I. Chairman Johnson will call the meeting to order.

II. Approval of Minutes from March 21, 2019; April 25, 2019; May 23, 2019.

III. Design Review Board Presentations

1. 33 Hilltop Road – Renovation and remodel to existing cabin, including raising the roof and dormer addition.
2. 17 Forest Road – Request for screened porch addition, detached garage addition, and renovation of existing driveway.  
   *(This project included a variance request for the detached garage. This request was approved at the June 17, 2019 Board of Adjustments meeting)*
3. 19 Eastwood Road – construction of a new single family residence.  
   *(This project included a variance request for the motor court to be located within the side yard setback. This request was approved at the June 17, 2019 Board of Adjustments meeting)*

IV. Adjourn
MINUTES OF THE TOWN OF BILTMORE FOREST

DESIGN REVIEW BOARD MEETING OF APRIL 25, 2019

The Design Review Board did not have a meeting on May 23, 2019.

The next Design Review Board meeting is scheduled for June 20, 2019 at 5:30 p.m.

Bruce Johnson, Chairman

Jonathan Kanipe, Town Manager
Zoning Compliance Application
Town of Biltmore Forest

Name
Lorrie Pande

Property Address
33 Hilltop Rd., Asheville, North Carolina 28803

Phone
(561) 222-7851

Email
norsewood@aol.com

Parcel ID/PIN Number

ZONING INFORMATION

Current Zoning
R-1

Lot Size
1.28 Acres

Maximum Roof Coverage
5,500 square feet (Up to 1.5 acres)

Proposed Roof Coverage Total
1486 (unchanged from existing)

Maximum Impervious Surface Coverage
1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage
1504 (unchanged from 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)

Building Height
Appx. 22'

Description of the Proposed Project
Renovation/remodel to an existing cabin in the Biltmore Forest. Raised roof and added dormers over core living area of cabin. ESTIMATED START/COMPLETION DATES ARE TENTATIVE. "Estimated Cost of Project" to be finalized by owner/contractor. Signature of owner's agent in applicant signature line (Robert Esposito on behalf of Lorrie Pande).

Estimated Start Date
7/15/2019

Estimated Completion Date
3/15/2020

Estimated Cost of Project

Supporting Documentation (Site Plan, Drawings, Other Information)
ARCHITECTURAL SITE PLAN

CABIN AT BILTMORE FOREST
33 Hilltop Rd.
Asheville, North Carolina 28803

*CAUTION***

E shows the area for cabin's foundation. The area is relatively flat and does not require significant excavation.

NOT FOR CONSTRUCTION


LORRIE PANDE

A010
ENTRY PORCH

LIVING

BEDROOM

DINING

KITCHEN

BATH

REAR PORCH

CONTRACTOR AND ALL SUBCONTRACTORS TO FIELD VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.

FLOOR PLAN
(EXISTING)

LP-18-001

CABIN AT BILTMORE FOREST
33 Hilltop Rd.
Asheville, North Carolina 28803

NOT FOR CONSTRUCTION

1/4" = 1'-0"
SELECTIVE DEMO OF MASONRY ABOVE ROOF DECK (SHED OVER VOY IN ROOF) DURING NEW ROOF FRAMING PHASE.

SELECTIVE REMOVAL OF MASONRY ABOVE INDIRECT FLUE LINER & SMOKE DOME (IF PRESENT) FOR REPAIR OR REPLACEMENT. DO NOT DEMO HEARTH & FIRST FLOOR FIREPLACE (SEE BUILDING SECTIONS FOR EXTENTS OF MODIFICATION).

REMOVE PORTION OF CHIMNEY ABOVE ROOF DECK (SHED OVER VOY IN ROOF) DURING NEW ROOF FRAMING PHASE.

ENTRY PORCH

LIVING

BEDROOM

KITCHEN

BATH

REAR PORCH

DINING

NOT FOR CONSTRUCTION
GRADE - 2' - 0"
LEVEL 1 FFE - 0"
LEVEL 1 CLG - 8' - 3 1/2"
LEVEL 2 KNEEWALL TOP - 11' - 3 1/2"

A300
A301

WWW.ESPOSITODESIGN.NET

SCALE
PROJECT NUMBER
ISSUED FOR CONSTRUCTION
DRAWN BY
CHECKED BY
PROJECT STATUS
NOT FOR CONSTRUCTION
1/4" = 1'-0"
5/23/2019 3:56:07 PM

LORRIE PANDE
CABIN AT BILTMORE FOREST
33 Hilltop Rd.
Asheville, North Carolina 28803

NO. DESCRIPTION DATE
SOUTH ELEVATION
EAST ELEVATION
NORTH ELEVATION
WEST ELEVATION

ELEVATIONS (DEMO)
EXISTING ROOF SLOPES ARE APPROXIMATE. ROOFING CONTRACTOR TO FIELD VERIFY PRIOR TO COMMENCEMENT OF WORK.

REMOVE PORTION OF CHIMNEY ABOVE ROOF DECK. SHEATH OVER VOID IN ROOF DURING NEW ROOF FRAMING PHASE.

SELECTIVE DEMO OF MASONRY ABOVE. INSPECT FLUE LINER & SMOKE DOME (IF PRESENT) FOR REPAIR OR REPLACEMENT. DO NOT DEMO HEARTH & FIRST FLOOR FIREPLACE (SEE BUILDING SECTIONS FOR EXTENTS OF MODIFICATION).
EXISTING ROOF SLOPES ARE APPROXIMATE. ROOFING CONTRACTOR TO FIELD VERIFY PRIOR TO COMMENCEMENT OF ALL WORK.

EXISTING

NEW

CONTINUOUS VENTED RIDGE

DIVERT TO PORCH ROOF

GUTTER

ROOF AREA
TOTAL ROOF IMPERVIOUS INCLUDING OVERHANGS 1486 SQ. FT.
CONTRACTOR TO INSPECT EXISTING WINDOWS AND DOORS FOR AIR LEAKAGE. INSTALL SEALANTS, GASKETS, AND WEATHERSTRIPPING AS NECESSARY TO ESTABLISH AIR SEALING ENVELOPE.

MECHANICAL CONTRACTOR TO INSPECT EXISTING DUCTWORK FOR LEAKS AND CONDENSATION. REPAIR AS NECESSARY TO INSURE ADEQUATE PERFORMANCE. INSTALL WHOLE HOUSE DEHUMIDIFIER IF NOT CURRENTLY INSTALLED OR IF CURRENT UNIT IS NOT FUNCTIONING PROPERLY.
**REFERENCE MFR. DOCUMENTATION FOR PROPER INSTALLATION OF ALL BUILDING MATERIALS. IT IS THE RESPONSIBILITY OF CONTRACTOR TO SUBMIT A REQUEST FOR INFORMATION IF CLARIFICATION ON DETAILING IS REQUIRED OR IF FIELD CONDITIONS CONFLICT WITH DETAILING.**

**SECTION 1/A303**

1/2" TYPE X FIRE RESISTANT DRYWALL (SCREWED) WITH 5/8" TYPE X FIRE BARRER SEALANT FDO 1-0 AT ALL MATERIAL JOINTS

CABIN AT BILTMORE FOREST
33 Hilltop Rd.
Asheville, North Carolina 28803

**NOT FOR CONSTRUCTION**

**WALL SECTIONS**

**GAF SIENNA® HEIRLOOM BROWN SHINGLES OVER PEEL AND STICK MEMBRANE**

**5/8" T&G ADVANTAGE ROOF SHEATHING**

**LEVEL 2**

**LEVEL 1 FFE**

**LEVEL 1 CLG**

**2x12 RAFTERS (RE: STRUCTURAL)**

**2x BLOCKING (RE: STRUCTURAL)**

**2x4 PT (INTERIOR USE) FURRING STRIPS. ALLOW FRESH/WET PT LUMBER TO DRY PRIOR TO INSTALLATION. DO NOT CUT INSIDE HOUSE. CUT OUTSIDE AND DRY MEMBERS PRIOR TO INSTALLATION.**

**1" = 1'-0"**

**WWW.ESPOSITODESIGN.NET**

**SCALE**

**PROJECT NUMBER**

**ISSUED FOR CONSTRUCTION**

**DRAWN BY**

**CHECKED BY**

**PROJECT STATUS**

**A302**

**NOT FOR CONSTRUCTION**

**5/23/2019 3:58:14 PM**

**A303**
**NOTE:** DETAILS MUST BE REVIEWED/APPROVED BY STRUCTURAL ENGINEER.

**INSTALL 2x4 PT NAILERS WITH MASONRY ANCHORS. ALIGN TOP EDGES OF RAKE NAILERS TO TOP EDGES OF RAFTERS (BOTTOM FACE OF ROOF SHEATHING). RIP FRONT AND REAR NAILER TO FLAT WITH TOPS OF RAFTERS.**

**NOTE:** ROOF FRAMING MEMBERS (RAFTERS, BEAMS, LEDGERS, ETC.) NOT SHOWN. (RE: STRUCTURAL ENGINEERING)

**COPE ROOF SHEATHING TO CHIMNEY. LEAVE ¼" (MIN.) TO ½" (MAX.) GAP BETWEEN MASONRY AND SHEATHING. DO NOT FASTEN SHEATHING YET.**

**REMOVE SHEATHING FROM ROOF AND APPLY HENRY® AIR-BLOC® LF LIQUID-APPLIED FLASHING TO TOP, BOTTOM, AND CUT EDGES OF SHEATHING TO ACHIEVE 40 MIL THICKNESS. FASTEN SHEATHING TO RAFTERS AFTER LIQUID FLASHING IS COMPLETELY CURED.**

**INSTALL PEEL & STICK ROOFING MEMBRANE IN A SHINGLE FASHION ACCORDING TO MFR. INSTRUCTIONS. CONTACT HENRY® TECHNICAL SUPPORT & ROOFING MEMBRANE MFR. TO ENSURE THE SELECTED MEMBRANE IS COMPATIBLE WITH HENRY® AIR-BLOC® LF.**

**CONTINUE INSTALLING ROOFING MEMBRANE IN A SHINGLE FASHION. REFERENCE MFR. INSTRUCTIONS FOR REQUIRED OVERLAP DIMENSIONS. TRIM AROUND OPENING FOR CHIMNEY. DO NOT COVER/BRIDGE GAP BETWEEN SHEATHING AND CHIMNEY.**

**ENSURE RIDGE SHEATHING IS CUT APPROPRIATELY FOR VENTING (NOT SHOWN). (RE: VENT MFR. INSTRUCTIONS & STRUCTURAL ENGINEERING)**

**APPLY CONTINUOUS BEAD OF AIR-BLOC® LF OVER MADER BOG. TOOH JOINS WITH PASTE AND ALLOW IT TO FULLY CURE.**

**APPLY FINAL CONTINUOUS COATING OF AIR-BLOC® LF ALONG ROOF-TO-CHIMNEY JUNCTION USING A SERPENTINE BEAD PATTERN. APPLY 22" ON FRONT AND REAR FACES OF CHIMNEY. APPLY 8" ABOVE RIDGE AT SIDES OF CHIMNEY. APPLY 8" ONTO ROOFING MEMBRANE, AND APPLY 2" INTO STONE COURSE. USE A WET MIL THICKNESS GAUGE TO ENSURE 40 MIL THICKNESS IS ACHIEVED.**

**APPLY CONTINUOUS BEAD OF AIR-BLOC® LF OVER BACKER ROD. TOOL JOINT WITH SPATULA AND ALLOW IT TO FULLY CURE.**

**FABRICATE & INSTALL STAINLESS STEP FLASHINGS. COURSE INTO SHINGLE LAYERS AND FASTEN TO ROOF DECK (NOT CHIMNEY). SEAL OVER FASTENERS.**

**FABRICATE & INSTALL STAINLESS CORNER FLASHINGS (SEAMLESS). ADD DOUBLE SHINGLE TO COVER FLASHINGS WHERE NECESSARY (RE: MFR. DOCUMENTATION AND TECHNICAL SUPPORT).**

**FACTOR TOぬ INSTALL STAINLESS STEP FLASHINGS IN SHINGLED COURSES WITH ADJACENT ASPHALT SHINGLES. REFERENCE SHINGLE MFR. DOCUMENTATION FOR INTEGRATION OF STEP FLASHING WITH THE SHINGLED PRODUCT SELECTED.**

**BREW FABRICATION & INSTALL STAINLESS STEP FLASHINGS IN SHINGLED COURSES WITH ADJACENT ASPHALT SHINGLES. REFERENCE SHINGLE MFR. DOCUMENTATION FOR INTEGRATION OF STEP FLASHING WITH THE SHINGLED PRODUCT SELECTED.**

**ADD DOUBLE SHINGLE TO COVER FLASHINGS WHERE NECESSARY (RE: MFR. DOCUMENTATION AND TECHNICAL SUPPORT).**

**NOTE: DETAILS MUST BE REVIEWED/APPROVED BY STRUCTURAL ENGINEER.**
FABRICATE & INSTALL STAINLESS STEP FLASHINGS IN SHINGLED COURSES WITH ADJACENT ASPHALT SHINGLES. REFERENCE SHINGLE MFR. DOCUMENTATION FOR INTEGRATION OF STEP FLASHING WITH THE SHINGLE PRODUCT SELECTED.

CONTINUE INSTALLATION OF STEP FLASHINGS TO RIDGE. FABRICATE CONTINUOUS SADDLE PROFILE AT RIDGE. FABRICATE WATERPROOF ASSEMBLY FOR SADDLE CAP.

INSTALL RIDGE VENT AND RIDGE SHINGLES.

FABRICATE AND INSTALL SEAMLESS STAINLESS COUNTER FLASHING.

CONTINUE INSTALLING CHIMNEY SYSTEM.

HENRY AIR-BLOC LF
STONE
5/8" ADVANTECH ROOF SHEATHING
2x4 PT NAAILER (RIPPED TO MATCH ROOF PITCH)
PT LEDGER/NAAILER (RE: STRUCTURAL)
CLOSED CELL BACKER ROD (SIZED FOR FRICTION FIT)
THE BACKER ROD IS INSTALLED TO HELP ENSURE THAT THE AIR-BLOC LF ONLY BONDS TO TWO FIXED SURFACES, ALLOWING MOVEMENT BETWEEN DISSIMILAR MATERIALS AND THUS DISCOURAGING PREMATURE CRACKING OF THE JOINT.

MASONRY ANCHORS (RE: STRUCTURAL)
AIR SEAL CONTROL JOINT BLOW-UP
STONE
HENRY AIR-BLOC LF
CLOSED CELL BACKER ROD (SIZED FOR FRICTION FIT)
5/8" ADVANTECH ROOF SHEATHING
2x4 PT NAAILER (RIPPED TO MATCH ROOF PITCH)
MASONRY ANCHORS (RE: STRUCTURAL)
RAFTER
PT LEDGER/NAAILER (RE: STRUCTURAL)

THE BACKER ROD IS INSTALLED TO HELP ENSURE THAT THE AIR-BLOC LF ONLY BONDS TO TWO FIXED SURFACES, ALLOWING MOVEMENT BETWEEN DISSIMILAR MATERIALS AND THUS DISCOURAGING PREMATURE CRACKING OF THE JOINT.

MORTAR THE JOINT SOLID ALL THE WAY AROUND AND AFTER IT HAS CURED FOR 14 DAYS, APPLY A CONTINUOUS LAYER OF MASONRY SEALER FROM THE LINER JUNCTION TOWARDS THE OUTSIDE EDGE OF THE CHIMNEY CAP.

SPARK ARREOSTOR - MORTAR
TRANSPARENT MASONRY SEALER
(APPLIED TO TOP & OUTSIDE EDGES ONLY)
PRECAST CHIMNEY CAP
DRIP EDGE FORMED OR CUT INTO CHIMNEY CAP
FLUE LINER
STONE
AIR SPACE

THE FLUE LINER MUST EXTEND BEYOND THE CHIMNEY CAP TO ESTABLISH A BACK DAM/CURB FOR WIND-DRIVEN RAIN. MORTAR THE JOINT SOFT ALL THE WAY AROUND AND AFTER IT HAS CURED FOR 14 DAYS, APPLY A CONTINUOUS LAYER OF MASONRY SEALER FROM THE LINER JUNCTION TOWARDS THE OUTSIDE EDGE OF THE CHIMNEY CAP.

TRANSPARENT MASONRY SEALER (APPLIED TO TOP & OUTSIDE EDGES ONLY)
PRECAST CHIMNEY CAP
DRIP EDGE FORMED OR CUT INTO CHIMNEY CAP
FLUE LINER
STONE
AIR SPACE

THE FLUE LINER MUST EXTEND BEYOND THE CHIMNEY CAP TO ESTABLISH A BACK DAM/CURB FOR WIND-DRIVEN RAIN. MORTAR THE JOINT SOFT ALL THE WAY AROUND AND AFTER IT HAS CURED FOR 14 DAYS, APPLY A CONTINUOUS LAYER OF MASONRY SEALER FROM THE LINER JUNCTION TOWARDS THE OUTSIDE EDGE OF THE CHIMNEY CAP.
WHEN FRAMING ROUGH OPENING, CARE MUST BE TAKEN TO ENSURE THE SILL PLATE IS LEVEL AND THE OPENING IS SQUARE, STRAIGHT AND PLUMB. PLAN YOUR ROUGH OPENING CAREFULLY. THE USE OF PANNINGS/BEVELED SILL MATERIAL WILL AFFECT THE ROUGH OPENING HEIGHT CLEARANCE. PREPARE THE ROUGH OPENING. IT MUST BE FREE OF DUST AND OBSTRUCTIONS (PROUD NAILS, ETC.).

INSTALL BEVEL CEDAR MATERIAL TO SLOPE SILL TOWARDS THE EXTERIOR OF BUILDING. REFERENCE WALL SECTIONS.

APPLY FLUID FLASHING WITH HIAS SEALABILITY PROPERTIES TO ROUGH OPENING PER MFR. INSTRUCTIONS. SELECTED PRODUCT MUST BE COMPATIBLE WITH ALL SUBSTRATES.

INSTALL WINDOW PER MFR. INSTRUCTIONS. PROTECT SILL FLASHING FROM ABRASION DURING INSTALLATION.

FLASH WINDOW WITH A "SHINGLE METHODOLOGY/DRAINAGE PLANE/WEATHER BOARD" FASHION. INSTALL BACKER ROD AND SEALANT AROUND INTERIOR OF ROUGH OPENING RE MFR. INSTRUCTIONS. RECOMMEND INSTALLING CLOSED CELL BACKER ROD AT EXTERIOR OF OPENING (SIDES AND TOP ONLY; DO NOT OBSTRUCT SILL DRAINAGE) AS A SUBSTRATE FOR FLASHINGS. DO NOT SEAL OR TAPE BOTTOM OF WINDOW OPENING. WINDOW SYSTEM MUST BE INSTALLED IN A MANNER THAT ENSURES DRAINAGE OUTBOARD OF THE SYSTEM.

CONTINUE FLASHING WINDOW TO SUBSTRATE PER MFR. INSTRUCTIONS AND WALL SECTION DETAILS. LAP FLASHING TAPES OR APPLY SEALANT FLASHING FROM THE WATER RESISTIVE BARRIER ONTO WINDOW FRAME PER WINDOW MFR. INSTRUCTIONS AND ENSURE COMPATIBILITY WITH WINDOW MATERIALS AND ZIP SYSTEM DETAILING. THIS DETAIL ONLY ILLUSTRATES THE FLASHING OF THE ROUGH OPENING - NOT THE WINDOW ITSELF.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT A REQUEST FOR INFORMATION IF CLARIFICATION ON DETAILING IS NEEDED, OR IF EXISTING CONDITIONS CONFLICT WITH DETAILING. ALTERNATIVELY, CONTACT THE RESPECTIVE MANUFACTURERS TECHNICAL SUPPORT DEPARTMENTS FOR GUIDANCE ON PROPER APPLICATION OF BUILDING MATERIALS.
Zoning Compliance Application
Town of Biltmore Forest

Name
William Wharton

Property Address
17 Forest Road, Biltmore Forest, NC  28803

Phone  
(828) 545-5808

Email  
wwwharton@gmail.com

Parcel ID/PIN Number
964771464800000

ZONING INFORMATION

Current Zoning
R-1

Lot Size
2.32 Acres

Maximum Roof Coverage
6,700 square feet (Up to 2.5 acres)

Proposed Roof Coverage Total
5,490 SF

Maximum Impervious Surface Coverage
1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage
13,734

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
26’ Existing, 18’ proposed addition

Description of the Proposed Project
Project consists of partial interior remodeling including family room and rear entrance area, addition of screened rear porch, addition of garage attached by 10’ by 6’ covered porch/breezeway, renovation of existing driveway, and updates to landscaping.

Estimated Start Date
8/1/2019

Estimated Completion Date
7/31/2020

Estimated Cost of Project
$550,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
190528 Wharton-WatermarkLandscapeArchitecture.pdf
190528 Wharton-Scott Keels.pdf
Applicant Signature: Hunter Marks for Dr. William Wharton
Date: 5/28/2019
VARIANCE APPLICATION
Town of Biltmore Forest

Name
William Wharton

Address
17 Forest Road

Phone
(828) 545-5808

Email
wwwharton@gmail.com

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?
This project consists of partial interior remodeling including multi-use room and rear entrance area, the addition of a screened rear porch, the addition of a garage attached to the house with a 10' long by 6' wide open porch/breezeway, renovation of existing driveway, and updates to landscaping.

What does the ordinance require?
The town ordinance allows one detached structure on site. An existing garden shed, original to the house (1956), is located in a secluded wooded area to the rear of the property, and is to remain. While the new garage is attached to the house with a 10' long, 6' wide porch/breezeway, the town ordinance considers the new garage to be detached, as the connection is not fully enclosed and conditioned space.

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.
Allowing the proposed open porch/breezeway provides reasonable pedestrian access and flow to the rear of the property and the existing garden shed. It also allows for the passage of typical garden items such as wheelbarrows, lawn mowers, trimmers, large garden tools, etc. Enclosing the space would require a new path on the north end of the proposed garage, necessitating additional grading and removal of vegetation. We also believe this additional site disturbance and building expense result in unnecessary costs to the applicant.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
The original location of the proposed garage was on the far side, or north, side of the existing parking area, which would necessitate additional site grading and vegetation removal. The proposed garage footprint
was reduced, and the location changed to minimize grading and disturbance to existing vegetation.

The hardship did not result from actions taken by the applicant or the property owner. The hardship results from existing topography. The final proposed garage location is an effort by the applicant to minimize changes to the existing topography and vegetation.

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.

We believe the requested variance is in keeping with the spirit of the town ordinance, which we feel was intended to prevent multiple detached structures from proliferating on one property. Public safety is not negatively affected by this request, and we believe this request is fair to both the town and the applicant. It is also noted that the connection between the residence and the garage will not be visible from the street, and much of the property is wooded, including the areas surrounding the proposed garage, connection, and existing garden shed.

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

Signature:  

Date: 5/28/2019
Conditional Use Permit Application
Town of Biltmore Forest

Name
William Wharton

Address
17 Forest Road

Phone
(828) 545-5808

Email
wwwharton@gmail.com

Please select the type of conditional 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:
Project consists of partial interior remodeling including family room and rear entrance area, addition of screened rear porch, addition of garage attached by 10’ by 6’ covered porch/breezeway, renovation of existing driveway, and updates to landscaping.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:
The project is in keeping with typical residential standards in Biltmore Forest, and are improvements to the existing house and grounds. We feel it fits well with the existing scale, bulk, height, coverage, density, and character of the neighborhood. It will have no adverse affect on public safety.

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

Signature

Date
5/28/2019

[Signature]
Hunter Marks for
Dr. William Wharton
Know what's below. Before you dig.

Call R

WATERMARK LANDSCAPE ARCHITECTURE HUNTER MARKS, RLA, ASLA, LEED AP / BROOKE JOHNSON, BLA HENDERSONVILLE, NC (828) 595-2327 WWW.WATERMARKLAND.COM

LANDSCAPE ARCHITECTURE I LAND PLANNING I CONSULTING

YARD GRATE D.I.
INLET ELEV 2204.00'

BILTMORE FOREST, NORTH CAROLINA

Wharton Residence

FOREST ROAD (PUBLIC)

RESIDENCEFFE: 2228.23'

QUALIFIED P.R. TRUST BUSINESS NO. 1
DB 4847 PG 844
PB 4 PG 51

RICHARD BENFIELD DB 2449 PG 888
PB 12 PG 25

ALLEN FREEMAN DB 4416 PG 1461
PB 12 PG 25

POWER POLE (TYP)
EX. HOLLIES (TYP)
EX. BOXWOODS (TYP)
EX. TREE (TYP)

REMOVE EX. CONCRETE / BRICK PAD AND COLUMNS, COORDINATE WITH BUILDING CONTRACTOR

EX. BOARD FENCE

POWER LINE (TYP)

DEMO EX. BRICK WALK, COORDINATE WITH BUILDING CONTRACTOR

EX. DRAINAGE TO BE REPAIRED / REPLACED AS REQUIRED
2:1 MAX. SLOPE, MINIMIZE DISTURBANCE TO EX. TREE ROOTS AND VEGETATION

6"X20' PVC CONDUIT (TYP)
POSSIBLE CONCRETE SLAB TO BE REMOVED UNDER ENTIRE WALK

ALL STEPS 7" (TYP)
NOTE: REVIEW MANUFACTURER SPECIFICATIONS BEFORE INSTALLING.

DETAIL INTENTIONALLY OMITTED. FINAL DESIGN TO BE DETERMINED AND TO BE SUBMITTED TO TOWN FOR APPROVAL PRIOR TO CONSTRUCTION.
REMOVE ALL EX. BOXWOODS, THIS AREA

BILTMORE FOREST, NORTH CAROLINA

WHARTON RESIDENCE

PROPOSED PLANTS ON BANK ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. ADJUST BASED ON EXISTING VEGETATION. REMOVE ALL ROSE OF SHARON FROM THIS AREA.

PROPOSED PLANTS ON BANK ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. ADJUST BASED ON EXISTING VEGETATION. REMOVE ALL ROSE OF SHARON FROM THIS AREA.

RELOCATED HVAC UNITS

STONE STEPPERS

METAL EDGE DEFINED BED

METAL EDGE DEFINED BED

AMEND, AERATE, AND RESEED LAWN

AMEND, AERATE, AND RESEED LAWN

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Know what's below. Call before you dig.
1. PRIOR TO ANY SITE GrADING, INSTALL TREE PROTECTION FENCE AT DRIP EDGE OF ALL TREES ADJACENT TO GrADING. FENCE MAY BE TEMPORARILY REMOVED ONLY AS NECESSARY. DO NOT STORE MATERIALS OR PARK VEHICLES INSIDE FENCE. USE ENVIROFENCE NET OR APPROVED EQUIVALENT.

2. ALL GrADING, UNLESS OTHERWISE APPROVED, SHALL NOT DISTURB EXSISTING TREES AND VEGETATION. DURING CONSTRUCTION, BUILDING CONTRACTORS AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTION OF ALL TREES TO BE RETAINED ON THE SITE, INCLUDING ROOT ZONES, TRUNKS, LIMBS, AND CANOPIES.

3. TREES MARKED WITH AN 'X' ON PLAN ARE TO BE REMOVED.

4. ALL OTHER EXISTING TREES ARE TO BE PRESERVED UNLESS DISEASED, DANGEROUS, OR OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
Zoning Compliance Application
Town of Biltmore Forest

Name
Dick and Joyce Funk

Property Address
Eastwood Drive, Biltmore Forest

Phone
(727) 641-8770

Email
funk@bradleyconstruction.com

Parcel ID/PIN Number
9646-86-6649

ZONING INFORMATION

Current Zoning
R-1

Lot Size
2.001

Maximum Roof Coverage
6,700 square feet (Up to 2.5 acres)

Proposed Roof Coverage Total
6697 square feet

Maximum Impervious Surface Coverage
1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage
14,015 square feet

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
40 feet (at highest consistent grade)

Description of the Proposed Project
Construction of a new single family residence

Estimated Start Date
7/15/2019

Estimated Completion Date
9/15/2020

Estimated Cost of Project
$2,200,000.00
Supporting Documentation (Site Plan, Drawings, Other Information)
01-Front Elevation Rendering.pdf
02-Right Side Elevation Rendering.pdf
03-Left Side Elevation Rendering.pdf
04-Rear Elevation Rendering.pdf
05-First Floor Plan.pdf
06-Second Floor Plan.pdf
07-Lower Level Floor Plan.pdf
08-Roof Plan.pdf
09-Site Plan.pdf
10-Grading Plan.pdf
11-Landscape Plan.pdf
12-Details 1.pdf
13-Details 2.pdf
14-Lighting Plan.pdf

Applicant Signature

Date
5/30/2019
VARIANCE APPLICATION
Town of Biltmore Forest

Name
Dick and Joyce Funk

Address
19 Eastwood

Phone
(727) 641-8770

Email
funk@Bradleyconstruction.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?
Locate the driveway motor court/turnaround approximately 8 feet into the 20 foot side setback.

What does the ordinance require?
The zoning ordinance requires that no driveways be allowed in the side setback.

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.
The hardship that will occur is that the new single family residence that we are proposing to build on the existing property located at 19 Eastwood in Biltmore Forest, will be forced to move to the right of the property, placing the new structure further into a deep ravine that exist on the property. The hardship is a financial higher cost in foundation cost, retaining walls, and fill soil to accommodate the placement in this deep ravine area. The house will have a much better site orientation and massing if allowed to remain positioned on the property as we have shown on our site plan and landscape plan. Also, the existing natural site drainage on this property in this ravine will remain in effect and undisturbed if the variance is allowed.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
The hardship occurs due to the topographical existence of a rather steep ravine located along the right hand side of the property.

The hardship did not result from actions taken by the applicant or the property owner.
The hardship of the deep ravine on the property is an exiting topographical hardship that is a detraction of
the existing property.

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. It is our feeling that the new home to be built will fit into the character and general intent of Biltmore Forest if the driveway motor court is allowed to be positioned over the left side setback approximately 8 feet.

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

Signature

Date
6/3/2019
Site Calculations
Total Property = 2.001 acres
Total Proposed Disturbed Area = .75 acres
Percentage of Lot Disturbed = 37.5%
Total Proposed Impervious Area = 14,015 s.f = .321 acres
Percentage of Lot Impervious Area = 16%

Percentage of Lot Disturbed = 37.5%
Total Proposed Disturbed Area = .75 acres

Tree Symbols
- Tree to Remain - See Tree Protection Notes
- Tree to Remove

North
0' 30' 60' 120' 180'

SCALE : 1" = 30'

VOCATION MAP

SCALE : 1" = 20'

Richard and Joyce Funk
Review Notes

1. This plan is for general landscape concepts and areas only. A complete landscape plan will be provided by owner at 95% completion of the house construction.
SEEDING SPECIFICATIONS

<table>
<thead>
<tr>
<th>ZONES</th>
<th>SPECIES Mix per 150 lbs.</th>
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<tbody>
<tr>
<td>HIGH QUALITY WATER ZONES</td>
<td>SR5130 CHEWINGS FESCUE - 15%</td>
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<tr>
<td></td>
<td>NAVIGATOR II CREEPING RED FESCUE - 50%</td>
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<tr>
<td>LOW MOW LAWN, ROAD BANKS, SHOULDERS, AND DITCHLINE SEEDING MIXTURES</td>
<td></td>
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GROUND STABILIZATION

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
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Site Calculations

- Total Property = 2.301 acres
- Total Proposed Disturbed Area = 35 acres
- Percentage of Lot Disturbed = 15%
- Total Proposed Impervious Area = 14.015 a f = .321 acres
- Percentage of Lot Impervious Area = 14%
Review Notes

1. This plan is for general lighting concepts and areas only. A complete landscape lighting plan will be provided by owner at 50% completion of the house construction.

Landscape Legend

- **Small LED tree Uplight**: Quantity = 6
- **LED Path Light**: Quantity = 18
- **Gas Lantern**: Quantity = 2

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Richard and Joyce Funk
Funk Residence
THE FUNK RESIDENCE
19 EASTWOOD ROAD
BILTMORE FOREST
ASHEVILLE, NORTH CAROLINA
1. DURING ESTABLISHMENT PERIODS:
   - Keep dirt detail on all slopes.
   - Keep stone coverage so that no dirt is visible at all times.
   - Remove sediment accumulations.
   - Outlet for bank stability and heavy rainfalls. Check channel required immediately if significant erosion occurs between dams, install rip rap liner in that portion of channel.

2. AFTER ESTABLISHMENT CHECK AFTER REQUIRED REPAIRS AS NEEDED. ADD ADDITIONAL RAINFALL AND IMMEDIATELY MAKE REPAIRS AS NEEDED. ADD ADDITIONAL STONES AND INCREASE STONE SIZES AS REQUIRED.

3. REMOVE CHECK DAMS WHEN DITCH CHANNEL IS HEIGHT AND CROSS SECTION.

NOTE: INSTALL REINFORCED SLOPE BLANKET ON ALL AREAS SHOWN ON PLANS AND ADDITIONALLY AS NEEDED TO ACHIEVE FULL VEGETATION AND GRASS GROWTH.