



To: Members of the Board of Adjustment, Applicants & Neighboring Property Owners
From: Jonathan B. Kanipe, Town Manager
Date: December 2, 2025
Re: **Board of Adjustment Meeting – December 15, 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 December 11th, 2025.

*****PROPOSED AGENDA*****

The following items of business will be considered by the Biltmore Forest Board of Adjustment on Monday, December 15, 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. The minutes of the November 17th, 2025 regular meeting will be considered.
3. Hearing of Cases (Evidentiary Hearings, Deliberations & Determinations).

Case 1: 2 Arboretum Road- Variance request for installation of an 8' high deer fence.

Site visit: 3:20 pm

Case 2: 15 Stuyvesant Road- New home construction at 15 Stuyvesant Road. Variance is being requested for maximum roof coverage and adjusted setbacks.

Site visit: 3:40 pm

MINUTES OF THE BOARD OF ADJUSTMENT
MEETING HELD MONDAY, NOVEMBER 17, 2025

The Board of Adjustment met at 4:00 p.m. on Monday, November 17, 2025

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

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

Ms. Martha Barnes made a motion to approve the minutes as amended from the September 22, 2025 meeting, Ms. Lynn Kieffer seconded the motion and was unanimously approved.

Chairman Goosmann swore in the following:

Mr. Tony Williams

Ms. Elizabeth Flynn

Ms. Elizabeth McCoy

Mr. Clay Mooney

Ms. Koli Fisher

Mr. Alan Jones

Mr. Frederick Smith

Mr. Steven Lee Johnson

Mr. Jerome Douglas

Ms. Carol Douglas

HEARING (Evidentiary):

Mr. Tony Williams presented the following facts: : The property at 18 Chauncey Circle has a lot size of 0.8 acres, allowing a maximum of 3,879 square feet of roof coverage. The applicant requested 371 square feet over the allowed maximum, for a total of 4,250 square feet, representing less than 9% over the allowable coverage. Ms. Koli Fisher and Mr. Alan Jones explained that the addition's design was dictated by a pre-ordered roof package that was already being stored in a warehouse, making it difficult to alter dimensions. The original plan was to create a bird room or aviary, but the owner's declining health had changed some of the intended use. The applicant noted that the homeowner was currently hospitalized and that the addition would help accommodate her needs as she moves from her estate in Salisbury, NC to live full-time at this property.

The Board acknowledged that the property's lot size was a factor in the hardship, being less than an acre. The addition would be built on an existing patio, would not expand the footprint beyond that space, and would be located at the rear of the home out of neighbors' view. The applicants confirmed that the owner was prepared to add landscaping if needed.

Mr. Billy Clarke noted that Variances of up to 9-10% over maximum roof coverage had been granted in the past, and no neighbors had objected to this proposal.

DELIBERATION AND DETERMINATION:

Ms. Kieffer moved that a Variance as requested be granted to Ms. Kettner of 18 Chauncey Circle for a sunroom at the rear of the house, and the facts as recited by Tony Williams and his summation be accepted as findings of fact to support this grant. The Board has inspected the site, and no neighboring property owner has objected. Further, the Board finds that granting this variance satisfies the applicable sections of 153.110(D) paragraphs 1 through 4, would not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of ordinance would, in this case, result in practical difficulty or unnecessary hardship. The Board further finds that the spirit of the ordinance would be observed,

public safety and welfare secured, and substantial justice done. The applicant must report to the zoning administrator within 7 days of completion of the project in order that the zoning administrator can determine that the project has been completed in accordance with plans submitted to the town. Ms. Martha Barnes seconded the motion, and it passed unanimously.

HEARING (Evidentiary):

Mr. Tony Williams presented the following facts: The property owners at 408 Vanderbilt Road are requesting a Variance 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 the height. The applicant requested 489 square feet over the allowed maximum for a total of 6,658 square feet. The application did not meet requirements for maximum roof coverage or the adjusted setback for the height of the structure.

The applicant's representative, Ms. Elizabeth McCoy explained that the proposal involved creating a passthrough from the main 2016 residence to a new space with a den and three-car garage. It was noted that the garage needed to accommodate ADA requirements due to the homeowner's husband being in a wheelchair. The design required 5-foot turnaround spaces for wheelchair accessibility, which took up considerable room.

Mr. Winkenwerder, a neighboring property owner, expressed concerns about the project. Mr. Clay Mooney, a landscape architect hired by the neighbors, explained that while they did not object to the garage addition itself, they were concerned about minimizing the impact of the Variance on their property, particularly regarding landscaping and buffering between the properties.

After some discussion, the parties agreed to table the matter temporarily to discuss landscaping solutions. When they returned, both parties confirmed they had reached an agreement whereby the applicant would provide adequate landscaping to buffer the property to the south.

The Board clarified that the height issue related to the setback requirements, as the new garage's height necessitated an increased setback distance. The existing structure was approximately 1.5 feet into the side setback toward the neighboring property.

DELIBERATION AND DETERMINATION:

Ms. Martha Barnes moved that the Variance, as requested, be granted to Elizabeth Flynn of 408 Vanderbilt for exceeding roof coverage, and that the findings of fact as recited by Tony Williams and amended by the Board be accepted as findings of fact to support this grant. The Board has inspected the site, and while the neighboring property owner initially objected, they are now in agreement with the landscape plan. Further, the Board finds that granting this Variance satisfies the applicable sections of 153.110(D) paragraphs 1 through 4, would not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of ordinance would, in this case, result in practical difficulty or unnecessary hardship. The Board further finds that the spirit of the ordinance would be observed, public safety and welfare secured, and substantial justice done. The applicant must report to the zoning administrator within 7 days of completion of the project in order that the zoning administrator can determine that the project has been completed in accordance with plans submitted to the town. Ms. Rhoda Groce seconded the motion and was unanimously approved.

HEARING (Evidentiary):

Mr. Tony Williams presented the following facts: The property owners at 28 Cedarcliff Road are requesting a Variance for multiple accessory structures located within the setbacks. There were multiple low walls located in the side setback along with a 17-foot diameter fire pit area. The application did not meet requirements for setbacks for accessory structures.

Mr. Steven Lee Johnson represents the property owner and explained that the proposal involved three areas within setbacks that needed restoration or improvement on this historic property. The first was an old garden from the original 1920s home construction that had been

discovered when the new owners cleared overgrowth. The work would involve restoring low 24-inch walls with minor masonry work, not expanding the hardscape.

The second area involved adding small stone walls inside an existing garden lean-to shed area to mitigate a steep grade coming down from the property line. Mr. Johnson noted these improvements would not be visible from the adjacent property due to the topography.

The third item was a 17-foot diameter fire pit proposed for a natural terrace area that was believed to be an old vegetable garden. The location was selected to eliminate the need for grading in the topographically challenging backyard. The applicant confirmed that evergreen landscaping and trees would be added around the fire pit for screening, and they were willing to enhance this buffer if requested by neighbors.

Mr. Johnson confirmed that the unusual topography of the property created a hardship, and that adequate screening would be provided to buffer neighboring properties from seeing the fire pit. It was also noted that one neighboring property had a garage that blocked the view of the fire pit location.

DELIBERATION AND DETERMINATION:

Ms. Rhoda Groce moved that a Variance as requested be granted to Mr. Frederick Smith of 28 Cedar Cliff Road for multiple accessory structures, which include low walls and a 17-foot diameter fire pit and that the findings of fact as recited by Tony Williams and his summation be accepted as findings of fact to support this grant. The Board has inspected the site, and no neighboring property owner has objected. Further, the Board finds that granting this Variance satisfies the applicable sections of 153.110(D) paragraphs 1 through 4, would not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of ordinance would, in this case, result in practical difficulty or unnecessary hardship. The Board further finds that the spirit of the ordinance would be observed, public safety and welfare secured, and substantial justice done. The applicant must report to the zoning administrator within 7 days of completion of the project in order that the zoning administrator can determine

that the project has been completed in accordance with plans submitted to the town. Mr. Robert Chandler seconded the motion, and it passed unanimously.

HEARING (Evidentiary):

Mr. Tony Williams presented the last matter: The property owner at 24 White Oak Road presented plans for an addition to the rear of their home. The lot size is 0.39 acres and allows for a maximum of 2,552 square feet of roof coverage. The applicant requested 327 square feet over the allowed maximum for a total of 2,879 square feet.

The applicant explained that they were seeking to expand the back of their house after damage during a hurricane that destroyed their deck and damaged other areas. The proposal would extend a breakfast area a few feet out and replace the deck that existed before the storm.

Chairman Goosmann noted that the lot size at 0.39 acres was very small, and that other properties on White Oak Road were similarly situated. The Board acknowledged that accommodations had been made in the past for other neighbors with similar lot sizes on that street.

The applicant confirmed that they had spoken with all neighbors except the one directly behind them, and those they spoke with were comfortable with the changes. They also committed to adding landscaping screening once construction was completed.

DELIBERATION AND DETERMINATION:

Ms. Martha Barnes moved that a Variance as requested be granted to Jerome and Carol Douglas of 24 White Oak Road for exceeding maximum roof coverage, and that the facts as recited by Tony Williams and his summation be accepted as findings of fact to support this grant. The Board has inspected the site and no neighboring property owners have objected. Further, the Board finds that granting this Variance satisfies the applicable sections of 153.110(D) paragraphs 1 through 4, would not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of ordinance would, in this case, result in practical difficulty or unnecessary hardship.

The Board further finds that the spirit of the ordinance would be observed, public safety and welfare secured, and substantial justice done. The applicant must report to the zoning administrator within 7 days of completion of the project in order that the zoning administrator can determine that the project has been completed in accordance with plans submitted to the town. Mr. Robert Chandler seconded the motion, and it passed unanimously.

The next meeting would be held on December 15th, 2025. The meeting was adjourned at 4:48pm.

ATTEST:

Greg Goosmann, Chairman

Laura Jacobs, Town Clerk



BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

December 15, 2025

Property Address: 2 Arboretum Rd
Property Owner: The Randons
Request: Variance hearing for a Deer Fence in the Front/Side Yard and Front Setback

Background

The property owner is requesting permission to install a deer fence around their home. The fence will be made of solid wire and 8 feet in height. The fence meets the ordinance requirements in the rear of the home. The fence does not meet the ordinance by being located within the front and side yard as well as the front setback, therefore requires a variance.

Variance Request

The applicant is requesting to install a deer fence in the front and side yard with the front being in the setback. The ordinance requires the fence to be located in the rear yard and not within any setbacks, therefore requires a variance. Section 153.110 (D) (attached) addresses the approval requirements for a variance.

153.029 ACCESSORY STRUCTURES AND BUILDINGS.

(A) Accessory structures and/or necessary buildings shall not detract from nor interfere with adjacent properties. No accessory structure or building shall be constructed, erected, or located within any front yard or within any side yard or rear yard setback.

(B) (1) In addition, the following standards are established for accessory structures and accessory buildings:

- (a) The maximum number of accessory buildings permitted on a lot shall be one;
- (b) The maximum roof coverage area for accessory buildings shall be 750 square feet;
- (c) The maximum height for accessory buildings shall be 25 feet;
- (d) The accessory building must be screened by vegetation or other buffer as set forth in § [153.008](#);
- (e) The accessory building must be located behind a line parallel to the rear of the principal structure on the lot;
- (f) The accessory building must be designed in the same architectural style as the principal structure;
- (g) Any accessory structure and/or accessory building shall be included in the calculation of allowable roof coverage and allowable impervious surface coverage on the lot pursuant to §§ [153.043](#) and [153.048](#); and
- (h) Solar collectors shall be regulated in accordance with G.S. § 160D-914.

(2) For all satellite dishes less than 24 inches in diameter, an application for a zoning compliance certificate shall be made directly to the Zoning Administrator; the Zoning Administrator shall issue a zoning compliance certificate.

(3) Fences, gates, and walls shall be regulated in accordance with § [153.049](#) of this Zoning Ordinance.

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

Editor's note:

This amendatory language was passed during a Board meeting, July 9, 2013

Zoning Compliance Application

Town of Biltmore Forest

Name

Justin Nicholas

Property Address

2 Arboretum Road

Phone

(855) 720-2435

Email

justin@livingstoneconstruction.com

Parcel ID/PIN Number

9646349671

ZONING INFORMATION

Current Zoning

R-1

Lot Size

2.74 acres

Proposed Roof Coverage Total

Existing

Proposed Impervious Surface Coverage

Existing

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

Existing

Description of the Proposed Project

Addition of deer fence, garden trellis, and raised planter beds

Estimated Start Date

11/24/2025

Estimated Completion Date

1/19/2026

Estimated Cost of Project

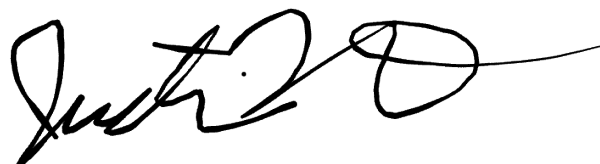
\$25,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

Randon-Site Plan-2025-10-08.pdf

Applicant Signature

Date
11/10/2025

A handwritten signature in black ink, appearing to read "Justin D.", with a long horizontal flourish extending to the right.

VARIANCE APPLICATION

Town of Biltmore Forest

Name

Justin Nicholas

Address

2 Arboretum Road

Phone

(855) 720-2435

Email

justin@livingstoneconstruction.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 deer fence in the front setback of the property.

What does the ordinance require?

The ordinance requires fences not to be constructed within the 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 60' front setback takes up the majority of the front yard, hugging the driveway most of the way along the north side of the property. Sabine intends to have landscaping in the front yard, and an approved deer fence is the most effective option for keeping the vegetation out of the reach of deer and other animals that may eat it.

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

The 60' front setback takes up the majority of the front yard, hugging the driveway most of the way along the north side of the property. The deer fence will be built along the edge of the woods and it is intended to enhance the property.

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

The driveway and setback were both existing before the property was purchased by Sabine.

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.

This variance request is consistent with the spirit, purpose, and intent of the ordinance. The fence will

adhere to the rules laid out in Section 153.049 Subsection D-4 and will match the deer fence being installed in the rear of the property. It will meet up at the driveway gate and create one cohesive enclosure.

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

Signature

Date

11/10/2025

A handwritten signature in black ink, appearing to read "Juth" followed by a stylized flourish and a horizontal line extending to the right.

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

Yes

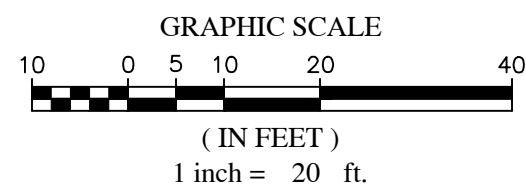
[illegible]

RANDON RESIDENCE

2 ARBOREIUM ROAD
ASHEVILLE, NC 28803

DRAWN BY	JT
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L-1





BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

December 15, 2025

Property Address: 15 Stuyvesant Rd
Property Owner: Stuyvesant Road, LLC
Request: Variance Request for Max Allowable Roof Coverage and Adjusted
Setbacks for Height

Background

Plans are being presented for a new home at 15 Stuyvesant Rd. The lot size is 1.59 acres and allows for a maximum of 5836 square feet of roof coverage for the lot. The applicant is asking for 529 square feet over the allowed maximum for a total of 6365 square feet. The structure is over twenty five feet in height, which activates the adjusted setbacks, which it does not meet. 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 for both.

Variance

The proposed structure does not comply with the allowable max roof coverage of 5836 square feet, nor does it meet the adjusted side or rear setback for the height of the new home, therefore would require a variance for both. Section 153.110 (D) (attached) addresses the approval requirements for a variance.

Zoning Compliance Application

Town of Biltmore Forest

Name

Stuyvesant Road, LLC, c/o Steven R. (Rob) & Leslie B. Scott (Representative/Contact - Remington A. Jackson, Esq.)

Property Address

15 Stuyvesant Road, Biltmore Forest, NC 28803

Phone

(704) 335-2732

Email

remingtonjackson@parkerpoe.com

Parcel ID/PIN Number

9646882501

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.59

Proposed Roof Coverage Total

6365sqft

Proposed Impervious Surface Coverage

TBD

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

40ft

Description of the Proposed Project

Building a single family home.

Estimated Start Date

5/1/2026

Estimated Completion Date

5/1/2028

Estimated Cost of Project

\$3,900,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

15 Stuyvesant Zoning Submittal (11_24_25).pdf

Applicant Signature

Date
11/24/2025

Remington Jackson

§ 153.007 DIMENSIONAL REQUIREMENTS.

(5) *Footnote 5.* Height requirements may be varied upon approval of the Board of Adjustment.

(6) *Footnote 6.* Whichever is greater, 20,000 square feet, or twice the gross floor area of the building.

(7) *Footnote 7.* An increase in the side and rear yard setbacks is required for homes (structures) that exceed 25 feet in height. Homes (structures) greater than 25 feet in height shall be setback from the side and rear property lines an additional one and one-half feet for each one foot, or portion thereof, that the home (structure) exceeds 25 feet in height.

(8) *Footnote 8.* Structures exceeding a roof coverage area of 7,000 square feet shall be set back from side and rear property lines an additional 20% of the required setback for each 500 square feet, or increment thereof, that the roof coverage areas exceeds 7,000 square feet.

Example: The rear setback for a single story 8,200 square foot house in the R-1 District would be calculated as follows:

$$8,200 - 7,000 = 1,200$$

$$1,200/500 = 2.4 \text{ (round to 3 to account for increment of change)}$$

$$3 \times 20\% = 60\%$$

$$60\% \times 20 = 12$$

$$25 + 12 = 37$$

Rear setback will be 37 feet

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

VARIANCE APPLICATION

Town of Biltmore Forest

Name

Stuyvesant Road, LLC, c/o Steven R. (Rob) & Leslie B. Scott (Representative/Contact - Remington A. Jackson, Esq.)

Address

15 Stuyvesant Road, Biltmore Forest, NC 28803

Phone

(704) 335-2732

Email

RemingtonJackson@parkerpoe.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?

A: To allow an additional 529 square feet of roof area beyond the standard allowance, for a total of 6365 square feet, based on the lot size and configuration. (Section 153.043)

B: To allow relief from the increased setback requirements applicable to structures exceeding 25 feet in height, due to site-specific topography, tree preservation concerns, and the need to maintain neighborhood architectural character. (Section 153.007)

What does the ordinance require?

A: Section 153.043 of the ordinance allows for 5,836 square foot allowance for roof coverage for a 1.6-acre lot.

B: Section 153.007 requires homes greater than 25 feet in height to be setback from the side and rear property lines an additional one and one-half feet for each one foot, or portion thereof, that the home exceeds 25 feet in height.

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.

A: Strict application of the roof coverage limitation prescribed under Section 153.043 would impose an unnecessary and inequitable hardship upon the property owner by limiting their ability to make full use of the property. As applied to this parcel, the restriction precludes reasonable and customary residential improvements comparable to those enjoyed by similarly situated properties within the surrounding neighborhood. The requested increase of 529 square feet in allowable roof area constitutes a modest and proportionate adjustment necessary to achieve a functional, cohesive, and contextually appropriate residential design. The purpose of the requested increase is to (a) accommodate a 167 square foot enclosed trash receptacle area adjacent to the garage with direct access from outside which improves bear

safety; and (b) to accommodate a 397 square foot roof over dining patio for privacy, which is necessitated by the placement of the house at 17 Stuyvesant Road approximately 10 feet from the property line that itself does not conform to current setback regulations. Based on previously approved variances, this level of relief is consistent with prior determinations of the Board of Adjustment in analogous circumstances. Furthermore, the requested increase would only be 265 square feet in addition to the roof coverage allowance for the ordinance in effect through July 2023. Absent approval of the variance, the homeowner would be deprived of the full, reasonable, and beneficial use of the property—an outcome that would result in an unnecessary hardship contrary to both the spirit and intent of the zoning code.

B: Enforcement of the increased side and rear setback requirements under Section 153.007, applicable to structures exceeding 25 feet in height, would impose an unnecessary safety, tree removal, and building style hardships. The height of the structure at approximately 40 feet is the result of a standard two-story high-pitched roof residence. As depicted in our drawings, the highest point is limited and not across the entire roof. Reducing the height would require a flat roof, inconsistent with the character of the neighborhood. Increasing the setback because of that standard height substantially reduces the lot's buildable area in rear of the lot. Without a variance, the reduction of that buildable area requires relocating the garage from the side to the front of the house, which relocation would both (a) require the removal of several mature hardwood trees that contribute materially to the established landscape character and environmental integrity of the neighborhood; and (b) require steeper driveway slopes with higher retaining walls which are inherently less safe in wet and cold conditions. Furthermore, strict adherence to these setback standards would unreasonably constrain the architectural design and placement of the residence. Such a result would deprive the homeowner of a reasonable and beneficial use of the property, thereby creating an unnecessary hardship inconsistent with the equitable objectives of the zoning code.

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

A: The hardship as to the roof area limitation arises from conditions that are both unique to and inherent in this particular parcel, including its irregular lot configuration, proportional constraints, and existing encroachments from adjacent development established under prior zoning regulations. The neighboring property's setbacks encroach upon our parcel as it was designed under a much older ordinance. The location of that structure requires privacy mitigation for rear patio outdoor dining area, which is accomplished by the roof over that dining area. Because the property is in a bear area, safety concerns dictate either enclosing trash or using bear proof containers, but municipal service providers prefer regular containers over the bear proof containers. The property's irregular lot dimensions created by the topography and orientation materially restrict design flexibility in a manner not experienced by other lots within the same zoning district. These site-specific characteristics directly and disproportionately affect the calculation of allowable roof coverage under Section 153.043, yielding a development limitation inconsistent with the property's actual size and development potential. The requested variance is therefore necessitated by these distinct physical attributes and historical conditions, rather than by any self-created or general circumstance applicable to the district as a whole.

B: The hardship as to the increased setbacks required by a standard roof height two-story home stems from conditions uniquely associated with this parcel, including its lot configuration, natural topography, and mature vegetative features. For life safety, the proposed structure has a master bedroom, garage and living areas on the main level. The slope of the property and associated water channeling make a below grade garage impractical. Designing a structure with the garage and master bedroom to be on the main level, requires either: (a) a variance; or (b) moving the garage to the front, which as described above results in severe loss of mature trees and distinctly less safe slopes. The property's elevation and orientation relative to neighboring homes make it particularly sensitive to the increased side and rear setback requirements applicable to structures exceeding 25 feet in height. Compliance would compel construction deeper into the lot interior, necessitating the removal of several mature trees that provide natural screening, aesthetic continuity, and environmental benefit to the neighborhood. The loss of these trees would impose both a significant financial burden and a permanent alteration to the established landscape character. Moreover, the atypical placement of the adjacent residence—situated closer to the shared boundary than permitted under current regulations—exacerbates these conditions by obstructing

natural light and long-range views if strict compliance is enforced. Finally, the safety of a driveway that would need to be shifted at the necessary grade is questionable at best. These cumulative and site-specific factors distinguish the property from others within the district and give rise to the hardship supporting this variance request.

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

A: The hardship as to the roof area limitation necessitating this variance did not result from any action by the applicant or property owner. The lot configuration, applicable coverage standards, and zoning constraints predate the owner's acquisition of the property and were established under a prior version of the zoning ordinance. The need for additional roof coverage arises solely from the mechanical application of a uniform standard that, in this particular instance, fails to account for the property's distinctive size, shape, and orientation. The requested relief merely allows the property to be developed in a manner that is harmonious with the surrounding neighborhood and consistent with the reasonable expectations of residential use within this zoning district. The owner has acted in good faith reliance on the property's preexisting conditions and has taken no steps that would create or exacerbate the hardship at issue.

B: The hardship as to the increased setbacks required by a standard roof height two-story home underlying this variance request is not self-created and did not arise from any voluntary act or omission by the homeowner. The lot configuration, natural topography, location of mature trees and nonconforming conditions of adjacent development all predate the applicant's ownership and materially contribute to the circumstances giving rise to this request. The homeowner's proposed residence is architecturally consistent with the established character of the neighborhood, which predominantly features traditional rooflines and pitched designs that, by their nature, exceed 25 feet in height even at two stories, located in the rear of lots. The need for relief therefore results directly from preexisting physical and contextual constraints, not from any design excess or elective action by the applicant. The variance simply enables the reasonable and proportionate development of the property in keeping with neighborhood precedent and the intent of the zoning code.

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.

A Granting the requested variance as to the roof coverage limitation fully comports with the spirit, purpose, and intent of Section 153.043. The overarching objectives of the ordinance—to ensure compatibility of scale, preserve neighborhood character, and maintain adequate open space and drainage—will remain fully satisfied. The proposed increase in allowable roof coverage represents a modest and proportional adjustment that will not adversely affect light, air, or drainage conditions, nor will it alter the established architectural rhythm of the neighborhood. The design remains consistent with the scale of adjacent residences relative to their lots, maintaining visual harmony and the overall residential character of the area with limited maximum height points rather than being across the entire roof. Based on our imagery, the residence will likely not be visible from the public right-of-way. In addition, the design enhances safety for residents and municipal workers, by including an enclosed trash receptacle area. Approval of this variance advances the principles of equity and substantial justice by allowing the property to be improved in a manner comparable to similarly situated parcels, thereby preventing an arbitrary or disproportionate restriction on the homeowner's reasonable use and enjoyment of the property while upholding the ordinance's fundamental policy objectives.

B: The requested variance for the increased setbacks required by a standard roof height two-story home aligns squarely with the spirit and purpose of Section 153.007, which seeks to ensure appropriate separation between taller structures, preserve privacy, maintain neighborhood character, and promote safety and accessibility. The proposed residence maintains harmonious architectural proportions and a roof profile that is consistent with the traditional forms prevalent throughout the neighborhood. Granting the variance will preserve several mature trees that contribute to stormwater management, privacy screening, and aesthetic continuity and will allow for safer slopes for the drive way and lower retaining walls—outcomes that are fully consistent with the ordinance's underlying environmental, safety and design objectives. Furthermore, the relief will restore a balanced view corridor and ensure a fair and even application of setback standards in light of the nonconforming placement of adjacent development.

Approval of this request will therefore uphold public safety, reinforce the architectural integrity of the surrounding area, and achieve substantial justice by enabling a reasonable and contextually appropriate use of the property.

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

Signature

Date

11/24/2025

Remington Jackson

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

I plan to pay in person or mail a check

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)

§ 153.043 MAXIMUM ROOF COVERAGE.

(A) (1) (a) The **MAXIMUM ROOF COVERAGE** is defined as the total area under roof, of all primary and accessory structures and buildings, on the lot. This is measured from the outside edge of the gutter, if any, vertically to the ground.

(b) The maximum roof coverage assures the total size of buildings and structures is proportional to the size of the lot.

(2) The maximum roof coverage permitted is as follows:

The below table can also be used by simply rounding up or down to the nearest lot acreage. For lots larger than five and one-half acres or for exact MRC allowances for lots falling between points in the below table, the below equation shall be used as the definitive allowance.

<i>Lot Size (Acres)</i>	<i>Max. Roof Coverage (Ft.²)</i>	<i>Lot Size (Acres)</i>	<i>Max. Roof Coverage (Ft.²)</i>	<i>Lot Size (Acres)</i>	<i>Max. Roof Coverage (Ft.²)</i>
<i>Lot Size (Acres)</i>	<i>Max. Roof Coverage (Ft.²)</i>	<i>Lot Size (Acres)</i>	<i>Max. Roof Coverage (Ft.²)</i>	<i>Lot Size (Acres)</i>	<i>Max. Roof Coverage (Ft.²)</i>
0.50	2,552	1.60	5,836	3.25	7,837
0.60	3,067	1.70	6,008	3.50	8,047
0.70	3,502	1.80	6,169	3.75	8,241
0.80	3,879	1.90	6,322	4.00	8,424
0.90	4,212	2.00	6,467	4.25	8,595
1.00	4,509	2.20	6,736	4.50	8,756
1.10	4,779	2.40	6,981	4.75	8,921
1.20	5,024	2.60	7,207	5.00	9,054
1.30	5,250	2.80	7,417	5.25	9,191
1.40	5,459	3.00	7,611	5.50	9,325
1.50	5,654				

(B) (1) *Lots exceeding six acres in size.* Multiply the lot size by 43,560; multiply this number by 3.25% (0.0325); provided, that the result is less than 9,647, structures on the lot may have maximum roof coverage of 9,647 square feet.

(2) If the result is greater than 9,647, structures on the lot may have maximum roof coverage equal to the result produced by the multiplication.

(C) All structures exceeding the maximum roof coverage for the lot on which they are located shall require approval of a variance by the Board of Adjustment in accordance with the procedures and standards set forth in § [153.110](#)(D).


(D) The equation which may also be used to calculate MRC is: $MRC = 2823.5 \text{ LN}$ (Acreage), where 'LN' is the natural logarithm mathematical function. This may be calculated using Excel, if needed.


(Ord. 2023-04, passed 7-1-2023)

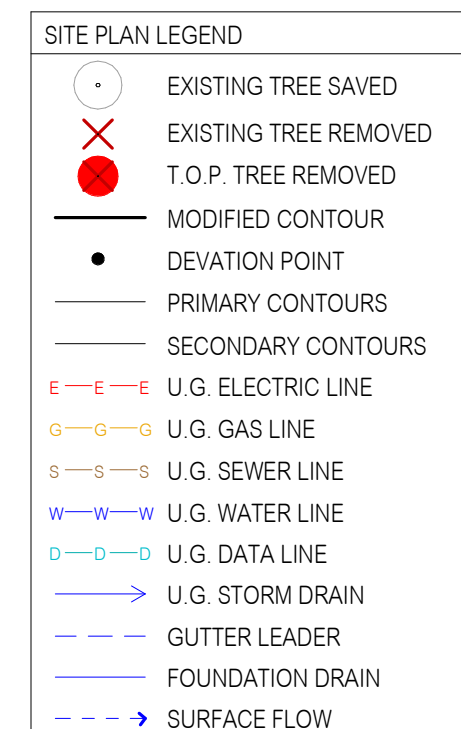
ARCHITECT:

CARLTON EDWARDS

P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax





[illegible]

1 SITE GRADING & DRAINAGE PLAN
1/16" = 1'-0"

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION	
ROB & LESLIE SCOTT 15 STUYVESANT RD, BILTMORE FOREST, NC 28803	
PROJECT NUMBER	
24.17	
DRAWN BY	GS
CHECKED BY	RC
ZONING SUBMITTAL	
DATE: 2025-11-25	
SITE GRADING & DRAINAGE PLAN	

A1.02

PLOT INFO: 11/25/2025 1:27:50 PM

OWNER

ROB & LESLIE SCOTT

23 BEADLE LANE

ASHEVILLE, NC 28803

ARCHITECT

CARLTON ARCHITECTURE, PA.

CONTACT: ROBERT CARLTON, AIA

P.O. BOX 7466

ASHEVILLE, NC 28802

828 274-7554 OFFICE

828 274-7512 FAX

rob@carlton-edwards.com

BUILDER

CARLTON EDWARDS CONSTRUCTION, Inc.

CONTACT: ROB CARLTON

P O BOX 7466

ASHEVILLE, NC 28802

828 274-7554 OFFICE

828 274-7512 FAX

GC LICENSE #: 66905

STRUCTURAL ENGINEER

TBD

PROJECT INFO AND LOCATION

15 STUYVESANT RD. BILTMORE FOREST, NC 28803

AREA TABULATION

HEATED

UPPER LEVEL

3163 SF

MAIN LEVEL

3667 SF

BASEMENT

947 SF

TOTAL HEATED

7777 SF

UNFINISHED

MECH.

148 SF

GARAGE

1028 SF

CRAWL SPACE

1695 SF

STORAGE

794 SF

TOTAL UNFINISHED

3664 SF

EXTERIOR

OUTDOOR LIVING & DINING

860 SF

FRONT PORCH

93 SF

TOTAL EXTERIOR

952 SF

TOTAL PLANNED

12393 SF

TOWN OF BILTMORE FOREST

2018 NC RESIDENTIAL CODE

CLIMATE ZONE: 4A

DESIGN WIND SPEED: 115 MPH

WINDOWS: 0.35 U-VALUE

CEILINGS: R-38

WOOD FRAME WALLS: R-19

MASS WALLS: R-13

FLR.: R-19

BASEMENT WALLS: R-10 C.I. OR R-15

SLAB R-VALUE & DEPTH: 10 - 2'-0"

CRAWL SPACE WALL: R-10/15

FROST LINE DEPTH = 18" BELOW GRADE

PER BUNCOMBE COUNTY. BUILDER TO VERIFY

LOCATION MAP

DRAWING INDEX

SHEET NUMBER	SHEET NAME	PERMIT SET	CONTRACT SET	REVISION
A0.01	TITLE SHEET			
A0.02	SCHEDULES / WDW DIAGRAMS			
A0.03	RENDERINGS			
A1.00	SITE SURVEY			
A1.01	LANDSCAPE SITE PLAN			
A1.02	SITE GRADING & DRAINAGE PLAN			
A1.03	SITE DETAILS			
A2.00	FOUNDATION PLAN			
A2.01	MAIN LEVEL FLOOR FRAMING PLAN			
A2.02	UPPER LEVEL FLOOR FRAMING PLAN			
A2.03	ROOF FRAMING PLAN			
A2.04	BASEMENT PLAN			
A2.05	MAIN LEVEL PLAN			
A2.06	UPPER LEVEL PLAN			
A2.07	ROOF PLAN			
A2.08	MAIN LEVEL RCP			
A2.09	UPPER LEVEL RCP			
A3.00	ELEVATIONS			
A3.01	ELEVATIONS			
A4.00	BLDG SECTIONS			
A4.01	BLDG SECTIONS			
A4.02	BLDG SECTIONS			
A4.03	BLDG SECTIONS			
A4.04	BLDG SECTIONS			
A5.00	MAIN LEVEL INTERIOR PLAN			
A5.01	UPPER LEVEL INTERIOR PLAN			
A5.02	INTERIOR ELEVATIONS			
A5.03	INTERIOR ELEVATIONS			
A5.04	INTERIOR ELEVATIONS			
A6.00	STAIRS			
A7.00	FOUNDATION DETAILS			
A7.10	ENVELOPE DETAILS			
A7.20	ROOF DETAILS			
A7.30	WINDOW/DOOR DETAILS			
A7.40	INTERIOR DETAILS			
E0.01	GEN. NOTES/STANDARD ELEC. DETAILS			
E1.00	LOWER LEVEL ELECTRICAL PLAN			
M1.00	LOWER LEVEL EQUIPMENT & LAYOUT			
M1.01	UPPER LEVEL EQUIPMENT & LAYOUT			

ABBREVIATIONS

AC	acoustic	FRGWB	fire-rated gypsum wallboard	PNBD	panelboard
ACT	acoustic ceiling tile	FRP	fiber reinforced panel	PR	pounds per square foot
AD	access door	FT	foot, feet	PSF	pounds per square inch
ADJ	adjacent	FTG	footing	PSL	parallel strand lumber
AFF	above FIN.ed FLR.	FLUT	future	PTD	painted
ALUM	aluminum	GA	gauge	PVC	Polyvinyl chloride
AP	access panel	GALV	galvanized	QT	quarry tile
BEV	beveled	GC	general contractor	R	riser
BLDG	building	GL	glass, glazing	RAD	radius
BO	bottom of	GWB	gypsum wallboard	REG	register
BLKG	blocking	H	high, height	REQ'D	required
BRD	board	HD HT	head height	RET	return
BRG	bearing	HDWD	hardwood	REV	revised, revision(s)
HDWR	hardware	HM	hollow metal	RO	rough opening
CER	ceramic	HORIZ	horizontal	SAF	self adhering flashing
CJ	control joint	HC	handicapped	SAFB	sound attenuating fiberglass batt(s)
CL	closet	HVAC	heating, ventilation & air conditioning	SAN	sanitary
CLR	clear(ance)	INSUL	insulation	SF	square foot (feet)
CMU	concrete masonry unit(s)	INT	interior	SIM	similar
CO	cased opening	KD	kiln dried	SLNT	sealant
COL	column	LAV	lavatory	SPP	spruce/pine/fir
CONC	concrete	LCC	lead coated copper	SIS	stainless steel
CONT	continuous	LVL	laminated veneer lumber	STD	standard
DEMO	demolish (demolition)	LVR	louver	STL	steel
DET	detail	MAX	maximum	SUSP	suspend(ed)
DF	drinking fountain	MDF	medium density fiberboard	SYP	southern yellow pine
DIM	dimension	MDO	medium density overlay	T	tread
DISP	dispenser	MECH	mechanical	T&G	tongue and groove
DMT	dismountable	MEMB	membrane	TELE	telephone
DN	down	MFR	manufacturer	THRU	through
DNSP	downspout	MIN	minimum	TO	top of
DWG	drawing(s)	MISC	miscellaneous	TOB	top of beam
DWR	drawer	MO	molding	TOD	top of decking
EA	each	MLDG	moisture resistant	TOP	top of footing
EJ	expansion joint	MR	moisture resistant	TOPL	top of plate
EL	elevation	MRGWB	gypsum wallboard	TOS	top of slab
ELEC	electrical	MTD	mounted	TOSTL	top of steel
ELEV	elevator	MTL	metal	TOV	top of wall
EQ	equipment	NIC	not in contract	TRTD	pressure treated wood
EQUIP	existing	NOM	nominal	TYP	typical
EXIST	expansion	NTS	not to scale	UL	underwriters laboratory
EXT	exterior	OC	on center(s)	UNF	unfinished
FD	floor drain	OD	outside diameter	UNO	unless noted otherwise
FEC	fire extinguisher cabinet	OFCl	owner furnished contractor installed	VAR	varies
FF	finished face	OPNG	opening	VB	vapor barrier
FG	fixed glass	OSB	oriented strand board	VCT	vinyl composition tile
FIN	finish(ed)	OPP	opposite	VERT	vertical
FLR	floor / flooring	PAN	panel	W/	with
FLSG	flushing	PARTN	partition	WC	water closet
FNDR	foundation	PERF	perforated	WD	wood
FO	face of	PLAM	plastic laminate	WGW	wire glass
FOC	face of concrete	PLBG	plumbing	W/O	without
FOF	face of framing	PPLY	plywood	WP	waterproofing
FOW	face of masonry	POLY	polyethylene	WR	water resistant
FP	fire protection			WWF	welded wire fabric

LEGEND

ROOM TAG

REVISION CLOUD

DETAIL TAG

BUILDING SECTION TAG

EXTERIOR ELEVATION TAG

DETAIL TAG

INTERIOR ELEVATION TAG

WINDOW TAG

DOOR TAG

WALL TYPE TAG

ELEVATION CHANGE TAG

MATCH LINE

STRUCTURAL BEAM ABOVE

STRUCTURAL GRID

ELEVATION MARKER

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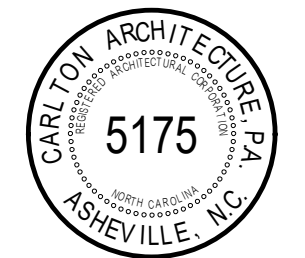
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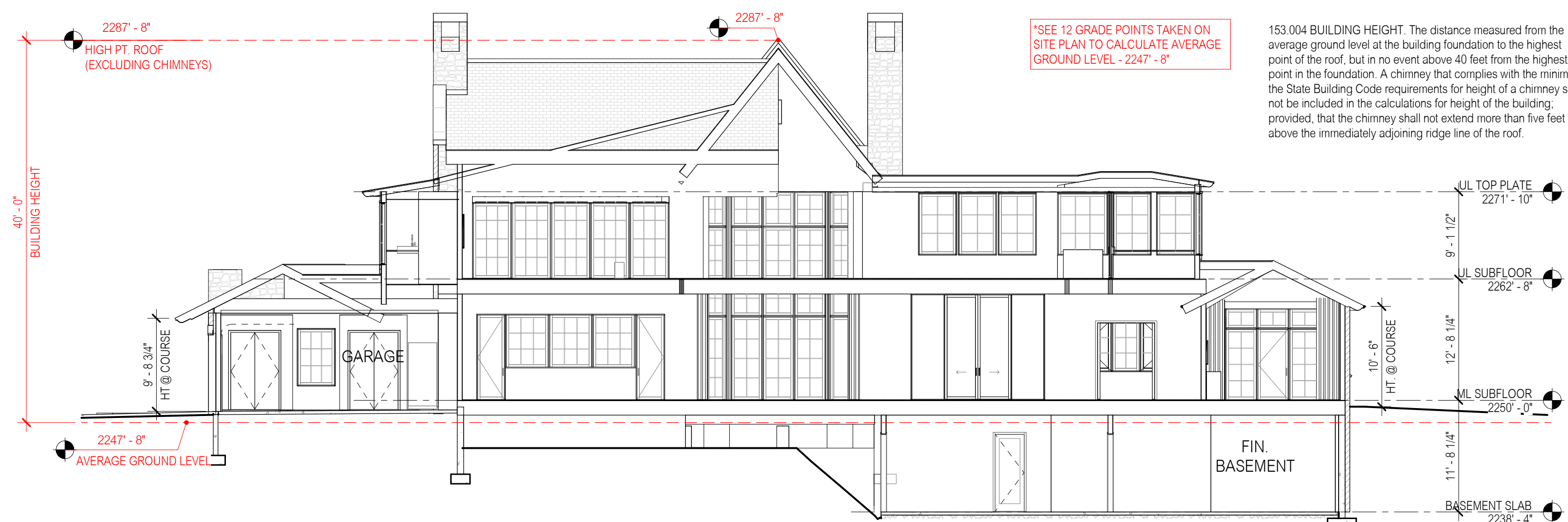
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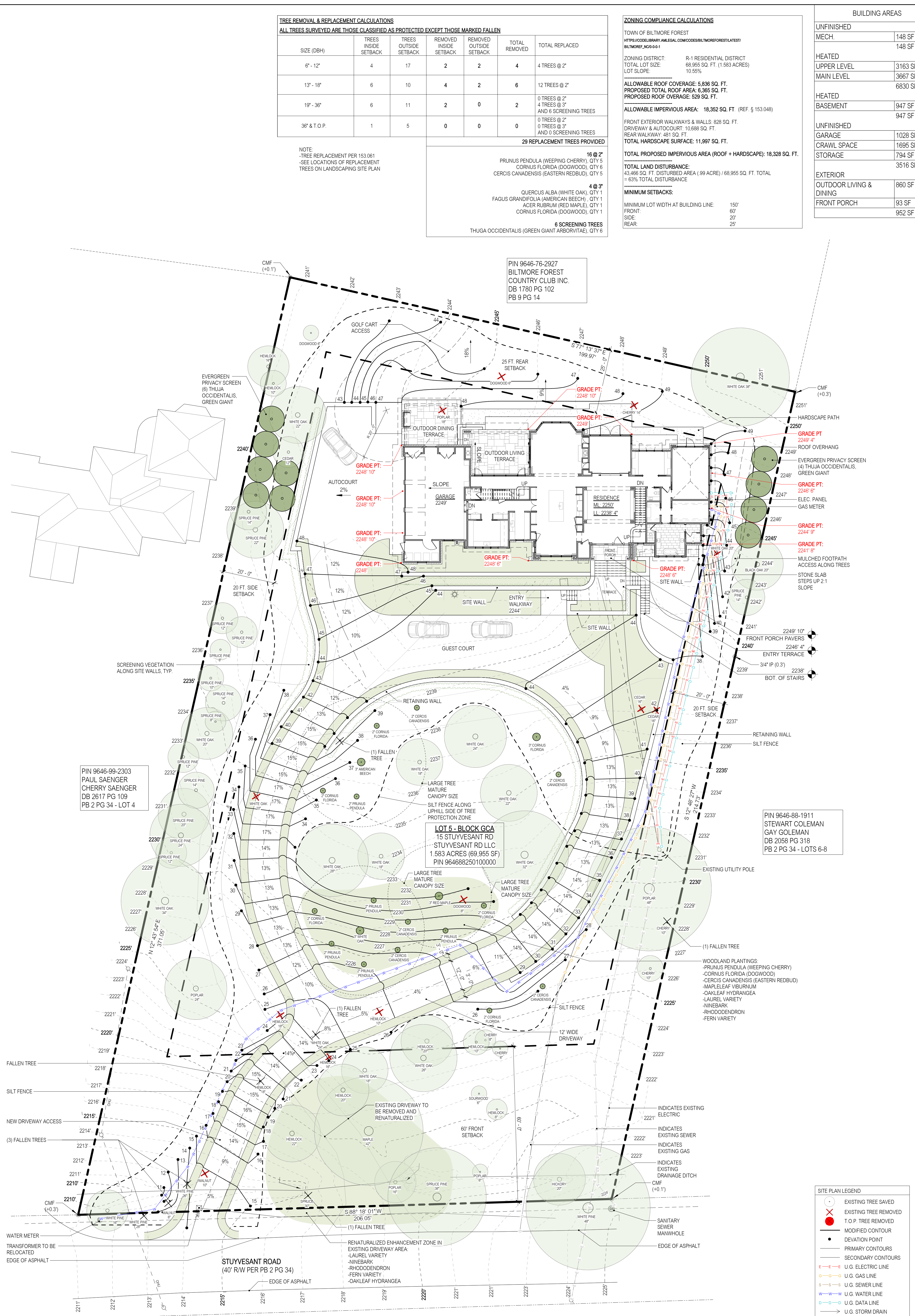
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2 BUILDING HEIGHT CALCULATION
1" = 10'-0"



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

TREE REMOVAL & REPLACEMENT CALCULATIONS						
ALL TREES SURVEYED ARE THOSE CLASSIFIED AS PROTECTED EXCEPT THOSE MARKED FALLEN						
SIZE (DBH)	TREES INSIDE SETBACK	TREES OUTSIDE SETBACK	REMOVED INSIDE SETBACK	REMOVED OUTSIDE SETBACK	TOTAL REMOVED	TOTAL REPLACED
6" - 12"	4	17	2	2	4	4 TREES @ 2"
13" - 18"	6	10	4	2	6	12 TREES @ 2"
19" - 36"	6	11	2	0	2	0 TREES @ 2" 4 TREES @ 2" AND 6 SCREENING TREES
36" & T.O.P.	1	5	0	0	0	0 TREES @ 2" 0 TREES @ 2" AND 0 SCREENING TREES
29 REPLACEMENT TREES PROVIDED						
PRUNUS PENDULA (WEeping CHERRY), QTY 5 CORNUS FLORIDA (DOGWOOD), QTY 6 CERCIS CANADENSIS (EASTERN REDBUD), QTY 6						
4 @ 3" QUERCUS ALBA (WHITE OAK), QTY 1 FAGUS GRANDIFOLIA (AMERICAN BEECH), QTY 1 ACER RUBRUM (RED MAPLE), QTY 1 CORNUS FLORIDA (DOGWOOD), QTY 1						
8 SCREENING TREES THUGA OCCIDENTALIS (GREEN GIANT ARBORVITAE), QTY 8						

ZONING COMPLIANCE CALCULATIONS	
TOWN OF BILTMORE FOREST 153.004 ACRES (69,955 SQ. FT.) LOT 5, BLOCK 6, SUBDIVISION 1 PIN 9646-76-2027	
ZONING DISTRICT	R-1 RESIDENTIAL DISTRICT
TOTAL LOT SIZE	69,955 SQ. FT. (1.563 ACRES)
LOT SLOPE	12.85%
ALLOWABLE ROOF COVERAGE	5,836 SQ. FT.
PROPOSED TOTAL ROOF AREA	6,365 SQ. FT.
PROPOSED ROOF OVERAGE	529 SQ. FT.
ALLOWABLE IMPERVIOUS AREA	18,362 SQ. FT. (REF. § 153.048)
FRONT EXTERIOR WALKWAYS & WALLS	828 SQ. FT.
DRIVEWAY & AUTOCOURT	10,888 SQ. FT.
REAR WALKWAY	481 SQ. FT.
TOTAL HARDSCAPE SURFACE	11,997 SQ. FT.
TOTAL PROPOSED IMPERVIOUS AREA (ROOF + HARDSCAPE)	18,328 SQ. FT.
TOTAL LAND DISTURBANCE	43,465 SQ. FT. (DISTURBED AREA (59 ACRES) / 69,955 SQ. FT. TOTAL = 63% TOTAL DISTURBANCE)
MINIMUM SETBACKS:	
MINIMUM LOT WIDTH AT BUILDING LINE	150'
FRONT	60'
SIDE	20'
REAR	25'

BUILDING AREAS	
UNFINISHED MECH.	148 SF
HEATED UPPER LEVEL	3163 SF
MAIN LEVEL	3667 SF
HEATED BASEMENT	947 SF
UNFINISHED GARAGE	1028 SF
CRAWL SPACE	1695 SF
STORAGE	794 SF
EXTERIOR OUTDOOR LIVING & DINING	860 SF
FRONT PORCH	93 SF
	952 SF

ARCHITECT:

CARLTON EDWARDS

P.O. BOX 7466
ASHEVILLE, NC 28802
828.274.7554 phone
828.274.7512 fax

10018

5175

Revision Schedule		
No.	Issuance	Date
1	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION	
15 STUYVESANT RD, BILTMORE FOREST, NC 28803	
PROJECT NUMBER	
24.17	
DRAWN BY	GS
CHECKED BY	RC
ZONING SUBMITTAL	
DATE: 2025-11-24	
LANDSCAPE SITE PLAN	


A1.01


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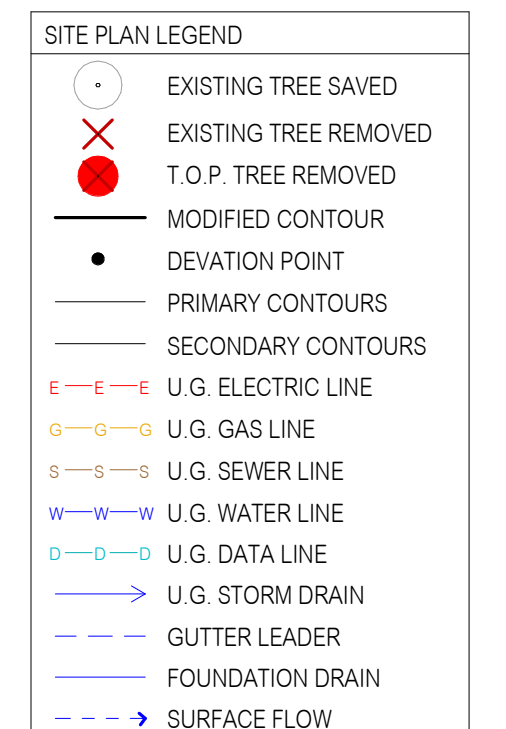
ARCHITECT:

CARLTON EDWARDS

P.O. BOX 7466
ASHEVILLE, NC 28802
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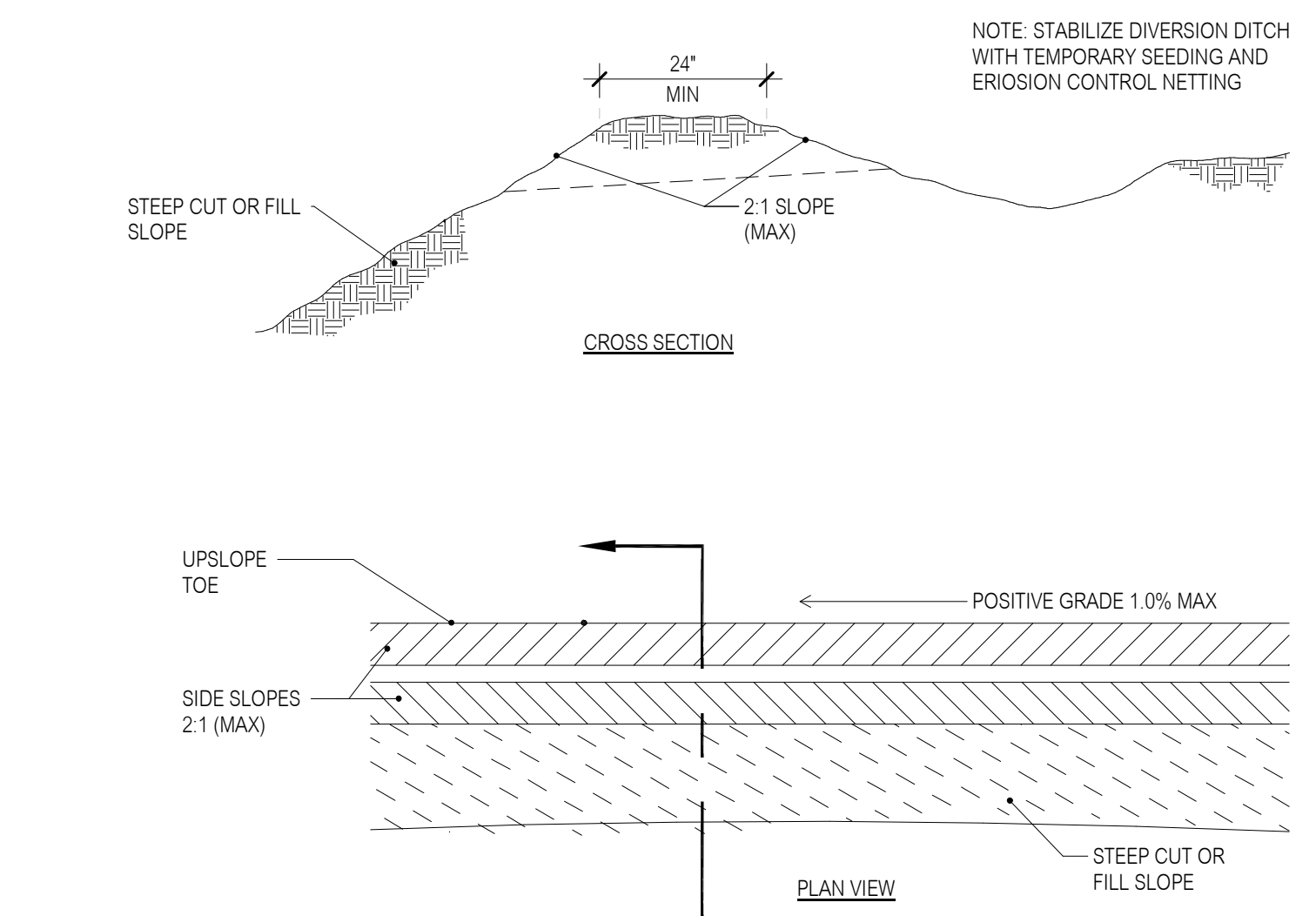
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1 SITE GRADING & DRAINAGE PLAN
1/16" = 1'-0"

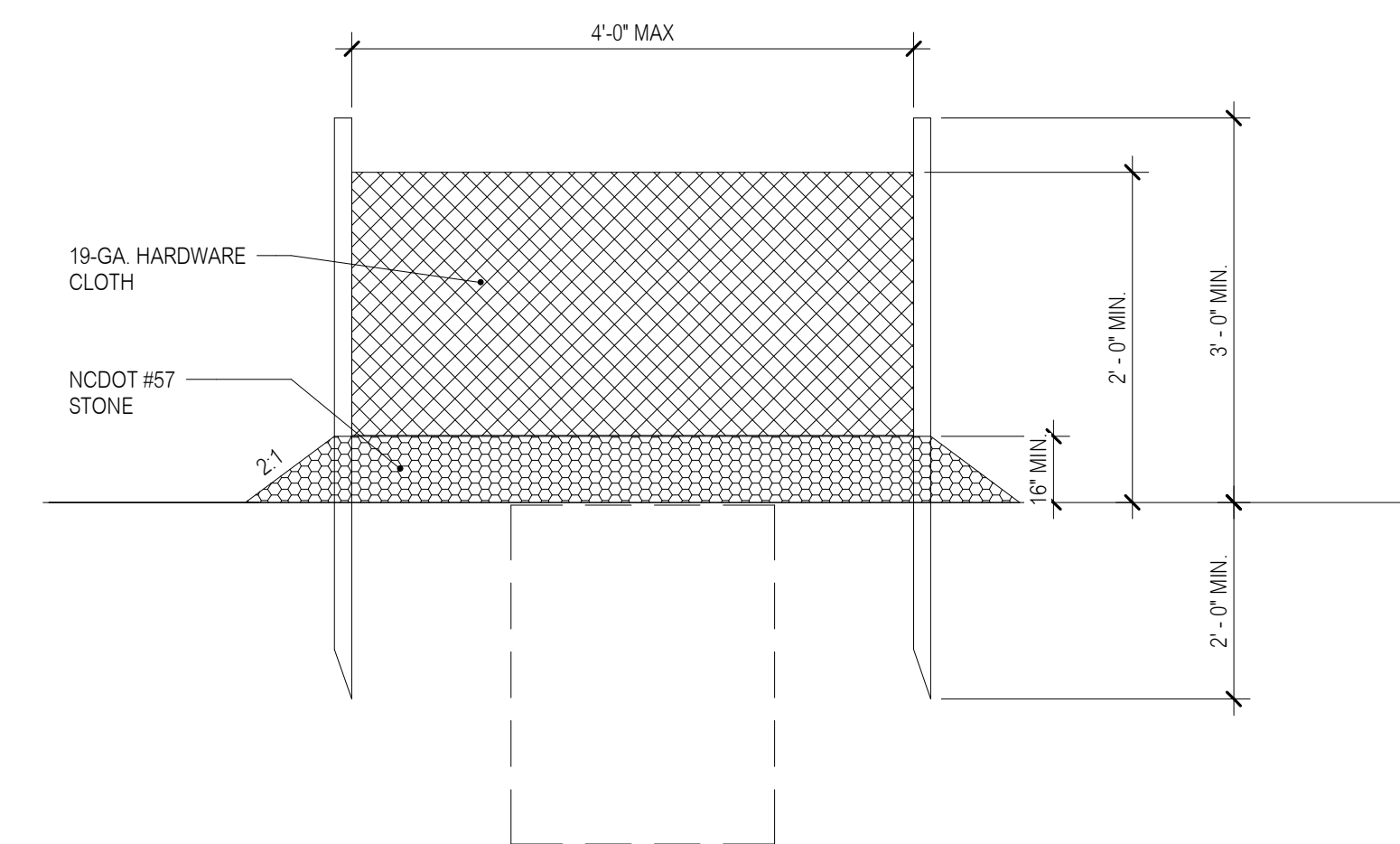
ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION	
ROB & LESLIE SCOTT 15 STUYVESANT RD, BILTMORE FOREST, NC 28803	
PROJECT NUMBER	
24.17	
DRAWN BY	GS
CHECKED BY	RC
ZONING SUBMITTAL	
DATE: 2025-11-24	
SITE GRADING & DRAINAGE PLAN	

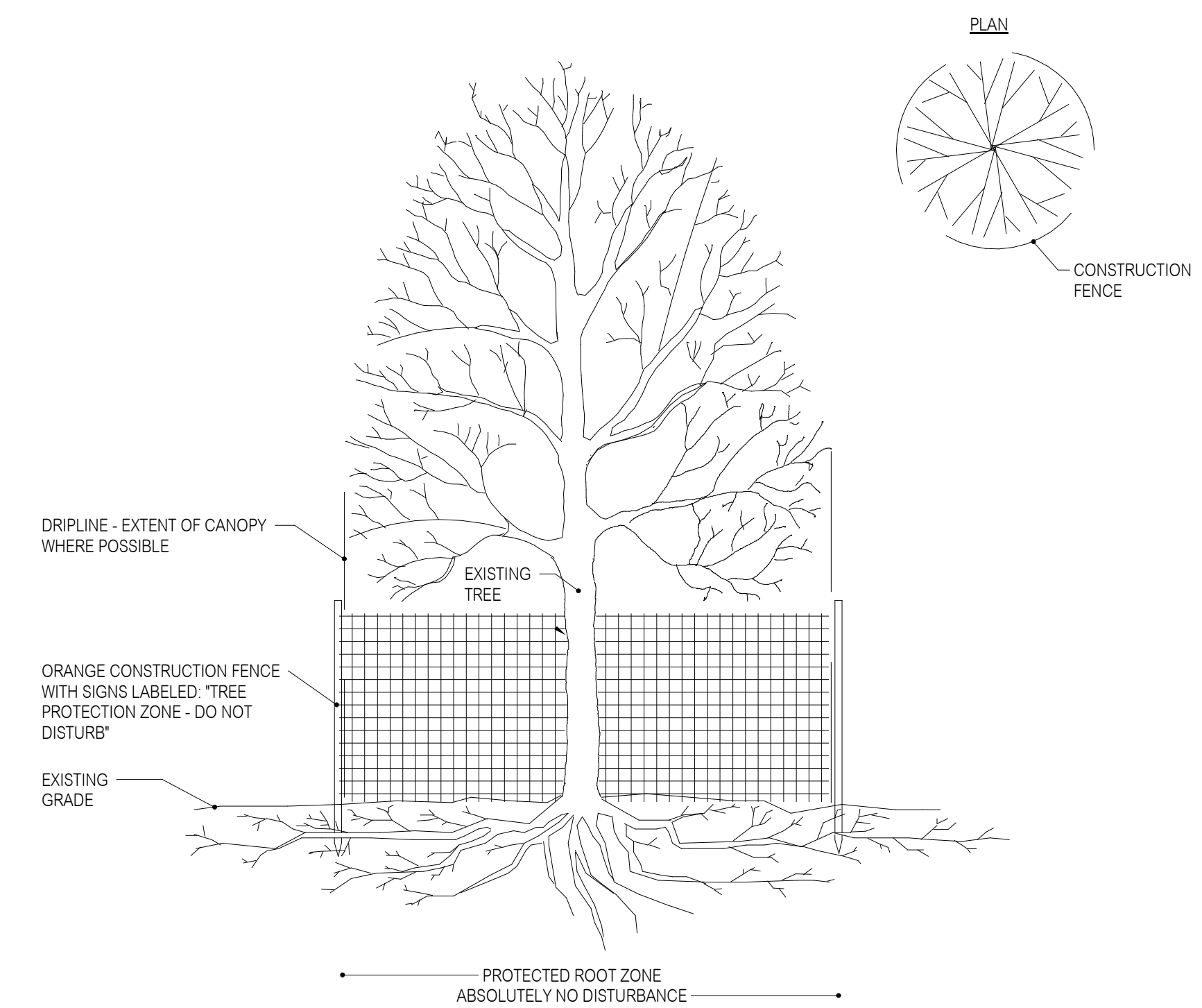
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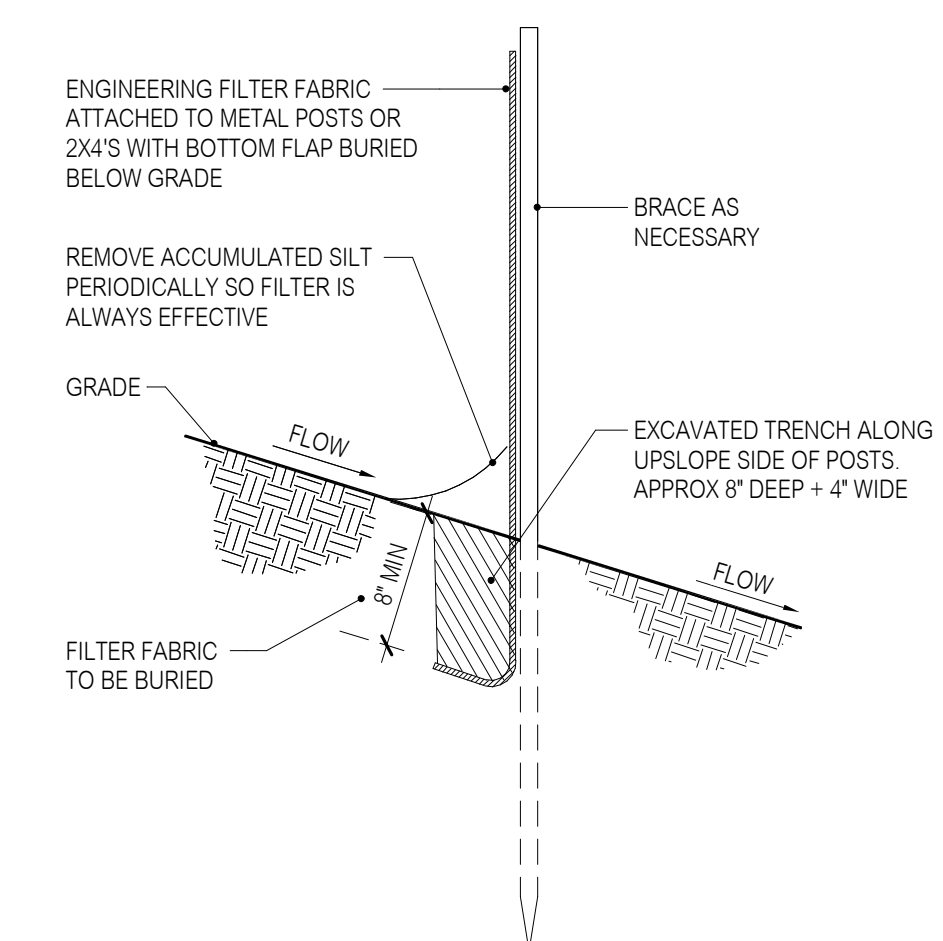
5 DIVERSION DITCH



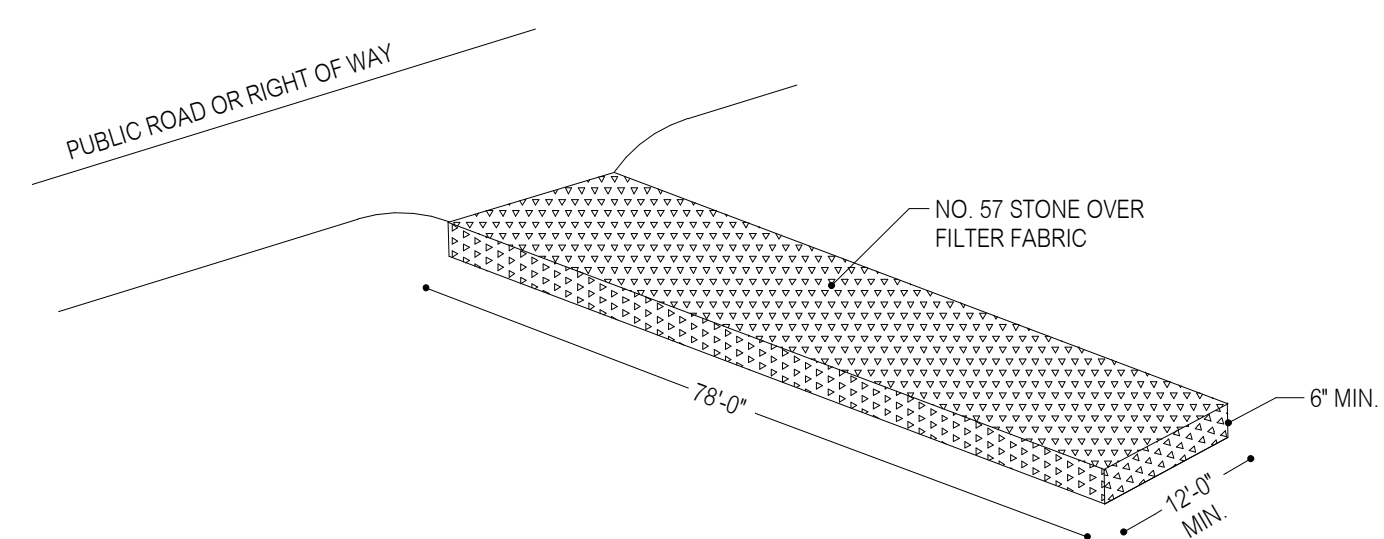
4 INLET PROTECTION



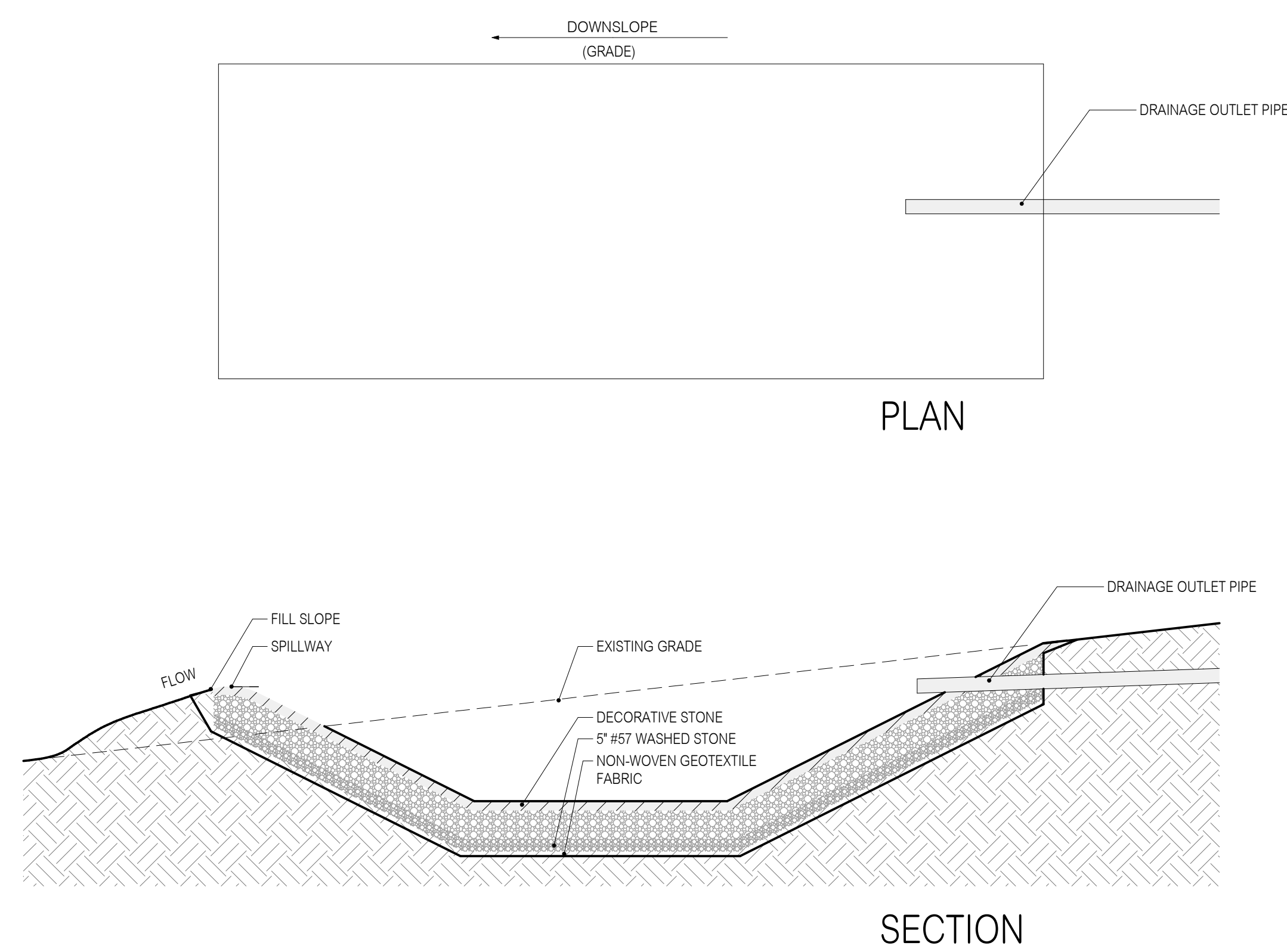
3 TREE PROTECTION NTs



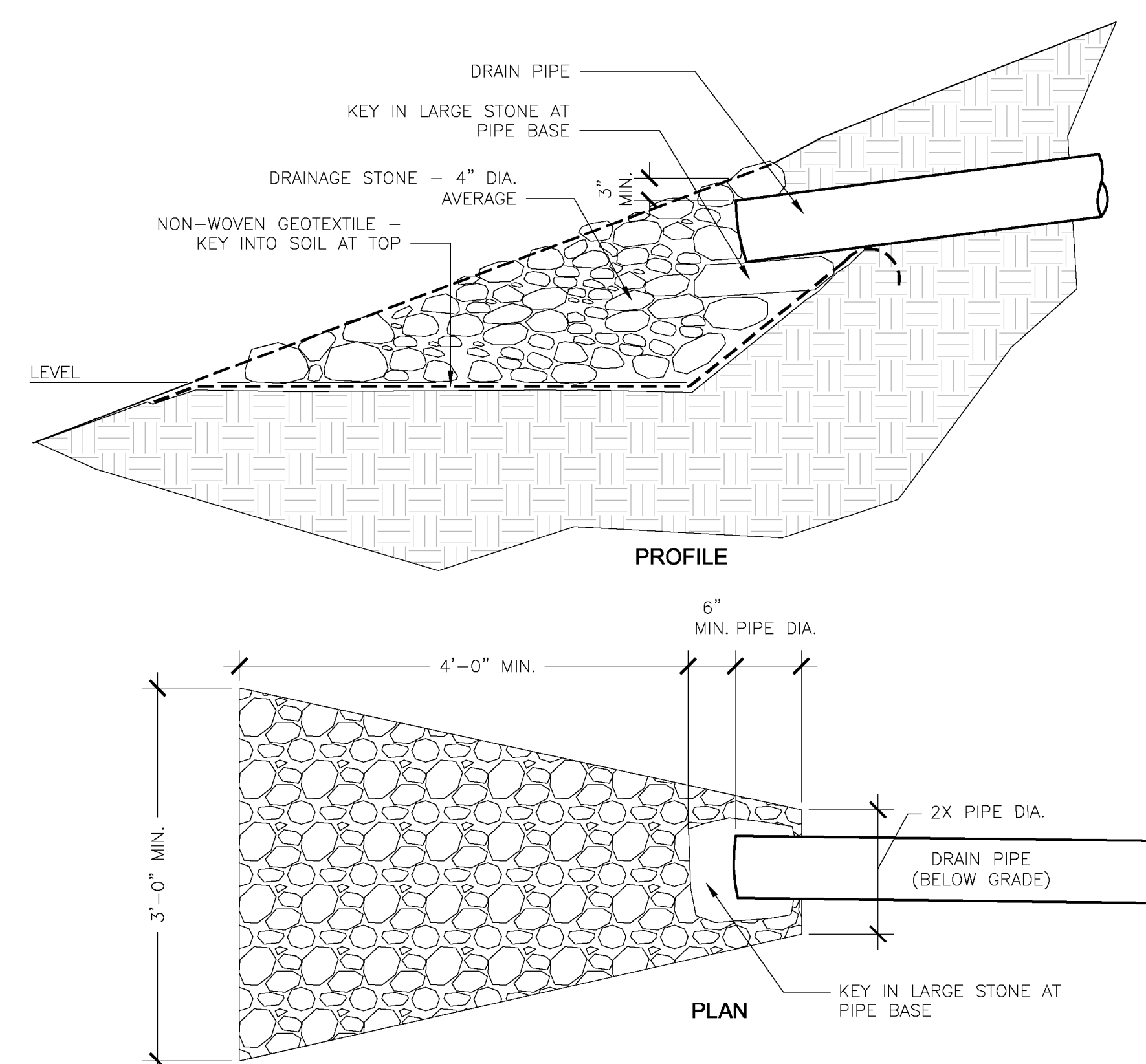
2 SILT FENCE
NTS



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



7 SEDIMENTATION BASIN
1/4" = 1'-0"




6 DRAIN OUTFALL DISSIPATER
NTS


PROJECT NAME AND LOCATION	
ROB & LESLIE SCOTT 15 STUYVESANT RD, BILTMORE FOREST, NC 28803	
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24.17	
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CHECKED BY	Checker
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DATE: 2025-11-24	

ARCHITECT:

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ISSUED FOR CONSTRUCTION

BASEMENT PLAN

A2.04



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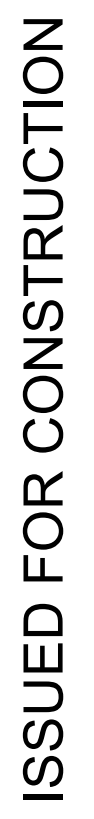
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10018
ARCHITECT
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CARLTON ARCHITECTURE PA
5175
ARCHITECT
ASHEVILLE, NC

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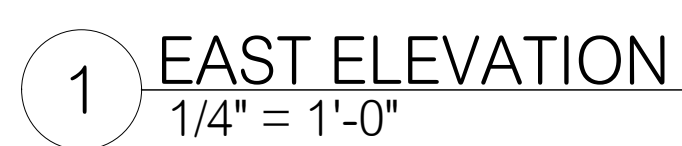
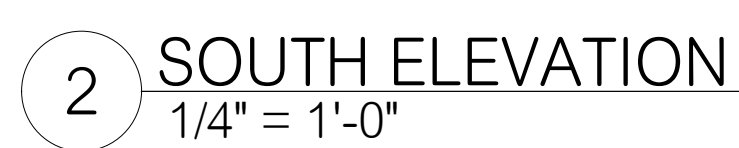
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PROJECT NUMBER	
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UPPER LEVEL PLAN	

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ELEVATIONS	

A3.00

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ELEVATIONS	

A3.01

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[illegible]

2 E/W SECTION 2
1/4" = 1'-0"

1 E/W SECTION 1
1/4" = 1'-0"

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ROB & LESLIE SCOTT
15 STUYVESANT RD, BILTMORE
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BLDG SECTIONS	

A4.00

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[illegible]

2 E/W SECTION 6
1/4" = 1'-0"

1 E/W SECTION 5
1/4" = 1'-0"

PLOT INFO: 11/24/2025 12:35:35 PM

PLOT INFO: 1/24/2025 12:35:38 PM



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Revision Schedule		
No.	Issuance	Date
1	ZONING SUBMITTAL	2025-11-24

ISSUED FOR CONSTRUCTION

PROJECT NAME AND LOCATION
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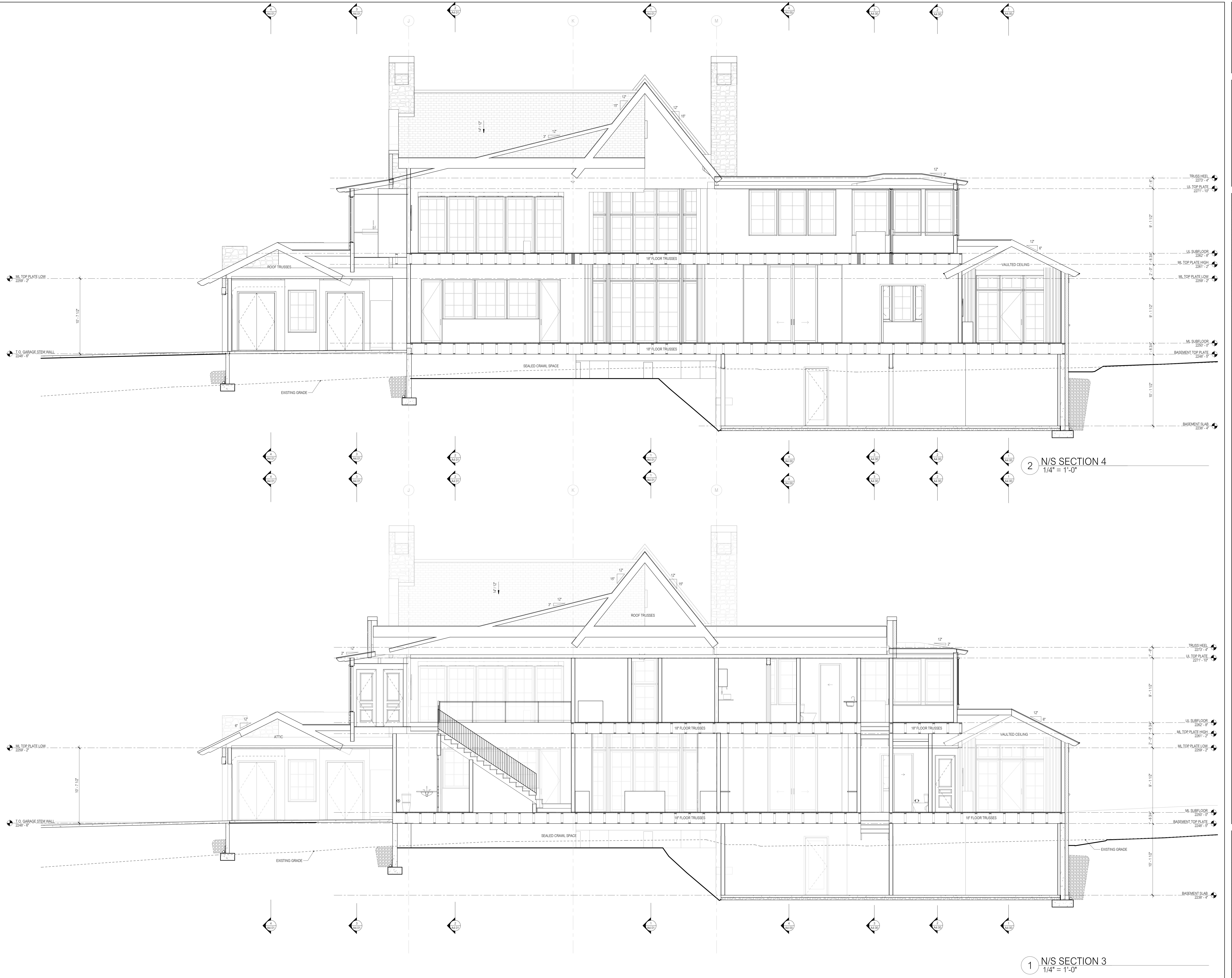
PROJECT NAME AND LOCATION

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FOREST, NC 28803

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