



To: Members of the Board of Adjustment, Applicants & Neighboring Property Owners  
From: Jonathan B. Kanipe, Town Manager  
Date: April 27, 2026 (REVISED NOTICE)  
Re: **Board of Adjustment Meeting – April 27, 2026**

**Applicants:**

You or a representative **MUST** attend the meeting to have the matter considered.

Members of the Board of Adjustment & staff will conduct a site visit prior to the meeting. Site visit times listed are approximate.

**Neighbors:**

You are receiving this notice because your property is adjacent to an applicant on this month's agenda.

You may review applications & plans for the projects on this agenda at <http://www.biltmoreforest.org/board-of-adjustment>

You are invited to attend the scheduled meeting at the Town Hall and make comment when called upon.

Additional information regarding the meeting will be provided on the Town's website no later than April 24th, 2026.

**\*\*\*REVISED AGENDA\*\*\***

**The following items of business will be considered by the Biltmore Forest Board of Adjustment on Monday, April 27, 2026 at 4:00 p.m. at the Biltmore Forest Town Hall at 355 Vanderbilt Road, Biltmore Forest, NC 28803.**

1. The meeting will be called to order and roll call taken.
2. The minutes of the March 23, 2026 regular meeting will be considered.
3. Hearing of Cases (Evidentiary Hearings, Deliberations & Determinations).

**Case 1: 19 Greenwood Road-** Special Use Request for an accessory building and Variance for the size of the structure (garage).

*Site visit: 3:40 pm*

MINUTES OF THE BOARD OF ADJUSTMENT  
MEETING HELD MONDAY, MARCH 23, 2026

The Board of Adjustment met at 4:00 p.m. on Monday, March 23, 2026

Chairman Greg Goosmann, Ms. Lynn Kieffer, Ms. Rhoda Groce, Ms. Janet Whitworth, Ms. Martha Barnes, and Mr. Robert Chandler were present. Mr. Tony Williams, Town Planner, Mr. Harry Buckner, Public Works Director, and Town Attorney, Mr. Billy Clarke were also present.

Chairman Greg Goosmann called the meeting to order at 4:00 p.m.

Chairman Goosmann swore in the following:

Mr. Tony Williams

Mr. Harry Buckner

Mr. Bob Bouchard

Mr. Brad Wright

Ms. Christina Roush

Ms. Laura Hudson

Ms. Nancy Duffy

Mr. Rob Dull

Mr. William Pfeiffer

Ms. Martha Barnes made a motion to approve the minutes from the February 16, 2026, meeting. Ms. Rhoda Groce seconded the motion and was unanimously approved.

HEARING (Evidentiary):

Mr. Tony Williams presented the following facts: The homeowners are requesting a Variance for exceeding maximum roof coverage and driveway outside the adjusted setback at Lot #7 Cedar Hill Drive which does not meet the requirements for maximum roof coverage and has a driveway/motor court located outside the setback, requiring Variances for both matters.

Mr. Bob Bouchard, the property owner, testified that he and his wife chose this property because they love Biltmore Forest and want to spend their later years there with their children and grandchildren. He immediately withdrew one Variance request, stating he was willing to move the auto court to comply with the 47.5-foot side yard setback requirement.

Mr. Bouchard explained that the remaining Variance request was for roof coverage, which was largely dependent on the lot shape and his desire for covered outdoor areas. He described encountering serious rock at 2.5 feet during geotechnical investigations, making basement excavation impractical and disruptive to neighbors. The lot slopes to a flat area on top, which they intended to take down a total of four feet.

Architect Mr. Brad Wright from Greenville, South Carolina, elaborated that the rock was a major issue preventing basement construction, along with the natural topography of the lot. They wanted to preserve the natural beauty of the topography without extensive excavation or adding significant fill dirt. Mr. Wright explained they tried to keep the house layout compact so the facade wasn't massive from the street, creating a courtyard in the back with the covered porch area only visible from the rear neighbor, which is currently an empty lot.

Mr. Bouchard emphasized that the house was centered exactly in the middle of the lot with side yards of 61 and 62 feet each. He noted that adding a basement would likely be on the street side due to the slope of the lot, creating an unnatural manufactured appearance rather than the natural look they preferred. He also mentioned personal physical limitations with his knees and ankles that made him resistant to adding basement stairs.

Ms. Lynn Kieffer questioned the correlation between not having a basement and needing an extra thousand feet of roof coverage. Mr. Bouchard explained that without basement space for typical uses like gym, playroom, and storage, these functions had to be accommodated on the main floors, enlarging the footprint. Wright added that rooms like the retreat and piano space would normally go on a lower level, and without a basement, they lose significant storage space typically found there.

Ms. Kieffer acknowledged the house was exquisite but expressed concern about setting a precedent, noting that while the Board does grant roof coverage Variances, they are typically for existing houses on smaller lots undergoing renovation, not new construction. She emphasized that 1,000 feet over was "way beyond what I would feel comfortable approving."

Town Attorney, Mr. Billy Clarke noted that historically, Variances for roof coverage on new construction have not exceeded 10 percent, and this request represented between 15-19 percent over the allowable coverage.

### DELIBERATION AND DETERMINATION

Chairman Goosmann explained the voting requirements (4 out of 5 members must approve) and the consequence of denial (one-year waiting period before reapplication). He suggested the option of tabling the application to allow for modifications.

Mr. Bouchard chose to withdraw the application to redesign and return with a modified proposal rather than risk denial and the one-year waiting period.

The matter will be tabled until next month's agenda.

### HEARING (Evidentiary):

Mr. Williams presented the following facts: The property owners at 1 Amherst Road are presenting plans for a home renovation addition that would extend further into the front setback

because the home is currently located within the said setback. The application also did not meet maximum roof coverage requirements.

Ms. Laura Hudson and Ms. Christina Roush, both architects, testified for the project. Hudson explained that while the lot is oriented toward Browntown Road, the house actually fronts on Amherst Road. With a 60-foot setback requirement, at least 7 feet of the existing house is already constructed in the front setback as a legally nonconforming use. Any addition tying into existing roof lines would inevitably encroach into that setback, though they were not going any further than what already exists except for a slightly larger front portico to feel more proportional with the facade.

Regarding roof coverage, they were 133 square feet over the allowable limit based on their 0.63-acre lot size, representing approximately 4 percent over the requirement. Hudson emphasized this overage was due to tying into existing rooflines.

Ms. Nancy Duffy from Muddy Boots Garden Design presented the landscaping plan, describing a combination of skip laurel hedge (an evergreen commonly used in Biltmore Forest), Oakland's holly, and deciduous shrubs along the south perimeter. She explained that dogwoods were chosen because they won't interfere with existing power lines when mature.

Mr. Robert Chandler asked about screening in the front setback and requested that canopy trees be incorporated where possible, noting the Town's efforts to preserve and enhance the tree canopy through tree giveaways and encouraging residents to plant canopy trees.

#### DELIBERATION AND DETERMINATION

Ms. Martha Barnes moved that Variances as requested be granted to Brian and Hope Turner of 1 Amherst Road for additional roof coverage and a Variance on front setback, accepting Tony Williams' facts as findings of fact to support the grant. The Board had inspected the site and no neighboring property owner had objected. She further moved that the board find granting these Variances satisfied applicable sections and would not be contrary to the public interest, that the spirit of the ordinance would be observed, public safety and welfare secured, and substantial justice done. The applicant must report to the zoning administrator within 7 days

of project completion. The motion was seconded by Ms. Lynn Kieffer and unanimously approved.

HEARING (Evidentiary):

Mr. Williams presented the following facts: The property owner at 16 Forest Road was presenting plans to add an accessory building in the rear yard. The proposed structure would be approximately 288 square feet, meets location and setback requirements, but all accessory buildings within Town require Special Use permit approval.

Mr. Sandy Pfeiffer, the property owner, testified that the structure would be a portable storage building built off-site by Amish craftsmen and placed on a compacted gravel foundation with timbers around it. The purpose was to finally have storage space for items currently stored under decks and back porches. The building would be constructed in the style of a house with lap siding, hardy plank type materials, standard 9-12 pitch roof, and windows on three sides with a semi-garage door on one side for lawnmowers.

Mr. Pfeiffer noted he had contacted neighbors on both sides and behind the property. The Jagoda's (side neighbors) and Bryce and Hannah (across the way) were all fine with the project. He planned to remove only a few old rhododendrons that were in the way, preserving existing trees.

Ms. Kieffer commented that the site was very well buffered and would be difficult for neighboring properties to see. Mr. Pfeiffer confirmed he was placing it as far down as possible to minimize visibility.

Chairman Goosmann commended Mr. Pfeiffer for reaching out to neighbors and keeping them included in his plans, calling it healthy for the Board to hear and what makes Biltmore Forest special.

## DELIBERATION AND DETERMINATION

Ms. Kieffer moved that a Special Use Permit as requested be granted to Sandy Pfeiffer of 16 Forest Road for an accessory building well buffered in his backyard, accepting Tony Williams' facts as findings of fact to support the grant. The Board had inspected the site and no neighboring property owner had objected. She further moved that the Board find granting the Special Use Permit would not materially endanger public health or safety, met all required conditions of the Zoning Ordinance, would not substantially injure adjoining property values, and would be in general conformity with the Town's development plan. The applicant must report to the Zoning Administrator within 7 days of project completion. The motion was seconded by Mr. Robert Chandler and passed unanimously.

The Board scheduled their next meeting for April 27th, 2026, after checking members' availability. Chairman Goosmann also addressed recent cyber fraud attempts where scammers were sending fraudulent emails requesting wire payments for application fees, warning residents to contact the town directly before making any payments. He noted that Mr. Pfeiffer had received such a fraudulent email appearing to come from "Greg Goosmann official."

The next meeting would be held on Monday, April 27th, 2026 at 4:00pm. The meeting was adjourned at 4:39 pm.

ATTEST:

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Greg Goosmann, Chairman

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Laura Jacobs, Town Clerk



## BOARD OF ADJUSTMENT MEETING

### STAFF MEMORANDUM

April 27, 2026

#### CASE

**Property Address:** 19 Greenwood Rd  
**Property Owner:** Sam and Jackie Johnson  
**Request:** Special Use Request for an Accessory Building and a Variance for Size of Structure

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#### Background

The property owner is presenting plans to add a garage in their rear yard. The proposed structure will be an 1105 square foot structure that meets the location and setback requirements but does not meet the max size requirement of the ordinance. All accessory buildings within Town require a special use for approval and accessory structures over 1000 square feet would require a variance.

#### Special Use

Section 153.029 (attached) of the Town's Zoning Ordinance regulates accessory structures and buildings, which require a special use permit from the Board of Adjustment. Special uses are covered in section 153.008 (attached) of the Town's Zoning Ordinance.

#### Variance

The proposed structure does not comply with the maximum size stated in the ordinance and would therefore require a variance. Section 153.110 (D) (attached) addresses the approval requirements for a variance.

### **153.037 ACCESSORY STRUCTURES OR BUILDINGS UTILIZED AS DWELLINGS.**

(A) Upon adoption of this chapter, accessory buildings used as dwelling units and occupied by a “family” (see definition in § [153.004](#)) member shall be a conforming use. Such units occupied by a non-family member shall be nonconforming uses.

(B) (1) The definitions and provisions of this chapter provide for this situation.

(2) Therefore, the following shall apply:

(a) An existing accessory structure occupied at the time of adoption of this chapter by a non-family member can continue to be used for such purpose. If the unit occupied by a non-family member becomes vacant for more than 60 days (see § [153.036](#)(C)(2)(c)4.), then such unit could only be reoccupied by a family member.

(b) New accessory structures intended for use as dwellings shall only be occupied by a family member.

(Ord. passed 10-19-1983; Ord. passed 6-8-2021)

### **153.110 (C) *Special uses.***

(1) Upon application, the Board of Adjustment may grant in particular cases and subject to appropriate conditions and safeguards, permits for special uses as authorized by this chapter, and set forth as special uses under the various use districts.

(2) A special use permit may be granted by the Board of Adjustment only after making the following findings:

(a) An application for the special use has been submitted as prescribed by this chapter;

(b) 1. If the Board of Adjustment finds, in the particular case in question, that the use, including any proposed structures:

a. Will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;

b. Meets all required conditions and specifications of this chapter and other applicable rules, regulations, and standards;

c. Will not substantially injure the value of adjoining or abutting property;

d. Will be in general conformity with the plan of development of the town and its environs;

e. Will be reasonably compatible with significant natural and topographic features on the site and within the immediate vicinity of the site given the proposed site design and structure design;

f. Will be in harmony with scale, bulk, height, coverage, density, and character of the area or neighborhood in which it is located; or

g. Is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar facilities, and will not cause undue traffic congestion or create a traffic hazard.

2. In granting such a permit, the Board of Adjustment may designate such conditions in connection therewith that will, in its opinion, assure that the proposed use will conform to the requirements and spirit of this chapter. However, the Board of Adjustment shall not impose conditions on special use permits that the town is not statutorily allowed to impose.

(c) Before any special use permit is issued, the Board shall make written findings certifying compliance with the specific rules governing the individual special use (see § [153.008](#)), and that satisfactory provision and arrangement has been made for at least the following, where applicable:

1. Satisfactory ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control;

2. Provision of off-street parking and loading areas where required, with particular attention to the items in division (C)(2)(c)1. above, and the economic, noise, and odor effects of the special use on adjoining properties in the area;

3. Adequate and proper utilities, with reference to locations, availability, and compatibility;

4. Buffering, with reference to type, location, and dimensions;

5. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

6. Playgrounds, open spaces, yards, landscaping, access ways, pedestrian ways, with reference to location, size, and suitability;

7. Buildings and structures, with reference to location, size, and use;

8. Hours of operation, with particular reference to protecting and maintaining the character of the neighborhood;

9. With the exception of Americans with Disabilities Act, being 42 U.S.C. § 12101, lighting requirements and street lighting, the design standards as outlined in § [153.047](#), "Site Design and Form and Mass Commercial Buildings," shall apply when exterior lighting is proposed and/or required;

10. A site plan has been submitted as required in § [153.008](#); and

11. The applicant/landowner must provide written consent to conditions placed on a special use permit by the Board of Adjustment.

(d) 1. The Zoning Administrator shall make periodic inspections during construction as well as a final inspection after construction is complete to determine whether the conditions imposed and agreements made in the issuance of the permit have been met as well as whether all other requirements of this chapter have been met. The Zoning Administrator shall report his or her findings to the Board of Adjustment.

2. If at any time after a special use permit has been issued, the Board of Adjustment determines that the conditions imposed and agreements made have not been or are not being fulfilled by the holder of a special use permit, the permit shall be terminated and the operation of such use discontinued.

3. If a special use permit is terminated for any reason, it may be reinstated only after reapplying for a special use permit.

# Special Use Permit Application

Town of Biltmore Forest

**Name**

Jacqueline Johnson

**Address**

19 Greenwood Road



**Please select the type of special 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:**

A three car garage

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

The garage is behind the home, situated on a large lot, within the setbacks of the property

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

**Signature**

**Date**

3/11/2026

*Jacqueline A. Johnson*

**Have you paid the \$100 special use permit application fee? Your permit application will not be reviewed until payment has been received. You can visit the link below to pay. Copy & paste the link in your browser.**

Yes

# VARIANCE APPLICATION

Town of Biltmore Forest

**Name**

Jacqueline Johnson

**Address**

19 Greenwood Road



**Current Zoning/Use**



**Requested Use**

**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 freestanding 3 car garage

**What does the ordinance require?**

Section 153.029(h) An accessory building may be a maximum of 1,000 sf of roof coverage or the percentage relative to the primary residence, whichever is greater

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 strict application of the accessory structure roof coverage ordinance would impose an unnecessary hardship on the property owners by rendering them unable to provide proper shelter for their vehicles.

The property as currently configured contains no garage, leaving the owners with no sheltered parking for their vehicles.

The proposed garage carries a roof coverage of 1,105 square feet — only 105 square feet over the 1,000 square foot maximum permitted under the ordinance. The existing residence itself carries a roof coverage of 3,264 square feet, and the 25% accessory structure provision would yield an allowance of less than 1,000 square feet, making compliant construction of a proper three-car garage impossible on this property.

The owners reside at a second home in Florida during portions of the year, leaving the vehicles unattended, unsecured and fully exposed to the elements, including fallen limbs from the surrounding tree canopy, extreme summer heat, and winter cold. Beyond weather protection, the absence of a garage requires vehicles to remain in the circular driveway, creating obstacles for service professionals, waste collection, and visiting guests, and preventing the natural and intended use of the driveway. Strict

enforcement of the ordinance would result in a structure that does not meet owners' parking needs.

The requested variance of 105 square feet above the ordinance maximum is modest in scale, consistent with a three-car garage design, and represents the minimum relief necessary to address these conditions. The hardship is not self-created, it arises directly from the size of the principal structure relative to the ordinance formula.

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

The existing home square footage is not allowing for a larger garage. The proposed garage is consistent with the size of a normal 3 car garage.

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

The size of the existing house dictates the maximum allowed for the garage, per the ordinance.

**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.**

The request for a 10.5% increase in the roof coverage square footage would not constitute a major disturbance to the site. No trees will be taken down, and the Owner will provide appropriate landscape buffering between new garage and adjoining properties. The lot itself is large (2.64 acres), thus the new garage would only represent a total of 1.16% of site disturbance.

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

**Signature**

**Date**

4/1/2026

**Have you paid the \$300 variance application fee? Your permit application will not be reviewed until payment has been received. You can visit the link below to pay. Copy & paste the link in your browser.**

Yes

# Zoning Compliance Application

Town of Biltmore Forest

**Name**

Sam and Jackie Johnson

**Property Address**

19 Greenwood Road



**Parcel ID/PIN Number**

9646739609

## ZONING INFORMATION

**Current Zoning**

R-1

**Lot Size**

2.65

**Proposed Roof Coverage Total**

1,105 SF

**Proposed Impervious Surface Coverage**

1,006 SF

**Front Yard Setback**

60 feet (R-1 District)

**Side Yard Setback**

20 feet (R-1 District)

**Rear Yard Setback**

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

**Building Height**

21'9 (from grade to highest point of roof)

**Description of the Proposed Project**

Three car garage

Note: Front yard setback is 125' and this property does not face the road, so the addition is still behind the house from the road.

**Estimated Start Date**

7/1/2026

**Estimated Completion Date**

1/1/2027

**Estimated Cost of Project**

\$200,000.00

**Supporting Documentation (Site Plan, Drawings, Other Information)**

3 car 2.27.26\_AP.pdf

S-23-703 Johnson Survey.pdf

**Signature**

**Date**  
3/10/2026

*Jacqueline R. Johnson*

**Have you paid the \$100 zoning application fee? Your permit application will not be reviewed until payment has been received. You can visit the link below to pay. Copy & paste the link in your browser.**

Yes

**Important Notice: The Town will never mail your application and/or permit information to your home. The Town will also never ask you for a wire transfer, giftcards, or any other forms of payment.**

Yes, I understand that the Town will NOT reach out via mail or ask for wire transfers. If something seems off, please reach out to the Town immediately.

Point	Description
278	3/4" CEDAR
279	1 1/2" PINE
280	1 1/2" PINE
281	1 1/2" PINE
282	1 1/2" PINE
283	1 1/2" PINE
284	1 1/2" PINE
285	1 1/2" PINE
286	1 1/2" PINE
287	1 1/2" PINE
288	1 1/2" PINE
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290	1 1/2" PINE
291	1 1/2" PINE
292	1 1/2" PINE
293	1 1/2" PINE
294	1 1/2" PINE
295	1 1/2" PINE
296	1 1/2" PINE
297	1 1/2" PINE
298	1 1/2" PINE
299	1 1/2" PINE
300	1 1/2" PINE
301	1 1/2" PINE
302	1 1/2" PINE
303	1 1/2" PINE

ECM w/ Nail  
0.1' Above Ground

23R  
2.64 ACRES  
Area By Coordinate Computation

Vicinity Map  
NOT TO SCALE



Cameron S. Baker certifies that this plat was drawn under my supervision from an actual survey under my supervision, (detailed description recorded in Book 6556, Page 22 and depicts the entire portion of land described by this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 11th day of May, 2024.

Professional Land Surveyor No. 1-4820

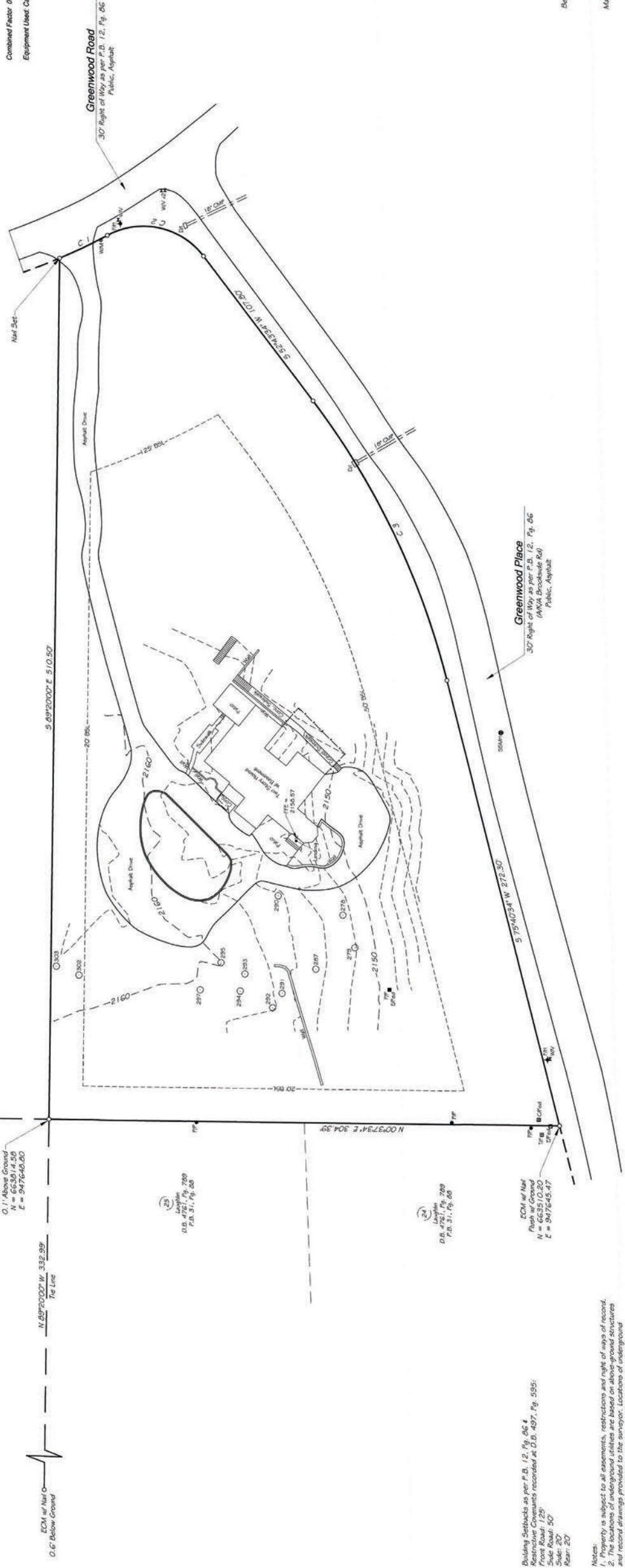
Global Positioning System Coordinates (RTK)  
The Position Accuracy of the RTK Derived Positional Information is 0.03' Horizontal & 0.03' Vertical

Horizontal Positions Are Referenced to NAD 83 (NAD83 2011)

Vertical Positions Are Referenced to NAVD 88 (Geoid 72)

Combined Factor 0.99976238 (Ground To Gvd)

Equipment Used: Carlson GPS-8807



Building Setbacks as per P.B. 12, Pg. 66 &  
Restrictive Covenants recorded at D.B. 497, Pg. 595;  
Front Road: 125'  
Side Road: 50'  
Rear: 20'

- Notes:
1. This plat is subject to all easements, restrictions and right of way of record.
  2. The purpose of this plat is to show the location of the survey points and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional utilities/structures may be encountered.
  3. The surveyor has conducted an independent search for easements of record, encroachments, restrictive covenants, easement title evidence, or any other facts that an accurate title search may disclose.
  4. The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recited by the professional land surveyor.
  5. All miscellaneous survey related materials, including but not limited to, project plans, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigned to the surveyor upon completion of the survey. The surveyor shall not be held responsible for the use or misuse of this survey by electronic or any other means are not to be considered issued by the professional surveyor.
  6. Property is currently zoned R1 as per the Town of Blomere Forest Zoning Map.
  7. Property is currently zoned X (Minimal Flood Risk) as per FMS Map Panel 9646, Map # 370006-6000.
  8. Contour Lines are at 2' intervals.
  9. Contour Lines are at 2' intervals.

- Legend:
- ECM = Existing Concrete Monument
  - EIF = Existing Iron Pipe
  - ES = Existing Iron Stake
  - OS = Unmarked Post, Unless Otherwise Noted
  - ROM/ION = Right of Way Monument
  - ROW = Right of Way
  - RS = Railroad Spike
  - RSW = Railroad Spike
  - DI = Drive Inlet
  - TBM = Temporary Benchmark
  - BSL = Building Setback Lines
  - PP = Fire Hydrant
  - TF = Transformer
  - CP/M = Communication Pedestal
  - EP/M = Electrical Pedestal
  - WM = Water Meter
  - SS/MH = Sanitary Sewer Manhole

Curve	Radius	Length	Chord	Chord Bear.
C1	385.32'	31.67'	31.55'	S 85°25'31\"/>
C2	45.00'	63.60'	50.59'	S 12°05'31\"/>
C3	463.30'	185.20'	183.97'	S 64°13'27\"/>



Being all of Lots 22 & 23, Block W of Blomere Forest Subdivision, Recorded at P.B. 12, Pg. 66

Map of Partial Topographic Survey For Samuel V. Johnson

Trustee of the Johnson Estate Trust, D.B. 6545, Pg. 23

Pin: 9646-73-9609-00000

ASSOCIATED LAND SURVEYORS  
& PLANNERS P.C.  
P.O. BOX 578 • HORSE SHOE, NC 28742  
(828) 890-3507 • NC BUSINESS LICENSE NO. C-2774  
Scale: 1 inch = 30 Feet  
Map No. S-25-703

Linestone Township • Buncombe County, NC  
L.S. 2024



10'-11/2"

GARAGE FRONT ELEVATION

SCALE 1/4" = 1'-0"

Grid North  
MAD 2011

Point	Description
278	36" CEDAR
279	18" POPLAR
287	16" PINE
290	36" POPLAR
291	12" SOURWOOD
292	20" PINE
293	18" PINE
294	24" POPLAR
295	34" OAK
297	10" PINE
302	14" POPLAR
303	18" OAK

(26)  
The Gregory T. Matlock  
Revocable Living Trust  
D.B. 6408, Pg. 528  
P.B. 12, Pg. 86

ECM w/ Nail  
0.1' Above  
Ground  
N = 663814.58  
E = 947648.80

ECM w/ Nail  
0.6' Below Ground  
N 89°20'00" W 332.99'  
Tie Line

Building Setbacks as per P.B. 12, Pg. 86 &  
Restrictive Covenants recorded at D.B. 497, Pg. 595:  
Front Road: 125'  
Side Road: 50'  
Side: 20'  
Rear: 20'

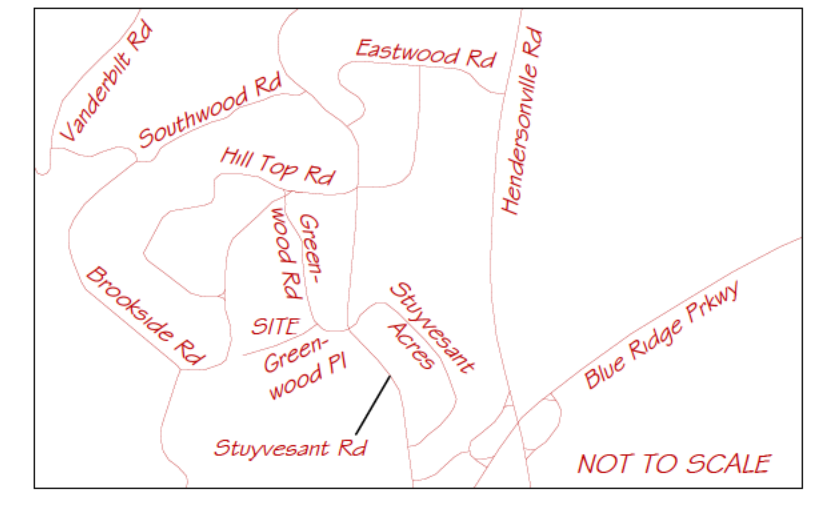
- Notes:
1. Property is subject to all easements, restrictions and right of ways of record.
  2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
  3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
  4. The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
  5. All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
  6. This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
  7. Property is currently zoned R1 as per the Town of Biltmore Forest Zoning Map.
  8. Property is located in Zone X (Minimal Flood Risk) as per FRIS Map Panel 9646, Map # 3700964600U effective date 01-06-2010.
  9. Contour Lines are at 2' intervals.



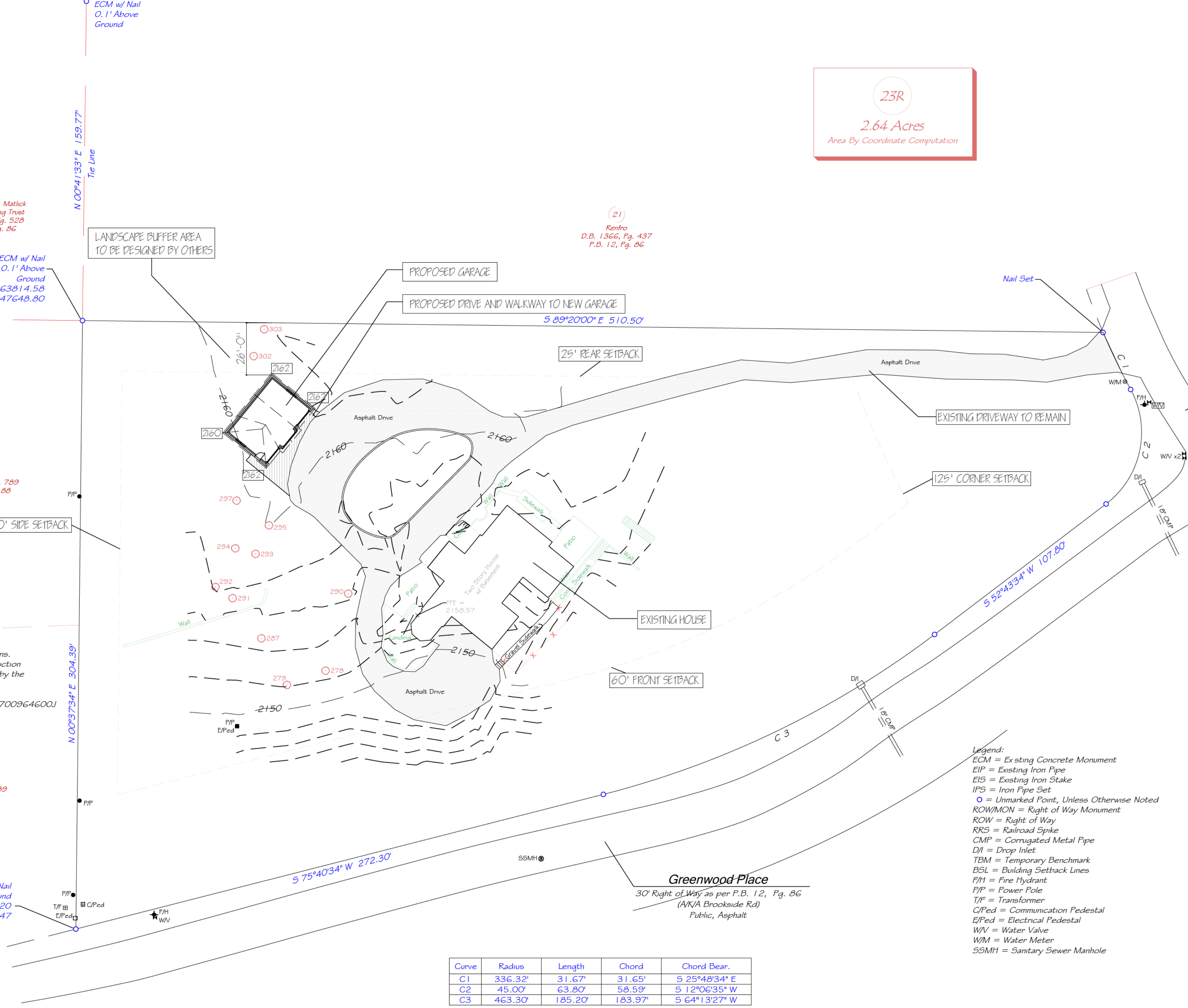
(24)  
Laughlin  
D.B. 4761, Pg. 789  
P.B. 31, Pg. 88

ECM w/ Nail  
Flush w/ Ground  
N = 663510.20  
E = 947645.47

23R  
2.64 Acres  
Area By Coordinate Computation



Global Positioning System Certification (RTK)  
The Positional Accuracy Of The RTK Derived Positional Information Is 0.03' Horizontal & 0.03' Vertical  
Horizontal Positions Are Referenced to NAD 83 (NSRS 2011)  
Vertical Positions Are Referenced to NAVD 88 (Geoid 12)  
Combined Factor 0.99978238 (Ground To Grid)  
Equipment Used: Carlson GPS-BRx7



Greenwood Road  
30' Right of Way as per P.B. 12, Pg. 86  
Public, Asphalt

Being all of Lots 22 & 23, Block W of  
Biltmore Forest Subdivision  
Recorded at P.B. 12, Pg. 86

Map of Partial Topographic Survey For  
Samuel V. Johnson

-Owners-  
Trustee of the Johnson Revocable Trust,  
Dated April 22, 2003  
D.B. 6545, Pg. 23

- Legend:
- ECM = Existing Concrete Monument
  - EIP = Existing Iron Pipe
  - EIS = Existing Iron Stake
  - IPS = Iron Pipe Set
  - = Unmarked Point, Unless Otherwise Noted
  - ROWMON = Right of Way Monument
  - ROW = Right of Way
  - RRS = Railroad Spike
  - CMP = Corrugated Metal Pipe
  - DI = Drop Inlet
  - TBM = Temporary Benchmark
  - BSL = Building Setback Lines
  - FH = Fire Hydrant
  - FP = Power Pole
  - T/F = Transformer
  - CPed = Communication Pedestal
  - EPed = Electrical Pedestal
  - WV = Water Valve
  - WM = Water Meter
  - SSMH = Sanitary Sewer Manhole

Curve	Radius	Length	Chord	Chord Bear.
C1	336.32'	31.67'	31.65'	S 25°48'34" E
C2	45.00'	63.80'	58.59'	S 12°06'35" W
C3	463.30'	185.20'	183.97'	S 64°13'27" W

SITE PLAN

INFORMATION FROM ASSOCIATED LAND SURVEYORS AND PLANNERS, PC; SURVEY DATED 15 JANUARY 2026

SITE CALCULATIONS PER BILTMORE FOREST REQUIREMENTS

SETBACKS (PER BILTMORE FOREST ZONING- R1):  
FRONT: 60'; SIDE: 20'; CORNER LOT SETBACK: 125'; REAR: 25'

ACREAGE  
2.64 ACRES PER SURVEY INFORMATION

BUILDING HEIGHT (REFER TO ELEVATIONS ON SHEET 2 FOR NOTES)  
AVERAGE GRADE = 2161.9'  
DISTANCE FROM AVERAGE GRADE TO HIGHEST POINT OF ADDITION ROOF = 22'5"  
AVERAGE GRADE CALCULATED PER SURVEY INFORMATION, USING THE ELEVATIONS AT THE 4 CORNERS OF NEW GARAGE AS SHOWN IN SITE PLAN

ROOF COVERAGE  
CURRENT ROOF COVERAGE (EXISTING HOUSE): 3,264 SF  
PROPOSED GARAGE ROOF COVERAGE: 1,105 SF  
MAX ROOF COVERAGE ALLOWED (TOTAL): 7,207 SF  
TOTAL EXISTING + PROPOSED ROOF COVERAGE = 4,369 SF

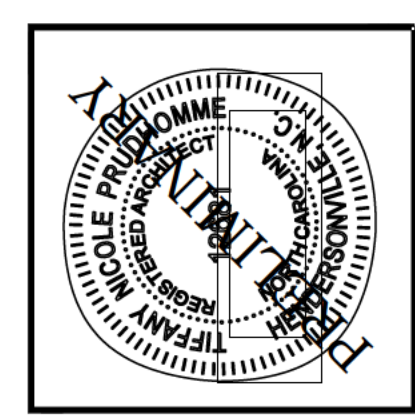
MAXIMUM GARAGE ROOF COVERAGE ALLOWED - 1,000 SF OR 25% OF EXIST. HOUSE ROOF COVERAGE (816 SF)  
PROPOSED GARAGE EXCEEDS MAXIMUM BY 105 SF (10.5%)

IMPERVIOUS AREA  
EXISTING HOUSE = 2,762 SF  
EXISTING PATIOS AND WALKWAYS = 1,551 SF  
EXISTING DRIVEWAY = 11,576 SF  
GARAGE ADDITION = 997 SF  
GARAGE DRIVEWAY AND WALKWAY = 344 SF  
TOTAL IMPERVIOUS AREA: 17,230 SF  
MAXIMUM IMPERVIOUS AREA ALLOWED: 22,650 SF

LAND DISTURBANCE  
TOTAL SQUARE FOOTAGE OF LAND DISTURBANCE (GARAGE AND DRIVE/ WALKWAY FOOTPRINT) = 997 + 344 = 1,341 SF  
= 1.16% OF TOTAL LOT AREA

LANDSCAPING  
NO TREES TO BE REMOVED FROM PROPERTY  
OWNER WILL PROVIDE LANDSCAPE BUFFER BETWEEN GARAGE ADDITION AND NEIGHBORING PROPERTIES

SCALE 1" = 30'-0"



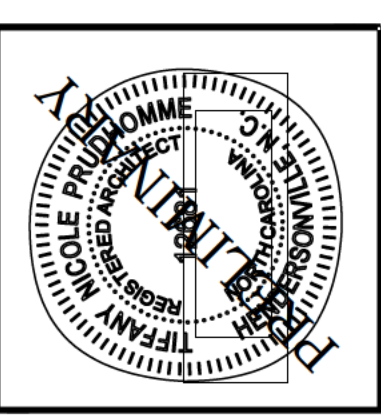
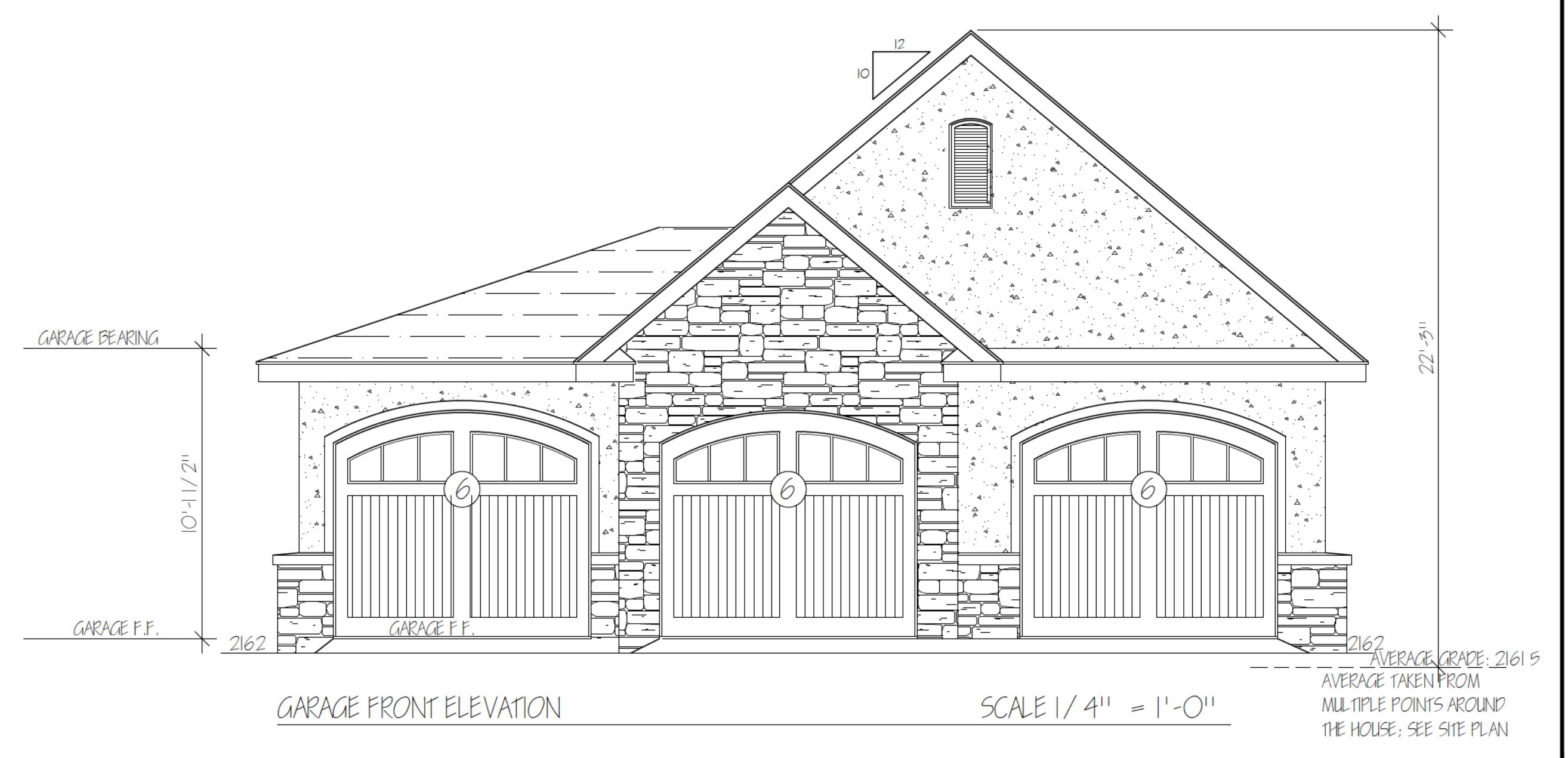
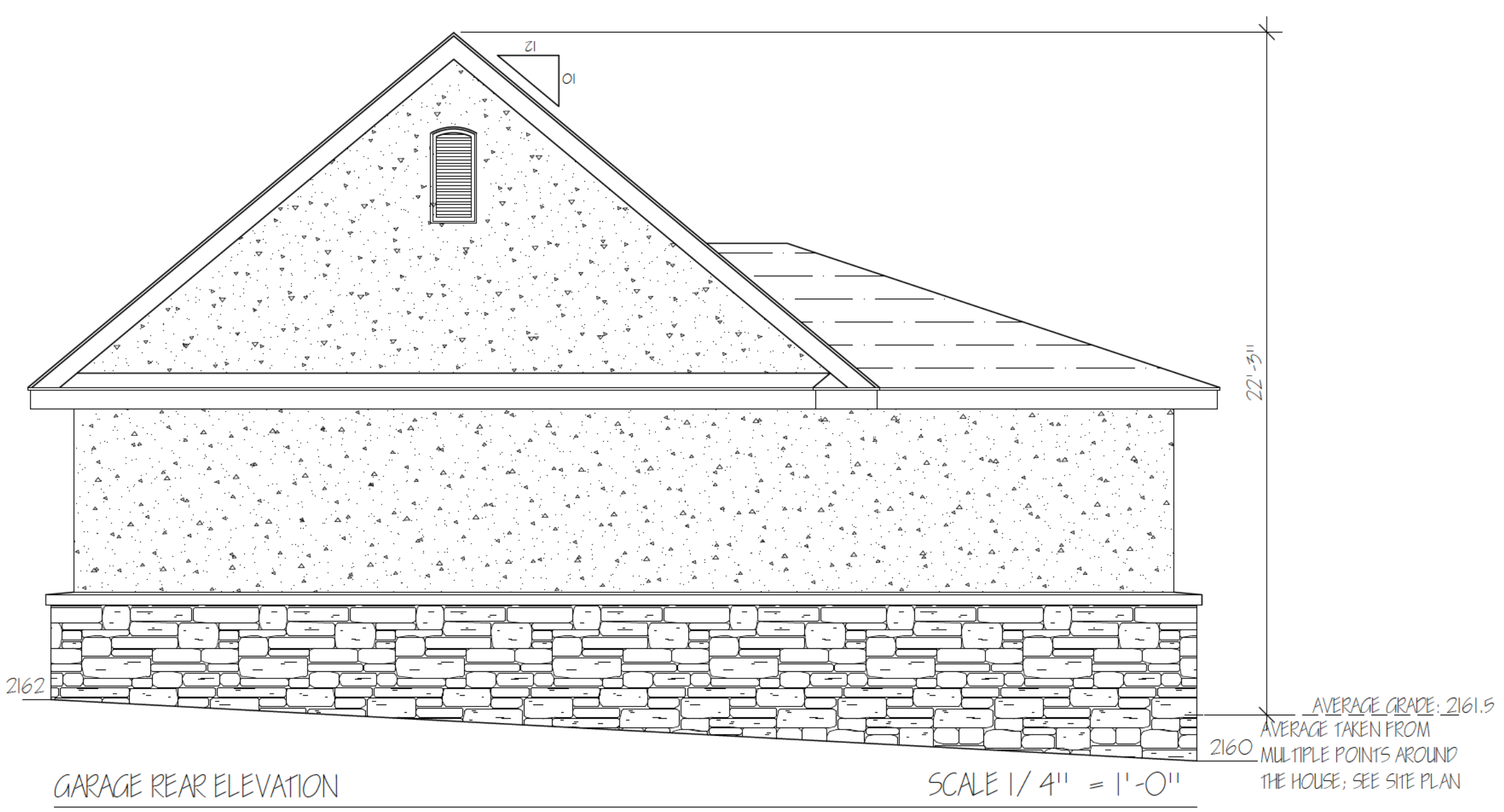
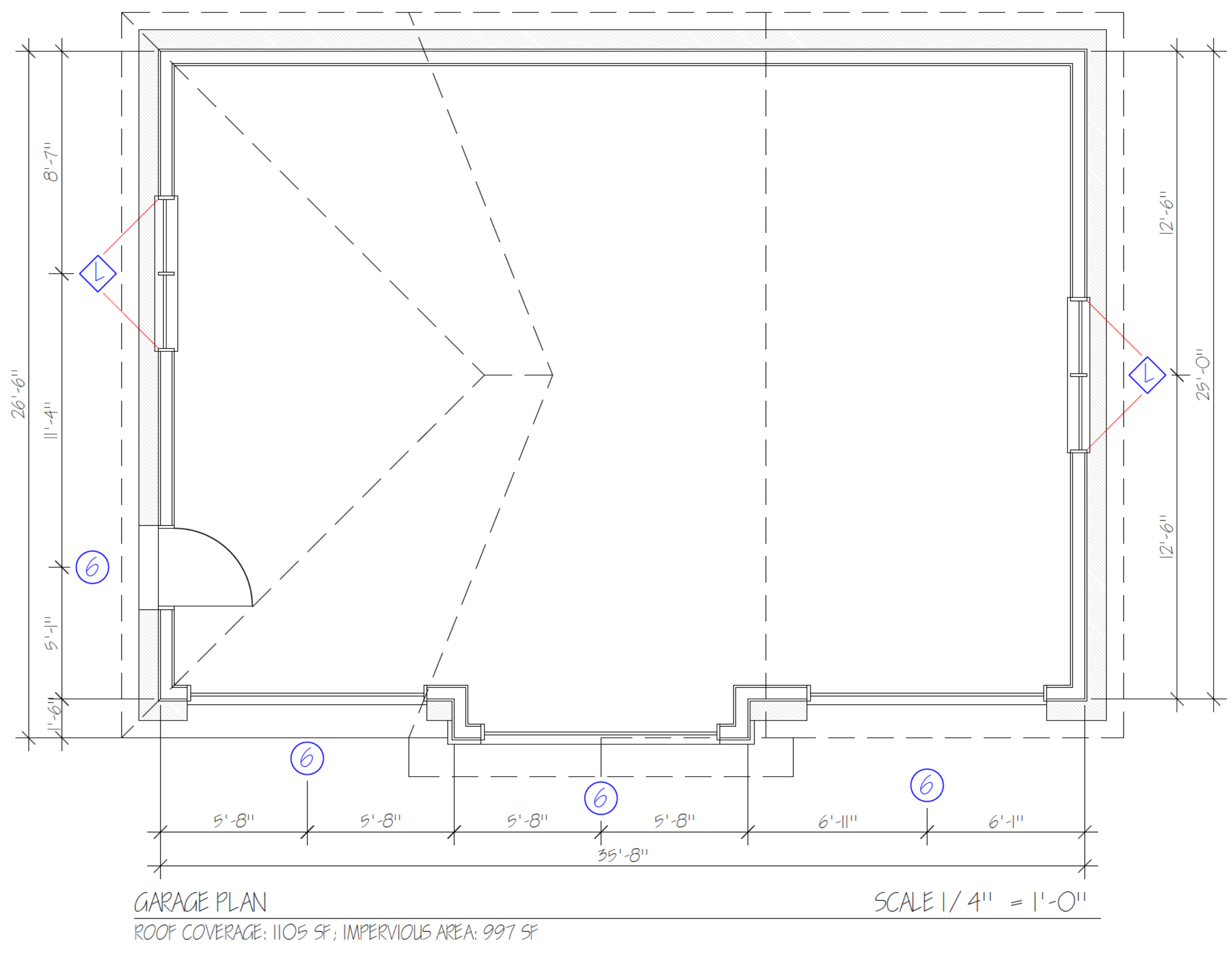
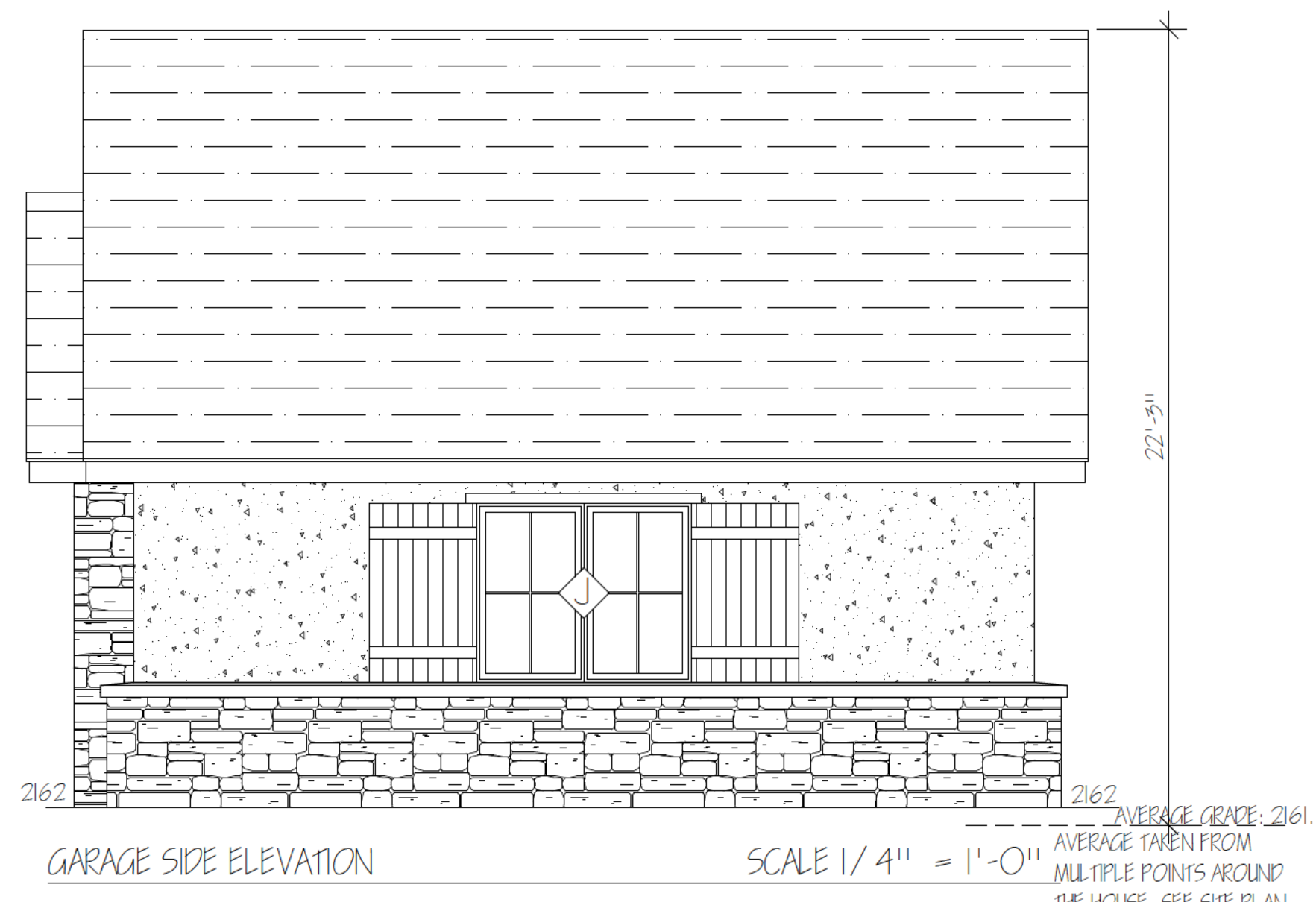
PRUDHOMME  
DESIGN &  
INTERIORS

ALA - 521 WETMUR STREET - HENDERSONVILLE, NORTH CAROLINA 28739  
828.674.0273 - TIFFANY@PRUDHOMMEDSIGN.COM

johnson garage

NEW GARAGE FOR SAM AND JACKIE JOHNSON  
19 Greenwood Road - Asheville - North Carolina

05 MARCH 2026



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**Johnson garage**  
 NEW GARAGE FOR SAM AND JACKIE JOHNSON  
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