# 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.
  - 3. 101 Chauncey Circle Request for New Single Family Residence. (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

# MINUTES OF THE TOWN OF BILTMORE FOREST DESIGN REVIEW BOARD MEETING OF SEPTEMBER 19, 2019

# 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 Email

(828) 333-1200 rwmontague@aol.com

Parcel ID/PIN Number

**ZONING INFORMATION** 

NA

Current Zoning Lot Size
R-1 NA

R-1 NA

Maximum Roof Coverage Total

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

Maximum Impervious Surface Coverage Proposed Impervious Surface Coverage

1-3 acres (25 percent of lot area)

Front Yard Setback
No Minimum (PS District)
Side Yard Setback
No Minimum (PS District)

Rear Yard Setback Building Height

No Minimum (PS District) NA

**Description of the Proposed Project** 

Replacement of existing double hung windows and storm windows with insulated casement windows.

Estimated Start Date Estimated Completion Date

12/15/2019 12/17/2019

**Estimated Cost of Project** 

\$20,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

DB554258-3475-499E-8D85-A9D49C148D21.jpeg

CEFBBB54-9F72-4383-8A6A-F67B98D6CB80.jpeg

**Applicant Signature** 

**Date** 10/14/2019





# **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 additional 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** 

**Estimated Completion Date** 

11/18/2019

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

Jus Belonde

**Applicant Signature** 

Date

10/15/2019



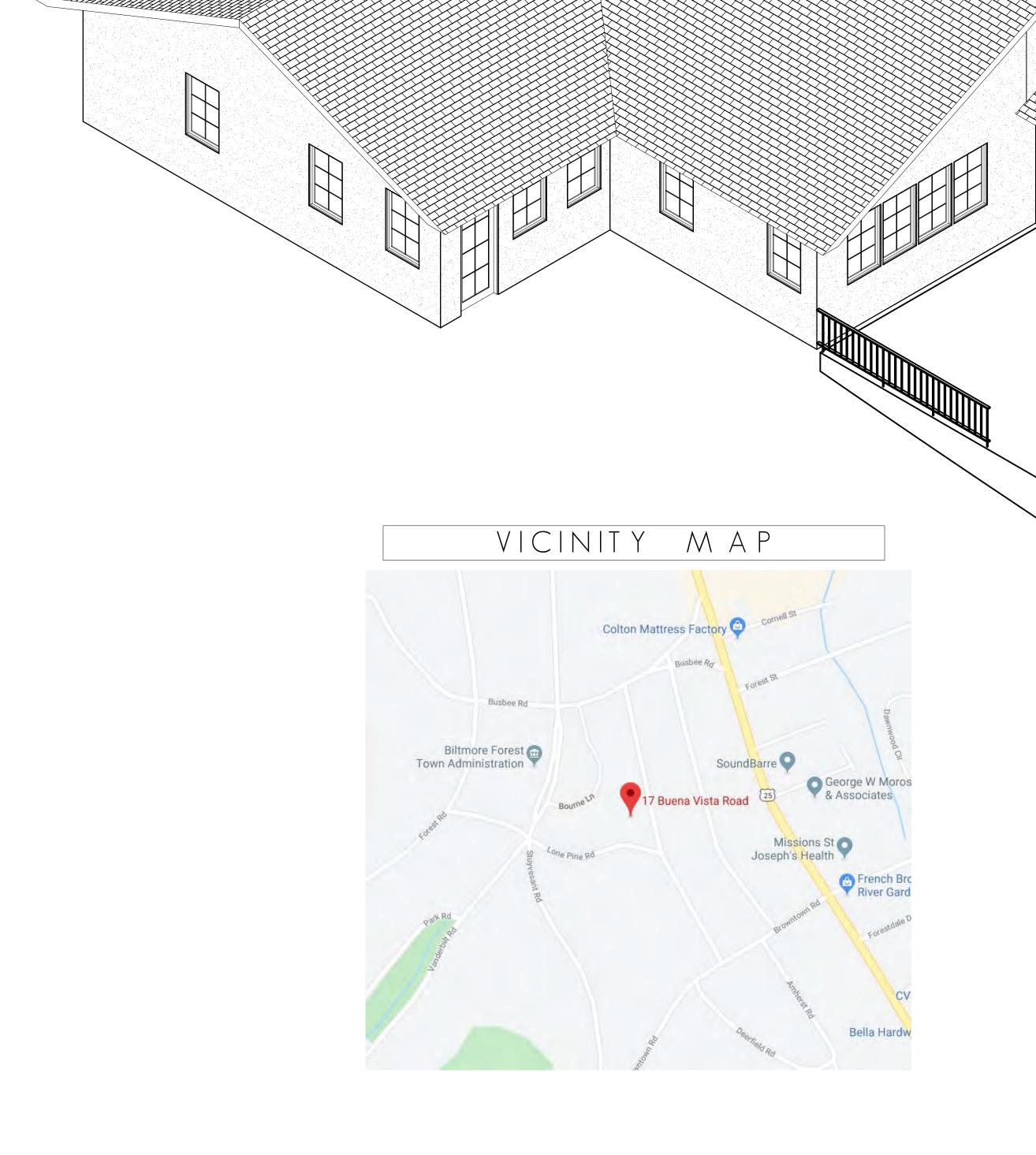
# Palladium Builders 51 N. Merrimon Avenue Unit 111 Asheville, NC 28787 828-475-4576

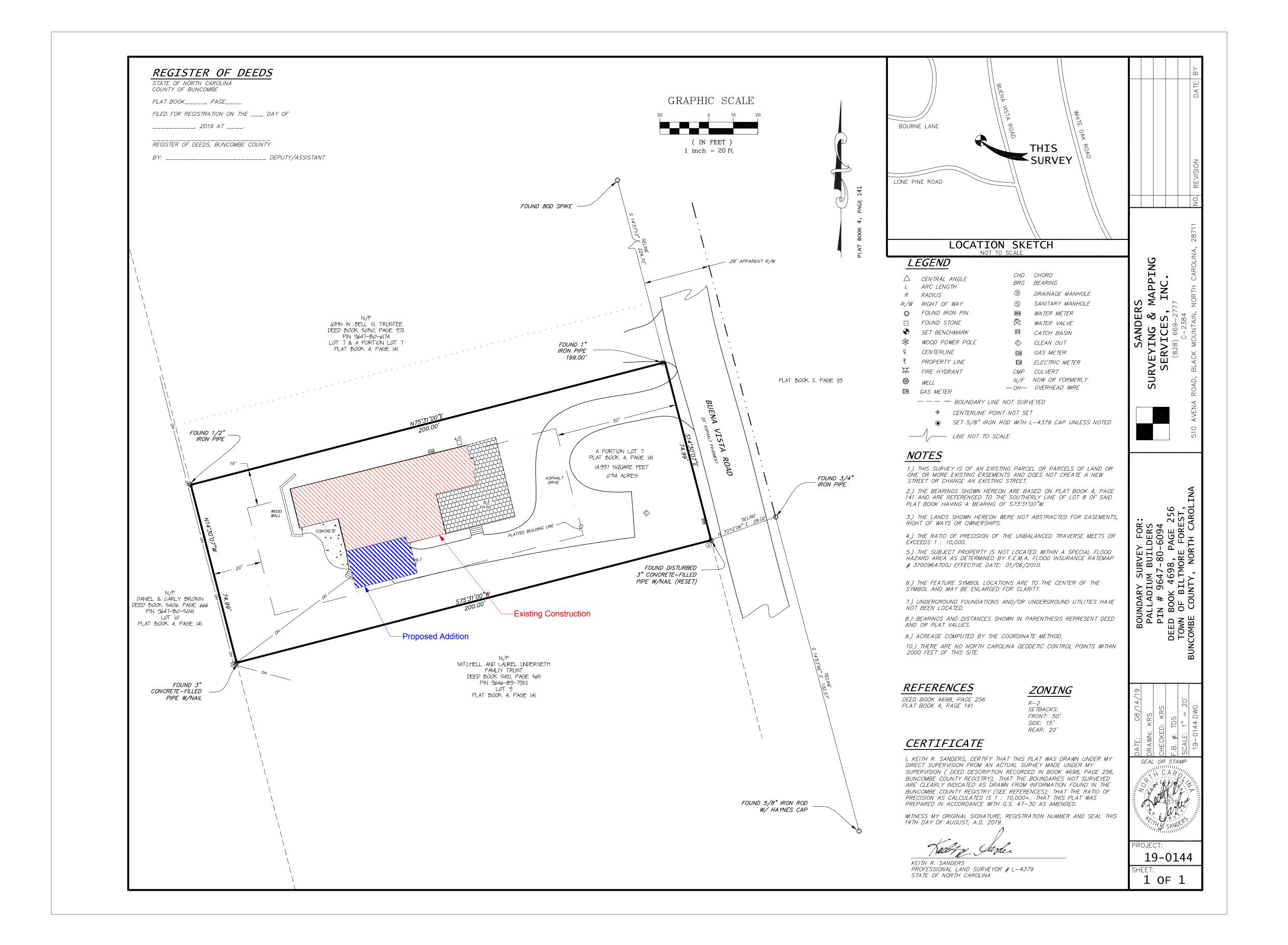
# STRUCTURAL ENGINEER

CONTRACTOR

Medlock & Associates Engineering, PA.
53 Asheland Avenue, Suite 101
Asheville, NC 28801 US
828.232.4448

# SHEET IN DEX COVER SURVEY WITH PLACEMENT PROPOSED - FLOORPLAN EXISTING - FLOORPLAN PROPOSED - FRONT PROPOSED - RIGHT PROPOSED - BACK PROPOSED - LEFT EXISTING - FRONT EXISTING - FRONT EXISTING - BACK EXISTING - BACK EXISTING - LEFT







51 N.Merrimon Avenue Ste. 111 Asheville, NC 28804 828.484.1232

laynes Residence Remod

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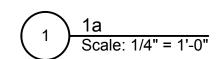
project number

date 9/30/19

drawn by

checked by

scale



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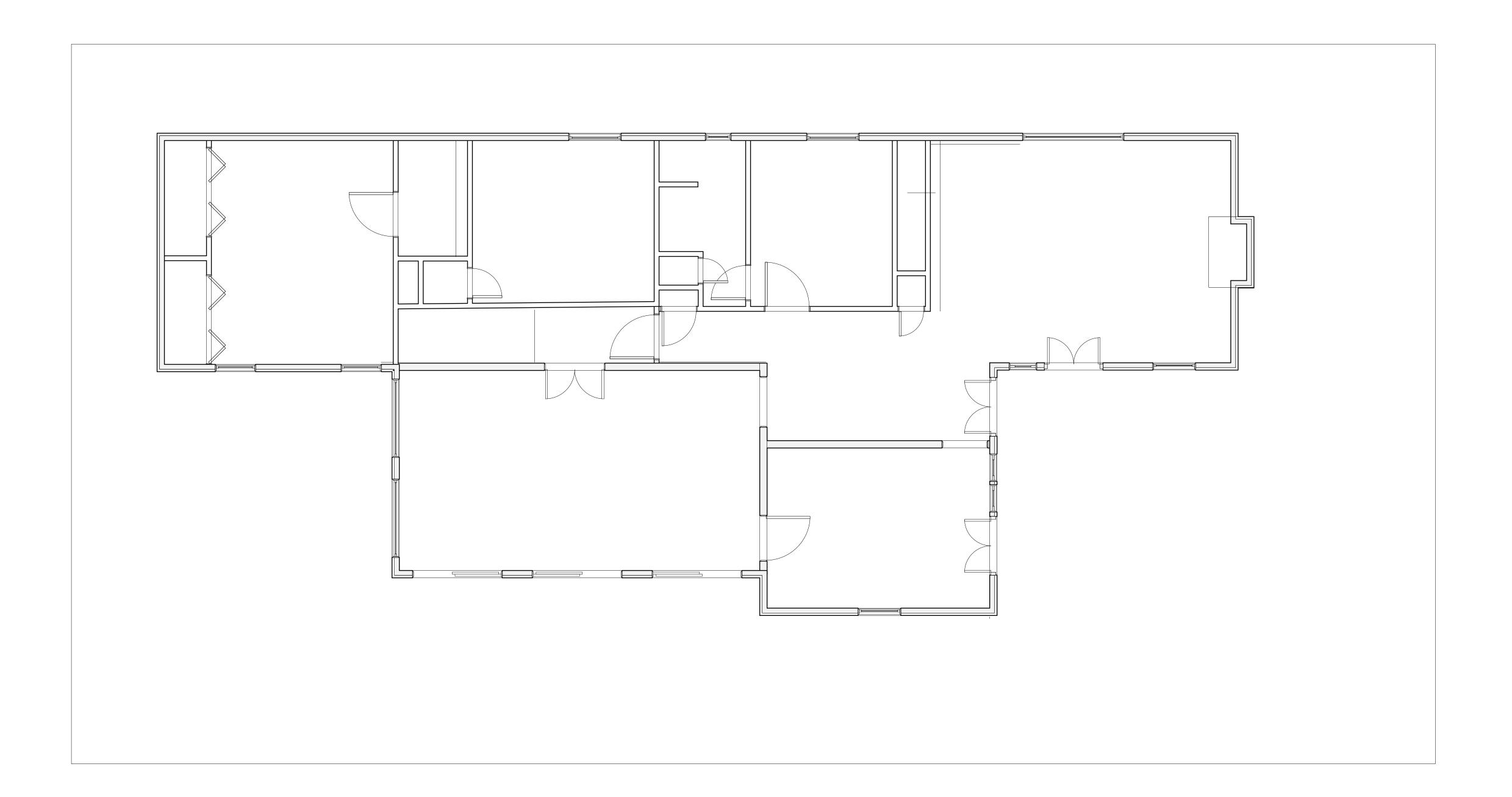
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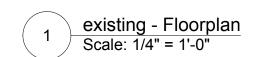
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Haynes Kesidence Kemode

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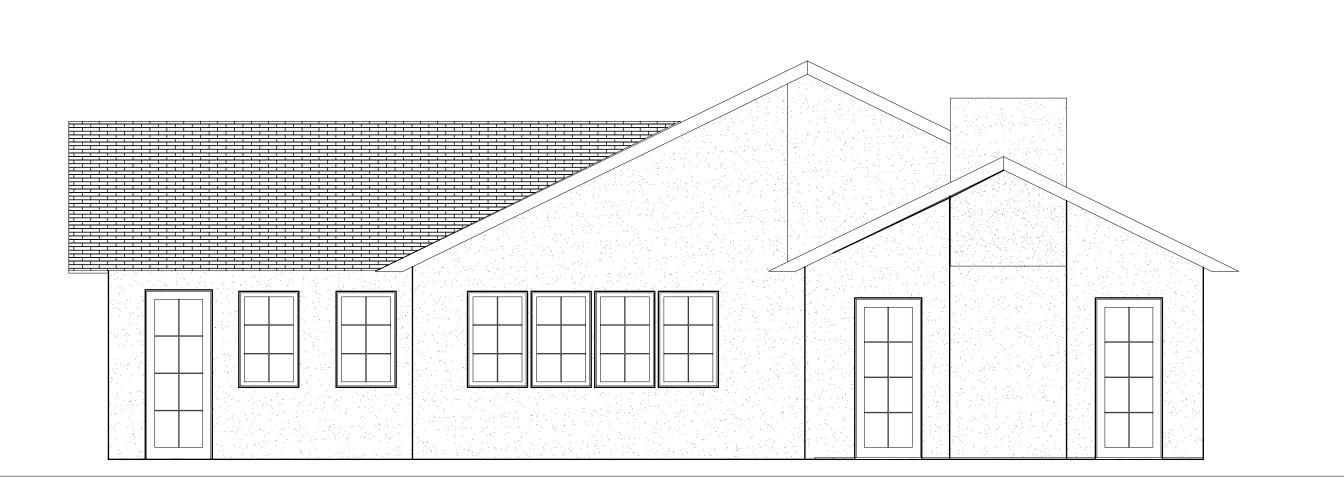
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date

drawn by

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scale 1/4": 1'



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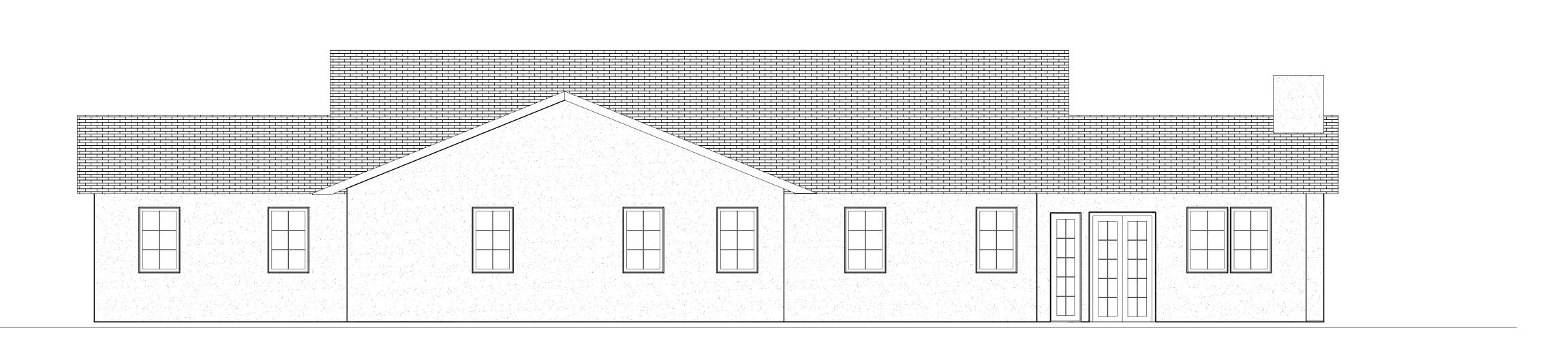
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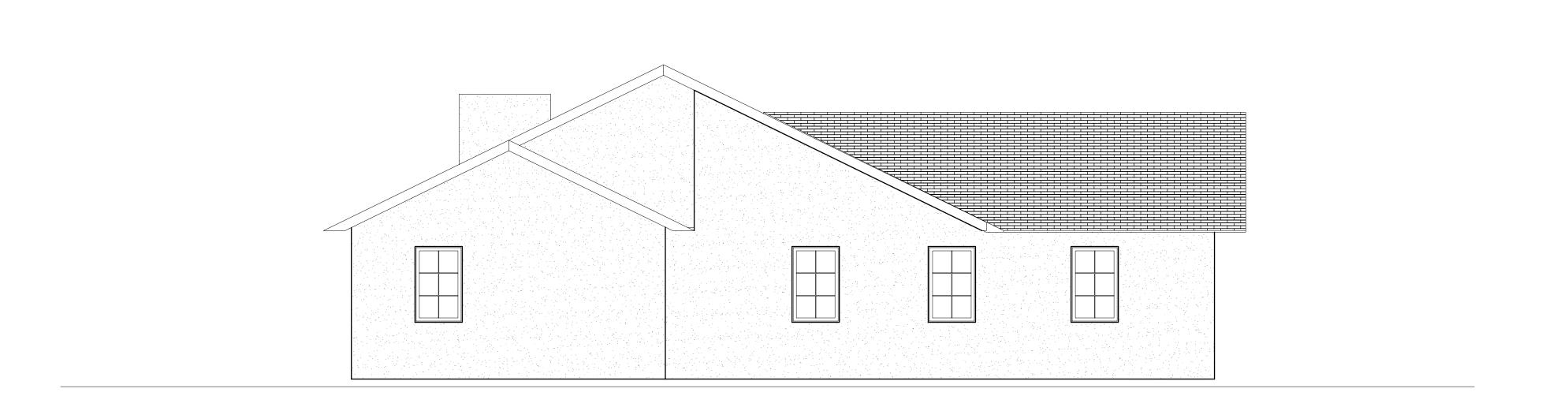
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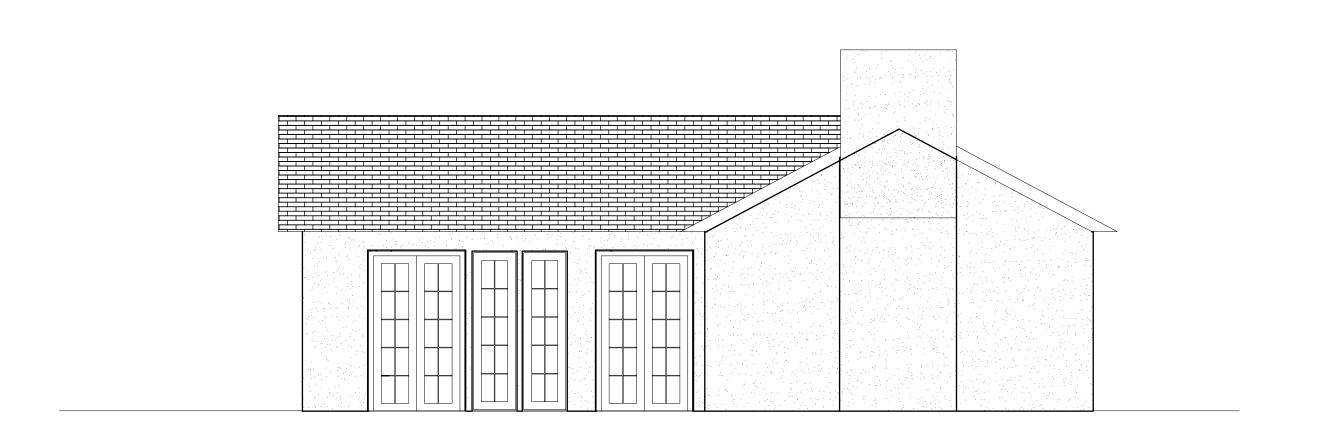
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1 existing - front Scale: 1/4" = 1'-0" agence

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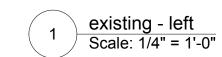
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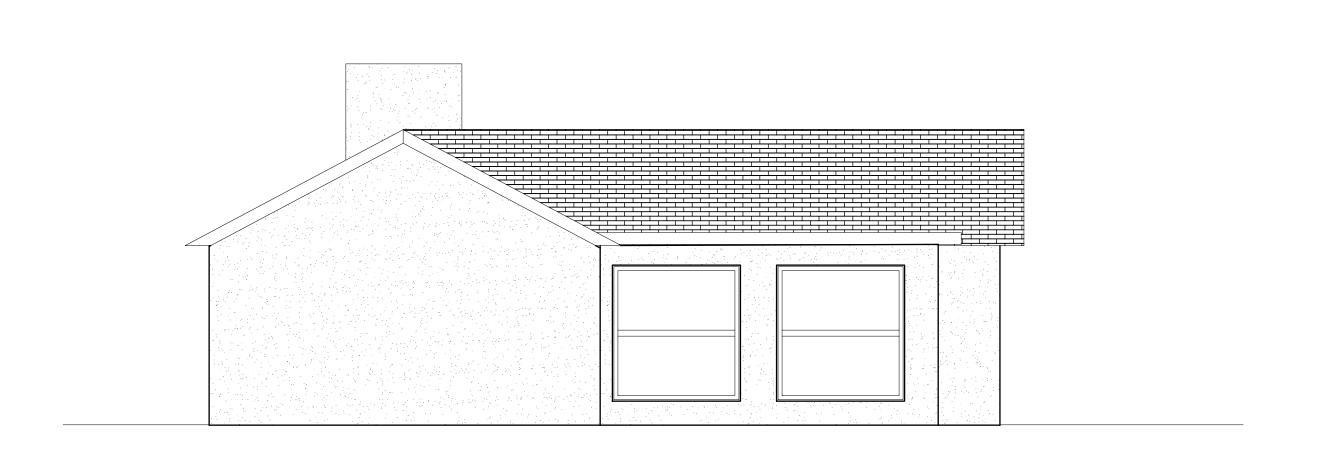


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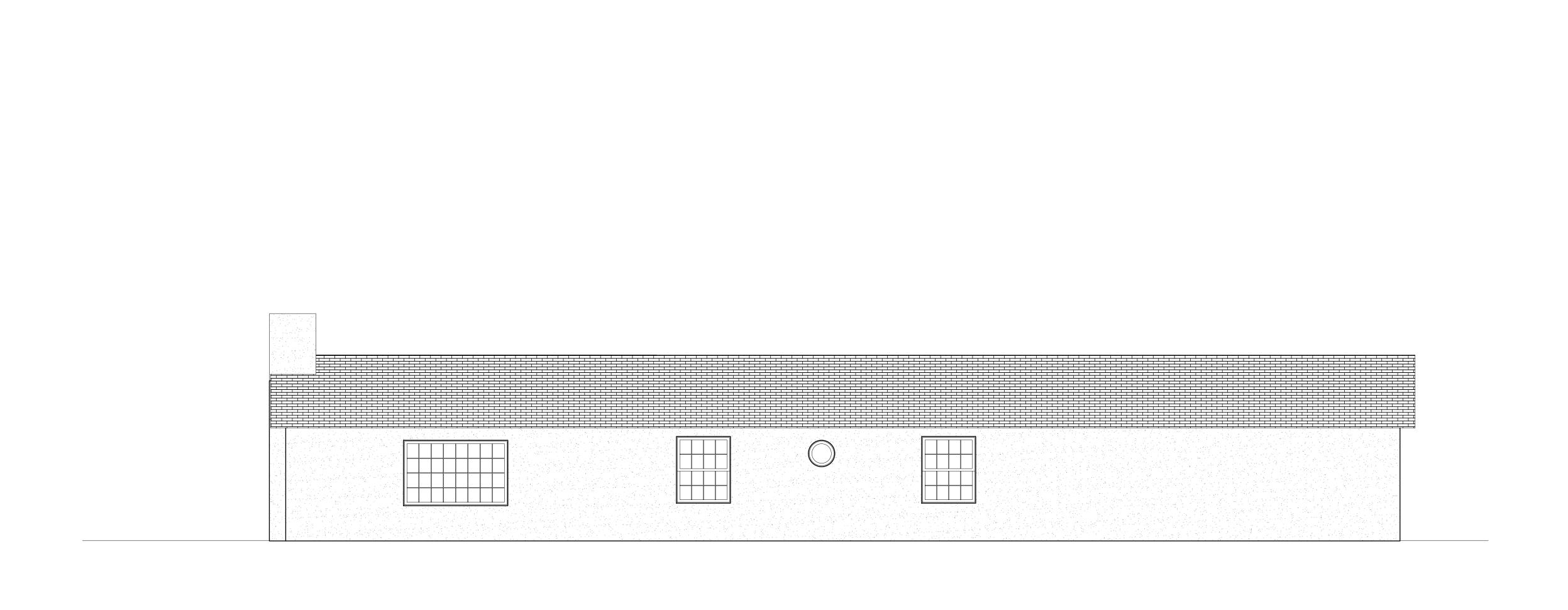
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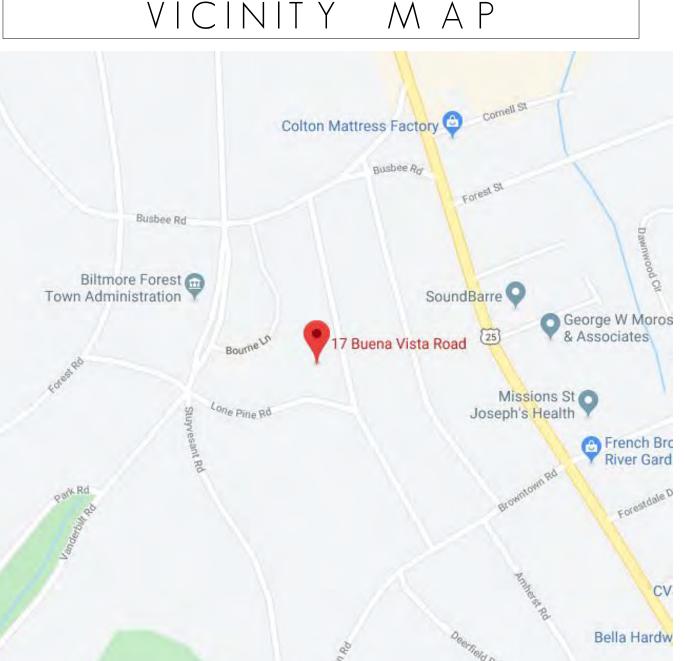
CONTRACTOR

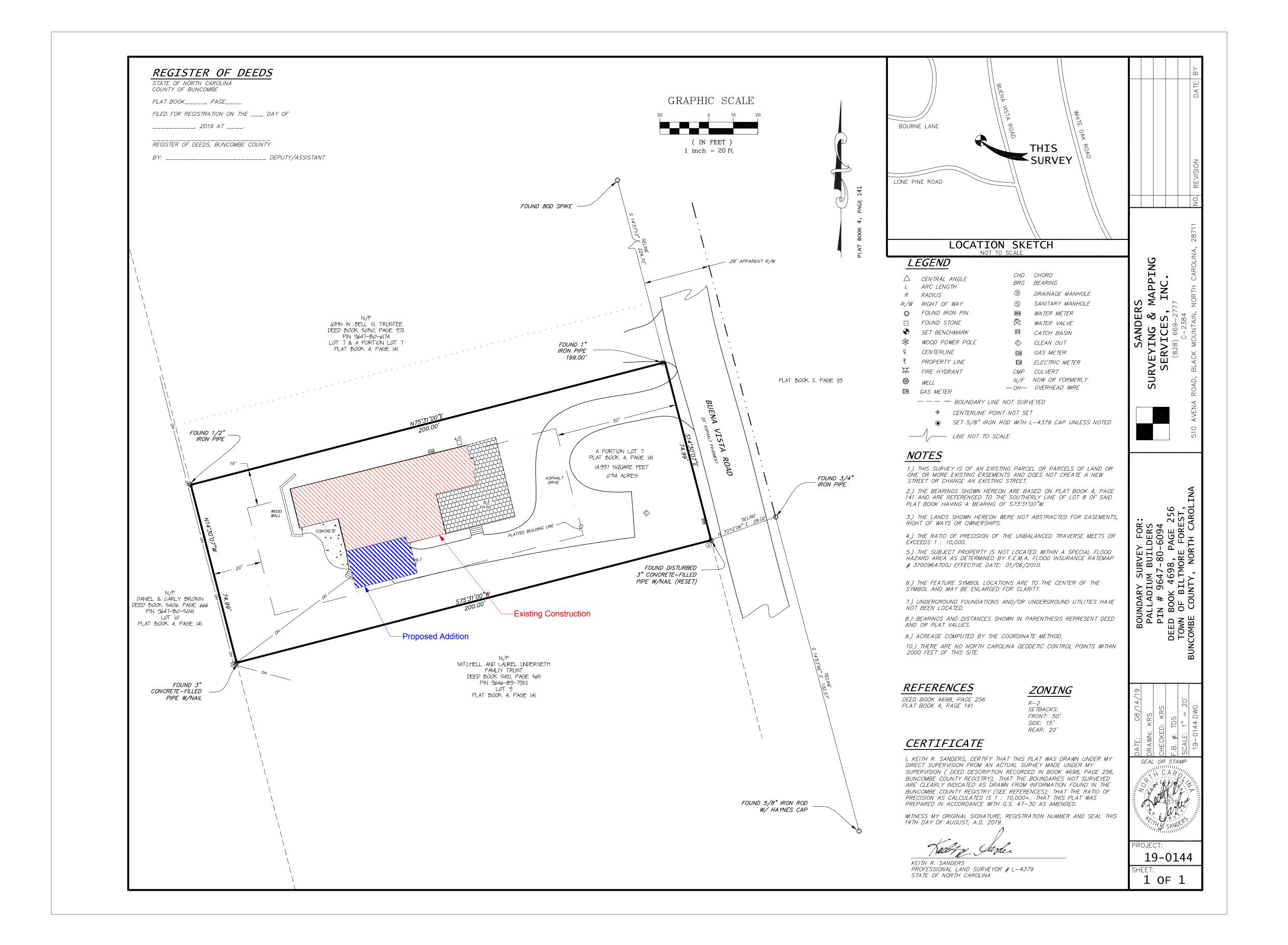
# STRUCTURAL ENGINEER

Medlock & Associates Engineering, PA.
53 Asheland Avenue, Suite 101
Asheville, NC 28801 US
828.232.4448



	SHEET	INDEX
С		COVER
S		SURVEY WITH PLACEMENT
1		PROPOSED - FRONT
2		PROPOSED - RIGHT
3		PROPOSED - BACK
4		PROPOSED - LEFT
5		EXISTING - FRONT
6		EXISTING - RIGHT
7		EXISTING - BACK
8		EXISTING - LEFT







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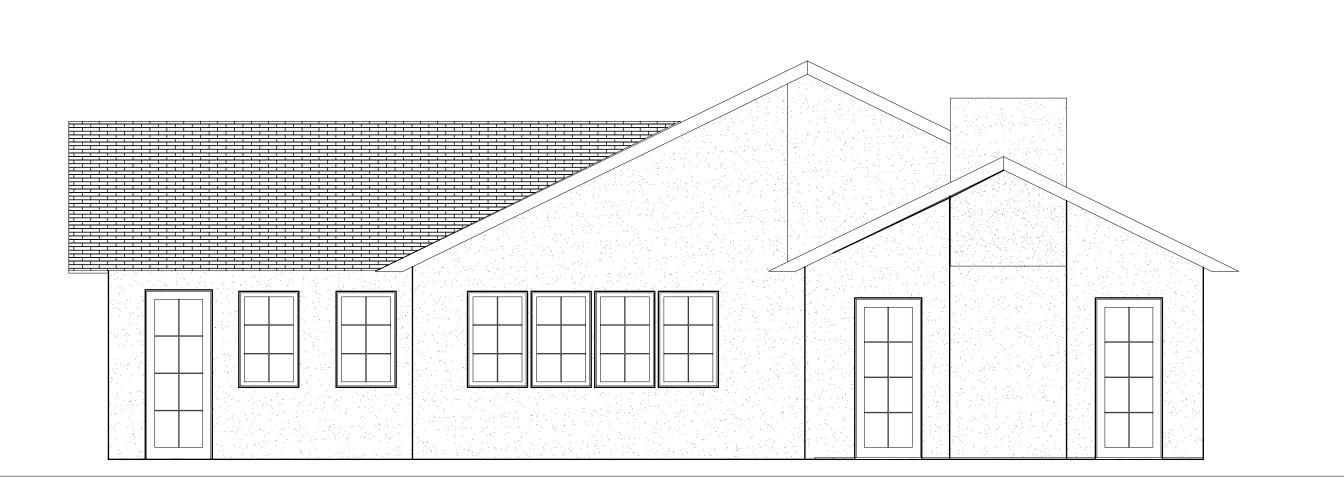
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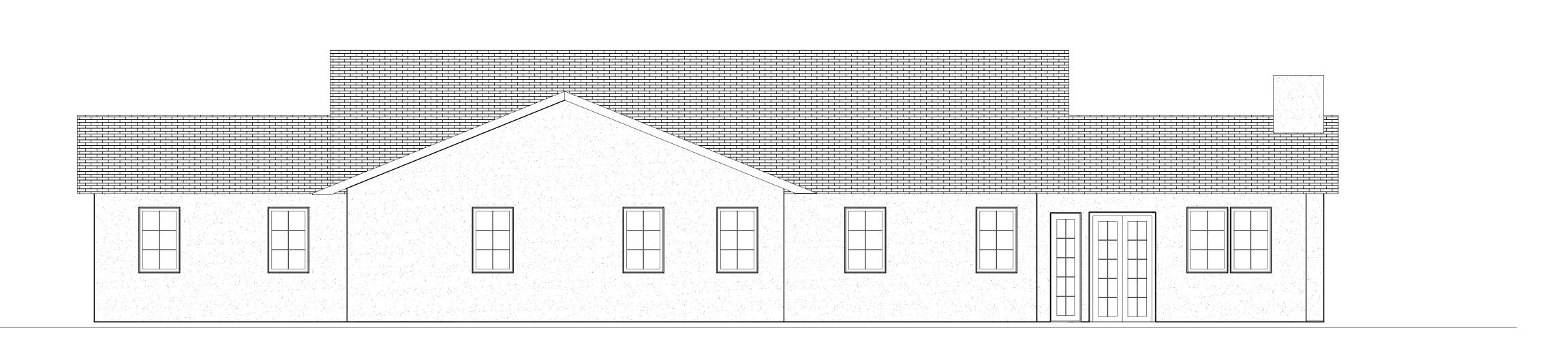
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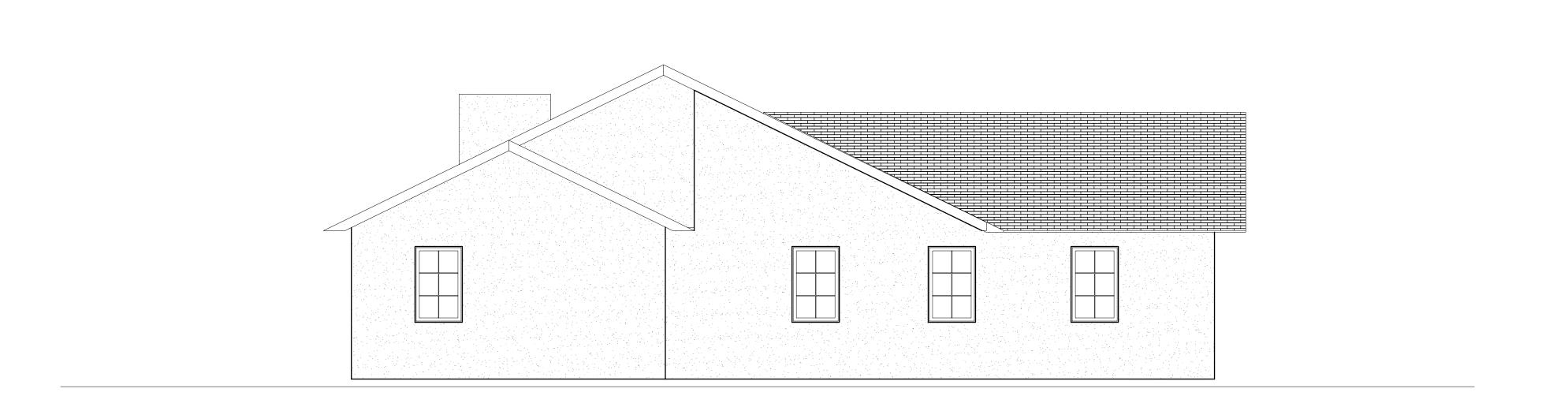
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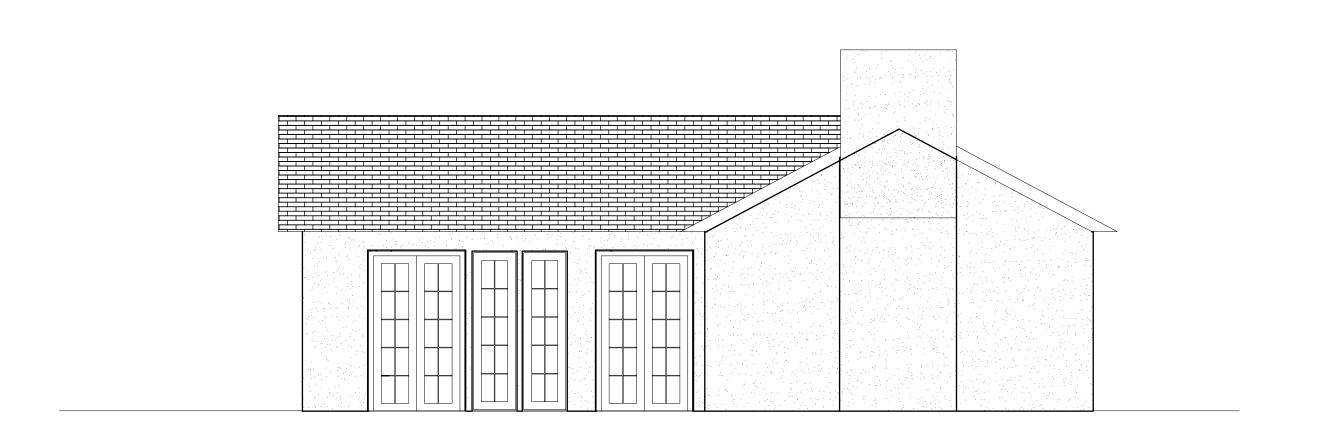
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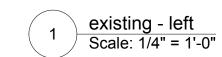
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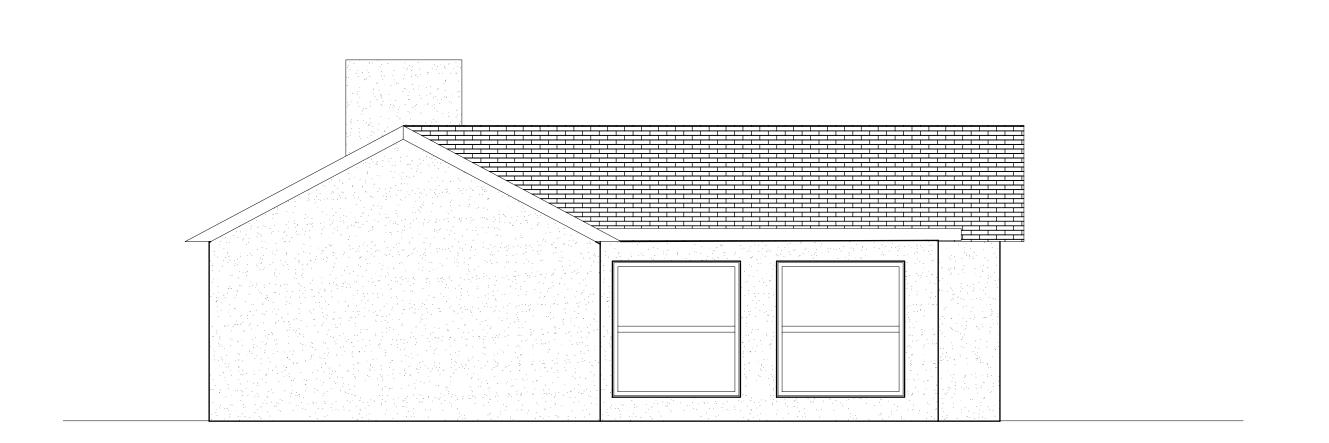


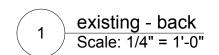


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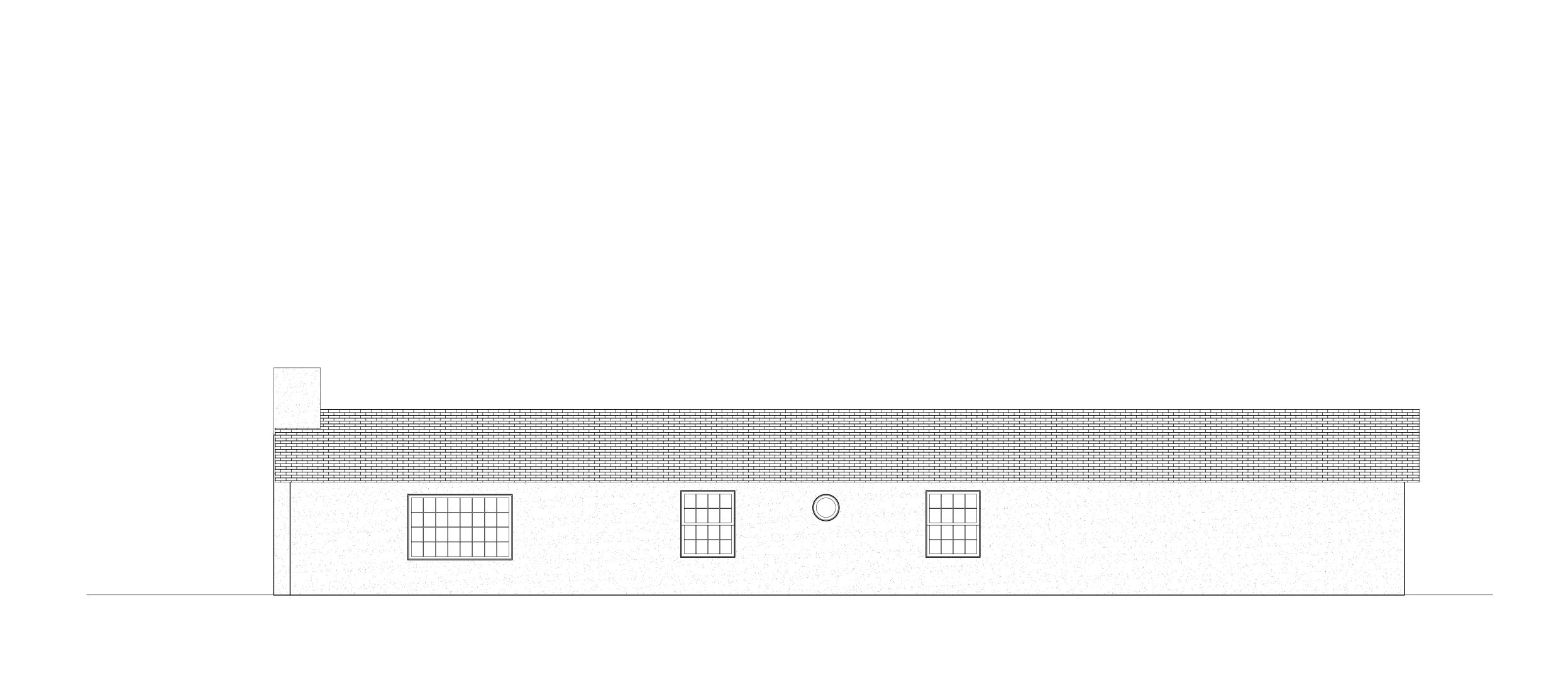
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1/4" : 1'

scale











SW 7013 Ivory Lace Trim color 254-C3

SW 7658

Gray Clouds

Exterior Stucco Color

238-C3

### **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 Lot Size

R-3 .91ac 39,639sf

Maximum Roof Coverage Proposed Roof Coverage Total

4,682 square feet (Up to 1 acres) 4,390sf

Maximum Impervious Surface Coverage Proposed Impervious Surface Coverage

Up to 1 acre (27.5 percent of lot area) max=10,702sf actual=10,000sf

Front Yard Setback Side Yard Setback

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

Rear Yard Setback Building Height

20 feet (R-2, R-3, R-4, and R-5 Districts) max=34' average grade=30'

**Description of the Proposed Project** 

1 story residence with 3050sf heated area with swimming pool

Estimated Start Date Estimated Completion Date

1/5/2020 12/1/2020

**Estimated Cost of Project** 

\$700,000.00

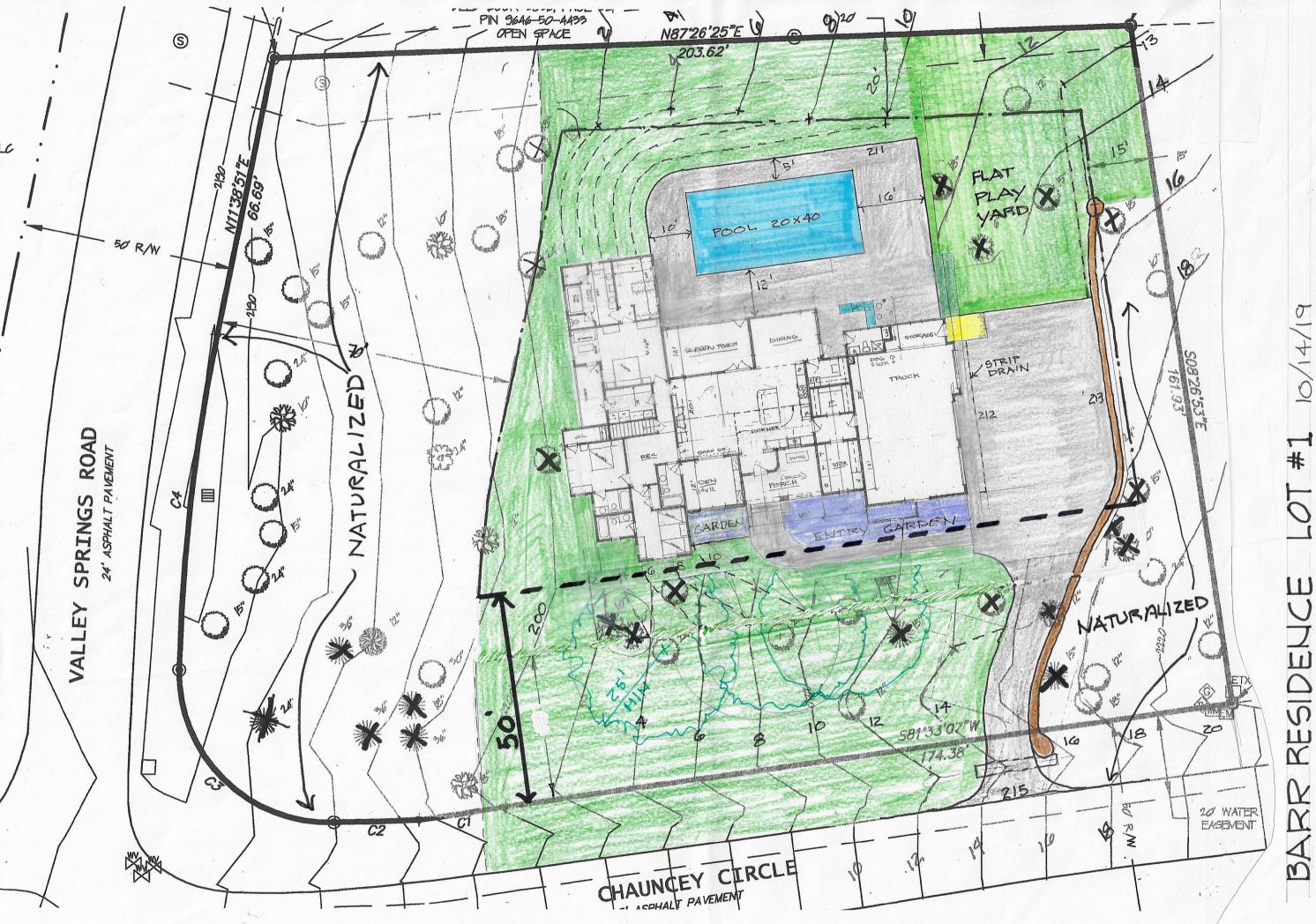
Supporting Documentation (Site Plan, Drawings, Other Information)

Plans, Elevations, model.pdf

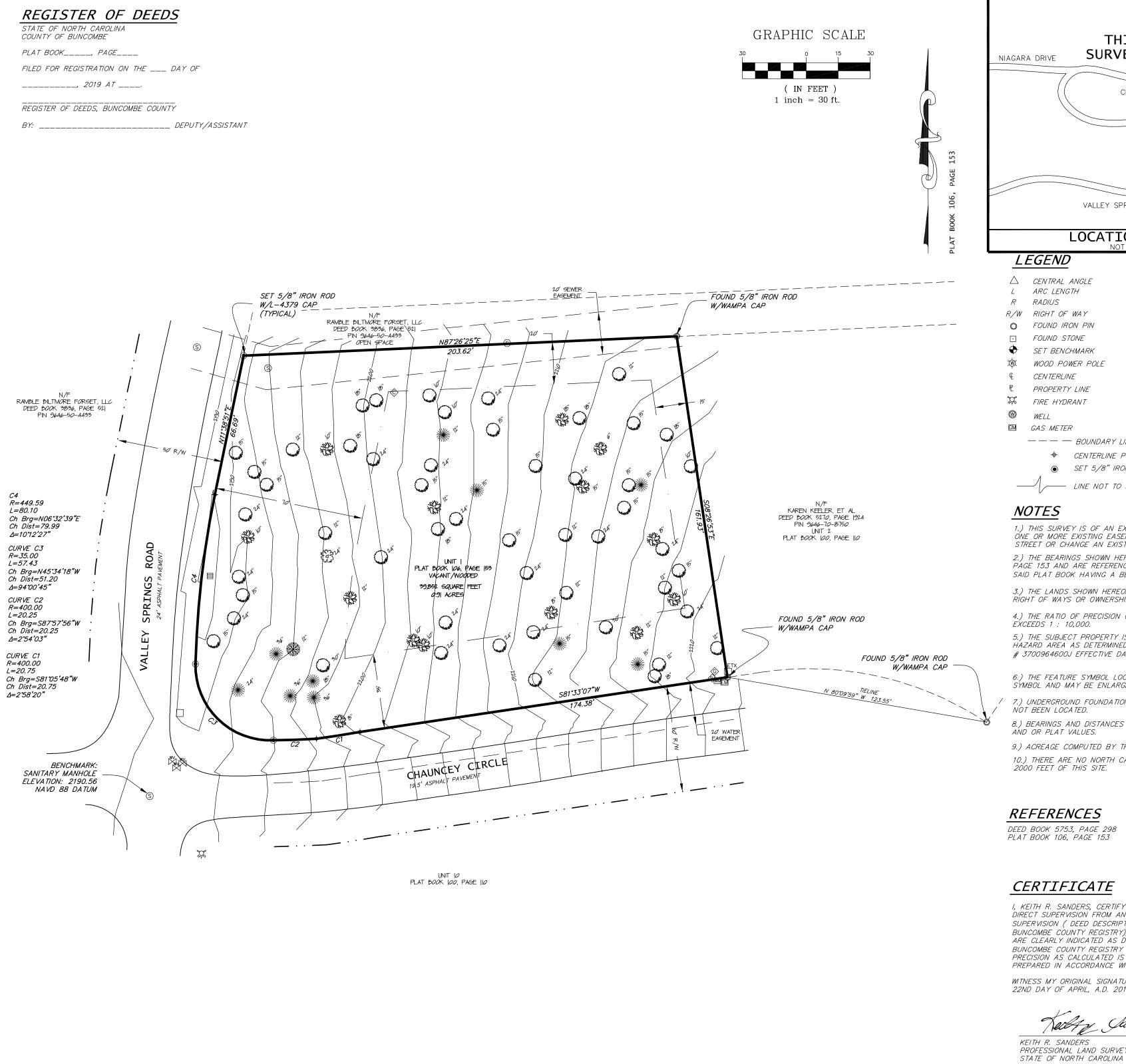
**Applicant Signature** 

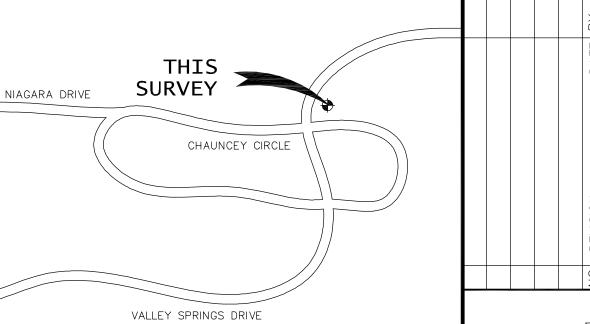
**Date** 10/14/2019

Bruafolmoon



SITE PRELIMINARY





### LOCATION SKETCH

$\triangle$	CENTRAL ANGLE ARC LENGTH	CHD BRG	CHORD BEARING
R	RADIUS	(D)	DRAINAGE MANHOLE
R/W	RIGHT OF WAY	<b>(S)</b>	SANITARY MANHOLE
	FOUND IRON PIN	WM	WATER METER
⊡	FOUND STONE	$\bowtie$	WATER VALVE
<b>◆</b>	SET BENCHMARK		CATCH BASIN
嫩	WOOD POWER POLE	<b>\&amp;</b>	CLEAN OUT
Ą.	CENTERLINE	T	TELEPHONE RISER
₽	PROPERTY LINE	EM	ELECTRIC METER
$\mathcal{A}$	FIRE HYDRANT	CMP	CUL VERT
<b>(W)</b>	WELL	N/F	NOW OR FORMERLY
GM	GAS METER	<u> — ОН —</u>	OVERHEAD WIRE

——— BOUNDARY LINE NOT SURVEYED

CENTERLINE POINT NOT SET

SET 5/8" IRON ROD WITH L-4379 CAP UNLESS NOTED

- LINE NOT TO SCALE

1.) THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

2.) THE BEARINGS SHOWN HEREON ARE BASED ON PLAT BOOK 106, PAGE 153 AND ARE REFERENCED TO THE EASTERLY LINE OF UNIT 1 OF SAID PLAT BOOK HAVING A BEARING OF SO8°26'53"E.

3.) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT OF WAYS OR OWNERSHIPS.

4.) THE RATIO OF PRECISION OF THE UNBALANCED TRAVERSE MEETS OR EXCEEDS 1 : 10,000.

5.) THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY F.E.M.A. FLOOD INSURANCE RATEMAP # 3700964600J EFFECTIVE DATE: 01/16/2010.

6.) THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.

7.) UNDERGROUND FOUNDATIONS AND/OR UNDERGROUND UTILITIES HAVE

8.) BEARINGS AND DISTANCES SHOWN IN PARENTHESIS REPRESENT DEED AND OR PLAT VALUES.

9.) ACREAGE COMPUTED BY THE COORDINATE METHOD.

10.) THERE ARE NO NORTH CAROLINA GEODETIC CONTROL POINTS WITHIN

### REFERENCES

DEED BOOK 5753, PAGE 298 PLAT BOOK 106, PAGE 153

## **SETBACKS**

PER PLAT BOOK 106, PAGE 153 SETBACKS: FRONT: 35' SIDE: 15' REAR: 20' VALLEY SPRINGS ROAD: 70'

I, KEITH R. SANDERS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ( DEED DESCRIPTION RECORDED IN BOOK 5753, PAGE 298, BUNCOMBE COUNTY REGISTRY); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE BUNCOMBE COUNTY REGISTRY (SEE REFERENCES); THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22ND DAY OF APRIL, A.D. 2019.

KEITH R. SANDERS PROFESSIONAL LAND SURVEYOR # L-4379

SEAL OR STAMP WH. CAR, TOTAL RANGE

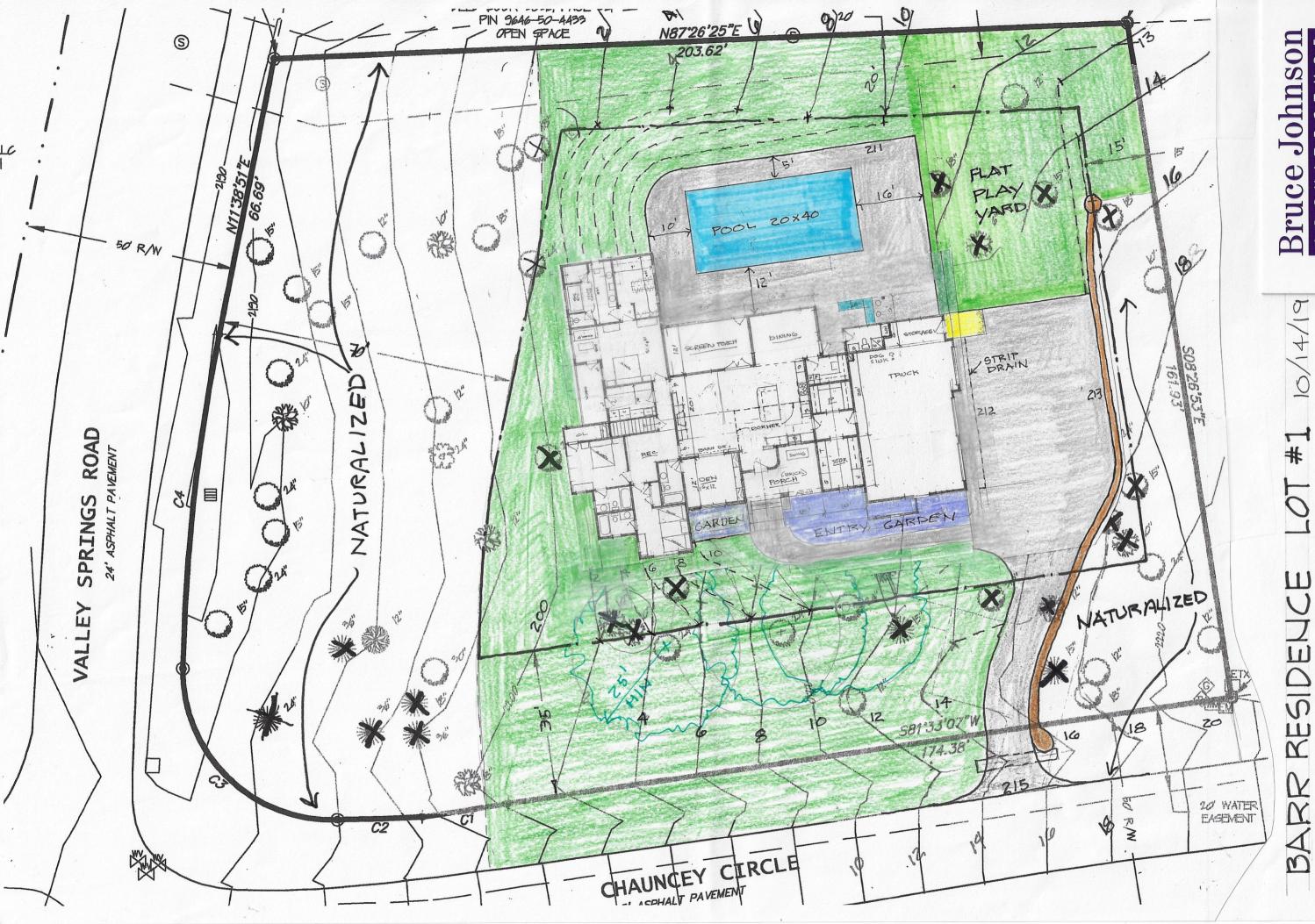
NDARY & TOPOGRAPHIC SURVEY FOR:
EGORY AND JESSICA BARR, OWNERS
PIN # 9646-70-6720
DEED BOOK 5753, PAGE 298
LIMESTONE TOWNSHIP,
JNCOMBE COUNTY, NORTH CAROLINA

BOUNI GRE

SANDERS SURVEYING & MAPPING SERVICES, INC.

ROJECT: 19-0071

SHEET: 1 OF 1



## = 20° SITE PRELIMINARY

# Johnson

