PROPOSED AGENDA

Meeting of the Design Review Board
To be held Thursday, October 17, 2019 at 5:30 p.m.

I. Chairman Johnson will call the meeting to order.

II. Approval of Minutes from September 19, 2019.

III. Design Review Board Presentations

   1. 1 Hilltop Road – Request for Replacement of Existing Windows with Casement Windows
   2. 17 Buena Vista Road – Request for Full Renovation of Existing Home.
      (Note – The request for this home does not include the swimming pool. This request will be received by the Board of Adjustments at their November meeting.)

IV. Adjourn
Those in attendance:

Mr. Jonathan Kanipe, Town Manager  
Mrs. Adrienne Isenhower  
Mr. Bruce Johnson, Chairman  
Mrs. Gay Coleman  
Mr. Fred Groce  
Mrs. Trudy Cappiello  
Ms. Andrea Eglinton

Chairman Johnson approved the August 29, 2019 minutes.

The first project called forward was for 12 Ridgefield Place for an extension of an existing concrete patio in the rear yard. There will be no roof coverage. It will be an open area. It will be an attachment to the basement patio. The project was approved.

The second project was for 26 Ridgefield Place. The homeowner would like to replace the existing chain link fence with a new, wooden privacy fence around the existing swimming pool. The project was approved.

The third project was for 7 Cedarcliff Road. The homeowners have requested an addition to the existing residence for accessibility. A handicap accessible bathroom and bedroom has been
requested. It would be the same look as the outside, which is stucco. There will be a breezeway connector. The project construction should take approximately 6 months. It will have separate electrical panels and separate heating and cooling. The water line might have to be moved in the future. The project was approved.

The fourth case was for 25 Park Road for an addition of a two-car garage and enclosure of an existing carport. Everything will match. Board of Adjustments approved the setback and worked with the neighbor to move it forward. The roof square footage went up but the approximate impervious surface decreased by about 10%. The project was approved.

The final case was regarding 2 Stuyvesant. Mr. Kanipe spoke for the homeowners who did not attend. They would like to replace an existing chain link fence with deer fence in the side and rear yard. The project was approved.

The meeting was adjourned at 5:53pm.

The next meeting was scheduled for Thursday, October 17, 2019 at 5:30 p.m.

________________________________________
Bruce Johnson, Chairman

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

Name
Marshall King

Property Address
1 Hilltop Road

Phone
(828) 333-1200

Email
rwmontague@aol.com

Parcel ID/PIN Number

ZONING INFORMATION

Current Zoning
R-1

Lot Size
NA

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

Proposed Roof Coverage Total
NA

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

Proposed Impervious Surface Coverage
NA

Front Yard Setback
No Minimum (PS District)

Side Yard Setback
No Minimum (PS District)

Rear Yard Setback
No Minimum (PS District)

Building Height
NA

Description of the Proposed Project
Replacement of existing double hung windows and storm windows with insulated casement windows.

Estimated Start Date
12/15/2019

Estimated Completion Date
12/17/2019

Estimated Cost of Project
$20,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
DB554258-3475-499E-8D85-A9D49C14D821.jpeg
CEFBBB54-9F72-4383-8A6A-F67B98D6CB80.jpeg
Zoning Compliance Application
Town of Biltmore Forest

Name
Jane and Steve Haynes

Property Address
17 Buena Vista - Biltmore Forest, NC 28803

Phone
(828) 713-0900

Email
jim@palladiumbuilders.com

Parcel ID/PIN Number
9647-80-6094

ZONING INFORMATION

Current Zoning
R-2

Lot Size
14,997 sq ft

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

Proposed Roof Coverage Total
2,644 square feet

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

Proposed Impervious Surface Coverage
4124 square feet

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
18'

Description of the Proposed Project
Full Renovation of exiting home located at 17 Buena Vista. There will be a demolition of an under built section of the home currently called the sunroom. An addition will be put in its place plus an additional 400 square feet. The site plan in the attachments show the existing home in red and the addtional square footage in blue. The entire roof will be rebuilt as well as the interior and a portion of the exterior at the left back.

*Note that the site plan/survey shows the Northwest side of the existing home is currently over the setbacks. This part of the home will remain unchanged.

*Note that the impervious surface coverage of the existing home and driveway exceed the maximum allowable coverage. The addition that is being added to this home will be placed over existing impervious surfaces so it will not be adding to the coverage. If needed, a portion of the driveway can be converted to previous surface to gain compliance.

Estimated Start Date
11/18/2019

Estimated Completion Date
8/18/2020
Estimated Cost of Project
$300,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
Exterior Paint Colors.pdf
Haynes_1a4_DRB - Octagonal View .pdf
Haynes Home - Front.JPG
Haynes Home Back.JPG
Haynes Home Left.JPG
Haynes Home - Right.JPG
Exterior Stucco Texture.JPG
Haynes - Home Plans with before and after floor plan.pdf

Applicant Signature  Date
10/15/2019

[Signature]

[Signature]
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Haynes Residence Remodel

Project Number

Date

Drawn by

Checked by

Scale

1/4" : 1'
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Haynes Residence Remodel

Project Number

Date

Checked by

Sheet Title

1/4" = 1'-0" Scale
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Sheet title: Haynes Residence Remodel

Date: 9/30/19

Scale: 1/4" = 1'

Drawn by: [Signature]

Checked by: [Signature]
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sheet title: agence Haynes Residence Remodel 2
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Haynes Residence Remodel
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SW 7013
Ivory Lace
Trim color

SW 7658
Gray Clouds
Exterior Stucco Color
Zoning Compliance Application
Town of Biltmore Forest

Name
Greg & Jessica Barr

Property Address
101 Chauncey Circle

Phone
(734) 748-8502

Email
gregory_m_barr@yahoo.com

Parcel ID/PIN Number
9646-70-6720

ZONING INFORMATION

Current Zoning
R-3

Lot Size
.91ac  39,639sf

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

Proposed Roof Coverage Total
4,390sf

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

Proposed Impervious Surface Coverage
max=10,702sf  actual=10,000sf

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
max=34’ average grade=30’

Description of the Proposed Project
1 story residence with 3050sf heated area with swimming pool

Estimated Start Date
1/5/2020

Estimated Completion Date
12/1/2020

Estimated Cost of Project
$700,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
Plans, Elevations, model.pdf
Applicant Signature

Bruce Johnson

Date
10/14/2019
Tree Preservation Area / Natural
- Removal of pine saplings

Ornamental Zone
- Foundation shrubs, ornamental grasses & perennial plantings
- Potential Water Feature

Transition Area
- Ornamental trees & shrubs, ornamental grasses & perennial plantings

Ornamental Zone
- Proposed play area/turf

Ornamental Zone
- Shrubs, ornamental grasses & perennial plantings

Ornamental Zone
- Foudation shrubs, ornamental grasses & perennial plantings

Ornamental Zone
- Foudation shrubs, ornamental grasses & perennial plantings

Reforestation Area
- Removal of pine trees & saplings
- Replant with large & ornamental hardwoods

Partially cleared due to utility easement
- Proposed Turf

Tree Preservation Area with exception of trees requested to be removed on Preliminary Site Plan
- Removal of pine saplings
- Proposed Turf

Proposed Turf