PROPOSED AGENDA

Meeting of the Design Review Board
To be held Thursday, March 24, 2016 at 5:30 p.m.

I. Chairman Johnson will call the meeting to order.

II. Approval of Minutes for January 21, 2016.

III. Design Review Board Presentations

   a. Mrs. Lauren Meyer-Banks, 12 Ridgefield Place, is presenting plans for a new four
      (4) foot high steel replacement fence and gate.

   b. Dr. James and Mrs. Stephanie Brien, 29 Hilltop Road, are presenting plans for a
      12’x16’ detached storage building.

   c. Dr. Steven and Mrs. Melissa Mendelsohn, 25 Busbee Road, are presenting plans
      for a two-bay garage addition to an existing accessory structure, covered walkway,
      and pierced brick screening wall.

   d. Mr. Hubert and Mrs. Pat Wood, 12 Hemlock Road, are presenting plans for a media
      room addition to the rear of the residence, as well as ninety (90) foot long masonry
      retaining wall with a steel fence on a portion of it in the rear yard.

   e. Mr. Nathan and Mrs. Erin Renfro, 57 Forest Road, are presenting plans for a new
      residence.

   f. Mr. John Miles Smith, 8 Chauncey Circle, is presenting plans for a new residence.

IV. Adjourn
MINUTES OF THE TOWN OF BILTMORE FOREST
DESIGN REVIEW BOARD MEETING OF JANUARY 21, 2016

Those in attendance:
Mr. Bruce Johnson, Chairman
Mr. Fred Groce
Mrs. Lynn Kieffer
Mrs. Andrea Eglinton
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 November 19, 2015 meeting.

Mr. Barkley of 124 Stuyvesant Road presented plans for a detached garage at his residence. Mr. Barkley provided a sample and documentation of the plans for the garage. The garage would be 44’ wide and 33’ deep. Mr. Fred Groce asked whether the garage would accommodate two cars. Mr. Barkley said yes. Mr. Barkley indicated he would have a hip roof which is similar to the one on his home. Mrs. Kieffer asked if the garage door would match the home. Mr. Johnson suggested picking the one that matched his home. The project was approved.

Dr. Steven and Mrs. Melissa Mendelsohn of 25 Busbee Road presented their plans. George Stowe, architect, was also present to review the plans. Mr. Stowe went over the proposed fence in the backyard of the existing home. The portion of the rear yard which is enclosed would be in an area off the side of the terrace and the stairs will ease the transition to the garden area. Mrs. Kieffer verified with Mr. Stowe and Mrs. Mendelsohn about the railings that would be put in place. The railing would match the 90-year-old railing on the second floor.

Mr. Stowe indicated the fence which is proposed to be 6 feet tall would be on a grade. Mr. Stowe also noted they proposed to install additional buffering. Mr. Johnson noted the area was buffered. The project was approved.

Mr. Adam Berry of 20 Ridgefield Place was not present for the meeting. The Board recommended an opaque stain, similar to white wash which would blend in significantly better than the existing deck. The project was approved with a recommendation to stain close to the white of the house.
The project for John Delaney of 13 Hilltop Road was approved. He is designing a covered area on the front of the porch. They are also wanting to put a new deck on the back. He has a structural engineer he is working with here. All the work will be attached to the house. He has more information in our packets about the stain color which is a medium gray. They are planning to make it so it is handicap accessible. Mr. Delaney lives in Hawaii and was unable to attend.

The meeting was adjourned at 5:56 p.m.

The next meeting of the Design Review Board was scheduled for Thursday, February 18th, 2016 at 5:30 pm. There being no further business, Chairman Johnson, adjourned the meeting at 6:00 pm.

_________________________________   _____________________________
Bruce Johnson, Chairman     Jonathan Kanipe, Zoning Administrator
MEMORANDUM
MARCH 21, 2016

To: Board of Adjustment
From: Jonathan Kanipe, Town Administrator
Re: Case Number 1 – 12 Ridgefield Place
Date: March 15, 2016

Case 1

Property Owner: Lauren Meyer-Banks Living Trust
Property Address: 12 Ridgefield Place
Zoning District: R-2
Lot Size: 0.57 +/- acres
Application Request: Conditional Use Permit to Allow Replacement of an Existing Fence and Variance to Allow Replacement of Fence and Gate in the Side Setback

Mrs. Banks presented her request last month to allow the replacement of a vinyl fence in her rear yard. The initial proposal also included a plan to construct a new fence in the rear of the yard. The Board asked Mrs. Banks to reconsider her proposal and see whether another fence material might work and whether there was a need to fence in the rear portion of the yard when a tall privacy fence already existed on the rear property line.

Mrs. Banks has revised her plan and removed the request to construct a new portion of the fence. She has removed the bamboo that obscured the privacy fence from the rear line and now requests permission from the Board to simply replace the existing vinyl fence that is currently on the site. Mrs. Banks has altered her fence request and now asks the Board for permission to install a 4 foot high black steel fence. This fence would be located in the exact location of the existing white vinyl fence. A variance is required to replace the fence within the northern side setback.

- Conditional use permit request to replace an existing fence
- Variance request to allow construction of the replacement fence within the northern side yard setback
Lauren Meyer Banks
12 Ridgefield Place

Fence Versai Pressed Spear - 3 rail
with 3 rails

Style

Color - black

Ridgefield

House

Front

Back

Driveway

Walk way

This fence is replacing white plastic fencing which is falling apart

fence Versai Pressed Spear 3 rail
(see illustration 4 ft. height)

new here

gate

Woven Privacy (already present)
TOWN OF BILTMORE FOREST
BOARD OF ADJUSTMENT
APPLICATION FOR A CONDITIONAL USE PERMIT

To: The Biltmore Forest Board of Adjustment

1. Lauren Meyer-Banks, hereby petition the Board of Adjustment to issue a Conditional Use Permit for: replacement of old fence, install backyard fence and described in the attached site plan in a manner set forth in that plan, or if not adequately explained there, as more fully described as follows:

   professional install of backyard black vinyl coated chain length fence to replace old vinyl fencing presently on two sides.

Authority to grant the requested Conditional Use is contained in the Town of Biltmore Forest Zoning Ordinance Section 1005.03 and Article VIII - Conditional Uses.

2. Explain why the granting of the Conditional Use will not adversely affect the public interest of those living in the neighborhood.

   I am enclosing a portion of my 2.3 acre which is inside a 8' wooden fence which surrounds on 3 sides. Only one neighbor can see my fence...and there is the old fence there now. No adverse effect to neighbor across street on one side have similar fence. The purpose of the fence is for a safe enclosure well within my property boundaries for my two inside dogs to spend some time outside with my supervision.

3. Additional comments or Statements

   Lauren Meyer Banks certify that the information presented by the undersigned in this application is accurate to the best of my knowledge, information and belief.

Date 1/3/2014 Signature Lauren Meyer Banks

Rev Jan 24 2012

Please be advised that the Zoning Administrator and members of the Board of Adjustment may visit your property prior to the Board of Adjustment meeting.
Greetings Board of Adjustment,

I am requesting permission to replace a poorly installed and incomplete fence around a portion of my back yard. It is important that I get this done as soon as possible, because I cannot let my dog outside off-leash. I am a senior citizen, and walking him on leash is dangerous for me on slippery surfaces. As colder weather arrives, I need a safe area for him to be outside periodically. The fence I need to install is at least 20' inside my property borders. I enclosed a diagram with new fence outlined in yellow.

Thank you.

[Signature]

[Date: Jan 3, 2016]
MEMORANDUM
MARCH 21, 2016

To: Board of Adjustment
From: Jonathan Kanipe, Town Administrator
Re: Case Number 6 – 29 Hilltop Road
Date: March 15, 2016

Case 6

Property Owner: Dr. James and Mrs. Stephanie Brien
Property Address: 29 Hilltop Road
Zoning District: R-1
Lot Size: 1.39 +/- acres
Application Request: Conditional Use Permit and Variance Request for Accessory Structure

The applicants request permission from the Board to construct a 12’x16’ accessory structure on an existing concrete slab in their rear yard. The purpose of this structure is to serve as a storage shed so that outdoor maintenance equipment (lawnmowers, leaf blowers, etc.) can be kept out of the open and in a safe environment.

The proposed location of the accessory structure is on an existing concrete slab where a previous accessory structure was located. It is screened from all properties by existing vegetation and will be designed in conformity with the main residence. The applicants have provided a drawing of the proposed location, as well as a depiction of the storage building itself. The proposed structure would not be constructed within any setbacks. The applicants did receive from the permission from the Board approximately two years ago to install a play structure.

- Conditional use permit to allow construction of accessory building on existing 12’x16’ concrete slab
- Variance to allow construction of more than one accessory structure
Zoning Application

Property Identification

Name
James Brien

Address
29 Hilltop Road, Asheville, North Carolina 28803

Phone
(828) 505-1362

Email
jamesbrien@hotmail.com

Zoning
R-1

Lot Size (Acres)
1.3

Scope of Project-Roof Coverage

Does the project include increasing roof coverage?
Yes

What is the proposed roof coverage?
192

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)?
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 accessory structures/buildings?
No
Project Description

Brief Description of Project
Storage shed built to match period and character of the house. 12 ft X 16 ft. The structure will be built on an EXISTING cement foundation that is 12 ft X 16 ft (therefore no change to impervious surface). Structure 20 ft from closest side neighbor property line and 45 ft from closest back neighbor property line.

Estimated Cost of Project          Estimated Completion Date
7,500                               6/1/2016

Please attach any drawings, renderings, photographs or other supporting documentation.
Conditional Use Permit Application

I hereby petition the Board of Adjustment to issue a Conditional Use Permit for:

Name
James Brien

Property Address
29 Hilltop Road

Phone
(828) 505-1362

Email
jamesbrien@hotmail.com

Type of Conditional Use
802.07 Accessory Buildings

Description of Project
Storage shed, 12 ft by 16 ft built on EXISTING cement slab foundation 20 ft from closest side neighbor, 45 ft from closest back neighbor property line. Built to match house.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:
Structure is in the back yard, not visible from front yard. It is 20 ft from closest side neighbor property line, 45 ft from back property line and is hidden from the back neighbors by existing landscaping, trees and brush. This is built on a foundation which already exists and likely had a similar structure in the past.

I certify that the information presented by the undersigned in this application is accurate to the best of my knowledge, information and belief.

Signature
[Signature]

Date
3/3/2016
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
James Brien

Property Address
29 Hilltop Road

Email
brien.james@gmail.com

Phone
(215) 801-4925

Variance to Zoning Ordinance Section(s) (Select all that apply)
1104 Accessory Structures & Accessory Buildings

Reason Variance(s) is(are) being requested:
I request a variance for a 12 ft by 16 ft accessory structure. The structure would be designed and built to be period specific and consistent with the main house. The structure would resemble a small garage and would be completely enclosed. The structure would be built on an *existing* 12 ft by 16 ft cement foundation which supported a similar structure in the past and is greater than 20ft from the nearest property line. The purpose of the structure is to accommodate storage of outdoor lawn equipment, a backup generator, power washer and other gas driven equipment which can not be stored indoors for obvious health reasons.

Our home has no garage or accessory structure appropriate for this purpose. In addition to adding value to the property it would allow for more significant improvements and upkeep to the landscaping of the property as well as housing lawn equipment out of view.

Additional information available upon request by email, phone or in person.

Thank you.

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
2/4/2016
Back ~ 150 ft.

45 ft.

16' x 20' Shed

12'

North

Main House

Front ~ 150.3 ft.

Hilltop Rd.

Block "GCS"

Lot 17

150.3 x 407.25 x 150.0 x 399.25

"Shed" is to be built on pre-existing cement foundation

James Brier
215-801-4925
29 Hilltop Rd.

- Dark brown wood
- Carriage doors on front
- 12 ft x 16 ft x 8 ft
- Red shingle (appearance to look like horse colors)
MEMORANDUM
MARCH 21, 2016

To: Board of Adjustment
From: Jonathan Kanipe, Town Administrator
Re: Case Number 4 – 25 Busbee Road
Date: March 15, 2016

Case 4

Property Owner: Dr. and Mrs. Steven Mendelsohn
Property Address: 25 Busbee Road
Zoning District: R-1
Lot Size: 2.866 +/- acres
Application Request: Variance Requests to Construct an Addition onto an Existing Accessory Structure and Request to construct within the Side Setback

Dr. and Mrs. Mendelsohn request permission from the Board to construct an addition to an existing accessory structure. The existing structure is an outdated garage which would be transformed into a modern, usable garage. The new double bay garage would then have a covered walkway extending from it to the main home. The existing accessory structure is built within the setback and was constructed prior to the creation of the zoning ordinance any setback provisions. In order to construct the new addition and the walkway to the main residence, construction would have to occur within the side setback.

Since the addition is to an existing accessory structure, a variance is required. Additionally, the construction within the side yard setback requires variance approval from the Board. George Stowe, architect for the project, has provided calculations detailing that maximum roof coverage and impervious surface requirements are maintained even with the new addition. The new roof coverage totals 6,303 square feet and the impervious surface on the lot is 12,979 square feet. Each is within the allowable limit.

- Conditional use permit request to allow construction of an addition to an existing accessory structure and construction of an attached covered walkway.
- Variance request to allow construction of the addition to an accessory structure and construction within a side yard setback.
Conditional Use Permit Application

I hereby petition the Board of Adjustment to issue a Conditional Use Permit for:

Name
Dr. and Mrs. Steven Mendelsohn

Property Address
25 Busbee Road Biltmore Forest NC 28803

Phone
(828) 251-2357

Email
gstowearchitect@bellsouth.net

Type of Conditional Use
802.07 Accessory Buildings

Email-Submission Verification
gstowearchitect@bellsouth.net

Description of Project
Add a two bay automobile parking area to the existing accessory building. The existing accessory building is two levels with an apartment on the upper and a garage on the lower level. The new two car garage is at an intermediate level approximately 3'6" below the main floor level of the garage. A new paved parking area shall be constructed in the area of an existing playground. The new paved parking shall be accessed from the existing Forest Ross driveway. A covered walkway will connect the new two car garage to the rear porch of the existing main residence. A small area of new roof shall be added to the main house to match the line of the existing upper level porch floor. The walkway and roof addition affords uninterrupted roof coverage for accessing the garage addition during inclement weather.

This project adds a two car garage and a storage area to one of the existing accessory structures. The total additional roof coverage is 1,016 sq ft plus a 405 sq ft covered walkway connecting the garage to the main house. The original accessory structure encroaches into the side yard set back, and the addition, including the covered walkway, will also encroach into the side yard line, however it will continue along the line of the original structure.

The original garage is remote, inconvenient, and provides no protection to the residents from adverse weather conditions. The proposed improvements address and improve the existing conditions. All of the proposed improvements are behind and lower than the main structure, and every effort is made to minimize the visibility of the new structure as well as blend and harmonize with the general landscape plan of the property.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:
All of the proposed improvements are behind and lower than the main structure, and every effort shall be made to minimize the visibility of the new structure as well as blend and harmonize with the general landscape plan of the property.

I certify that the information presented by the undersigned in this application is accurate to the best of my knowledge, information and belief.
Signature

Date
3/7/2016
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
Dr. and Mrs. Steven Mendlesohn

Property Address
25 Busbee Road

Email
gstowearchitect@bellsouth.net

Phone
(828) 251-2357

Email-Submission Verification
gstowearchitect@bellsouth.net

Variance to Zoning Ordinance Section(s) (Select all that apply)
1103 Required Yards & Other Spaces
1104 Accessory Structures & Accessory Buildings

Reason Variance(s) is(are) being requested:
This project adds a two car garage and a storage area to one of the existing accessory structures. The total additional roof coverage is 1,016 sq ft plus a 405 sq ft covered walkway connecting the garage to the main house. The original accessory structure encroaches into the side yard set back, and the addition, including the covered walkway, will also encroach into the side yard line, however it will continue along the line of the original structure.
The original garage is remote, inconvenient, and provides no protection to the residents from adverse weather conditions. The proposed improvements address and improve the existing conditions. All of the proposed improvements are behind and lower than the main structure, and every effort is made to minimize the visibility of the new structure as well as blend and harmonize with the general landscape plan of the property.

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
3/7/2016
MEMORANDUM
MARCH 21, 2016

To: Board of Adjustment
From: Jonathan Kanipe, Town Administrator
Re: Case Number 7 – 12 Hemlock Road
Date: March 15, 2016

Case 7
Property Owner: Mr. Hubert and Mrs. Pat Wood
Property Address: 12 Hemlock Road
Zoning District: R-1
Lot Size: 1.591 +/- acres
Application Request: Conditional Use Permit to Construct a Masonry Wall and Fence in the Rear Yard

The applicants request permission from the Board to construct a four (4) foot high masonry wall in their rear yard. The wall will be 90 feet long, and the applicants propose to construct a six (6) foot tall painted steel fence on a segment of the wall. The fence would be constructed on sixty feet of the total ninety feet length of the fence.

This request is in conjunction with another project to the home that includes turning an existing screened in porch into a new media room. This will result in an increase of 567 square feet, and modifications will also be made to the existing breezeway that leads to the garage. These items are attached to the home and will be presented to review for the Design Review Board at their March 24th meeting. The wall and fence are the only matters that require approval by the Board of Adjustments.

Mr. and Mrs. Wood intend to relocate approximately twelve (12) existing boxwoods from the front of the home to plant and buffer the new fence. The wall and fence are both below grade from the main portion of the rear yard, and the wall will act as a retaining wall for the slope upward to the rest of the back of the property.

- Conditional use permit to allow construction of a masonry wall and fence in the rear yard.
Zoning Application

Property Identification

Name
Pat and Hubert Wood

Address
12 Hemlock Road, Biltmore Forest, North Carolina 28803

Phone
(828) 274-1364

Email
pat.wood@budofasheville.com

Zoning
R-1

Lot Size (Acres)
1.591

Scope of Project-Roof Coverage

Does the project include increasing roof coverage?
Yes

What is the proposed roof coverage?
3,650

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?
Yes

What is the proposed impervious surface coverage?
4,630

Is the proposed impervious surface coverage greater than the permitted maximum 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)?
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 accessory structures/buildings?
No

**Project Description**

**Brief Description of Project**
Replace an existing attached screen porch with a new media room addition that will include 567 sq. ft. of new conditioned floor area. Modify the existing covered breezeway leading to the garage. The modifications will improve surface drainage and appearance. New site work shall include a 4' high masonry retaining wall approximately 90' long. Along approximately 60' of this wall a 6' high painted steel fence is planned to exclude deer from a garden area on the rear, northwest side of the main house. Additional brick paving shall be added to the garden area. Interior work includes remodeled kitchen and master bath areas.

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<tr>
<th>Estimated Cost of Project</th>
<th>Estimated Completion Date</th>
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<tbody>
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<td>175,000</td>
<td>9/30/2016</td>
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Please attach any drawings, renderings, photographs or other supporting documentation.
WOOD RESIDENCE A-1.pdf
WOOD RESIDENCE SITE.pdf
Conditional Use Permit Application

I hereby petition the Board of Adjustment to issue a Conditional Use Permit for:

Name
Pat and Hubert Wood

Property Address
12 Hemlock Road

Phone
(828) 274-1364

Email
pat.wood@budofasheville.com

Type of Conditional Use
802.07 Accessory Buildings

Description of Project
New site work shall include a 4' high retaining wall approximately 90' long. On top of approximately 60' of this wall a 6' high painted steel fence is planned to exclude deer from a garden area on the rear, northwest side of the main house.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:
The project is in the rear yard and will be screened by re-located large, mature boxwood's. Visibility of the addition will be very limited from adjoining properties. The addition will provide protection from destructive deer herds and will allow the owner to grow vegetables and flowers in a pest protected area.

I certify that the information presented by the undersigned in this application is accurate to the best of my knowledge, information and belief.

Signature

Date
3/4/2016
MEMORANDUM
MARCH 21, 2016

To: Board of Adjustment
From: Jonathan Kanipe, Town Administrator
Re: Case Number 9 – 57 Forest Road
Date: March 15, 2016

______________________________________________________________________________

Case 9

Property Owner: Mr. Nathan and Mrs. Erin Renfro
Property Address: 57 Forest Road
Zoning District: R-1
Lot Size: 1.79 +/- acres
Application Request: Construction of a New Residence and presentation of
Landscape and Site Plan, including conditional use permit for stone wall
to be located in the Rear Yard

The Renfros present plans to the Board for a new residence, including a landscape plan and
site plan. The home will be located at 57 Forest Road, and includes 4,535 square feet and 10,038
square feet of impervious surface. Each of these is within the allowance provided by the zoning
ordinance. The plans for the home include two car garage that is side loading and located in the
rear of the home. There is a natural gas burning fire pit that is included off the rear of the home
but is connected via flagstone paving.

A conditional use permit is required for the construction of an 18” stone wall in the rear
yard. The wall includes concrete stairs that lead to the remainder of the rear yard.

- Zoning Permit for construction of a new residence
- Conditional use permit to construct an 18” stone wall in the
  rear yard as an accessory use.
Zoning Application

Property Identification

Name
Nathan & Erin Renfro

Address
57 Forest Road, 319 Vanderbilt (current), Biltmore forest, North Carolina 28803

Phone
(828) 545-5704

Email
ndrenfro@gmail.com

Zoning
R-1

Lot Size (Acres)
1.79

Email -Submission Verification
hchammond@charter.net

Scope of Project-Roof Coverage

Does the project include increasing roof coverage?
Yes

What is the proposed roof coverage?
4,535

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?
Yes

What is the proposed impervious surface coverage?
10,038

Is the proposed impervious surface coverage greater than the permitted maximum 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)?
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
Single Family residence. Drawing attached include floor plans, elevations and site plan. Designer contacts:
Houston Hammond (828)505-7565, hchammond@charter.net

Estimated Cost of Project
1,000,000

Estimated Completion Date
5/24/2017

Please attach any drawings, renderings, photographs or other supporting documentation.
3.7.2016 BF Schematic Submission.pdf
PROJECT DATA

1.79 Acres = Total Lot Area
R-1 = Zoning District
19,495 SF = Maximum Impervious Area per Zoning (25% of Lot)
10,035 SF = Proposed Impervious Area
6,100 SF = Maximum Roof Coverage per Zoning
4,935 SF = Proposed Roof Coverage
5,832 SF = Proposed Landscape Area

Note: Survey Info Provided
By Blue Ridge Land
Surveying (828) 252-6092

PRELIMINARY - NOT FOR CONSTRUCTION
HEIGHT CALCULATIONS
32' - 25' = 7' x 1.5 = 12' ADDITIONAL SIDE YARD SETBACK
MEMORANDUM  
MARCH 21, 2016  

To: Board of Adjustment  
From: Jonathan Kanipe, Town Administrator  
Re: Case Number 8 – 8 Chauncey Circle  
Date: March 15, 2016  

Case 8  

Property Owner: Mr. John Miles Smith  
Property Address: 8 Chauncey Circle  
Zoning District: R-3  
Lot Size: 1.39 +/- acres  
Application Request: Construction of a New Residence and presentation of Landscape and Site Plan, including conditional use permits for construction of a rock wall and columns on the side of the home  

Mr. Smith has presented plans for a new residence at 8 Chauncey Circle. The plans include is for a story and a half English cottage with a 3-car garage. The garage is side-loading and does not face the road. The landscape plan that is attached for review indicates the proposed trees for removal, the grading plan, and the proposed trees and plants which will be replanted in conjunction with the project.

The home does have a stone wall with lighted columns that are attached to the home but extend outside of the residence and create a dog run on the eastern side of the home. This should be reviewed by the Board as a conditional use. The wall and lighted columns are in the side yard.

Additionally, there are several stone headwalls located on the property to serve assist with drainage improvements and to ensure that storm drains on the property remain accessible and open.

- Zoning Permit for new residence, including landscape plan approval.
- Conditional use permit to allow for construction of stone wall and lighted columns on wall.
Zoning Application

Property Identification

Name
Tom Dillard

Address
8 Chauncey Circle, Biltmore Forest, North Carolina 28803

Phone
(864) 527-0463

Email
richie@dillardjones.com

Zoning
R-1

Lot Size (Acres)
1.39

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)?
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**
Story and a half English Cottage with 3 car garage.

<table>
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<th>Estimated Cost of Project</th>
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<td>1,081,003</td>
<td>4/1/2017</td>
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</table>

Please attach any drawings, renderings, photographs or other supporting documentation.
2016-2-1 Preliminary design review.pdf
DATE

REVISIONS

2015-28

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ETC. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS RESIDENCE AND TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE.

ATTENTION

SUB-CONTRACTORS:

DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS INITIALS ARE PRESENT

BUILDER

CLIENT

SMITH

RESIDENCE

PRE-LIMINARY DESIGN REVIEW

SMITH RESIDENCE

PRE-LIMINARY DESIGN REVIEW

PRE-LIMINARY DESIGN REVIEW

PRE-LIMINARY DESIGN REVIEW
DATE: 2015-28

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ATTENTION SUB-CONTRACTORS: DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS INITIALS ARE PRESENT.

BUILDER: SMITH

CLIENT: SMITH

PRE-LIMINARY DESIGN REVIEW: 2015-28

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY JOHN B. YOUNG, PLS., ON AUG. 31, 2015.

THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.
DATE

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BUILDER

CLIENT

SMITH

RESIDENCE

SMITH

PRE-LIMINARY DESIGN REVIEW

PRE-LIMINARY DESIGN REVIEW

MAIN RESIDENCE

CHAUNCEY

CIRCLE

VALLEY

NC SURVEY, P.C.
*** PROFESSIONAL LAND SURVEYORS ***
50 NORTH MERRIMON AVENUE, SUITE 109
PHONE:(828) 252-1530
PROFESSIONAL CORPORATION NUMBER C-0268
ASHEVILLE, NORTH CAROLINA, 28804

<18" CPP

<30" CPP

STORM DRAIN

STORM DRAIN

SPRINGS

STORM DRAIN

ENDWALL

BUILDING SETBACK

BUILDING SETBACK

BUILDING SETBACK

222' OFFSET

BEDROOM 13-4 x 13-4

BEDROOM 17-0 x 13-0

Bath

Bath

dn

SQUARE FOOTAGE SUMMATION
DATE

REVISIONS

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SMITH RESIDENCE

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SECOND FLOOR PLAN
DATE 2015-28

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CLIENT SMITH

PRE-LIMINARY DESIGN REVIEW

SMITH RESIDENCE

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BUILDER

CLIENT

SMITH

PRE-LIMINARY DESIGN REVIEW

SMITH RESIDENCE
A NEW CUSTOM HOME FOR

THE SMITH'S

DESIGNED AND BUILT BY

Dillah-Jones
BUILDERS
DATE 2015-28

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CLIENT

SMITH

ARB REVIEW SET

1. PROPERTY & ELEVATIONAL SURVEYS
   2. ELEVATIONAL SURVEYS
   3. SURVEYS
   4. ELEVATIONAL SURVEYS
   5. SURVEYS

J. MILES SMITH

ENG. BY.

R & R HOLLANDER ARCHITECT INC
LIBERTY TOWNSHIP
FERMINOS COUNTY, N.C.

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SMITH

SMITH

ARB REVIEW SET

ARB REVIEW SET

WINDOW SCHEDULE

DOOR SCHEDULE
DATE

REVISIONS

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All federal, state, and local codes, ordinances, regulations etc. shall be considered as part of specifications for this residence and take precedence over anything shown, described, or implied where same are at variance.

Attention subcontractors: Drawings are not for construction unless initials are present.
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Builder

Client

Smith Residence

Arb Review Set

Electrical Legend

Outlets

Switches

Fixtures, Fans, etc.

Misc. Items

Duplext Outlet (Grounded Type Typical)

Weather proof Duplex Outlet

Switched Duplex Outlet

Above Counter Duplex Outlet

Ceiling Mounted Duplex Outlet

Flush Floor Duplex Outlet

220 Volt Outlet or Connection

Junction Box

TV/Phone/Data Jack

Doorbell

Doorbell Chime Location

Electrical Symbol Description

Outlets

Switches

Fixtures, Fans, etc.

Misc. Items

Flush/Semi-Flush Ceiling Mounted Light Fixtures

Wall Mounted Light Fixtures

Suspended Ceiling Mounted Light Fixtures

Suspended Ceiling Mounted Pendant Light

Recessed Light Fixtures

Recessed Directional Light Fixtures

Recessed Light Fixtures for Wet Area

Recessed Pin Point Spot Light Fixtures

48" Fluorescent Light Fixtures

24" Fluorescent Light Fixtures

Fluorescent Closet Light Mounted Above Door

Recessed Pin Point Spot Light

Recessed Directional Pin Point Spot Light

Recessed Wall Mounted Light Fixtures

Ceiling or Wall Mounted Track Lights

Wall Mounted Up-Lights

Porcelain Lamp Holders

Exterior Flood Lights

Recessed Floor Mounted Light

Miniature Low Voltage Lights

Under Cabinet Fluorescent Light

Ceiling Mounted Paddle Fan

Ceiling Mounted Paddle Fan with Light

Ceiling Mounted Exhaust Fan

Ceiling Mounted Exhaust Fan with Light

Recessed Exhaust Fan with Light

Garage Door Openers

Smoke Detectors

Electrical Panel Boxes

Electrical Meter Location
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ARB REVIEW SET

ARB REVIEW SET

SECOND FLOOR PLAN

THE FOLLOWING LOCATIONS OF CABINETS AND STORAGE ARE CONTROLLED TO BE TREATED ACCORDING TO SCHEDULE "A"

HEATING, VENTILATION AND AIR CONDITIONING SYSTEM LOCATIONS

ELECTRONIC PERMIT STILL REQUIRED BY CODE

A REVISION TYPING SYMBOL MUST APPEAR ON ALL Sheet OF DRAWINGS PRIOR TO INSTALLATION

ELECTRICAL LEGEND

OUTLETS

SWITCHES

FIXTURES, FANS, ETC.

MISC. ITEMS

SYMBOL DECRIPTION

OUTLETS

SWITCHES

FIXTURES, FANS, ETC.

MISC. ITEMS

FLUSH/ SEMI-FLUSH CEILING MOUNTED LIGHT FIXTURE

WALL MOUNTED LIGHT FIXTURE

WALL MOUNTED LIGHT FIXTURE

TV/PHONE/DATA JACK

DOORBELL

DOORBELL CHIME LOCATION

JUNCTION BOX

DUPLEX OUTLET (GROUNDED TYPE TYPICAL)

WEATHER PROOF DUPLEX OUTLET

SWITCHED DUPLEX OUTLET

ABOVE COUNTER DUPLEX OUTLET

CEILING MOUNTED DUPLEX OUTLET

FLUSH FLOOR DUPLEX OUTLET

220 VOLT OUTLET OR CONNECTION

48" FLUORESCENT LIGHT FIXTURE

24" FLUORESCENT LIGHT FIXTURE

FLUORESCENT CLOSET LIGHT  MOUNTED ABOVE DOOR

RECESSED LIGHT FIXTURE

RECESSED DIRECTIONAL LIGHT FIXTURE

RECESSED LIGHT FIXTURE FOR WET AREA

RECESSED PIN POINT SPOT LIGHT FIXTURE

RECESSED DIRECTIONAL PIN POINT SPOT LIGHT

RECESSED WALL MOUNTED LIGHT FIXTURE

RECESSED FLOOR MOUNTED LIGHT

CEILING MOUNTED PADDLE FAN

CEILING MOUNTED PADDLE FAN W/ LIGHT

CEILING MOUNTED EXHAUST FAN

CEILING MOUNTED EXHAUST FAN W/ LIGHT

RECESSED EXHAUST FAN W/ LIGHT

SMOKE DETECTOR

ELECTRICAL PANEL BOX

ELECTRICAL METER LOCATION