

PROPOSED AGENDA

Meeting of the Design Review Board
To be held Thursday, March 21, 2019 at 5:30 p.m.

- I. Chairman Johnson will call the meeting to order.
- II. Approval of Minutes from February 21, 2019.
- III. Design Review Board Presentations
 - 1. 3 Deerfield Road – Enclose existing carport to create garage.
 - 2. 24 Niagara Drive – Construct new swimming pool in side yard.
(Conditional Use Permit previously approved by Board of Adjustments)
 - 3. 4 Southwood Road – Relocate and re-construct driveway entrance column & wall.
(Conditional Use Permit previously approved by Board of Adjustments)
- IV. Adjourn

MINUTES OF THE TOWN OF BILTMORE FOREST
DESIGN REVIEW BOARD MEETING OF FEBRUARY 21, 2019

Those in attendance:

Chairman, Mr. Bruce Johnson
Mrs. Trudy Cappiello
Mrs. Gay Coleman
Ms. Andrea Eglinton
Mr. Rick Conard
Ms. Carrie McLachlan
Mr. Robert Griffin
Ms. Ingrid Davis
Mr. Jim Selmensberger
Mr. Chad Dorsey

Mr. Jonathan Kanipe, Town Manager

The meeting was called to order at 5:30 p.m. by Mr. Bruce Johnson. The three sets of minutes from the previous three meetings were approved.

Rick Conard, representing Mr. Ryan Cecil at 7 Frith Drive, presented the plan. Mr. Johnson asked if there was an access gate. Mr. Conard said there was an existing gate on the backside that provided access to a right of way to Biltmore Farms property. Mrs. Cappiello asked about the junction of the wires, and Mr. Conard indicated these were just small knots. The fence is 8 feet tall. The project was approved.

Mr. Sam and Laura Olesky, 22 Cedarcliff Road, were called forward to present their plans for a new single family residence. Ms. Carrie McLachlan with Samsel Architects was present to review the plans. Ms. McLachlan noted this was a new single family residence that replaced an existing house which was demolished. The new home is located in approximately the same

location. The driveway is in the same location as the earlier home. This is cedar-lap siding that fits along with the Town's recommended guidelines.

Mr. Johnson asked about color selections. Ms. McLachlan said these were in the darker/gray color tone family. The Oleskys will bring a sample of the material to the Town along with a standing seam roof color sample when they make this decision.

Mr. Johnson verified that they received a Variance and Conditional Use Permit for the project. Mr. Kanipe said this was approved by the Board. Mr. Johnson asked if they had mud mats. This was confirmed and they will have these at the project site. The project was approved.

Ms. Ingrid Davis, 31 Hilltop Road, was called forward to present plans for the trellis on the front of the home, the swimming pool, and tennis court structures on the rear of the home. Mr. Robert Griffin, architect, represented the owners. There will be a fire pit in the pool area and steps down to the tennis court area. The pool will be fenced. It will be a forest green lattice wood fence. The terrace on the front of the house was shown. It has a roof over it but has rafter tails that have been cut to grow Carolina Jasmine. This house was originally built in 1929.

Mr. Griffin noted that substantial plantings were being installed to screen the new additions from the home. Mrs. Cappiello asked how they were going to drain the large swath of pea gravel. It will be done with french drains. The project was approved.

Mr. Tom Roberts, 2 Southwood Road, was called forward to review this project. Mr. Jim Selmensberger, representing the Roberts, presented the overall plan for the project. Mr. Kanipe said the request for Variance from the Board of Adjustment was to orient the front of the house on Southwood Road instead of Stuyvesant Road. The side facing Stuyvesant Road was approximately 34 feet longer than the side facing Southwood Road. The Variance was approved by the Board of Adjustment.

Mr. Selmensberger said the topography going up from Stuyvesant is quite a significant grade. The safety from the neighborhood would be much safer coming in from Southwood Road as opposed to Stuyvesant Road. The driveway will be easy to get in and out of. The house will be facing the golf course. One of the biggest things they tried to do is to show the landscape buffer from Stuyvesant Road. The house is 10,000 heated square feet. They are putting up multiple retaining walls. Mr. Selmensberger showed the Board what the landscaping will look like. Sitework Studios is doing the planning of the plantings. The schedule for construction is spring 2019. It will take approximately 1.5 years to construct. Mr. Steven Lee Johnson said the mud mats will have to be very large. The mud mats will be where the driveway connects to the street.

Mr. Selmensberger noted that the lot was primarily covered with invasive species and that the area planted back would include native species. Mrs. Cappiello appreciated the perspective from Stuyvesant Road and that she liked how the garage did not look like a garage driving down the road.

Mr. Steven Lee Johnson said that Mr. Selmensberger would like to put the railroad ballast in all the way up to the home site. The railroad ballast will go in and then serve as a compressed base before the paving for the actual driveway. Mr. Selmensberger said that semi-pervious pavers would be used throughout the property.

Mrs. Cappiello asked about the existing stormwater. Mr. Johnson said the existing flow would be directed into a series of green infrastructure swales that would protect the area.

The exterior of the house will be painted brick and a classic colonial style house. The other portions will be cedar shingle that are off white in color. Steel windows and doors will be utilized as accents. The garage will have carriage doors and the pergola above it. Pennsylvania bluestone will be utilized for the stonework. The roof will be composite architectural shingles.

Mr. Steven Lee Johnson indicated that the formal grading plan will be presented and overseen by Buncombe County. The stormwater will be stabilized during construction. The existing lot is overgrown with invasive species. It will be a beautiful house and really enhance the lot. The neighbor's home at 4 Southwood Road is 44' higher in elevation than the top of the finished home in this location.

The project was approved by all present.

The next Design Review Board meeting is scheduled for March 21, 2019 at 5:30 p.m.

Bruce Johnson, Chairman

Jonathan Kanipe, Town Manager

Zoning Compliance Application

Town of Biltmore Forest

Name

Lee Thomason

Address

3 Deerfield Rd.

Phone

(828) 209-2013

Email

lthomason@biltmorefarms.com

Parcel ID/PIN Number

9646-98-1640

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.04

Maximum Roof Coverage

5,060 square feet (Up to 1.2 acres)

Proposed Roof Coverage Total

No change to existing (2675 SF)

Maximum Impervious Surface Coverage

25 percent of lot area (1-3 acres)

Proposed Impervious Surface Coverage

No change to existing

Front Yard Setback

60 feet (R-1 District)

Side Yard Setback

20 feet (R-1 District)

Rear Yard Setback

25 feet (R-1 District)

No buildings or structures may be located within these setback areas. A variance application is required if your project requires encroachment upon the setback.

Description of the Proposed Project

New roof to match existing (GAF Timberline very dark gray or black).

Exterior paint to match existing (white).

Repaint shutters to match existing (black).

Re-set stone pavers on existing rear patio (no change in size).

Enclose existing car port to create garage.

Interior renovations.

Estimated Cost of Project

\$40,000.00

Estimated Completion Date

1/31/2020

Applicant Signature

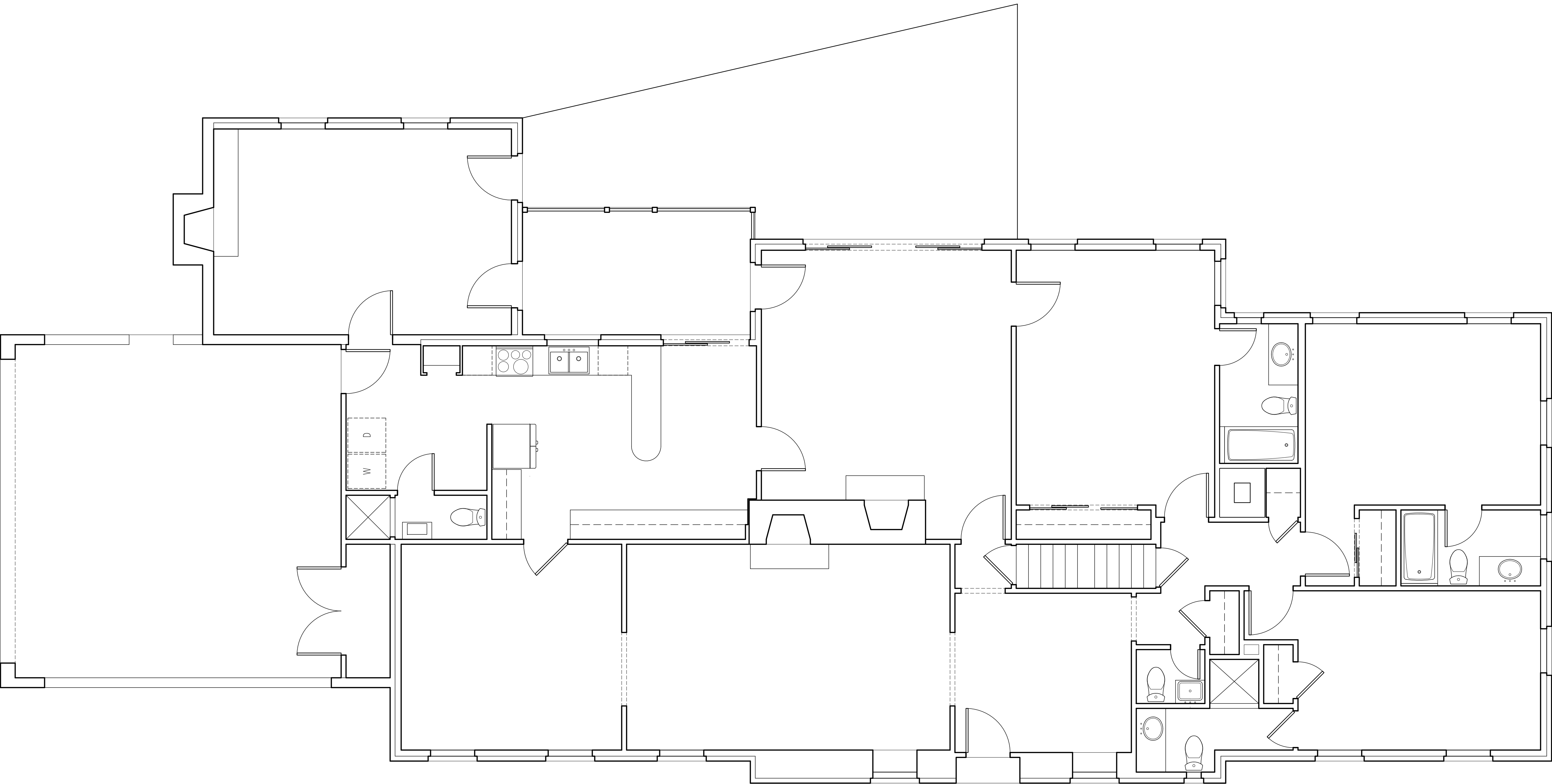


Lee Thompson

Supporting Documentation (Site Plan, Drawings, Other Information)

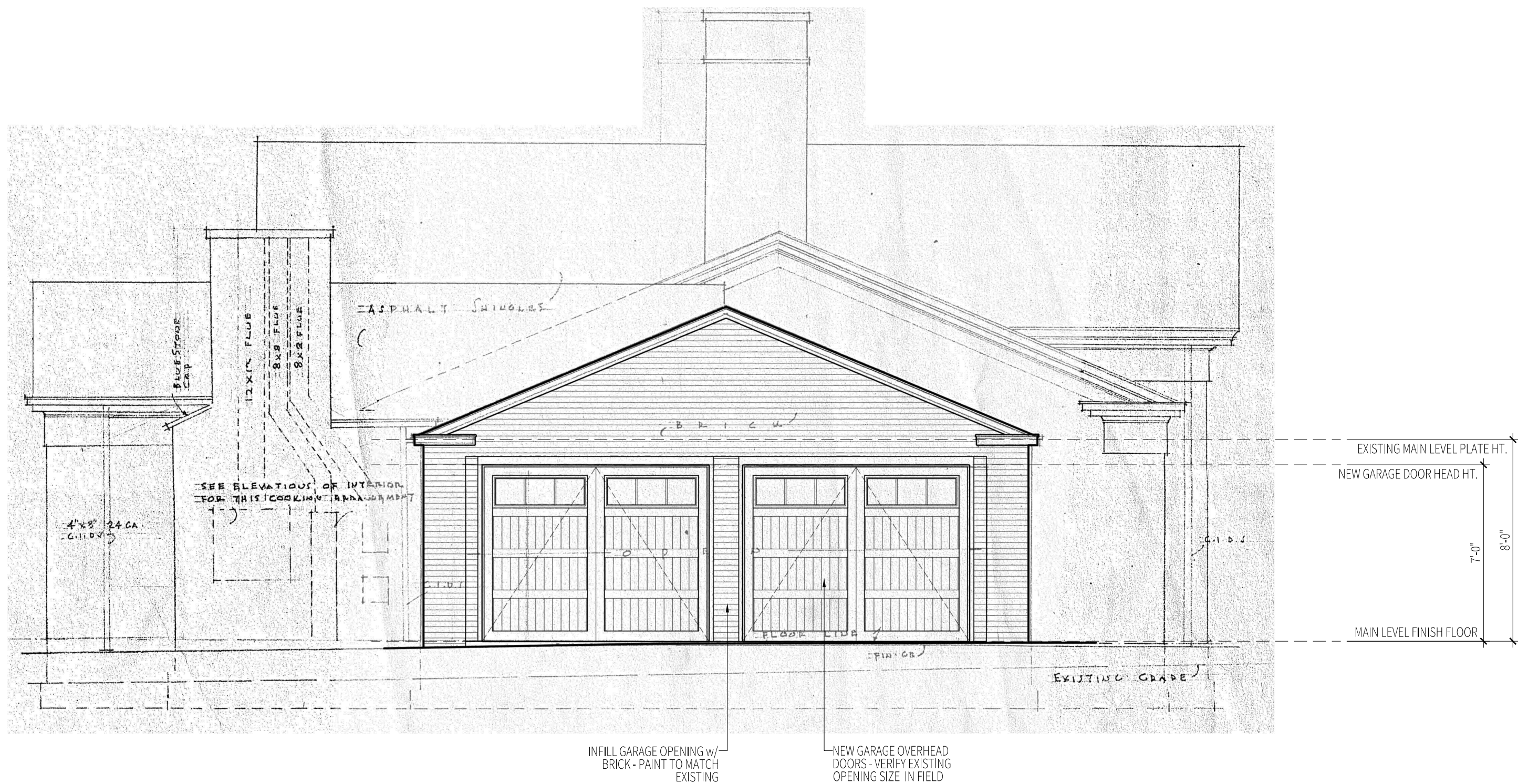
3 Deerfield_Final Set 3_19.03.02.pdf

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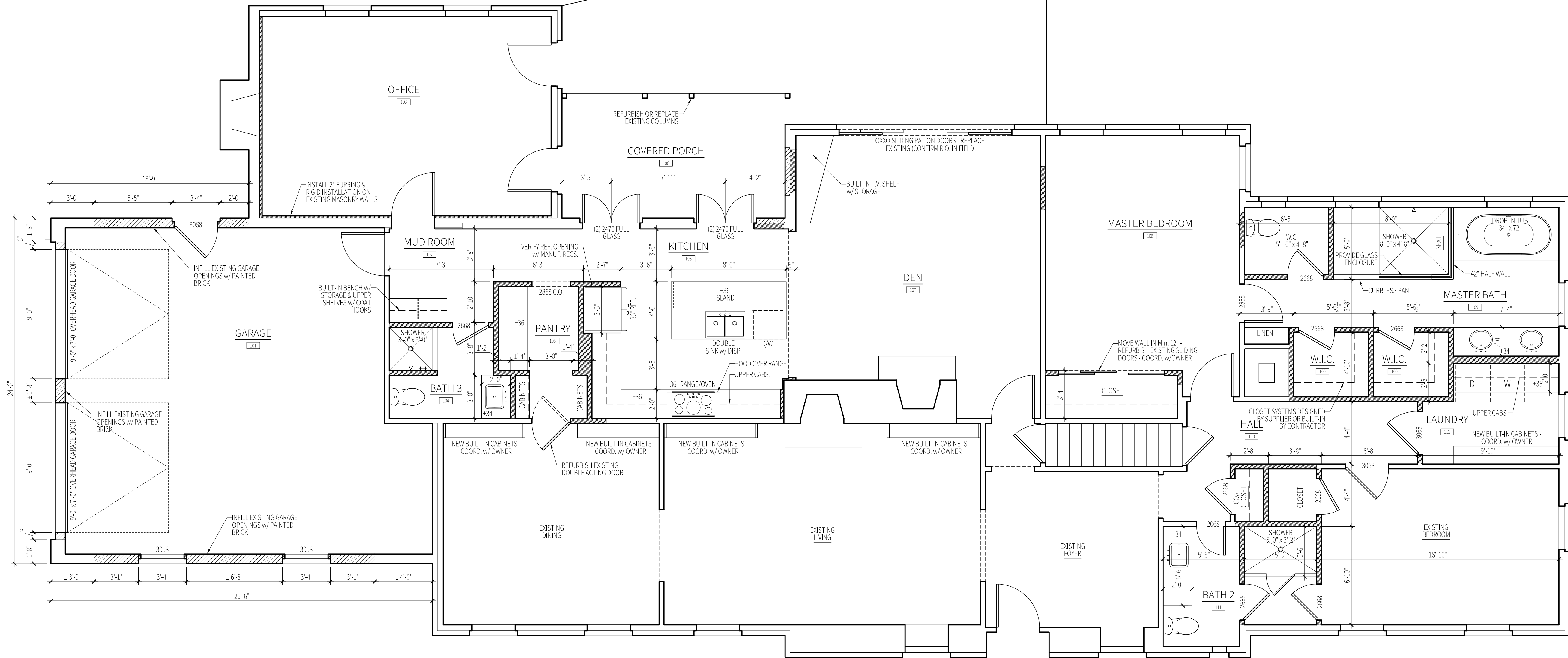


EXISTING MAIN LEVEL PLAN
1/4" = 1'-0"

3 DEERFIELD RENOVATION		PETTLERWORKS	
3 Deerfield Avenue Biltmore Forest, NC		PettlerWorks 13 1/2 Eagle Street, Suite L Asheville, NC 28801 joshua@pettlerworks.com 828-545-8281 pettlerworks.com	
Revisions			
Final Set: 03.02.19			
Project: 18108 Date: 03.02.19 Drawn by: JAP Checked by: JAP Version: 1.0			
A101			



1 LEFT ELEVATION
1/4" = 1'-0"



MAIN LEVEL PLAN
1/4" = 1'-0"



Revisions
Final Set: 03.02.19

Project: 18108
Date: 03.02.19
Drawn by: JAP
Checked by: JAP
Version: 1.0

Zoning Compliance Application

Town of Biltmore Forest

Name

Gordon Manley

Address

24 Niagara Drive

Phone

(865) 384-5599

Email

gmanley@worldmarketingcompany.com

Parcel ID/PIN Number

964650943100000

ZONING INFORMATION

Current Zoning

R-2

Lot Size

.85ac

Maximum Roof Coverage

4,682 square feet (Up to 1 acres)

Proposed Roof Coverage Total

no increase requested

Maximum Impervious Surface Coverage

27.5 percent of lot area (Up to 1 acre)

Proposed Impervious Surface Coverage

1900sf pool and hardscape patio

Front Yard Setback

50 feet (R-2, R-3, R-4, and R-5 Districts)

Side Yard Setback

15 feet (R-2, R-3, R-4, and R-5 Districts)

Rear Yard Setback

20 feet (R-2, R-3, R-4, and R-5 Districts)

No buildings or structures may be located within these setback areas. A variance application is required if your project requires encroachment upon the setback.

Description of the Proposed Project

To the east side yard of the existing 2 story residence:

Addition of a 16'x30' pool, 1900sf hardscape patio, crushed stone pathways and seating areas, stone retaining wall less than 30" ht, pool equipment within enclosure, trellis, removal of trees and minor grading, new tree and shrub plantings, relocation of a portion of the existing 48"ht metal fence.

Estimated Cost of Project

\$85,000.00

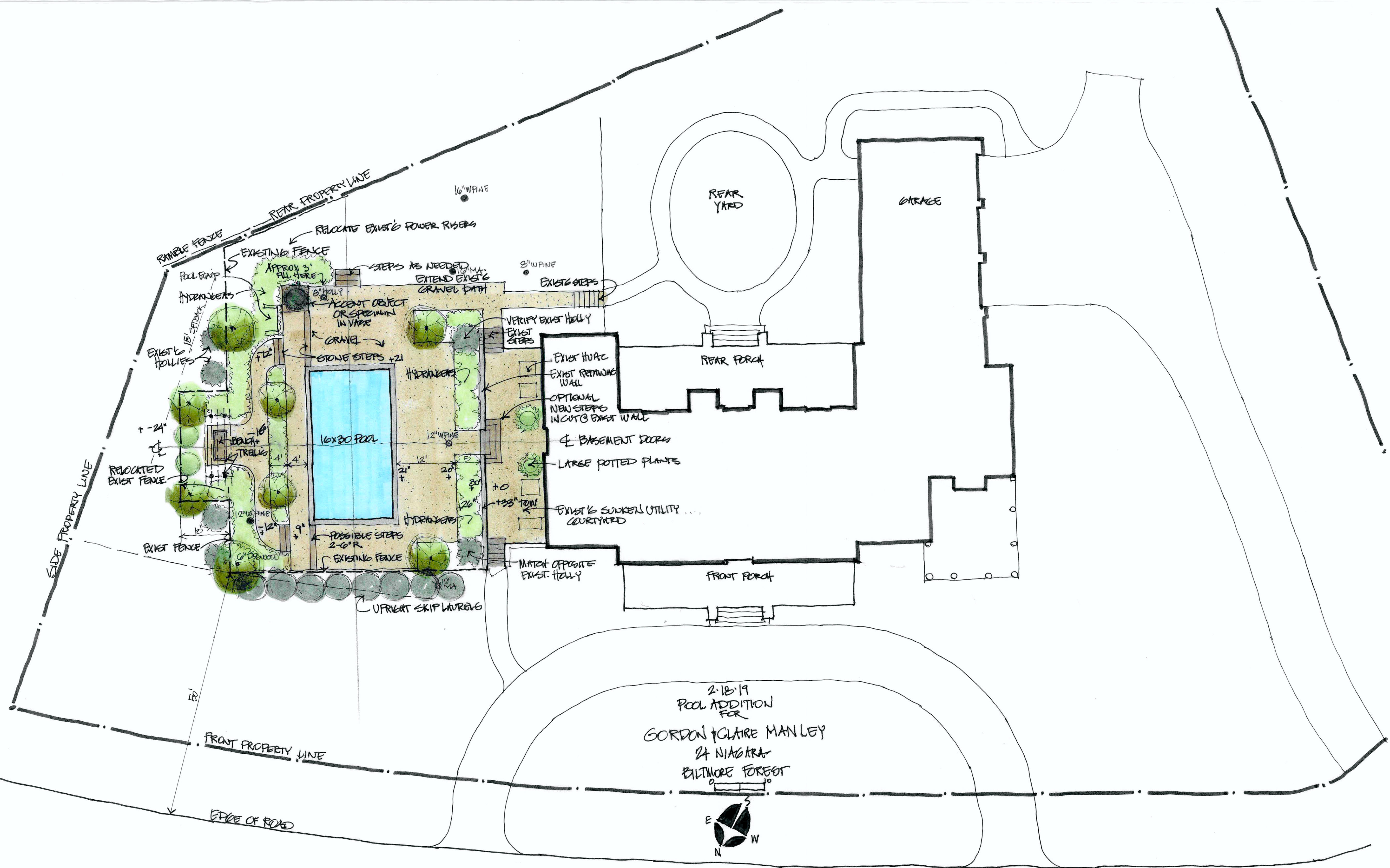
Estimated Completion Date

7/1/2019

Applicant Signature

Michael H. D. H.
Architect

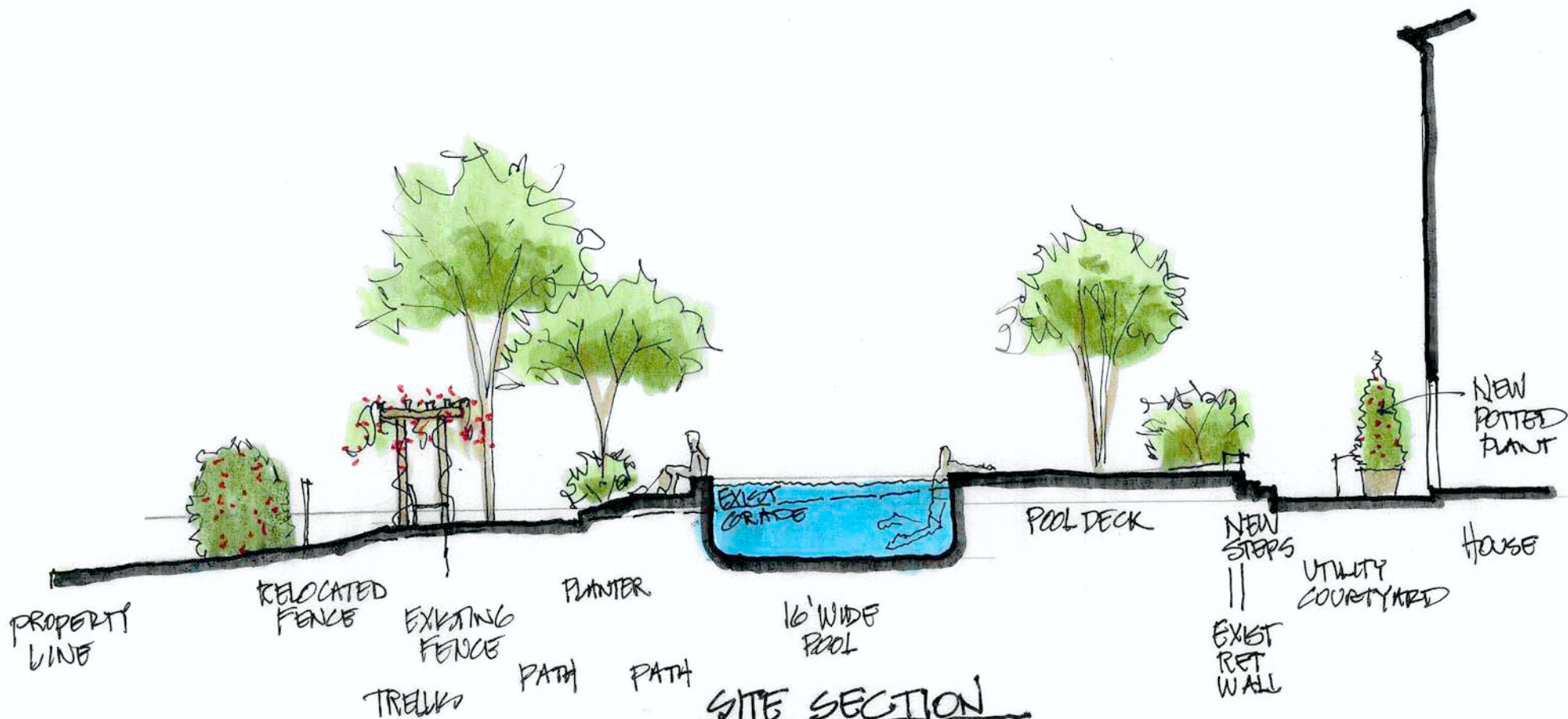
Supporting Documentation (Site Plan, Drawings, Other Information)



2-18-19
POOL ADDITION
FOR
GORDON + CLAIRE MANLEY
24 NIAGARA
BALTIMORE FOREST



MCDONOUGH
ARCHITECT



2-18-14

POOL ADDITION
for
GORDON & CLAIRE MANLEY
24 NIAGARA

MCDONOUGH
ARCHITECT

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Po Box 5352 | Biltmore Forest, NC 28803
P (828) 274-0824 | F (828) 274-8131

www.biltmoreforest.org



George F. Goosmann, III, Mayor
Fran G. Cogburn, Mayor-Pro Tem
E. Glenn Kelly, Commissioner
Doris P. Loomis, Commissioner

Jonathan B. Kanipe,
Town Manager

MEMORANDUM

To: Board of Adjustments Members
From: Jonathan Kanipe, Town Manager
Re: Board of Adjustments Case Number 1 (4 Southwood Road)
Date: March 8, 2019

Request for a Conditional Use Permit for Relocation of Driveway Column and Wall

The applicants are requesting a conditional use permit for relocation of a driveway entrance column and wall. The current width of the driveway is very narrow and provides limited space for ingress and egress. In order to widen the driveway approximately ten feet (285 square feet), a column and wall on one side of the driveway will need to be relocated. The replacement column and wall will match the current structures.

The requirement of a conditional use permit for driveway entrance columns and walls is found in **Section §153.007 Dimensional Requirements, Footnote 5** of the Biltmore Forest Zoning Ordinance and reads as follows:

(4) Footnote 5. Accessory structures, including driveways, shall meet all setback requirements. Notwithstanding the foregoing, setback requirements for driveway entrance columns or driveway entrance walls may be waived or modified by the Board of Adjustment with the granting of a conditional use permit in accordance with § [153.110\(C\)](#), without the need for a variance pursuant to § [153.110\(D\)](#).

Zoning Compliance Application

Town of Biltmore Forest

Name

Scot and Melissa Hollmann

Address

4 Southwood Road Biltmore Forest, NC 28803

Phone

(828) 274-5979

Email

jon@griffinarchitectspa.com

Parcel ID/PIN Number

9646-75-8739

ZONING INFORMATION

Current Zoning

R-1

Lot Size

4.687 Acres

Maximum Roof Coverage

9,100 square feet (Up to 5 acres)

Proposed Roof Coverage Total

NA

Maximum Impervious Surface Coverage

20 percent of lot area (3-6 acres)

Proposed Impervious Surface Coverage

31718 SF

Front Yard Setback

60 feet (R-1 District)

Side Yard Setback

20 feet (R-1 District)

Rear Yard Setback

25 feet (R-1 District)

No buildings or structures may be located within these setback areas. A variance application is required if your project requires encroachment upon the setback.

Description of the Proposed Project

In addition to work currently under way at 4 Southwood Road, removal and relocation of an existing driveway entrance column and wall is proposed in accordance with Article VII - Dimensional Requirements; Footnote #5. The relocated driveway entrance column and wall will be built to match the existing driveway entrance columns and walls. 285 SF of new driveway is also proposed adjacent to Southwood Road. Please see the attached drawing SD1.

Estimated Cost of Project

\$50,000.00

Estimated Completion Date

9/30/2020

Applicant Signature

A handwritten signature in black ink, consisting of a series of connected loops and a trailing flourish, positioned above a horizontal line.

Supporting Documentation (Site Plan, Drawings, Other Information)

HOLL SD1 DRIVEWAY COND USE APP.pdf

Conditional Use Permit Application

Town of Biltmore Forest

Name

Scot and Melissa Hollman

Address

4 Southwood Road

Phone

(828) 274-5979

Email

jon@griffinarchitectspa.com

Please select the type of conditional use you are applying for:

Accessory Structures

The applicant must show that the proposed use will not materially endanger public health or safety or injure value of adjoining or abutting property. In addition, the proposed use must be in general conformity with the plan of development of the town and be in harmony with scale, bulk, height, coverage, density, and character of the neighborhood.

Please provide a description of the proposed project:

In addition to work currently under way at 4 Southwood Road, removal and relocation of an existing driveway entrance column and wall is proposed in accordance with Article VII - Dimensional Requirements; Footnote #5. The relocated driveway entrance column and wall will be built to match the existing driveway entrance columns and walls. 285 SF of new driveway is also proposed adjacent to Southwood Road. Please see the drawing SD1 included with the Zoning Compliance Application.

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

The proposed removal and relocation of an existing driveway entrance column and wall at 4 Southwood Road will improve safety for vehicles entering and exiting the roadway, and likewise for vehicles in the roadway, by creating a wider and more accessible space for vehicles at the transition of the driveway and roadway. Visually the replaced driveway entrance column and wall match the existing driveway entrance columns and walls.

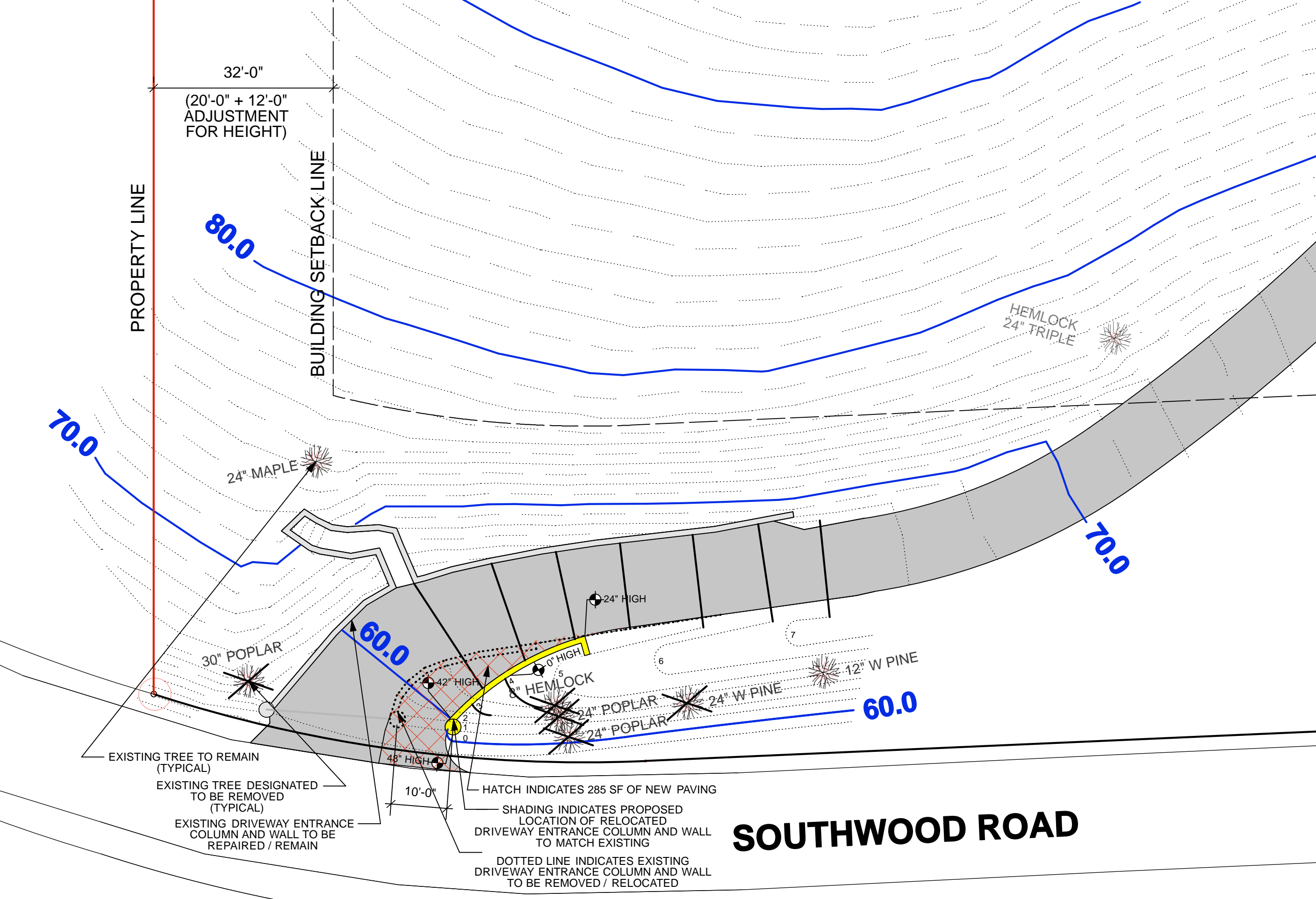
I hereby certify that all of the information set forth above is true and accurate to the best of my knowledge.

Signature

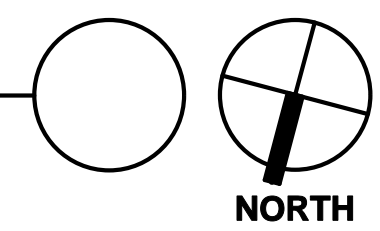
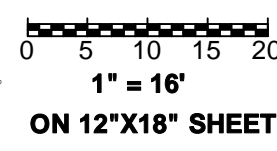
Date

2/25/2019






PARTIAL SITE PLAN SHOWING DRIVEWAY ENTRANCE



SUPPLEMENTARY DRAWING



Consultant

Project

RENOVATIONS AND ADDITIONS
TO
4 SOUTHWOOD ROAD
BILTMORE FOREST, NORTH CAROLINA

Sheet Title

MODIFICATIONS TO
DRIVEWAY ENTRANCE COLUMN AND WALL

Griffin Architects P.A.

Design

Planning

Interior Design

Preservation

One Village Lane, Suite One, Asheville, NC 28803

Tel 828-274-5979

Fax 828-274-1995

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Sheet No

SD 1

Date

02/24/19



DEC 19 2017



DEC 19 2017