

PROPOSED AGENDA

Meeting of the Design Review Board
To be held Thursday, September 19, 2019 at 5:30 p.m.

- I. Chairman Johnson will call the meeting to order.
- II. Approval of Minutes from August 29, 2019.
- III. Design Review Board Presentations
 - 1. 12 Ridgefield Place – Extension of an existing concrete patio in rear yard.
 - 2. 26 Ridgefield Place – Replacement of existing chain link fence with new, wooden privacy fence around existing swimming pool.
 - 3. 2 Stuyvesant Road – Replacement of existing chain link fence with deer fence in side and rear yard.
 - 4. 7 Cedarcliff Road – Addition to Existing Residence for Accessibility
 - 5. 25 Park Road – Addition of a two-car garage and enclosure of existing carport.
- IV. Adjourn

MINUTES OF THE TOWN OF BILTMORE FOREST
DESIGN REVIEW BOARD MEETING OF AUGUST 29, 2019

Those in attendance:

Mrs. Adrienne Isenhower-Town Planner

Mr. Bruce Johnson, Chairman

Mrs. Trudy Cappiello

Mr. Art Garst

Ms. Andrea Eglinton

The July 18th, 2019 minutes were approved by Chairman Johnson.

The first project presented was regarding 4 Ridgefield Place to replace siding, roof, and create a new entranceway front porch with a decorative railing. Asphalt shingles may be installed but Dr. Harley was unsure at this time. The porch will be concrete. Window planters may also be installed to make it look more attractive. Mr. Johnson said the lowest pitch one can put shingles on is 3/12. Mr. Johnson said it is a lot easier with metal roofing. Dr. Harley said the roofline may be extended 18 inches. Mr. Johnson said the County is going to require drawings in order to get a permit. Mrs. Cappiello suggested making sketches himself so he can show this to the County instead of going to an architect. Dr. Harley was unaware he had to go to the County for this type of work. Mr. Johnson said a building permit for this project. Dr. Harley asked why. Mr. Johnson it is required by law. The project was approved.

The next project discussed was regarding 54 Forest Road. The project will replace a twelve-foot section at the south porch with open trellis framing. In addition, an enclosure of an electrical service panel and storage area for yard and pool equipment with a wood shingle roof and wooden gate are requested. Mr. Rob Moody said the goal is to get a lot of light in the kitchen area and this proposal will help. This will be a vast improvement for the property. Mr. Johnson asked when the

construction would be completed. Mr. Moody said by the end of the year. Mrs. Cappiello asked about the trellis. Mr. Johnson asked when the swimming pool would be done. Mr. Moody said it is almost done. Mr. Johnson asked about the plantings and when this will be completed. Mr. Moody said the timing would vary. The paving will be done by the end of the year. The project was approved.

The next project discussed was for 12 Holly Hill Road for construction of a new, attached garage to the existing home. The garage will be all brick and will match the home. Nothing will be torn down and the garage will be added to the existing home. The project was approved.

The last project discussed was regarding construction of a new residence at 82 Chauncey Circle. The landscape and house plans were shown. Ms. Martha Barnes who is a neighbor at 100 Chauncey Circle said there are drainage issues. Mr. David Nelson said they are very concerned about the drainage issues this home construction could cause in the future. Ms. Barnes wanted to make sure a portion of the lot would be rocked to make sure there will not be drainage issues with both properties. The builder said the alterations have not been reflected yet. Mr. Johnson said when the landscape plan is completed; the drainage issues will have to be addressed. Mr. Johnson said this will have to be shown on the landscape plan. Ms. Barnes asked for landscape plans that have a swale. Ms. Isenhower and Mr. Johnson said Ms. Barnes and Mr. Nelson will need to discuss this with Buncombe County Soil & Erosion Control. Ms. Barnes also discussed tree protection. They would like to know if the house can be built without the trees being taken out. Mr. Johnson said the house could not be moved far enough to save the three trees. Mr. Johnson asked Ms. Barnes to ask the new owner at 82 Chauncey Circle to plant more trees.

Mr. Moody showed the Board the house plans. There is a walkout basement. There is no second story. There will be some architectural shingles. There is a covered front porch with a bronze roof. There will also be two kinds of stucco and metal on the house and roof. There will also be wood siding and stone.

Ms. Barnes inquired about mud mats. Mr. Johnson said they cannot get the permit until the mud mat is shown on the site plan need to have standard mud mats with railroad ballasts. Mr.

Moody said he would clarify this. Mr. Johnson said if they do decide to shift the house to resubmit a new plan.

Mr. Johnson adjourned the meeting at 6:31 pm.

The next meeting was scheduled for Thursday, September 19th, 2019 at 5:30 p.m.

Bruce Johnson, Chairman

Jonathan Kanipe, Town Manager

Zoning Compliance Application

Town of Biltmore Forest

Name

Lauren Meyer Banks

Property Address

12 Ridgefield Place

Phone

(828) 450-6028

Email

skystarblanket@outlook.com

Parcel ID/PIN Number

964695835800000

ZONING INFORMATION

Current Zoning

R-2

Lot Size

.57 acre

Maximum Roof Coverage

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

Proposed Roof Coverage Total

Not applicable for project

Maximum Impervious Surface Coverage

Up to 1 acre (27.5 percent of lot area)

Proposed Impervious Surface Coverage

11 feet by 17 feet (extension of existing 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)

Building Height

Not applicable to project

Description of the Proposed Project

Proposed project is an extension of our lower (basement ground level) patio, which will consist of the construction of a concrete pad, 11' by 17'. This concrete pad will extend our patio to accommodate the placement of a hot tub.. The placement will allow access to the area from the lower patio and from the landing on the deck stairs. No trees or bushes will be removed. No excavation or retaining walls needed.

Estimated Start Date

10/5/2019

Estimated Completion Date

10/15/2019

Estimated Cost of Project

\$2,300.00

Supporting Documentation (Site Plan, Drawings, Other Information)

D10E8108-3116-48E6-B880-FD4A90EC694D.jpeg

Applicant Signature

Date
9/17/2019

Sam Myers Parker

355 Vanderbilt Rd | Biltmore Forest, NC
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 (26 Ridgely Place)
Date: September 9, 2019

Request for Conditional Use Permit to Replace a Chain Link Fence with a Wooden Fence

A Conditional Use Permit is requested for replacement of a chain link fence with a wooden fence. A pool is located in the back yard and a fence is required to enclose the area. The property owner would like to replace the existing chain link fence with a wooden fence to create more privacy for the rear yard and for aesthetic purposes. The wooden fence will be 6' tall and will match existing wooden slats around the back deck.

The requirements for fence replacements can be found in the Zoning Ordinance under **§153.029 Accessory Structures and Buildings**.

(4) *Replacement of existing fences and walls.* Replacement of an existing fence or wall is a conditional use subject to the approval of the Board of Adjustment and the requirements of this zoning ordinance. An application to replace an existing fence or wall must include a photograph of the existing fence or wall, specify the type of fence or wall, include a map or sketch depicting the height and length of the fence, and state whether or not the fence is in any setbacks.

- (a) Existing chain link fences may not be replaced with new chain link fences.
- (b) Existing fences or walls in the front yard may not be replaced. No new fences or walls shall be allowed in the front yard.
- (c) Repair of more than half of an existing fence or wall shall be considered a replacement and shall be subject to this section.

Zoning Compliance Application

Town of Biltmore Forest

Name

Jennifer Whitt

Property Address

26 Ridgefield Place, Asheville NC 28803

Phone

(828) 231-8652

Email

jenny@jennywhittrealty.com

Parcel ID/PIN Number

9646-94-3868-00000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

.43

Maximum Roof Coverage

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

Proposed Roof Coverage Total

?

Maximum Impervious Surface Coverage

Up to 1 acre (27.5 percent of lot area)

Proposed Impervious Surface Coverage

?

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

1 story with basement

Description of the Proposed Project

Replace existing chain link fence with a wooden fence. 6' tall around backyard to secure pool area.

Estimated Start Date

9/30/2019

Estimated Completion Date

12/31/2019

Estimated Cost of Project

\$5,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)**Applicant Signature****Date**

8/19/2019

Conditional Use Permit Application

Town of Biltmore Forest

Name

Jenny Whitt

Address

26 Ridgefield Place

Phone

(828) 231-8652

Email

jenny@jennywhittrealty.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:

I would like to replace the old fencing around my pool with new wood fencing to match the slats under my deck.

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

This project will improve the look of the property. The chain link fence that is there now is an eye sore.

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

Signature

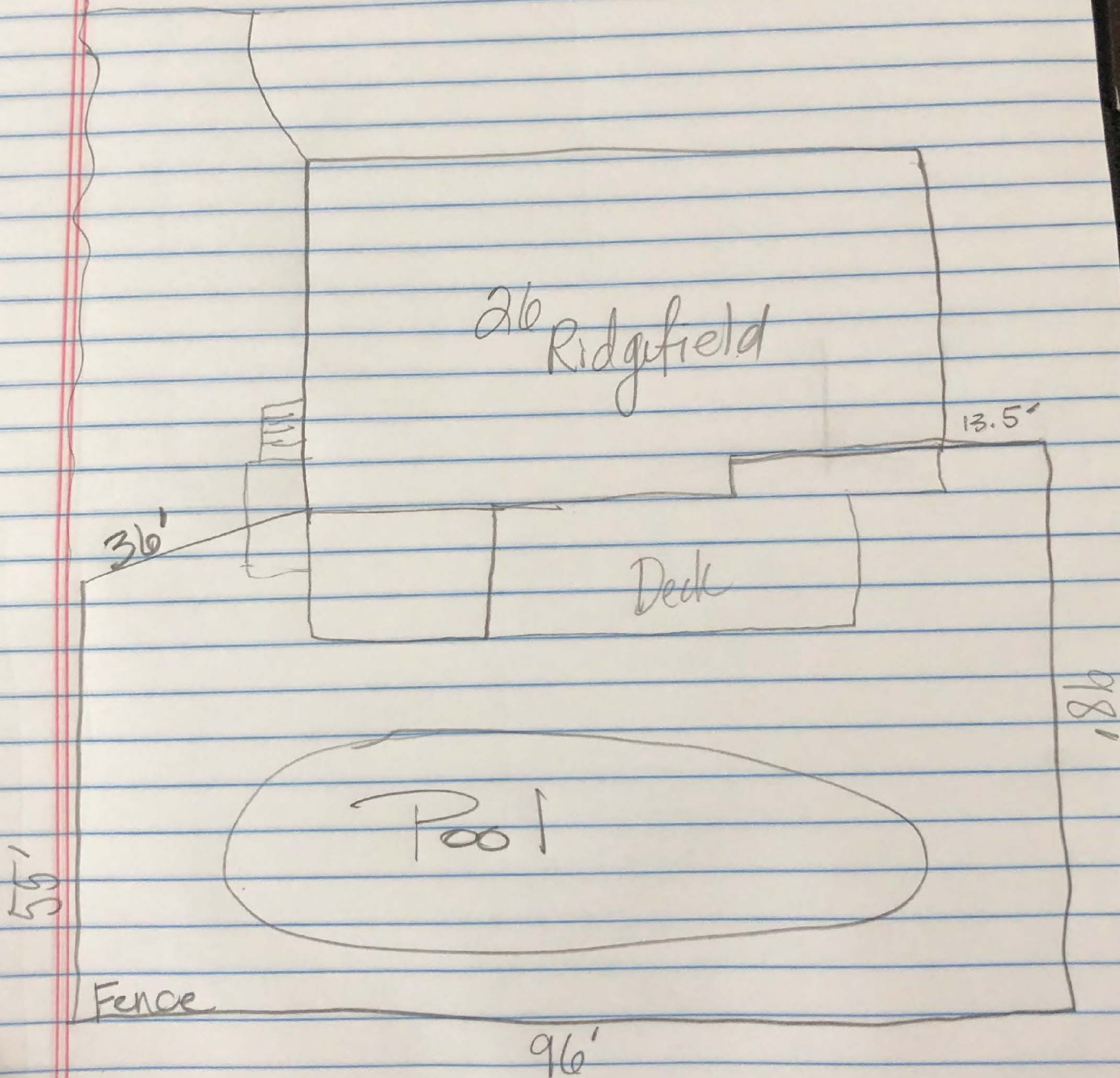
A handwritten signature in black ink, appearing to read 'Jenny Whitt', written over a horizontal line.

Date

8/14/2019



Ridgefield Place



355 Vanderbilt Rd | Biltmore Forest, NC
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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 2 (2 Stuyvesant Road)
Date: September 9, 2019

Request for Conditional Use Permit to Replace an Existing Fence with a Deer Fence

A Conditional Use Permit is requested for replacement of a chain link fence with a 6' deer fence. The existing chain link fence encloses the rear yard and is connected to a wooden fence along the rear property line. The portions of the chain link fence in the side yard, adjacent to Lone Pine Road and Stuyvesant Road, will be removed and replaced with a deer fence. The new fence will also connect to the existing wooden fence at the rear of the property.

The requirements for fence replacements can be found in the Zoning Ordinance under **§153.029 Accessory Structures and Buildings**.

(4) *Replacement of existing fences and walls.* Replacement of an existing fence or wall is a conditional use subject to the approval of the Board of Adjustment and the requirements of this zoning ordinance. An application to replace an existing fence or wall must include a photograph of the existing fence or wall, specify the type of fence or wall, include a map or sketch depicting the height and length of the fence, and state whether or not the fence is in any setbacks.

- (a) Existing chain link fences may not be replaced with new chain link fences.
- (b) Existing fences or walls in the front yard may not be replaced. No new fences or walls shall be allowed in the front yard.
- (c) Repair of more than half of an existing fence or wall shall be considered a replacement and shall be subject to this section.



ZONING APPLICATION

Required for Board of Adjustment & Design Review Board

DATE

PROPERTY IDENTIFICATION

Owner Name Peter & Lorian Buckley Property Address #2 Stuyvesant PIN Zoning Lot Size (Acres)

CONTACT INFORMATION

Applicant (if not owner) Julian Moore Email
Mailing Address 211 Forest Brook Est. Black Mtn. 28711
Phone (Primary) 828-329-7705 Phone (Alt)

PROPERTY REQUIREMENTS

Maximum Permitted Roof Coverage Rear Yard Setback
Maximum Permitted Impervious Surface Coverage Side Yard Setback

SCOPE OF PROJECT

Does the project include increasing roof coverage? Yes ☐ No ☒
If yes, what is the proposed roof coverage?
Is the proposed roof coverage greater than the permitted maximum roof coverage? Yes ☐ No ☒
Does the project include increasing the impervious surface coverage? Yes ☐ No ☒
If yes, what is the proposed impervious surface coverage?
Is the proposed impervious surface greater than the permitted maximum impervious surface coverage? Yes ☐ No ☒
Will any part of the project fall within the front yard? Yes ☐ No ☒
Will any part of the project fall within the side yard or rear yard setback? Yes ☒ No ☐

DESCRIPTION OF PROJECT

Brief Description of Project

Install 6' Deer Fence to Back yard

Estimated Cost of Project 8000.00

Estimated Completion Date 10-1-19



CONDITIONAL USE PERMIT APPLICATION

I, Julian Moore hereby petition the Board of Adjustment to issue a
Conditional Use Permit for Specific Conditional Use Increasing Fence height
for the property located at # 2 Stuyvesant and described as follows:

Description of the Project: Remove chain link fence along road
and install 6' Deer Fence in back yard.

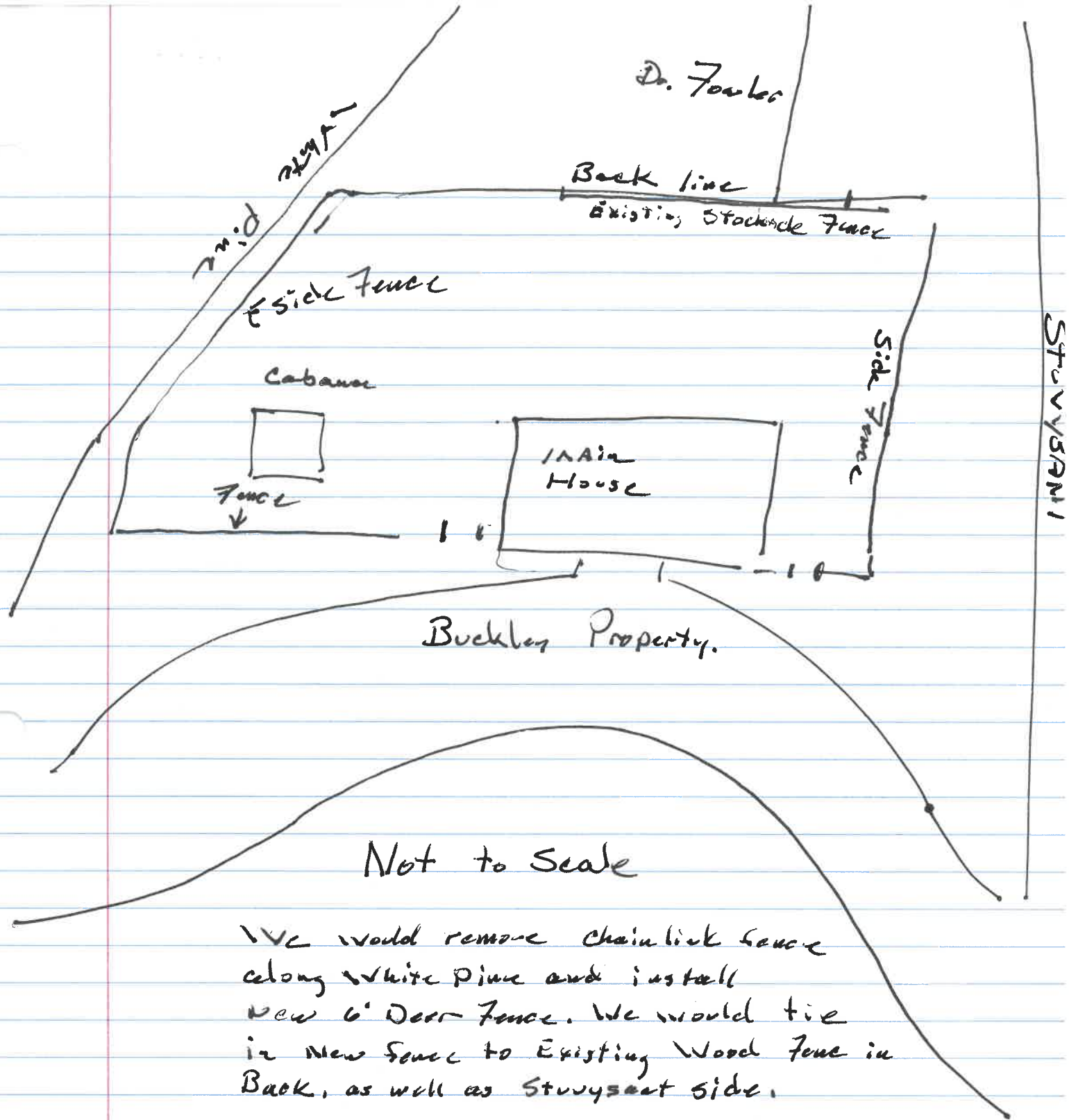
Explain why the project would not adversely affect the public interest of those living in the neighborhood:

This Fence Material is quite hard to see
and we would be removing sections of existing
chain link fence.

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

Julian Moore
Signature

9-4-19
Date



Zoning Compliance Application

Town of Biltmore Forest

Name

ROBERT CRAGNOLIN

Property Address

7 Cedarcliff Road

Phone

(828) 242-1498

Email

bobcragnolin@aol.com

Parcel ID/PIN Number

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.4 acres

Maximum Roof Coverage

5,500 square feet (Up to 1.5 acres)

Proposed Roof Coverage Total

820 Square feet

Maximum Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Proposed Impervious Surface Coverage**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

15 feet

Description of the Proposed Project

820 square foot addition for master bedroom/ bathroom suite , handicap accessible for Mrs . Karen Cragnolin , who is in wheelchair and cannot go upstairs . Addition is on the first floor with breezeway off of the dining room . Same look and appearance as exisiting home , stucco , red shingle roof.

Estimated Start Date

12/1/2019

Estimated Completion Date

9/1/2020

Estimated Cost of Project

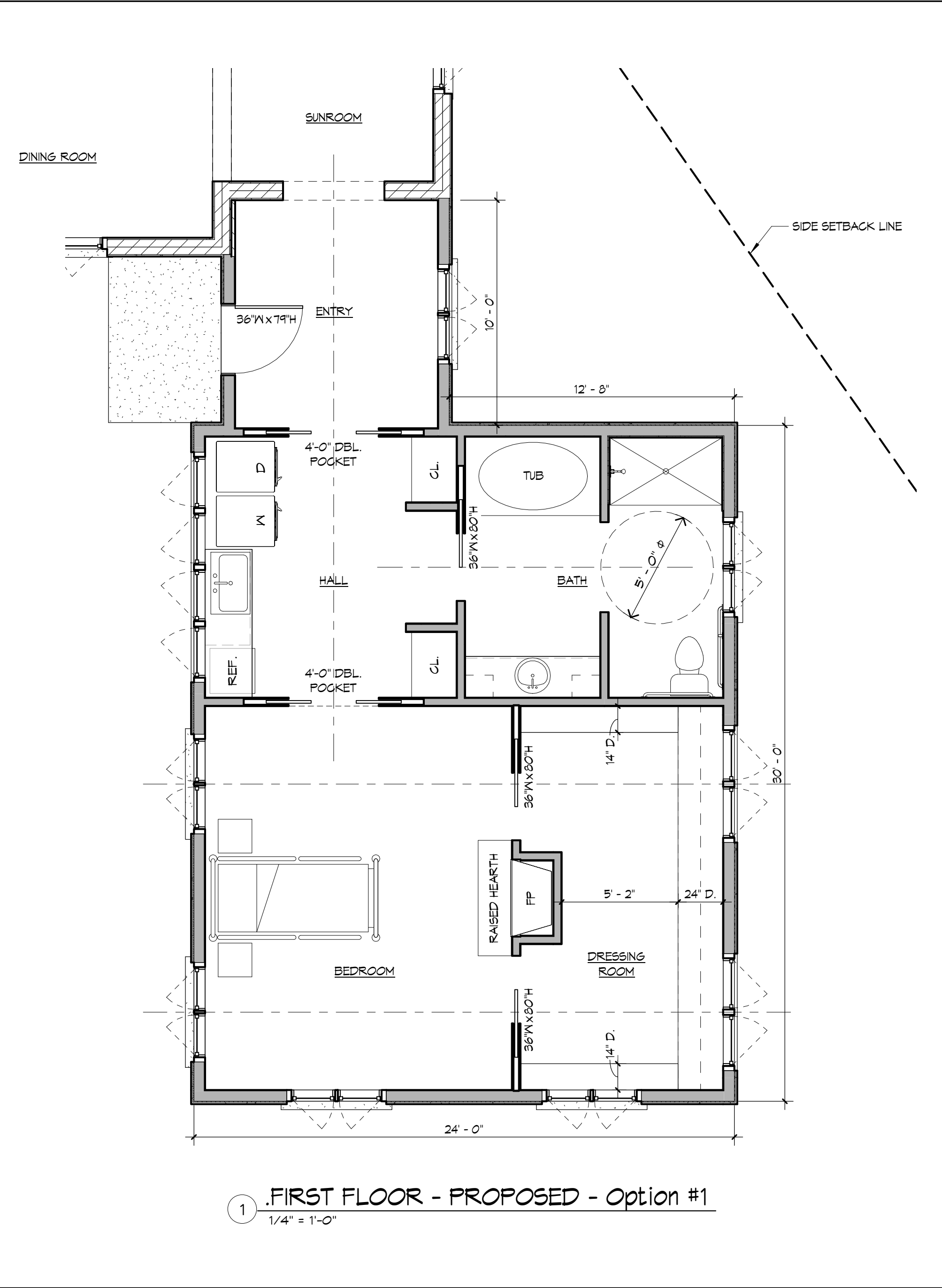
\$200,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

Applicant Signature

Date
9/17/2019

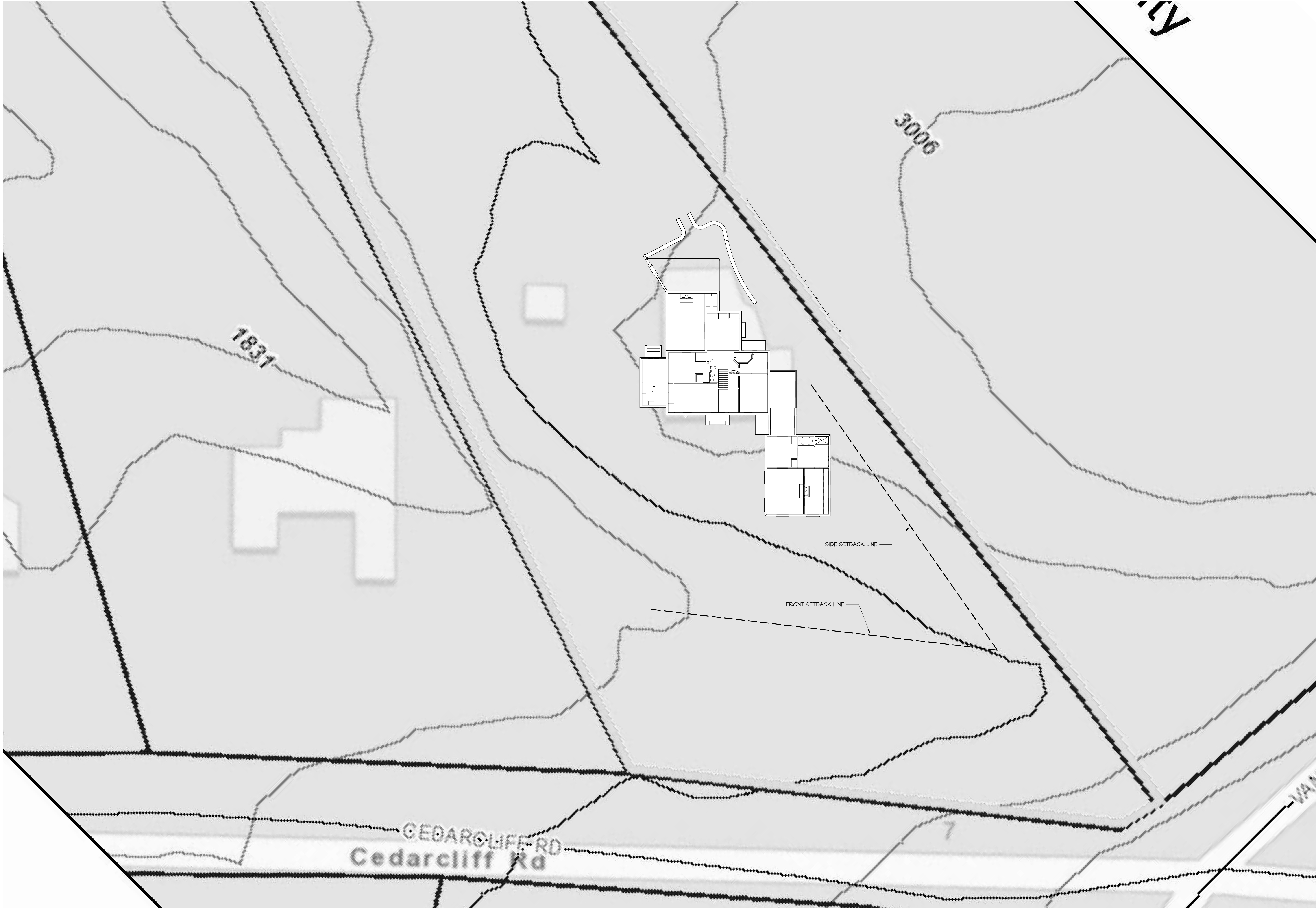
A handwritten signature in black ink, appearing to read "R. J. Smith", written over a horizontal line.



NOT FOR
CONSTRUCTION

PHASE: DESIGN PHASE
DATE: 8/12/19
DRAWN BY: Author
MA JOB #: ###

KAREN & BOB CRAGNOLIN
7 Cedarcliff Rd
Biltmore Forest, NC 28803
CRAGNOLIN RESIDENCE ADDITION
DRAWING TITLE: OPTION #1 FLOOR PLAN



1 SITE PLAN
1/16" = 1'-0"

NOT FOR
CONSTRUCTION

SHEET:
SITE

DRAWING TITLE:
SITE PLAN

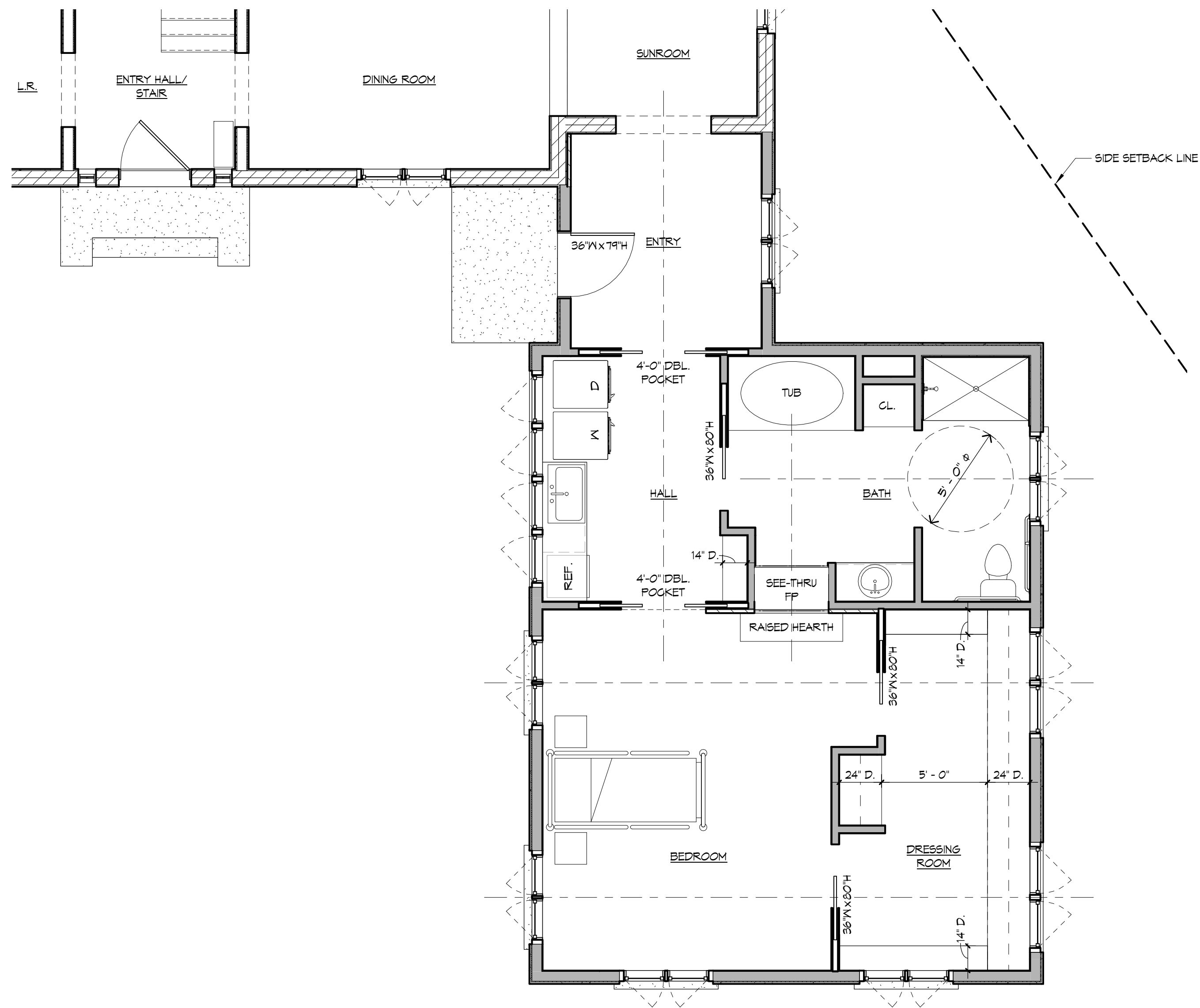
KAREN & BOB CRAGNOLIN
7 Cedarcliff Rd
Biltmore Forest, NC 28803
CRAGNOLIN RESIDENCE
ADDITION

MAJOR #
DRAWN BY: Author
DATE: 8/12/19
PHASE: DESIGN PHASE

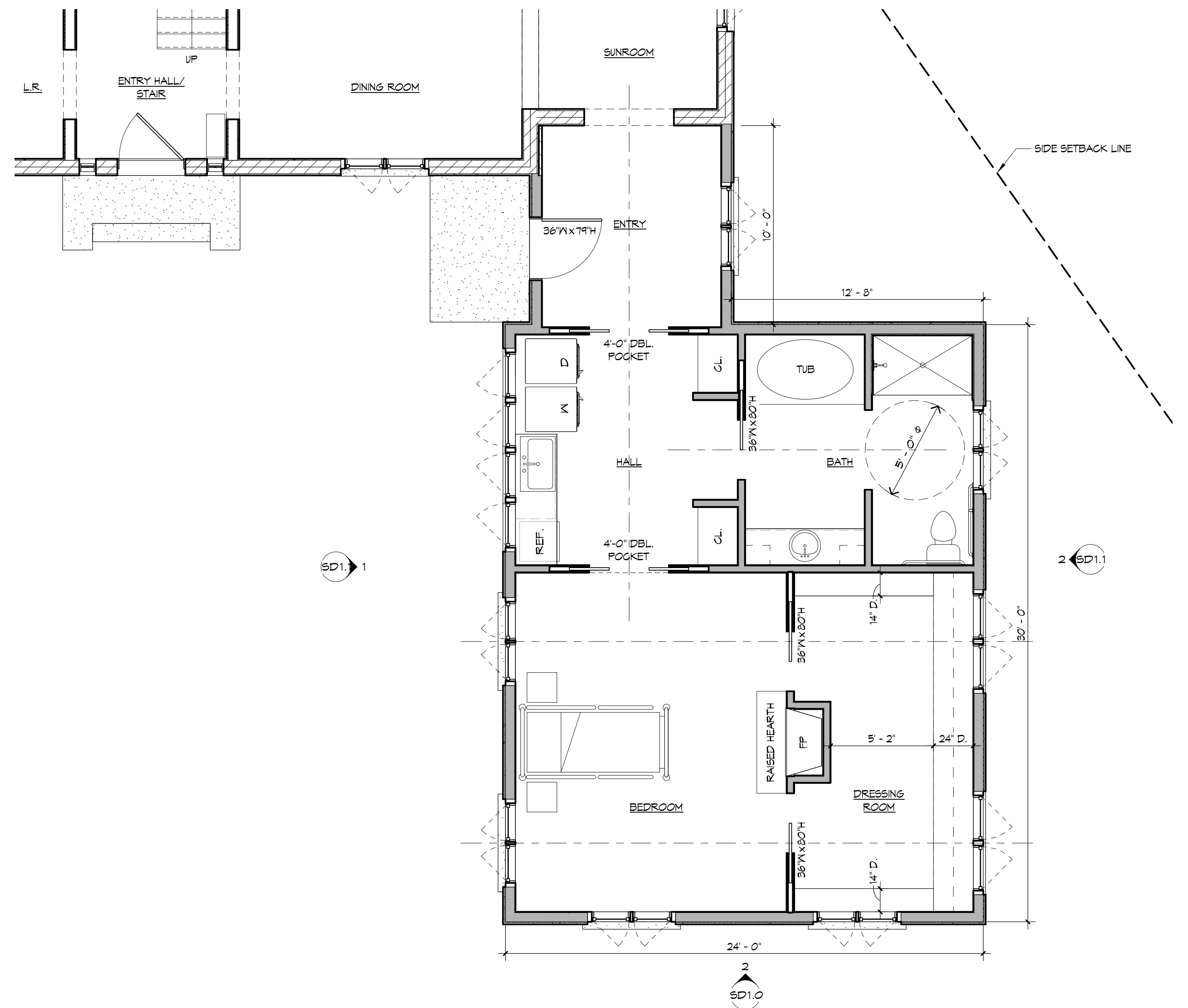
REVISIONS:

MATHEWS
ARCHITECTURE, P.A.

34 Wall Street, Suite 307
Asheville, NC 28801
828 253-4300 phone
828 253-4667 fax
firm@matthewsarchitecture.com



3 FIRST FLOOR - PROPOSED - Option #2
1/4" = 1'-0"



1 FIRST FLOOR - PROPOSED - Option #1
1/4" = 1'-0"



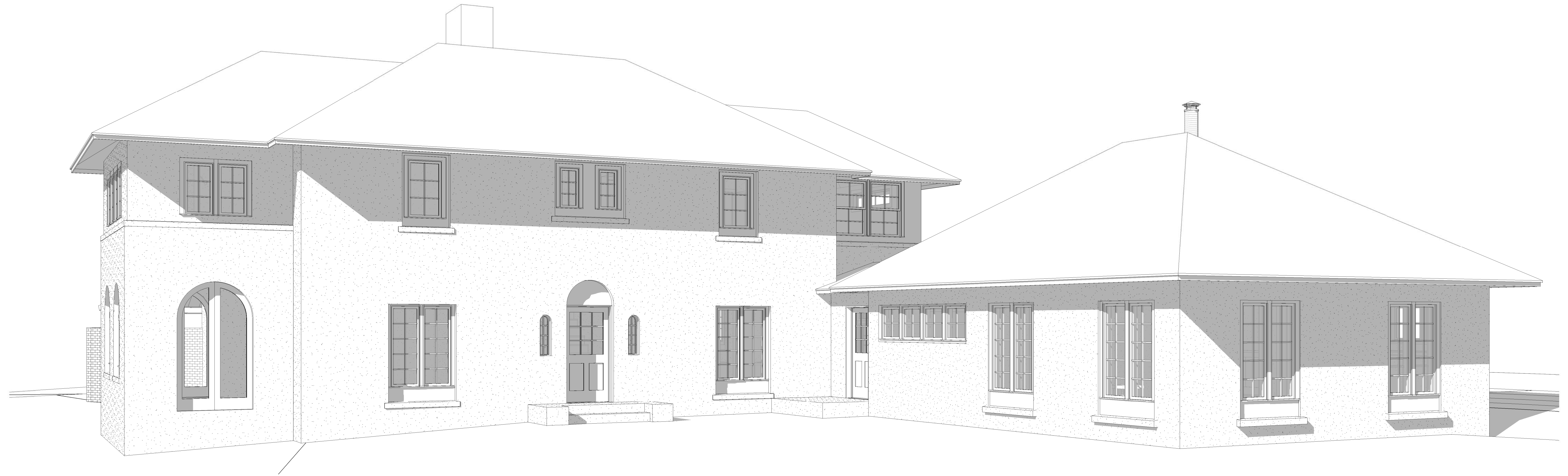
2 FRONT ELEVATION - PROPOSED
1/4" = 1'-0"



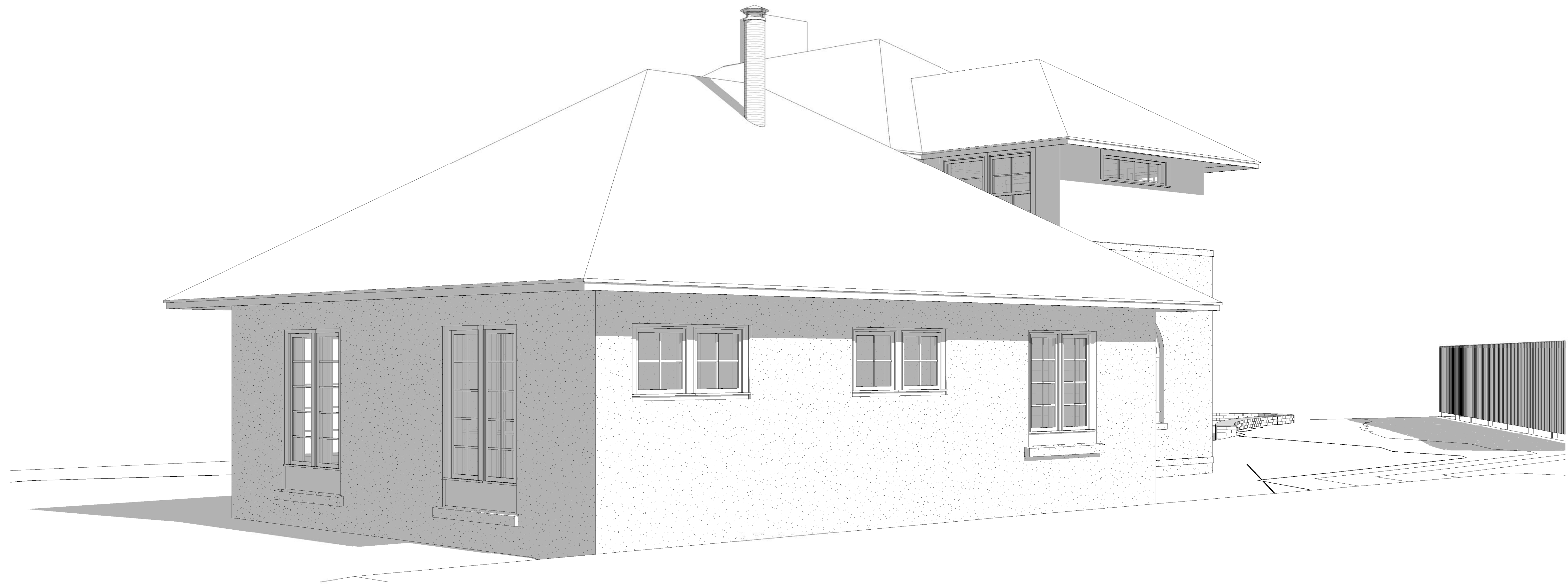
1 LEFT SIDE ELEVATION - PROPOSED
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION - PROPOSED
1/4" = 1'-0"



1 3D View 1



2 3D View 2

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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 3 (25 Park Road)
Date: September 9, 2019

Request for Variance for Location of Garage in Side and Rear Yard Setbacks Request for Variance for Exceeding Maximum Allowed Roof Coverage and Impervious Surface Coverage

The property owner at 25 Park Road has submitted revised plans for a garage addition. The garage has been moved forward from the initial proposal last month. The garage is now proposed for the rear corner of the lot and will be attached to the side of the house. The 24' x 22' garage will be constructed with materials to match the existing residence. The plans still include a flagstone patio, fireplace and screen porch in place of the carport.

A variance is requested for encroachment of the attached garage upon the side and rear yard setbacks. The new location encroaches upon 58% of the setback area as opposed to 98% in the original submittal. The property owner has agreed to provide any necessary buffering to neighboring properties. The original submittal also created concern about the proximity of the garage to the Duke Energy right-of-way, but the applicant states this is not an issue with the new location.

A variance is requested for exceeding the maximum allowed roof coverage. The maximum amount allowed for a 0.52 acre lot is 3,520 square feet, and the existing house already exceeds that amount by 12.5%. The addition of the garage will increase the square footage to 4,618 square feet, increasing the overage to 16.7%.

A variance is requested for exceeding the maximum allowed impervious surface coverage of 6,629 square feet (27.5% of the lot area). Existing coverage is 8,531 square feet which creates an overage of 36.9%. The plans for the addition of the garage and the enclosure of the carport will decrease the current coverage amount by removing a portion of the asphalt driveway and adding a lawn area. This will decrease the impervious surface coverage to 7,708 square feet (9.6%) but there is still an overage of 1,079 square feet (23.7%).

Request for Conditional Use Permit for Accessory Structures

The addition of retaining walls at the rear of the property will require approval of a Conditional Use Permit. A variance is also required as the wall is located in the rear yard setback. The garage does not require a Conditional Use Permit because it will be attached to the house.

Zoning Compliance Application

Town of Biltmore Forest

Name

<input type="text" value="Mark"/>	<input type="text" value="Whitney"/>
First	Last

Property Address

<input type="text" value="25 Park Road"/>
Address Line 1

Phone

<input type="text" value="(828) 702-1980"/>

Email

<input type="text" value="mwhitney8813@charter.net"/>

Parcel ID/PIN Number

<input type="text" value="9646-67-0952"/>

ZONING INFORMATION

Current Zoning

☒ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ R-5 ☐ P-S

Lot Size

<input type="text" value=".518 acres"/>

Maximum Roof Coverage

<input type="text" value="3,520 square feet (Up to .75 acres)"/>
Choose appropriate lot size

Proposed Roof Coverage Total

<input type="text" value="4618"/>
<i>Must not exceed maximum coverage allowed</i>

Maximum Impervious Surface Coverage

<input type="text" value="Up to 1 acre (27.5 percent of lot area)"/>
Choose appropriate lot size

Proposed Impervious Surface Coverage

<input type="text" value="7708"/>
<i>Must not exceed maximum coverage allowed</i>

Front Yard Setback

<input type="text" value="60 feet (R-1 District)"/>

Side Yard Setback

<input type="text" value="20 feet (R-1 District)"/>

Rear Yard Setback

<input type="text" value="25 feet (R-1 District)"/>

Building Height

<input type="text" value="20'"/>

Description of the Proposed Project

<input type="text" value="Adding a 2 car garage"/>
--

Estimated Start Date

<input type="text" value="10/16/2019"/>

Estimated Completion Date

<input type="text" value="5/30/2020"/>
--

Estimated Cost of Project

<input type="text" value="\$150,000.00"/>

Supporting Documentation (Site Plan, Drawings, Other Information)

9.3.2019_25 Park Road Whitney A1.1.pdf

9.3.2019_25 Park Road Whitney A1.2.pdf

9.3.2019_25 Park Road Whitney L1.1.pdf

Applicant Signature

Date

9/3/2019

A handwritten signature in black ink, appearing to read "W. A. H.", is written over a horizontal line.

VARIANCE APPLICATION

Town of Biltmore Forest

Name

Mark Whitney

Address

25 Park Road

Phone

(828) 702-1980

Email

mwhitney8813@charter.net

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?

Add a two car garage to south end of existing house

What does the ordinance require?

Minimal roof coverage and impervious surface area.

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.**

Existing structure has no enclosed garage. Added garage adds 648sf of additional roof coverage would add to the existing roof coverage that already exceeds existing requirements. These requirements were set forth after the existing house was built.

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

Existing house is already very close to setbacks and property lines.

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

Current owner purchased house as is. with no garage.

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.

Added attached garage will be in keeping with the current design of the house.

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

knowledge.

Signature

Date
9/3/2019

A handwritten signature in black ink, appearing to read "Shut VL" followed by a large, stylized loop, written on a horizontal line.

Conditional Use Permit Application

Town of Biltmore Forest

Name

Mark Whitney

Address

25 Park Road

Phone

(828) 702-1980

Email

mwhitney8813@charter.net

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:

Adding a two car garage to south end of house. Screening the back carport and adding a fireplace.

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

Not impeding on overhead power easement. Not against the property line as previously proposed. Reducing impervious surface area by 832 sf. Adding landscape buffer.

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

Signature

Date

9/3/2019

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

September 5, 2019

TO: Board of Adjustment Members

FR: Mark Whitney, owner, 25 Park Rd

RE: Revised garage plans and addressing Phil Hardin's concerns from old plans

Good day, members. I wanted to take this opportunity to address Phil Hardin's concerns from the memo he submitted last month, based on the previous design for a garage addition at my house. As you're all aware, revised plans have been submitted, moving the garage from the rear left corner of my lot, abutting the property lines, to attaching it to the side of the house. Let me address each of his points, based on the old plans, and how new plans should alleviate his concerns:

General Conformity

1. He stated that approx. 98% of the proposed previous structure would have been located between both setback and property lines. The revised plans show an improvement to 58%.
2. He addressed the allowable roof coverage for my lot is 3520 sq ft, and that the old plans increased the roof coverage to 4662 sq ft, representing a 34% increase. I'd like to mention that this isn't entirely accurate. It was in fact a 31.3% over existing roof coverage, not the increase compared to allowable roof coverage. With that said, the new design calls for a smaller garage - 24x22, not 24x24. The new plan is 4625 sq ft or 16.7% increase over existing roof coverage. I'd like to add that we're filing a hardship, as the house was originally built in 1954, many years prior to the bi laws restricting lot size and house square footage.
3. Mr. Hardin addresses the maximum impervious surface coverage for my .52-acre lot is 6229 sq ft of allowable coverage. He further states that the old plans call for an increase to 8025 sq ft, an increase of 36%. In this case, we are actually reducing the impervious area with respect to the existing conditions. With the new design, an improvement from 8025 to 7708 sq ft, represents a 10% improvement over the previous design. Also, as you can see from the plans, we are creating much more greenspace behind the garage. As a result, all of asphalt will be removed from the back yard. In addition to a stone retaining wall, lawn and new landscaping.
4. Mr. Hardin mentions the 10 ft easement required by Duke Power. Now that we're moving the garage, the easement will not be encroached upon.
5. He mentions that the proposal contains a barrier in the adjacent area, without a description to height, width, length, or materials used. I'm not really sure what he's referring to here, but rest assured, proper buffering, if necessary, will be included/ addressed. With the revised plans, we are moving the garage away from the property line by appx 20 ft, representing a 19 ft improvement over the old plans.
6. Mr. Hardin states there is no provision for electrical power or any additional exterior lighting. New plans show two sconces on the front of the garage and one sconce on the rear door exit/entrance. We will have an electric garage door opener, which is shown in the plans

Greenery:

1. Mr. Hardin is concerned that the old proposed structure would remove apprx 70% of the root foundation of adjacent hardwoods. The new plan moves the garage away from his property line, thereby removing any risk to said hardwoods.

Regarding additional buffering for Mr. Hardin's lot or the new owners at 27 Park Rd, I am happy to pledge to the BOA that any necessary buffering will be taken care of. I am happy to have the town arborist come take a look at our lot, especially the area between our house and 27 Park Rd. I'm fairly certain that now large trees will have to be removed. Limbs will have to be trimmed, that's for sure. I did take a walk on to the property of 27 Park Rd and looked up at our house. With the current tree coverage, our house can't even be seen. With minimal limb removal, this coverage should change - but if so, we will provide the necessary buffering.

Whitney 25 Park Road Square Footages

Roof coverage:

Allowable = 3520

Existing = 3963

New = 4625

% increase existing sf to allowable sf – $3963 - 3520 = 443 / 3520 = 12.5\%$ increase

% increase new sf to allowable sf – $4625 - 3520 = 1105 \text{ sf increase} / 3520 = 31.3\%$

% increase new sf to existing sf – $4625 - 3963 = 662 \text{ sf increase} / 3963 = 16.7\%$

Impervious Surfaces:

Allowable = 6229

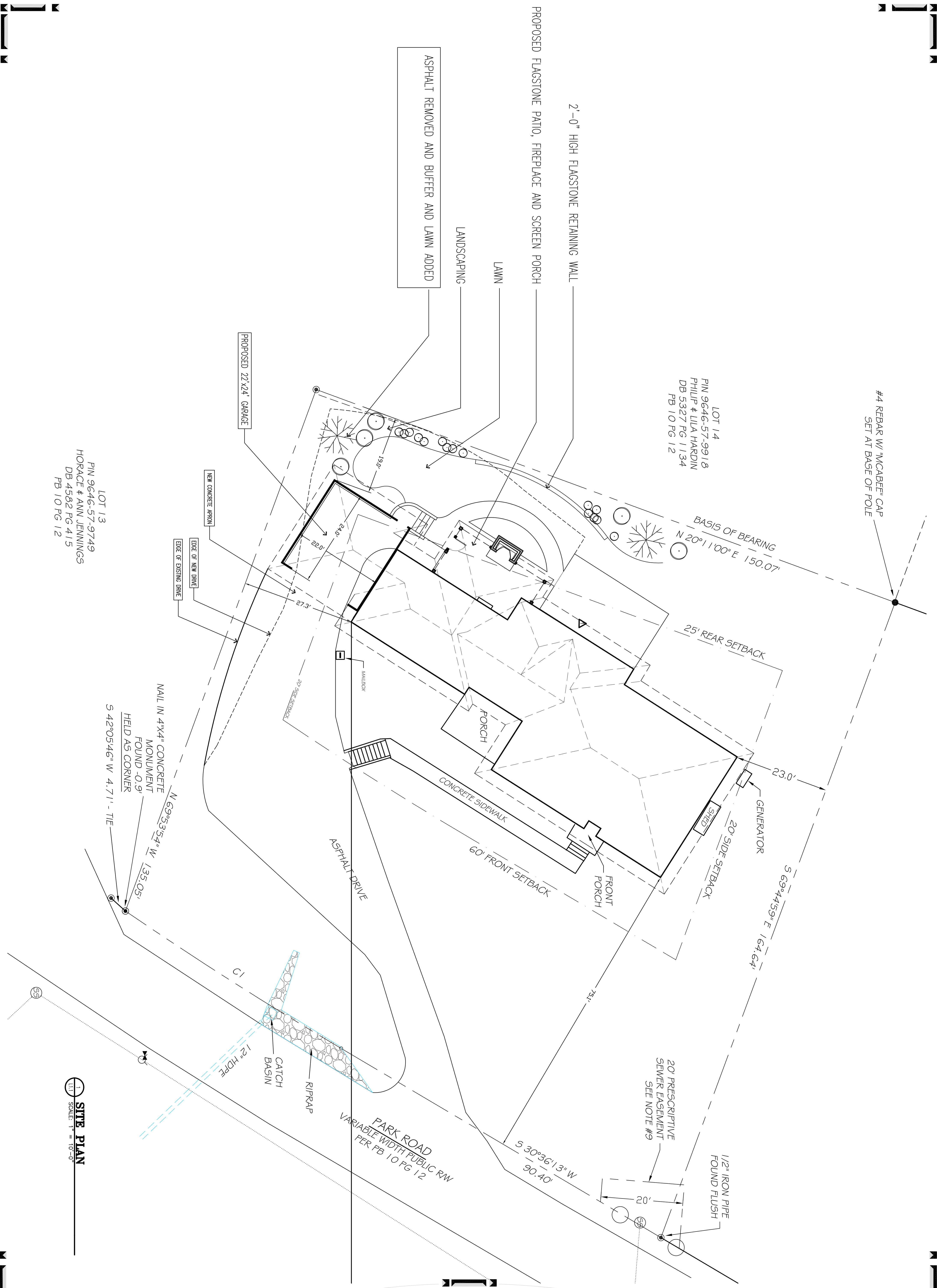
Existing = 8531

New = 7708

% increase existing sf to allowable sf – $8531 - 6229 = 2302 \text{ increased sf} / 6229 = 36.9\%$

% increase new sf to allowable sf – $7708 - 6229 = 1479 \text{ increased sf} / 6229 = 23.7\%$

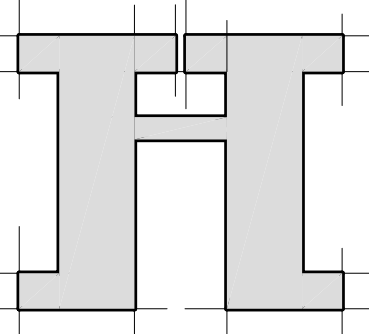
% decrease new sf to existing sf – $8531 - 7708 = 823 / 8531 = 9.6\%$



Site Plan

A Garage Addition For:
Mark Whitney and Janet Whitworth
25 Park Road
Biltmore Forest
Buncombe County North Carolina

Home Design by
**HOUSTON
HAMMOND**
22 Weston Heights Dr.
Asheville, NC 28803
(828)505-7585
homedesignbyhh.com



SCALE: as noted	REVISIONS:	FIRST  8.6.2018
DATE: 7.18.2019		SECOND
DRAWN BY: H.C.H.		THIRD

LANDSCAPING / LAWN

BRICK VENEER TO MATCH EXISTING
UP 4 RISERS AT 8" EACH
WITH 1/4" WALK HEADS

8" SCHED 40 PCD DRAIN LINE
YARD DRAIN

Garage
4" MIN 2000psi CONCRETE
SLAB ON 4" WISBED STONE

SLOPE 8"/FT

16'-0" x 8'-0" GARAGE DOOR
WITH 3/4" HP STEEL

NEW CONCRETE APRON, SEE SITE PLAN FOR LIMITATIONS

FLAISTONE WALL
LANDSCAPING

EXISTING PATIO

24" W x 18" H BRICK WALL

FLAGSTONE PATIO

NEW PT POSTS WITH 1x 6KIN WRAP PAINTED
18" RASSED FLAGSTONE HEIGHT

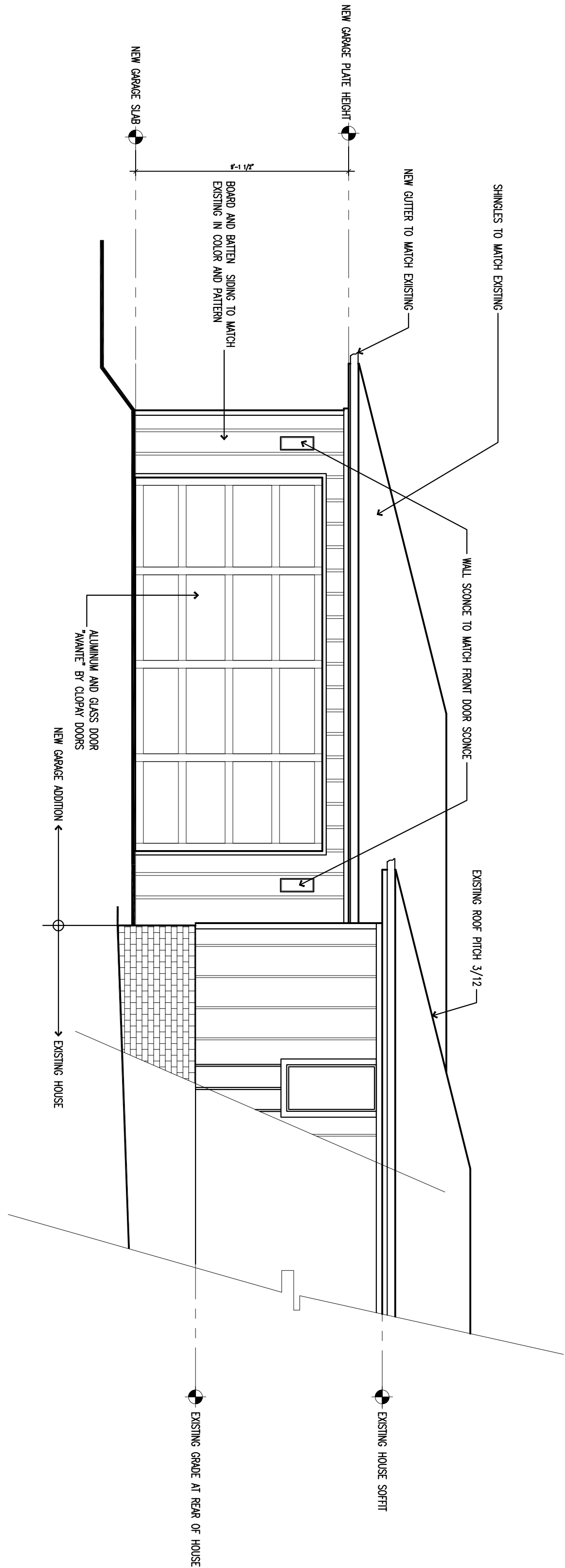
42" WOOD BURNING BOX WITH GAS STARTER

30" x 60" SCREEN

24" W x 18" H BRICK WALL

1 FLOOR PLAN

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



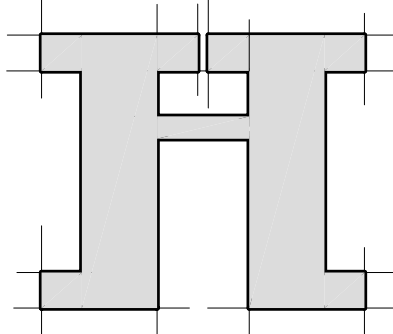
2 FRONT ELEVATION

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

A Garage Addition For:

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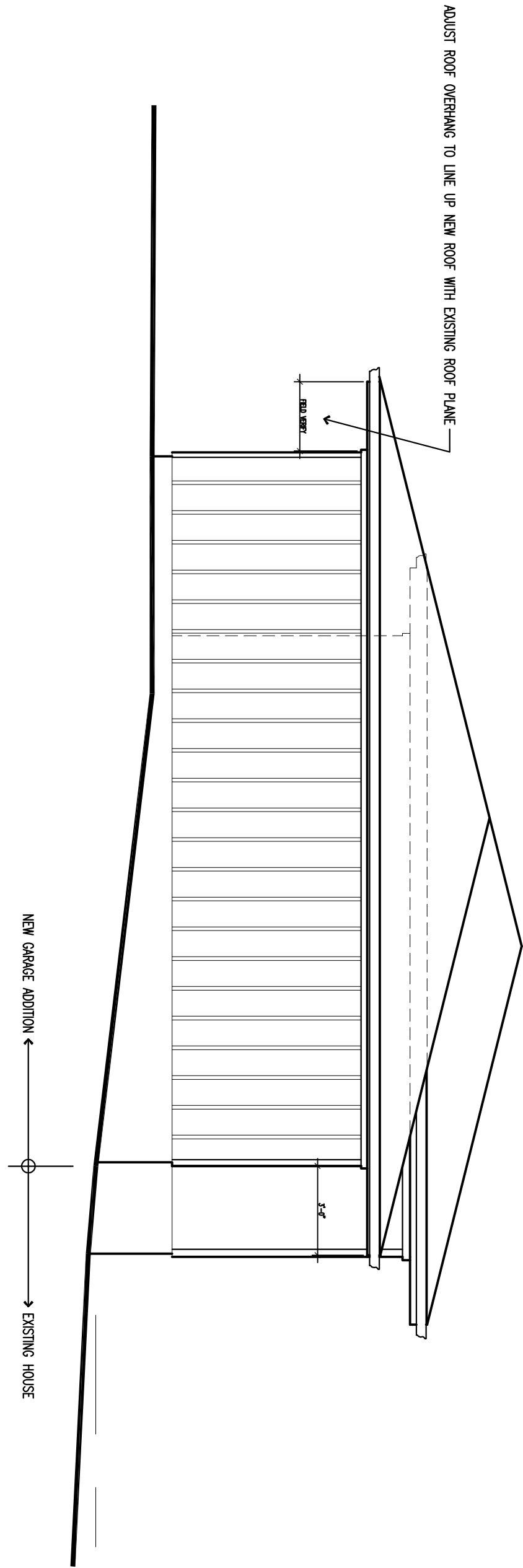


A1.1

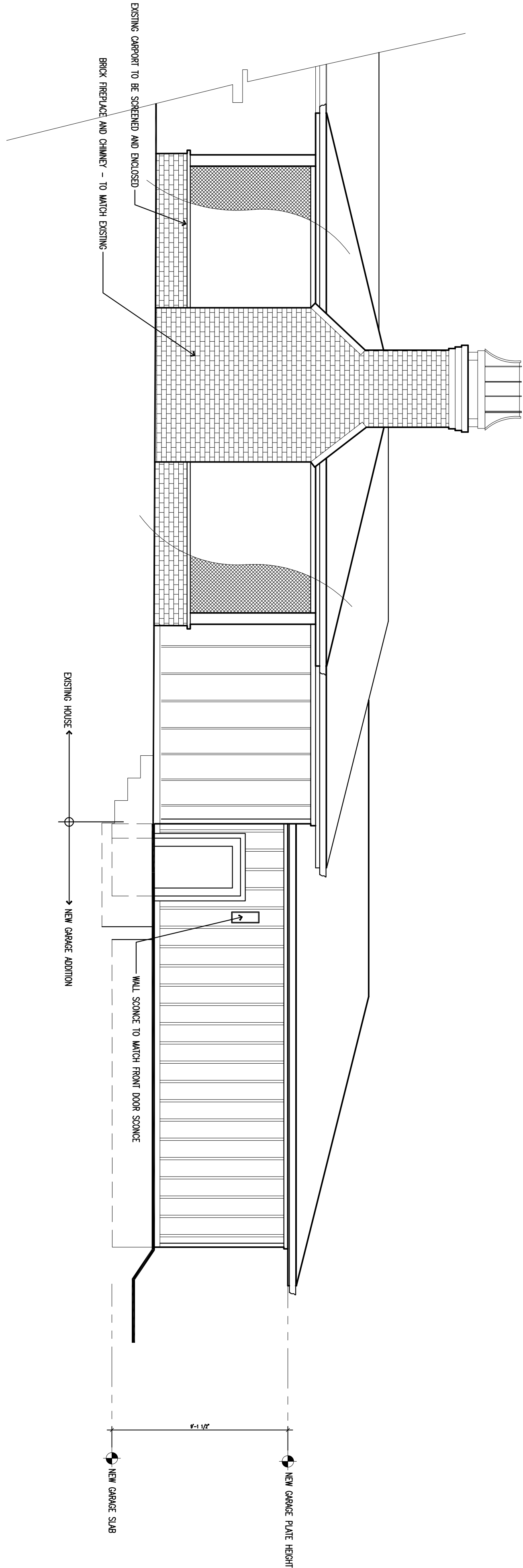
Plan and Elevation

SCALE: 1/4" = 1'-0"	REVISIONS:	FIRST
DATE: 9.3.2019		SECOND
DRAWN BY: h.ch.		THIRD

A1.1



2 SIDE ELEVATION
A1.2 SCALE: 1/4" = 1'-0"



2 FIREPLACE/REAR ELEVATION
A1.2 SCALE: 1/4" = 1'-0"

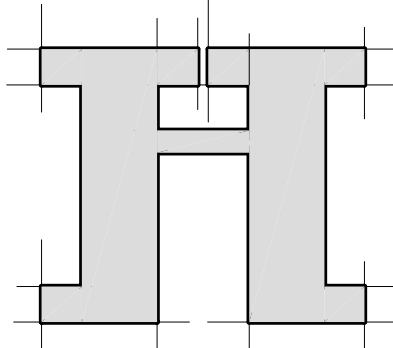
A Garage Addition For:

Mark Whitney and Janet Whitworth
25 Park Road
Biltmore Forest
Buncombe County North Carolina

Elevations

SCALE: 1/4" = 1'-0"	REVISIONS:	FIRST
DATE: 9.3.2019		SECOND
DRAWN BY: h.c.h.		THIRD

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A1.2

A1.2