I. Chairman Johnson will call the meeting to order.

II. Approval of Minutes from July 18, 2019.

III. Design Review Board Presentations

1. 4 Ridgefield Place – Replace siding and roof, and create new entranceway front porch with decorative railing.

2. 54 Forest Road – Replace 12 foot section at south porch with open trellis framing. Enclose electrical service panel and storage area for yard/pool equipment with wood shingle roof and wooden gate.

3. 12 Holly Hill Road – Construction of new, attached garage to existing home.

4. 82 Chauncey Circle – Construction of a new single family residence

IV. Adjourn
Those in attendance:

Mr. Art Garst
Mr. Bruce Johnson, Chairman
Mrs. Gay Coleman

The June 20, 2019 minutes were approved by Chairman Johnson.

The project at 61 Forest Road was called forward. Mr. Rob Carlton, architect, and Mr. Steven Lee Johnson, landscape architect represented the Bidwells.

Mr. Carlton reviewed the plans for the new home. Heated square footage is approximately 4,000-4,500 square feet. Neutral stones, wood siding, gray stone will be used, dark windows, and a gray tone roof. A connecting breezeway will go to the detached garage. There is a rear entrance to the mudroom.

The discussion of mud mats centered around the driveway entrance and they need to install railroad ballast as a mud mat instead of crush and gravel.

The project was approved.

Tad Dotson, representing TAD architects, was present to review plans for 28 Hilltop Road. Mr. Dotson noted that the screened in porch on the front would be modified to add three equal lights instead of a door and open off the back to be more of a larger room. The front entry will be modified with a transitional door that has equal panes around the solid wood door. New shutters will be added along with a column to the roof. The roof will be copper. The columns will match the columns on the rear of the home. The project was approved.

Scott Law and Andrew Gladding, 1 Forest Road, were called forward to present their plans for the renovation at 1 Forest Road. Mr. Law indicated that their final plans included an outdoor fire place and ripping out the whole patio. Neither of these projects had to be done.
Mr. Law referenced what was going to be done in the front of the home below the large turret. This would be a three-foot tall retaining wall. The drainage from the gutter is much better now. The two French drains have made a huge improvement as well. There is a brick wall with arches in between. They will be repositioned. There will be extra plantings on the property facing 3 Forest which pleased the neighbor. The patio will also have to get some type of drainage put in. Mr. Johnson suggested putting a trench in which would act as an interceptor for the water. Mr. Garst recommended putting a French drain behind the wall. The project was approved.

The next meeting was scheduled for Thursday, August 29, 2019 at 5:30 p.m.

____________________________________  ______________________________
Bruce Johnson, Chairman                 Jonathan Kanipe, Town Manager
Zoning Compliance Application
Town of Biltmore Forest

Name
Stewart Harley

Property Address
4 Ridgefield Place

Phone
(828) 273-9640

Email
sjhdhh@mac.com

Parcel ID/PIN Number
964695874600000

ZONING INFORMATION

Current Zoning
R-2

Lot Size
.32 acres

Maximum Roof Coverage
2,874 square feet (Up to .5 acres)

Proposed Roof Coverage Total
X

Maximum Impervious Surface Coverage
Up to 1 acre (27.5 percent of lot area)

Proposed Impervious Surface Coverage
X

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)

Building Height
17’

Description of the Proposed Project
New siding, New roof, and new entranceway front porch with decorative railing.

Estimated Start Date
8/30/2019

Estimated Completion Date
11/1/2019

Estimated Cost of Project
$20,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
BA8C3D65-95B1-4E9C-BCA1-3232E27BCEE9.jpeg
C4FD7EE7-4FDB-4625-9F59-5FBD588E7321.jpeg
Zoning Compliance Application
Town of Biltmore Forest

Name
Rob Moody

Property Address
54 Forest Road

Phone
(828) 337-0623
Email
rob@seanperryinc.com

Parcel ID/PIN Number
964669512900000

ZONING INFORMATION

Current Zoning
R-1

Lot Size
1 acre

Maximum Roof Coverage
4,682 square feet (Up to 1 acres)
Proposed Roof Coverage Total
3182

Maximum Impervious Surface Coverage
1-3 acres (25 percent of lot area)
Proposed Impervious Surface Coverage
9830

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
28 feet

Description of the Proposed Project
Replace 12 foot roof section at South porch with open trellis framing. Build storage area with wood shingle roof and wooden gate. Area will enclose the electrical service panel and storage area for yard and pool equipment.

Estimated Start Date
9/2/2019
Estimated Completion Date
10/31/2019

Estimated Cost of Project
$33,950.00

Supporting Documentation (Site Plan, Drawings, Other Information)
ADNC.PorchStorageandTrellisEnclosure.2019.07.08.pdf
ASHWORTH-DETERS RESIDENCE
PROPOSED PORCH ENTRY

SOUTH ELEVATION

JULY 3, 2019
## Zoning Compliance Application

Town of Biltmore Forest

**Name**
Richard & Marcia Grant

**Property Address**
12 Holly Hill Road

**Phone**
(828) 274-7084

**Email**
rgrant@beverly-grant.com

**Parcel ID/PIN Number**
9649-72-5692

### ZONING INFORMATION

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>Lot Size</th>
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<tbody>
<tr>
<td>R-1</td>
<td>1.61</td>
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<table>
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<tr>
<th>Maximum Roof Coverage</th>
<th>Proposed Roof Coverage Total</th>
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<tbody>
<tr>
<td>6,100 square feet (Up to 2 acres)</td>
<td>4,551</td>
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<tr>
<th>Maximum Impervious Surface Coverage</th>
<th>Proposed Impervious Surface Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-3 acres (25 percent of lot area)</td>
<td>13,062</td>
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<tr>
<th>Front Yard Setback</th>
<th>Side Yard Setback</th>
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<td>60 feet (R-1 District)</td>
<td>20 feet (R-1 District)</td>
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<th>Rear Yard Setback</th>
<th>Building Height</th>
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<tr>
<td>25 feet (R-1 District)</td>
<td>19 Feet</td>
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**Description of the Proposed Project**
Construction of a 1,128 SF garage addition to the existing house.

**Estimated Start Date**
10/15/2019

**Estimated Completion Date**
4/15/2020

**Estimated Cost of Project**
$175,000.00

**Supporting Documentation (Site Plan, Drawings, Other Information)**
- 2019-08-22 Grant Residence-L0 site plan.pdf
- 2019-08-26 Grant Garage Addition.pdf
Applicant Signature

Clay Mooney for Rick Grant

Date
8/26/2019
SCHEMATIC GARAGE ADDITION ROOF PLAN

AREA OF ROOF COVERAGE: 1,329 sq ft

EXISTING ROOF

ADDITION ROOF

SCALE: 1/4" = 1'-0"
Zoning Compliance Application
Town of Biltmore Forest

Name
Michael Matthews

Property Address
#82 Chauncey Circle, Asheville, NC 28803

Phone
(828) 696-5498

Email
mmcsi3@morrisbb.net

Parcel ID/PIN Number
9646-70-6380-00000

ZONING INFORMATION

Current Zoning
R-3

Lot Size
1.2 Acre

Maximum Roof Coverage
4,682 square feet (Up to 1 acres)

Proposed Roof Coverage Total
3650 SF

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

Proposed Impervious Surface Coverage
10.23 (percent of lot area)

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)

Building Height
24 feet

Description of the Proposed Project
Framed, single family residence

Estimated Start Date
8/31/2019

Estimated Completion Date
9/30/2020

Estimated Cost of Project
$750,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
1810 Owen Residence Permit 6.5.19 - House Plan.pdf
1. Concrete shall be air entrained with a minimum compressive strength of 2,500 PSI. Foundation footings shall be designed to carry 1,500 PSI of bearing pressure.

2. Minimum assumed soil bearing capacity is 2,000 PSI. Contractor shall be responsible for evaluation of soil conditions and stability after excavation.

3. Provide (2) coats of asphalt emulsion drain-flooding with permeable mat continuous over top of footing. Foundation walls to be finished grade.

4. Provide a minimum 4" block perforated drain around usable space below grade or other equivalent materials per IRC Section 405.1. The drain shall be covered with not less than 6 inches of washed gravel or crushed rock. The drain shall daylight to the exterior below the floor level or terminate in a minimum 20 gallon sump pit.

5. Footings shall extend below the frost line. Minimum depth is 11 inches below grade or per local code for frost depth.

6. Reinforcement, if specified, shall lap a minimum of 18 inches at ends and around corners.

7. Intersections of footing walls. Others than those resting directly on the footing shall be isolated from the floor framing above.

8. Concrete floor slabs shall be a minimum of 4 inches thick on 6 mil vapor barrier over a minimum 4 inches of sand, gravel or crushed stone.

9. Anchor bolts shall be 5/8" diameter with 3" flat washers. Anchor bolts shall be flush with concrete at a minimum of 3" O.C. (2/3 per wall and within 6" of the end of each wall). Provide a minimum 1/4" clearance to base plate. (U.N.O.) Provide pressure treated plate at all sill plates.

10. Where floor joists are parallel to the foundation wall, the wall shall be supported laterally at the top by solid blocking for a minimum of two joist spaces. Spaced not more than 3 feet.

11. Provide a secondary means of egress to the exterior from basement, garage, or other foundation wall. Provide a minimum 3' x 3' horizontal area.

12. Provide isolation joints around all columns at all exposed slab on grade areas.

13. Concrete masonry units to be ASTM CM-150 medium weight, grade N.

14. Mortar to be Type "M" conforming to IRC 2009.

15. All holdowns are Simpson Strong- Tie or approved IBCO 2009 equal.

16. Holdowns are pre-attached to the foundation wall. Footings shall extend below the frost line and poured monolithically.

17. Before concrete is poured verify with all trades to assure proper placement of all openings, sleeves, conduits, bolts, inserts, soffit, etc., relative to work.

18. Contractor is responsible for all shoring and form work.

19. All exterior footings shall be continuous and poured monolithically.

20. All changes in vertical footing elevation shall be stepped. The minimum distance of the vertical step shall be no less than 6 inches.

21. Back fill foundations in 6" lifts to 50% max. density. Contractor shall be responsible for compaction of concrete slab foundation for garage and driveways over aggregate compacted back fill material at time grading gravel (over existing grade or approved fill).

22. Foundation walls shall have a minimum exposure of 6" above finished grade.

23. All exterior footings shall be continuous and poured monolithically.

24. The local building official is to assure compliance with code and construction requirements.

DESIGN CRITERIA AND DETAILS ARE BASED ON IRC VALUES. LOCAL BUILDING OFFICIALS MAY PERMIT LESS RESTRICTIVE METHODS AND/OR PROCEDURES BASED ON LOCAL CONDITIONS AND EXPERIENCE. THIS DOCUMENT DOES NOT EITHER IN WHOLE OR IN PART CONFER ANY RIGHTS OR TITLE AGAINST THE ARCHITECT, ARCHITECTURAL DESIGNER, CONSTRUCTION MANAGER, CONTRACTOR, OWNER, OR CONTRACTORS WITH REGARDS TO CONSTRUCTION MEANS, METHODS OR TECHNIQUES. BY THIS DOCUMENT THE ARCHITECT DOES NOT CONFER ANY KIND WHATSOEVER AS TO THE MANNER IN WHICH THE CONSTRUCTION WORK IS TO BE ACCOMPLISHED.
GENERAL NOTES

1. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS ARE 2" O.C. G.C.

2. PROVIDE METAL CARPET EDGING WHERE CARPET ADJOINS DIFFERENT FLOORING MATERIAL.

3. PROVIDE NOMINAL 2X FIRE BLOCKING AT EVERY FLOOR INTERVAL, FIRE CAULK OPENING AROUND WIRE, PIPE AND VENTS.

4. PROVIDE BLOCKING @ CEILING LINE FOR PROPER DRYWALL ATTACHMENT.

5. CEILING AND WALL HEIGHTS VARY AS NOTED IN SECTION.

6. CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF CODES NOTED ON COVER SHEET, ALL LOCAL CODES AND AMENDMENTS, AND FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS.

7. SEAL ALL PENETRATIONS AND OPENINGS IN FLOORS AND WALLS TO MINIMIZE THE TRANSFER OF DRAFTS AND MOISTURE, SHEATHING PLUMBING STACKS, TOILET PLUMBING AND FURNACE PLENUMS.

8. SEAL ALL CONCRETE STOOPS, PORCHES, WALKS AND GARAGE SLAB 1/8" IN 12" TO DRAIN OR AS NOTED ON PLANS.

9. PROVIDE NOMINAL 2X FIRE BLOCKING AT EVERY FLOOR INTERVAL, FIRE CAULK OPENING AROUND WIRE, PIPE AND VENTS.

10. PROVIDE METAL CARPET EDGING WHERE CARPET ADJOINS DIFFERENT FLOORING MATERIAL.

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GENERAL NOTES:

CODE INFORMATION

2018 NORTH CAROLINA RESIDENTIAL CODE

- ALL NEW CONSTRUCTION SHALL BE PLUMB, SQUARE AND LEVEL.
- WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE
  TABLE R301.2(1) CLIMATE AND GEOGRAPHICAL DESIGN
  DESIGN PROFESSIONAL OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY, ALL
  CRITERIA:
- SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL CONDITIONS IN THE FIELD
  PRIOR TO ORDERING OR FABRICATING EQUIPMENT, ASSEMBLIES, ETC, FOR USE WITH THIS
  JOB.
- PROVIDE SOLID WOOD (DOUBLE 2X STUD) AROUND ALL DOOR OPENINGS.
- PROVIDE NOMINAL 2X FIRE BLOCKING AT EVERY FLOOR INTERVAL, BULKHEADS, CHASES
  AND MIN. HEIGHT FOR WALLS OVER 9' TALL. FIRE CAULK OPENING AROUND WIRE, PIPE AND
  VENTS.
- ALL WINDOWS SHALL BE LOW E INSULATED GLASS.
- ALL WINDOWS TO HAVE DRIP CAP ABOVE HEAD TRIM.
- PROVIDE FREFINISHED ALUMINUM FLASHING OVER WOOD DRIP CAPS AT LOCATIONS NOT
  SHIELDED BY ROOF OVERHANGS.
- ALL DOORS & WINDOWS TO BE SET 5/8" BEYOND EXTERIOR SHEATHING. TRIM PACKED
  OUT WITH 5/8" PLYWOOD TO ALLOW FOR THICKNESS OF FINISHED SHINGLES AND STUCCO. USE
  SILL AT ALL EXTERIOR DOOR THRESHOLDS. BED SUBFLASHING IN 2 CONTINUOUS CAULK BEADS
  AND SET DOOR THRESHOLD IN 2 CONTINUOUS CAULK BEADS.
- ALL EXTERIOR TRIM & CASINGS AND EXTENSION JAMBS BY GENERAL CONTRACTOR.
- PROVIDE CONTINUOUS WALL BUILDING FELT/HOUSE WRAP INTO WINDOW & DOOR ROUGH
  OPENINGS AND ADD EXTRA 12" LAYER TO WRAP ALL ROUGH OPENINGS.
- ALL PARTITIONS 2X4 FRAMING UNO.
- PROVIDE 1" FOAM BOARD INSULATION AT WALL AND CEILING INTERFACES.
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