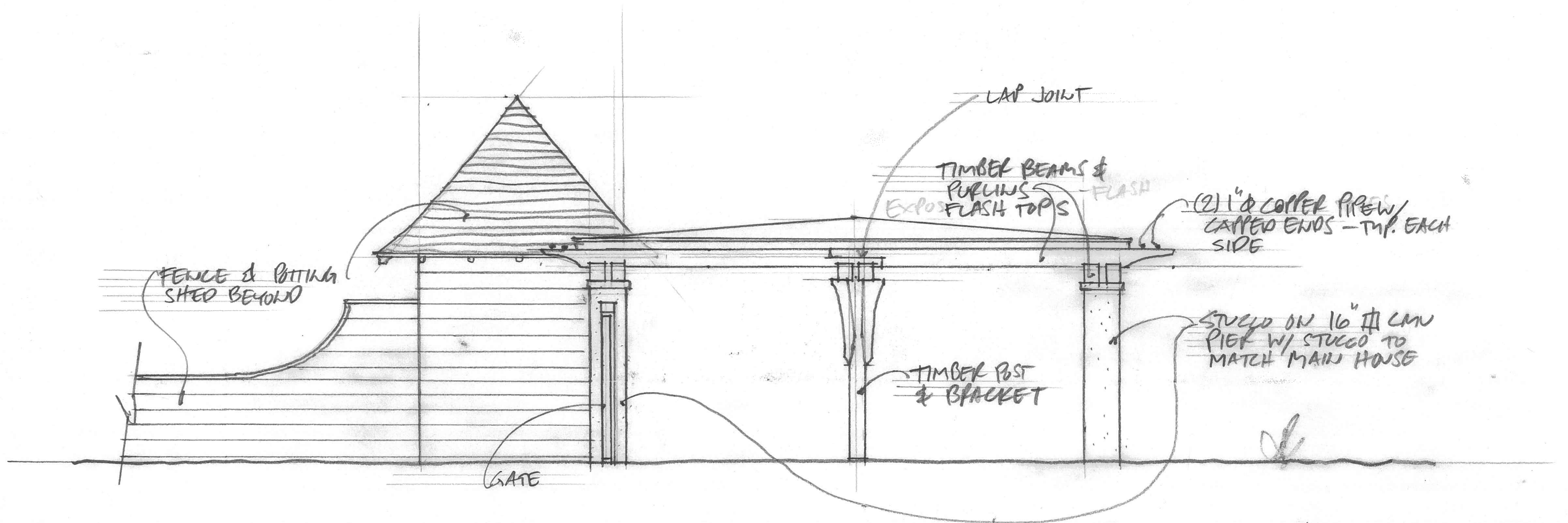




2 ELEVATION

1/4" = 1'-0"

NEWMAN KITCHEN GARDEN 2/8/22 PDA
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3 ELEVATION

1/4" = 1'-0"

NEWNAM
KITCHEN GARDEN
2/8/22

