To:	Members of the Board of Adjustment, Applicants & Neighboring Property Owners
From:	Jonathan B. Kanipe, Town Manager
Date:	November 3rd, 2025
Re:	**Board of Adjustment Meeting – November 17th, 2025**

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 November 13th, 2025.

PROPOSED AGENDA

The following items of business will be considered by the Biltmore Forest Board of Adjustment on Monday, November 17th, 2025 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. Hearing of Cases (Evidentiary Hearings, Deliberations & Determinations).

Case 1: 18 Chauncey Circle- Variance request for an addition to the rear of the home which does not comply with the allowable maximum roof coverage of 3,879 square feet.

Site visit: 2:45 pm

Case 2: **408 Vanderbilt Road-** Variance request for a garage addition to the front of the home which does not comply with the allowable maximum roof coverage of 6,169 square feet and for adjusted setbacks for height.
Site visit: 3:00 pm

Case 3: 28 Cedarcliff Road- Variance request for multiple accessory structures located within the setbacks.
Site visit: *3:15 pm*

Case 4: 24 White Oak Road- Variance request for an addition to the rear of the home which does not comply with the allowable maximum roof coverage of 2,552 square feet.

Site visit**:** 3:30 pm

https://us02web.zoom.us/j/82405586759?pwd=VlFaQ0JMUXFCaGRRYUNoTHVHU2tmZz09
Meeting ID: 824 0558 6759
Passcode: 804985

BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

November 17, 2025

CASE
Property Address: **18 Chauncey Circle**
Property Owner: **Koli Fisher for Ketner Residence**
Request: **Variance Request for Max Allowable Roof Coverage**

Background

Plans are being presented for 18 Chauncey Circle for an addition to the rear of the home. The lot size is .8 acres and allows for a maximum of 3879 square feet of roof coverage for the lot. The applicant is asking for 371 square feet over the allowed maximum for a total of 4250 square feet. The application does not meet the requirements for max roof coverage, therefore would require a variance.

Variance

The proposed structure does not comply with the allowable max roof coverage of 3879 square feet, therefore would require a variance. Section 153.110 (D) (attached) addresses the approval requirements for a variance.

Zoning Compliance Application

Town of Biltmore Forest

Name
Koli Fisher

Property Address
18 Chauncey Cir

Phone
(828) 772-9179

Email
koli@blackandalmconstruction.com

Parcel ID/PIN Number

ZONING INFORMATION

Current Zoning
R-1

Lot Size
.78

Proposed Roof Coverage Total
4250 sq ft

Proposed Impervious Surface Coverage
not increasing size

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
11' 9"

Description of the Proposed Project
Removal of existing pavers, pour a new slab in same location with no expansion of footprint, erect walls with windows and transoms to match home as closely as possible (alum clad), glass roof panel system

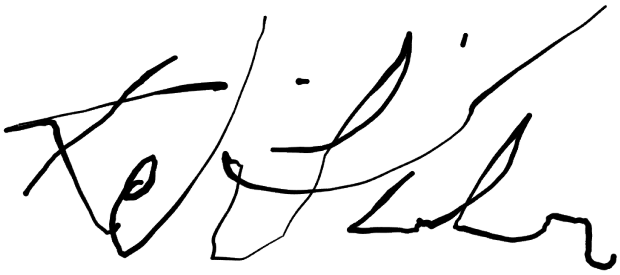
Estimated Start Date
10/27/2025

Estimated Completion Date
2/27/2026

Estimated Cost of Project
$150,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
Ketner Plans (1).pdf

Applicant Signature



Date
9/29/2025

VARIANCE APPLICATION

Town of Biltmore Forest

Name
Koli Fisher

Address
18 Chauncey Cir

Phone
(828) 772-9179

Email
koli@blackandalmconstruction.com

Current Zoning/Use
Residential

Requested Use
Additional living space.

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 sunroom with a glass roof. This project aligns and has been approved by the Ramble HOA.

What does the ordinance require?
We understand that the .8 acre lot will only permit us to have 3879 sq ft under roof (footprint of home). Our proposal for work would only bring the total under roof being 4250 sq ft. (only 12% above the current standard)

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.
We have gone before the HOA board of the Ramble and have successfully gained their approval for this project. An in-person meeting before their board resulted in them approving the overall aesthetic, location of the project along with the consideration of the visual impedance it could have with neighboring properties.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
The lot size is the contributing factor thus constricting what we want to do to the property. We are only adding another 450 sq ft to the home.

The hardship did not result from actions taken by the applicant or the property owner.
True. We have not yet commenced this work on the property.

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.

As mentioned before this project aligns and is approved by the Ramble HOA.

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

Signature

Date
10/21/2025

Koli Fisher

Have you paid the $300 varience 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

A NEW SUNROOM FOR THE KETNER RESIDENCE

MATERIAL LEGEND

- CONCRETE
- UNDISTURBED EARTH
- GRAVEL
- STUCCO TO MATCH EXIST.
- PLYWOOD
- BLOCKING
- INTERMITTENT BLOCKING
- METAL- SECTION CUT

SYMBOL LEGEND

- DETAIL NUMBER ON SHEET
- ELEVATION DETAIL TAG
- SECTION TAG CHANGE
- ORDER NOTE (CPR #2)
- WINDOW NUMBER TAG
- REVISION NUMBER TAG
- CENTER LINE

DRAWING INDEX

CS1 - COVERSHEET
A0.1 - FOUNDATION PLAN
A1.0 - FLOOR PLAN
A2.0 - FRONT ELEVATION
A3.0 - INTERIOR ELEVATIONS
A3.1 - BUILDING SECTIONS

WINDOWS

A	(2)38" x 84"	
B	(2)38" x 20"	TRANSOM
C	(2)36" x 84"	
D	(2)36" x 20"	TRANSOM
E	38" x 84"	
F	38" x 20"	TRANSOM
G	32" x 20"	

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9784
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HENDERSONVILLE, N.C.

A New Sunroom for:
The Ketner Residence,
Hendersonville, NC

Date: 8/28/2025
Project no.
Detail Reference:

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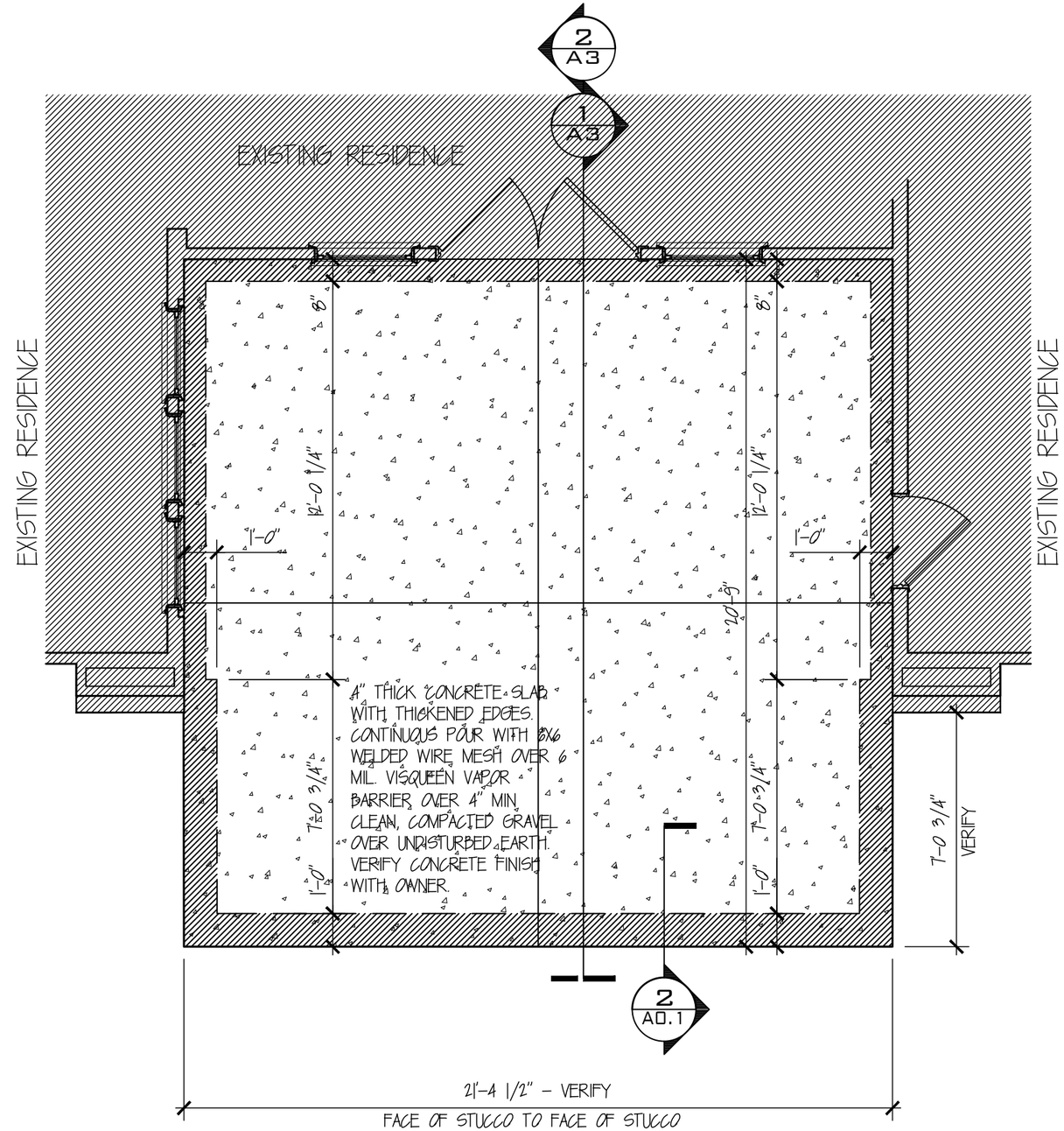
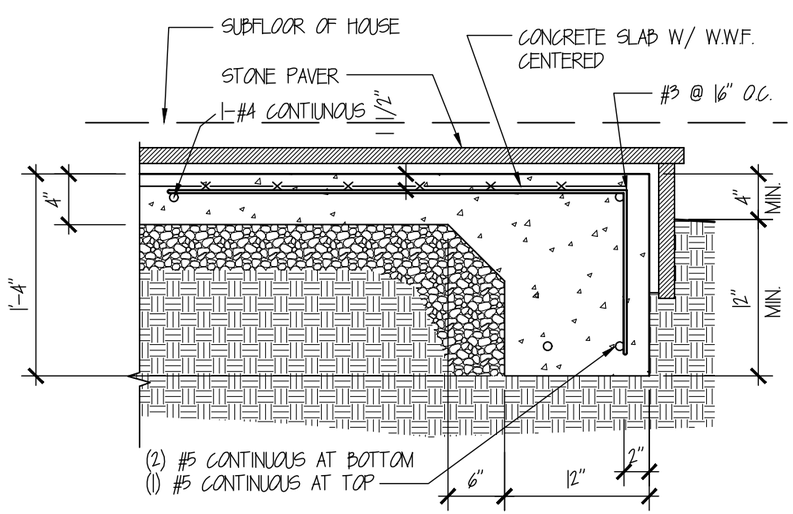
General Contractor to comply with all state and local codes. Any discrepancies in plans shall be discussed with Shamburger Design Studio prior to assembly, ordering, and construction.

CS1



1 A0.1 PROPOSED SLAB ON GRADE

SCALE 1/4" = 1'-0"



2 A0.1 PROPOSED SLAB EDGE

SCALE 1" = 1'-0"

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8-28-25

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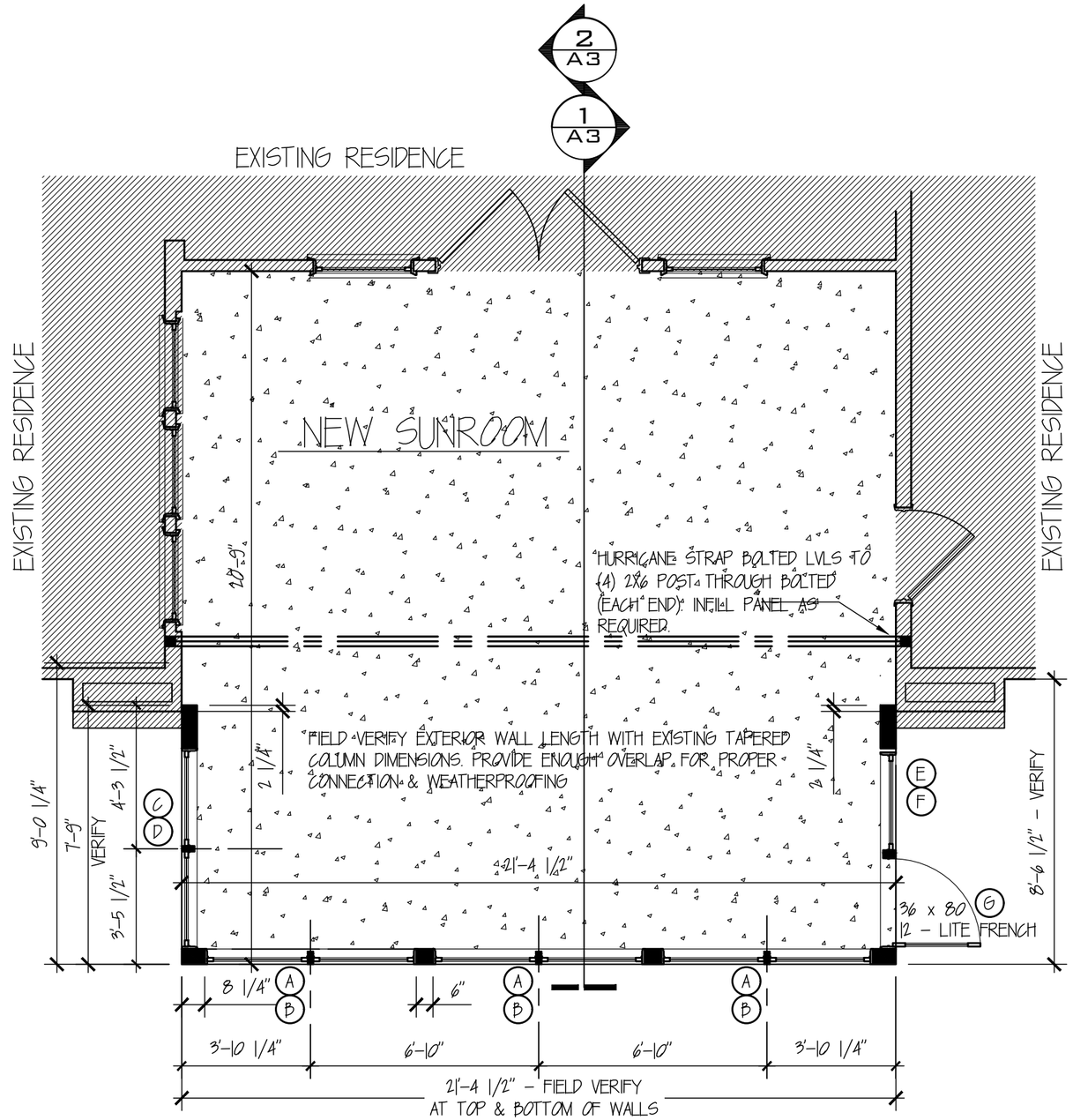
A0.1



1
A1.0

SUNROOM FLOOR PLAN

SCALE 1/4" = 1'-0"

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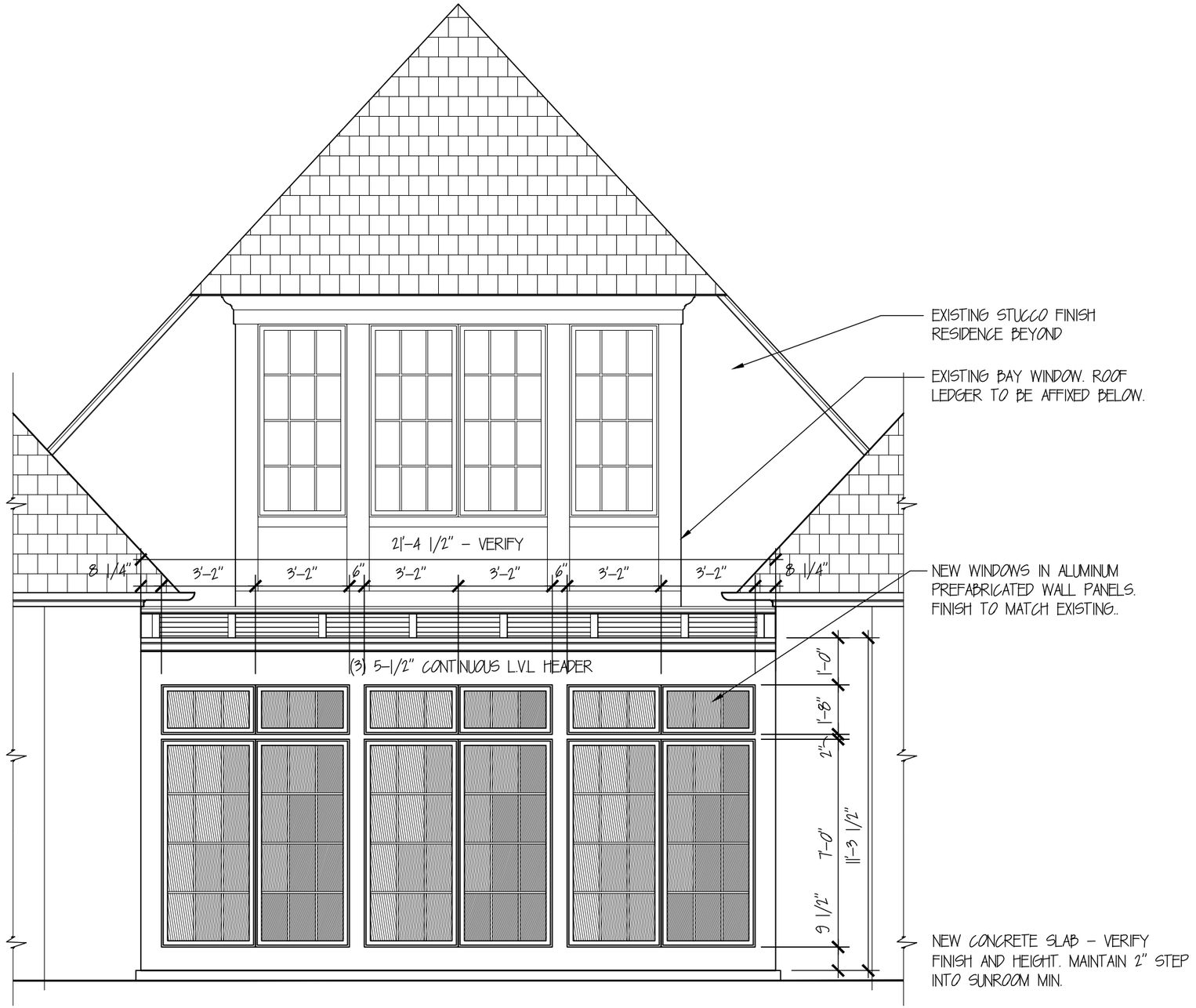
A1.0



1
A2.0

FRONT ELEVATION

SCALE 1/4" = 1'-0"

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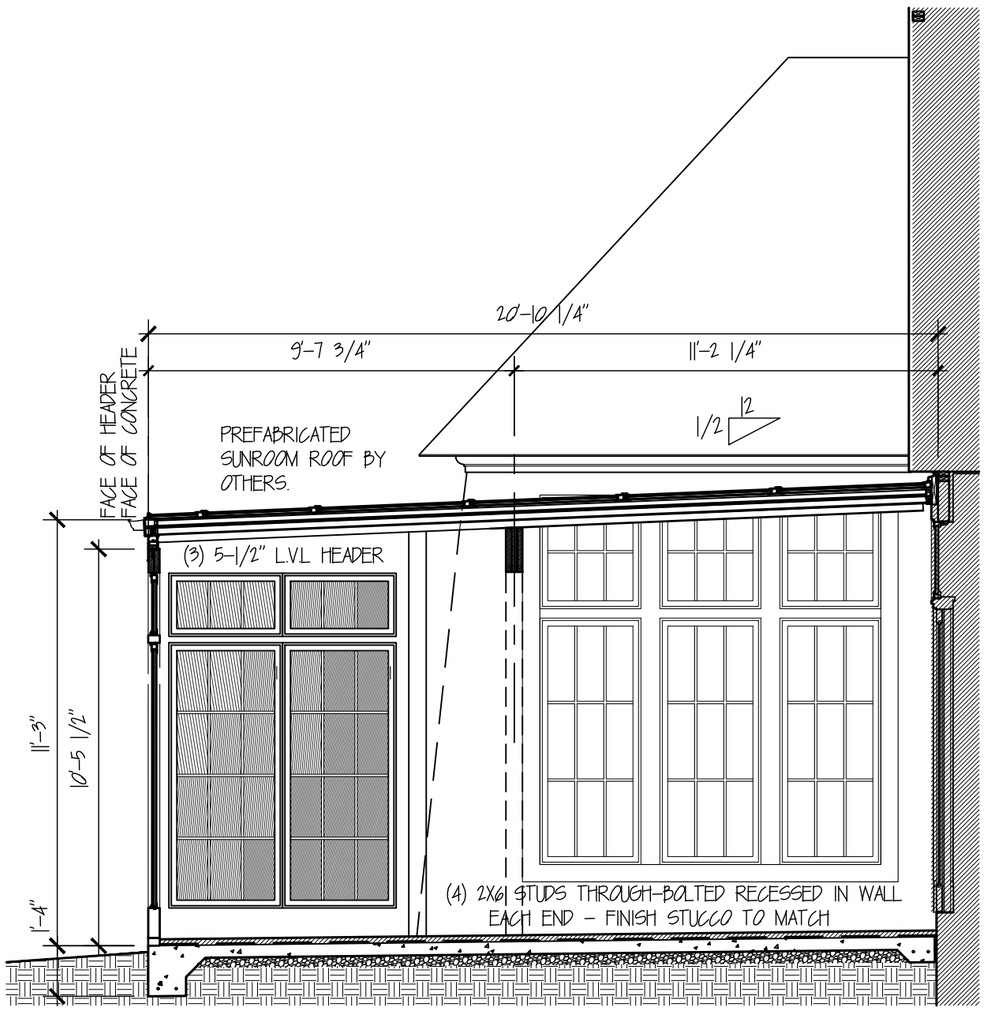
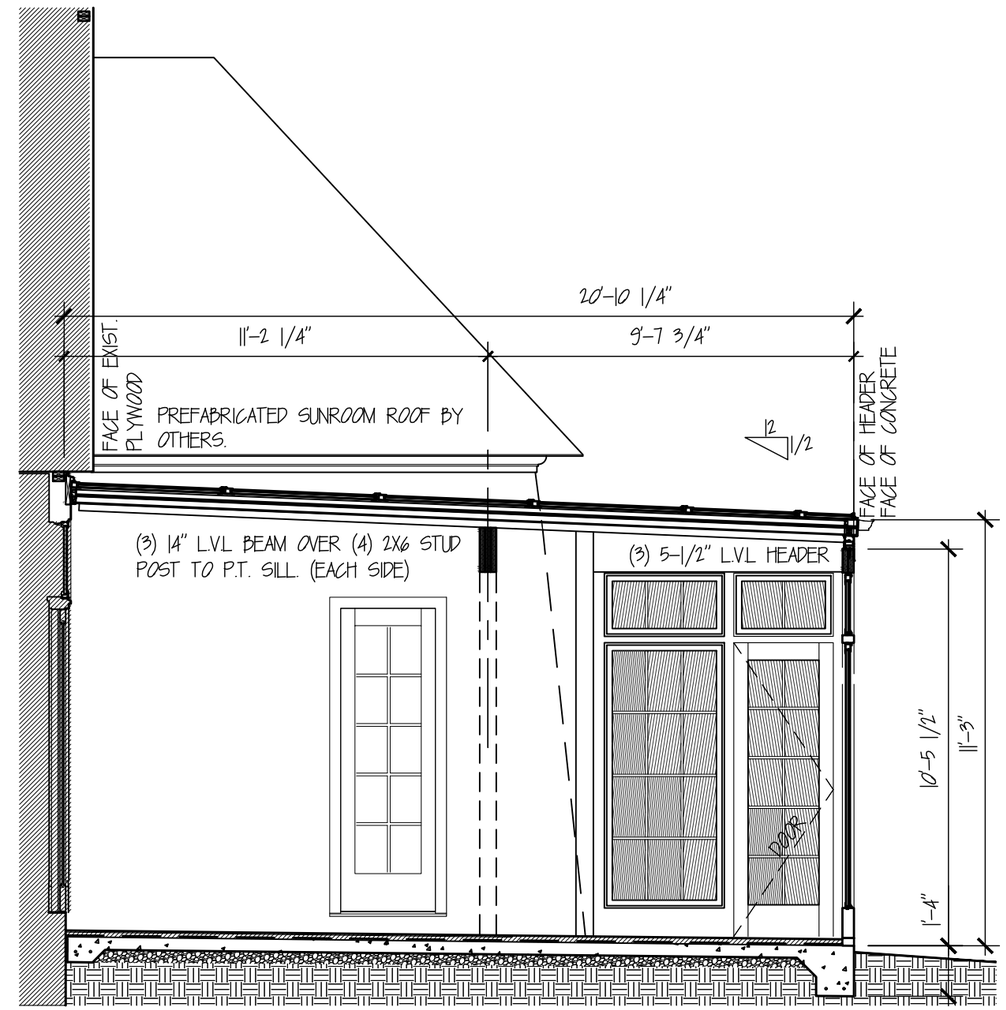
A2.0



2 A3.0 INTERIOR - LEFT

SCALE 1/4" = 1'-0"



1 A3.0 INTERIOR - RIGHT

SCALE 1/4" = 1'-0"

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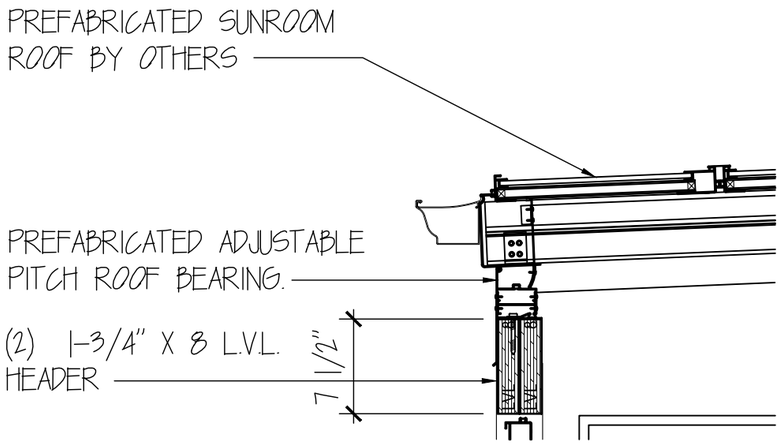
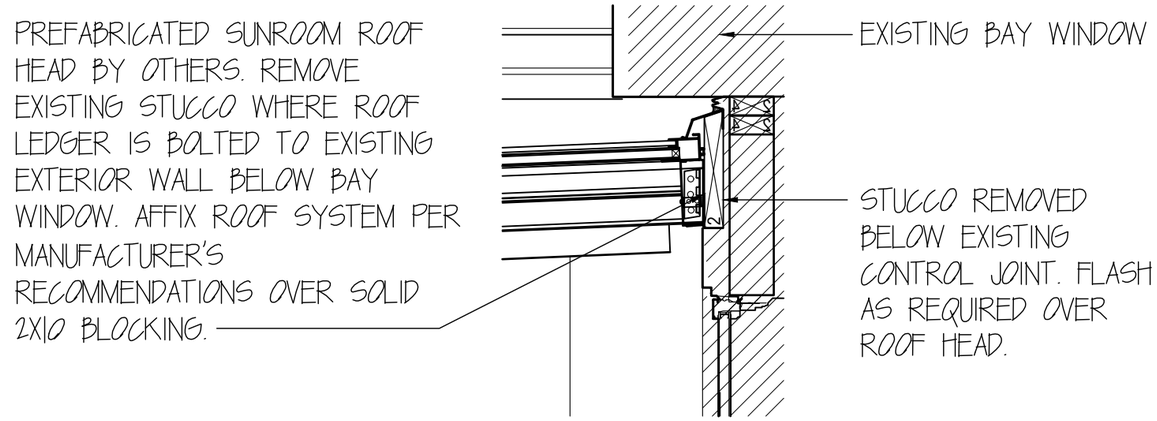
A3.0



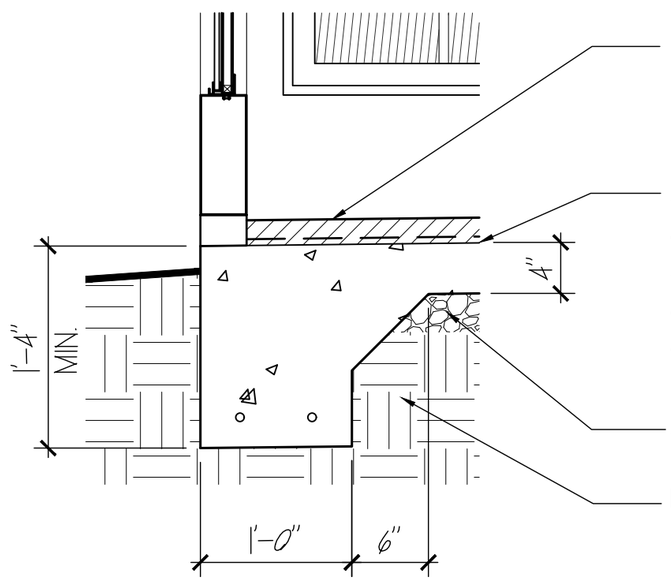
1 A3.1 SECTION AT EXTERIOR

SCALE 1" = 1'-0"



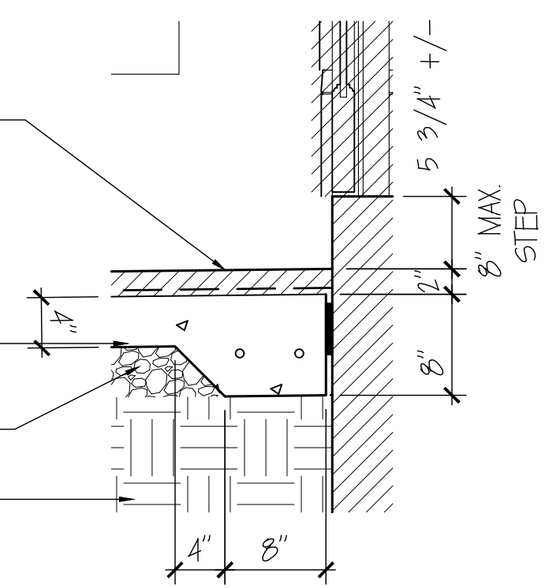
2 A3.1 SECTION AT EXISTING

SCALE 1" = 1'-0"



3 A3.1 SECTION @ EXTERIOR

SCALE 1" = 1'-0"



4 A3.1 SECTION @ EXISTING

SCALE 1" = 1'-0"

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A New Sunroom for:
The Ketner Residence,
Hendersonville, NC

Date: 8/28/2025
Project no.
Detail Reference:

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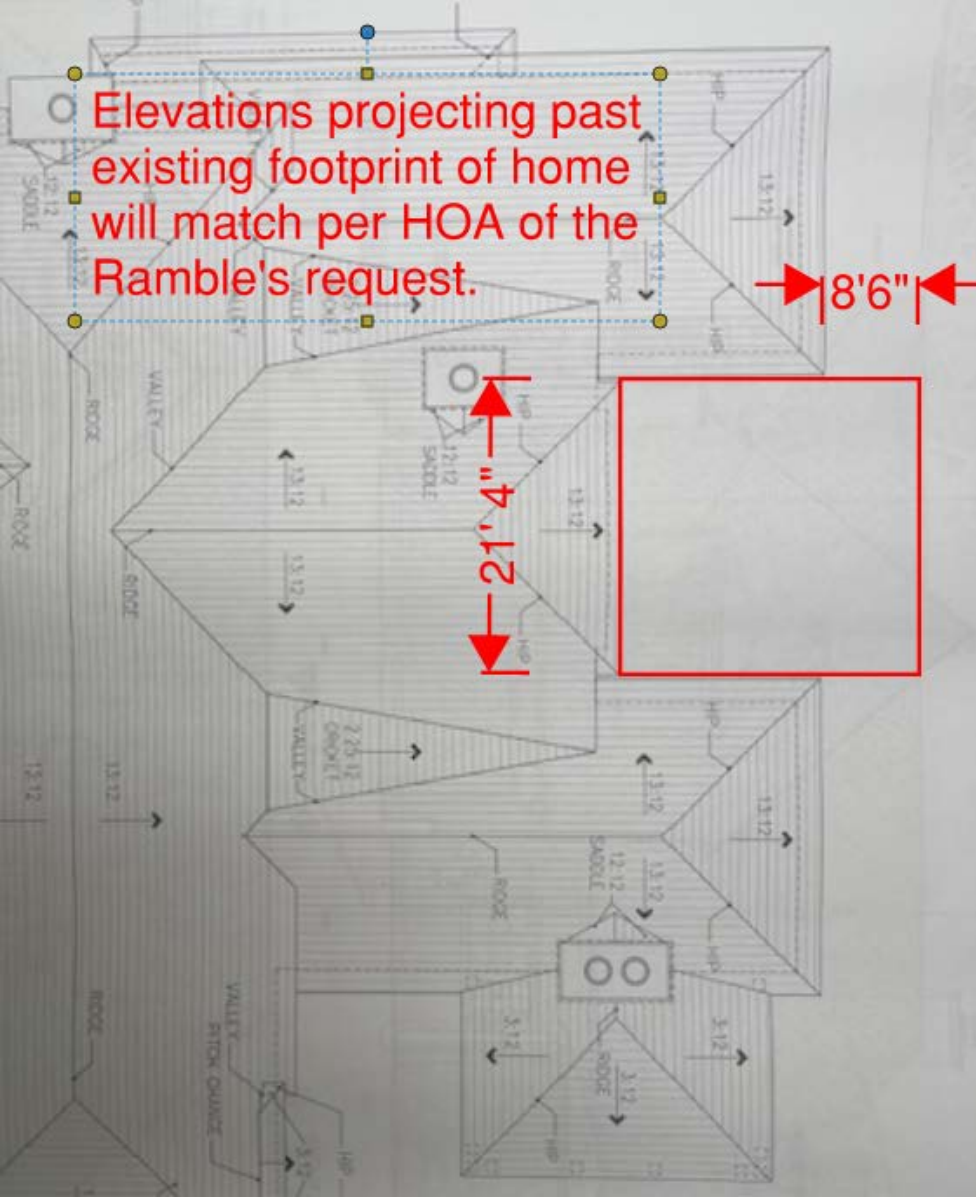
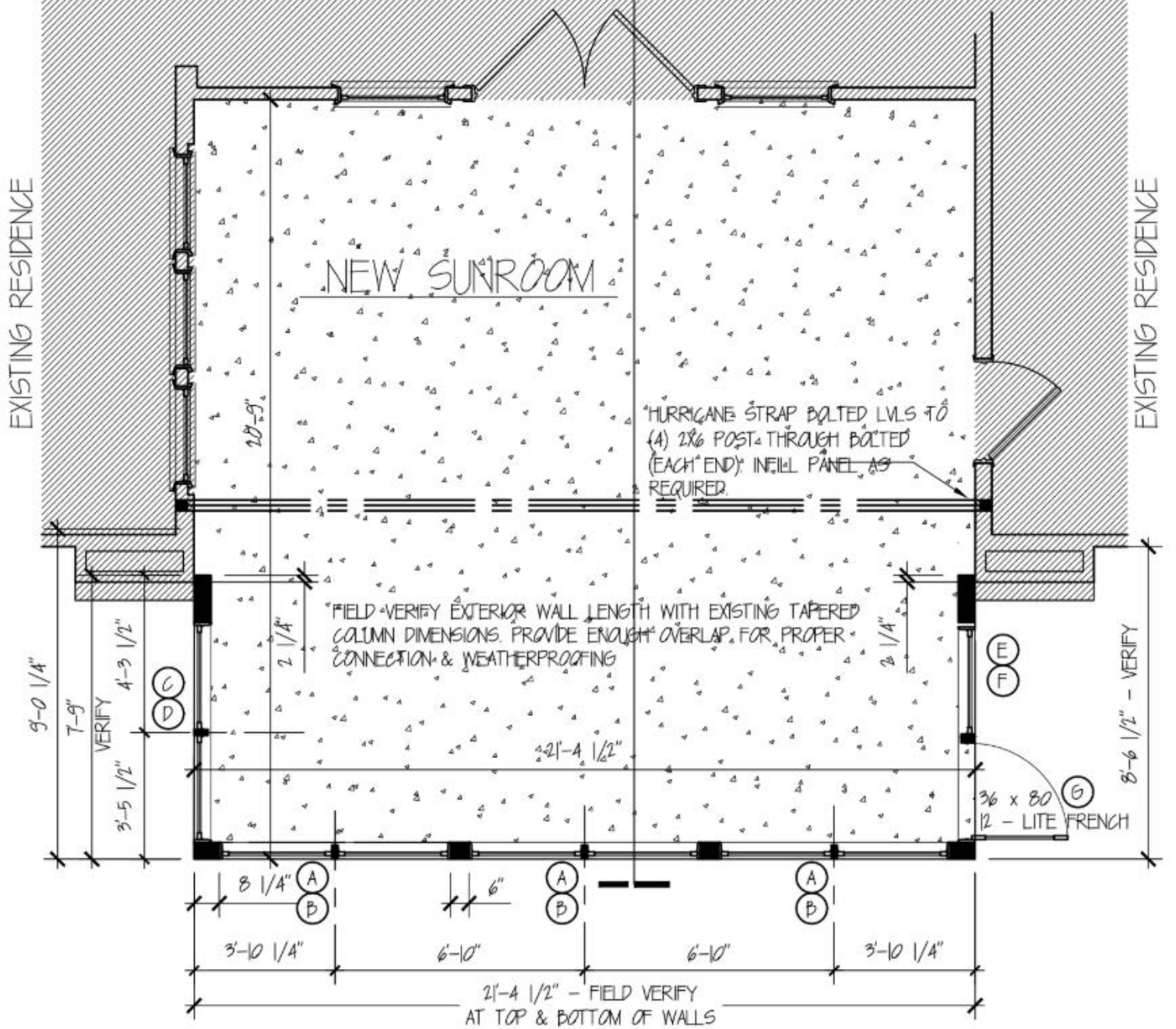
A3.1


Elevations projecting past existing footprint of home will match per HOA of the Ramble's request.
8'6"
21' 4"
HIP
13:12
12:12 SADDLE
RIDGE
VALLEY
2.25:12 CRICKET
3:12
VALLEY PITCH CHANGE


EXISTING RESIDENCE
EXISTING RESIDENCE
NEW SUNROOM
10'-9"
HURRICANE STRAP BOLTED LVLS TO (4) 2X6 POST THROUGH BOLTED (EACH END). INFILL PANEL AS REQUIRED.
FIELD VERIFY EXTERIOR WALL LENGTH WITH EXISTING TAPERED COLUMN DIMENSIONS. PROVIDE ENOUGH OVERLAP FOR PROPER CONNECTION & WEATHERPROOFING
2 1/4"
2 1/4"
9'-0 1/4"
7'-9"
VERIFY
4'-3 1/2"
3'-5 1/2"
C
D
E
F
21'-4 1/2"
8'-6 1/2" - VERIFY
3'6 x 80
12 - LITE FRENCH
G
8 1/4"
6"
A
B
3'-10 1/4"
6'-10"
6'-10"
3'-10 1/4"
21'-4 1/2" - FIELD VERIFY
AT TOP & BOTTOM OF WALLS

BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

November 17, 2025

CASE
Property Address: **408 Vanderbilt Rd**
Property Owner: **Elizabeth Flynn**
Request: **Variance Request for Max Allowable Roof Coverage and Adjusted Setbacks for Height**

Background

Plans are being presented for a garage addition to the front of the home. The lot size is 1.71 acres and allows for a maximum of 6169 square feet of roof coverage for the lot. The applicant is asking for 489 square feet over the allowed maximum for a total of 6658 square feet. The application does not meet the requirements for max roof coverage or the adjusted setback for the height of the structure, therefore would require a variance.

Variance

The proposed structure does not comply with the allowable max roof coverage of 6169 square feet, nor does it meet the adjusted side setback of 24.5 feet, therefore would require a variance. Section 153.110 (D) (attached) addresses the approval requirements for a variance.

Zoning Compliance Application

Town of Biltmore Forest

Name
Elizabeth Flynn

Property Address
408 Vanderbilt Rd

Phone
(828) 712-4270

Email
embagley@gmail.com

Parcel ID/PIN Number
9646667818

ZONING INFORMATION

Current Zoning
R-1

Lot Size
1.71 acres

Proposed Roof Coverage Total
1196 sq. feet

Proposed Impervious Surface Coverage
2970 sq. feet

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
approx 24 feet

Description of the Proposed Project
We are requesting approval to demolish the existing concrete driveway because it slopes toward the main house allowing the storm water and mud to invade the finished basement. The exterior parking area will be regraded to slope towards the street and a new driveway will allow for the groundwater runoff to be diverted towards the yard. Past remediation actions to mitigate the storm water drainage have failed. These include: a large French drain installation, removal of masses of dirt at the foundation, exterior and interior waterproofing, and a swale around the house. My husband relies on walking sticks and a wheelchair for daily life. The existing garage does not allow for modern vehicles, much less those that are handicap accessible. The proposed new garage structure will meet all ADA requirements. Our main residence has three bedrooms that are all occupied by our family. The proposed apartment above the garage will allow for eventual live-in help.

Estimated Start Date
1/1/2025

Estimated Completion Date
6/30/2025

Estimated Cost of Project
$700,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
Flynn - Driveway.pdf

Flynn - Garage Elevation.pdf

Flynn - Garage Footprint.pdf

Applicant Signature

Date
12/2/2024

Elizabeth Flynn

Special Use Permit Application

Town of Biltmore Forest

Name
Elizabeth Flynn

Address
408 Vanderbilt Rd

Phone
(828) 712-4270

Email
embagley@gmail.com

Please select the type of special 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:
We are requesting approval to demolish the existing concrete driveway because it slopes toward the main house allowing the storm water and mud to invade the finished basement. The exterior parking area will be regraded to slope towards the street and a new driveway will allow for the groundwater runoff to be diverted towards the yard. Past remediation actions to mitigate the storm water drainage have failed. These include: a large French drain installation, removal of masses of dirt at the foundation, exterior and interior waterproofing, and a swale around the house. My husband relies on walking sticks and a wheelchair for daily life. The existing garage does not allow for modern vehicles, much less those that are handicap accessible. The proposed new garage structure will meet all ADA requirements. Our main residence has three bedrooms that are all occupied by our family. The proposed apartment above the garage will allow for eventual live-in help.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:
After much contemplation by our team, we cannot foresee how the proposed construction project would adversely affect our community. Remediating the storm water from ponding in our yard and the finished basement will reduce our stress and add value to the house. The new driveway and parking area will be shielded by landscape that will replace what Helene destroyed and make our home more attractive. The proposed plan will address our immediate ADA issues and improve the livability of our home while enhancing its beauty and increasing its value.

Thank you in advance for your consideration of this proposal.

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

Signature

Date
12/2/2024

Elizabeth Flynn

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

153.110

(D) *Variances*. Upon application, when unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the Board of Adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

(1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property;

(2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the public may not be the basis for granting a variance;

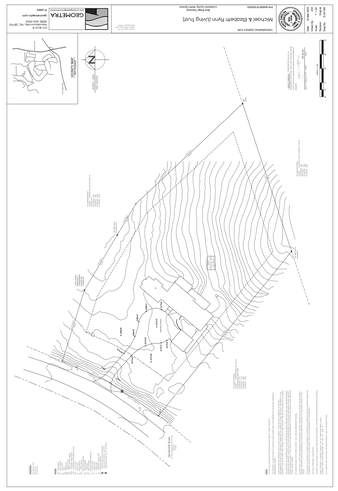
(3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship; and

(4) 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.

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

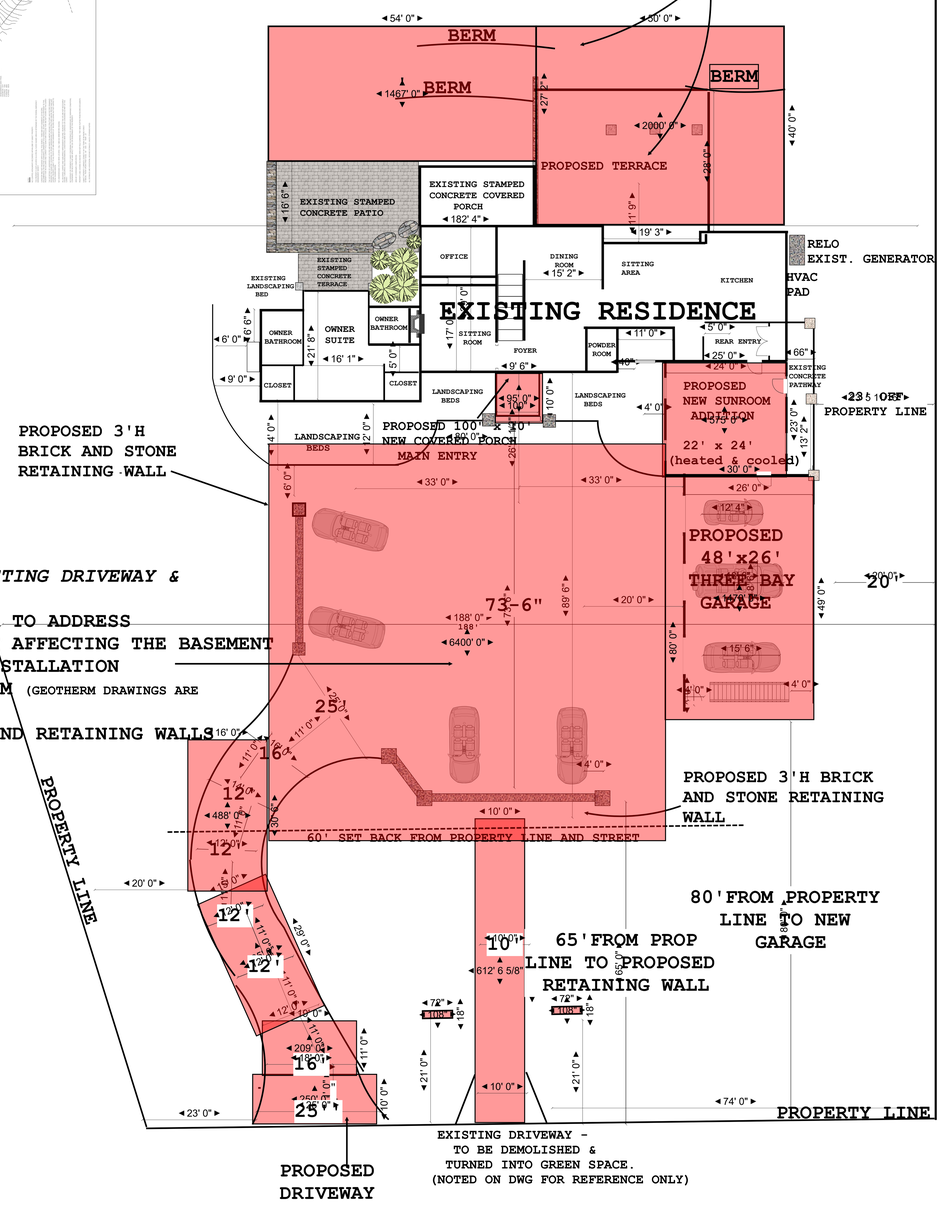
Editor's note:

This amendatory language was passed during a Board meeting, May 14, 2014



PROPERTY LINE 299.40'

PROPOSED CONCRETE TERRACE: REBUILD EXISTING TERRACE and EXTEND TO 28'.
THE 2016 CONSTRUCTION OF THE EXISTING TERRACE,BRICK COLUMNS AND STRUCTURAL STEEL BEAMS ARE FAILING.



AFTER REMOVAL OF EXISTING DRIVEWAY & TURNABOUT:
*GRANDING OF THE AREA TO ADDRESS THE STORMWATER RUNOFF AFFECTING THE BASEMENT
*THEN UNDER GROUND INSTALLATION OF THE GeoTherm SYSTEM (GEOTHERM DRAWINGS ARE TO BE PROVIDED BY OTHERS.)
*THE NEW MOTORCOURT AND RETAINING WALLS WILL BE CONSTRUCTED.

NOTES:
* All aspects of demolition and construction work shall comply with the 2018 North Carolina State Residential Building Code (NCRC 2018).
* Zoning Compliance and Design Review Board approval must be secured by the Town of Biltmore Forest before submittal to Buncombe County for the Building Permit.
* Shoring, bracing ang silt fencing shall be installed prior to construction to protect the existing structure, existing landscaping.
* Prior to commencement of any construction work, a site meeting with the Town of Biltmore Forest representative and the Home Owner(s) to discuss the existing and proposed landscaping plans, the grading solutions and sediment control will occur.
* The existing driveway and turnabout requires regrading to remedy the storm water flooding in the existing basement. All surface water to drain away from all existing and proposed structures.
* The regraded / extra dirt from the front yard will be used for the leveling of the backyard and the controlled fill area.

LAND DISTURBANCE CALCULATIONS:

EXISTING DRIVEWAY DEMO	696 SF
NEW SUNROOM ADDITION	575 SF
NEW FOYER ENTRY	95 SF
NEW GARAGE & GARAGE APT.	1,470 SF
NEW GRADING,NEW DRIVEWAY, MOTOR COURT & PLUMBING FOR GEOTHERMAL WELLS & PIPES	7,536 SF
REAR PATIO, TERRACE and RETAINING WALL	3,467 SF

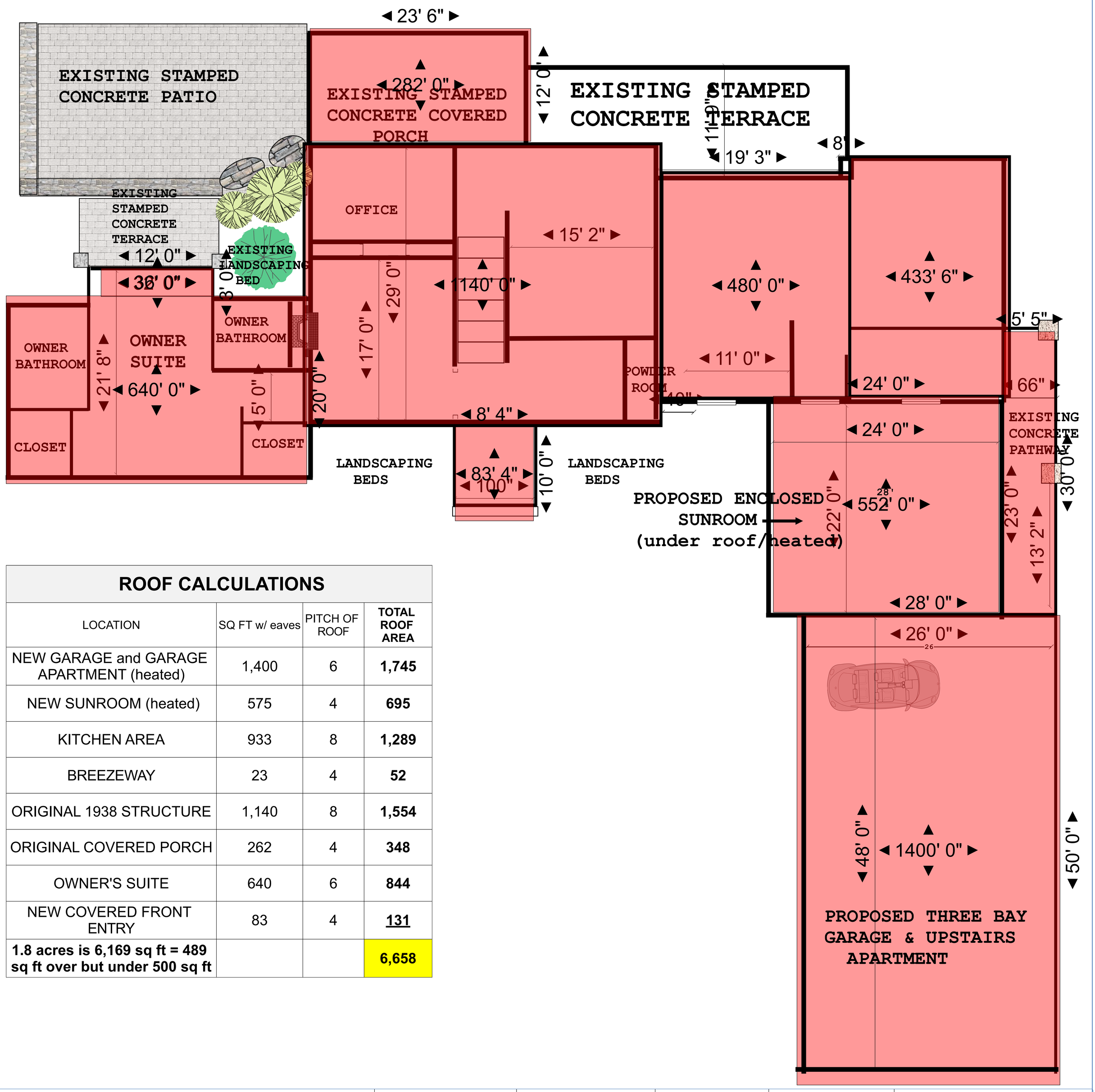
TOTAL LAND DISTURBANCE FOR GRADING AND SITE CONSTRUCTION: 14,071 SQ SF
/ by 74,487.6 SF (1.71 acres)= 18.890%
UNDER THE 20% MAX LAND DISTURBANCE

TOTAL IMPERVIOUS SURFACE COVERAGE CALCULATIONS:

EXISTING RESIDENCE & HEATED GARAGE/ APT & HEATED SUNROOM (under roof)	6, 658 SF
NEW DRIVEWAY, MOTOR COURT & UNDER GROUND PLUMBING FOR GEOTHERMAL PUMP (TO BE CONFIRMED BY ENGINEER)	5,698 SF
REAR PATIO,TERRACE and RETAINING WALL	1,145 SF
	14,883 SF

TOTAL IMPERVIOUS COVERAGE (after construction):
UNDER MAX OF 18,886 SF FOR 1.70 acres
AND 19,390 SQ FT for 1.80 acres

Site: PROPOSED LAND DISTURBANCE AND IMPERVIOUS DRAWING & CALCULATION	Drawing: 801508	Project: 0000416	DRAWN BY: E. McCoy	SHEET NUMBER: A2	FLYNN RESIDENCE 408 VANDERBILT ROAD BILTMORE FOREST ASHEVILLE, NC 28803
Title:	Scale: 1/4":1'0"	Date: 07/07/2024	REV: 10/01/2025		

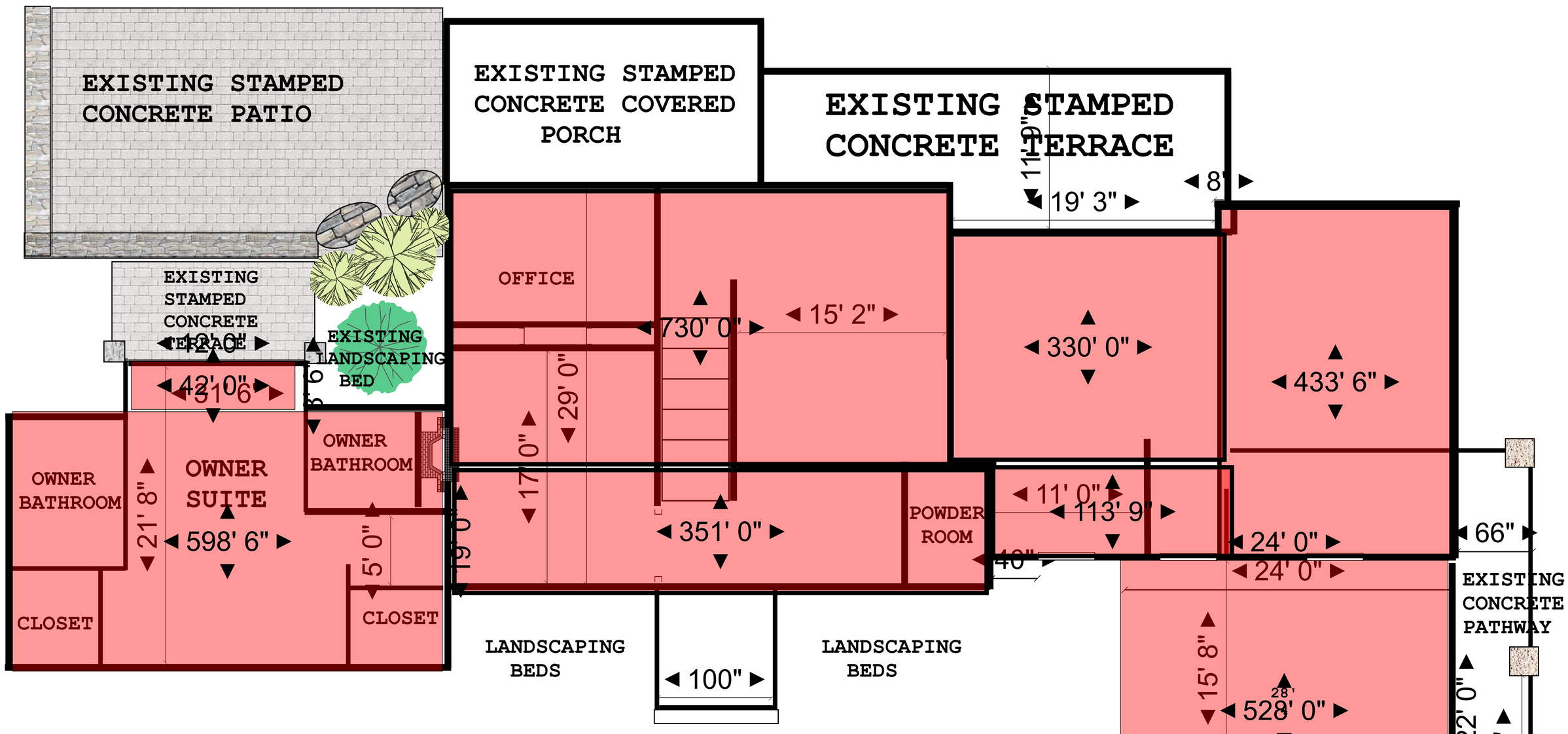


ROOF CALCULATIONS

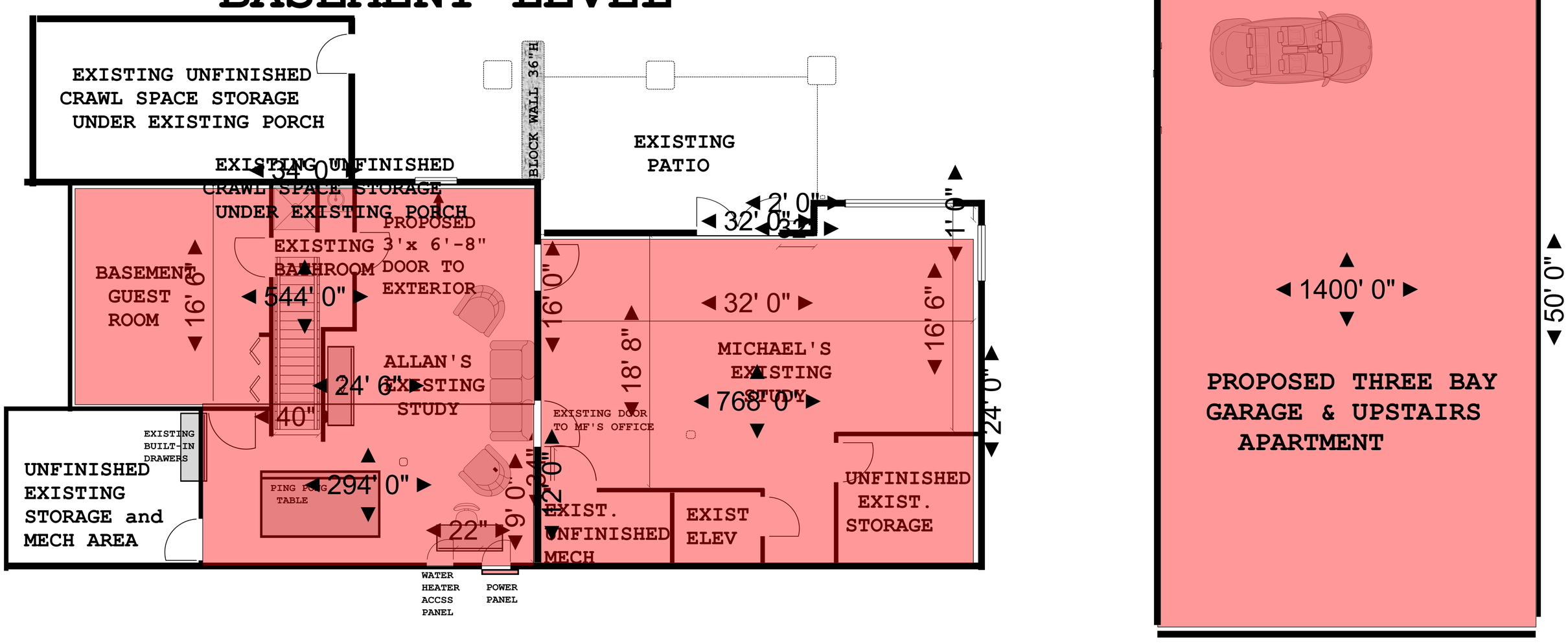
LOCATION	SQ FT w/ eaves	PITCH OF ROOF	TOTAL ROOF AREA
NEW GARAGE and GARAGE APARTMENT (heated)	1,400	6	**1,745**
NEW SUNROOM (heated)	575	4	**695**
KITCHEN AREA	933	8	**1,289**
BREEZEWAY	23	4	**52**
ORIGINAL 1938 STRUCTURE	1,140	8	**1,554**
ORIGINAL COVERED PORCH	262	4	**348**
OWNER'S SUITE	640	6	**844**
NEW COVERED FRONT ENTRY	83	4	**131**
1.8 acres is 6,169 sq ft = 489 sq ft over but under 500 sq ft			**6,658**

Site: UNDER ROOF DRAWING & CALCULATION	Drawing: 801508	Project: 0000416	DRAWN BY: E. McCoy	SHEET NUMBER: A3	FLYNN RESIDENCE 408 VANDERBILT ROAD BILTMORE FOREST ASHEVILLE, NC 28803
Title:	Scale: 1/4":1'0"	Date: 07/07/2024	REV: 10/01//2025		

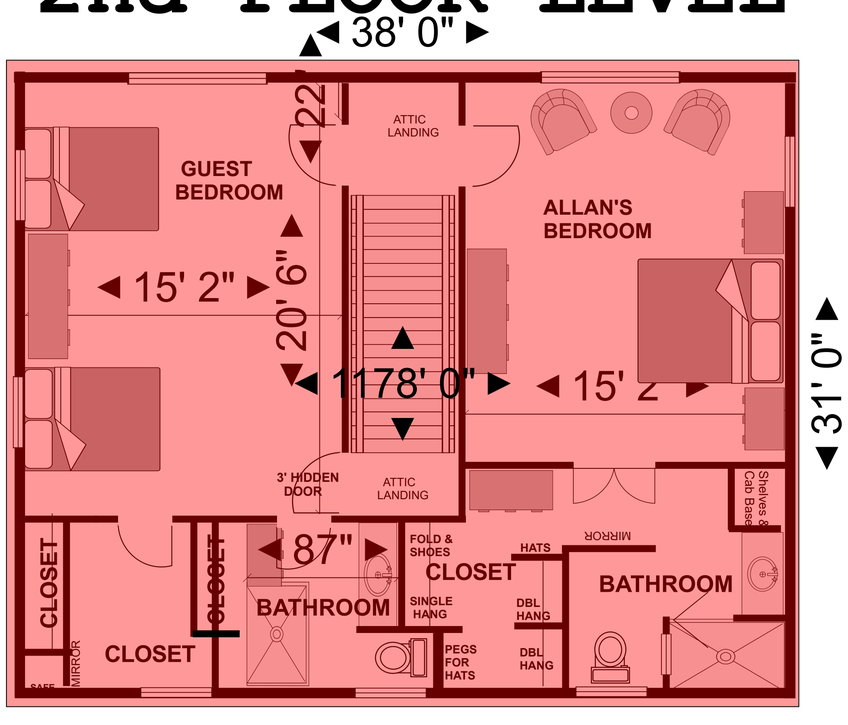
MAIN FLOOR RESIDENCE



MAIN RESIDENCE BASEMENT LEVEL



MAIN RESIDENCE 2nd FLOOR LEVEL



AREA CALCULATIONS:

SECOND FLOOR	1,178	SQ
MAIN LEVEL	2,602	SQ
BASEMENT LEVEL	1,606	SQ
TOTAL EXISTING	5,386	SQ
NEW SUNROOM	528	SQ
NEW GARAGE APARTMENT	1,400	SQ
NEW HEATED & LIVING AREA:	2,070	SQ

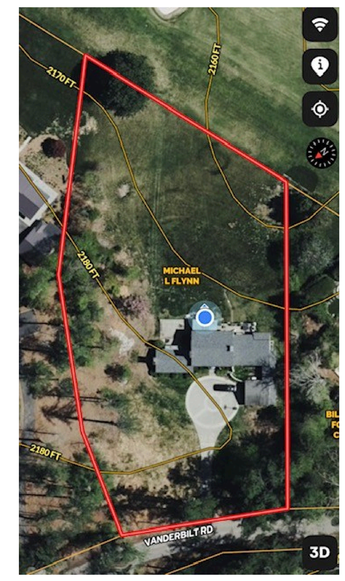
TOTAL HEATED AREA: 7,314 SQ

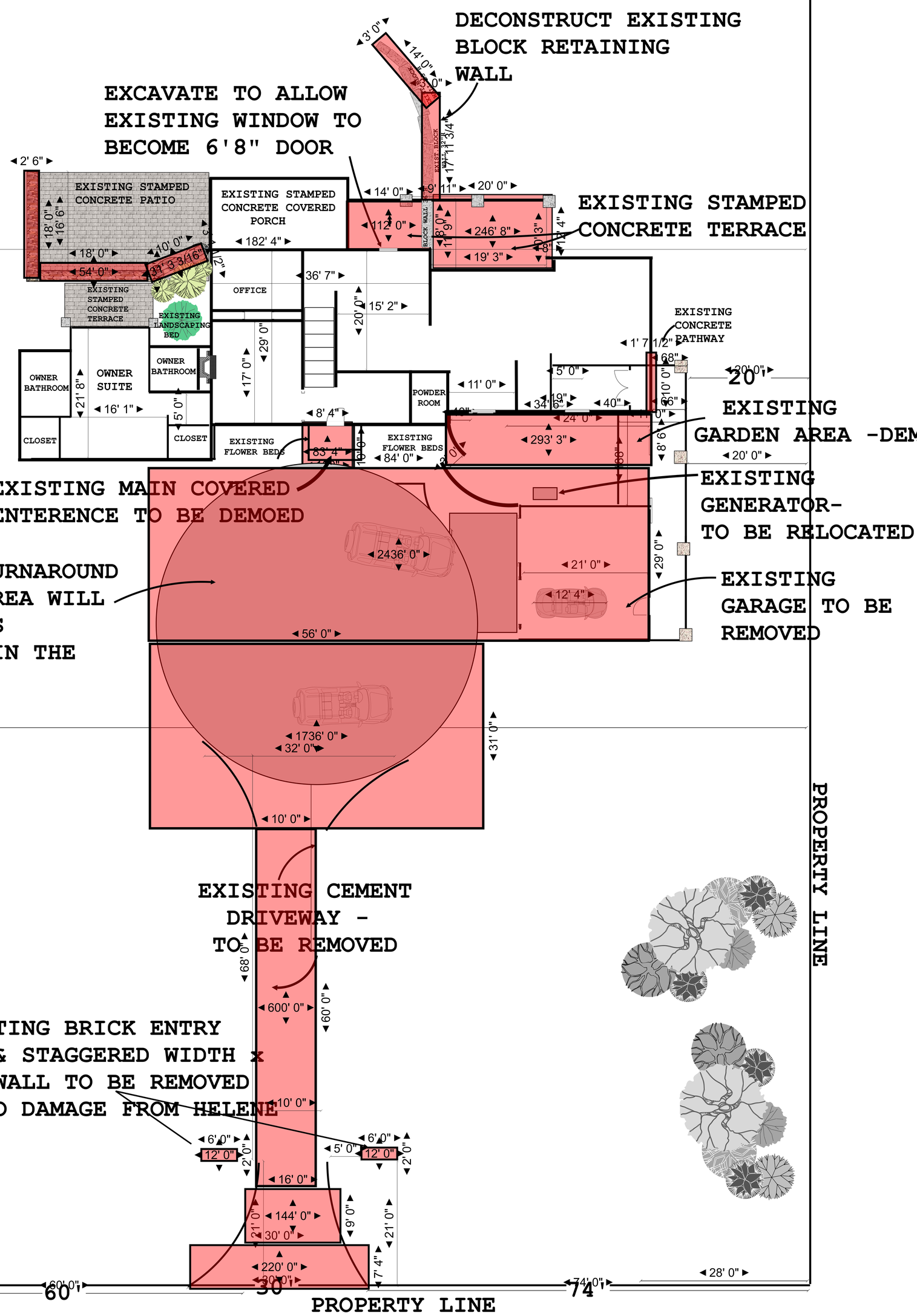
Site: HEATED AREA DRAWING & CALCULATION	Drawing: 801508	Project: 0000416	DRAWN BY: E. McCoy	SHEET NUMBER: A4	FLYNN RESIDENCE 408 VANDERBILT ROAD BILTMORE FOREST ASHEVILLE, NC 28803
Title:	Scale: 1/4":1'0"	Date: 07/07/2024	REV: 10/01/2025		

DEMOLITION NOTES:

EXTERIOR DEMOLITION LIST:

* The front entry slate stoop, steps, screened door and copper awning (to be reused).
* The stamped cement circular turnaround, the existing driveway and brick 6'w entry columns access from Vanderbilt Road
* The original 22'x 21' two car garage.
* The two (2) decorative curved wing walls at main house front into garden courtyard area.
* Retaining wall in rear yard to be deconstructed.

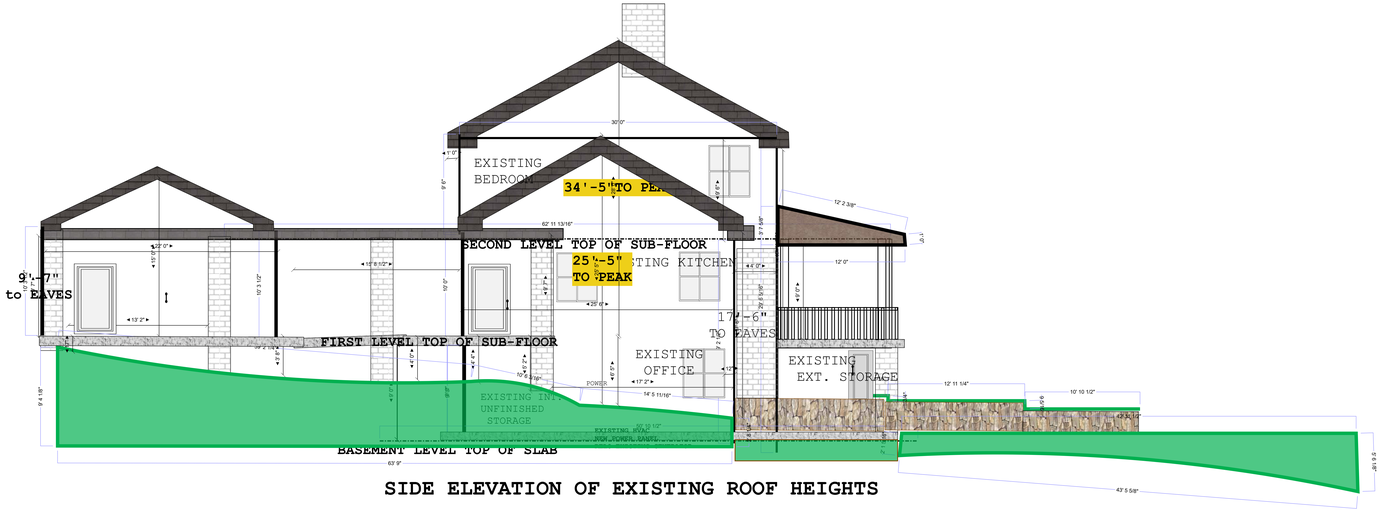




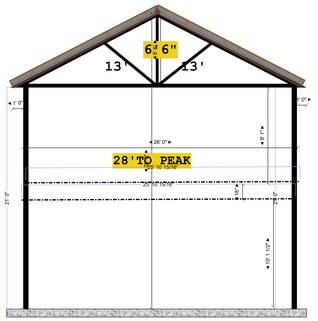
NOTES:

* All aspects of construction shall comply with North Carolina 2018 Residential Building Codes (NCRC 2018).
* The Town of Biltmore Forest and Buncombe Co obtained permits are to be posted and visible.
* Shoring, bracing and silt fencing are to be installed prior to construction and maintained at all times to protect the existing structure, existing landscaping / trees, for code compliant egress, for adjoining properties and public roads.
* Seperate demolition debris (metals, clean wood, cardboard, concrete and / or masonary) when practical and reasonable is recommended.
* Field Verify all dimensions, elevations and site conditions prior to fabrication.

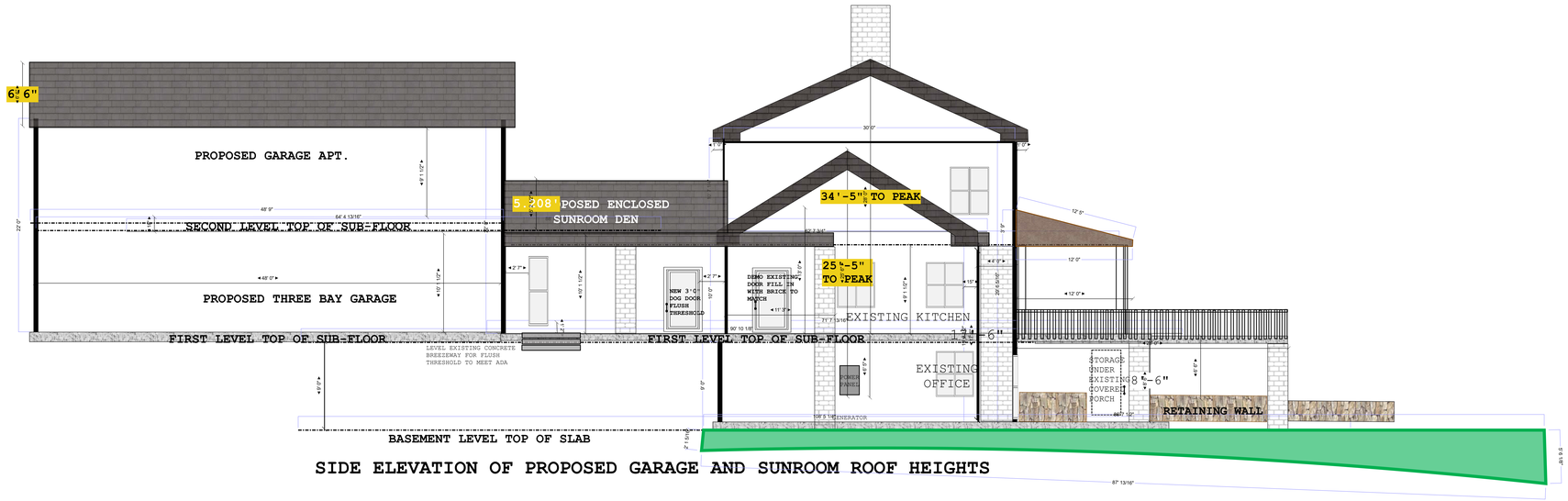
Site: PROPOSED DEMOLITION PLAN	Drawing: 801506	Project: 0000416	DRAWN BY: E. McCoy	SHEET NUMBER: A5	FLYNN RESIDENCE 408 VANDERBILT ROAD BILTMORE FOREST ASHEVILLE, NC 28803
Title:	Scale: 1/4":1'0"	Date: 07/07/2024	REV: 10/01/2025		



SIDE ELEVATION OF EXISTING ROOF HEIGHTS



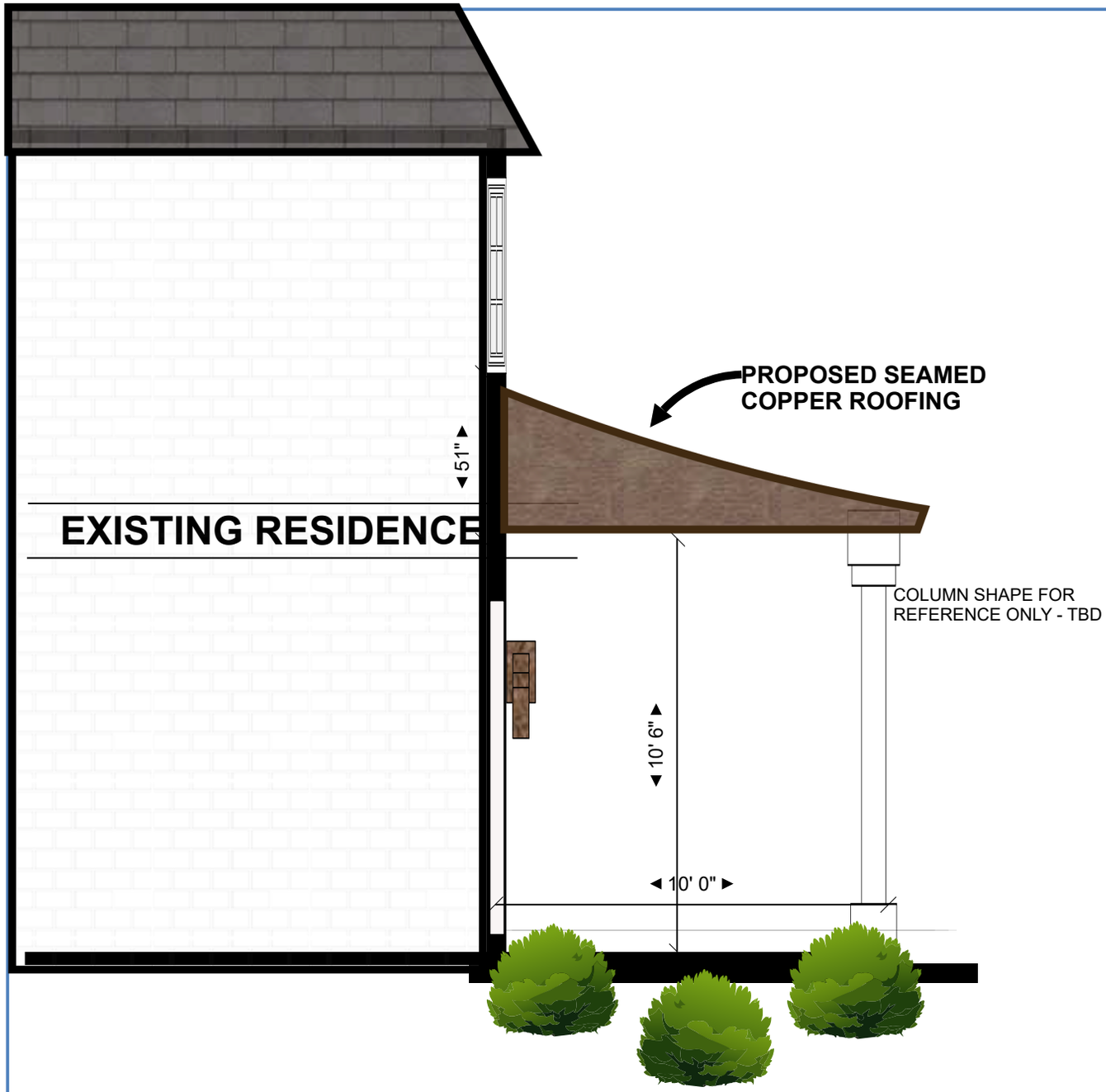
SIDE ELEVATION OF PROPOSED GARAGE ROOF HEIGHT



SIDE ELEVATION OF PROPOSED GARAGE AND SUNROOM ROOF HEIGHTS

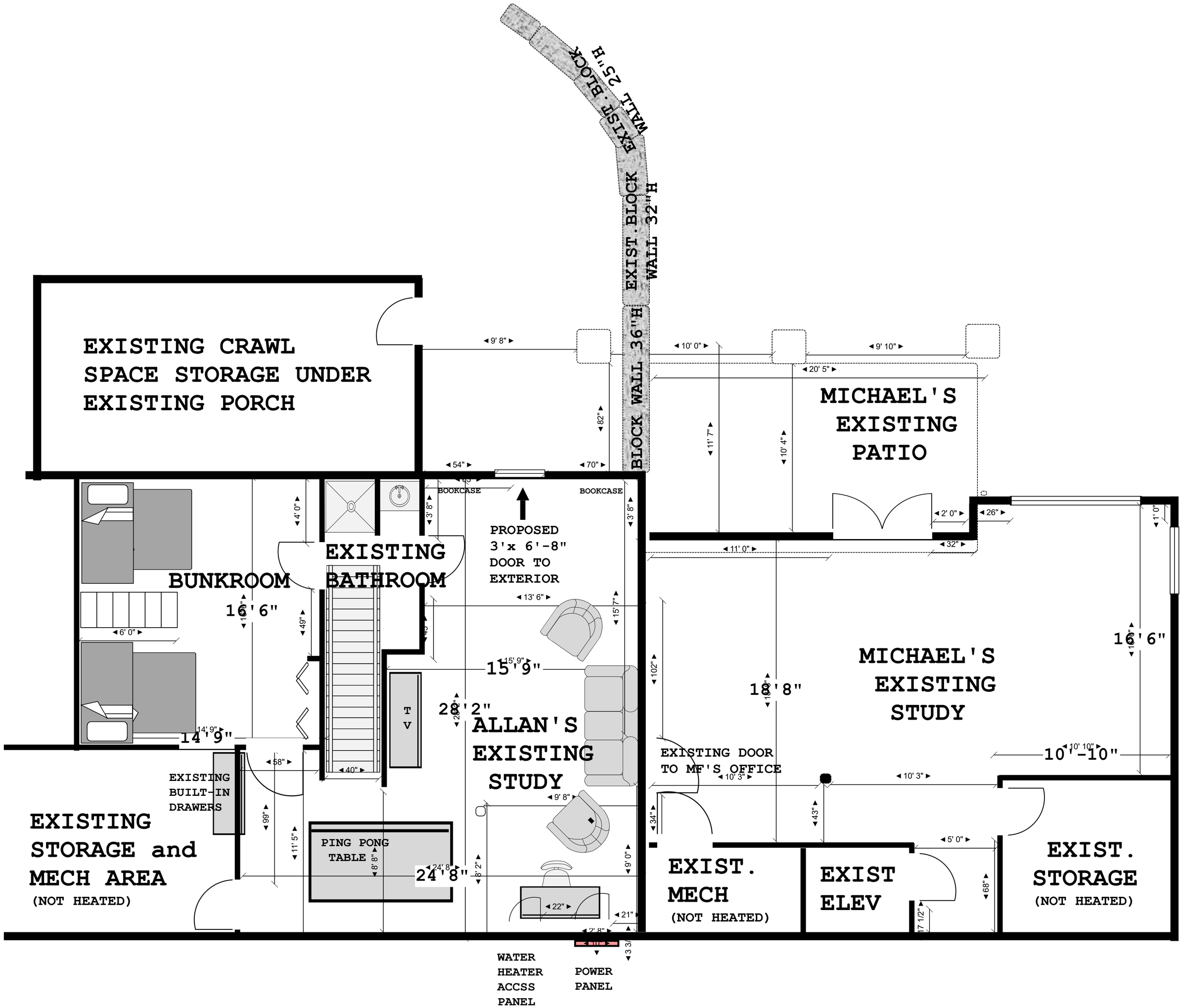
Site: EXTERIOR ROOF ELEVATIONS OF SIDE EXISTING AND PROPOSED	Drawing: 801522	Project: 0000416	Drawn: E. McCoy	Notes:	THE FLYNN RESIDENCE 408 VANDERBILT ROAD ASHEVILLE, NC 28803
Title:	Scale: 1/4":1'0"	Date: 10/29/2025	Rev: A6		

Site: PROPOSED FRONT ENTRANCE ELEVATION	Drawing: 801506	Project: 0000416	Drawn: E McCOY	SHEET NUMBER: A7	FLYNN RESIDENCE 408 VANDERBILT ROAD ASHEVILLE, NC 28803
Title:	Scale: 1/4":1'0"	Date: 09/2024	Rev: 10/01/2025		



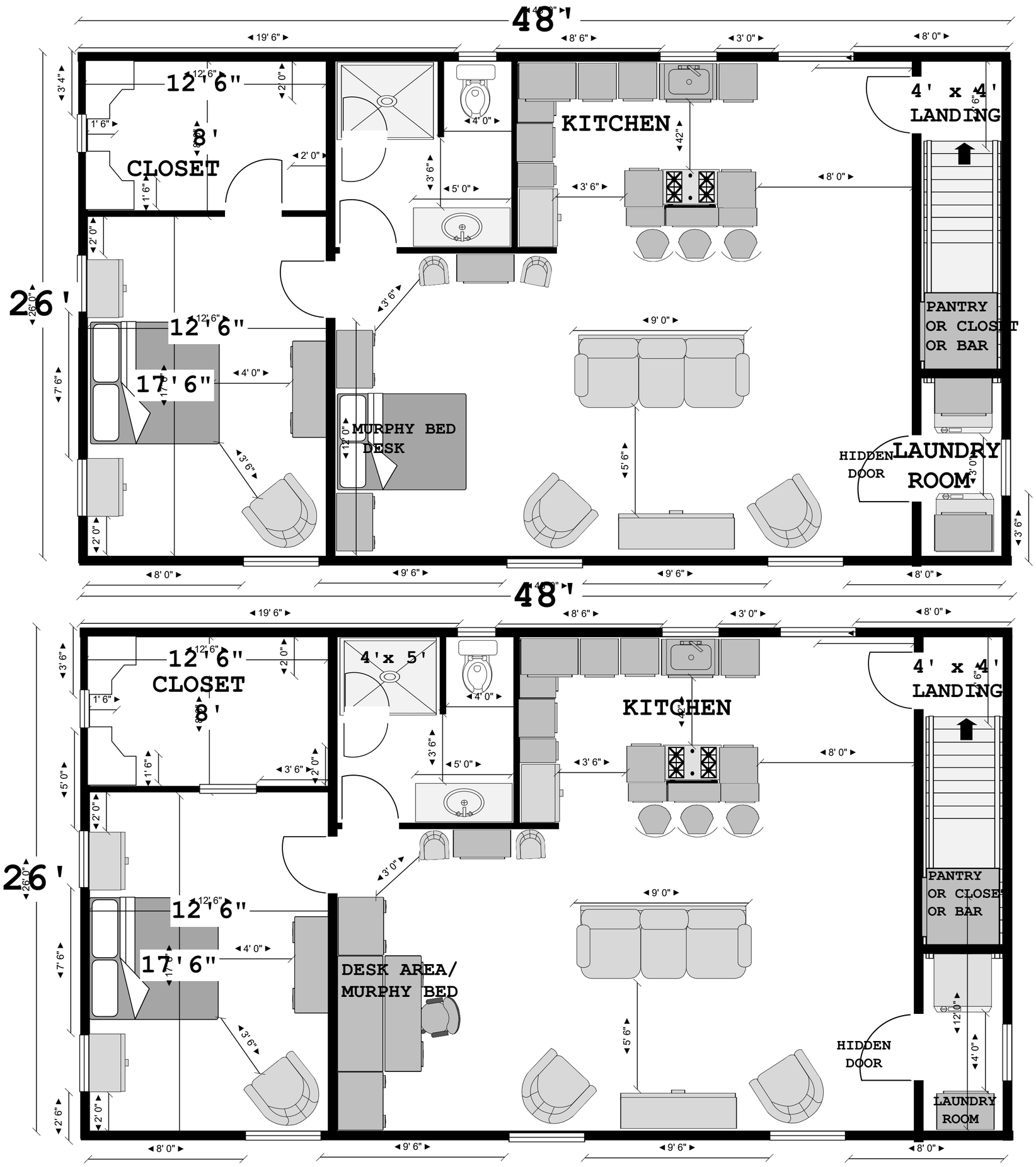
EXAMPLES OF PORCH STYLE, COPPER ROOF MATERIAL, COLUMNS & PAINT COLORS

Site: MAIN HOUSE FRONT ENTRY SIDE ELEVATION	Drawing: 801506	Project: 0000416	Drawn: E McCOY	SHEET NUMBER: A8	FLYNN RESIDENCE 408 VANDERBILT ROAD ASHEVILLE, NC
Title :	Scale: 1/4":1'0"	Date: 09/2024	Rev: 10/29/2025		

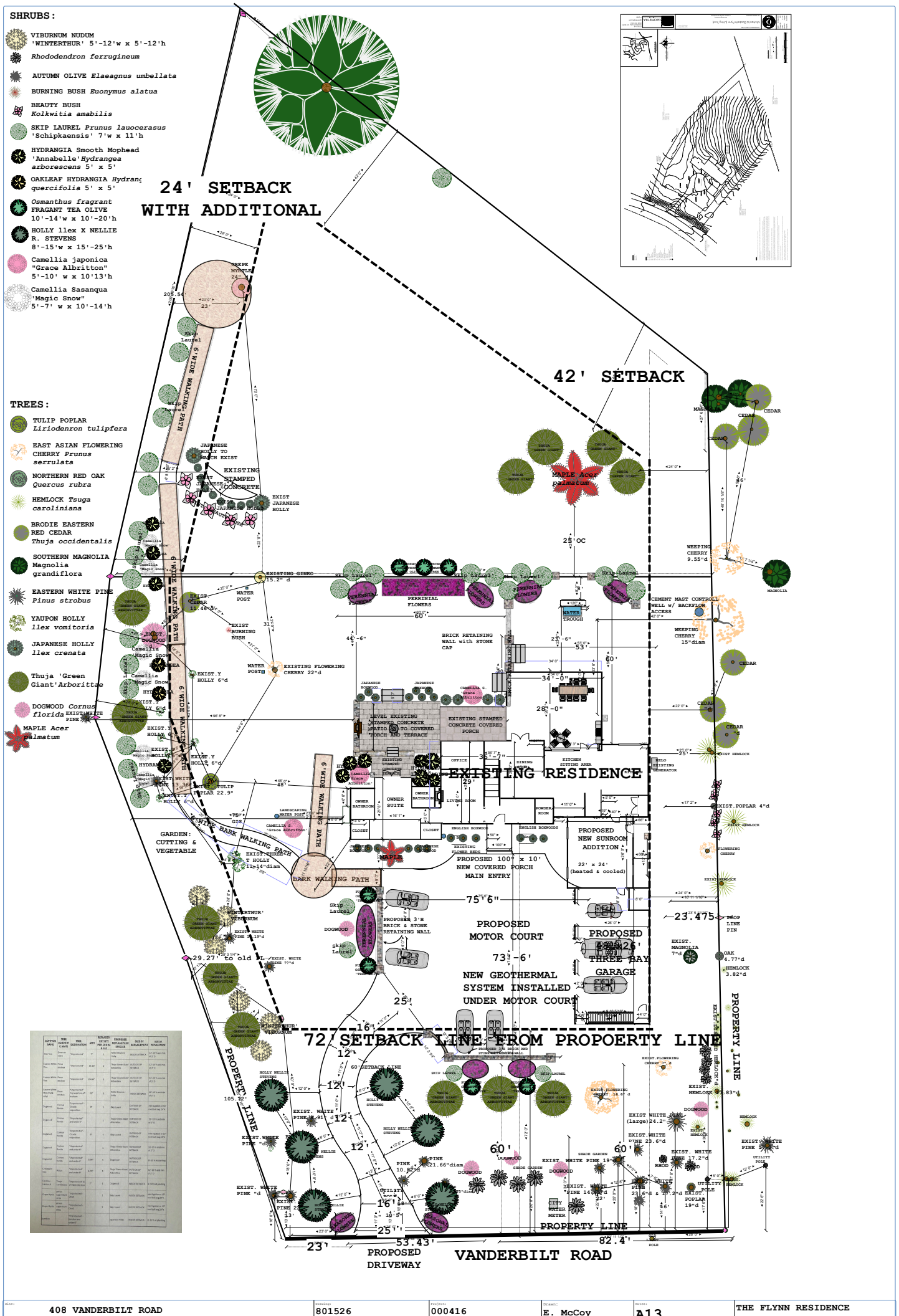


Site:	Drawing:	Project:	Drawn by:	SHEET NUMBER:	
408 Vanderbilt Road Lower Level As-Built	801506	0000416	E McCoy	A9 AS-BUILT	The Flynn Residence 408 Vanderbilt Road Charlotte, NC 28803
Title:	Scale: 1/4":1'0"	Date: 07/07/2025	Rev:		

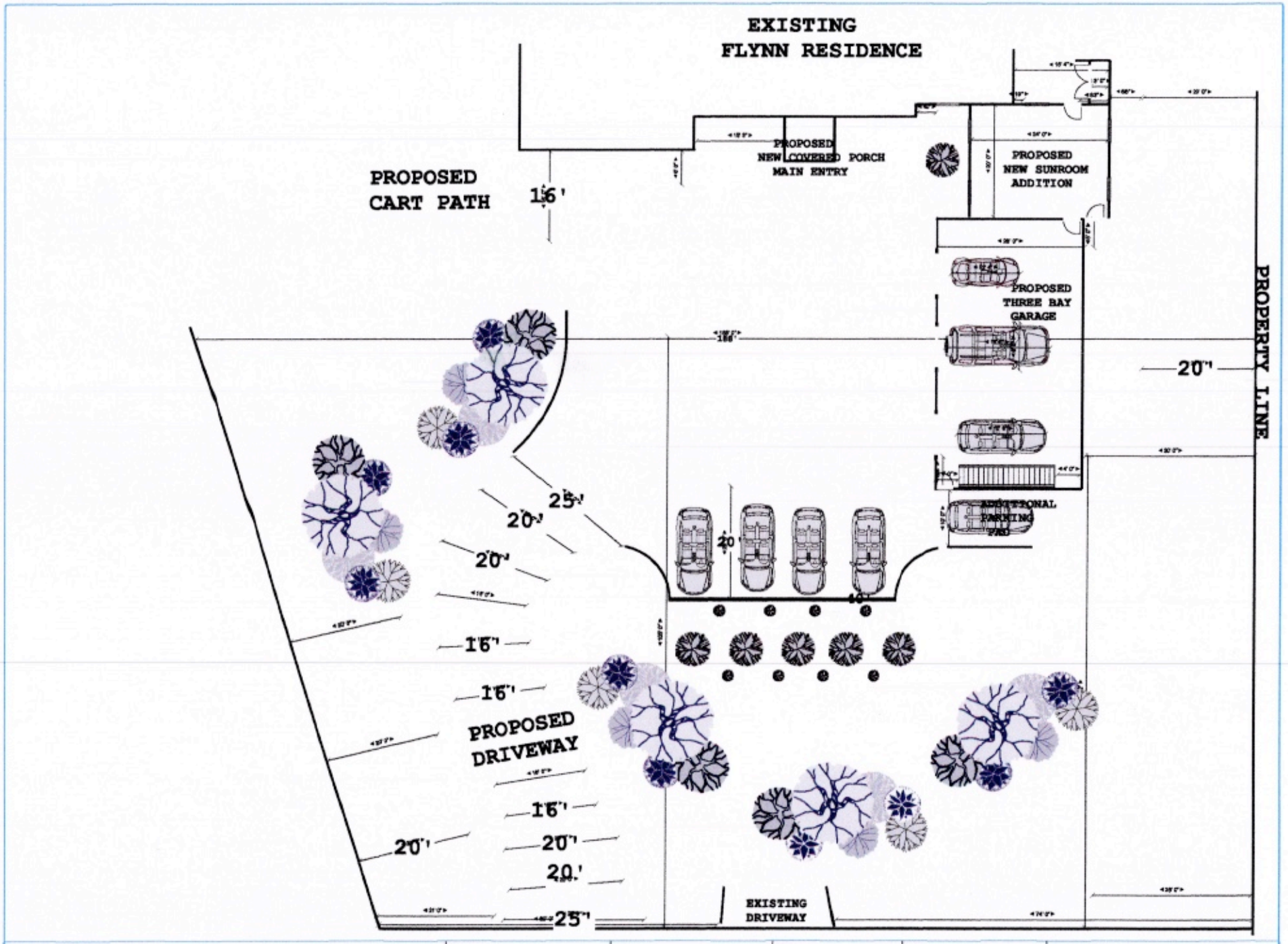
FLYNN GARAGE APARTMENT



Site: 408 VANDERBILT ROAD	Drawing: 801506	Project: 0000416	Drawn: E.McCOY	SHEET NUMBER: A12	FLYNN RESIDENCE 408 VANDERBILT ROAD ASHEVILLE, NC 28803
Title: GARAGE APT FURNITURE	Scale: 1/4":1'0"	Date:	Rev: 07/11/2025		

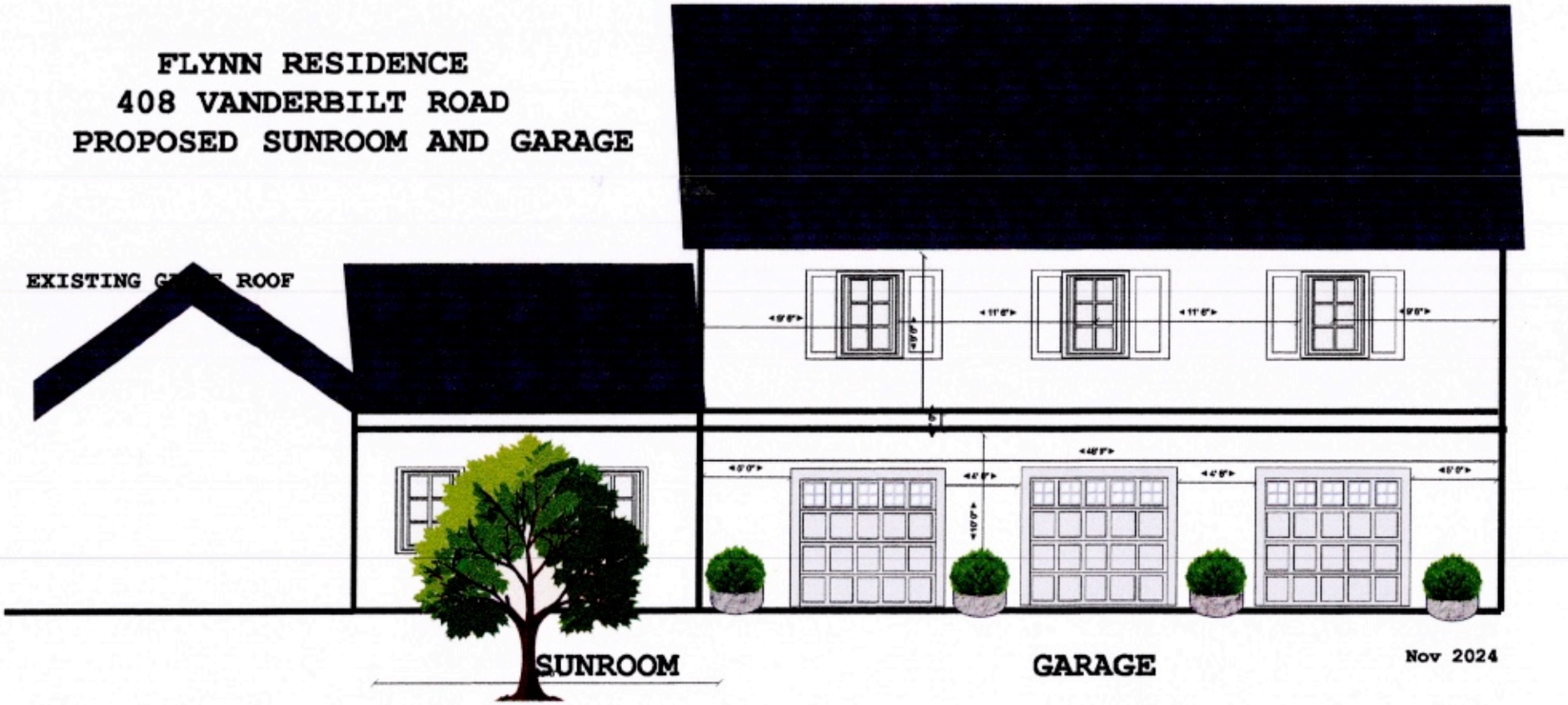


Site: 408 VANDERBILT ROAD	Drawing: 801526	Project: 000416	Drawn: E. McCoy	Sheet: A13	THE FLYNN RESIDENCE 408 VANDERBILT RD. ASHEVILLE, NC 28803
Title: PROPOSED LANDSCAPE PLAN WITH ADDITIONAL SETBACKS	Scale: 1/4":1'0"	Date:	Date: 10/29/2025		



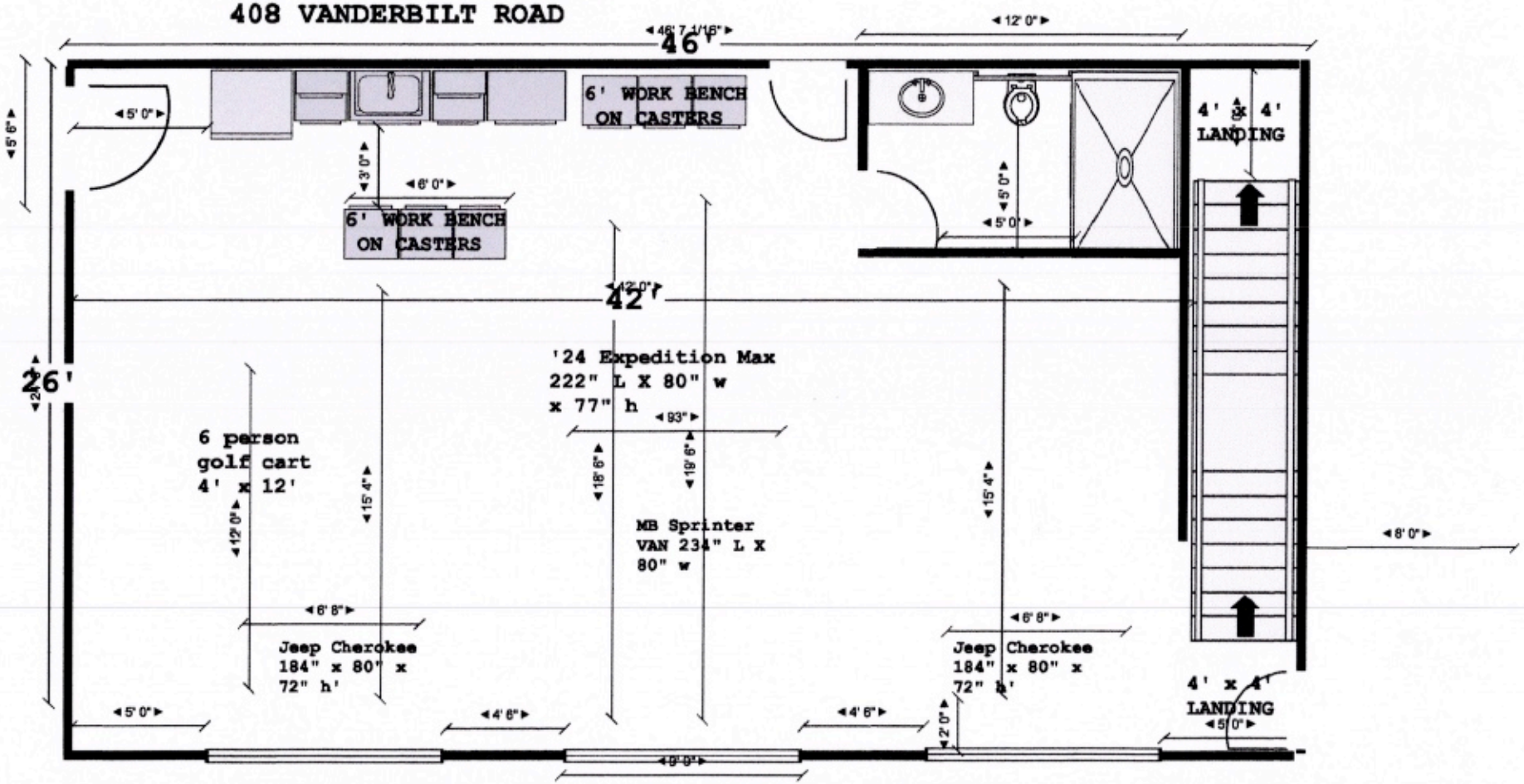
Drawn: DRIVEWAY	Drawing: 001SDR	Project: 0009416	Date: N McCoy	Drawn:	FLYNN RESIDENCE 428 VERMONTVILLE HIGHWAY ASHFIELD, MA
Title:	Scale: 1/8"=1'-0"	Date: 7/2024	REV: 11/18/2024		

FLYNN RESIDENCE
408 VANDERBILT ROAD
PROPOSED SUNROOM AND GARAGE



Nov 2024

FLYNN PRPOSED GARAGE
408 VANDERBILT ROAD

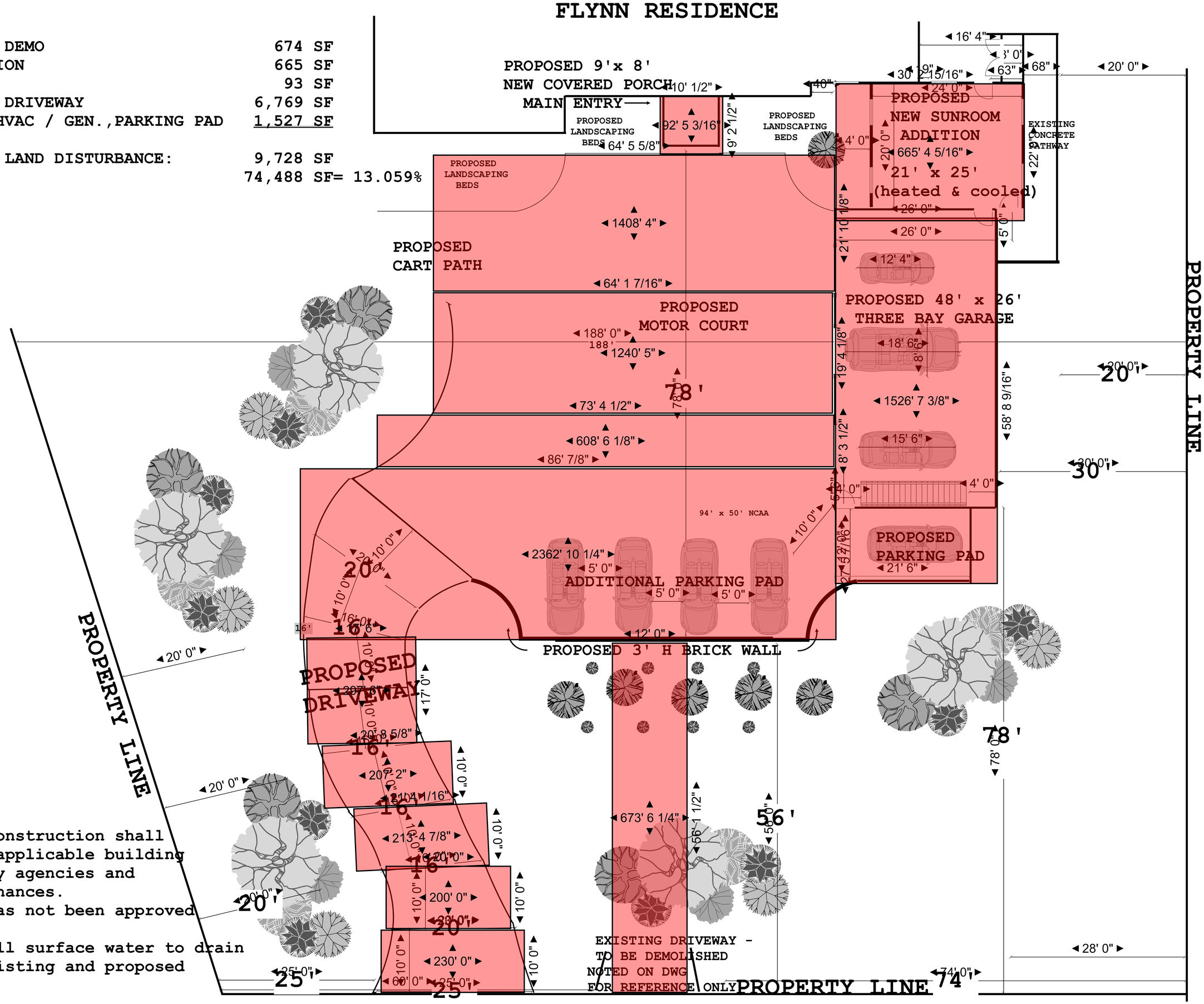


OPT 1:INTERIOR STRAIGHT STAIR REV NOV 2024

EXISTING FLYNN RESIDENCE

LAND DISTURBANCE CALCULATIONS:

EXISTING DRIVEWAY DEMO	674 SF
NEW SUNROOM ADDITION	665 SF
NEW FOYER ENTRY	93 SF
NEW MOTOR COURT & DRIVEWAY	6,769 SF
NEW GARAGE, APT. HVAC / GEN.,PARKING PAD	1,527 SF
TOTAL ANTISIPATED LAND DISTURBANCE:	9,728 SF
1.71 ACRES	74,488 SF= 13.059%



NOTES:

* All aspects of construction shall comply with all applicable building codes, regulatory agencies and restrictive ordinances.
* Landscape plan has not been approved by Homeowner.
* Once regraded, all surface water to drain away from all existing and proposed structures.

Site: DRIVEWAY	Drawing: 801506	Project: 0000416	DRAWN BY:E. McCoy	Notes:	FLYNN RESIDENCE 408 VANDERBILT ROAD BILTMORE FOREST ASHEVILLE, NC 28803
Title:	Scale: 14":1'0"	Date: 7/2024	REV: 01/5/2025		

EXISTING FLYNN RESIDENCE

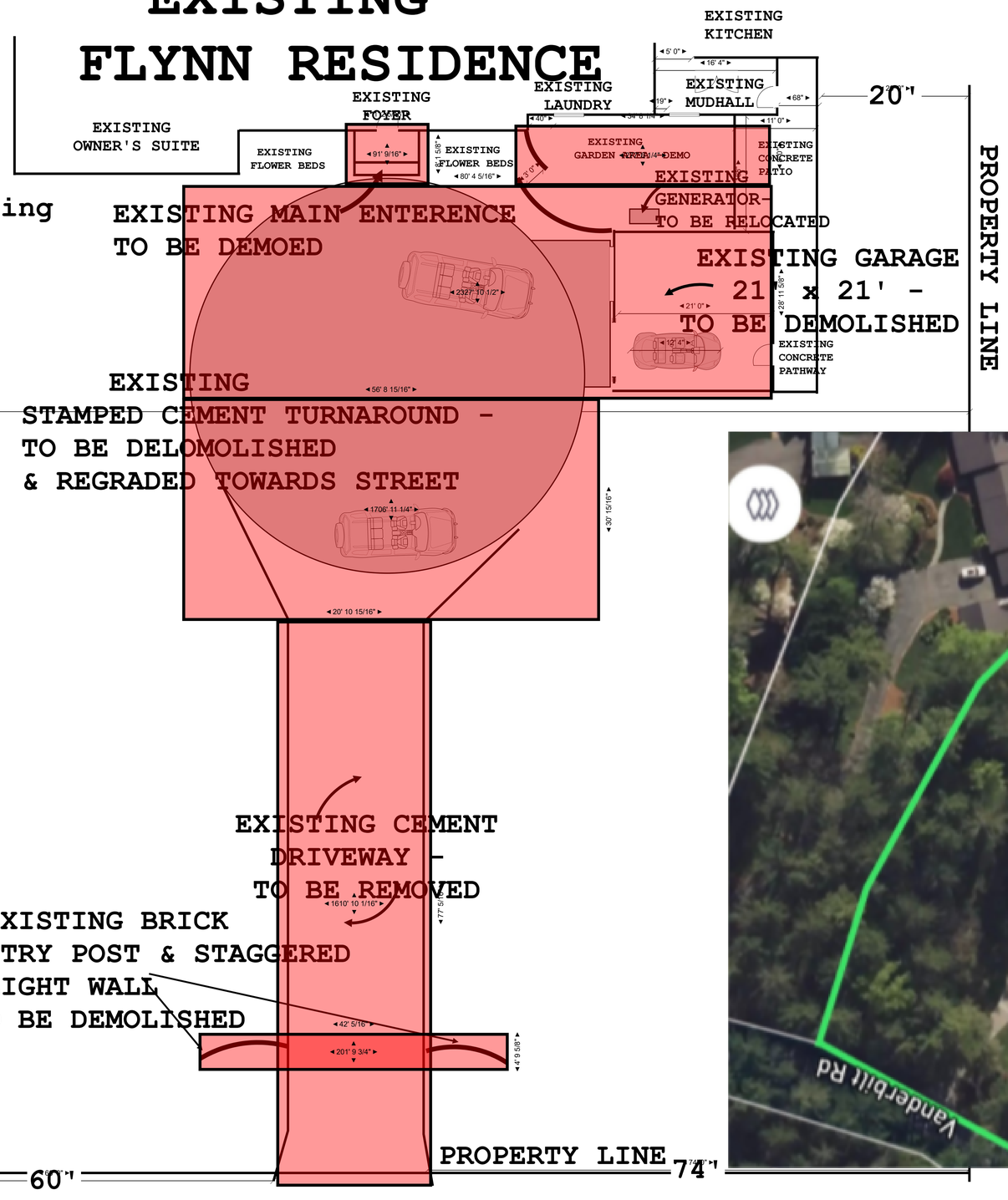
NOTES:

EXTERIOR DEMOLITION LIST:

* the front entry slate stoop, steps, screened door and copper awning
* the stamped cement circular turnaround and the driveway access from Vanderbilt Road
* the original two car garage
* the two (2) curved wing walls into garden courtyard area

LANDSCAPING DEMOLITION:

* No additional trees or shrubs to be removed due to the Hurricane Helene clean up



DEMOLITION PLAN

Site: DEMOLITIO N PLAN	Drawing: 801506	Project: 0000416	Drawn by: E. McCOY	Notes:	FLYNN RESIDENCE 408 VANDERBILT ROAD ASHEVILLE, NC 28803
Title:	Scale: 1/4":1'0"	Drawn: 01/06/2025	REV:		

Site: MAIN HOUSE ENTRANCE ELEVATION	Drawing: 801506	Project: 0000416	Drawn: E McCOY	Notes:	FLYNN RESIDENCE 408 VANDERBILT ROAD ASHEVILLE, NC
Title:	Scale: 1/4":1'0"	Date: 09/2024	Rev: 11/20/2024		

Site: **MAIN HOUSE FRONT ENTRY SIDE ELEVATION**	Drawing: **801506**	Project: **0000416**	Drawn: **E McCOY**	Notes:	**FLYNN RESIDENCE 408 VANDERBILT ROAD ASHEVILLE, NC**
Title :	Scale: **1/4":1'0"**	Date: **09/2024**	**Rev: 11/22/2024**		

PROPERTY LINE

20'

68" EXISTING BREEZEWAY

EXISTING KITCHEN

NEW CLOSET

DOG DOOR

48"

PROPOSED SUNROOM 22' x 26' ADDITION

TV

EXIST. PANTRY

EXIST ELEV.

BAR

EXIST. LAUNDRY

6' WORK BENCH ON CASTERS

6' WORK BENCH ON CASTERS

42'6"

2024 Expedition Max 222" L x 80" w x 77" h

PROPOSED THREE BAY GARAGE 48' x 26'

6 person golf cart 4' x 12'

Jeep Cherokee 184" x 80" x 72" h'

4' x 4' LANDING

4' x 4' LANDING

12' x 21' PARKING PAD

EXISTING FOYER

PROPOSED NEW ENRTY 9' x 8'

AREA CALCULATIONS:

TOTAL HEATED EXISTING	5,982 SF
NEW SUNROOM ADDITION	527 SF
NEW GARAGE APARTMENT	1,175 SF
TOTAL HEATED	7,684 SF

ADDITIONAL NOTES:

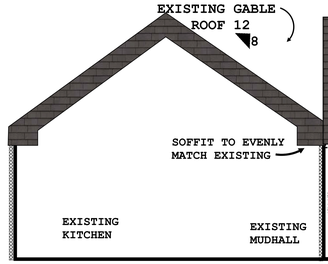
All measurements are to be field verified.

IMPERVIOUS SURFACE CALCULATIONS:

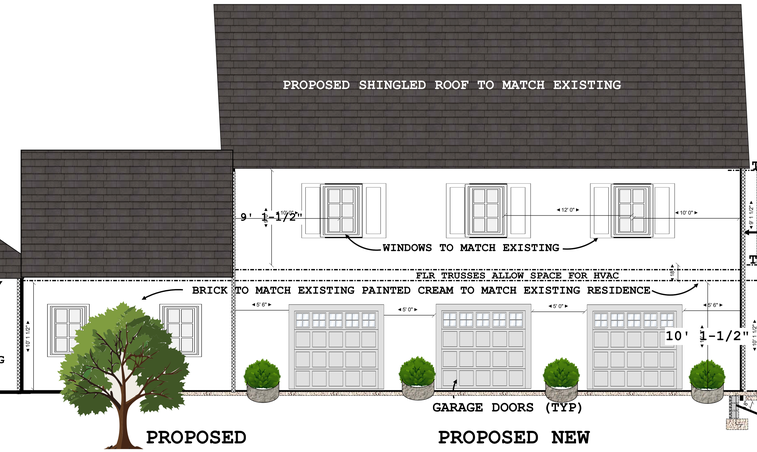
TOTAL HEATED EXISTING	5,982 SF
EXISTING REAR PATIOS & DECK	547 SF
EXISTING BREEZEWAY	224 SF
NEW SUNROOM ADDITION	572 SF
NEW GARAGE, PARKING PAD,HVACS & GENERATOR	1,549 SF
NEW FOYER PORCH	94 SF
NEW MOTOR COURT AND DRIVEWAY	6,813 SF
TOTAL IMPERVIOUS STRUCTURES	15,781 SF
1.71 ACRES	74,488 SF = 21.11%

Site: 408 VANDERBILT ROAD	Drawing: 801506	Project: 0000416	Drawn: E. McCoy	Notes:	FLYNN RESIDENCE 408 VANDERBILT ROAD ASHEVILLE, NC
Title: SUNROOM AND GARAGE	Scale: 1/4":1'0"	Date:	Rev: A		

STAIR NOTES:
1.Stringers to be 2x12 w/ 2x4 stiffeners.
2.All handrails and guardrails to be 36" above finished floor or vertically above tread nosing.
3.All handrails shall have grip size of 1 1/4" min. to 2 5/8" max.
4.All ballusters to be spaced so as to not allow passage of a 4" sphere.
5.All treads to be 9 7/8" wide w/ 1" nosing.
6.Min. headroom shall be 6'-8" h.

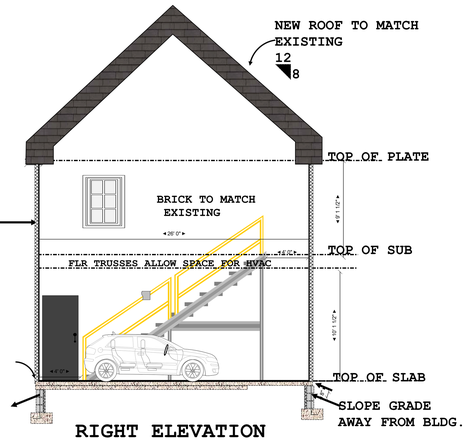


ELEVATION OF EXISTING MAIN RESIDENCE

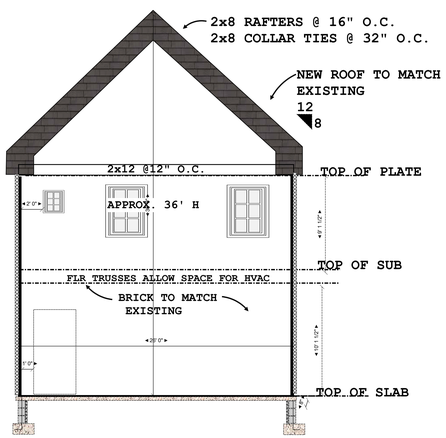


PROPOSED SUNROOM ADDITION

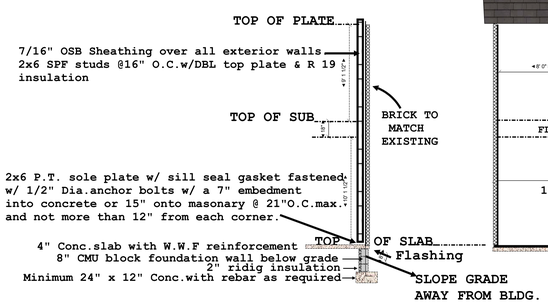
PROPOSED NEW GARAGE AND APARTMENT FRONT ELEVATION



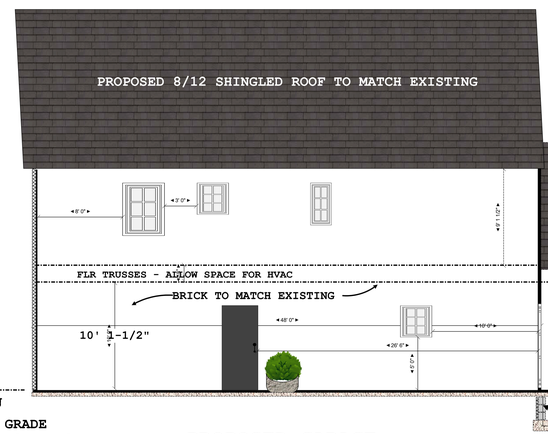
RIGHT ELEVATION



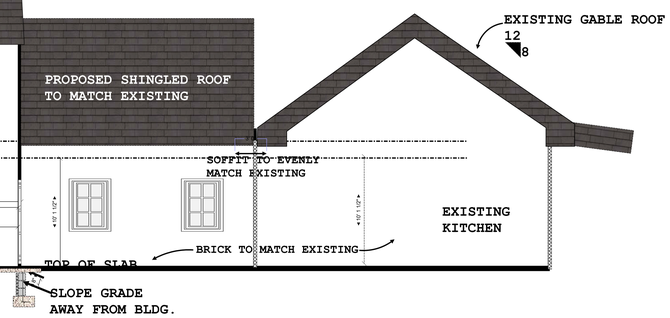
LEFT ELEVATION



TYP.FOUNDATION & SLAB DETAIL



PROPOSED GARAGE & APARTMENT 48' x 26'x 36' REAR ELEVATION



PROPOSED SUNROOM 26' x 22' x 24'

EXISTING MAIN RESIDENCE ELEV.

Title:	Drawing: 801506	Project: 0000416	Drawn: E. McCoy	Notes:	FLYNN RESIDENCE 408 VANDERBILT ROAD BILTMORE FOREST ASHEVILLE, NC 28803
Title: EXTERIOR ELEVATIONS	Scale: 1/4":1'0"	Date: 12/18/2025	Rev: A		

FLYNN EXISTING LANDSCAPE DRAWING
408 VANDERBILT ROAD
ACREAGE 1.71

PRE HELENE

POST HELENE

NOTES:
* All aspects of construction shall comply with all applicable building codes, regulatory agencies and restrictive ordinances of the Town of Biltmore Forest, Buncomb Co and 2018 North Carolina Building Codes.

20'
25'
CREPE MYRTLE 24" d
23'
DEAD CREPE MYRTLE 7" d
DEAD CREPE MYRTLE d
44'
INVASIVE BAMBOO none over 6" d
EXISTING STAMPED CONCRETE PATIO
20'
6'
EVERGREEN JAPANESE HOLLY
GIS 53' from corner PL to stone
20'
213'
25' SETBACK
MAGNOLIA
CEDAR
CEDAR
CEDAR
20' SETBACK
PROPERTY LINE
WEEPING CHERRY 9.55"d
MAGNOLIA
CEMENT MAST CONTROLL WELL w/ BACKFLOW ACCESS
WEEPING CHERRY 15" d
CEDAR 11.46"d
GINKO 15.2" d
31'
19'
26'
FLOWERING CHERRY 22"d
YAUPON HOLLY 6"d
Y HOLLY 6"d
Y HOLLY 6"d
24.6'
Y HOLLY 6"d
Y HOLLY 6"d
WHITE PINE 13.36"d
Y HOLLY 6"d
Y HOLLY 6"d
12'
DEAD DOGWOOD 4" d
DEAD DOGWOOD "
14'
EXIST POPLAR 22.9"
YAUPON HOLLY 6"d
75' GIS
20' SETBACK
YAUPON HOLLY 6"d
LANDSCAPING WATER POST
23'
THREE YAUPON HOLLY diam
DEAD DOGWOOD "
28'
23'
22'-6"
DEAD DOGWOOD 2.86 d"
21'-8"
WHITE PINE 17.19"d
14'8"
DEAD CRABAPPLE TREE 7.3"d
DEAD TREE 17.2" d
20' SETBACK
WHITE PINE d
WHITE PINE 24.84"d
7'-7"
38'
PL 29.27' TO LOT 24
WHITE PINE 17"d
PROPERTY LINE
192'3" P LINE to P Line
EXISTING CONCRETE BLOCK RETAINING WALL
21'6"
CEDAR "d
EXISTING STAMPED CONCRETE COVERED PORCH
EXISTING STAMPED CONCRETE TERRACE
EXISTING STAMPED CONCRETE PATIO
OFFICE
DINING ROOM
KITCHEN
20' SETBACK
CEDAR "d
EXISTING THREE HVAC PADS
25'
HEMLOCK
EXISTING HYDRANGEA LANDSCAPE BED
CHINESE HOLLY 8'h
EXISTING RESIDENCE
OWNER BATHROOM
OWNER SUITE
OWNER BATHROOM
TULIP POPLAR 4"d
HEMLOCK
POWDER ROOM
JAPANESE YEW
CLOSET
CLOSET
COMMON BOXWOOD
EXISTING FLOWER BEDS
COMMON BOXWOOD
EXISTING HERB GARDEN
23.475'
PROP LINE PIN
15'-9"
EXISTING CONCRETE PATHWAY TO DETATCHED GARAGE
CHINESE HOLLY
JAPANESE HOLLY
CHINESE HOLLY
JAPANESE HOLLY
CHINESE HOLLY
EXISTING GENERATOR
51' DIAMETER EXISTING TURNABOUT
EXISTING 22' x 22' GARAGE
66"
MAGNOLIA 7"d
POPLAR 4.77"d
HEMLOCK 3.82"d
EXISTING CEMENT DRIVEWAY & TURNABOUT - TO BE REMOVED
147'
EXIST. DISEASED HEMLOCK d
20'SETBACK
60'SETBACK LINE
60'SETBACK LINE
68'
FLOWERING CHERRY 7" D
FLOWERING CHERRY 16.6" D
34'
28'
HEMLOCK 17.83"d
E. WHITE PINE (large) 24.2" D
30'
RHOD
WHITE PINE 23.6"d
60'
WHITE PINE 19"d
WHITE PINE 15"d
WHITE PINE 23.6"d
E. WHITE PINE 17.2"d
RHOD
UTILITY POLE
WHITE PINE 14.65"d
12'-8"
PINE 17.2"d
TULIP POPLAR 19.10" D
WHITE PINE 15.19"d
25'WHITE PINE TRUNK ONLY
DEAD OAK 7"d diam
WHITE PINE 8.91" diam
20'
WHITE PINE 21.66"d
WHITE PINE 10.82"d
WHITE PINE 13.375"d
10'
WHITE PINE 19" d
WHITE PINE 22.9"d
TEMP UTILITY POLE
21'
CITY WATER METER
15'
18'
14'
17'
AUTUMN OLIVE
13'-6"
10'5"
PROPERTY LINE
30'
21.03
53.43'
82.4'
28'
VANDERBILT ROAD
UTILITY POLE
22

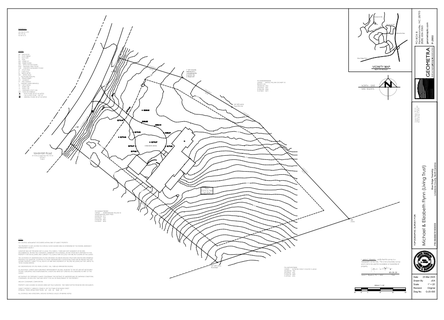
SHRUBS:

- VIBURNUM NUDUM 'WINTERTHUR' 5'-12'w x 5'-12'h
- *Rhododendron ferrugineum*
- AUTUMN OLIVE *Elaeagnus umbellata*
- BURNING BUSH *Euonymus alatua*
- BEAUTY BUSH *Kolkwitia amabilis*
- SKIP LAUREL *Prunus lauocerasus* 'Schipkaensis' 7'w x 11'h
- HYDRANGIA Smooth Mophead 'Annabelle'*Hydrangea arborescens* 5' x 5'
- OAKLEAF HYDRANGIA *Hydrangea quercifolia* 5' x 5'
- *Osmanthus fragrant* FRAGANT TEA OLIVE 10'-14'w x 10'-20'h
- HOLLY llex X NELLIE R. STEVENS 8'-15'w x 15'-25'h
- Camellia japonica "Grace Albritton" 5'-10' w x 10'13'h
- Camellia Sasanqua 'Magic Snow" 5'-7' w x 10'-14'h

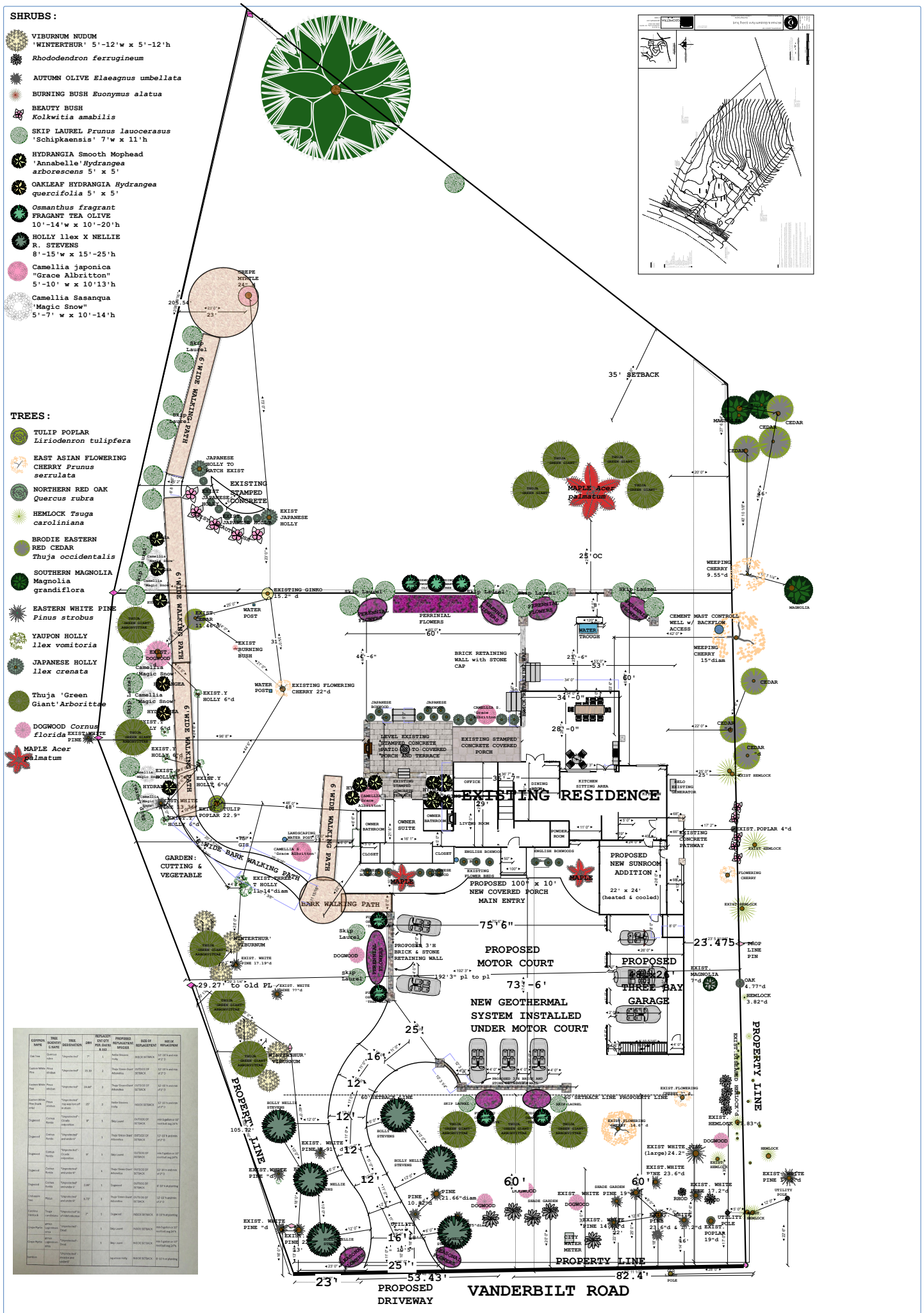
TREES:

- TULIP POPLAR *Liriodenron tulipfera*
- EAST ASIAN FLOWERING CHERRY *Prunus serrulata*
- NORTHERN RED OAK *Quercus rubra*
- HEMLOCK *Tsuga caroliniana*
- BRODIE EASTERN RED CEDAR *Thuja occidentalis*
- SOUTHERN MAGNOLIA Magnolia grandiflora
- EASTERN WHITE PINE *Pinus strobus*
- YAUPON HOLLY *llex vomitoria*

COMMON NAME	TREE SCIENTIFIC NAME	TREE DESIGNATION	DBH	REPLACEMENT QTY. PER. Ord 93 & 153	PROPOSED REPLACEMENT SPECIES	SIZE OF REPLACEMENT	SIZE OF REPLACEMENT
Oak Tree	Quercus rubra	"Unprotected"	7"	1	Nellie Stevens Holly	INSIDE SETBACK	12'-15' h and min of 2" D
Eastern White Pine	Pinus strobus	"Unprotected"	15.19	2	Thuja 'Green Giant' Arborvitea	OUTSIDE OF SETBACK	12'-15' h and min of 2" D
Eastern White Pine	Pinus strobus	"Unprotected"	24.84"	2	Thuja 'Green Giant' Arborvitea	OUTSIDE OF SETBACK	12'-15' h and min of 2" D
Eastern White Pine (trunk only)	Pinus strobus	"Unprotected" :top was torn off in storm	25"	2	Nellie Stevens Holly	INSIDE SETBACK	12'-15' h and min of 2" D
Dogwood	Cornus florida	"Unprotected" - Cicada oviposition	9"	1	Skip Laurel	OUTSIDE OF SETBACK	min 5 gallon or 10" root ball avg 24"h
Dogwood	Cornus florida	"Unprotected" and under 6"		1	Thuja 'Green Giant' Arborvitea	OUTSIDE OF SETBACK	12'-15' h and min of 2" D
Dogwood	Cornus florida	"Unprotected" - Cicada oviposition	9"	1	Skip Laurel	OUTSIDE OF SETBACK	min 5 gallon or 10" root ball avg 24"h
Dogwood	Cornus florida	"Unprotected" and under 6"		1	Thuja 'Green Giant' Arborvitea	OUTSIDE OF SETBACK	12'-15' h and min of 2" D
Dogwood	Cornus florida	"Unprotected" and under 6"	2.86"	1	Dogwood	OUTSIDE OF SETBACK	8'-10' h at planting
Crab apple Tree	Malus	"Unprotected" and under 6"	6.73"	1	Thuja 'Green Giant' Arborvitea	OUTSIDE OF SETBACK	12'-15' h and min of 2" D
Carolina Hemlock	Tsuga carolliniana	"Unprotected" bc of HWA infection	7"	1	Dogwood	INSIDE SETBACK	8'-10' h at planting
Crepe Myrtle	genus Lagerstroemia	"Unprotected" - Dead		1	Skip Laurel	INSIDE SETBACK	min 5 gallon or 10" root ball avg 24"h
Crepe Myrtle	genus Lagerstroemia	"Unprotected" - Dead		1	Skip Laurel	INSIDE SETBACK	min 5 gallon or 10" root ball avg 24"h
Bamboo		"Unprotected" - invasive and under 6"			Japanese Holly	INSIDE SETBACK	8'-10' h at planting



X: The trees or shrubs that are proposed to be removed are "Unprotected" due to health, storm damage and/or Cicada ovipostion. Refer to Proposed Landscape Plan for replacement Trees and Shrubs to be replanted based on US Dept of AG Plant Database and NC Botanical Garden Native list.



COMMON NAME	TREE SCIENTIFIC NAME	TREE DESIGNATION	DBH	REPLACEMENT TREE CALCULATIONS PER DWG NO.	PROPOSED REPLACEMENT SPECIES	SIZE OF REPLACEMENT	SITE OF REPLACEMENT
Oak Tree	Quercus rubra	"Unprotected"	7"	1	Nellie Stevens Holly	INSIDE SETBACK	12'-15' ht and min of 3" D
Eastern White Pine	Pinus strobus	"Unprotected"	15.10	2	Thuja 'Green Giant' Arborvitae	OUTSIDE OF SETBACK	12'-15' ht and min of 3" D
Eastern White Pine	Pinus strobus	"Unprotected"	24.64"	2	Thuja 'Green Giant' Arborvitae	OUTSIDE OF SETBACK	12'-15' ht and min of 3" D
Eastern White Pine (hank only)	Pinus strobus	"Unprotected" - top was torn off in storm	20"	2	Nellie Stevens Holly	INSIDE SETBACK	12'-15' ht and min of 3" D
Dogwood	Cornus florida	"Unprotected" - Dead - competition	9"	1	Skip Laurel	OUTSIDE OF SETBACK	min 6 gallon or 12" root ball sq 24"h
Dogwood	Cornus florida	"Unprotected" - and under 6"		1	Thuja 'Green Giant' Arborvitae	OUTSIDE OF SETBACK	12'-15' ht and min of 3" D
Dogwood	Cornus florida	"Unprotected" - Dead - competition	9"	1	Skip Laurel	OUTSIDE OF SETBACK	min 6 gallon or 12" root ball sq 24"h
Dogwood	Cornus florida	"Unprotected" - and under 6"		1	Thuja 'Green Giant' Arborvitae	OUTSIDE OF SETBACK	12'-15' ht and min of 3" D
Dogwood	Cornus florida	"Unprotected" - Dead	2.66"	1	Dogwood	OUTSIDE OF SETBACK	6'-10' ht of planting
Crabapple Tree	Malus	"Unprotected" - and under 6"	5.73"	1	Thuja 'Green Giant' Arborvitae	OUTSIDE OF SETBACK	12'-15' ht and min of 3" D
Carolina Hemlock	Tsuga canadensis	"Unprotected" - in VDOT ROW - Invasive	7"	1	Dogwood	INSIDE SETBACK	6'-10' ht of planting
Crape Myrtle	genus Lagerstroemia	"Unprotected" - Dead		1	Skip Laurel	INSIDE SETBACK	min 6 gallon or 12" root ball sq 24"h
Crape Myrtle	genus Lagerstroemia	"Unprotected" - Dead		1	Skip Laurel	INSIDE SETBACK	min 6 gallon or 12" root ball sq 24"h
Bamboo		"Unprotected" - invasive and under 6"			Japanese Holly	INSIDE SETBACK	6'-10' ht of planting

Site: 408 VANDERBILT ROAD	Drawing: 801526	Project: 000416	Drawn: E. McCoy	Sheet: L2	THE FLYNN RESIDENCE 408 VANDERBILT RD. ASHEVILLE, NC 28803
Title: PROPOSED LANDSCAPE PLAN	Scale: 3/32":1'0"	Date:	Date: 10/29/2025		

BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

November 17, 2025

CASE

Property Address:	**28 Cedarcliff Rd**
Property Owner:	**Steven Lee Johnson for the Smith Residence**
Request:	**Variance Request for Multiple Accessory Structures Within Setbacks**

Background

The plans being presented include multiple accessory structures located within the setbacks. There are multiple low walls located in the side setback along with a 17-foot diameter fire pit area as well. The application does not meet the requirements for setbacks for accessory structures, therefore it would require a variance.

Variance

The proposed structures do not comply with the placement being out of the setback, therefore would require a variance. Section 153.110 (D) (attached) addresses the approval requirements for a variance.

(D) *Variances*. Upon application, when unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the Board of Adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

(1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property;

(2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the public may not be the basis for granting a variance;

(3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship; and

(4) 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.

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

Zoning Compliance Application

Town of Biltmore Forest

Name
Steven Lee Johnson

Property Address
28 Cedarcliff Road

Phone
(828) 231-9988

Email
sljohnson@siteworkstudios.com

Parcel ID/PIN Number
964762336400000

ZONING INFORMATION

Current Zoning
R-1

Lot Size
1.78 Acres

Proposed Roof Coverage Total
3,364 sq ft existing (max allowed 6,169)

Proposed Impervious Surface Coverage
15,346 sq ft (max allowed 19,390)

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
2.5 stories, existing

Description of the Proposed Project
Landscaping, hardscaping, and restoration of historic garden elements including boulder walls.

Estimated Start Date
11/24/2025

Estimated Completion Date
4/15/2026

Estimated Cost of Project
$150,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)
Smith Residence_Landscape Package_10.20.25.pdf

Applicant Signature

Date
10/20/2025

Steven Lee Johnson

Special Use Permit Application

Town of Biltmore Forest

Name
Steven Lee Johnson

Address
28 Cedarcliff Road

Phone
(828) 231-9988

Email
sljohnson@siteworkstudios.com

Please select the type of special 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:
Extensive landscape renewal and restoration, existing bluestone terrace restoration, existing stone terrace and wall restoration.

Explain why the project would not adversely affect the public interest of those living in the neighborhood:
Proposed work is primarily restoration at this historic property.

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

Signature

Date
10/9/2025

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
Steven Lee Johnson

Address
28 Cedarcliff Road

Phone
(828) 231-9988

Email
sljohnson@siteworkstudios.com

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?

1. Enhancement of the existing non-conforming potting shed, with two new low 18" stone walls to stabilize a sloped area, with no increase to the footprint of the shed area. The low stone walls are located in the side setback.
2. Restoration of the existing non-conforming 1920s secret garden stone walls. The existing low stone walls are in the side yard, and are partially in the side setback. Addition of two new low walls in the secret garden to stabilize a sloped area, with no increase to the footprint of the garden. The new low walls are in the side yard, but are not in the side setback.
3. Provide a natural stone fire pit in the side setback of the rear yard.

What does the ordinance require?

1. Non-conforming structures may not be altered, except for structural alterations to secure the safety of the structure. Maintenance and repair that's necessary to keep a non-conforming structure in sound condition is permissible.
2. New walls may be approved by the BOA, so long as the wall meets the following requirements: the wall is constructed entirely within the rear yard, and is not located in any side or rear yard setback.

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 location of all proposed new work is a product of the location of existing non-conforming structures and site features. Further slope de-stabilization will occur without the addition of these new low stone walls. The firepit's location is proposed in order to take advantage of the topography on site, so that it can be located in an appropriate flat area, and so that no additional grading or site disturbance would be needed.

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

topography.
The hardships result from existing site conditions including topography and the location of historic structures and site features.

The hardship did not result from actions taken by the applicant or the property owner.
The historic non-conforming structures and site features were built prior to the property owner's purchase of their home.

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.
All new work is being undertaken to make the spaces more usable and functional, and is being done with no increase to the footprint of the non-conforming spaces. All new low boulder walls will help to stabilize existing slopes. The existing historic low boulder walls are being restored in place, to address necessary repairs due to weathering and age. The firepit's proposed location will take advantage of an appropriate level area on site, and will provide screening and privacy between it and the adjacent neighbors.

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

Signature **Date**
10/23/2025

Steven Lee Johnson

Have you paid the $300 varience 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

SMITH RESIDENCE

SITE DEVELOPMENT & LANDSCAPE PLANS

28 CEDARCLIFF ROAD

BILTMORE FOREST, NC 28803

DRAWING INDEX

L-000	COVER SHEET
L-100	EXISTING CONDITIONS & DEMO PLAN
L-200	SITE DEVELOPMENT PLAN
L-210	ENLARGED PLANS
L-211	ENLARGED PLANS
L-212	OUTDOOR KITCHEN
L-213	OUTDOOR KITCHEN
L-300	OVERALL LANDSCAPE PLAN
L-301	LANDSCAPE PLAN, AREA A
L-302	LANDSCAPE PLAN, AREA B
L-303	PLANT SCHEDULE
L-304	PLANTING DETAILS
L-500	DETAILS
L-501	DETAILS
L-502	DETAILS
L-503	DETAILS

sitework STUDIOS

LANDSCAPE ARCHITECTURE

82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945

CONSULTANT

SMITH RESIDENCE

PREPARED FOR:

FRITZ & DOROTHY RUTH SMITH

28 CEDARCLIFF ROAD

BILTMORE FOREST, NC

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT SITEWORK STUDIOS, PLLC

PRICING PACKAGE

DATE:

10.02.25

SHEET TITLE:

COVER SHEET

SHEET NO.

L-000

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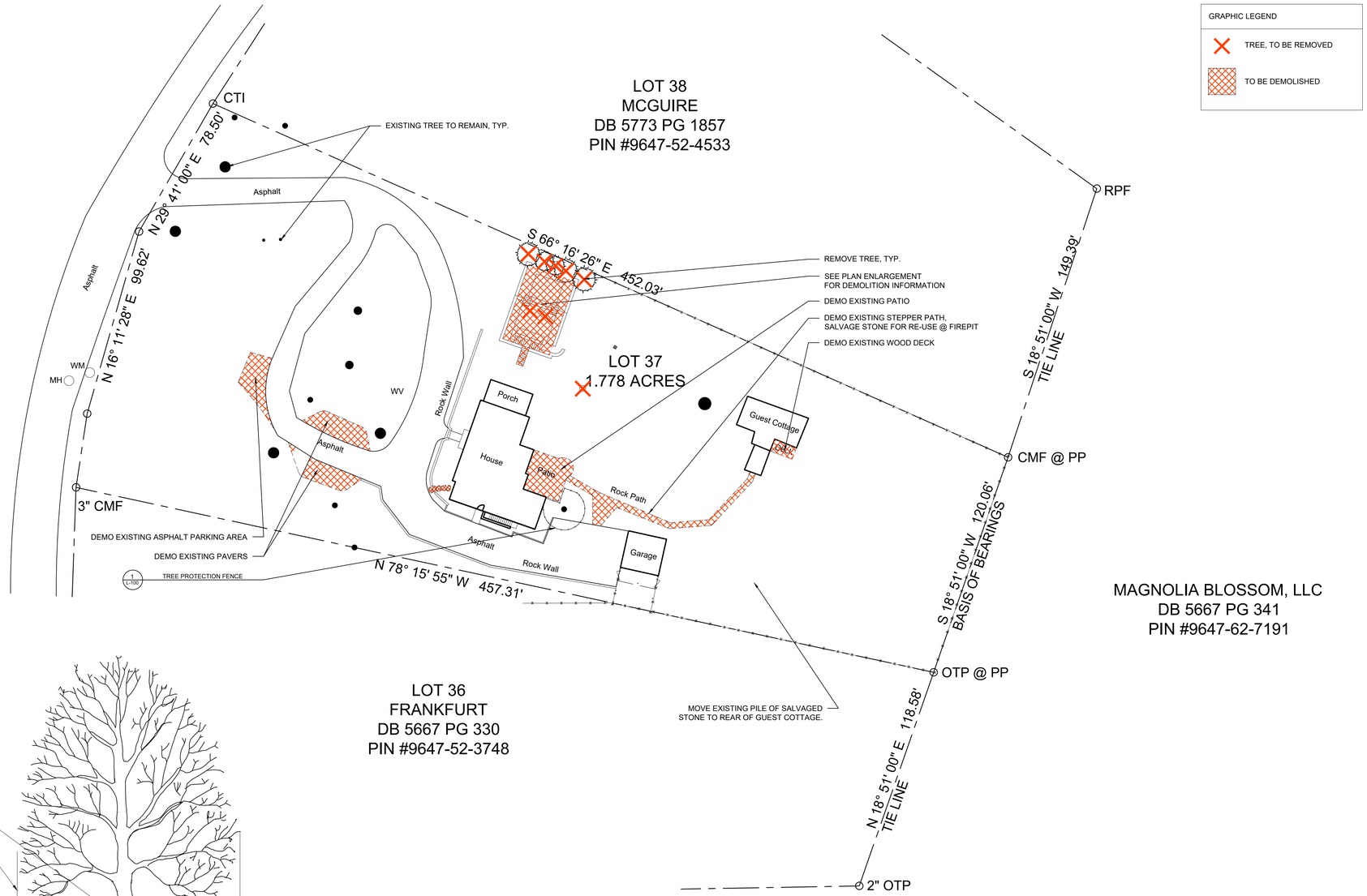

1 TREE PROTECTION DETAIL

NTS

0 15' 30' 60' 90' 120'

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sitework STUDIOS
LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945

CONSULTANT

SMITH RESIDENCE

PREPARED FOR:
FRITZ & DOROTHY RUTH SMITH
28 CEDARCLIFF ROAD
BILTMORE FOREST, NC

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT
SITEWORK STUDIOS

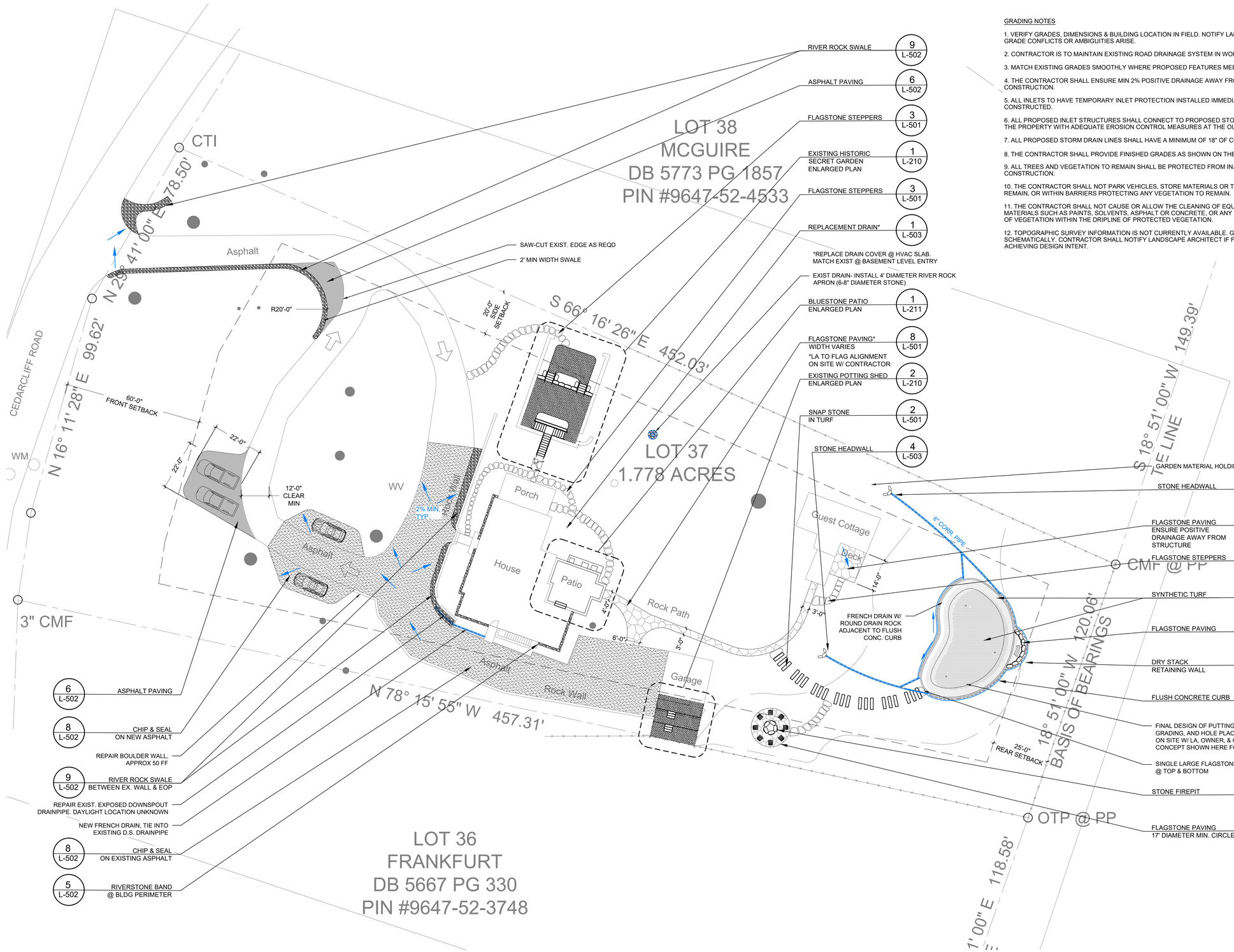
PRICING PACKAGE

DATE:
10.02.25

SHEET TITLE:

EXISTING CONDITIONS & DEMO PLAN

SHEET NO.
L-100



GRADING NOTES

1. VERIFY GRADES, DIMENSIONS & BUILDING LOCATION IN FIELD. NOTIFY LANDSCAPE ARCHITECT OR ARCHITECT IF ANY GRADE CONFLICTS OR AMBIGUITIES ARISE.

2. CONTRACTOR IS TO MAINTAIN EXISTING ROAD DRAINAGE SYSTEM IN WORKING CONDITION.

3. MATCH EXISTING GRADES SMOOTHLY WHERE PROPOSED FEATURES MEET EXISTING FEATURES.

4. THE CONTRACTOR SHALL ENSURE MIN 2% POSITIVE DRAINAGE AWAY FROM BUILDING DURING ALL PHASES OF CONSTRUCTION.

5. ALL INLETS TO HAVE TEMPORARY INLET PROTECTION INSTALLED IMMEDIATELY AFTER INLET HAS BEEN CONSTRUCTED.

6. ALL PROPOSED INLET STRUCTURES SHALL CONNECT TO PROPOSED STORM DRAIN LINES AND SHALL OUTFALL ON THE PROPERTY WITH ADEQUATE EROSION CONTROL MEASURES AT THE OUTFALL.

7. ALL PROPOSED STORM DRAIN LINES SHALL HAVE A MINIMUM OF 18" OF COVER.

8. THE CONTRACTOR SHALL PROVIDE FINISHED GRADES AS SHOWN ON THE PLAN WITHIN A ½" TOLERANCE.

9. ALL TREES AND VEGETATION TO REMAIN SHALL BE PROTECTED FROM INJURY DURING ANY LAND CLEARING AND CONSTRUCTION.

10. THE CONTRACTOR SHALL NOT PARK VEHICLES, STORE MATERIALS OR TRENCH WITHIN DRIPLINE OF TREES TO REMAIN, OR WITHIN BARRIERS PROTECTING ANY VEGETATION TO REMAIN.

11. THE CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT, STORAGE OR DISPOSAL OF MATERIALS SUCH AS PAINTS, SOLVENTS, ASPHALT OR CONCRETE, OR ANY MATERIAL THAT CAN DAMAGE THE HEALTH OF VEGETATION WITHIN THE DRIPLINE OF PROTECTED VEGETATION.

12. TOPOGRAPHIC SURVEY INFORMATION IS NOT CURRENTLY AVAILABLE. GRADING INTENTS ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS PRESENT OBSTACLES IN ACHIEVING DESIGN INTENT.

sitework STUDIOS
LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945

CONSULTANT

SMITH RESIDENCE

PREPARED FOR:
FRITZ & DOROTHY RUTH SMITH
28 CEDARCLIFF ROAD
BILTMORE FOREST, NC

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT
PRICING PACKAGE
SITEWORK STUDIOS

DATE:
10.02.25

SHEET TITLE:

SITE DEVELOPMENT PLAN

SHEET NO.
L-200

0 10' 20' 40' 60' 80'

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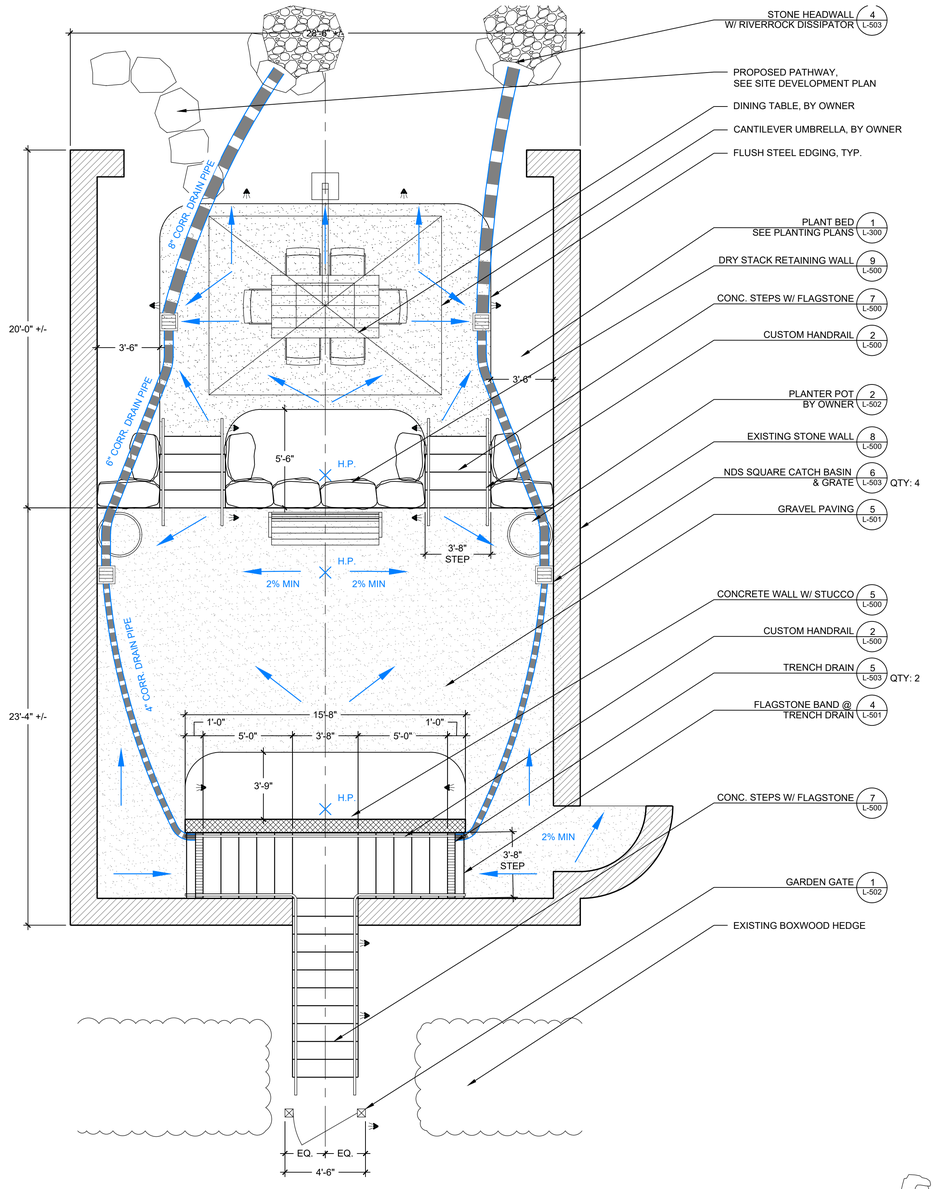
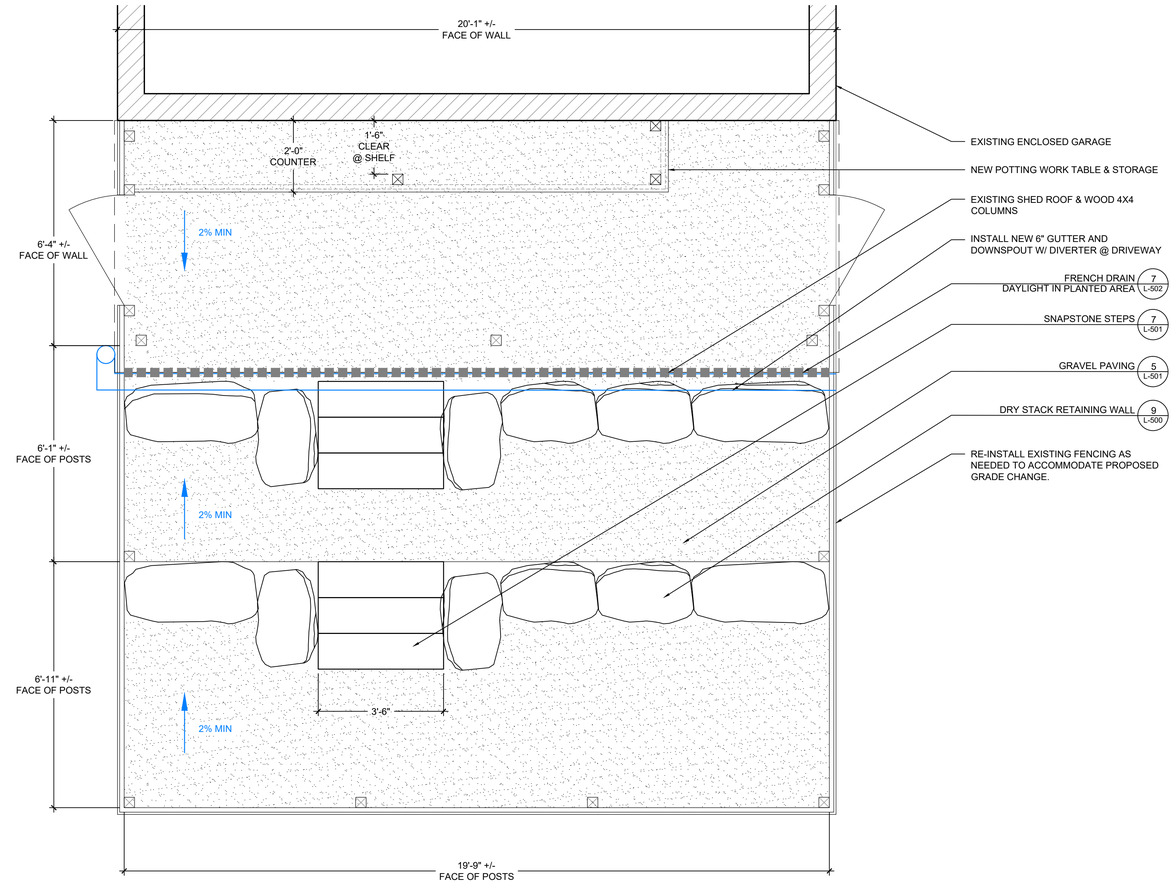


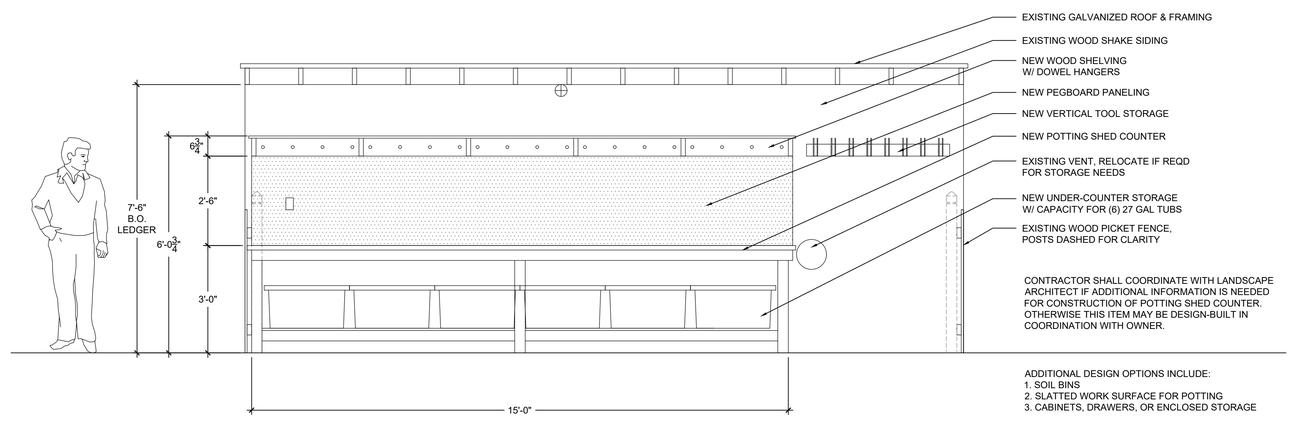
1 SECRET GARDEN, ENLARGED PLAN

1/4" = 1'-0"



2 POTTING SHED, ENLARGED PLAN

1/2" = 1'-0"



CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT IF ADDITIONAL INFORMATION IS NEEDED FOR CONSTRUCTION OF POTTING SHED COUNTER. OTHERWISE THIS ITEM MAY BE DESIGN-BUILT IN COORDINATION WITH OWNER.

ADDITIONAL DESIGN OPTIONS INCLUDE:
1. SOIL BINS
2. SLATTED WORK SURFACE FOR POTTING
3. CABINETS, DRAWERS, OR ENCLOSED STORAGE

3 POTTING SHED, ELEVATION

1/2" = 1'-0"

LIGHTING SCHEDULE

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
		Lightcraft Outdoor Architectural Path Light PS-501B Solid Brass, Natural Bronze, AX-800P Stake Included Lamp: MR16, Beamspread: Up to 50 FT	13	

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LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945

CONSULTANT

SMITH RESIDENCE

PREPARED FOR:
FRITZ & DOROTHY RUTH SMITH
28 CEDARCLIFF ROAD
BILTMORE FOREST, NC

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT SITEWORK STUDIOS, P.C.
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DATE:
10.02.25

SHEET TITLE:
ENLARGED PLANS

SHEET NO.
L-210

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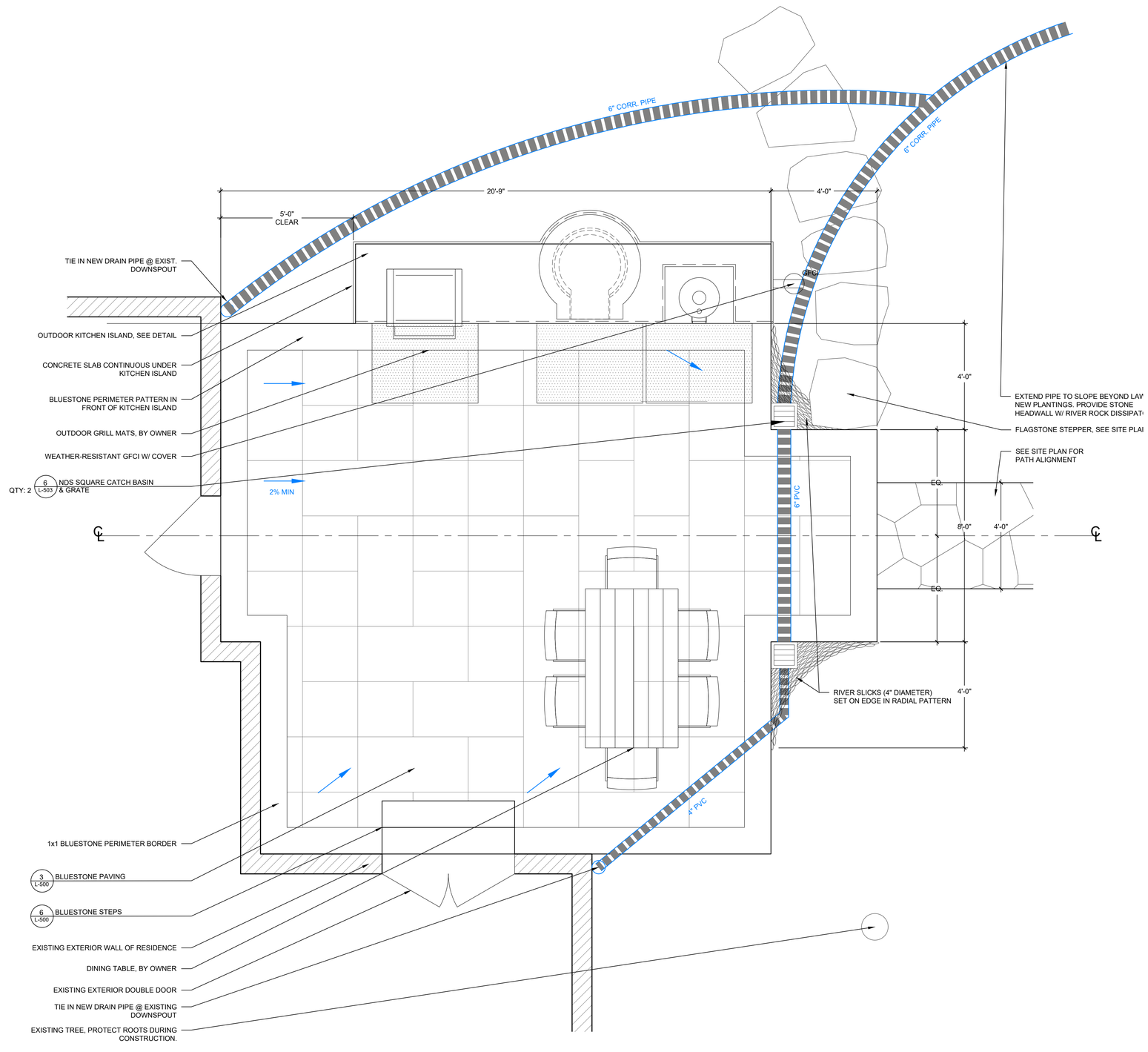
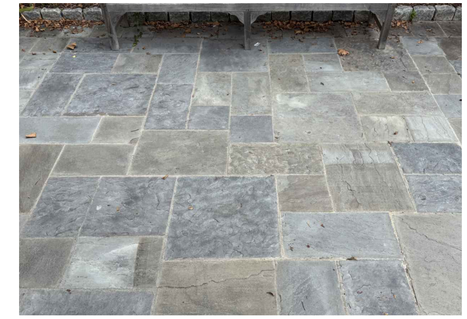


1 BLUESTONE PATIO

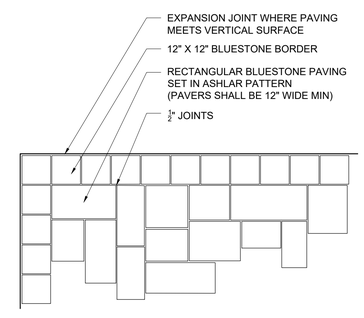
1/2" = 1'-0"



APPROVED STONE:
NATURAL CLEFT BLUESTONE, FULL COLOR
ASHLAR FIELD PATTERN
12X12 PERIMETER
AVOID ORANGE TONES WHERE POSSIBLE

2 BLUESTONE PAVING PRECEDENT

NTS



3 BLUESTONE PAVING PATTERN

NTS

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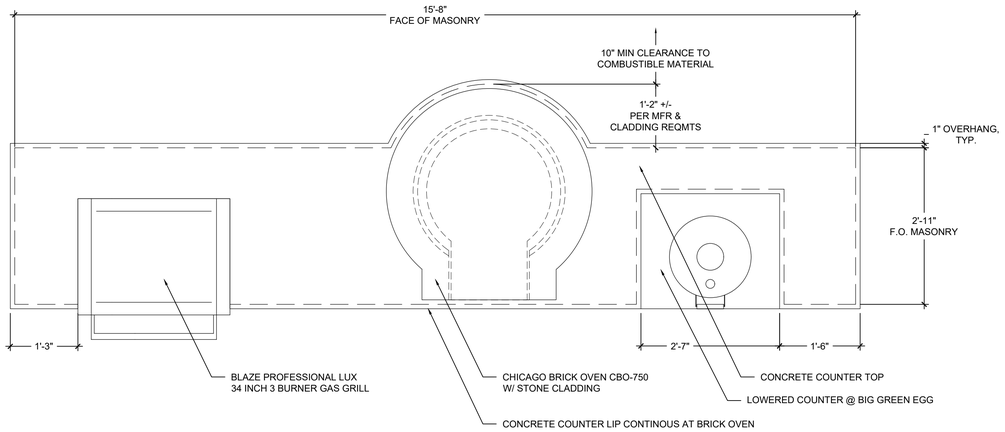
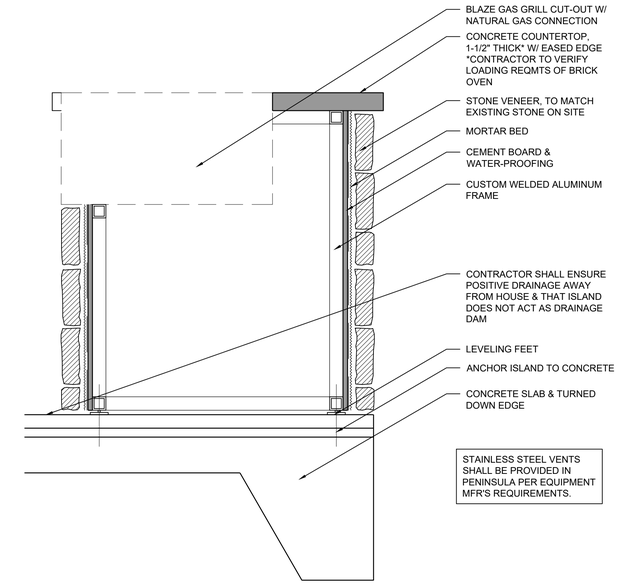


1 OUTDOOR KITCHEN, PLAN

3/4" = 1'-0"

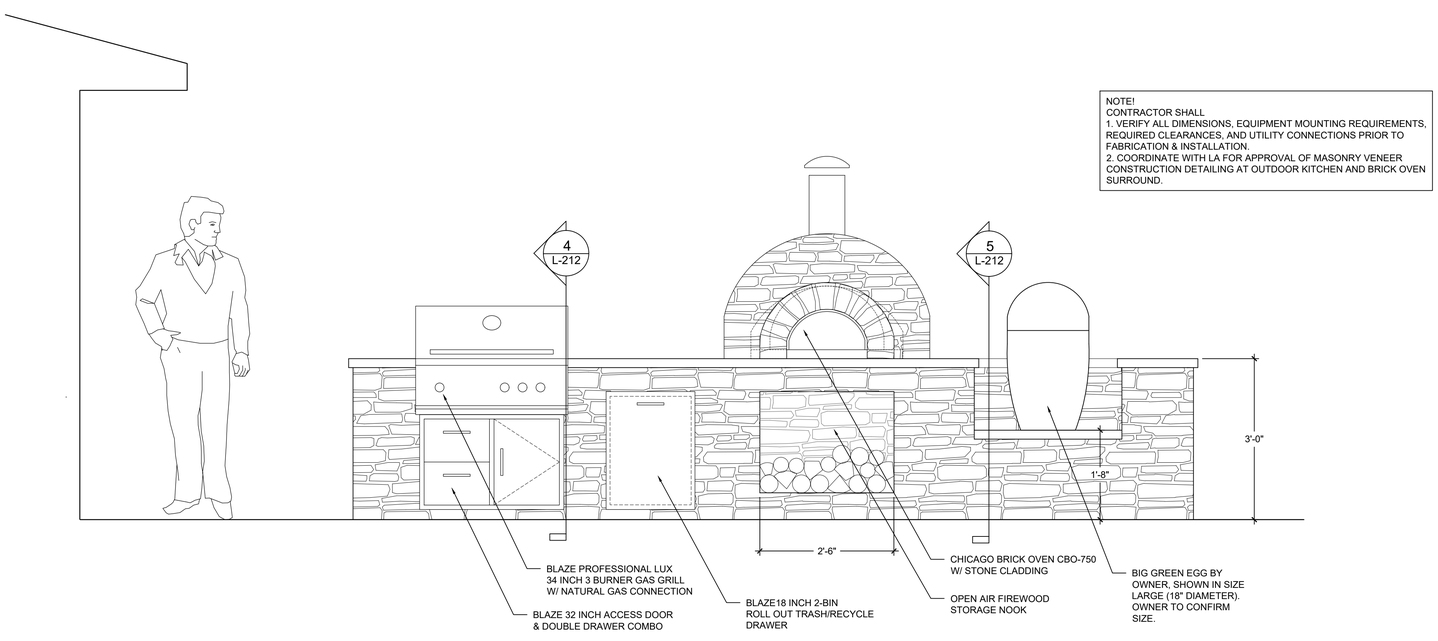
3 BLAZE GRILL, PRECEDENT

NTS



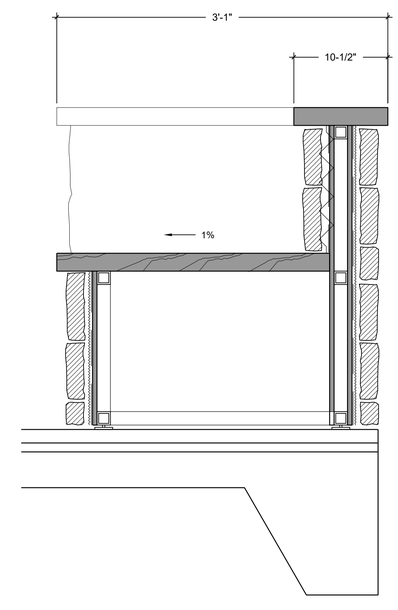
4 OUTDOOR KITCHEN, SECTION

1-1/2" = 1'-0"



2 OUTDOOR KITCHEN, ELEVATION

3/4" = 1'-0"



5 OUTDOOR KITCHEN, SECTION

1-1/2" = 1'-0"

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DATE:
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OUTDOOR KITCHEN

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L-212

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CBO-750 DIY KIT Specifications

Intertek Intertek

UPC 810096800060 | **SKU** CBO-0-KIT-750

Details

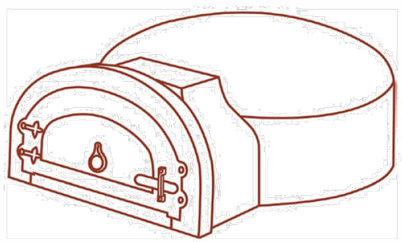
- 6-Piece Oven (Dome, 3-piece Hearth, Arch, Decorative Door)
- Install Kit (Anchor Box with DuraVent #9441 6-Inch Anchor Plate, 6 Bolts, 3 Insulation Boards, Insulating Blanket, 18-Guage Galvannealed Steel Plate, Mortar, Installation Manual
- Accessory Package (Pizza Peel, Brush, Infrared Thermometer Gun)
- Hearth Cooking Surface 38.25"x 28"

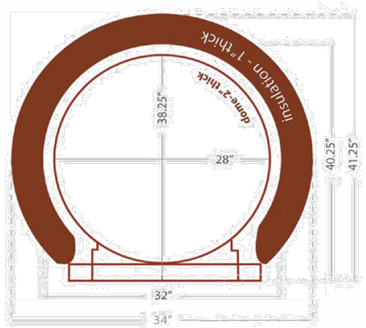
- Support weight minimum: 480 lbs
- Piece weight:

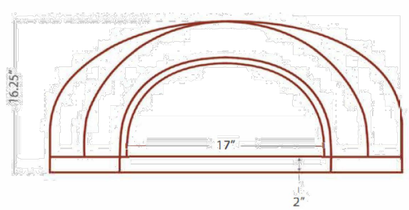
Dome ..... 299 lbs
3 piece Hearth ..... 96 lbs
Arch ..... 21 lbs

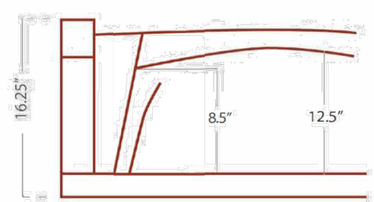
Bolt Dimensions:
2 Anchor plate bolts (ss 1/4-20 x 1/2")
2 Arch bolts (ss 1/4-20 x 2 1/2")

(Steel Plate Dimensions: 1/20"x 33"x 40")









CHICAGO BRICK OVEN

22

1 WOOD FIRE PIZZA OVEN

NTS

2 OUTDOOR KITCHEN STONE VENEER, PRECEDENT

NTS

THIS PHOTO DEPICTS EXISTING STONE WORK ON SITE. STONE VENEER AT OUTDOOR KITCHEN SHALL MATCH THIS AS CLOSELY AS IS POSSIBLE IN STONE COLORING, SHAPE, SIZE, AND PATTERN. STONE SIZE MAY BE ADJUSTED AS NEEDED BY CONSTRUCTION REQUIREMENTS, WITH LA APPROVAL.

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OUTDOOR KITCHEN

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REVISIONS

NO.	REMARKS	DATE

NOT FOR CONSTRUCTION

DATE:
10.06.2025

SHEET TITLE:

OVERALL LANDSCAPE PLAN

SHEET NO.
L-300

0 10' 20' 30' 40' 50'

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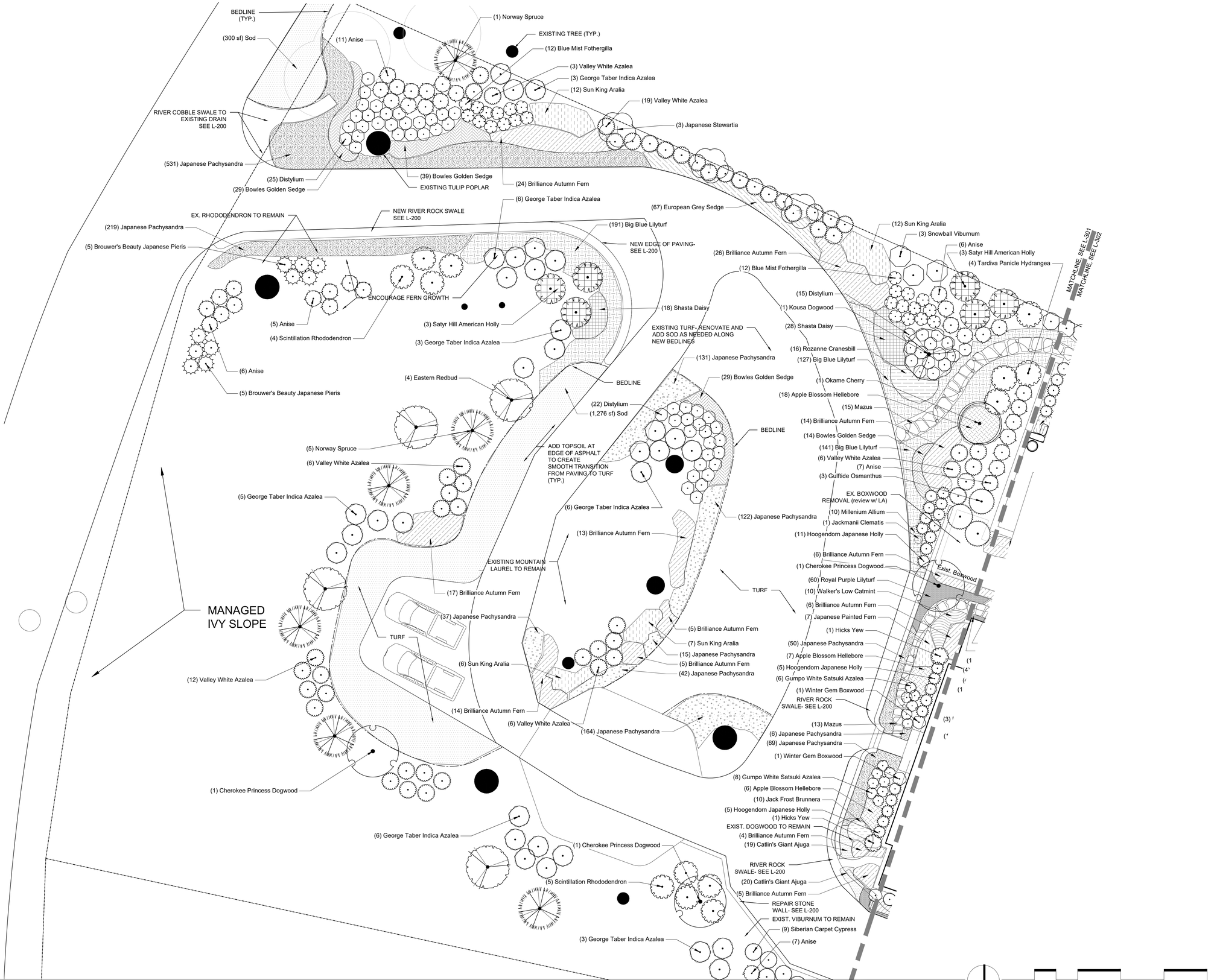

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NO.	REMARKS	DATE

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL FIRM C-188 SITEWORK STUDIOS, P.C.

DATE:
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SHEET TITLE:

LANDSCAPE PLAN AREA A

SHEET NO.
L-301

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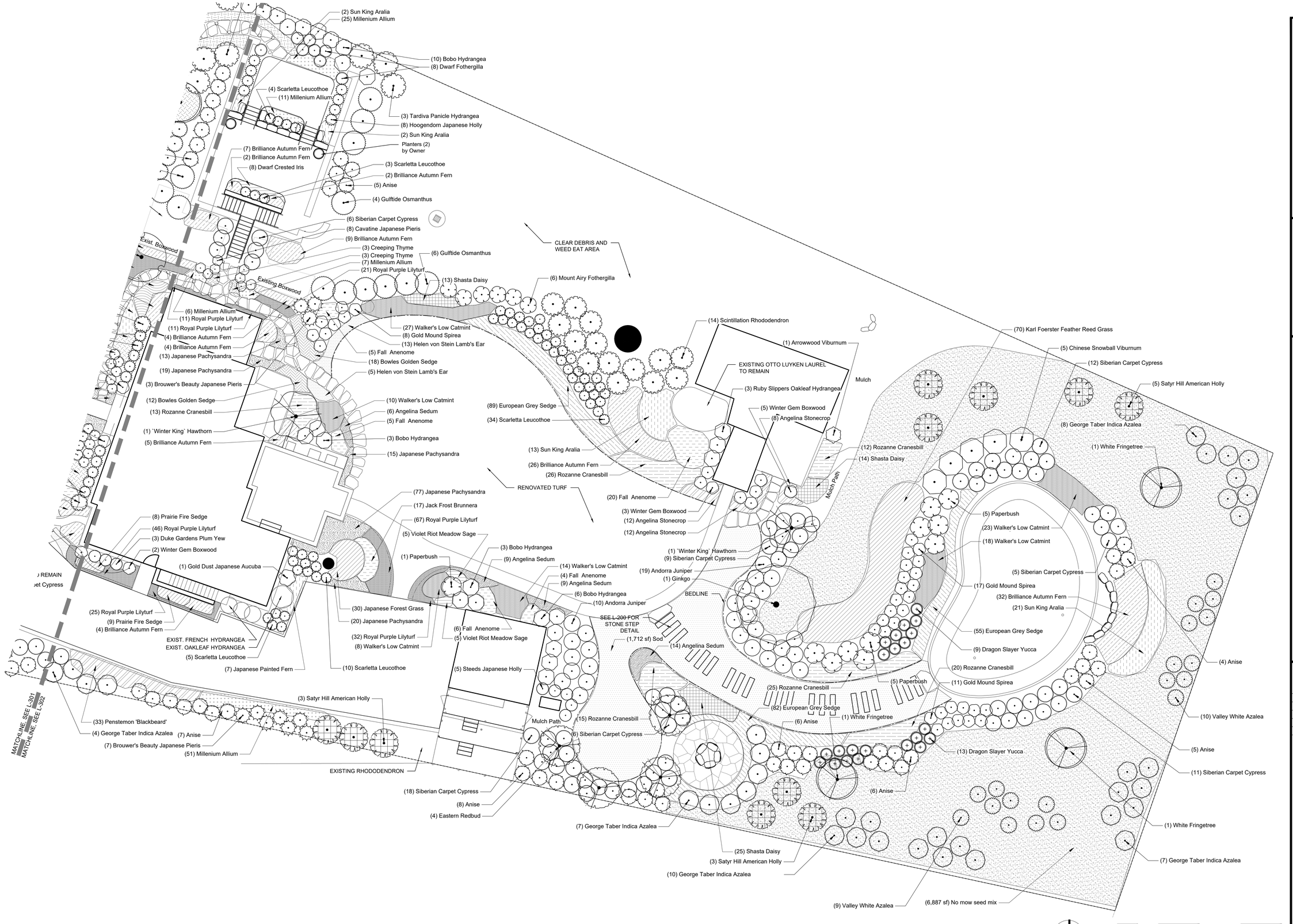

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SHEET TITLE:

LANDSCAPE PLAN AREA B

SHEET NO.
L-302

SEEDING SCHEDULE

SEED AND MULCH DENUDED AREA WITHIN 15 DAYS AFTER FINISHED GRADE ARE ESTABLISHED.
SEED AND SOIL AMENDMENTS SHALL BE PLACED ON A PREPARED SEEDBED AT THE FOLLOWING RATES PER ACRE. STRAW MULCH SHALL BE TACKED WITH TACKING AGENT APPLIED BY HYDROSEEDER.

FOR ALL SEASONS:

LIME	4,000 LBS
FERTILIZER (10-10-10)	1,000 LBS
PIONEER YARD MIXTURE*	100 LBS
5-STAR FOR HIGH TRAFFIC AREAS/ FULL SUN	
LIVE AND LAWN FOR GENERAL TRAFFIC AREAS/ FULL SUN TO PART SHADE	
STRAW MULCH	60-80 BALES

FOR SUMMER SEEDING ADD TO THE ABOVE:

GERMAN MILLET	40 LBS
SMALL-STEMMED SUDAN GRASS	50 LBS

FOR WINTER SEEDING REPLACE WITH:

ANNUAL RYE GRAIN	120 - 168 LBS

IF HYDROSEEDING, WOOD CELLULOSE MAY BE USED IN ADDITION TO STRAW MULCH AT THE RATE OF 1,000 LBS PER ACRE.

ALL SEEDING SHALL BE MAINTAINED, WATERED, ETC., UNTIL A PERMANENT VEGETATIVE GROUND COVER IS ESTABLISHED OVER ALL DISTURBED AREAS.

FOR ALL SLOPES 2:1 OR STEEPER ADD TO THE ABOVE:

100 LBS. PIONEER BANK MIXTURE* IN PLACE OF PIONEER YARD MIXTURE
6-8 LBS. WEEPING LOVE GRASS

ALL SLOPES 2:1 OR STEEPER SHALL BE COVERED BY CURLEX/ EXCELSIOR MATTING.

NATIVE SEEDING:

THE CORRECT SEEDBED pH IS 5.5 TO 6.5.
APPLY ZERO NITROGEN AT PLANTING.
INCORPORATE SOIL AMENDMENTS INTO TOPSOIL/ROOT ZONE BEFORE SEEDING.
FIRM SEEDBED BEFORE SEEDING (TRAVEL WITH DOZER CLEATS).
SEEDING DEPTH FOR ALL NATIVE SSP. (EXCEPT E.GAMAGRASS) NEED TO BE ¼" - ½".

SPECIALIZED SEEDING IMPLEMENTS ARE REQUIRED. SEED MIXES AND RATES TO MATCH SEEDER USED. A NO-TILL, DROP SEEDER OR BROADCASTER WITH PRECISION METERING TO CONTROL SMALL SEED FLOW AND PICKER WHEEL AGITATORS TO HANDLES FLUFFY SEED ARE BEST SUITED FOR NATIVE SEED.

NATIVE PLANT SEEDING MIX FOR STREAM OR RIVERBANK STABILIZATION:

SEEDING FOR STREAM OR RIVERBANK STABILIZATION SHALL BE A MIXTURE OF NATIVE GRASSES, PLANTS AND TREES. NATIVE PLANT MIX SHALL INCLUDE THE FOLLOWING:

GRASSES — 5 LBS/ACRE EACH
BIG BLUESTEM
INDIAN GRASS
LITTLE BLUESTEM
SWITCHGRASS

AUGUST THRU MAY - GREENRYE — 25 LBS/ACRE EACH
MAY 1 THRU AUGUST - MILLET — 25 LBS/ACRE EACH

TREES
SILKY DOGWOOD (CORNUS AMONUM),
SILKY WILLOW (SALIX SERICEA),
HAZEL ALDER (ALMUS SERRULATA) AND
ELDERBERRY (SAMBUCUS CANADENSIS).

NATIVE PLANT MIX VARIATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.

NOTE: NO FERTILIZER SHALL BE USED WITHIN 10' OF TOP OF STREAM OR RIVERBANK.

SEEDING DATES:

WINTER:	
MOUNTAINS	NOV 1 - FEB 15
FALL & EARLY WINTER:	
MOUNTAINS	AUG. 15 - OCT. 31
SPRING:	
MOUNTAINS	FEB. 15 - MAY 15 (ABOVE 2500 FT.) FEB. 1 - MAY 1 (BELOW 2500 FT.)
SUMMER:	
MOUNTAINS	MAY 15 - AUG. 15

* OBTAIN PIONEER SEED MIXTURES FROM PIONEER SEED AND SUPPLY, WAYNESVILLE, NC, 828-452-1197.

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	REMARKS
TREES					
8	Cercis canadensis	Eastern Redbud	B & B	7`-8` HT	Full head, well branched
3	Chionanthus virginicus	White Fringetree	B & B	8`-10` HT	Single stem
3	Cornus florida `Cherokee Princess`	Cherokee Princess Dogwood	B & B	6`-7` HT	
1	Cornus kousa	Kousa Dogwood	B & B	8`	8`-10`
2	Crataegus viridis `Winter King`	`Winter King` Hawthorn	B & B	7`-8` HT	
1	Ginkgo biloba	Ginkgo	3" Cal.		Straight trunk, well branched.
17	Ilex opaca `Satyr Hill`	Satyr Hill American Holly	B & B	7`-8` HT	
6	Picea abies	Norway Spruce	B & B	8`-10` HT	
1	Prunus x 'Okame'	Okame Cherry	8' B&B		Full, balanced head.
3	Stewartia pseudocamellia	Japanese Stewartia	B & B	7`-8` HT	Matching Specimens

QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
SHRUBS				
1	Aucuba japonica 'Gold Dust'	Gold Dust Japanese Aucuba	5 gal	
71	Azalea x 'Delaware Valley White'	Valley White Azalea	5 GAL 24" HT	
68	Azalea x 'George L. Taber'	George Taber Indica Azalea	5 gal	
14	Azalea x 'Gumpo White'	Gumpo White Satsuki Azalea	3 gal	
12	Buxus x 'Winter Gem'	Winter Gem Boxwood	B&B 3` HT	
3	Cephalotaxus harringtonia 'Duke Gardens'	Duke Gardens Plum Yew	7 gal	
62	Distylium 'vintage jade'	Distylium	3 gal	
11	Edgeworthia chrysantha	Paperbush	3 gal	
8	Fothergilla gardenii	Dwarf Fothergilla	3 gal	
24	Fothergilla gardenii `Blue Mist`	Blue Mist Fothergilla	3 gal	
6	Fothergilla major 'Mount Airy'	Mount Airy Fothergilla	3 gal	
22	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	3 gal	
7	Hydrangea paniculata 'Tardiva'	Tardiva Panicle Hydrangea	3 gal	
3	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	7 gal	
29	Ilex crenata `Hoogendorn`	Hoogendorn Japanese Holly	7 gal	Matching
5	Ilex crenata `Steeds`	Steeds Japanese Holly	7 gal	
83	Illicium parviflorum	Anise	5 GAL./ 36" HT. MIN.	
29	Juniperus horizontalis 'Andorra'	Andorra Juniper	1 gal	
56	Leucothoe fontanesiana 'Zeblid' SCARLETTA	Scarletta Leucothoe	3 gal	
76	Microbiota decussata	Siberian Carpet Cypress	3 gal	
13	Osmanthus heterophyllus 'Gulftide'	Gulftide Osmanthus	4` HT. Field Grown	
20	Pieris japonica 'Brouwer's Beauty'	Brouwer's Beauty Japanese Pieris	7 gal	
8	Pieris japonica 'Cavatine'	Cavatine Japanese Pieris	3 gal	
23	Rhododendron x 'Scintillation'	Scintillation Rhododendron	3` HT. Field Grown	
36	Spiraea x bumalda 'Goldmound'	Gold Mound Spirea	3 gal	
2	Taxus x media `Hicksii`	Hicks Yew	4` Field Grown	
1	Viburnum bracteatum 'Emerald Luster'	Arrowwood Viburnum	3 gal	
5	Viburnum macrocephalum 'Sterile'	Chinese Snowball Viburnum	3 gal	
3	Viburnum opulus 'Sterile'	Snowball Viburnum	3 gal	
22	Yucca x 'Dragon Slayer'	Dragon Slayer Yucca	3 gal	

QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
GROUND COVERS					
39	Ajuga reptans 'Catlin's Giant'	Catlin's Giant Ajuga	4" pot	12" o.c.	
110	Allium x 'Millenium'	Millenium Allium	1 gal	15" o.c.	
17	Carex testacea 'Prairie Fire'	Prairie Fire Sedge	1 gal	18" o.c.	
8	Iris cristata	Dwarf Crested Iris	1 gal	18" o.c.	
459	Liriope muscari 'Big Blue'	Big Blue Lilyturf	classic pint	15" o.c.	
273	Liriope muscari 'Royal Purple'	Royal Purple Lilyturf	classic pint	12" o.c.	
28	Mazus reptans	Mazus	4" pot	12" o.c.	
1,530	Pachysandra terminalis	Japanese Pachysandra	4" pot	12" o.c.	
38	Sedum x `Angelina`	Angelina Sedum	1 gal	18" o.c.	
18	Stachys byzantina 'Helen von Stein'	Helen von Stein Lamb's Ear	1 gal	24" o.c.	
6	Thymus serpyllum	Creeping Thyme	1 gal	24" o.c.	
FERNS					
23	Athyrium niponicum 'Pictum'	Japanese Painted Fern	1 gal	18" o.c.	
234	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	1 gal	28" o.c.	
GRASSES					
70	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal	30" o.c.	
293	Carex divulsa	European Grey Sedge	Hoffman`s Tray of 32	18" o.c.	
141	Carex elata 'Bowles Golden'	Bowles Golden Sedge	Hoffman`s Tray of 32	18" o.c.	
30	Hakonechloa macra	Japanese Forest Grass	1 gal	18" o.c.	
PERENNIALS					
40	Anenome x hybrida September Charm	Fall Anenome	1 gal	24" o.c.	
75	Aralia cordata 'Sun King'	Sun King Aralia	1 gal	32" o.c.	
27	Brunnera macrophylla 'Jack Frost'	Jack Frost Brunnera	1 gal	18" o.c.	
127	Geranium x 'Rozanne'	Rozanne Cranesbill	1 gal	24" o.c.	
31	Helleborus x hybridus 'Apple Blossom'	Apple Blossom Hellebore	3 gal	24" o.c.	
98	Leucanthemum x superbum	Shasta Daisy	1 gal	20" o.c.	
110	Nepeta x 'Walker's Low'	Walker's Low Catmint	1 gal	24" o.c.	
33	Penstemon digitalis 'Blackbeard'	Penstemon 'Blackbeard'	1 gal	24" o.c.	
32	Petrosedum rupestre 'Angelina'	Angelina Stonecrop	1 gal	18" o.c.	
10	Salvia nemorosa 'Voilet Riot'	Violet Riot Meadow Sage	1 gal	18" o.c.	
SEED MIX					
6,887 sf	Fescue x	No mow seed mix	Hydroseeded		
SOD					
3,288 sf	Fescue blend	Sod	SOD		
VINES					
1	Clematis x 'Jackmanii'	Jackmanii Clematis	1 gal	24" o.c.	

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REVISIONS

NO.	REMARKS	DATE

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DATE:
10.06.2025

SHEET TITLE:

PLANT SCHEDULE

SHEET NO.
L-303

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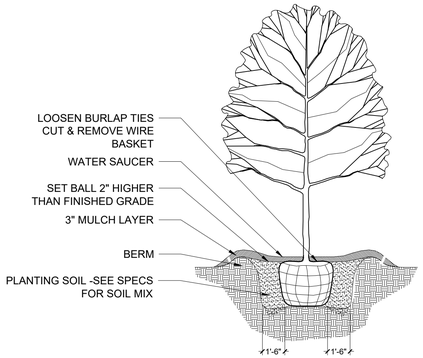
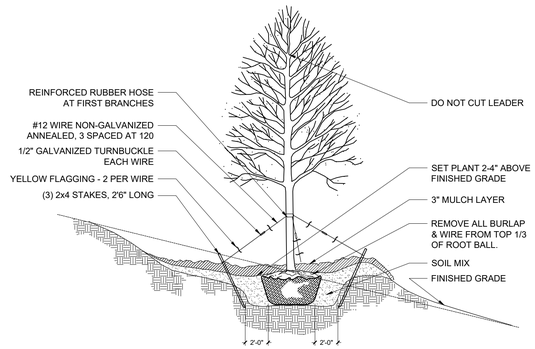


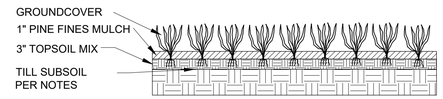
1 B&B TREE PLANTING

NTS



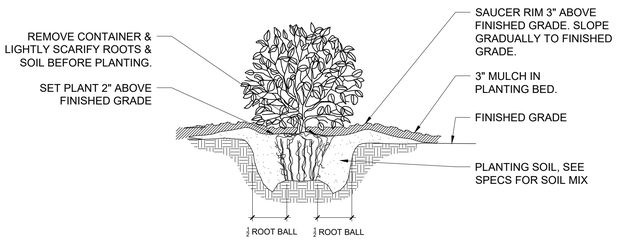
2 TREE ON SLOPE, PLANTING

NTS



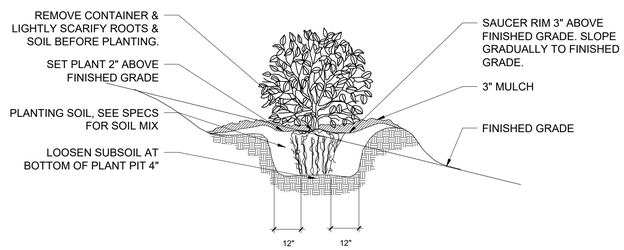
3 GROUNDCOVER PLANTING

NTS



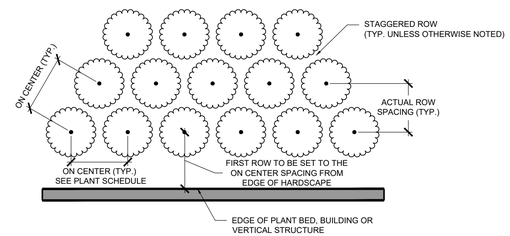
4 SHRUB PLANTING

NTS



5 SHRUB ON SLOPE

NTS



OC Spacing (in.)	OC Spacing (ft.)	Actual Row Spacing (in.)	Actual Row Spacing (ft.)
6	0.5	5	0.42
10	0.83	9	0.75
12	1	10	0.83
18	1.5	16	1.33
24	2	21	1.75
30	2.5	26	2.17
36	3	31	2.58
42	3.5	36	3.00
48	4	42	3.50
54	4.5	47	3.92
60	5	51	4.25
72	6	62	5.17
84	7	73	6.08
96	8	83	6.92
108	9	94	7.83
120	10	104	8.67
144	12	125	10.42

6 SHRUB MASS & GROUNDCOVER SPACING

NTS

LANDSCAPE NOTES

1. PROCEED WITH AND COMPLETE LANDSCAPE WORK AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED.

2. CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR ONE YEAR FROM COMPLETION OF THE WORK. REPLACEMENT PLANTS AND LABOR SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE.

3. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S COST.

4. PROVIDE TREES, SHRUBS AND PLANTS OF QUANTITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULE FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE . LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, INCLUDING POOR BRANCHING STRUCTURE OR DAMAGED TRUNKS.

5. REPORT ANY POORLY DRAINED SOILS OR ANY DRAINAGE PROBLEMS TO LANDSCAPE ARCHITECT IMMEDIATELY. FAILURE TO REPORT SUCH CONDITIONS WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR CORRECTING THE PROBLEM AND REPLACING DAMAGED OR LOST PLANTS.

6. BED PREPARATION:
REMOVE ALL DEBRIS, BRUSH, STUMPS, ROCKS, AND CONSTRUCTION TRASH.
SPRAY BEDS WITH GLYPHOSATE TWO WEEKS BEFORE PLANTING. WHEN SOIL IS DRY, SPREAD 2" OF NATURE'S HELPER (FINE GROUND PINE BARK), SPREAD TRIPLE SUPER PHOSPHATE AT RATE OF 5 LBS/1000 SF OR ½LB/100SF. TILL THOROUGHLY TO DEPTH OF 8". RAKE OUT CLODS AND DEBRIS. SPREAD 3" OF SPECIFIED SOIL MIX AND DIG IN AT PLANTING TIME. DO NOT TILL WHEN GROUND IS WET.

7. SOIL MIX IS A 60/40 BLEND OF WHICH 70% IS COMPOST AND 30% IS NATURE'S HELPER. ASHEVILLE MULCH YARD'S ACB MIX IS AN ACCEPTABLE PRODUCT (SCREENED TOPSOIL, MUSHROOM COMPOST, AND LEAF COMPOST) OR LA APPROVED EQUIVALENT THAT IS CERTIFIED WEED FREE AND BLACK, WELL-ROTTED WITH NO CLUMPS OF PARTIALLY DECOMPOSED LEAVES, ROOTS OR OTHER DEBRIS.

8.PLANT AND WATER THOROUGHLY. CONFIRM THAT PERENNIAL AND GROUNDCOVER ROOT BALLS WILL BE COVERED WHEN SOIL HAS SETTLED AFTER WATERING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETURN TO THE SITE AND COVER WITH COMPOST ANY ROOT BALLS THAT ARE EXPOSED 1" OR MORE ABOVE GRADE DUE TO SETTLING OR FREEZE/THAW.

9. B&B TREES CAN BE PLANTED IN NATIVE SOIL, UNLESS THAT SOIL IS COMPACTED CONSTRUCTION CLAY(IF SO, USE 50% NATIVE SOIL AND 50% SOIL MIX AS BACKFILL). DO NOT USE MUDDY SOIL FOR BACKFILLING.

10. TURF REPAIR AREAS: AERATE HEAVILY.ADD 1" SCREENED LOAM TOPSOIL ACROSS ENTIRE REPAIR AREA. OVERSEED WITH FESCUE BLEND SEED AT RATE OF 5 LBS/1000 SF.

11. LAWN SODDING: TILL SOIL TO A DEPTH OF 6". SPREAD FERTILIZER (10-10-10) AT RATE OF 5LBS/1000SF. SPREAD LIME AT 50LBS/1000SF (IF NO SOIL TEST USE 25LBS/1000SF). RAKE FERTILIZER AND LIME INTO TOP 2" OF SOIL. SPREAD 3" QUALITY BLACK, SCREENED, TOPSOIL. RAKE SMOOTH. WATER TO MOISTEN AND SETTLE SOIL. LAY SOD WITH NO GAPS BETWEEN PANELS. ROLL THOROUGHLY TO BRING SOD INTO CLOSE CONTACT WITH SOIL. AFTER ROLLING, HAND-WATER DEEPLY, AND KEEP WATERED UNTIL SOD IS ROOTED.

12. FOR TREES AND SHRUBS, MULCH SHALL BE 2" DOUBLE GROUND PINE, FREE FROM DELETERIOUS MATERIALS. PERENNIALS, GRASSES AND GROUND COVERS SHALL BE MULCHED WITH 2" ASHEVILLE MULCH YARDS AEB OR GARDENER'S SELECT PLANTING MIX FROM SITE ONE . COMPOST MULCH MAY BE BLACK WELL-ROTTED LEAVES, AND MUSHROOM COMPOST MIXED TOGETHER, MUST BE CERTIFIED WEED FREE, NO CLUMPS OF PARTIALLY DECOMPOSED LEAVES, ROOTS OR OTHER DEBRIS.

sitework STUDIOS
LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945

CONSULTANT

SMITH RESIDENCE

PREPARED FOR:
FRITZ & DOROTHY RUTH SMITH
28 CEDARCLIFF ROAD
BILTMORE FOREST, NC

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL COMPANY C-188 SITEWORK STUDIOS, PLLC

NOT FOR CONSTRUCTION

DATE:
10.06.2025

SHEET TITLE:

PLANTING DETAILS

SHEET NO.
L-304

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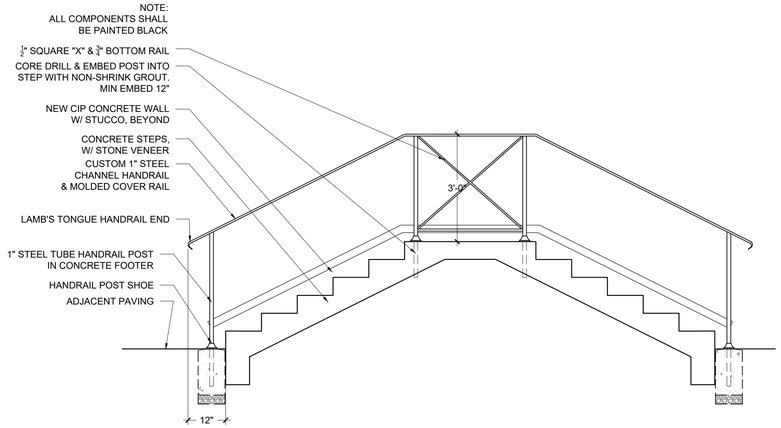
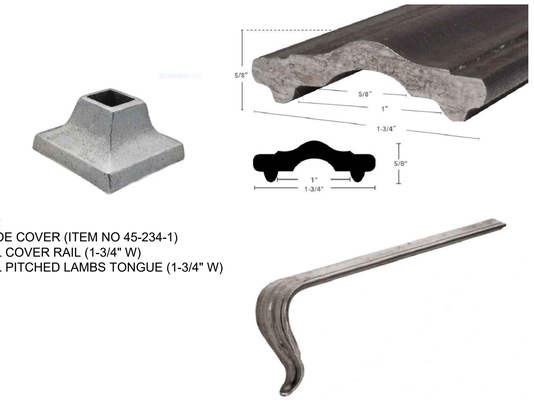


1 CUSTOM HANDRAIL SECTION

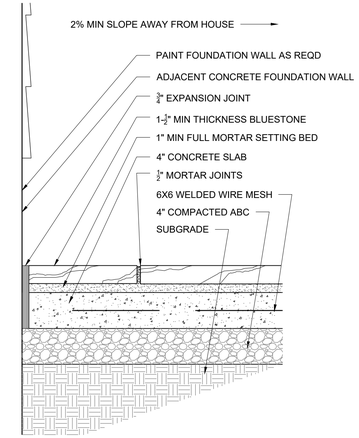
1/2" = 1'-0"



KINGS METALS:
CAST IRON SHOE COVER (ITEM NO 45-234-1)
MOLDED STEEL COVER RAIL (1-3/4" W)
MOLDED STEEL PITCHED LAMBS TONGUE (1-3/4" W)

2 CUSTOM HANDRAIL COMPONENTS

NTS



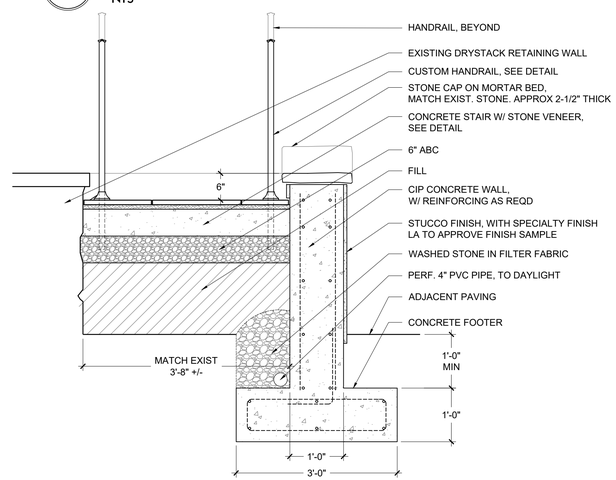
3 BLUESTONE PATIO PAVING SECTION DETAIL

NTS

NOTE:
STONE SAMPLE SHALL BE REVIEWED AND APPROVED BY LA PRIOR TO INSTALLATION.
SELECTION: GRAY CRAB ORCHARD

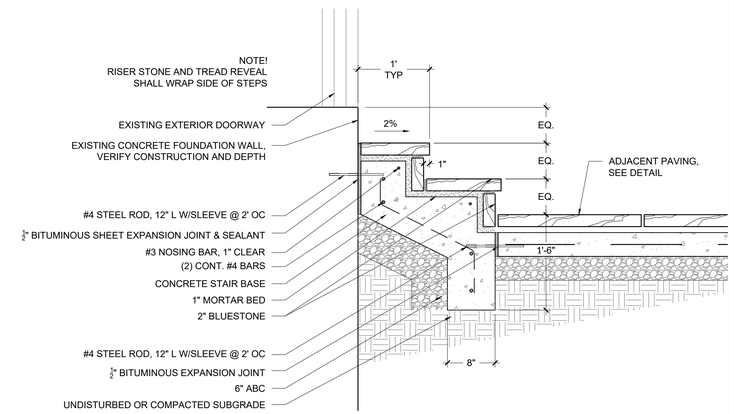
4 SNAPSTONE STEPS, STONE SELECTION

NTS



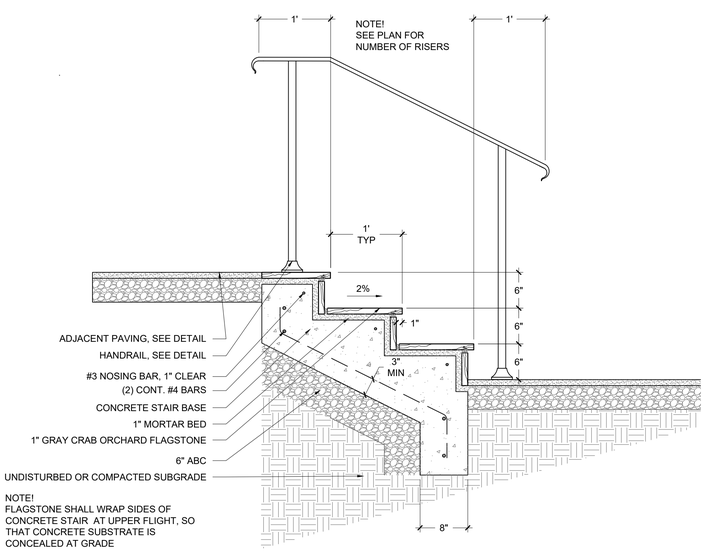
5 CONCRETE WALL W/ STUCCO

1-1/2" = 1'-0"



6 BLUESTONE STEPS

NTS



7 CONCRETE STAIR W/ STONE VENEER

3/4" - 1'-0"

WALL TO BE DEMOLISHED & REBUILT. SEE 9/L-500

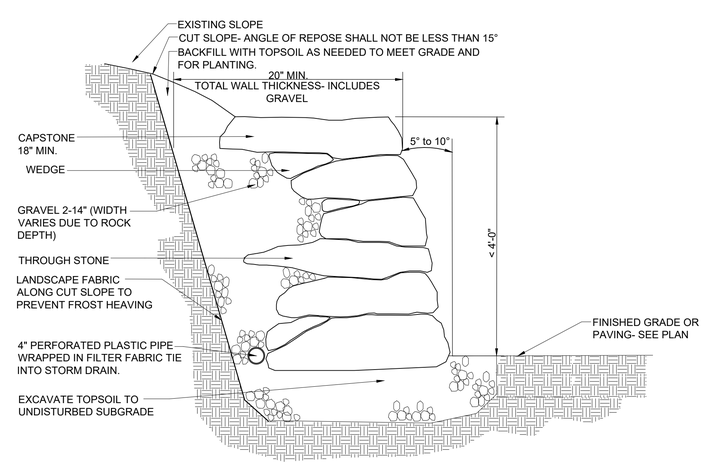
WALL CAP IN NEED OF REPAIR

WALL IN GOOD CONDITION

NOTE:
CONTRACTOR SHALL REPAIR EXISTING STONE RETAINING WALL AS NEEDED, USING STONE SALVAGED FROM DEMOLITION OF STAIR WALL AND FROM STONE STORED ON SITE.
IF EXIST. ARE INSUFFICIENT IN QUANTITY, NEW STONES SHALL MATCH EXIST- TO BE APPROVED BY LA.

8 EXISTING STONE WALL

NTS



9 DRY-STACK STONE RETAINING WALL

NTS

sitework STUDIOS
LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945

CONSULTANT

SMITH RESIDENCE

PREPARED FOR:
FRITZ AND DOROTHY RUTH SMITH
28 CEDARCLIFF ROAD
BILTMORE FOREST, NC

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT 1100 SITEWORK STUDIOS, P.C.

PRICING PACKAGE

DATE:
10.02.25

SHEET TITLE:

DETAILS

SHEET NO.
L-500

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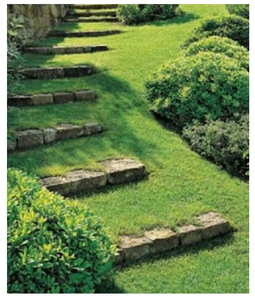
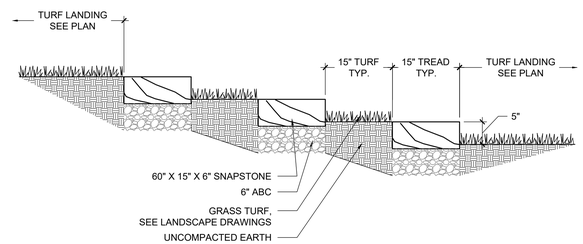


STONE SELECTION: GRAY CRAB ORCHARD

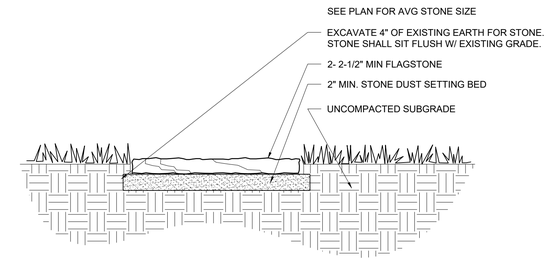
1 SNAPPED STONE STEP IN TURF, PRECEDENT

NTS



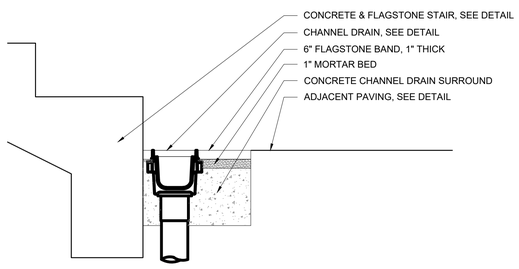
2 SNAPSTONE IN TURF

3/4" = 1'-0"



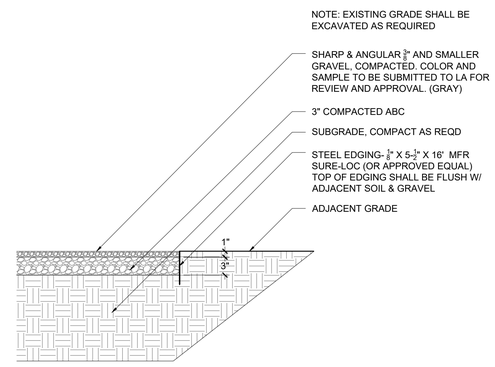
3 FLAGSTONE STEPPERS

1" = 1'-0"



4 TRENCH DRAIN W/ STONE BAND

NTS

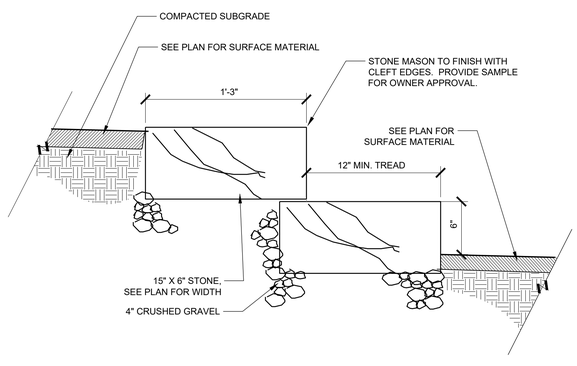


5 GRAVEL PAVING

1" = 1'-0"

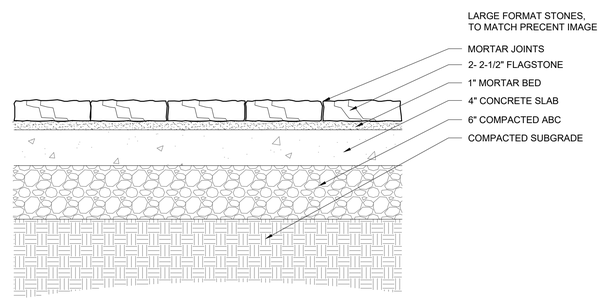
6 NOT USED

NTS



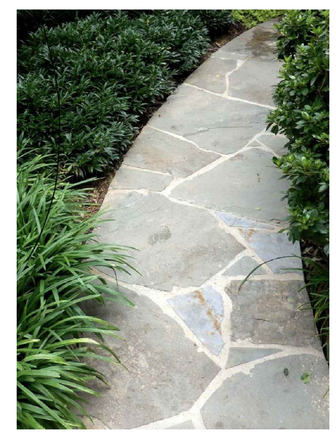
7 SNAPSTONE STEPS

1-1/2" = 1'-0"



8 FLAGSTONE ON CONCRETE PAVING

NTS



STONE SELECTION: GRAY CRAB ORCHARD
PATH: 3' WIDE

9 FLAGSTONE ON CONCETE, PRECEDENT

NTS

sitework STUDIOS
LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945

CONSULTANT

SMITH RESIDENCE

PREPARED FOR:
FRITZ AND DOROTHY RUTH SMITH
28 CEDARCLIFF ROAD
BILTMORE FOREST, NC

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT
SITEWORK STUDIOS, PLLC

PRICING PACKAGE

DATE:
10.02.25

SHEET TITLE:

DETAILS

SHEET NO.
L-501

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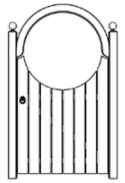
BASKING RIDGE

SKU listed includes posts, post caps, and hardware.
WALPOLE OUTDOORS



4'W x 5'H, 7⅓'H to top of arch
795684W White
795684 Verde Green

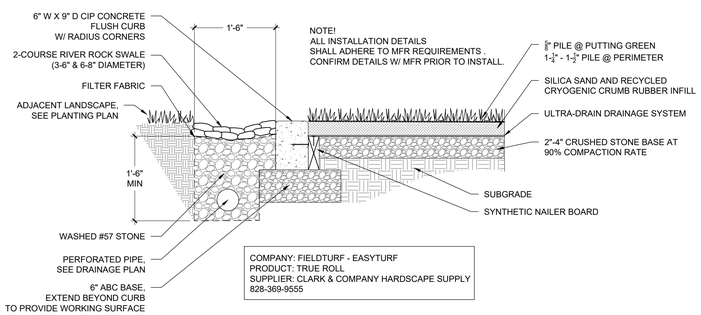
PROVIDE INTERIOR STEEL FRAME IN
CONCRETE FOOTER PER MFR RQMTS

22 INCH GREAT PLANTER
ELEGANT EARTH
CAST CONCRETE, SHOWN IN MOSS FINISH

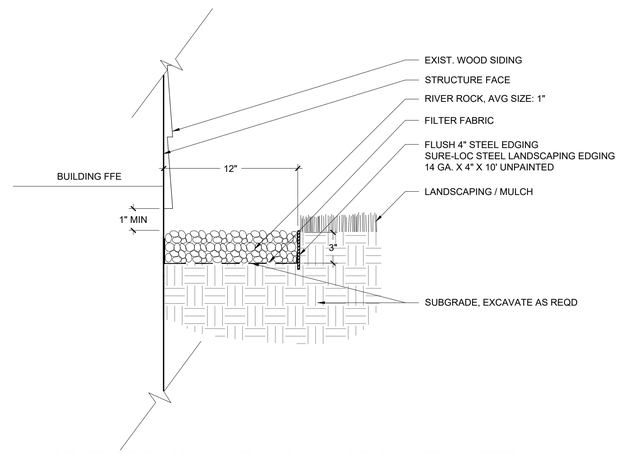
1 GARDEN GATE
NTS

2 PLANTER POT
BY OWNER

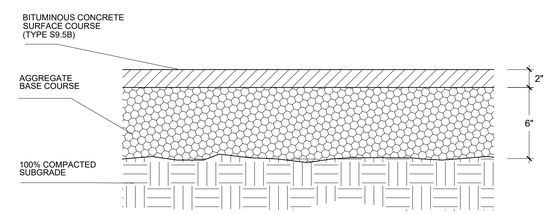
3 NOT USED
NTS



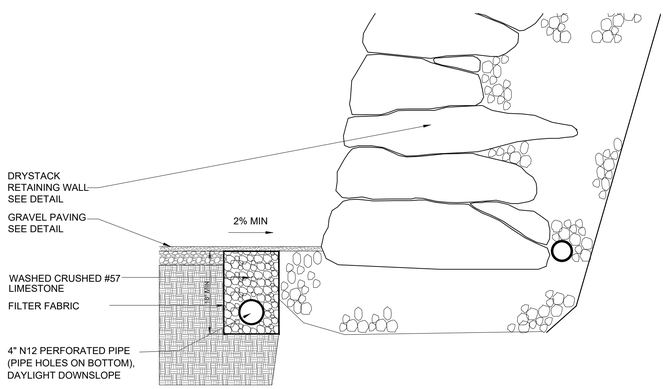
4 SYNTHETIC TURF
NTS



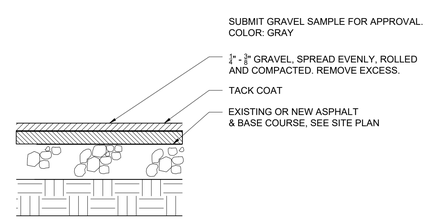
5 RIVERSTONE BAND AT BUILDING PERIMETER
1-1/2" = 1'-0"



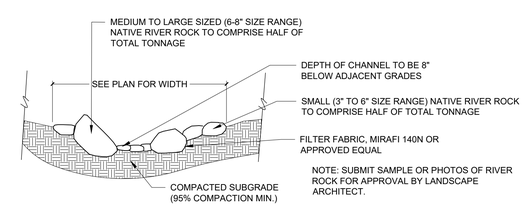
6 ASPHALT PAVING
NTS



7 FRENCH DRAIN
NTS



8 CHIP AND SEAL PAVING
1-1/2" = 1'-0"



9 RIVER ROCK SWALE
NTS

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LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945

CONSULTANT

SMITH RESIDENCE

PREPARED FOR:
FRITZ AND DOROTHY RUTH SMITH
28 CEDARCLIFF ROAD
BILTMORE FOREST, NC

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA LANDSCAPE ARCHITECTURAL SEAL
PRICING PACKAGE
SITEWORK STUDIOS

DATE:
10.02.25

SHEET TITLE:
DETAILS

SHEET NO.
L-502

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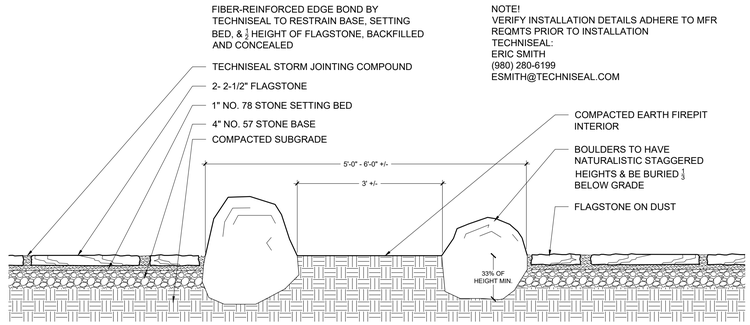
EXISTING GRATE AT HVAC SLAB
REPLACE, TO MATCH GRATE AT BASEMENT ENTRY

EXISTING GRATE BASEMENT ENTRY

1 REPLACEMENT GRATE AT HVAC SLAB

NTS



NOTE!
VERIFY INSTALLATION DETAILS ADHERE TO MFR REQMTS PRIOR TO INSTALLATION
TECHNISEAL:
ERIC SMITH
(980) 280-6199
ESMITH@TECHNISEAL.COM

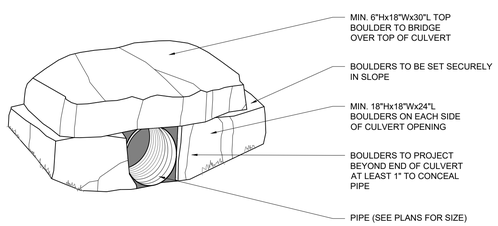
2 STONE FIREPIT DETAIL

NTS

FIREPIT BOULDERS SHALL MATCH EXISTING BOULDERS ON SITE

3 STONE FIREPIT PRECEDENT

NTS



4 STONE HEADWALL

NTS

Back to TOC

NDS We put water in its place

5 IN. PRO SERIES™ CHANNEL DRAINS

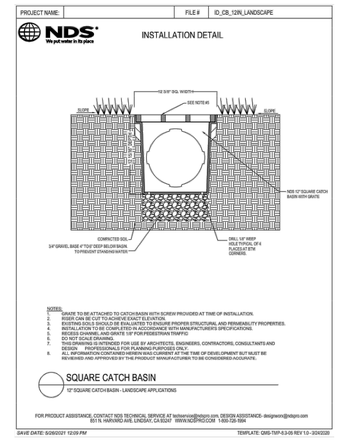
PART NO.	5 IN. PRO SERIES CHANNEL DRAINS AND KITS
800	5 in. Pro Series Channel Drain, Deep Profile, 5-1/2 in. wide X 39-3/8 in. long
820	5 in. Pro Series Channel Drain, Shallow Profile, 5-1/2 in. wide X 19-11/16 in. long
864	5 in. Pro Series™ Channel Drain Kit, 5-1/2 in. wide X 39-3/8 in. long Deep Profile Channel, Gray Plastic Grates, End Caps/Outlet
864GMTL	5 in. Pro Series™ Channel Drain Kit, 5-1/2 in. wide X 39-3/8 in. Deep Profile Channel, Galv. Steel Grates, End Caps/Outlet

5 IN. PRO SERIES CHANNEL DRAIN GRATES

NDS 5" PRO SERIES CHANNEL DRAIN
DEEP CHANNEL
GRATE: DUCTILE IRON

5 TRENCH DRAIN

NTS



GRATE: NDS 12" SQUARE CAST IRON

6 NDS SQUARE CATCH BASIN & GRATE

NTS

7 NOT USED

NTS

8 NOT USED

NTS

9 NOT USED

NTS

sitework STUDIOS
LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945

CONSULTANT

SMITH RESIDENCE

PREPARED FOR:
FRITZ AND DOROTHY RUTH SMITH
28 CEDARCLIFF ROAD
BILTMORE FOREST, NC

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT SITEWORK STUDIOS

PRICING PACKAGE

DATE:
10.02.25

SHEET TITLE:

DETAILS

SHEET NO.
L-503

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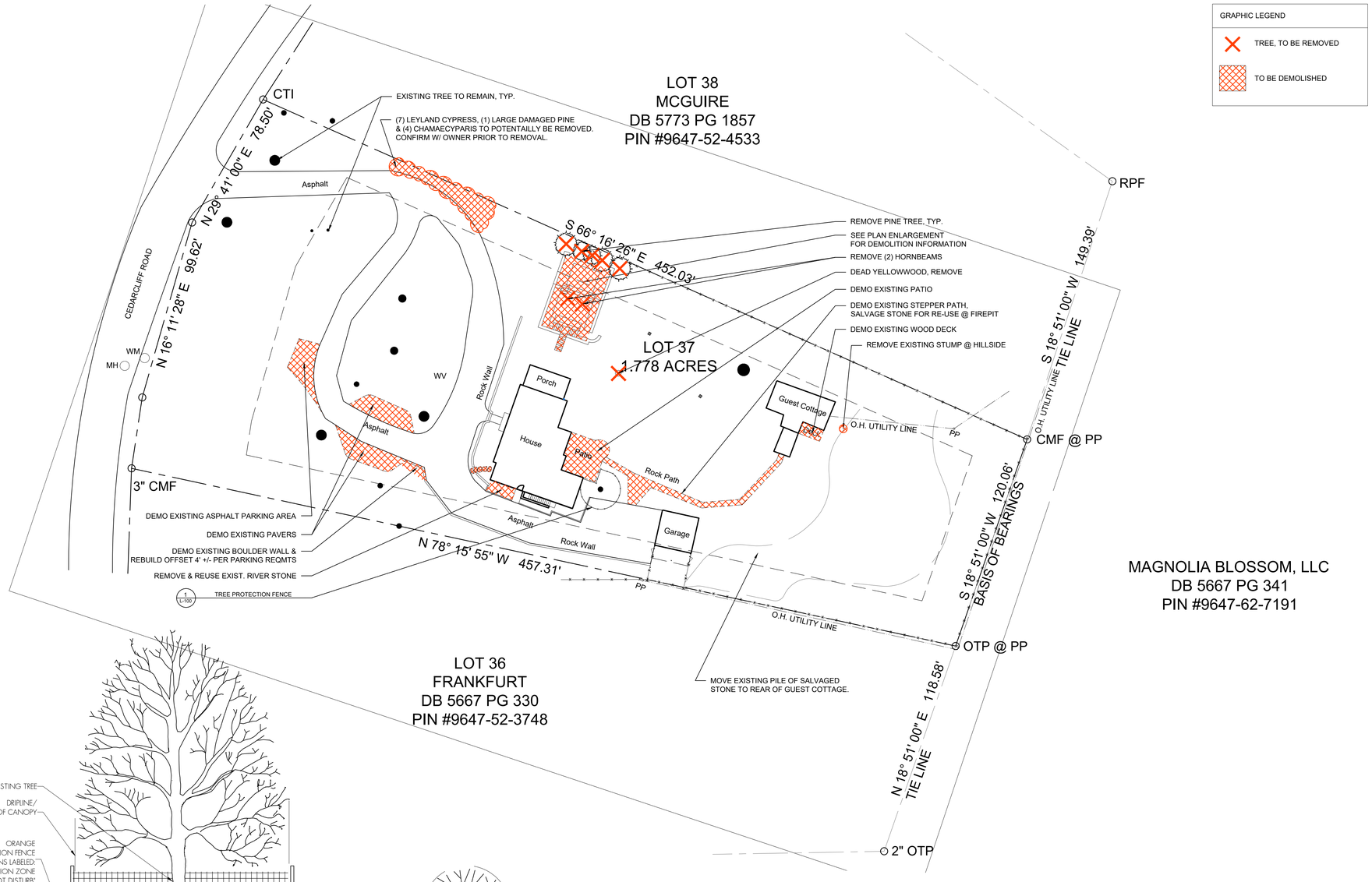

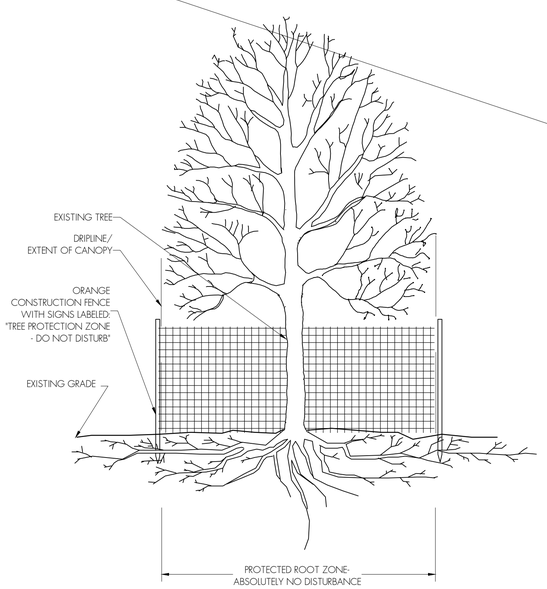

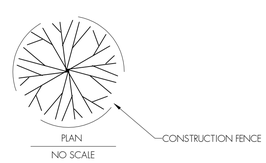

1 TREE PROTECTION DETAIL

NTS

0 15' 30' 60' 90' 120'

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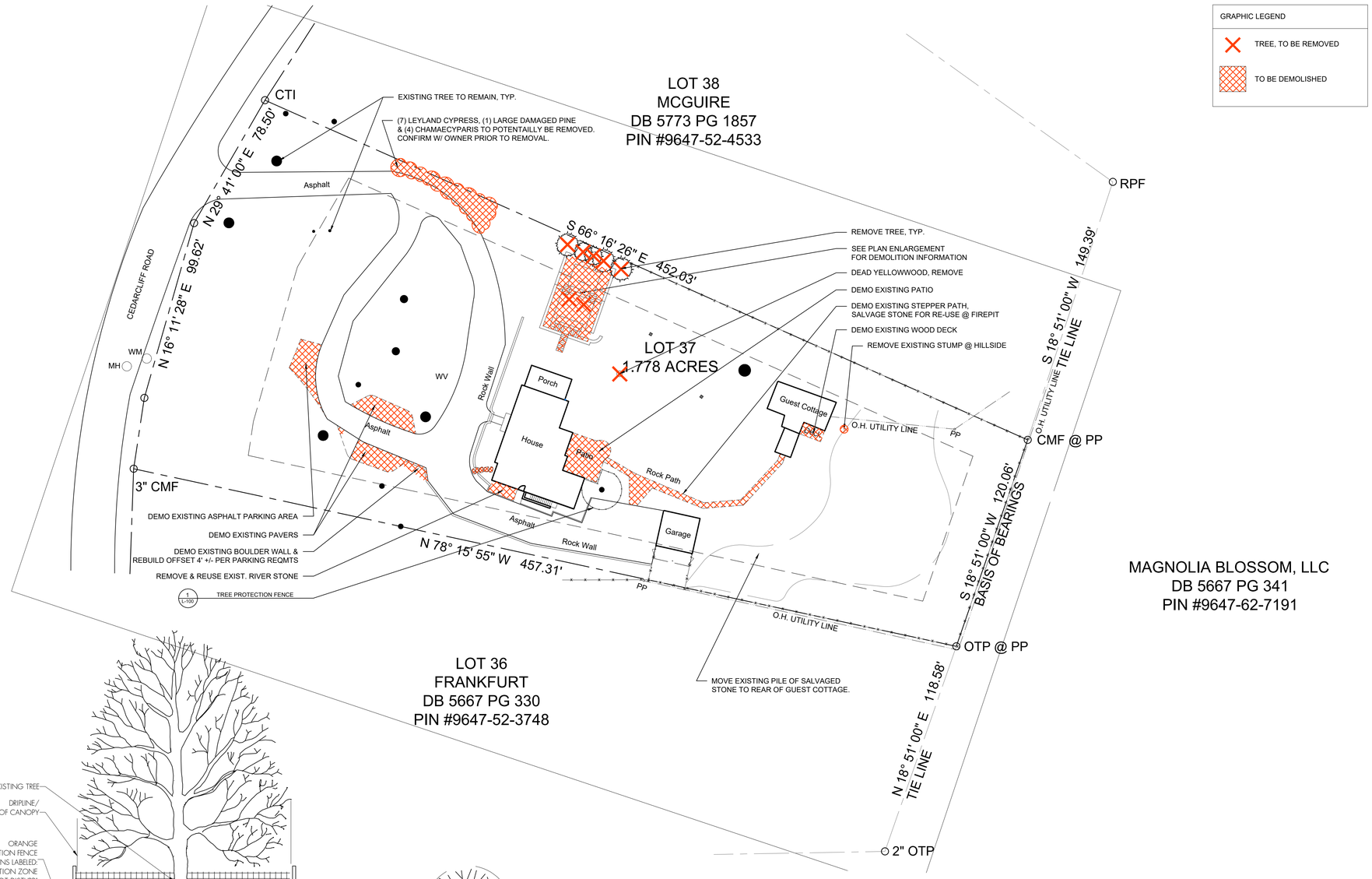
NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT
PRICING PACKAGE
SITEWORK STUDIOS, PLLC

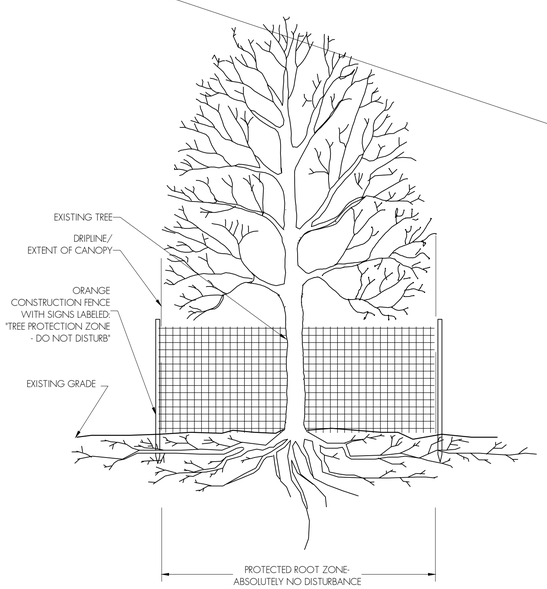
DATE:
10.28.25

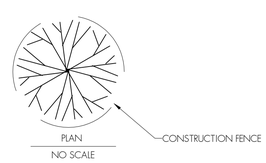
SHEET TITLE:

EXISTING CONDITIONS & DEMO PLAN

SHEET NO.
L-100







1 TREE PROTECTION DETAIL

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LANDSCAPE ARCHITECTURE
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CONSULTANT

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28 CEDARCLIFF ROAD
BILTMORE FOREST, NC

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT
PRICING PACKAGE
SITEWORK STUDIOS, PLLC

DATE:
10.23.25

SHEET TITLE:

EXISTING CONDITIONS & DEMO PLAN

SHEET NO.
L-100

BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

November 17, 2025

CASE
Property Address: **24 White Oak Rd**
Property Owner: **Jerome Douglas**
Request: **Variance Request for Max Allowable Roof Coverage**

Background

The property owner is presenting plans for an addition to the rear of his home. The lot size is .39 acres and allows for a maximum of 2552 square feet of roof coverage for the lot. The applicant is asking for 327 square feet over the allowed maximum for a total of 2879 square feet. The application does not meet the requirements for max roof coverage, therefore would require a variance.

Variance

The proposed structure does not comply with the allowable max roof coverage of 2552 square feet, therefore would require a variance. Section 153.110 (D) (attached) addresses the approval requirements for a variance.

Zoning Compliance Application

Town of Biltmore Forest

Name
Jerome Douglas

Property Address
24 White Oak Rd

Phone
(828) 777-9749

Email
28jdouglas28@gmail.com

Parcel ID/PIN Number
964699382900000

ZONING INFORMATION

Current Zoning
R-2

Lot Size
.39

Proposed Roof Coverage Total
2879.4

Proposed Impervious Surface Coverage
4717.5

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
25’

Description of the Proposed Project
Remove bay window area in the existing dining room, add space to the dining and add a reading/sitting area. Rebuild storm damaged deck with some additional space.

Estimated Start Date
1/15/2026

Estimated Completion Date
3/15/2026

Estimated Cost of Project
$153,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

Applicant Signature

Date
10/1/2025

Jerome Douglas

VARIANCE APPLICATION

Town of Biltmore Forest

Name
Jerome Douglas

Address
24 White Oak Rd

Phone
(828) 777-9749

Email
28jdouglas28@gmail.com

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 room to the rear of the house

What does the ordinance require?
Addition increases roof coverage to 2879.4 sq.ft.

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.
Unable to expand the house to make it more livable

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

The hardship did not result from actions taken by the applicant or the property owner.
No

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.
Yes

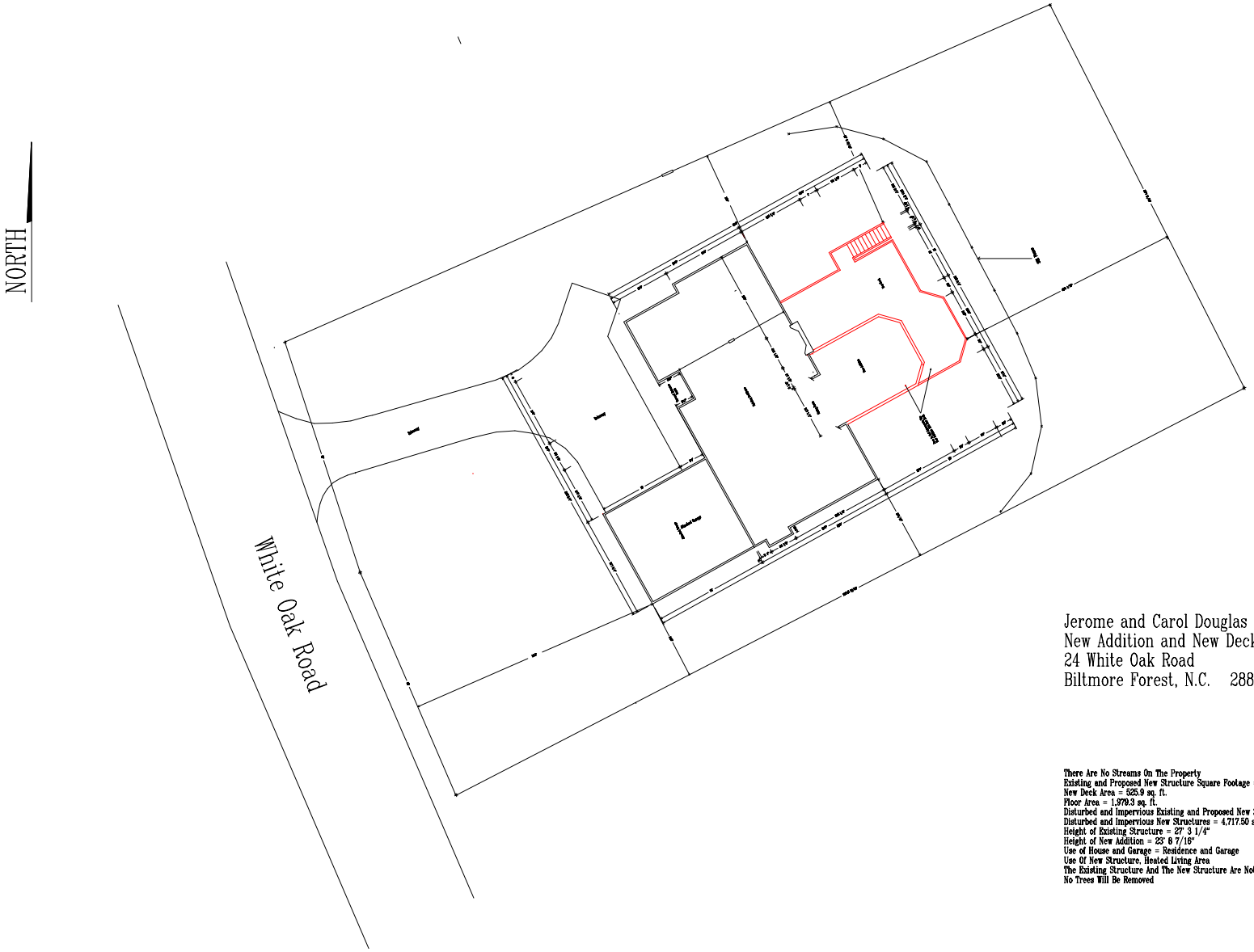
I hereby certify that all of the information set forth above is true and accurate to the best of my knowledge.

Signature **Date**

Jerome Douglas

Have you paid the $300 varience 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.

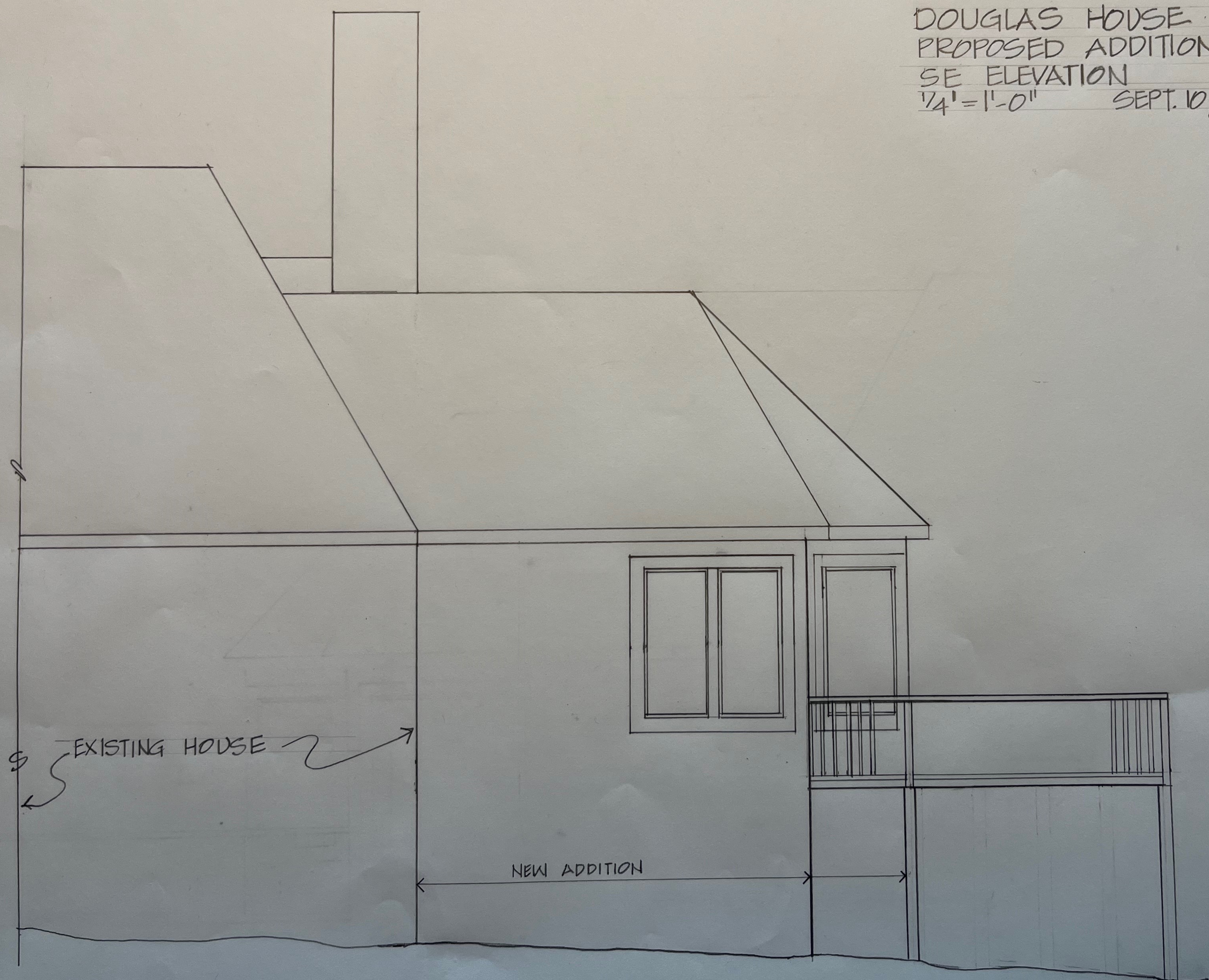
I plan to pay in person or mail a check



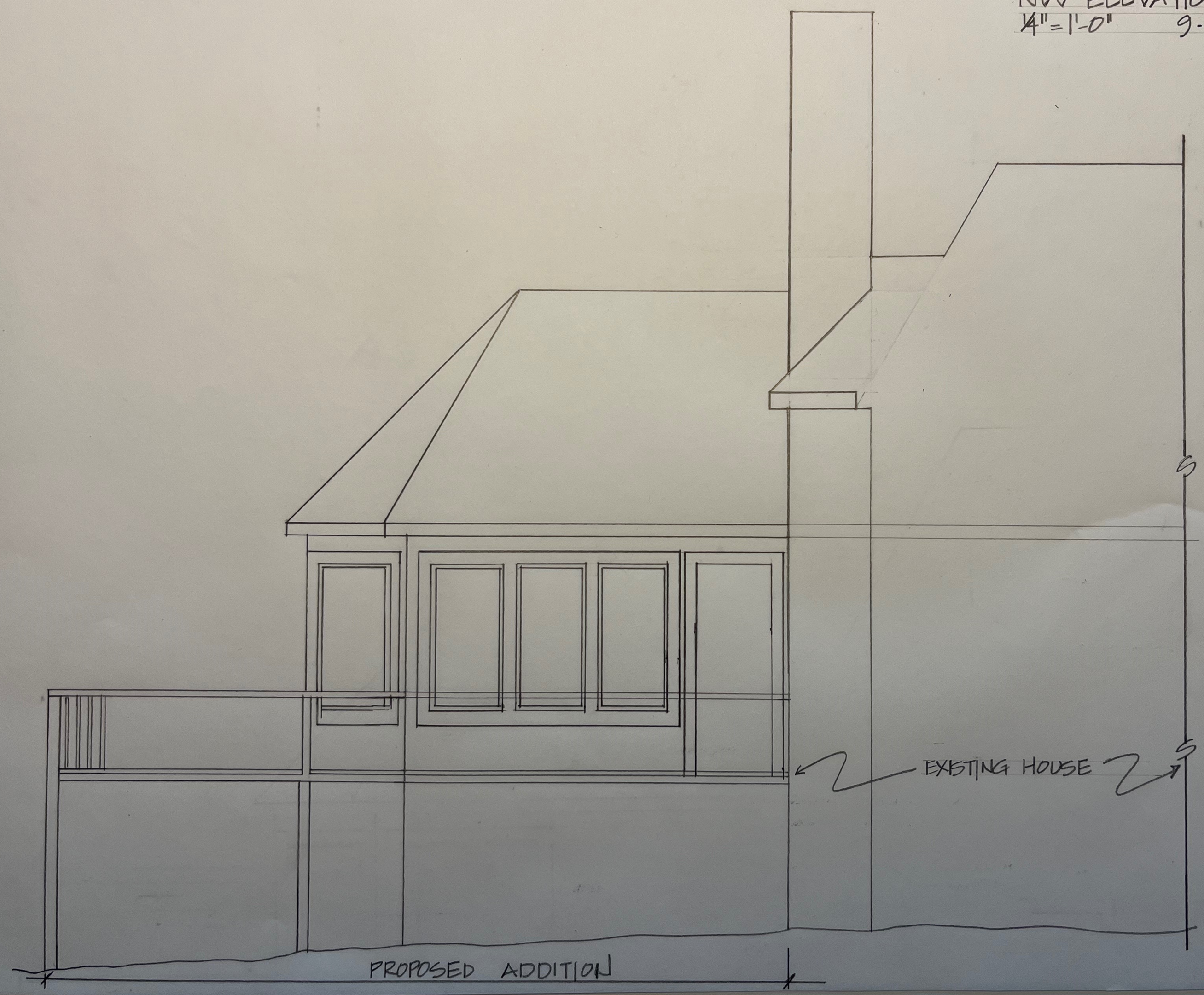
Jerome and Carol Douglas Revocable Trust
New Addition and New Deck
24 White Oak Road
Biltmore Forest, N.C. 28803

There Are No Streams On The Property
Existing and Proposed New Structure Square Footage = 2,486.8 sq. ft.
New Deck Area = 525.9 sq. ft.
Floor Area = 1,979.3 sq. ft.
Disturbed and Impervious Existing and Proposed New Structures = .106299 Acres
Disturbed and Impervious New Structures = 4,717.50 sq. ft.
Height of Existing Structure = 27' 3 1/4"
Height of New Addition = 23' 6 7/16"
Use of House and Garage = Residence and Garage
Use Of New Structure. Heated Living Area
The Existing Structure And The New Structure Are Not Located In A Special Flood Area
No Trees Will Be Removed

DOUGLAS HOUSE
PROPOSED ADDITION
SE ELEVATION
1/4" = 1'-0" SEPT. 10, 2025



DOUGLAS HOUSE

PROPOSED ADDITION
WEST ELEVATION
1/4"=1'-0" 9-10-2025

DOUGLAS HOUSE
PROPOSED ADDITION
NW ELEVATION
1/4" = 1'-0" 9-10-2025