



To: Members of the Board of Adjustment, Applicants & Neighboring Property Owners
From: Jonathan B. Kanipe, Town Manager
Date: January 16, 2025
Re: **Board of Adjustment Meeting – January 27, 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 January 22, 2025.

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

The following items of business will be considered by the Biltmore Forest Board of Adjustment on Monday, January 27, 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 September 23, 2024 regular meeting will be considered.
3. Hearing of Cases (Evidentiary Hearings, Deliberations & Determinations).

Case 1: 9 Brooklawn Chase-Variance Request for Driveway Entrance Columns and Gate.

Site Visit – 3:00 p.m.

Case 2: 18 Hemlock Road-Special Use Permit request for Accessory Building and Variance for Fence in the Side Yard.

Site Visit – 3:20 p.m.

Case 3: 20 Browntown Road-Variance Request for a Fence in the Side Yard with Encroachment into the Side Setbacks.

Site Visit- 2:20 p.m.

Case 4: 45 Hilltop Road-Special Use Permit and Variance Request for a Garage/Storage Building.

Site Visit- 2:40 p.m.

Case 5: 320 Vanderbilt Road-Special Use Permit and Variance Request for a Garage.

Site Visit- 2:00 p.m.

Case 6: Lot 6 Cedar Hill Drive Parcel # 964643100600000-Review of Landscaping Plan Associated with New Residential Construction.

Site Visit- 3:40 p.m.

MINUTES OF THE BOARD OF ADJUSTMENT
MEETING HELD MONDAY, SEPTEMBER 23, 2024

The Board of Adjustment met at 4:00 p.m. on Monday, September 23, 2024.

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

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

Chairman Goosmann swore in the following:

Mr. Jonathan Kanipe

Mr. Tony Williams

Mr. Jonathan Hall

A motion was made by Mr. Robert Chandler to approve the minutes from August 26th, 2024, Ms. Rhoda Groce seconded the motion. The minutes were unanimously approved.

HEARING (Evidentiary):

The first matter is for a Special Use Permit request for an accessory building (detached garage); variance Request for location in the side yard at 45 Hilltop Road.

DELIBERATION AND DETERMINATION:

The matter has been tabled until next month.

HEARING (Evidentiary):

The second matter is for a Special Use Permit request for accessory structures (fire pit) and retaining wall; variance Request for location in the front yard as part of a new home construction at 417 Vanderbilt Road.

Mr. Williams said the property owners have a vacant lot at 417 Vanderbilt and are proposing a new residential dwelling as part of new home construction. They would like to have a retaining wall with an average height of 21” and approximately 70’ within the front yard. The homeowners would also like to have a fire pit which has a diameter of 18’ with an area for seating in the front yard. The application does not meet the requirements set forth in the ordinance for accessory structure location and therefore would require a variance.

Mr. Jonathan Hall described the retaining wall. Ms. Martha Barnes asked Mr. Jonathan Kanipe about the retaining wall in conjunction with a driveway that it required a Special Use Permit. Mr. Kanipe said if it is part of the driveway, it can be done with the Board of Adjustment approval. Anything that deals with a driveway wall would pertain to this.

Mr. Hall said they would bring the driveway in gradually and prevent as much land disturbance as possible.

Ms. Rhoda Groce asked for details about the fire pit in the front of the house. Mr. Hall said he understood the concern from the Board of where the location of the fire pit is. Mr. Hall said, the reason the location of the fire pit was chosen is due to the topography. The homeowners would like to feel they are in nature. Bringing it to the front may not be ideal but it will be buffered heavily and not visible from the side or the front. Mr. Hall said they were worried about safety due to the slope in the backyard and this is another reason they would like the fire pit in the front. Ms. Groce said, if possible, the location of the fire pit should be changed. Chairman Goosmann said they need to have a very serious hardship for a variance. Mr. Hall said the location is really safety driven and their concern is for the homeowners to be happy. The idea for the back is to drop the grade down to the natural grade as close as possible. The hardship would be the drain and for the safety and wellness of the homeowners' children. Mr. Robert Chandler said they could grade the land so it would be safer for the children. Mr. Hall said they don't want much land disturbance. Mr. Hall said they would like to withdrawal the request for the fire pit at this time.

Mr. Hall showed the Board some of the materials they are using for the outside of the house. Ms. Barnes said this will go in front of the Design Review Board. Mr. Chandler asked the reason for the retaining wall. Mr. Hall said the reason for the retaining wall is to support the earth on the right side. Ms. Barnes applauded Mr. Hall by limiting the land disturbance.

DELIBERATION AND DETERMINATION:

Mr. Williams restated the facts and said the vacant lot at 417 Vanderbilt Road for a new residential dwelling. As part of this plan, they are going to table the fire pit. As part of the new construction, they would like to add a retaining wall with an average height of 21" and a length of 70' in the front yard which would require a Special Use Permit.

Ms. Barnes made a motion that a Special Use Permit be granted to Ellen and Michael Hainen at 417 Vanderbilt Road for a retaining wall on the right end of their driveway and the facts as recited by Tony Williams and his summation be accepted as findings and facts to support this grant. The Board has inspected this site, and no neighboring property owner has objected. She further moved the Board define that granting this Special Use Permit (a) would not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and improved, (b) met all required conditions and specifications of the Town of Biltmore Forest Zoning ordinance, (c) would not substantially injure the value of adjoining or abutting property, and (d) would be in general conformity with the plan of development of the Town of Biltmore Forest and its environs as set forth in Sections 153.110 (C)(2-3) of the above ordinance. The applicant has been informed that he/she is to report to the Zoning Administrator within seven (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. Kieffer seconded the motion and was unanimously approved.

The third matter was tabled until next month (56 Forest Road).

The next meeting is scheduled for Monday, October 21, 2024 at 4:00pm.

The meeting was adjourned at 4:19pm.

ATTEST:

Greg Goosmann

Chairman

Laura Jacobs

Town Clerk



BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

January 27, 2025

Case 1

Property Owner: John Semanik
Property Address: 9 Brooklawn Chase
Request: Variance Request for Driveway Entrance Columns and Gate

Project Description

The applicant requests a variance from the Board of Adjustment for the installation of new driveway columns and gate. The applicants proposed project will consist of stone columns with a max height of ten feet. The Town's Zoning Ordinance governs new fences, gates, and walls in Chapter 153.049 as a permitted use if it meets ordinance requirements.

Variance Request

The columns as presented are located within the front setback and also are higher than what the ordinance allows (8 feet), therefore would require a variance from the Board. Section 153.110 (D) (attached) addresses the approval requirements for a variance.

Zoning Compliance Application

Town of Biltmore Forest

Name

John Semanik

Property Address

9 Brooklawn Chase

Phone

(904) 365-5553

Email

jmckinstry@sedaconstruction.com

Parcel ID/PIN Number

ZONING INFORMATION

Current Zoning

R-1

Lot Size

3.93 acres

Proposed Roof Coverage Total

N/A

Proposed Impervious Surface Coverage

32 square 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

12'

Description of the Proposed Project

Install security gate at mailbox

Estimated Start Date

1/27/2025

Estimated Completion Date

2/24/2025

Estimated Cost of Project

\$35,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

9 Brooklawn Chase-Entry Gates 12-20-24.pdf

Applicant Signature

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

Date

12/17/2024

VARIANCE APPLICATION

Town of Biltmore Forest

Name

John Semanik

Address

9 Brooklawn Chase

Phone

(904) 365-5553

Email

jmckinstry@sedaconstruction.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 new security gate due to damage of existing security gate from Hurricane Helene.

What does the ordinance require?

Minimum of 14' wide clearance, columns at a maximum height of 8', providing access code to emergency vehicles and 60' off roadway

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 existing damaged (hurricane Helene) gate/columns is further away from the main road. Vehicles that do not go through the gate, must reverse a length down the drive as there is no turnaround available before the gate.

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

- Our existing columns that were damaged during Hurricane Helene were 10'. The neighboring property (Ingles) has 11' columns. To keep the height continuity with the adjacent property, we are requesting to keep our 10' columns the same as they were. Also, numerous trees that used to provide a natural security barrier are no longer there, so we do not want to lower the height of our columns for security purposes. Due to the layout of the land and a stream/ravine that runs down the length of the driveway, it is necessary to construct the gate at the location on the drawing submitted.

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

- One side of the gate is within the required specifications, but due to the curve of the property's

driveway it puts one part of the gate over the required distance from the road.

The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

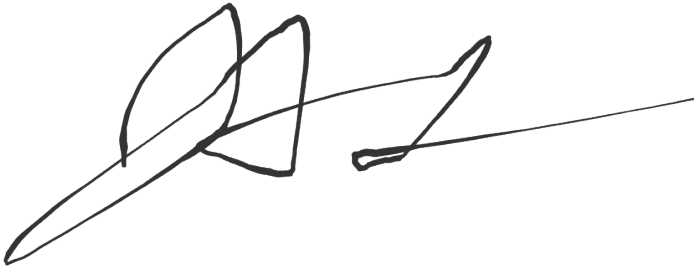
- The requested location would prevent accidents caused by vehicles backing down a narrow driveway with a stream/ravine on one side.

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

Signature

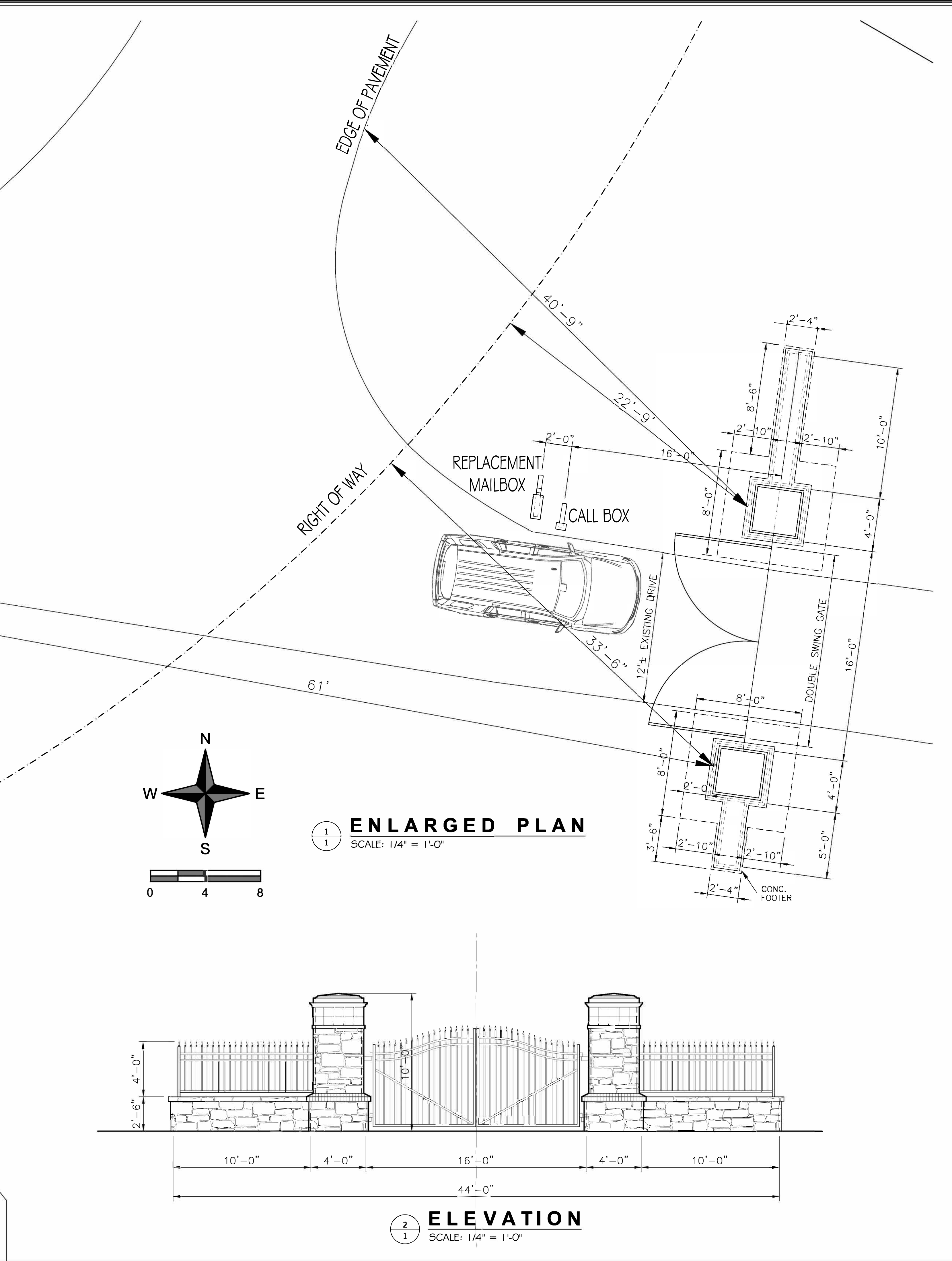
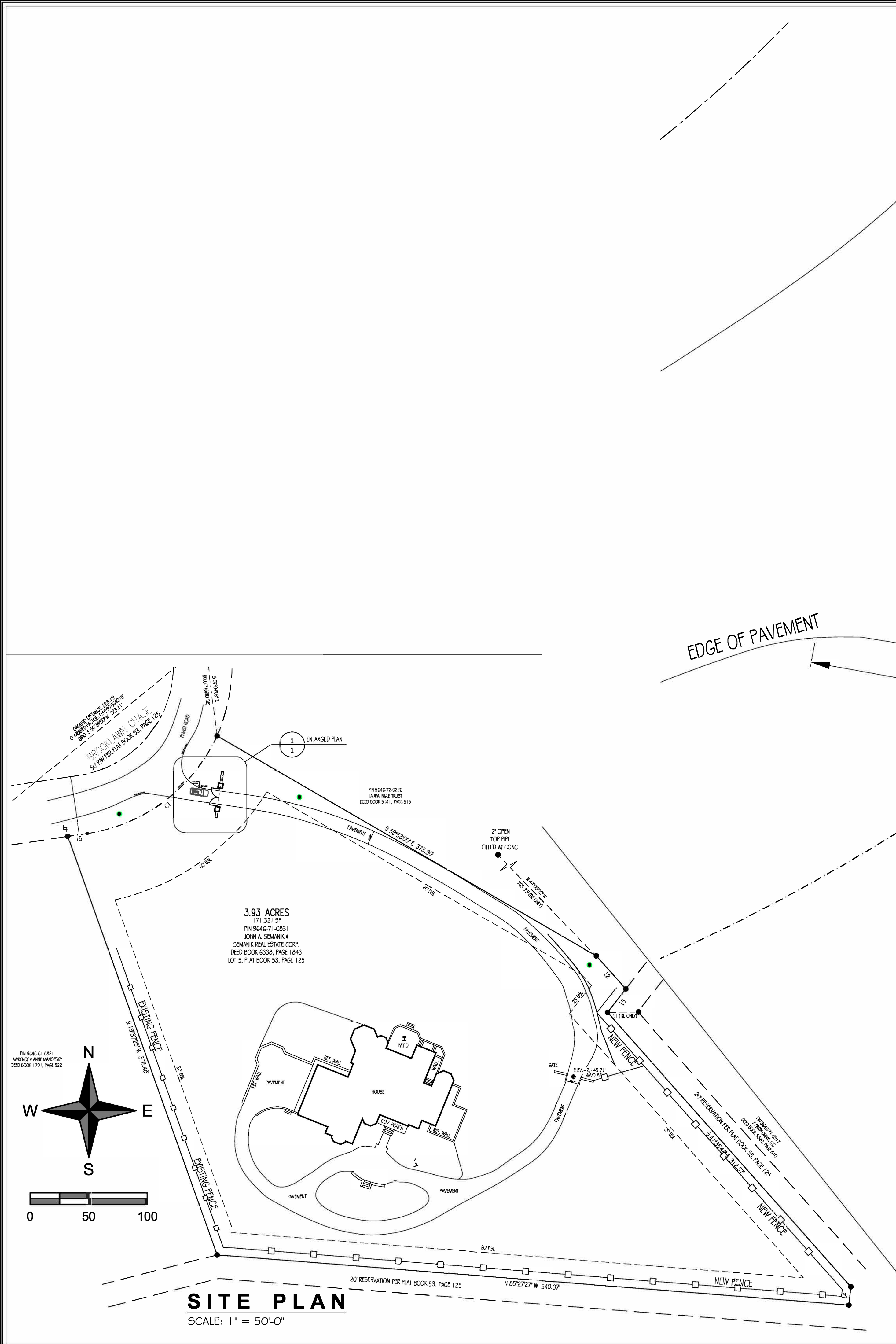
Date

1/15/2025

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke 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



REV. #	DESCRIPTION	DWG.	DATE
1			
2			
3			
4			
5			

SEDA CONSTRUCTION COMPANY

9 BROOKLAWN CHASE

This document is an instrument of service and the property of SEDA Construction Company. It is furnished for Construction Document purposes only and any use or reproduction without the expressed written permission of this Corporation is prohibited. All rights of design and invention are expressly reserved.

DRAWN BY:
SEDA

DESIGNED BY:
SEDA

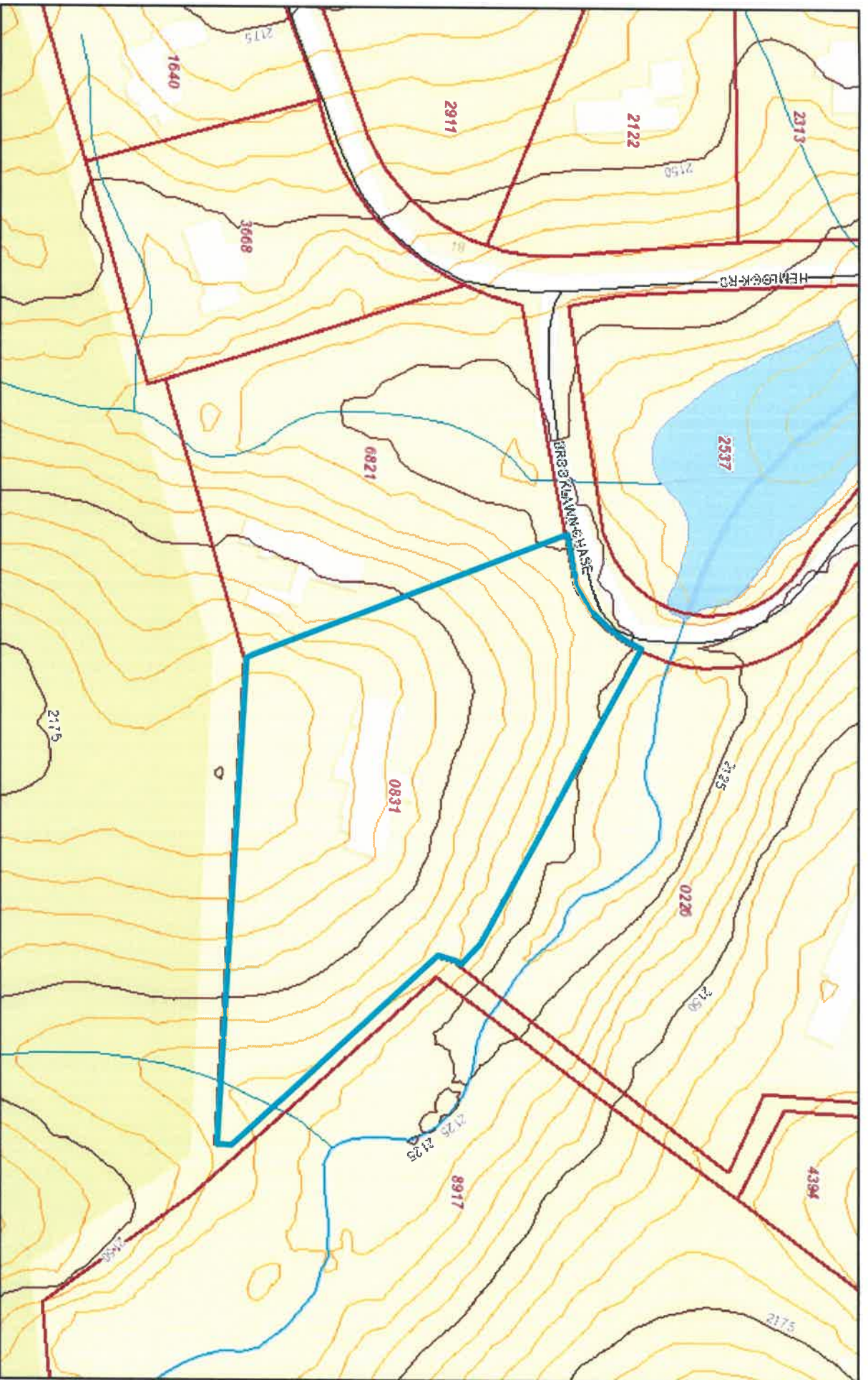
SCALE:
1/4" = 1'-0"

DATE:
1/15/2025

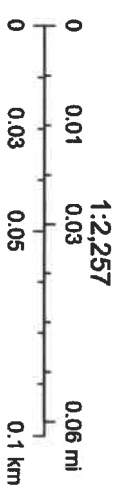
JOB NO.

SHEET NO.
1 of 1

Buncombe County



January 10, 2025



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

January 27, 2025

CASE 2

Property Address: 18 Hemlock Road
Property Owner: Kristi and Gaylon Owens

Request: Special Use Permit Request for Accessory Building and Variance for a Fence in the Side Yard

Background

The property owners request permission to install a detached accessory building within the rear yard. The proposed detached accessory building is 230 square feet and 16 feet in height. The applicant states the structure will be outside of the setback and located in the rear of the home as shown on plan. As part of the project the applicant would also like to request a variance for a 4-foot-tall fence located in the side yard. The fence is located in the side yard and goes into the rear of the home but does not encroach into any setbacks.

Special Use Permit

Section 153.029 (attached) of the Town's Zoning Ordinance regulates accessory buildings and requires a special use permit from the Board of Adjustment. The application appears to meet all requirements set forth in section 153.029, as well as meet the setbacks for this R-1 district.

The proposed application meets the requirements of Section 153.110 (C)(2)(b) regarding special use standards.

Variance Request

The applicant is requesting to install the fence in the side yard to comply with building code for pool attached to home. The ordinance requires the fence to be located in the rear yard and 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

Kristi and Gaylon Owens

Property Address

18 Hemlock Road

Phone

(828) 279-4540

Email

gkowens@mac.com

Parcel ID/PIN Number

9646-61-2911-00000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.39 ACRES (60,548 SF)

Proposed Roof Coverage Total

4,782 sf

Proposed Impervious Surface Coverage

9,820 sf

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

16' (accessory structure) (39' for existing house - no change)

Description of the Proposed Project

Minor addition to an existing home (within existing impervious/roofed footprint); renovation to existing Screened Porch (new kitchen); new slab-on-grade terrace with pool, fireplace & outdoor cooking; new fence; new accessory structure.

Estimated Start Date

3/21/2025

Estimated Completion Date

9/19/2025

Estimated Cost of Project

\$300,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

250106 Owens Residence - DRB Submission.pdf

Applicant Signature

Date
1/6/2025

A handwritten signature in black ink, appearing to be the name "Hewitt". The signature is written in a cursive style with a large initial 'H' and a long, sweeping tail.

Special Use Permit Application

Town of Biltmore Forest

Name

Kristi & Gaylon Owens

Address

18 Hemlock Road

Phone

(828) 279-4540

Email

gkowens@mac.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:

New 230 square foot garden shed, 16' max. height, with stucco exterior, aluminum clad windows, and asphalt shingles to match the existing main house.

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

The proposed structure's function as a garden shed poses no danger to public health or safety. It's location, landscape buffer, and architecturally appropriate style/details/materials will ensure that it has no negative impact to neighboring property value. The proposed structure conforms to town planning requirements.

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

Signature



Date

1/6/2025

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.

I plan to pay in person or mail a check

VARIANCE APPLICATION

Town of Biltmore Forest

Name

Kristi and Gaylon Owens

Address

18 Hemlock Road

Phone

(828) 279-4540

Email

gkowens@mac.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?

Install a 48" tall fence to conform with local pool safety code and town design guidelines (simple black iron fence with vertical pickets).

What does the ordinance require?

153.049 FENCE, GATE AND WALL REGULATIONS.

(1) The fence, gate, or wall is constructed entirely within the rear yard,...

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.

Given the corner lot's "wedge" shape, there is essentially a front yard with two side yards that converge to an acute corner north of the home, and no rear yard.

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

The corner lot's wedge shape results in the lack of rear yard.

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

The hardship is inherent to the lot shape and not the result of actions taken by the applicant.

The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

The proposal seeks to diminish the fence's presence by locating it in the more heavily wooded east yard buffer, that functionally feels more like the rear yard of the property. It will be largely concealed by existing

trees and approximately 100 feet of distance from Hemlock Road.

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

Signature

Date

1/6/2025

A handwritten signature in black ink, consisting of a stylized first letter followed by several loops and a trailing line.

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

OWENS RESIDENCE

SUBMISSION TO BILTMORE FOREST 'DRB'

01.06.2025

DESIGN SUBMITTAL TO THE BILTMORE FOREST *DESIGN REVIEW BOARD*

This schematic design package proposes a minor addition and outdoor improvements to an existing single family residence at 18 Hemlock Road.

The scope of design includes:

1. New Dining Room Addition to replace existing, covered rear deck (no change to roofed/covered square footage of home)
2. Incorporating a bank of kitchen cabinetry into the existing screened porch, to include sink, refrigerator, two gas cooking appliances & exhaust hood
3. New outdoor terrace at rear of house, materials to match existing home; includes a (fenced) plunge pool, wood burning fireplace, smoker & pizza oven
4. New accessory structure (garden shed) in rear yard to replicate the materials and architectural style of the existing home

Please let us know if you need any further information. We look forward to working with the Town of Biltmore Forest on this process.

Thank you,



Allison Markovich, AIA
Studio Marko, PLLC
allison@studio-marko.com
828.370.8387



ZONING ANALYSIS:

NOTE: GRAY DATA INDICATES "PREVIOUSLY APPROVED FOR EXISTING MAIN HOUSE" (NO UPDATE)

ZONING DISTRICT: R1

LOT AREA: 1.39 ACRES (= 60,548 SF)

PERCENTAGE OF LAND DISTURBANCE: 5%*

ROOF COVERAGE: 4,782 SF**
(MAX FOR 1.3 ACRE LOT = 5,250 SF)

IMPERVIOUS SURFACE COVERAGE: 9,820 SF***
(MAX FOR 1.3 ACRE LOT = 16,522 SF)

PROPOSED TREES FOR REMOVAL: 0

BUILDING HEIGHT (AVG. GRADE TO T/CHIMNEY): 39'-2"
(MAX. HEIGHT = 40')

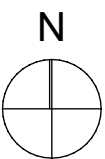
HEIGHT OF ACCESSORY STRUCTURE: 16'-0"
(MAX. HEIGHT = 25')

ROOF COVERAGE OF ACCESSORY STRUCTURE: 234 SF
(MAX. ROOF COVERAGE = 750 SF)

* INCLUDES FOOTPRINT OF NEW TERRACE & ACCESSORY STRUCTURE + ADDITIONAL 10' OFFSET FOR MINOR GRADING

** INCLUDES EXISTING MAIN HOUSE & DETACHED ACCESSORY STRUCTURE

*** INCLUDES EXISTING MAIN HOUSE, DETACHED ACCESSORY STRUCTURE, NEW & EXISTING TERRACES, POOL, EXISTING SCREEN PORCH, EXISTING DRIVES & MOTOR COURT



1" = 30'-0"

SITE PLAN

2

NEW LANDSCAPE SCREENING BEHIND GARDEN SHED; REFER TO P.9 FOR PLANTINGS BY NEW LIVING LANDSCAPE.

NEW 230 S.F. GARDEN SHED:
- STUCCO EXTERIOR TO MATCH HOUSE
- ROOF SHINGLES TO MATCH HOUSE
- ALUM. CLAD DOOR & WINDOWS TO MATCH HOUSE

EXISTING PATIO TO REMAIN (NO WORK)

NEW KITCHEN ALONG EXTERIOR WALL IN EXISTING SCREEN PORCH; EXHAUST HOOD TO VENT THROUGH PORCH ROOF.

EXISTING SCREENED PORCH TO REMAIN.

NEW SLAB-ON-GRADE TERRACE:
- BLUESTONE FINISH TO MATCH EXISTING
- STONE VENEER WALLS TO MATCH EXISTING
- 8X14 PLUNGE POOL
- WOOD-BURNING FIREPLACE
- BUILT-IN PLANTERS
- BUILT-IN PIZZA OVEN & SMOKER
- NEW PLANTINGS T.B.D.

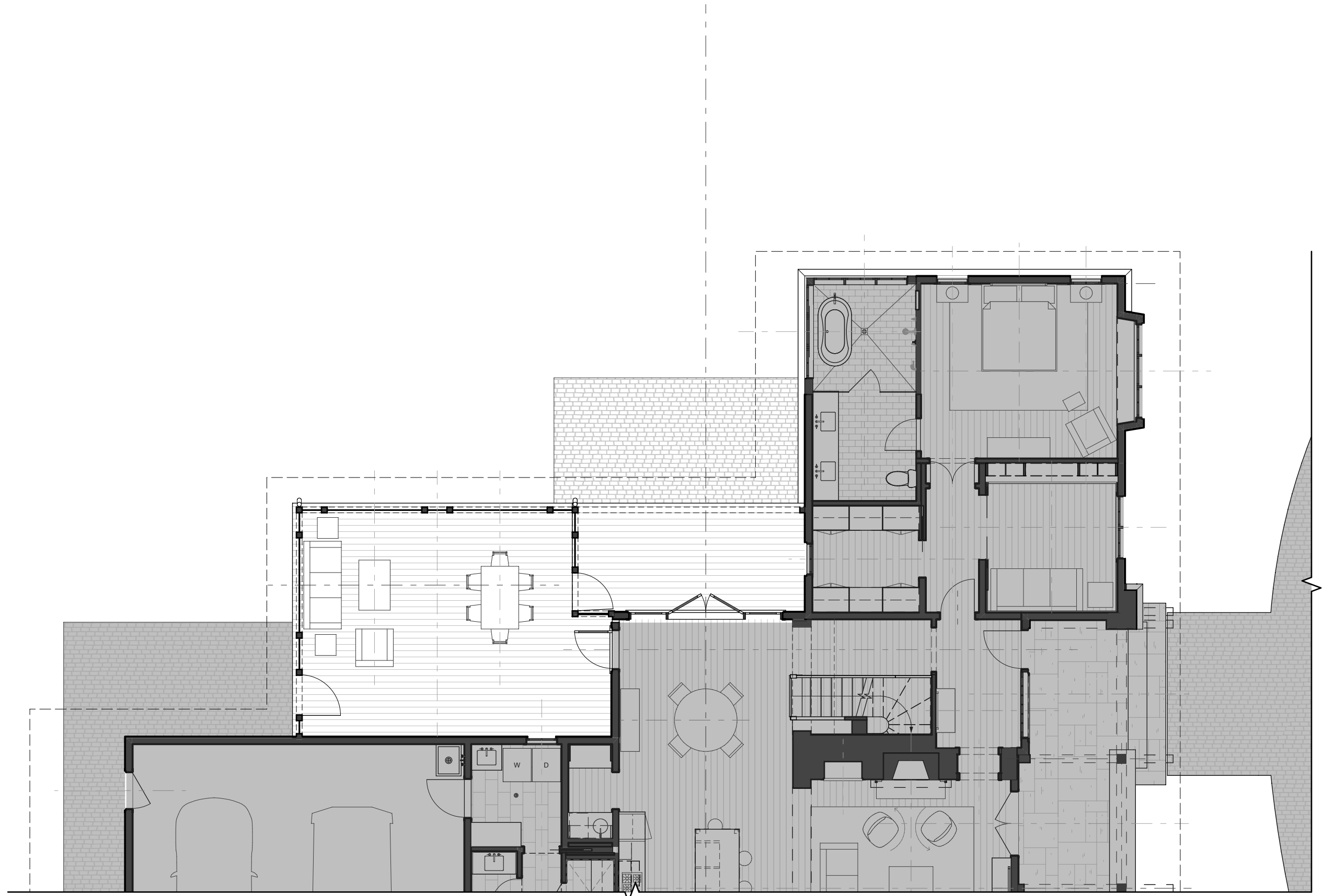
NOTE: EXISTING TREES PER SURVEY NOT ENTIRELY ACCURATE AFTER SEPTEMBER 2024 STORM. PROPOSED DESIGN WILL NOT REQUIRE REMOVAL OF EXISTING TREES.

NEW, SIMPLE BLACK METAL FENCE W/ VERTICAL PICKETS, 48" TALL, TO ENCLOSE POOL PER CODE. FENCE ATTACHES TO EXISTING HOUSE. SEE P.8 FOR PRECEDENT.

NEW DINING ROOM ADDITION TO REPLACE EXISTING COVERED DECK (NO CHANGE TO ROOFED/IMPERVIOUS SQUARE FOOTAGE OF HOUSE).

GRAY SHADED AREAS INDICATE EXISTING HOUSE/DRIVES/TERRACES TO REMAIN.

NOTE: GRAY SHADED AREAS INDICATE
"EXISTING TO REMAIN / NO WORK"



1/8" = 1'-0"

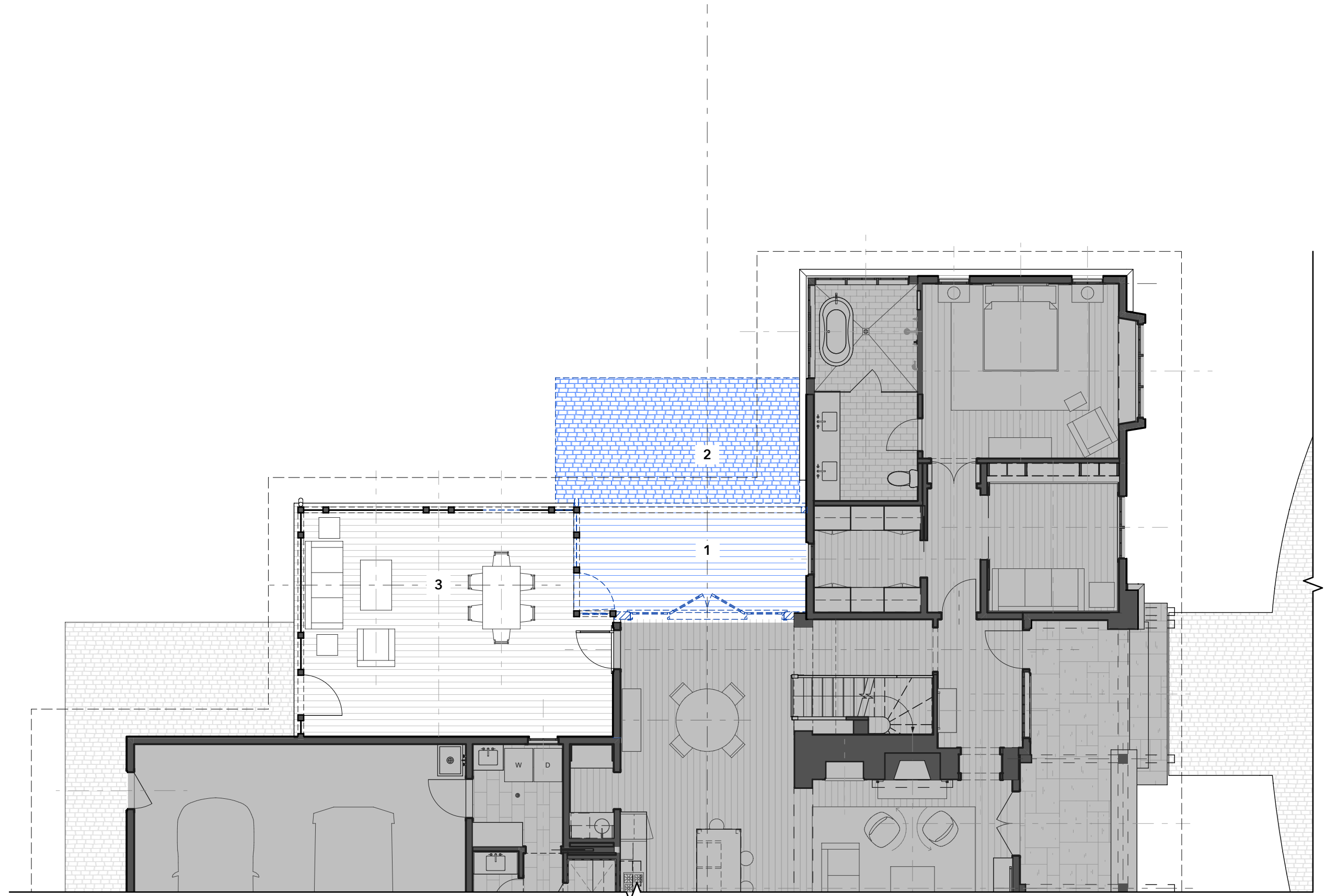
EXISTING FLOOR PLAN

3

24.06 | OWENS RESIDENCE | 01.06.25

LEGEND

- 1 REMOVE EXISTING DECK;
BEAM & ROOF TO REMAIN
- 2 REMOVE EXISTING HARDSCAPE
- 3 REMOVE T&G CEILING IN
SCREENED PORCH & PREP FOR NEW.



1/8" = 1'-0"

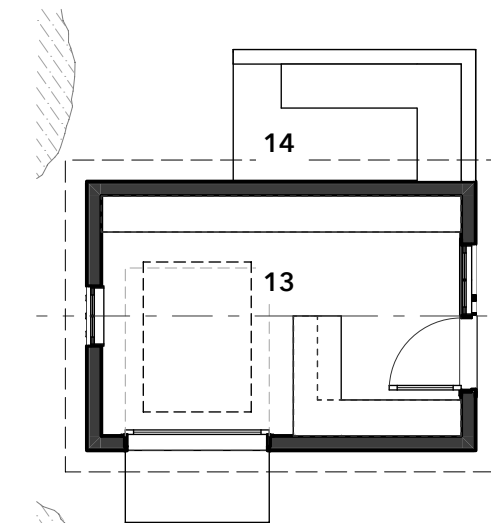
DEMOLITION FLOOR PLAN

4

24.06 | OWENS RESIDENCE | 01.06.25

LEGEND

- 1 NEW DINING ROOM TO REPLACE EXISTING COVERED DECK
- 2 NEW KITCHEN CABINERY: REFRIGERATOR, SINK, GAS GRIDDLE, GAS BURNER, EXHAUST)
- 3 EXIST. SCREEN PORCH W/ REPLACED CEILING FINISH
- 4 NEW BLUESTONE TERRACE
- 5 LOW STONE WALL W/ SMOKER & PIZZA OVEN
- 6 WOOD-BURNING FIREPLACE
- 7 PLUNGE POOL (8X14)
- 8 PLANTER OR BENCH
- 9 BUILT-IN PLANTER
- 10 NEW PLANTINGS, T.B.D.
- 11 STONE STEPPERS
- 12 48" TALL FENCE W/ GATE; SEE P.8
- 13 NEW STUCCO GARDEN SHED
- 14 GARDEN WALL & WORK BENCH



1/8" = 1'-0"



MAIN LEVEL FLOOR PLAN



Rear Yard Aerial View



Screened Porch Toward Garden Shed



3D EXTERIOR VIEWS - TERRACE



Screened Porch - New Kitchen



East View



Garden Shed

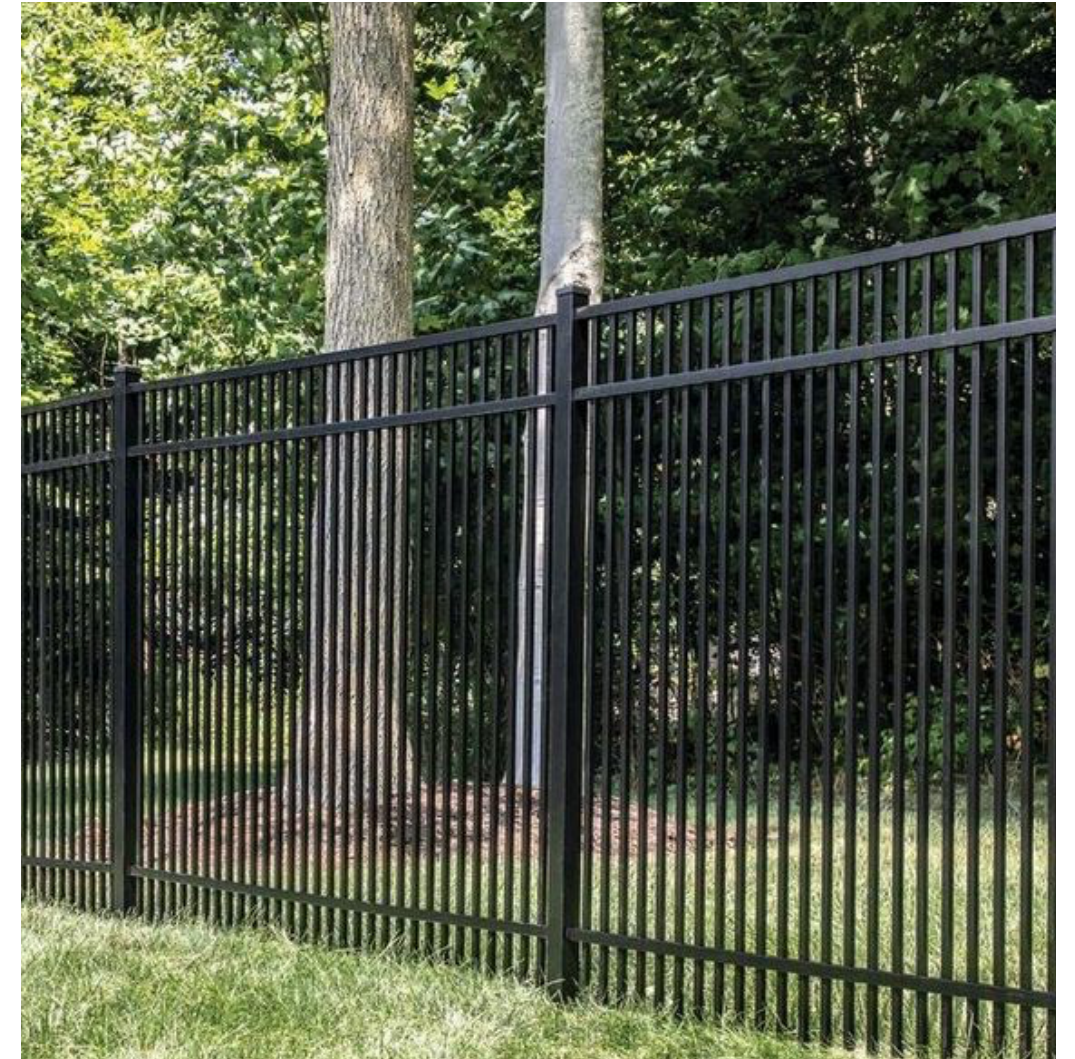
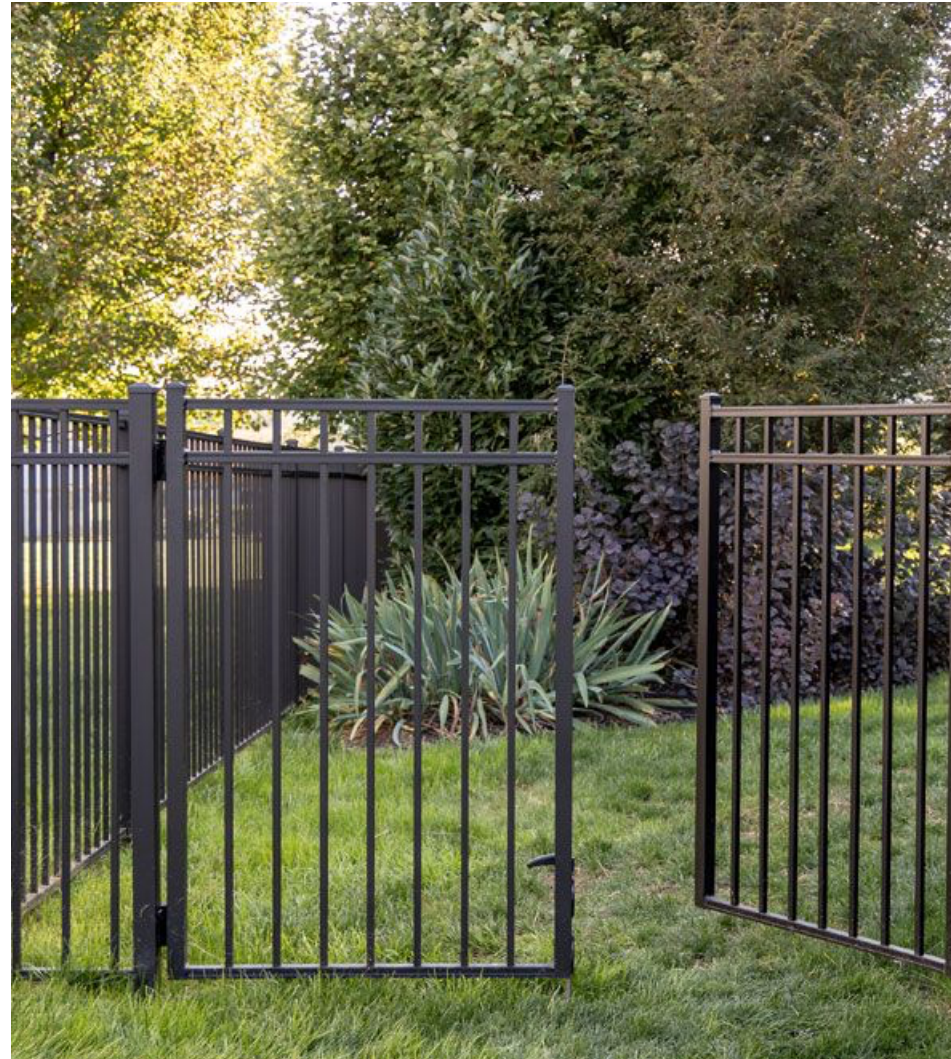
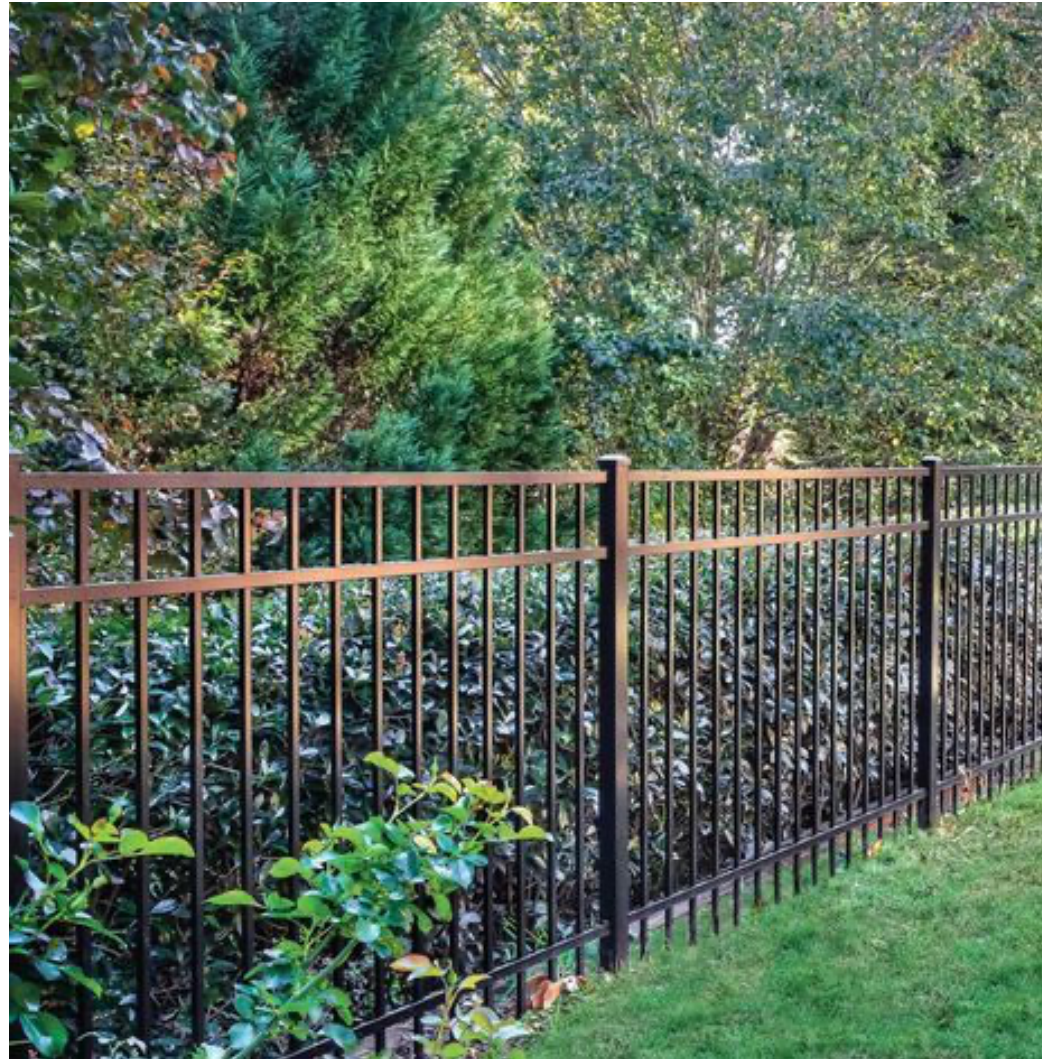


West Elevation with Garden Shed Beyond

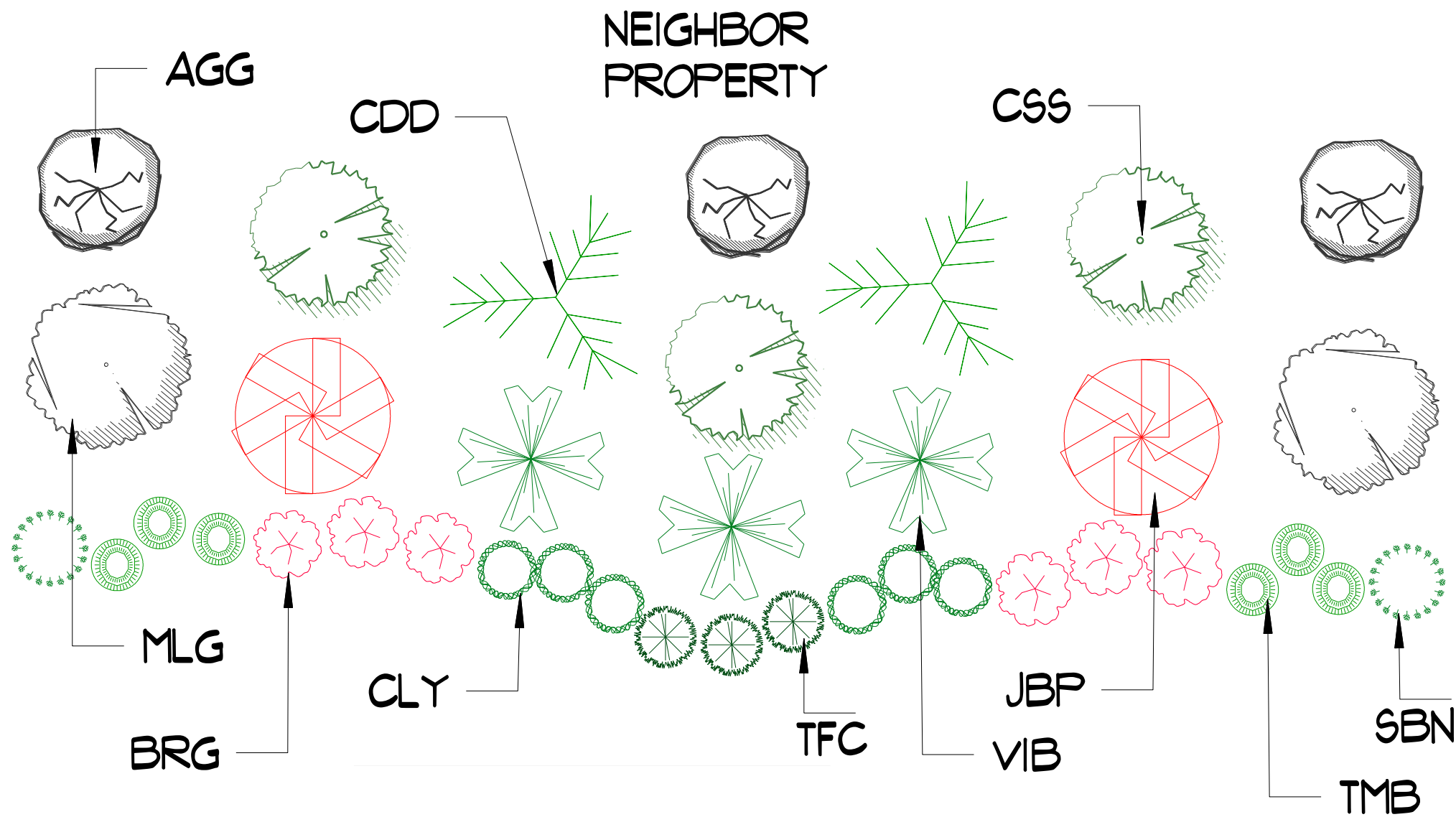


North View

3D EXTERIOR VIEWS - SCREENED PORCH & KITCHEN

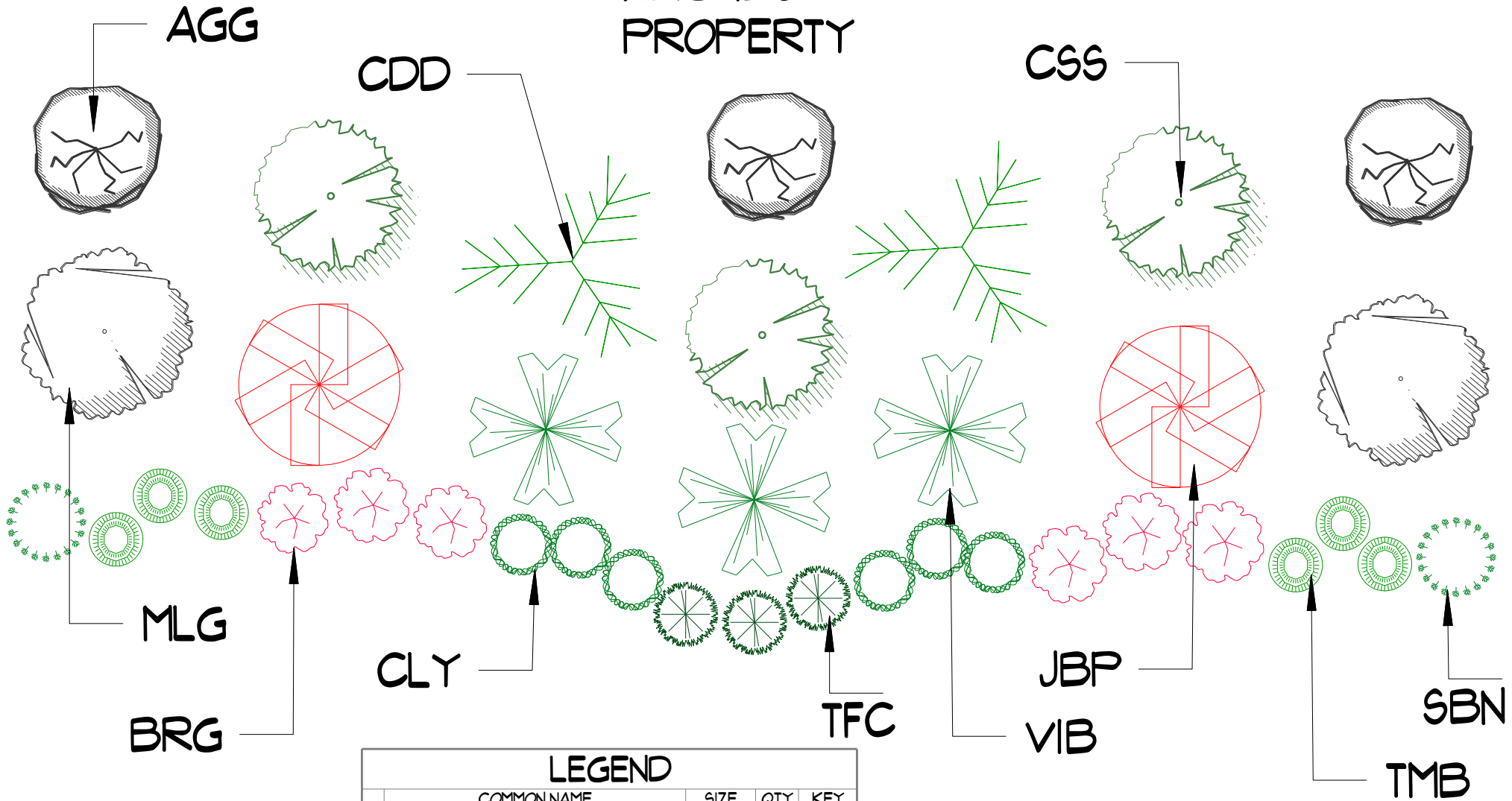


DESIGN PRECEDENT FOR 48" TALL BLACK METAL FENCE



LEGEND				
COMMON NAME	SIZE	QTY	KEY	
SHRUB, EVERGREEN BROADLEAF				
BARBERRY, ROSEY GLOW	3 GAL.	6	BRG	
VIBURNUM, PRAGENSE	15 GAL.	3	VIB	
SHRUB, EVERGREEN CONIFER				
THUJA FIRE CHIEF	3 GAL.	3	TFC	
THUJA, MR. BOWLING BALL	3 GAL.	6	TMB	
SPRUCE, BIRD'S NEST	6 GAL.	2	SBN	
TREE, EVERGREEN				
ARBORVITAE GREEN GIANT	10'	3	AGG	
CEDAR, DEODAR	8'	2	CDD	
CAROLINA SAPPHIRE	8'	3	CSS	
CYPRESS LEMON YELLOW	3 GAL.	6	CLY	
JUNIPER, BLUE POINT	25 GAL.	2	JBP	
MAGNOLIA LITTLE GEM	25 GAL.	2	MLG	

NEIGHBOR PROPERTY



LEGEND				
COMMON NAME	SIZE	QTY	KEY	
SHRUB, EVERGREEN BROADLEAF				
BARBERRY, ROSY GLOW	3 GAL.	6	BRG	
VIBURNUM, FRAGENSE	15 GAL.	3	VIB	
SHRUB, EVERGREEN CONIFER				
THUJA FIRE CHIEF	3 GAL.	3	TFC	
THUJA, MR BOWLING BALL	3 GAL.	6	TMB	
SPRUCE, BIRD'S NEST	6 GAL.	2	SBN	
TREE, EVERGREEN				
ARBORVITAE GREEN GIANT	10'	3	AGG	
CEDAR, DEODAR	8'	2	CDD	
CAROLINA SAPPHIRE	8'	3	CSS	
CYPRESS LEMON YELLOW	3 GAL.	6	CLY	
JUNIPER, BLUE POINT	25 GAL.	2	JBP	
MAGNOLIA LITTLE GEM	25 GAL.	2	MLG	



BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

January 27, 2025

CASE 3

Property Owner: John and Amy Fleming
Property Address: 20 Browntown Road

Request: Variance Request for a Fence in Side Yard with Encroachment into Side Setbacks

Project Description

The proposed project includes a six-foot tall and approximately twenty-four-foot-long privacy fence, which will encroach on the side yard setbacks. Per the applicant the fence will be needed to block the view of the neighbor's utility equipment and will be painted green and fronted by landscaping of plants and shrubs.

Variance Request

The applicant is requesting to install the fence in the side yard up to the property line to block the view of the neighbor's utility equipment. The fence would be installed very close to the property line and located on the side of the home which would not meet the ordinance and therefore would require a variance. Section 153.110 (D) (attached) addresses the approval requirements for a variance.

Special Use Permit

Special Use Permit Application

Town of Biltmore Forest

Name

John and Amy

Fleming

Address

20 Browntown Road, Asheville, NC 28803

Phone

(828) 231-1112

Email

jflaming@mwbllawyers.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, height, bulk, height, coverage, density, and character of the neighborhood.

Please provide a description of the proposed project: *

Fence approximately 24 feet in length and approximately 6 to 6.5 feet in height to be painted dark green bordered and fronted by landscaping of plants and shrubs to be placed on or near the property line to block the view of neighbors' utilities/ HVAC/ systems. The neighboring structure is built into the set back including brick walls up to the property line.

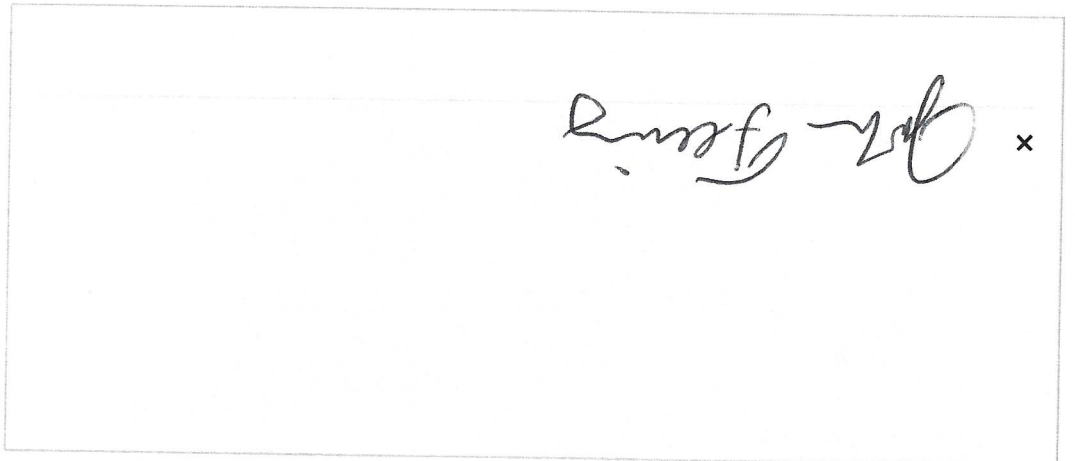
Explain why the project would not adversely affect the public interest of those living in the neighborhood: *

The fence and landscaping is between our home and our neighbors' and should not be materially visible from others in the neighborhood. The fence and landscaping will be primarily located in front of and in the existing profile of the wall of the house, hiding the otherwise visible HVAC system and gas-line pipes.

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

Signature

Date



draw type

9/16/2024



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

I plan to pay in person or mail a check

<https://pn4.payments.com/cp/btm>

Submit

Save

Town of Biltmore Forest,
NC

355 Vanderbilt Rd.
Biltmore Forest, NC 28803

(828) 274-0824

© 2024 Town of Biltmore Forest, NC



R-1

Current Zoning/Use

R-1

Requested Use

(828) 231-1112

Phone

fleming@mwbllawyers.com; amytfleming 3210 gmail.com

Email

20 Browntown Road, Asheville, NC 28803

Address

John and Amy

Name

Fleming

Town of Biltmore Forest

VARIANCE APPLICATION

Variance Application

Home > Departments > Planning & Zoning >

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 submission to the Board of Adjustment.

What would you like to do with your property? *

Fence approximately 24 feet in length and approximately 6 to 6.5 feet in height to be painted dark green bordered and fronted by landscaping of plants and shrubs to be placed on or near the property line to block the view of neighbor's utilities/HVAC/systems. The neighboring structure is built into the set back including brick walls up to the property line.

What does the ordinance require? *

Ordinance requires fence be 20 ft. off property line.

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 neighbor's house and fencing is built into the set back including brick walls up to the property line. Our driveway is located partially near the property line and partially in the setback.

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

The location of the adjacent house and our driveway are a result of the design and construction of the original homes.

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

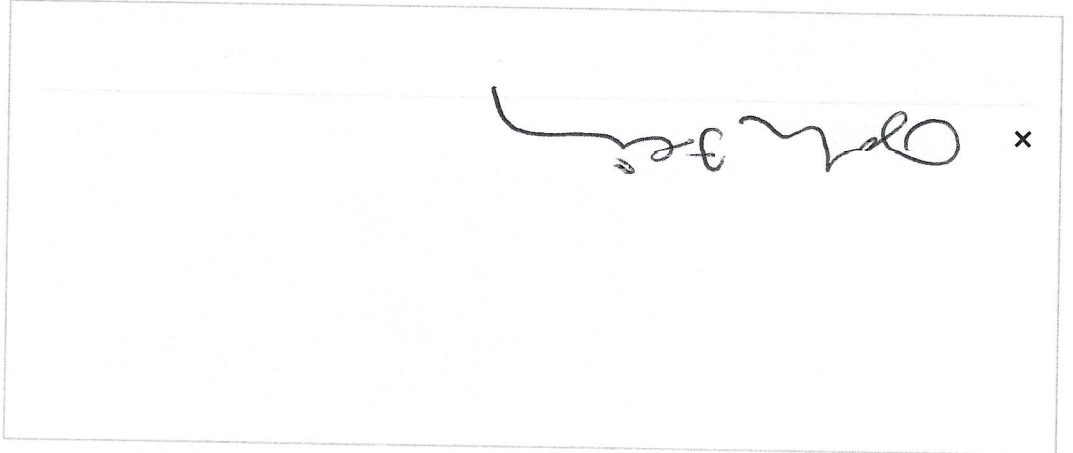
The location of the adjacent house and our driveway are a result of the design and construction of the original homes.

The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. *

The fencing will be located in front of and in the existing profile of the neighbor's side wall and will block the view of the utilities/HVAC/systems. The fence will be bordered and fronted by plants and shrubs. Additionally the fence and landscaping should deter people from falling down the grade and to otherwise travel through the provided gate.

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

Signature



Date

9/16/2024

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

I plan to pay in person or mail a check

<https://pn4.payments.com/cp/btm>

Submit

Save



Town of Biltmore Forest,
NC

355 Vanderbilt Rd.
Biltmore Forest, NC 28803
(828) 274-0824
© 2024 Town of Biltmore Forest, NC

Zoning Compliance

Zoning Compliance Application

Town of Biltmore Forest

Name

John and Amy

Fleming

Property Address

20 Browntown Road, Asheville, NC 28803

Phone

(828) 231-1112

Email

jflaming@mwbllawyers.com

Parcel ID/PIN Number

ZONING INFORMATION

Current Zoning *

- R-1
- R-2
- R-3
- R-4
- R-5
- P-S

Lot Size *

approximately .75 acres

Proposed Roof Coverage Total *

N/A as project does not involve roof coverage

Must not exceed maximum coverage allowed

Proposed Impervious Surface Coverage *

N/A as project does not involve impervious surface coverage

Must not exceed maximum coverage allowed

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 *

N/A

Description of the Proposed Project *

Fence approximately 24 feet in length and approximately 6 to 6.5 feet in height to be painted dark green bordered and fronted by landscaping of plants and shrubs to be placed on or near the property line to block the view of neighbors' utilities/ HVAC/ systems. The neighboring structure is built into the set back including brick walls up to the property line. Our driveway is partially located in the setback.

Estimated Start Date *

one approved

Estimated Completion Date *

2 days to complete

Estimated Cost of Project *

\$ 2200

Supporting Documentation (Site Plan, Drawings, Other Information)

Upload or drag files here.



Town of Biltmore Forest,
NC
355 Vanderbit Rd.
Biltmore Forest, NC 28803
(828) 274-0824
© 2024 Town of Biltmore Forest, NC

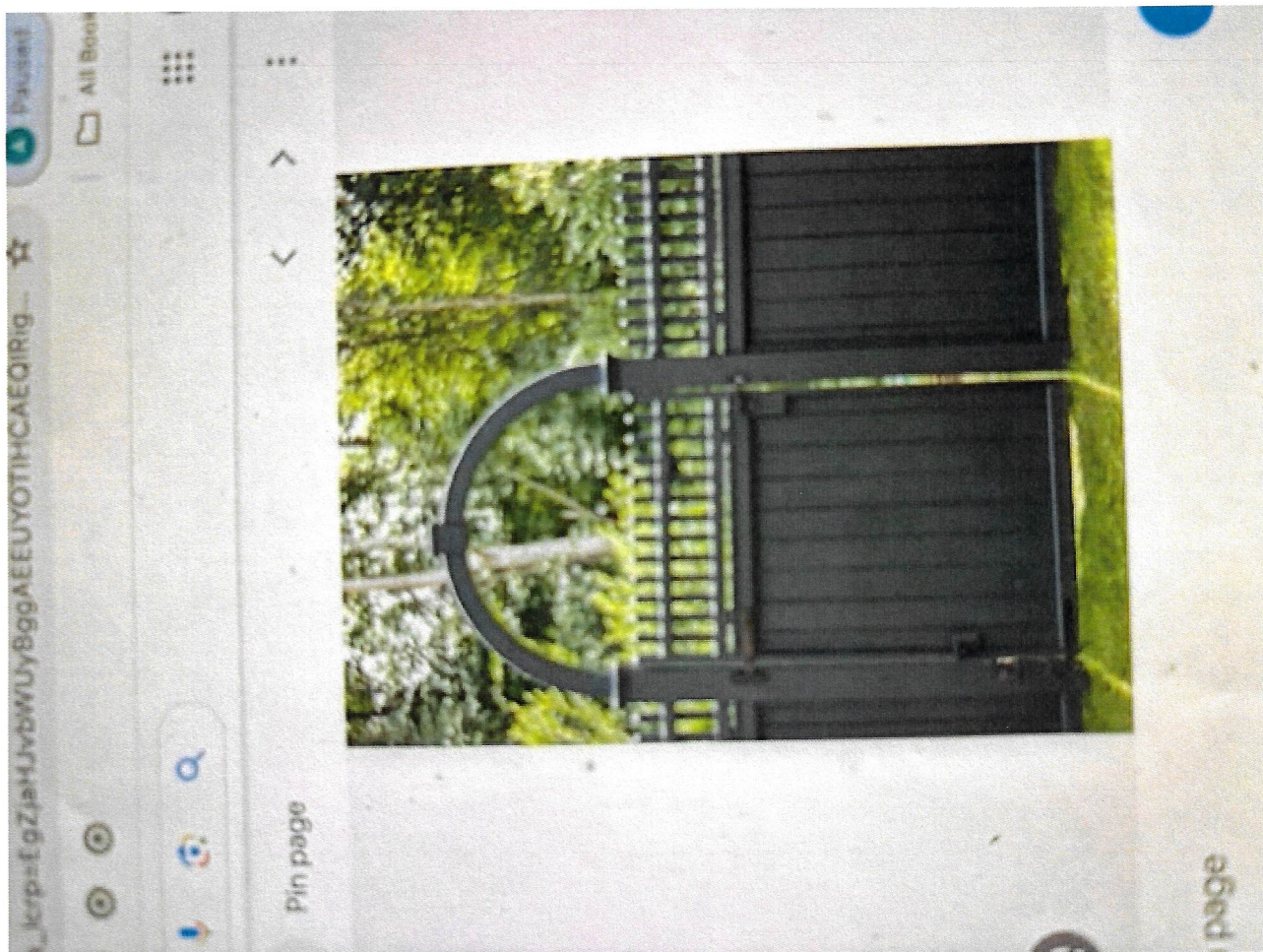
Save

Submit

draw type

Applicant Signature *

Date *



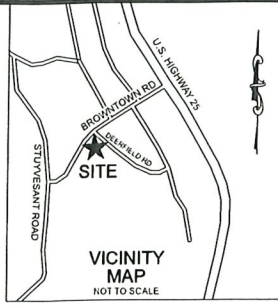
Fleming 20 Braantown Barrier Fence

NOTES

- * THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE
- * THIS PROPERTY MAY BE SUBJECT TO OTHER RIGHTS-OF-WAY EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED, NOT SHOWN HEREON
- * THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES
- * SUBJECT PROPERTY IS ZONED R-1 - RESIDENTIAL PER THE BUNCOMBE COUNTY GIS
SETBACKS PER BUNCOMBE COUNTY GIS
FRONT 10', SIDE 7', REAR 15'
FOR FURTHER ZONING INFORMATION, CONTACT THE BUNCOMBE COUNTY PLANNING DEPARTMENT.
NOTE: PLAT SETBACKS ARE MORE RESTRICTIVE
- * THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 370054500J, EFFECTIVE DATE JANUARY 6 2010
- * TOTAL AREA OF SUBJECT PROPERTY IS 0.77± ACRE
- * ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
- * AREA CALCULATED BY COORDINATE GEOMETRY METHOD
- * THERE IS NO NCGS MONUMENT LOCATED WITHIN 2000' OF SUBJECT PROPERTY
- * ALL UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE.

TREE LEGEND

- BIR ----- BIRCH
- B OAK ----- BLACK OAK
- CLST ----- CLUSTER
- DGW ----- DOGWOOD
- CRP ----- CREPE MYRTLE
- HEM ----- HEMLOCK
- HIC ----- HICKORY
- HOL ----- HOLLY
- MAD ----- MAPLE
- OAK ----- OAK
- PIN ----- PINE
- R OAK ----- RED OAK
- S R OAK ----- SOUTHERN RED OAK
- W OAK ----- WHITE OAK



LEGEND

- ⊙ ----- CORNER FOUND (AS DESCRIBED)
- ⊙ ----- "S" REBAR SET WITH EHA CAP
- ----- UNMARKED POINT
- ∅ ----- DIAMETER
- PROPERTY LINE (SURVEYED)
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- FENCE (METAL)
- SS ----- SANITARY SEWER LINE
- OVERHEAD UTILITY LINE
- AG ----- ABOVE GROUND
- BG ----- BELOW GROUND
- CMON ----- CONCRETE MONUMENT
- D B ----- DEED BOOK
- DI ----- DROP INLET
- GUY ANCHOR
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- PIN ----- PARCEL IDENTIFICATION NUMBER
- UTILITY POLE
- P ----- PAGE
- RRFB ----- REBAR FOUND
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- SIGN
- TYP ----- TREE
- TYPICAL
- WATER METER
- WATER VALVE
- VI ----- YARD INLET
- ② ----- LOT NUMBER OF PLAT BOOK 28, PAGE 82



①
9645-88-9048
JOHN N. & AMY P. FLEMING
D.B. 2253, P. 27
P.B. 28, P. 82

③
9645-88-1640
GORDON H. & CATHERINE C. TAYLOR
D.B. 3718, P. 1643
P.B. 28, P. 82

BOUNDARY SURVEY OF: 18 Browntown Road

OWNER: Robert S. and Louise O. Stricklin
PIN: 9646-98-0840

D.B. 1735, P. 307 & P.B. 28, P. 82
TOWN OF BILTMORE FOREST
BUNCOMBE COUNTY, NORTH CAROLINA

SCALE: 1" = 20' 10/22/2021
ROBERT C. BROWN, PLS

JOB# 21253
DRAWN BY: J. EARLEY CHECKED BY: R. BROWN
COMPANY LICENSURE # C-2805

Ed HOLMES & Associates
LAND SURVEYORS P.A.

300 RIDGEFIELD CT., STE. 301, 28806
P.O. BOX 17335, ASHEVILLE, NC 28816
PHONE: (828) 225-5552

I, Robert C. Brown, certify that this map was drawn from an actual survey made under my supervision (deed description recorded in deed books as noted) using traditional field procedures, that the boundaries not surveyed are clearly indicated and are drawn from information found in deed and plat books as shown, that the ratio of precision as calculated [(21 NCAC 56.1603)] is 1:10,000 or better, and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina [(21 NCAC 56.1609)]; that the ground survey was performed between October 12th, 2021 through October 20th, 2021.

Witness my original signature, license number, and seal

this date 10/22/2021

Robert C. Brown
NORTH CAROLINA
Professional Land Surveyor L-2748





BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

January 27, 2025

CASE 4

Property Address: 45 Hilltop Rd

Property Owner: Grant Henegan

Request: Special Use and Variance Request for a Garage/Storage Building

Note: This project was tabled at the September meeting. The applicants have provided additional information which is attached to this application packet.

Background

The property owner is presenting plans for a 728 square foot garage. The structure is proposed in the side yard but meets the setback requirements. However, the location does not meet the requirements for an accessory building to be located in the rear yard, and therefore requires a variance approval from the Board.

Special Use

Section 153.029 (attached) of the Town's Zoning Ordinance regulates accessory structures and buildings which require a special use permit from the Board of Adjustment. Special use findings are covered in section 153.110 (C) (attached) of the Towns Zoning Ordinance.

Variance

The proposed accessory building does not comply with the placement of the structure being in the rear yard and 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

Grant Henegan

Property Address

45 Hilltop Road, Biltmore Forest, NC 28803

Phone

(980) 202-6541

Email

ghenegan@viridien.com

Parcel ID/PIN Number

964665806800000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.95

Proposed Roof Coverage Total

725 sqft.

Proposed Impervious Surface Coverage

2207 sqft.

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

10'6"

Description of the Proposed Project

New garden shed / garage with screen porch addition.

Estimated Start Date

2/1/2025

Estimated Completion Date

8/1/2025

Estimated Cost of Project

\$700,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

241216 - HENEGAN ZONING PERMIT.pdf

Applicant Signature

Date
12/16/2024

Kelsey Deem

VARIANCE APPLICATION

Town of Biltmore Forest

Name

Grant Henegan

Address

45 Hilltop Road, Biltmore Forest, NC 28803

Phone

(908) 202-6541

Email

ghenegan@viridien.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?

Build an accessory structure.

What does the ordinance require?

The accessory building to be under 750 sqft. and for the building to be located behind a line parallel to the rear of the principal structure on the lot.

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 proposed accessory building is larger than 750 sqft. and it will not be located behind the principal structure on the lot.

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

The location of the accessory building has been located in response to the existing driveway and topography to the site. This proposed location causes the least amount of impact/disturbance to the site. This is also a location that will be hidden by existing trees and landscaping. We have proposed a larger structure to account for the loss of storage space.

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

This hardship is a result of existing site conditions and renovations to the house that minimized existing storage in the main house.

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.

We have kept the structure low profile and will be screened by existing trees and landscaping with minimal visibility from the road or surrounding properties. Building materials and design will align with the existing house and additional screening from the adjacent lot will be implemented by plants/trees from the RPL.

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

Signature

Date

12/16/2024

A handwritten signature in cursive script that reads "Kelsey Deem".

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

Special Use Permit Application

Town of Biltmore Forest

Name

Grant Henegan

Address

45 Hilltop Road Biltmore Forest NC 28803

Phone

(954) 610-6815

Email

ghenegan@viridien.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:

Building garden shed/ golf cart storage.

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

1. Not visible to neighbours, from street and will be in line with aesthetics of existing house.

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

Signature

Date

7/9/2024



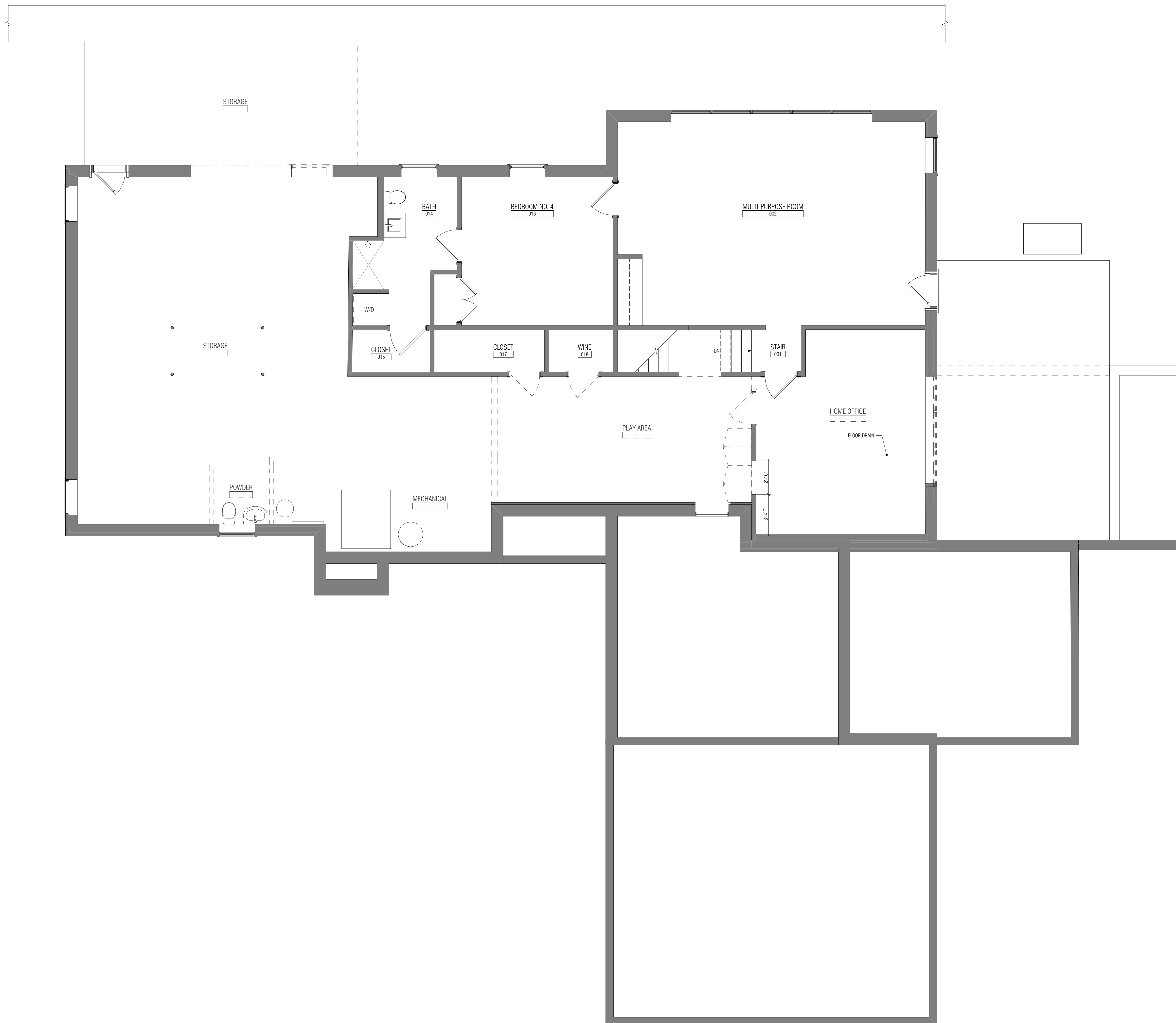
Have you paid the \$100 special use permit application fee? Your permit application will not be reviewed until payment has been received. You can visit the link below to pay. Copy & paste the link in your browser.

Yes

- The height of the accessory building measured from grade is 10'-7" to the roof ridge. The overhead door is 8' tall. The height from grade to the underside of the soffit is 9'. The soffit is flat on all 4 sides of the structure. Add the thickness of the fascia and pitch of the roof, and that gets you to 10'-7" to the roof ridge.

- While our site plan only indicates large mature trees, the reality of the site is that much of the house and future accessory building will largely be obscured by thick, mature vegetation until you enter the driveway onto the property. See attached images from Google Maps below for reference. This tells a more accurate story of the site and where the accessory building will be placed.

- we don't yet have the final paint color, but it will be very dark charcoal grey or black. The roof will also be a medium grey metal standing seam roof. The intention is that this structure is not visible and does not stand out. Even though the main house is painted white, the accessory structure is meant to be visually diminished.



HARDING HUEBNER

573 fairview road / suite 1
 asheville nc 28803
 828.333.9018
 www.hardinghuebner.com

Project Name & Address:

Project Name
 45 HILLTOP RD.
 BILTMORE FOREST, NC
 28803

Project Number:

22.01

Issued For:

SD PROGRESS

Issue Date:

18 June 2024

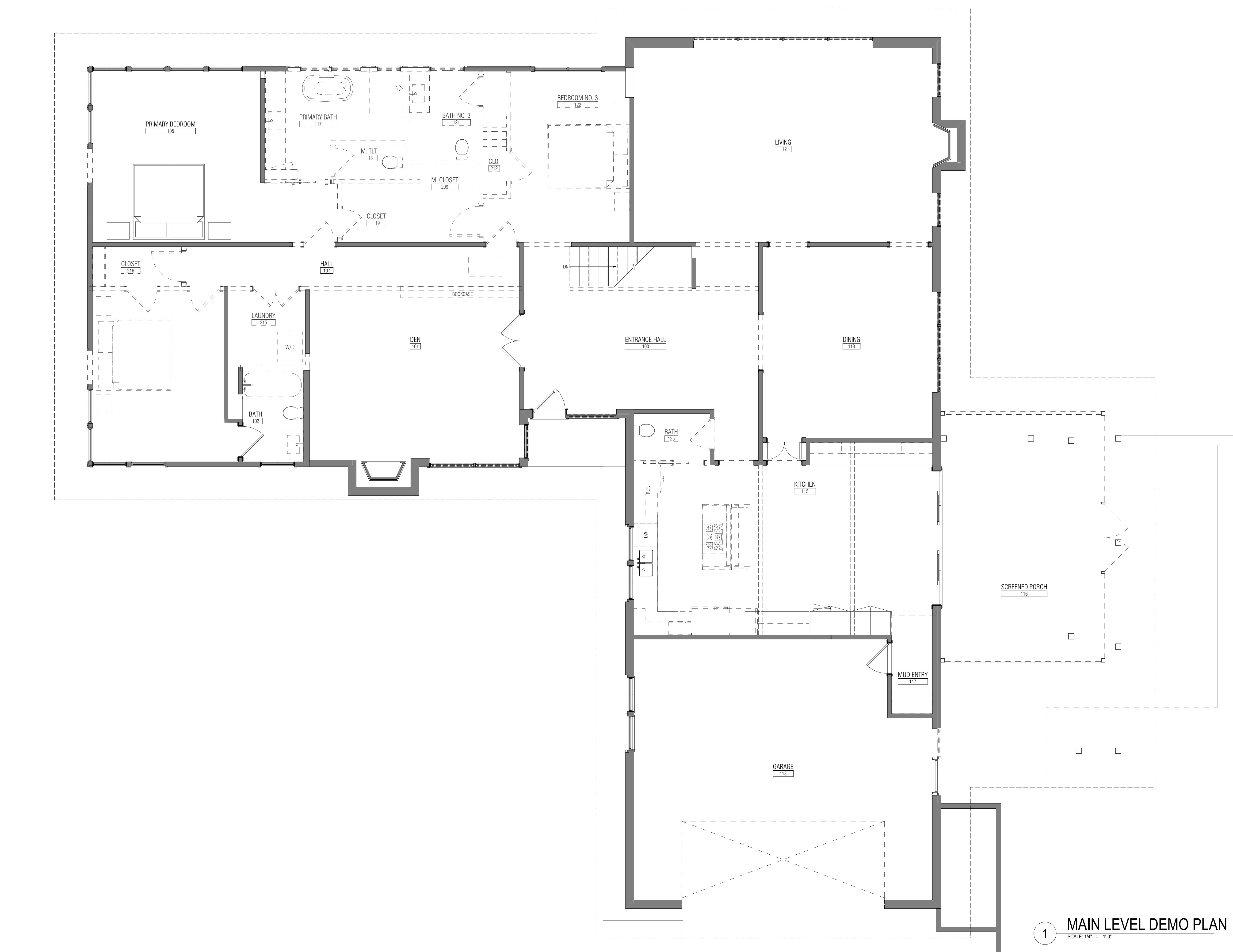
NOT FOR CONSTRUCTION

EXT. LOWER
 LEVEL FLOOR
 PLAN

A2.00

HARDING HUEBNER COPYRIGHT 2024

1 LOWER LEVEL DEMO PLAN
 SCALE: 1/4" = 1'-0"



HARDING HUEBNER

573 fairview road / suite 1
 asheville nc 28803
 828.333.9018
 www.hardinghuebner.com

Project Name & Address:

Project Name
 45 HILLTOP RD.
 BILTMORE FOREST, NC
 28803

Project Number:
 22.01

Issued For:
 SD PROGRESS

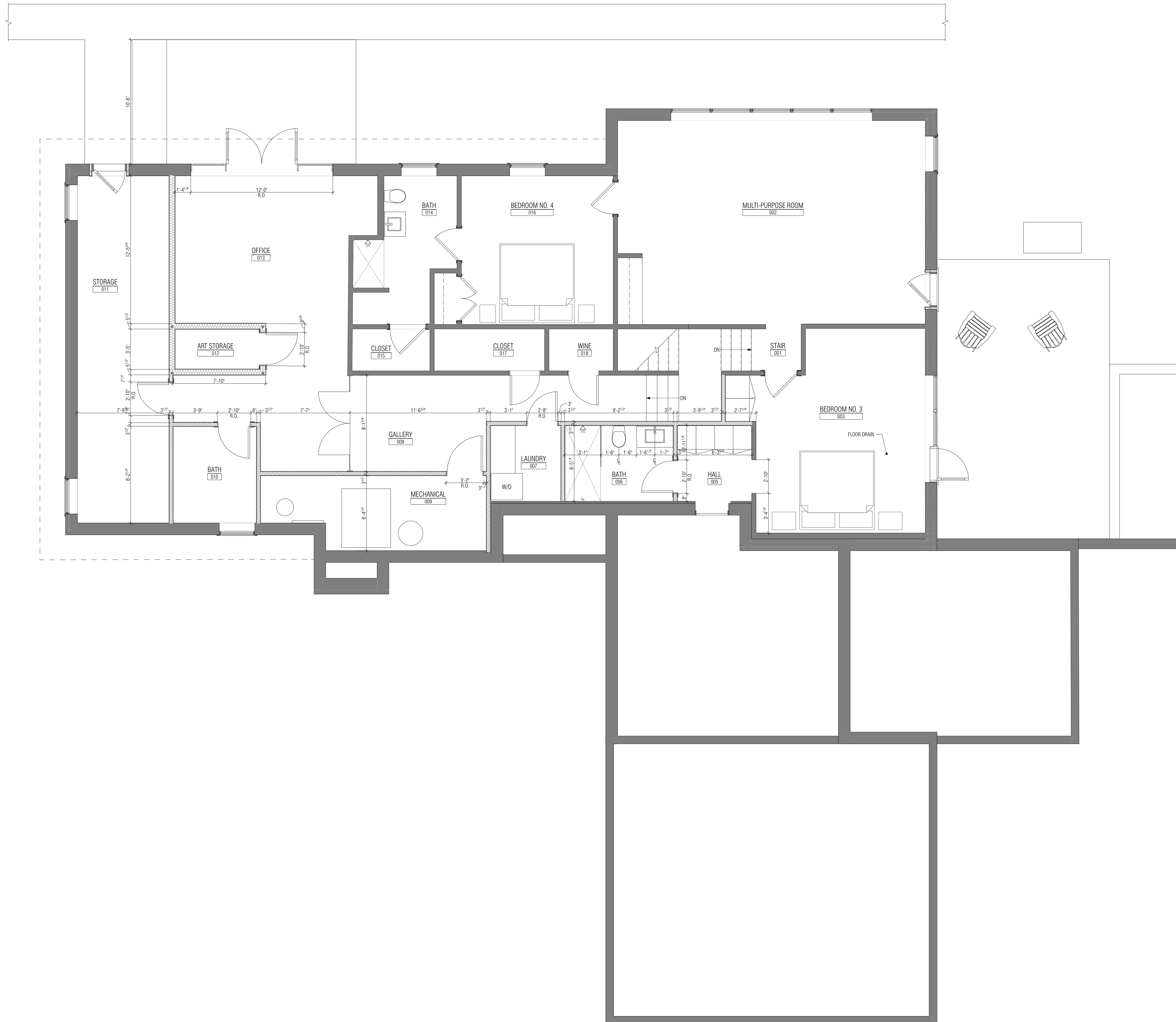
Issue Date:
 18 June 2024

NOT FOR CONSTRUCTION

EXT. MAIN LEVEL
 FLOOR PLAN

A2.01

1 MAIN LEVEL DEMO PLAN
 SCALE: 1/4" = 1'-0"



HARDING HUEBNER

573 fairview road / suite 1
 asheville nc 28803
 828.333.9018
 www.hardinghuebner.com

Project Name & Address:

Project Name
 45 HILLTOP RD.
 BILTMORE FOREST, NC
 28803

Project Number:

22.01

Issued For:

SD PROGRESS

Issue Date:

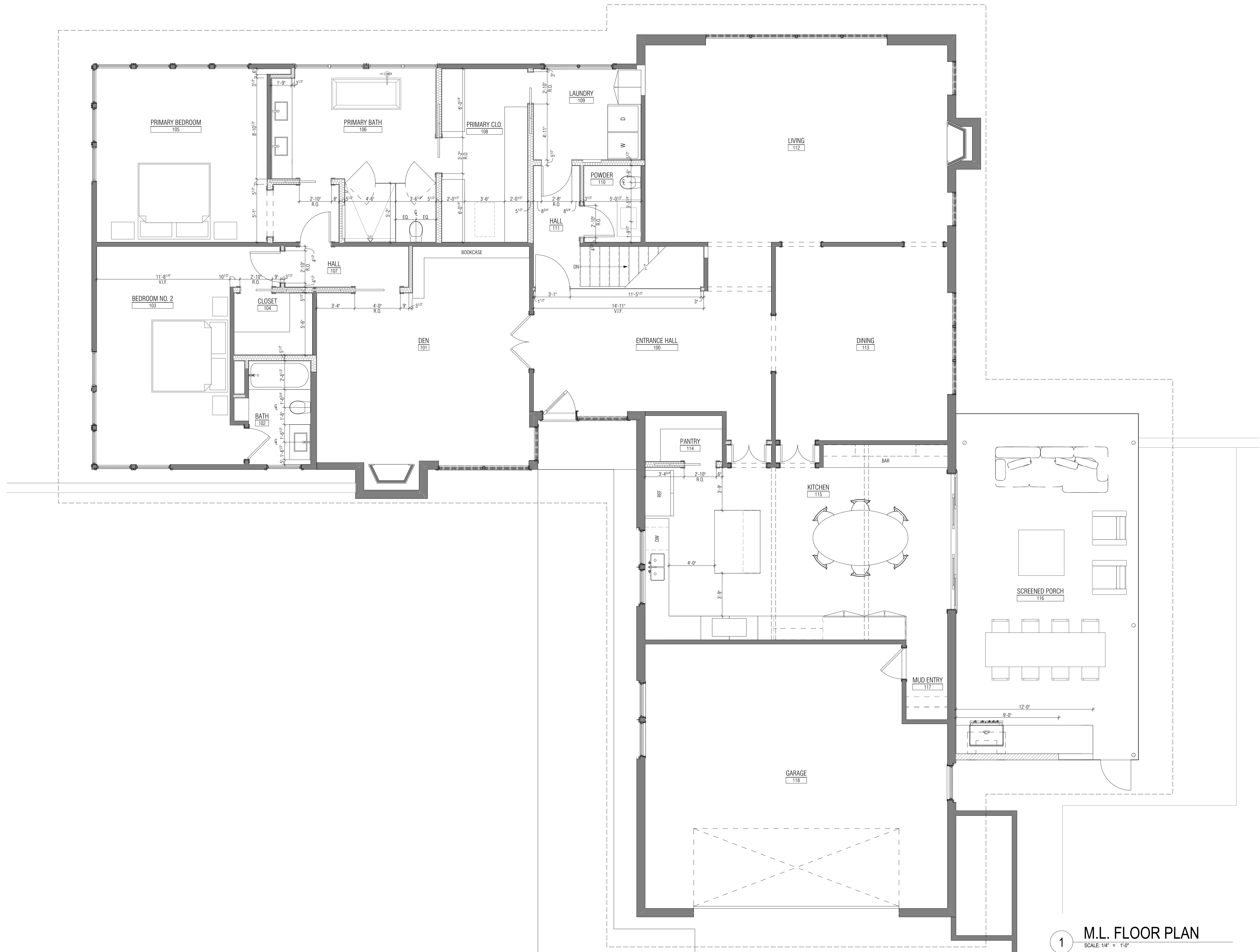
18 June 2024

NOT FOR CONSTRUCTION

1 LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

NEW LOWER
 LEVEL FLOOR
 PLAN

A2.02



1 M.L. FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

HARDING HUEBNER

573 fairview road / suite 1
asheville nc 28803
828.333.9018
www.hardinghuebner.com

Project Name & Address:

Project Name
45 HILLTOP RD.
BILTMORE FOREST, NC
28803

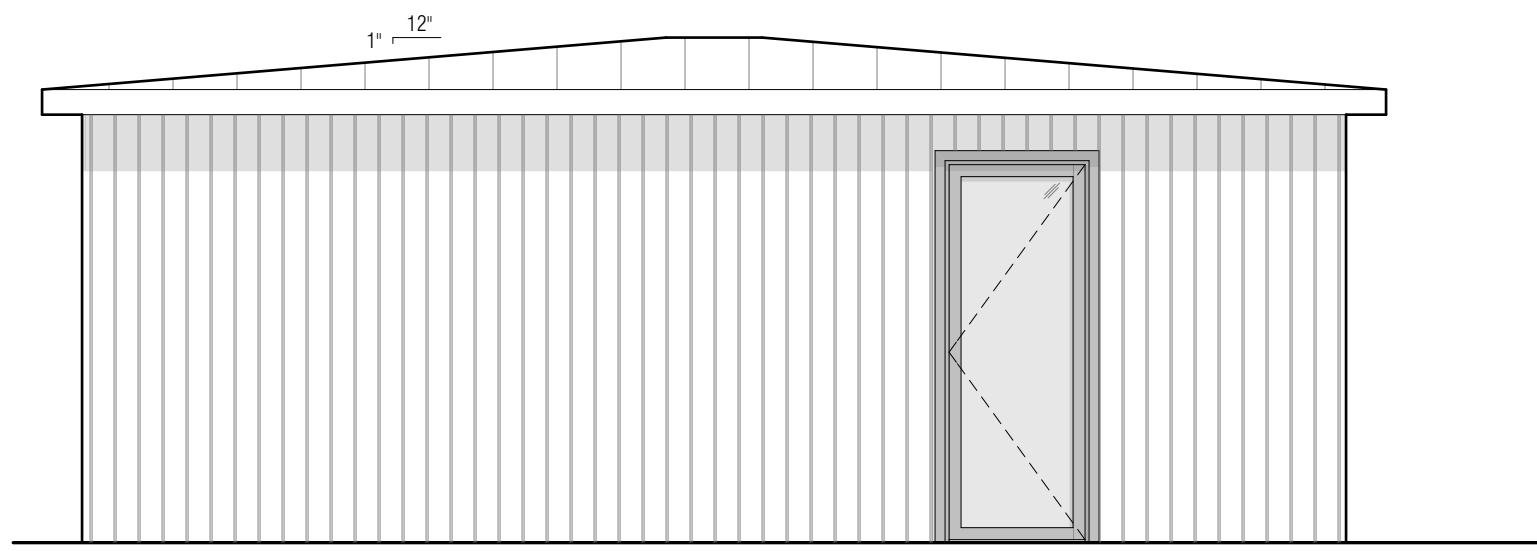
Project Number:
22.01

Issued For:
SD PROGRESS

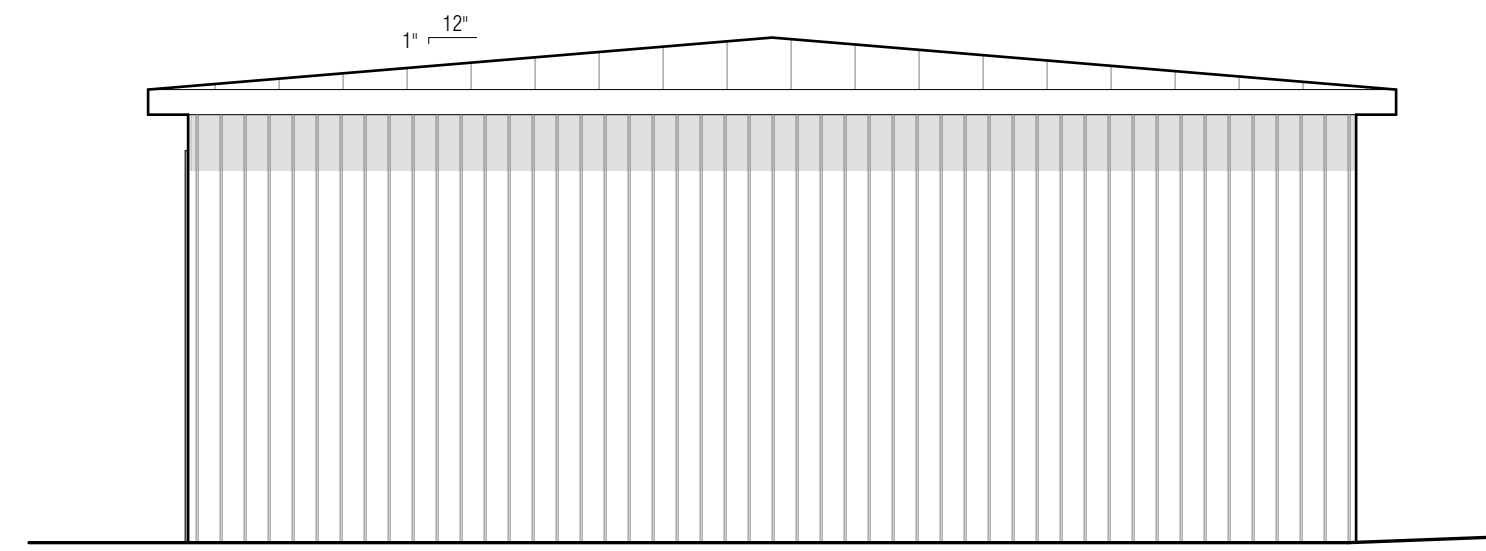
Issue Date:
18 June 2024

NEW MAIN LEVEL
FLOOR PLAN

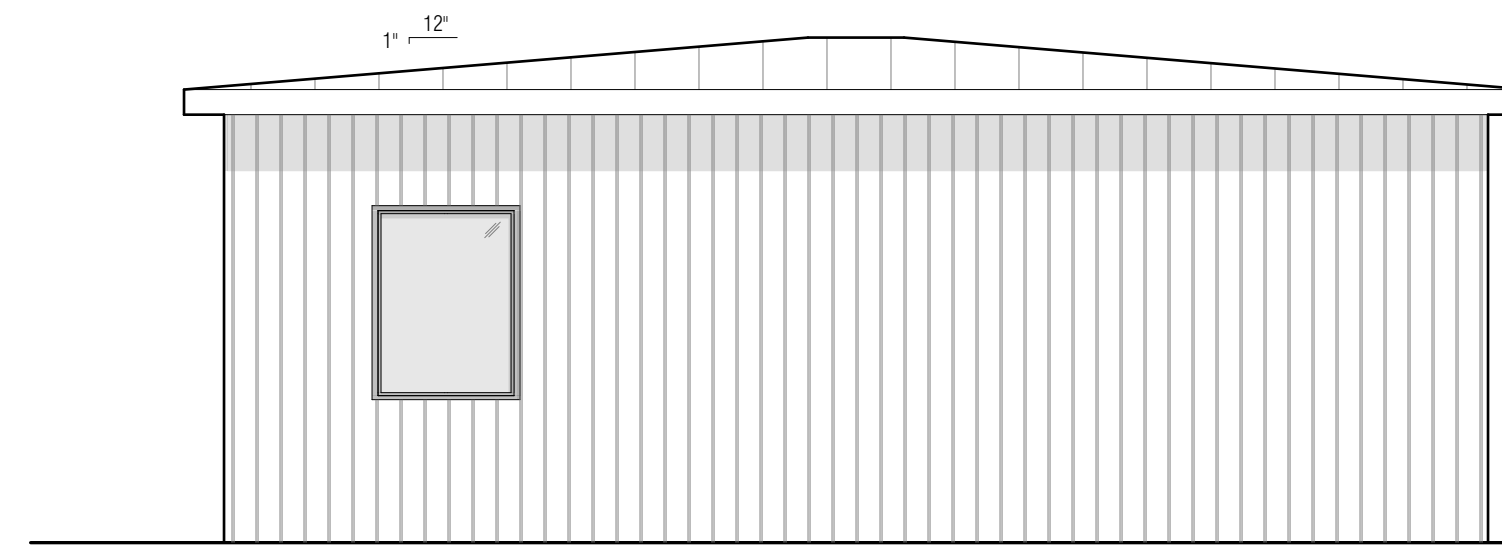
A2.03



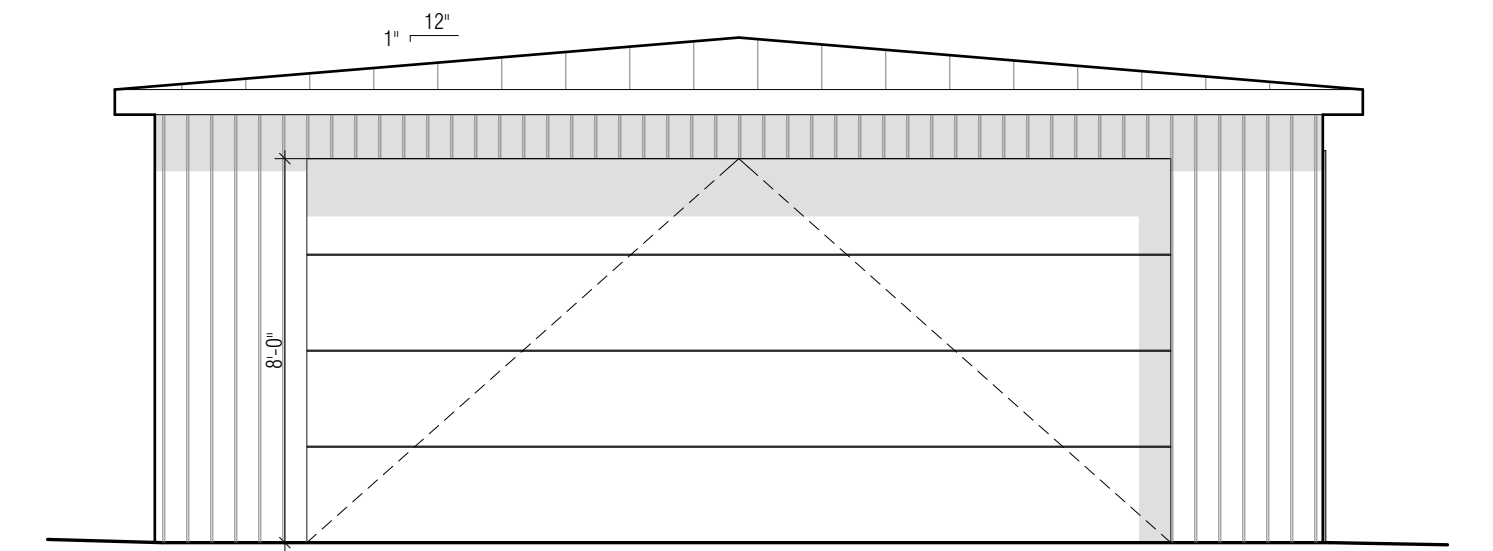
6 EAST ELEVATION
SCALE: 1/4" = 1'-0"



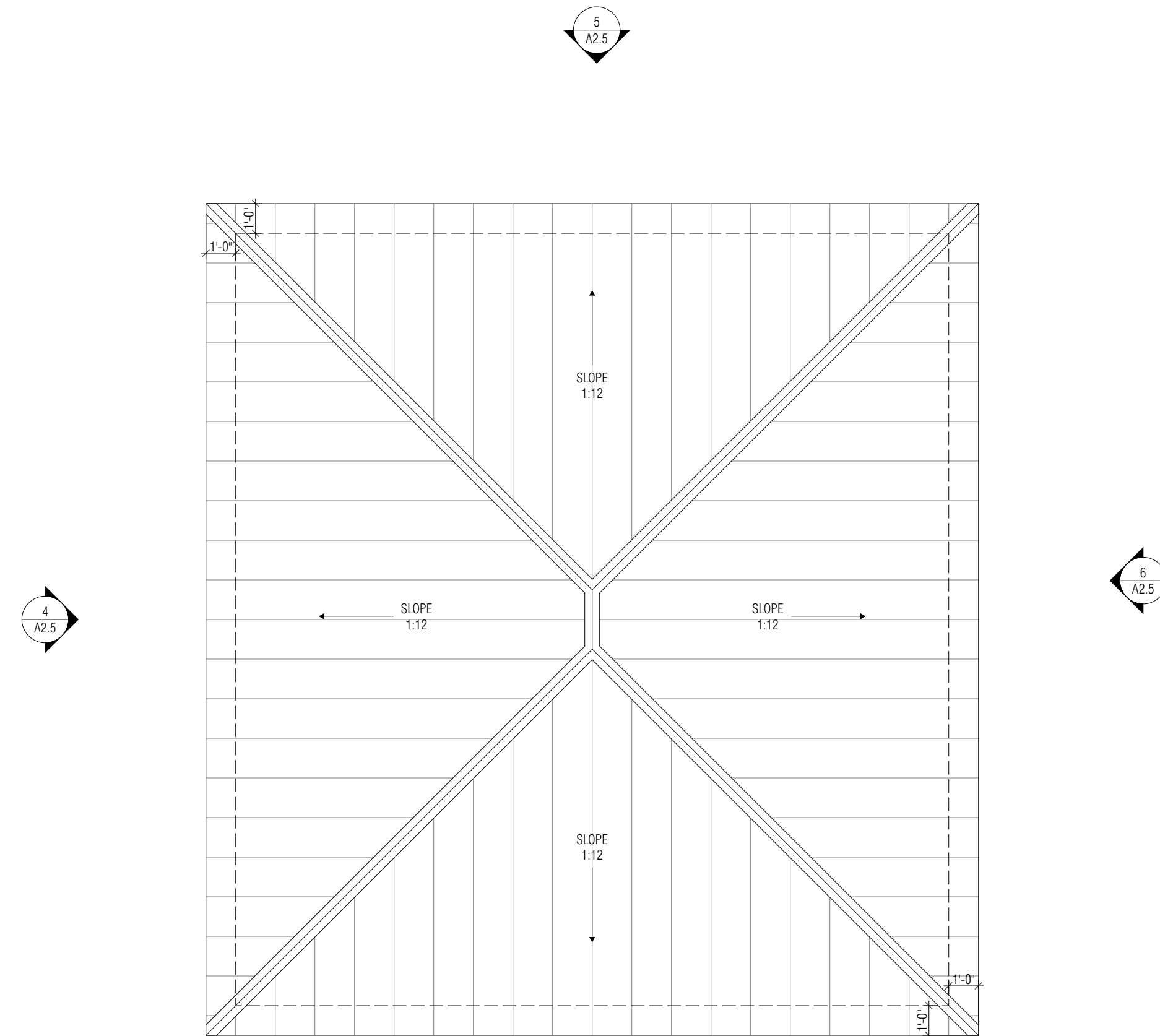
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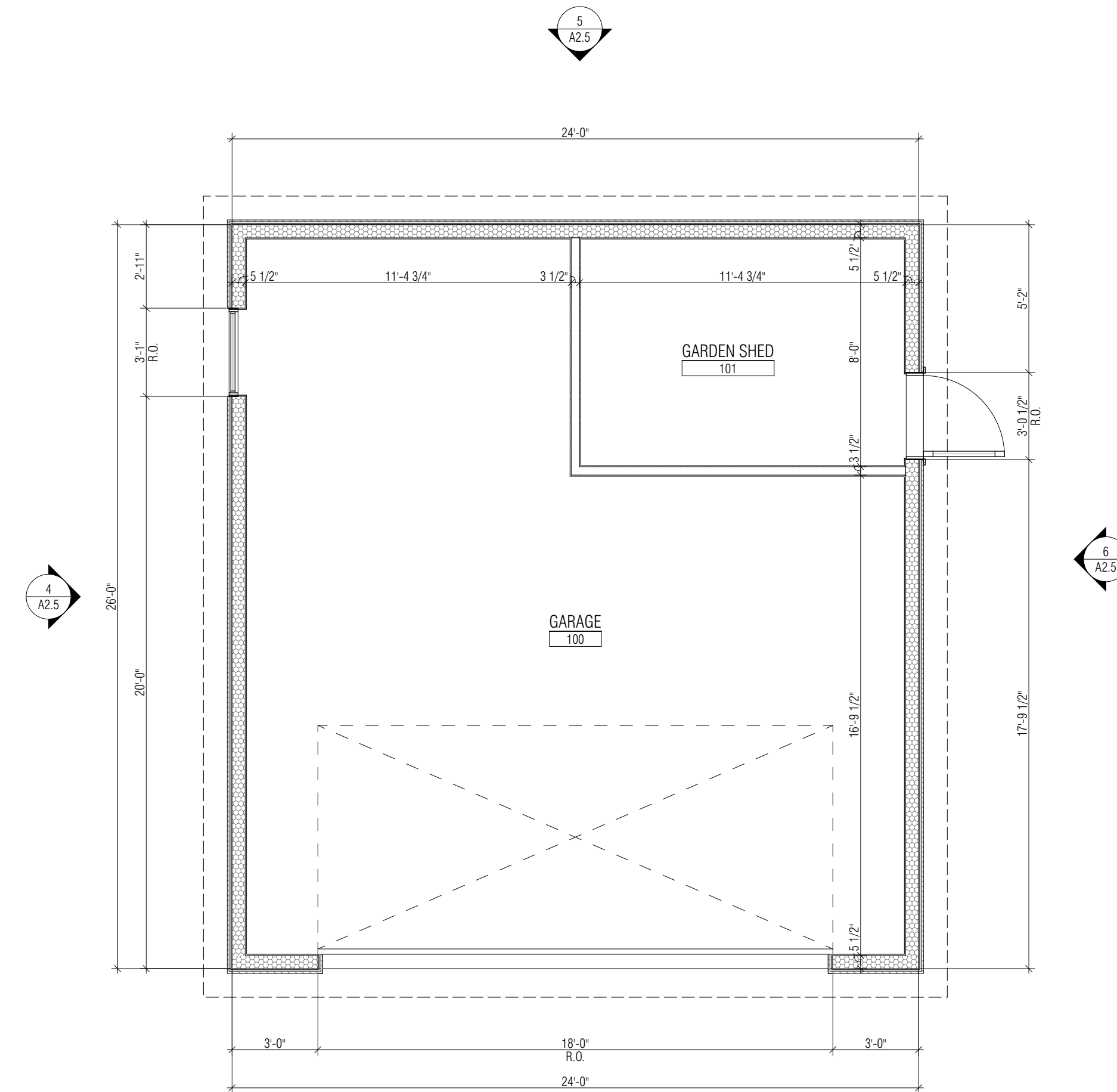
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 STORAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



1 STORAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

HARDING HUEBNER

573 fairview road / suite 1
asheville nc 28803
828.333.9018
www.hardinghuebner.com

Project Name & Address:

Project Name
45 HILLTOP RD.
BILTMORE FOREST, NC
28803

Project Number:
22.01

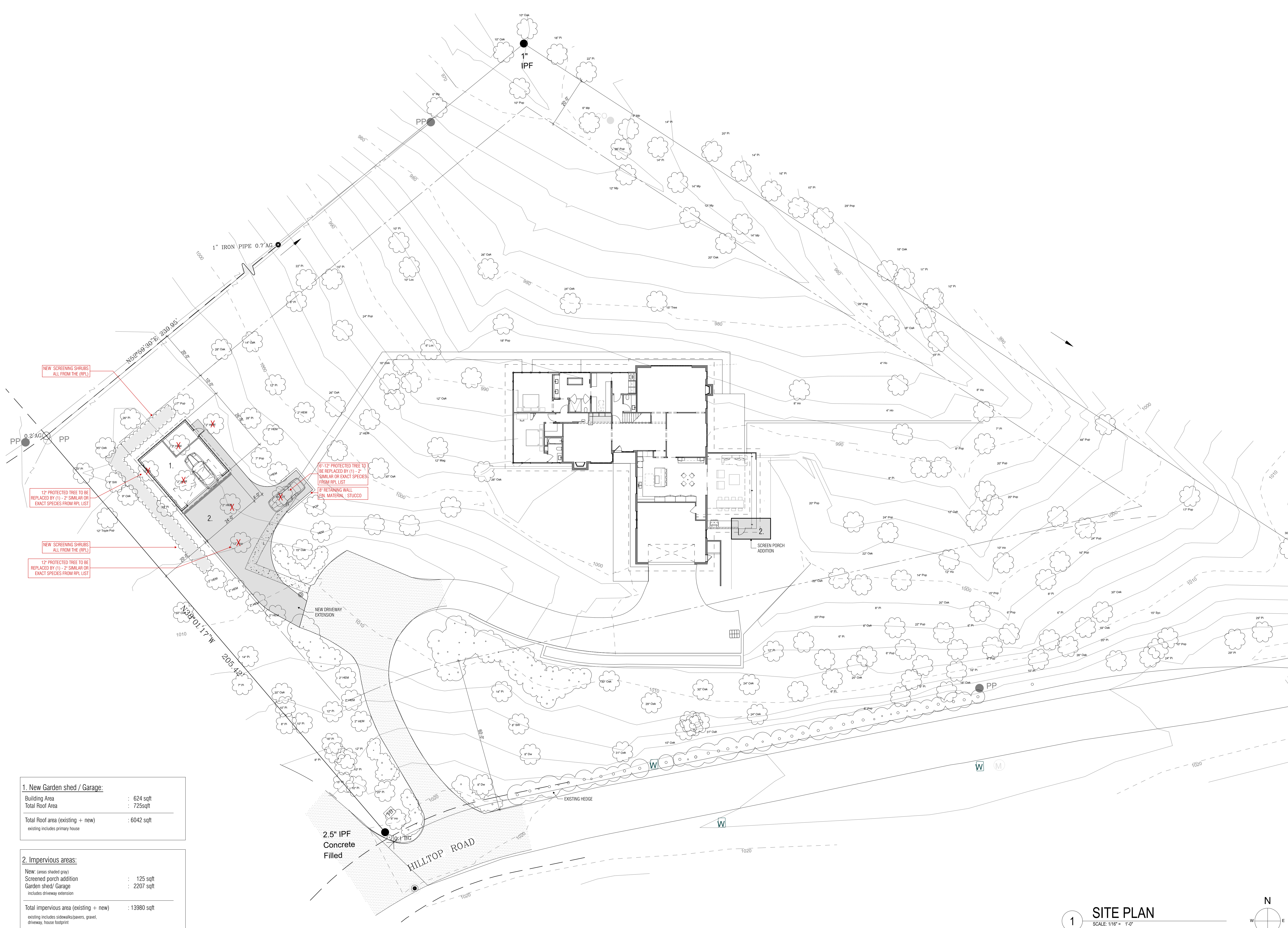
Issued For:
SD PROGRESS

Issue Date:
11 September 2024

NOT FOR CONSTRUCTION

GARDEN SHED/
GARAGE

A2.5



1. New Garden shed / Garage:	
Building Area	: 624 sqft
Total Roof Area	: 725sqft
Total Roof area (existing + new) : 6042 sqft	
existing includes primary house	

2. Impervious areas:	
New: (areas shaded gray)	
Screened porch addition	: 125 sqft
Garden shed/ Garage	: 2207 sqft
includes driveway extension	
Total impervious area (existing + new) : 13980 sqft	
existing includes sidewalks/pavers, gravel, driveway, house footprint	

HARDING HUEBNER

573 fairview road / suite 1
 asheville nc 28803
 828.333.9018
 www.hardinghuebner.com

Project Name & Address:
HENEGAN
 45 HILLTOP RD.
 BILTMORE FOREST NC
 28803

Project Number:
 22.01

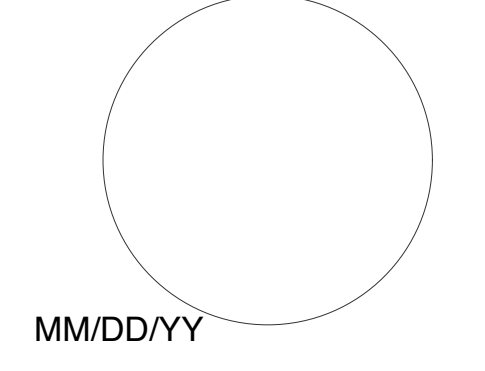
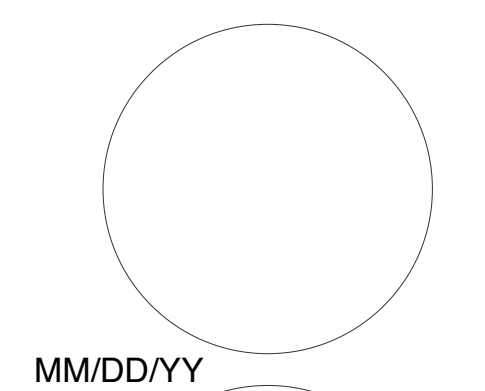
Issued For:

CD PROGRESS

Issue Date:
 16 December 2024

Revision #:

NOT FOR CONSTRUCTION

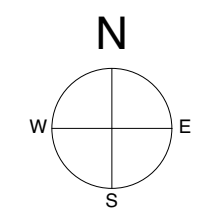


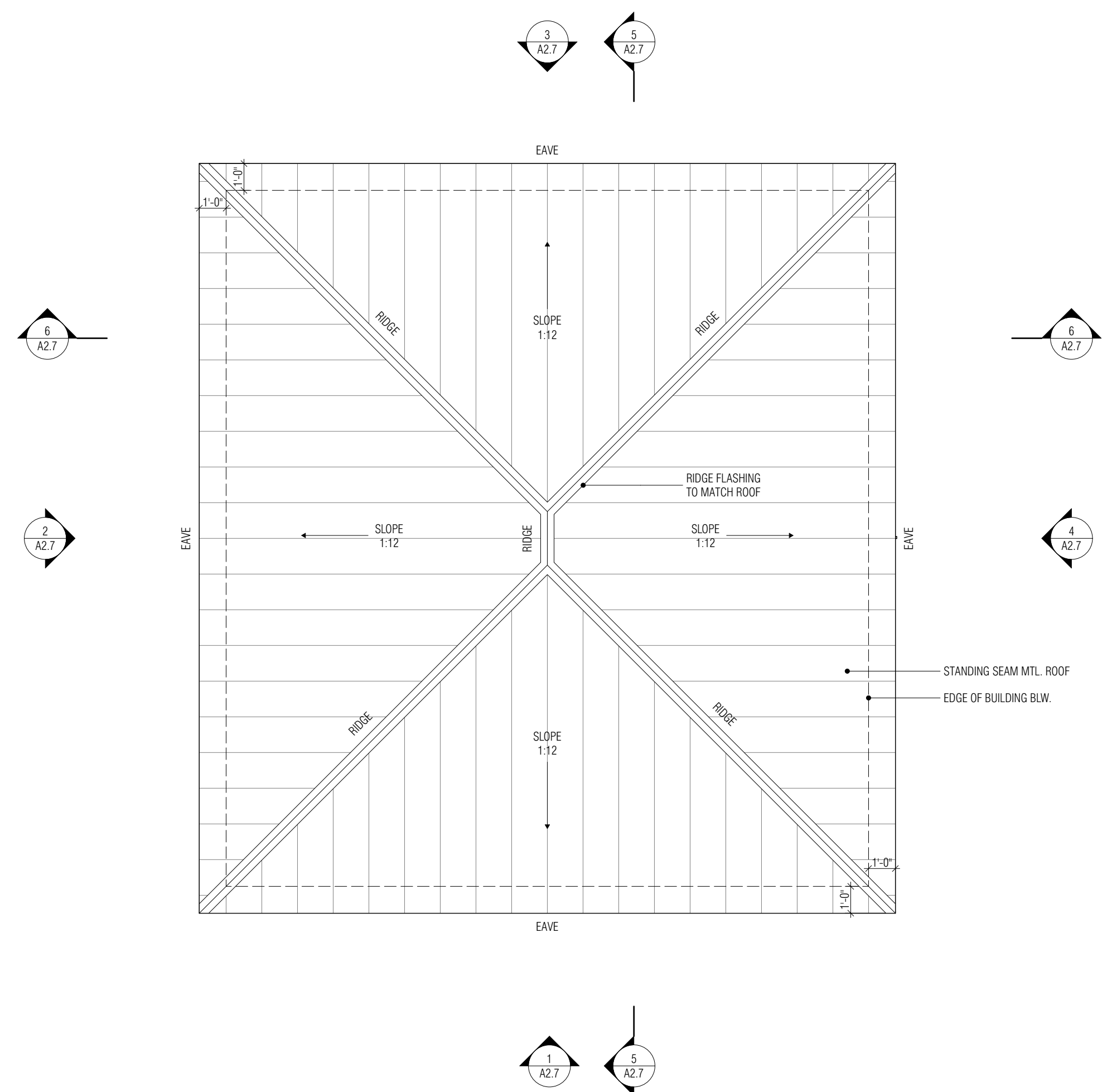
SITE PLAN

A1.0

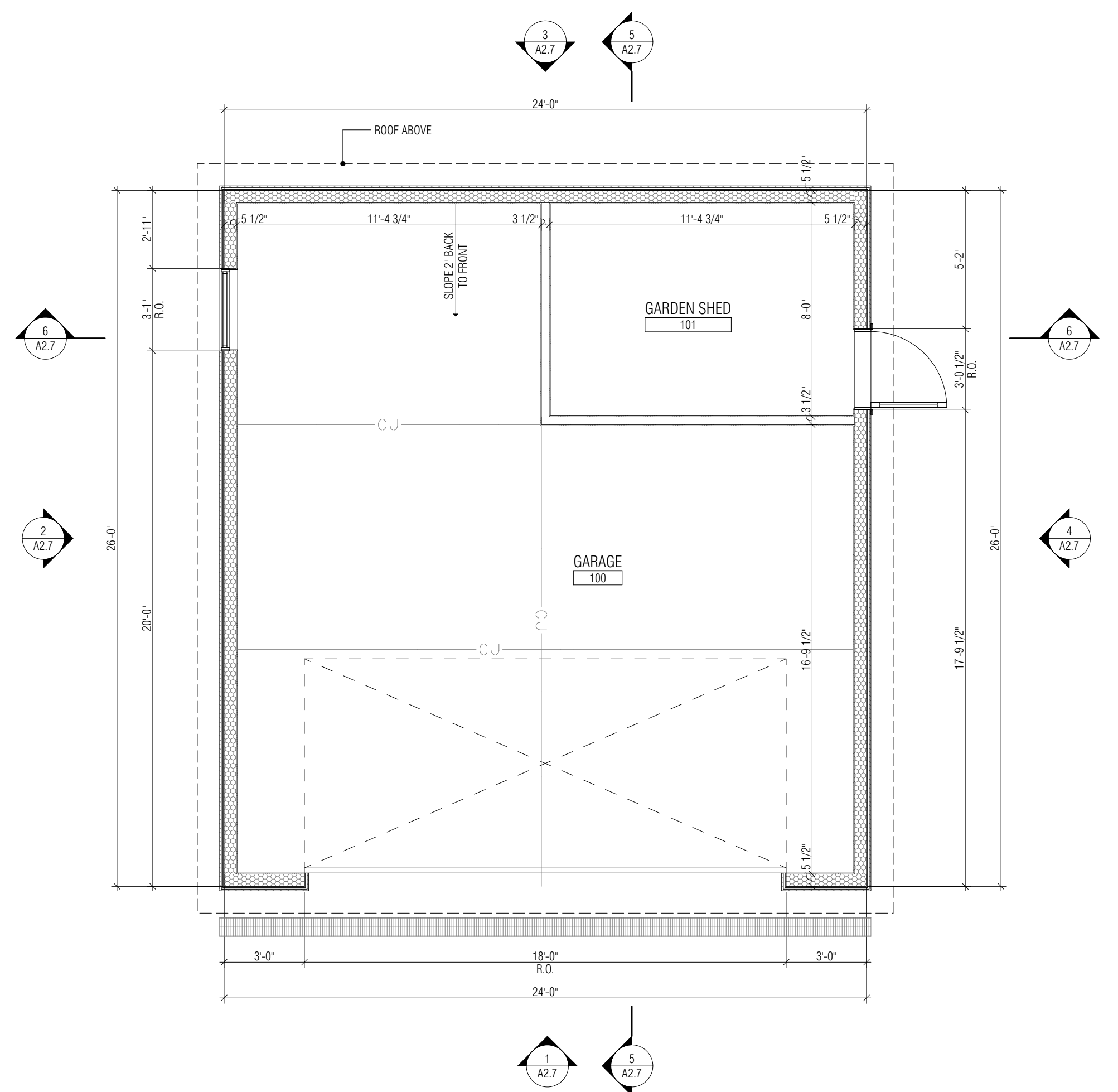
HARDING HUEBNER COPYRIGHT 2024

1 SITE PLAN
 SCALE: 1/16" = 1'-0"





2 GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



1 GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

HARDING HUEBNER

573 fairview road / suite 1
asheville nc 28803
828.333.9018
www.hardinghuebner.com

Project Name & Address:
HENEGAN
45 HILLTOP RD.
BILTMORE FOREST NC
28803

Project Number:
22.01

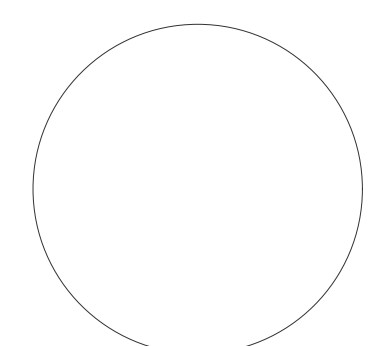
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CD PROGRESS

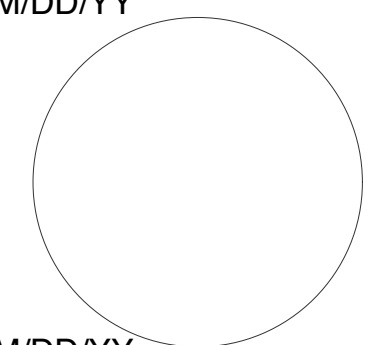
Issue Date:
16 December 2024

Revision #:

NOT FOR CONSTRUCTION



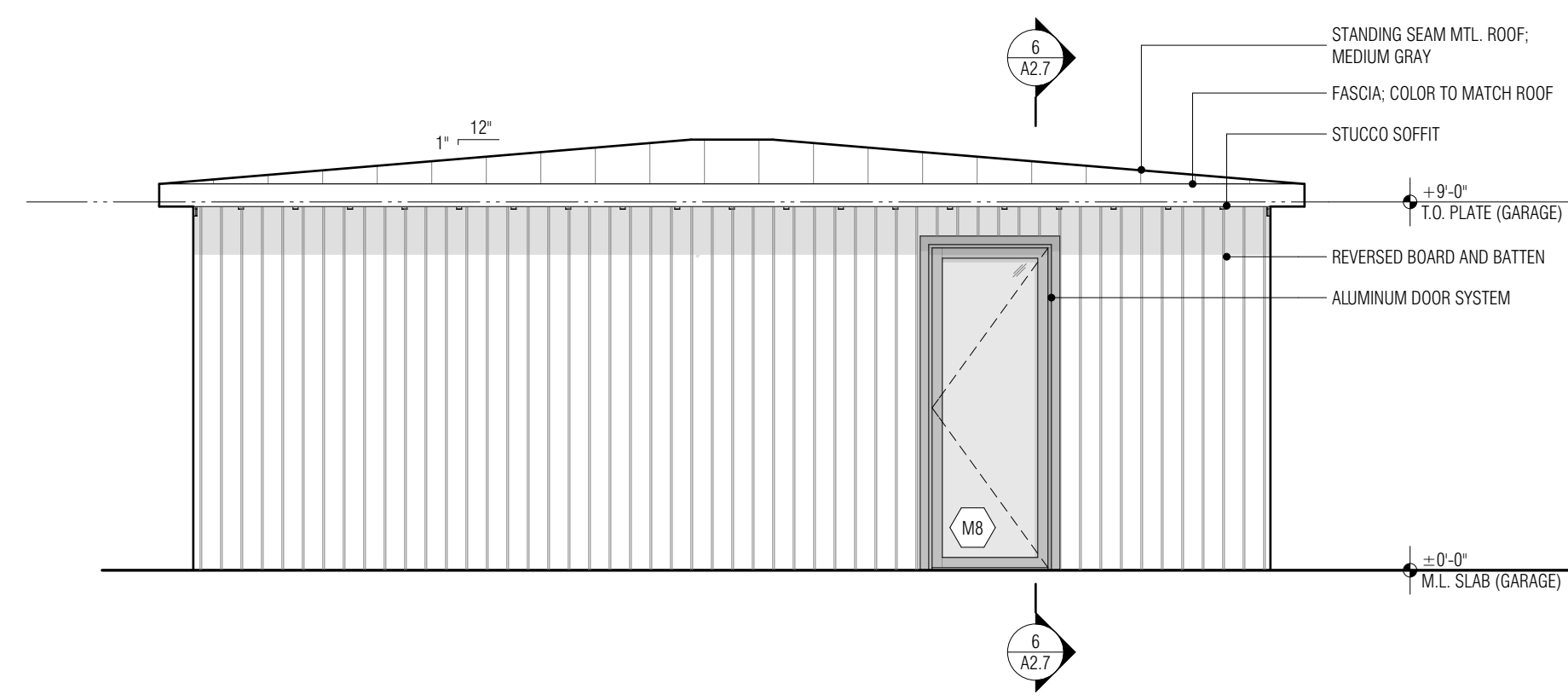
MM/DD/YY



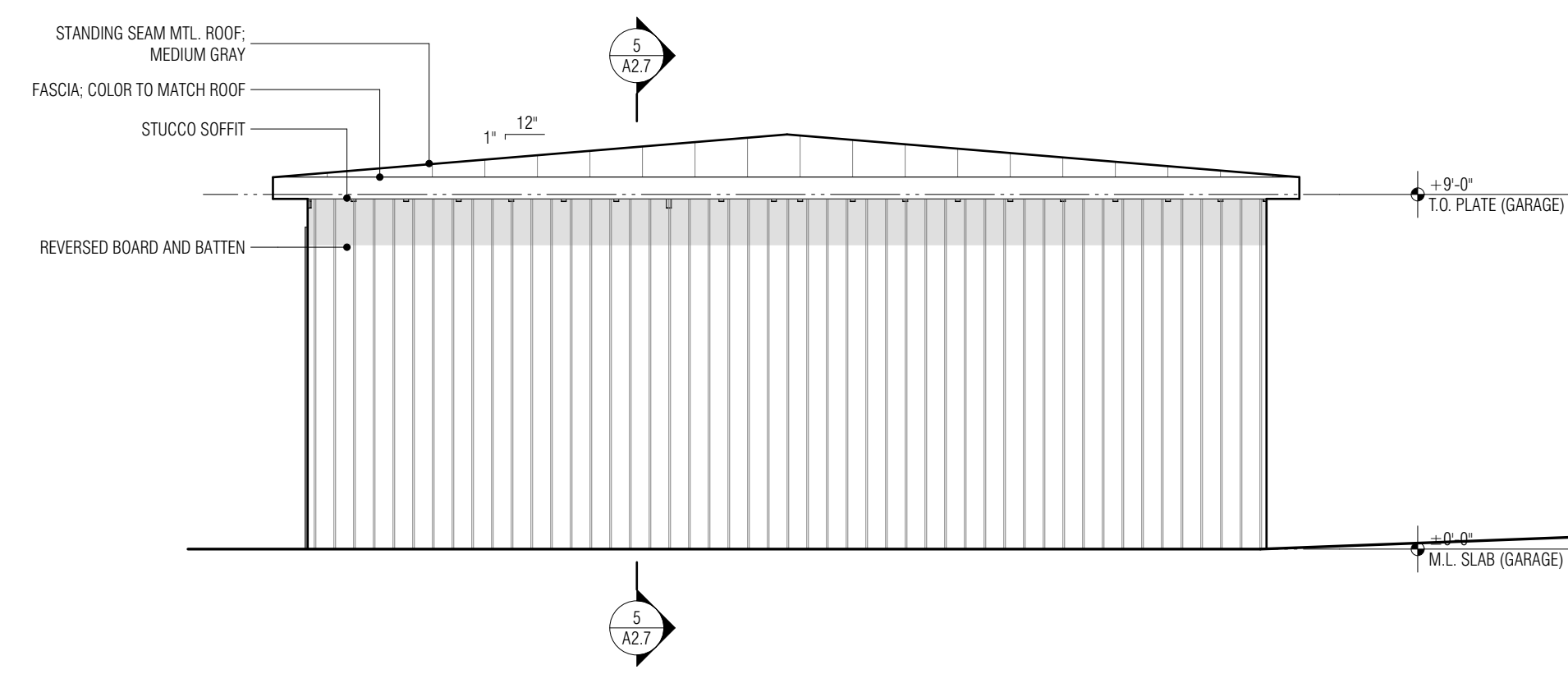
MM/DD/YY

GARDEN SHED/
GARAGE

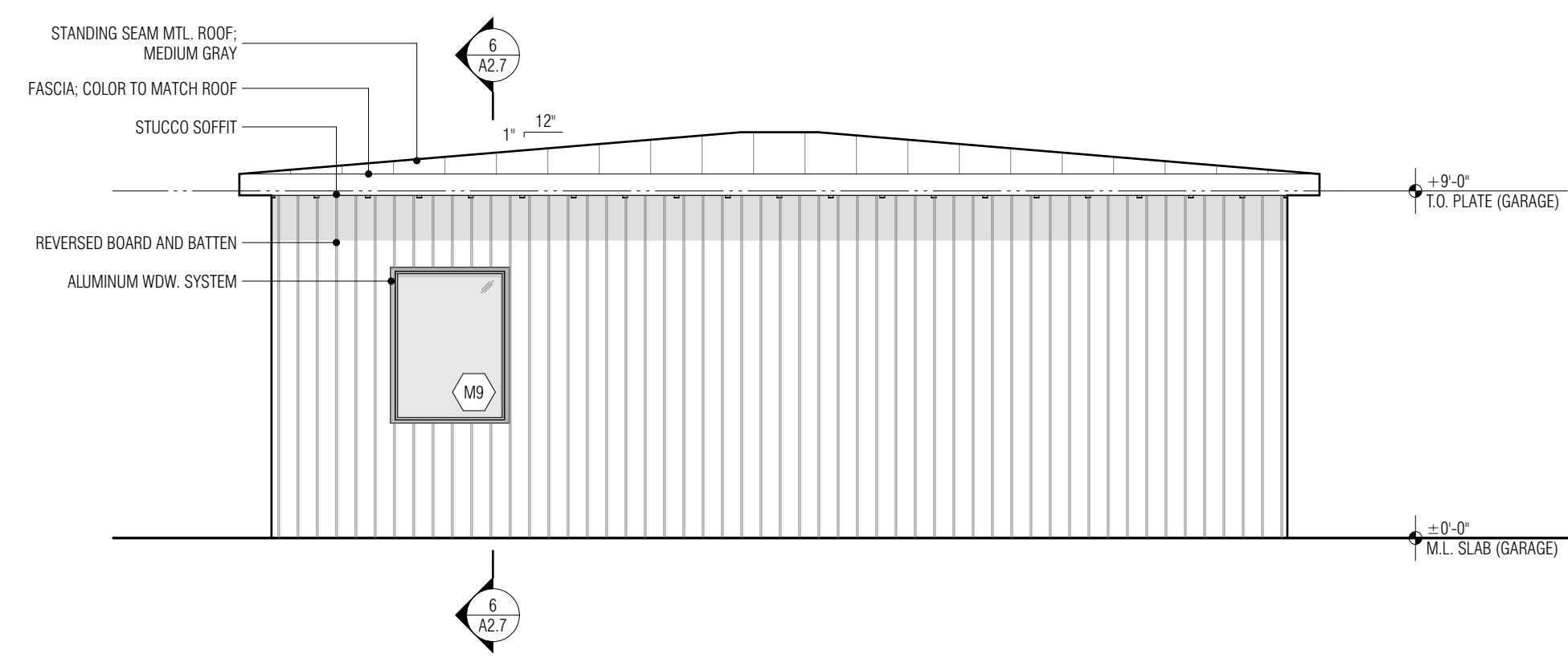
A2.6



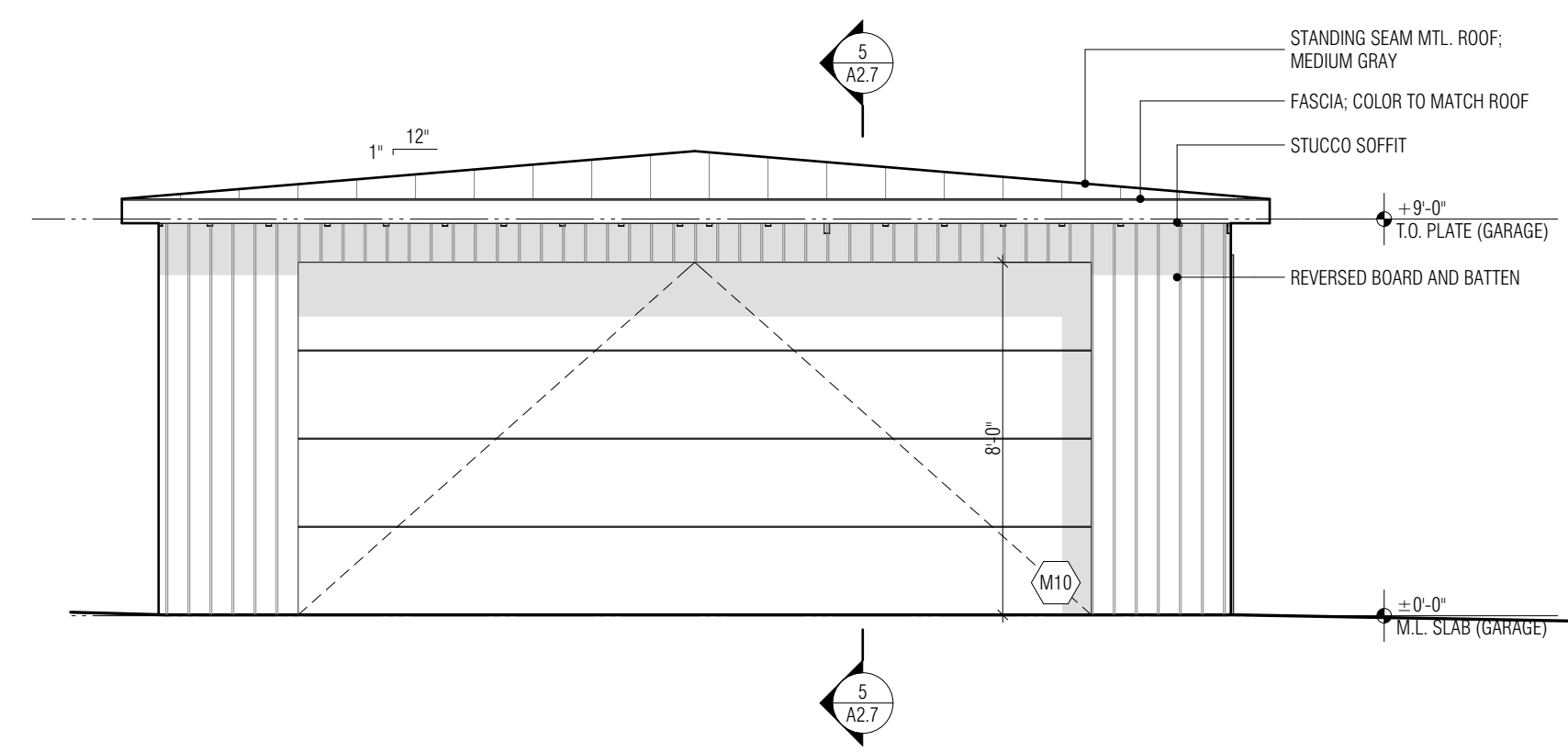
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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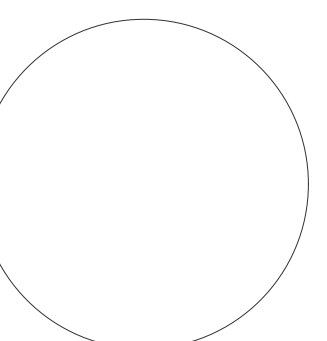
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CD PROGRESS

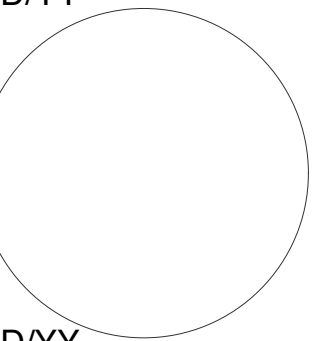
Issue Date:
16 December 2024

Revision #:

NOT FOR CONSTRUCTION



MM/DD/YY



MM/DD/YY

GARAGE
ELEVATIONS/
SECTIONS

A2.7







HENEGAN
49 HILLTOP ROAD

MAIN HOUSE IS
OBSCURED BY THIS
MAPLE VEGETATION



GARAGE WILL BE
TUCKED BACK HERE
BEHIND THESE TREES





BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

January 27, 2025

CASE 5

Property Address: 320 Vanderbilt Rd

Property Owner: David Schroeder

Request: Special Use and Variance Request for a Garage

Background

The property owner is presenting plans to replace two garages into one single building. Both of the existing garages sustained damage during Helene. The proposed structure will be in the same location in the side yard where the two existing structures are now and meets the setback requirements.

Special Use

Section 153.029 (attached) of the Town's Zoning Ordinance regulates accessory structures and buildings which require a special use permit from the Board of Adjustment. Special use findings are covered in section 153.110 (C) (attached) of the Town's Zoning Ordinance.

Variance

The proposed accessory building does not comply with the placement of the structure being in the rear yard, nor does it meet the max square footage allowed (750 sqft) and 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

David Schroeder

Property Address

320 Vanderbilt Road

Phone

(828) 713-3606

Email

davidschroeder48@gmail.com

Parcel ID/PIN Number

964773940700000

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1.597 acres

Proposed Roof Coverage Total

4162 sq. ft. including house, new garage, cabin, garden shed

Proposed Impervious Surface Coverage

no increase in impervious surface coverage

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

22'

Description of the Proposed Project

Combining 2 separate storm damaged garage into 1 smaller L-shaped garage. Architect will submit color drawings of project.

Estimated Start Date

2/3/2025

Estimated Completion Date

5/1/2025

Estimated Cost of Project

\$300,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

Applicant Signature

Date
12/22/2024

David Schroeder

Special Use Permit Application

Town of Biltmore Forest

Name

David and Marcia Schroeder

Address

320 Vanderbilt Road

Phone

(828) 713-3606

Email

daidschroeder48@gmail.com

Please select the type of special use you are applying for:

Accessory Buildings

The applicant must show that the proposed use will not materially endanger public health or safety or injure value of adjoining or abutting property. In addition, the proposed use must be in general conformity with the plan of development of the town and be in harmony with scale, bulk, height, coverage, density, and character of the neighborhood.

Please provide a description of the proposed project:

Rebuild and combine two damaged garages into one smaller L-shaped garage.
We will be reducing 1452 sq. ft. to 1430 sq. ft. under roof.

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

By combining two garages into one, we are minimizing accessory buildings and will enclose vehicles and landscaping equipment from street view.

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

Signature

Date

12/22/2024



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.

I plan to pay in person or mail a check

[Home](#) > [Departments](#) > [Planning & Zoning](#) >

Variance Application

VARIANCE APPLICATION

Town of Biltmore Forest

Name

David and Marcia

Schroeder

Address

320 Vanderbilt Road

Phone

(828) 713-3606

Email

daidschroeder48@gmail.com

Current Zoning/Use

Residential garage

Requested Use

same

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? *

Rebuild two larger storm damaged garages combining into one smaller L-shaped garage.

What does the ordinance require? *

Roof coverage area no greater than 750 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. *

Loss of value of home and storage space for cars and lawn maintenance equipment unless garages combined into one accessory building.

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

Fallen tree damage from Hurricane Helene.

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

The damage was due to an act of nature from storm damage.

The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. *

The proposed accessory building will be designed in the same architectural style as the principal structure.

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

Signature

Date

12/22/2024 



draw type

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

I plan to pay in person or mail a check

<https://ipn4.paymentus.com/cp/bftm>

Submit

Save



Town of Biltmore Forest,
NC

355 Vanderbilt Rd.
Biltmore Forest, NC 28803
(828) 274-0824

NELSON SMITH 774-0824
 DE STARNER ATTN.

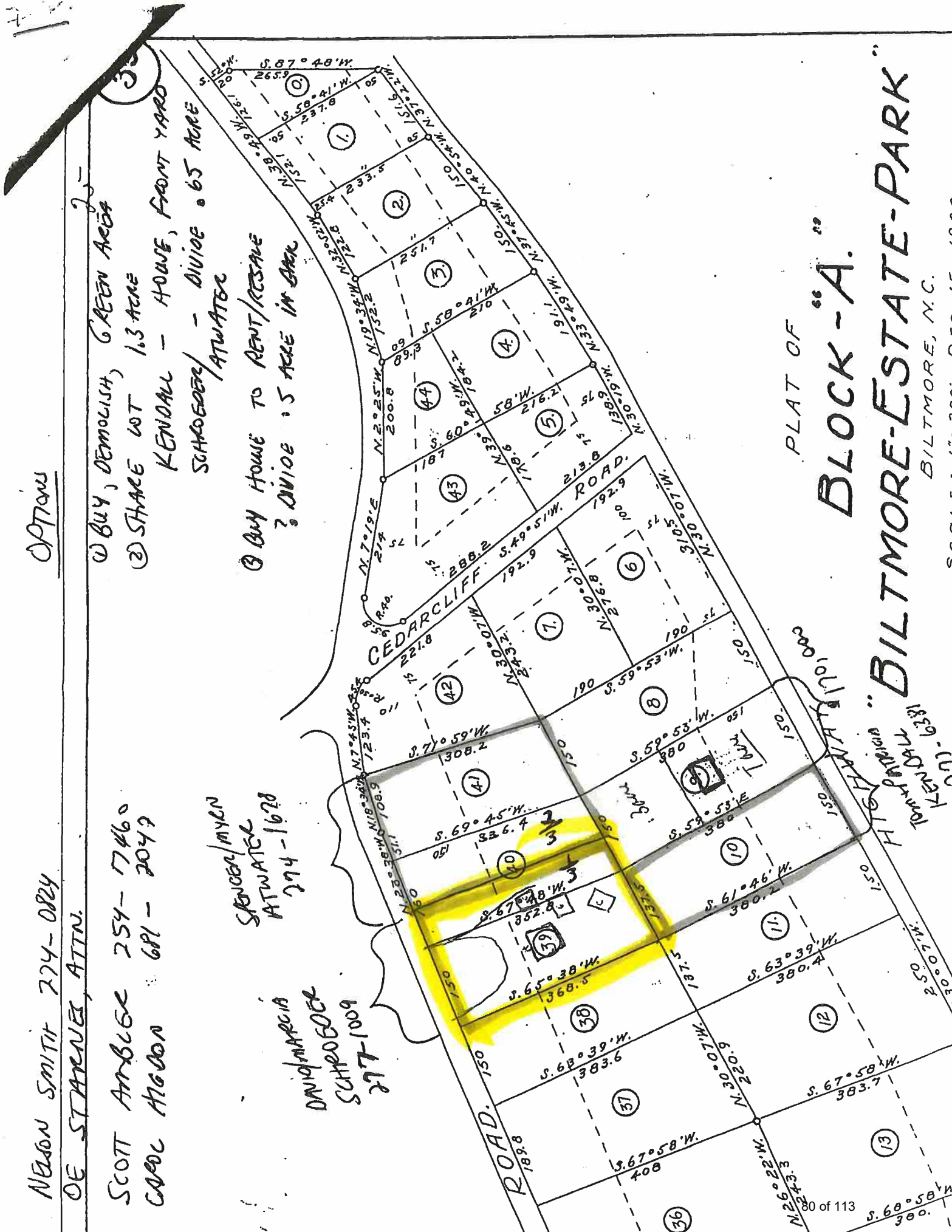
SCOTT AMBLER 254-17460
 CAROL HIGDON 681-2043

SPENCER/MYCN
 ATWATER
 774-1628

DAVID MARGIA
 SCHROEDER
 777-1009

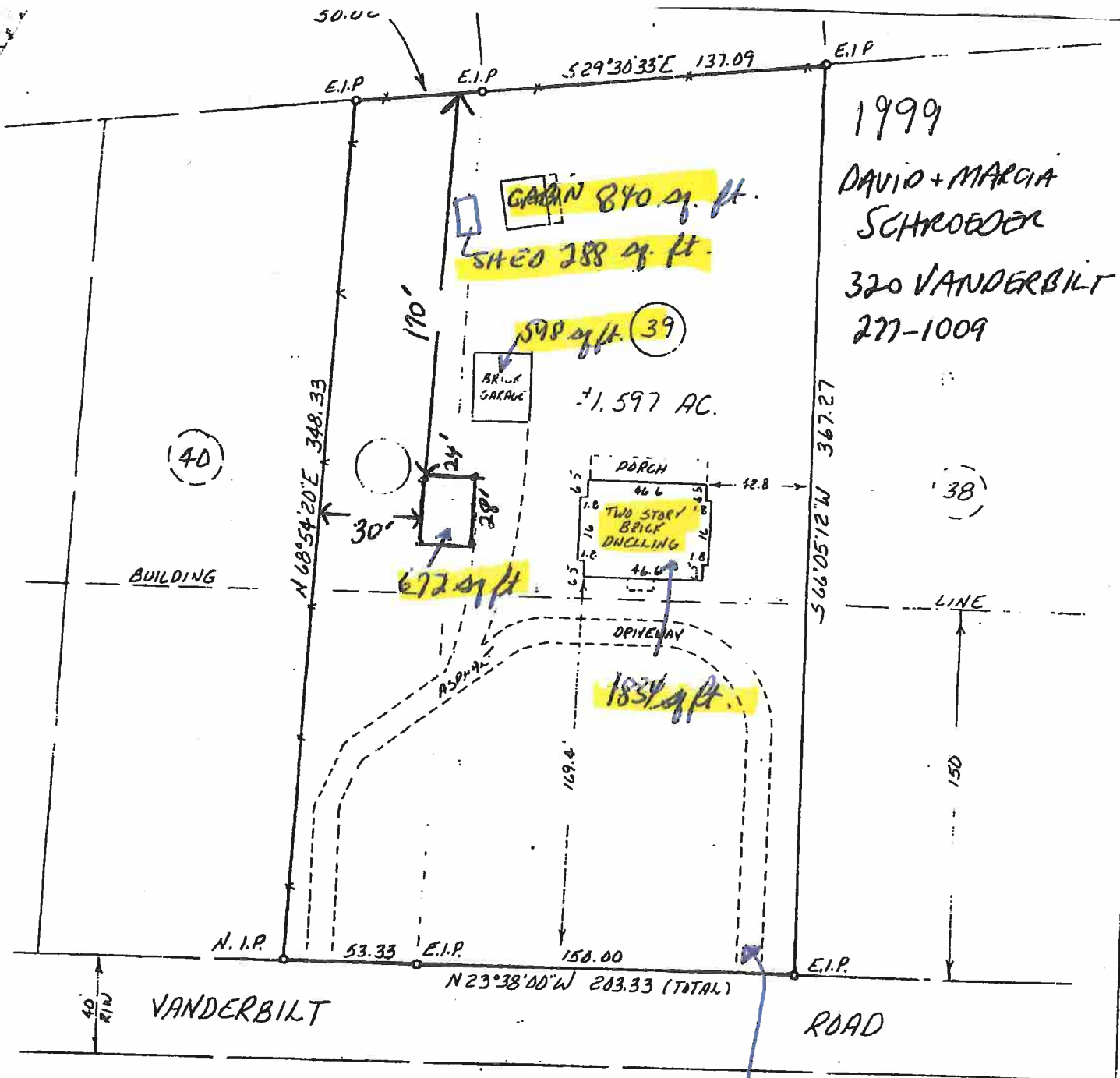
Options

- ① BUY, DEMOLISH, GREEN AREA
- ② SHARE LOT 1.3 ACRE
 KENDALL - HOUSE, FRONT YARD
 SCHROEDER - DIVIDE .65 ACRE
 ATWATER
- ③ BUY HOUSE TO RENT/RESALE
 ? DIVIDE .5 ACRE IN BACK



PLAT OF
BLOCK-A
 "BALTIMORE-ESTATE-PARK"
 BALTIMORE, N.C.
 SCALE: 1" = 200'- DEC 15 1920

80 of 113
 N. 26° 22' W. 408
 S. 67° 58' W. 408
 N. 30° 00' W. 322
 S. 63° 39' W. 380.4
 S. 61° 46' W. 380.2
 S. 59° 53' E. 380
 S. 59° 53' W. 880
 S. 65° 55' S. 190
 S. 60° 00' N. 190
 S. 49° 51' W. 192.9
 S. 288.2
 N. 7° 19' E. 221.8
 N. 2° 25' W. 200.8
 S. 58° 41' W. 210
 S. 60° 45' W. 216.2
 S. 58° 49' W. 213.8
 N. 37° 43' W. 150
 N. 33° 49' W. 150
 N. 37° 43' W. 150
 N. 40° 55' W. 150
 S. 87° 48' W. 265.9
 S. 58° 41' W. 237.8
 N. 37° 43' W. 150
 S. 67° 58' W. 383.7
 N. 26° 22' W. 408
 S. 68° 58' W. 380



1999
 DAVID + MARCIA
 SCHROEDER
 320 VANDERBILT
 277-1009

REFERENCES

LOT 39 & THE SOUTHERN 1/3 OF LOT 40,
 BLOCK A, OF BILTMORE FOREST
 PB 2 PGS. 33 & 39 DB 1583 PG 699
 DB 1297 PG 638
 TAX LOT 39, SHEET 6, WARD 13
 320 VANDERBILT ROAD

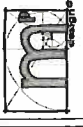
Driveway
 $474' \times 11' = 5214 \text{ sq. ft.}$
Lot
 $66,565 \text{ sq. ft.}$

LEGEND

E.I.P = EXISTING IRON PIN
 N.I.P = NEW IRON PIN SET
 * = FENCE



BOUNDARY SURVEY FOR
 GERARD EDWARD WOOD & WIFE JACQUELINE ANN WOOD
 TOWN OF BILTMORE FOREST ~ BILTMORE TOWNSHIP
 BUNCOMBE COUNTY NORTH CAROLINA
 SURVEYED BY
 DANNY R. TOLAR & ASSOCIATES, P.A.
 1 GLENVIEW ROAD, ASHEVILLE, NORTH CAROLINA
 OCTOBER 6, 1990
 TELEPHONE (704) 254-3933



919.815.592
919.471.5592
thomascoburn@gmail.com

Schroeder Residence
320 Vanderbilt Road,
Asheville NC 28803

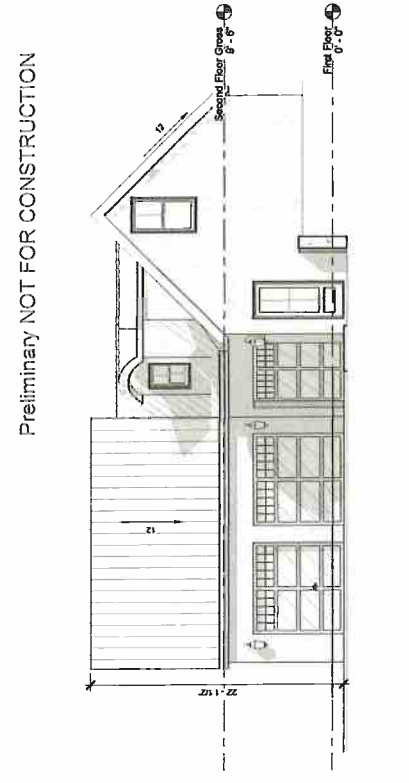
Single Family Residence Elevations

Project Number:
Date:
Drawn by:
Checked by:

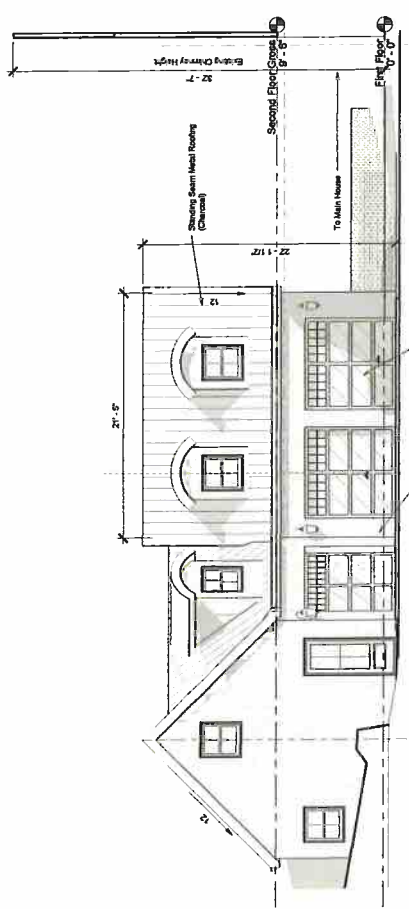
A6

Scale: 3/16" = 1'-0"

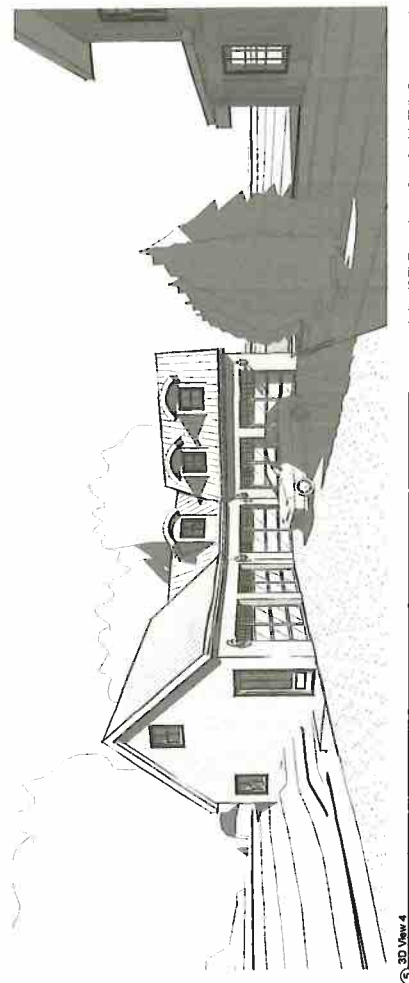
Preliminary NOT FOR CONSTRUCTION



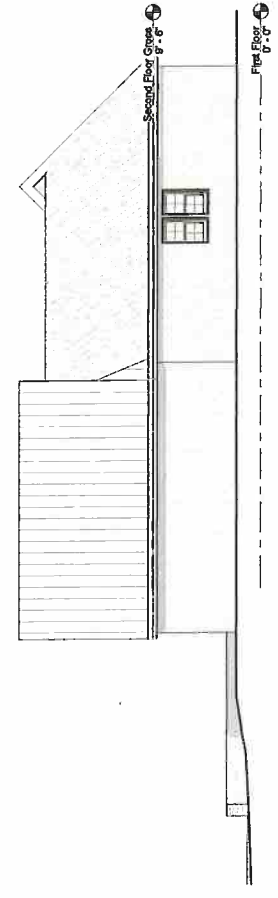
① Front 3/16" = 1'-0"



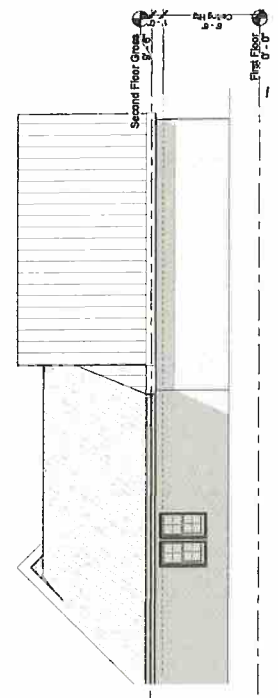
② Right 3/16" = 1'-0"



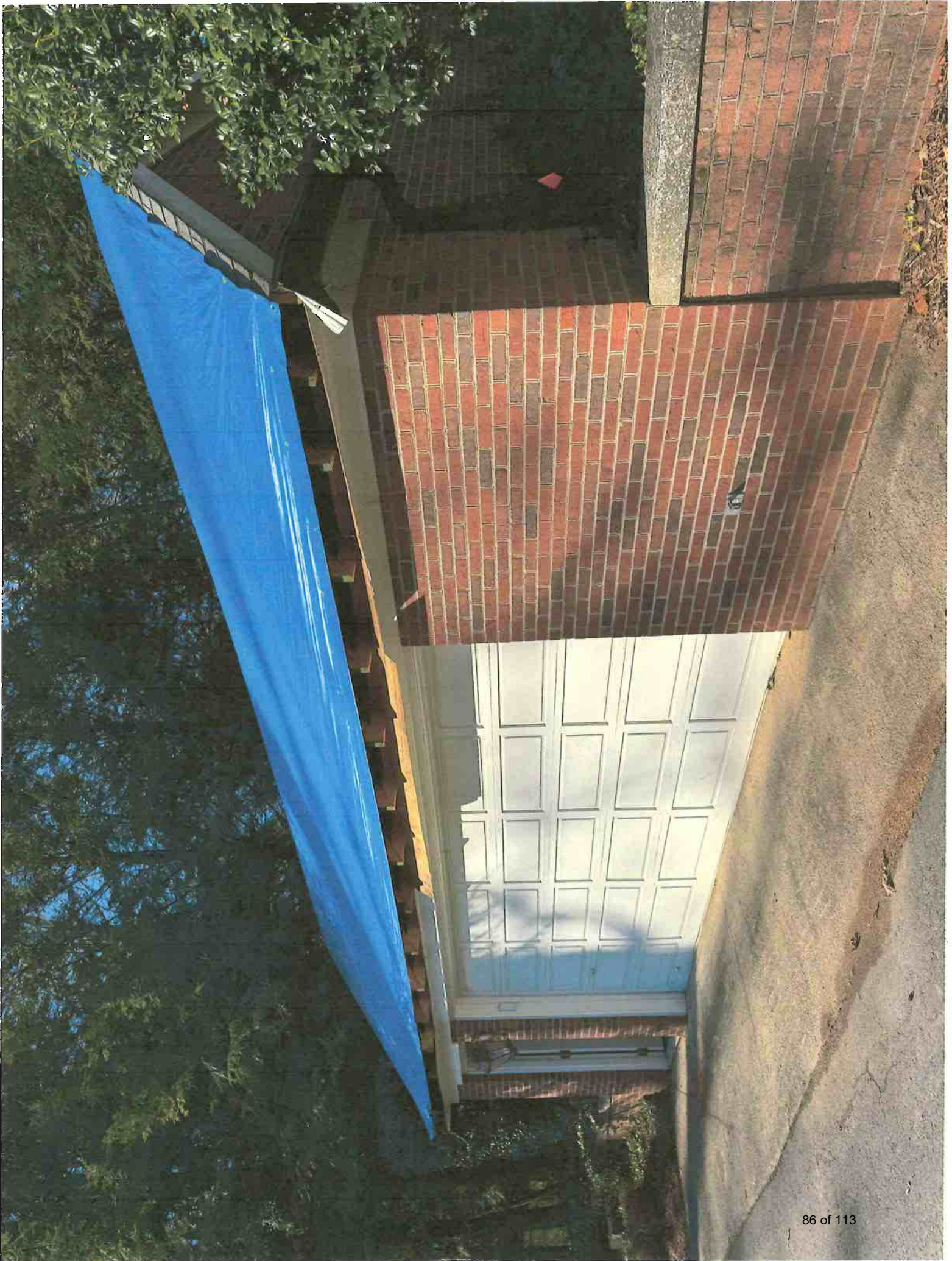
③ 3D View 4

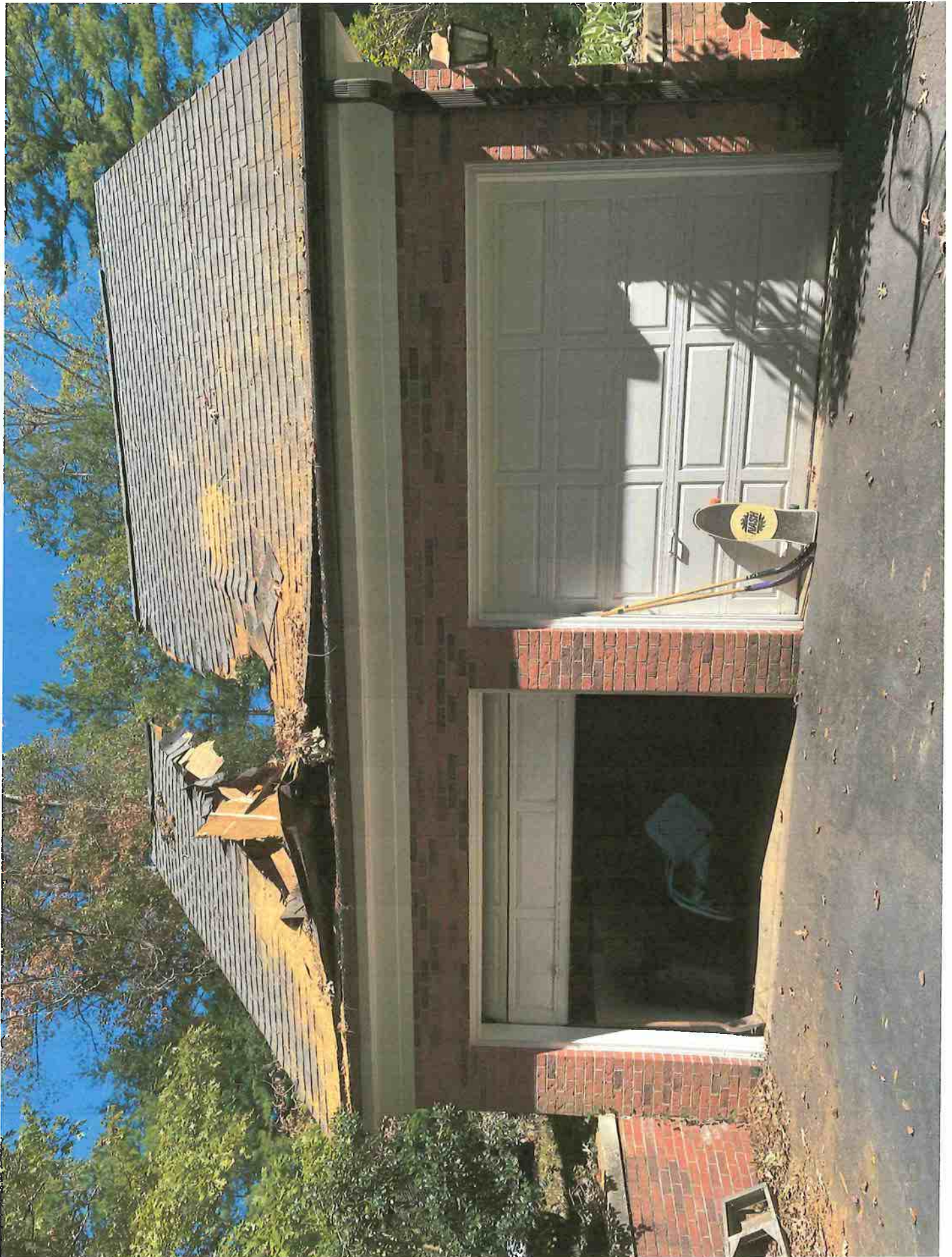


④ Rear 3/16" = 1'-0"



⑤ Left 3/16" = 1'-0"





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)

153.110 POWERS AND DUTIES OF THE BOARD OF ADJUSTMENT.

The powers and duties of the Board of Adjustment shall be as follows:

- (A) *Interpretation.* To interpret zoning maps and pass upon disputed questions of lot lines or district boundary lines and any other questions of interpretation that may arise in the administration of this chapter;
- (B) *Administrative review.*

(1) The Board of Adjustment shall hear and decide requests for special use permits, variances, and appeal of decisions of the Town Manager. The term **DECISION** includes any final and binding order, requirement, or determination. The Board of Adjustment shall follow quasi-judicial procedures when deciding appeals and requests for special uses and variances. The Board of Adjustment may hear and decide all matters upon which it is required to pass under any statute or ordinance that regulates land use or development in the town.

(2) Notice of hearings conducted pursuant to this division (B) shall be mailed to the person or entity whose appeal, application, or request is the subject of the hearing; to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing; to the owners of all parcels of land abutting the parcel of land that is the subject of the hearing; and to any other persons entitled to receive notice as provided by the zoning or unified development ordinance. In the absence of evidence to the contrary, the town may rely on the county tax listings to determine owners of property entitled to mailed notice. The notice must be deposited in the mail at least ten days, but not more than 25 days, prior to the date of hearing. Within that same time period, the town shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way. If an evidentiary hearing is set for a given date and a quorum of the Board is not then present, the hearing shall be continued until the next regular Board meeting without further advertisement.

(3) The Board of Adjustment shall determine contested facts and make its decision within a reasonable time. Every quasi-judicial decision shall be based upon competent, material, and substantial evidence in the record. The Board of Adjustment must allow parties with standing to participate fully in the evidentiary hearing, including presenting evidence, cross-examining witnesses, objecting to evidence, and making legal arguments. The Board may allow parties without standing to present competent, material, and substantial evidence that is not repetitive. If an objection arises at the hearing as to the inclusion or exclusion of administrative materials, the Board Chair must rule on this objection at the hearing. An appeal of this ruling may be considered by the full Board pursuant to G.S. § 160D-406(d). Each quasi-judicial decision shall be reduced to writing and reflect the Board's determination of contested facts and their application to the applicable standards. The written decision shall be signed by the Chair or other duly authorized member of the Board. A quasi-judicial decision is effective upon filing the written decision with the Town Manager. The decision shall be delivered by personal delivery, electronic mail, or by first class mail to the applicant or property owner as may be applicable, and to any person who has submitted a written request for a copy, prior to the date the decision becomes effective. The Town Manager shall certify that proper notice has been made.

(4) Every quasi-judicial decision shall be subject to review by the Superior Court by proceedings in the nature of certiorari (G.S. § 160D-406(k)). A petition for review shall be filed with the Clerk of Superior Court within the period specified by G.S. § 160D-1405(d).

(5) Members of the Board of Adjustment exercising quasi-judicial functions shall not have a fixed opinion on a matter prior to hearing; shall not have undisclosed ex-

parte communication with an applicant, a close familial, business, or other associational relationship with an applicant or a financial interest in the outcome. If an objection is raised to a member's participation and that member does not recuse himself or herself, the remaining members shall by majority vote rule on the objection.

(6) The Chair of the Board of Adjustment or any member acting as Chair and the Town Manager are authorized to administer oaths to witnesses in any matter coming before the Board. Any person who, while under oath during a proceeding before the Board of Adjustment, willfully swears falsely is guilty of a Class I misdemeanor.

(7) The Chair of the Board of Adjustment or anyone acting as Chair, may subpoena witnesses and compel the production of evidence. Any person with standing under G.S. § 160D-406(g) may make a written request to the Chair explaining why it is necessary for certain witnesses or evidence to be compelled. The Chair or person acting as the Chair shall issue requested subpoenas he or she determines to be relevant, reasonable in nature and scope and not oppressive. The Chair shall rule on any motion to quash or modify a subpoena. Decisions regarding subpoenas made by the Chair may be appealed to the full Board of Adjustment. If a person subpoenaed fails to obey the subpoena, the Board of Adjustment or the party that requested the subpoena may apply to the General Court of Justice for an order requiring that its subpoena be obeyed.

(C) *Special uses.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(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



BOARD OF ADJUSTMENT MEETING

STAFF MEMORANDUM

January 27, 2025

CASE 6

Property Address: Lot #6 Cedar Hill Rd

Property Owner: Jennifer Westbrook and Christopher Hunter

Request: Review of Landscaping Plan Associated with New Residential Construction

Background

The property owners are presenting plans for a new home construction. The application meets the requirements set forth in the ordinance. As part of this construction, they have submitted the proposed tree removal and replacement schedule

Board of Adjustment Review for New House Construction

Landscaping and grading plans with land disturbance of twenty percent or more will require the Board's approval. The pertinent section, Chapter 153.034, is attached.

Zoning Compliance Application

Town of Biltmore Forest

Name

C.Hunter and Jennifer Westbrook

Property Address

Lot #6 Cedar Hill Drive

Phone

(630) 207-7856

Email

jrwest1230@gmail.com

Parcel ID/PIN Number

9646-43-1006

ZONING INFORMATION

Current Zoning

R-1

Lot Size

1 acre

Proposed Roof Coverage Total

5255 sq ft

Proposed Impervious Surface Coverage

8500 sq ft

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

32 ft

Description of the Proposed Project

New stick built single family residence

Estimated Start Date

2/1/2025

Estimated Completion Date

2/1/2026

Estimated Cost of Project

\$2,250,000.00

Supporting Documentation (Site Plan, Drawings, Other Information)

Jennifer Westbrook plan.pdf

Jenifer Westbrook Lot 6 Cedar hill plat.pdf

Applicant Signature

Date
11/5/2024

Jenifer Westbrook

153.034 LANDSCAPING AND GRADING PLANS, LAND DISTURBANCE, AND SEDIMENTATION CONTROL.

(A) *Plans required.* A landscaping and grading plan, as defined in the town's zoning application process, are required for any or all of the following activities.

(1) Any land-disturbing activity, such as grading projects or removal of natural vegetation, that involves the disturbance of 20% or more of the land area of any lot. Prior to commencing such activity in a public service district, any land-disturbing activity, such as grading projects or removal of natural vegetation other than routine maintenance, shall be subject to approval by the Town Board of Adjustment regardless of the area to be disturbed.

(2) Any residential construction activity that results in an addition of greater than 500 square feet of roof coverage.

(3) Any non-residential construction activity as defined in § [153.061](#).

(B) All landscape and grading plans shall demonstrate compliance with the town's tree protection and preservation regulations as found in §§ 153.050 through 153.059 and § [153.061](#)(C) for existing residential and non-residential tree maintenance and new construction activities, respectively.

(C) *Pre-construction conference and supervision.*

(1) Prior to the commencement of any pre-construction land-clearing or soil disturbance, a pre-construction conference will take place between a representative of the town and the applicant to review procedures for protection and management of protected trees and other landscape elements identified in the approved landscape plan. The applicant will designate one or more persons responsible for ensuring the protection of new or existing landscaping elements to be preserved. The responsible person shall be present on site whenever activity is taking place that could damage or disturb such landscape elements, and will notify the Ordinance Administrator that such activity is taking place.

(2) The applicant shall provide the following at least seven days prior to the pre-construction conference.

(a) Approved landscaping plan, showing all protected and unprotected trees to be removed, and all replacement trees to be planted.

(b) Chart showing the quantity of trees, scientific species name, and tree designation (protected, unprotected, or tree of preference) and replacement quantities required.

(c) Final grading plan showing tree preservation limits and limits of disturbance.

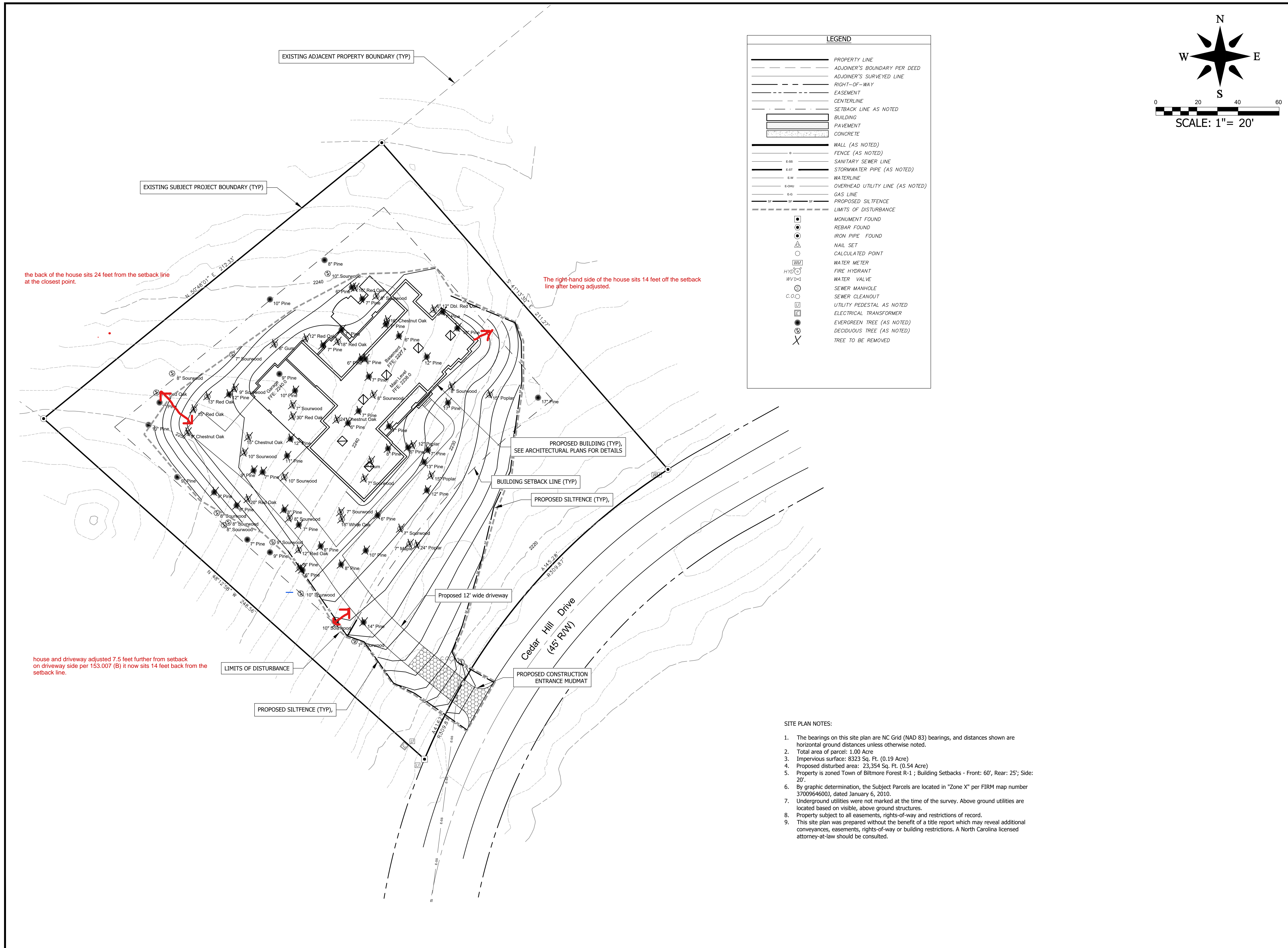
(D) *Construction supervision and additional compliance requirements.*

(1) The town shall have developed sites inspected periodically to ensure work is conforming to the approved landscape plan and the applicable sections of this subchapter. Prior to the commencement of any pre-construction land-clearing or soil

disturbance, the developer/contractor shall be required to sign a document agreeing to abide by the conditions stipulated in this subchapter. At the option of the town, a compliance bond may be required.

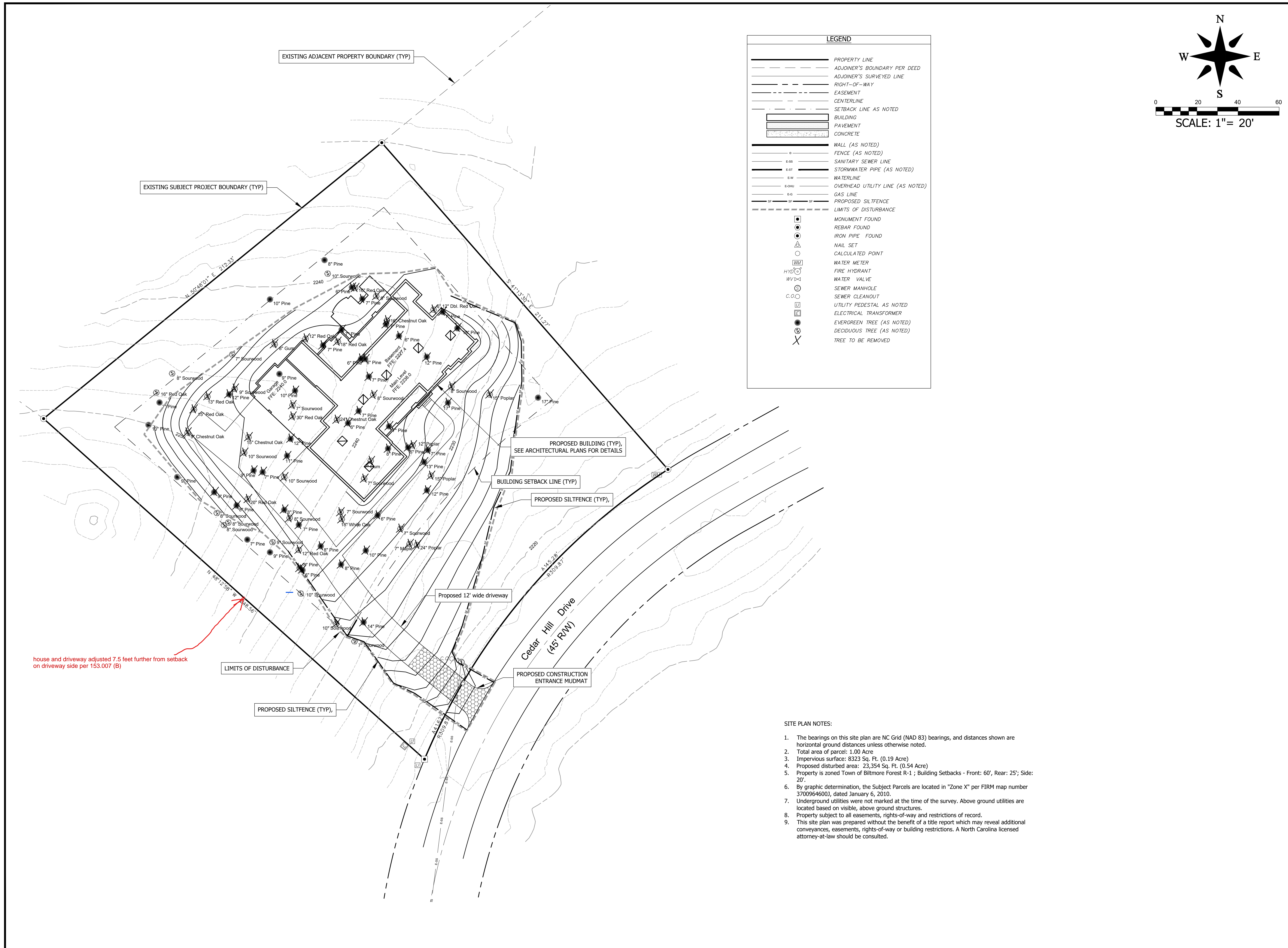
(2) Compliance with G.S. § 113A-54. Where applicable, all proposed development projects or land-disturbing activities shall comply with G.S. § 113A-54, and *Rules and Regulations for Erosion and Sediment Control* as established by the State Sedimentation Control Commission, State Department of Natural Resources and Community Development.

(Ord. passed 10-19-1983; Ord. passed 6-8-2021; Ord. 2023-05, passed 10-9-2023)



- SITE PLAN NOTES:**
- The bearings on this site plan are NC Grid (NAD 83) bearings, and distances shown are horizontal ground distances unless otherwise noted.
 - Total area of parcel: 1.00 Acre
 - Impervious surface: 8323 Sq. Ft. (0.19 Acre)
 - Proposed disturbed area: 23,354 Sq. Ft. (0.54 Acre)
 - Property is zoned Town of Biltmore Forest R-1; Building Setbacks - Front: 60', Rear: 25'; Side: 20'.
 - By graphic determination, the Subject Parcels are located in "Zone X" per FIRM map number 37009646001, dated January 6, 2010.
 - Underground utilities were not marked at the time of the survey. Above ground utilities are located based on visible, above ground structures.
 - Property subject to all easements, rights-of-way and restrictions of record.
 - This site plan was prepared without the benefit of a title report which may reveal additional conveyances, easements, rights-of-way or building restrictions. A North Carolina licensed attorney-at-law should be consulted.

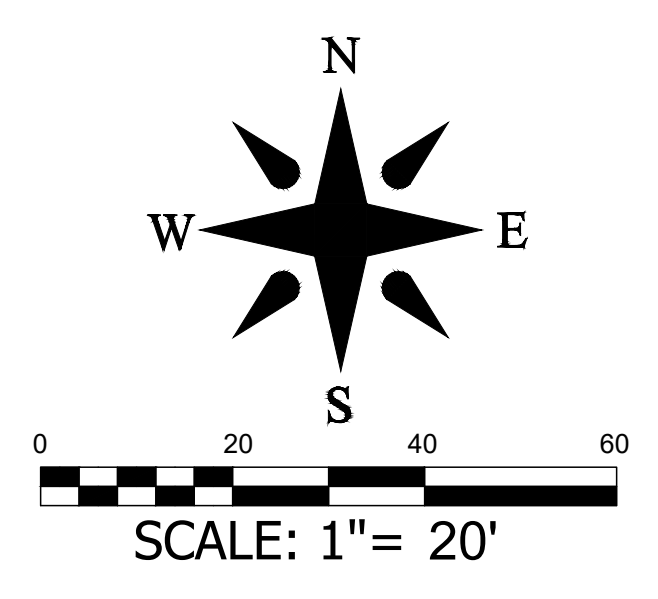
Project No: R228224001	Drawing Title: SP-1 SITE PLAN	Westbrook Residence Biltmore Forest Block W, Lot 6 NORTH CAROLINA BILTMORE FOREST	CDG Planning • Engineering • Surveying • Environmental Services •	Designed: PES	Reviewed: ***	15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.cdg.com		PRELIMINARY - NOT FOR CONSTRUCTION									
				Drawn: PES	Scale: AS NOTED				Date: 12/29/2024								
<table border="1"> <thead> <tr> <th>No.</th> <th>REVISIONS/SUBMISSIONS</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SITE PLAN SUBMITTAL</td> <td>12/30/2024</td> </tr> <tr> <td>2</td> <td>SITE PLAN UPDATE</td> <td>01/09/2025</td> </tr> </tbody> </table>		No.	REVISIONS/SUBMISSIONS	Date	1	SITE PLAN SUBMITTAL	12/30/2024	2	SITE PLAN UPDATE	01/09/2025	<small>Revision/Submission number with a triangle indicates changes made on this sheet.</small>						
No.	REVISIONS/SUBMISSIONS	Date															
1	SITE PLAN SUBMITTAL	12/30/2024															
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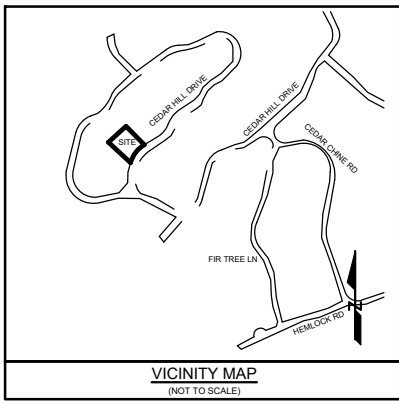
house and driveway adjusted 7.5 feet further from setback on driveway side per 153.007 (B)

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 - This site plan was prepared without the benefit of a title report which may reveal additional conveyances, easements, rights-of-way or building restrictions. A North Carolina licensed attorney-at-law should be consulted.

LEGEND	
	PROPERTY LINE
	ADJOINER'S BOUNDARY PER DEED
	ADJOINER'S SURVEYED LINE
	RIGHT-OF-WAY
	EASEMENT
	CENTERLINE
	SETBACK LINE AS NOTED
	BUILDING
	PAVEMENT
	CONCRETE
	WALL (AS NOTED)
	FENCE (AS NOTED)
	SANITARY SEWER LINE
	STORMWATER PIPE (AS NOTED)
	WATERLINE
	OVERHEAD UTILITY LINE (AS NOTED)
	GAS LINE
	PROPOSED SILTFENCE
	LIMITS OF DISTURBANCE
	MONUMENT FOUND
	REBAR FOUND
	IRON PIPE FOUND
	NAIL SET
	CALCULATED POINT
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	SEWER MANHOLE
	SEWER CLEANOUT
	UTILITY PEDESTAL AS NOTED
	ELECTRICAL TRANSFORMER
	EVERGREEN TREE (AS NOTED)
	DECIDUOUS TREE (AS NOTED)
	TREE TO BE REMOVED



Project No: R228224001	Drawing Title: SP-1 SITE PLAN	Westbrook Residence Biltmore Forest Block W, Lot 6 NORTH CAROLINA BILTMORE FOREST	 Planning • Engineering • Surveying • Environmental Services •	Designated: PES Drawn: PES Checked: PES	Reviewed: *** Scale: AS NOTED Date: 12/29/2024	15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.cdg.com		PRELIMINARY - NOT FOR CONSTRUCTION
				No. 1 2	REVISIONS/SUBMISSIONS SITE PLAN SUBMITTAL SITE PLAN UPDATE	Date 12/30/2024 01/09/2025		



LOT INFO
 PIN# 9646-43-1006
 DEBORAH ANNE JACKSON;
 LYDIA CONNERTY
 DEED BOOK 5052, PAGE 1889
 PLAT BOOK 78 PAGE 77
 CEDAR HILL DRIVE LOT 6
 ASHEVILLE, NC 28803

GENERAL NOTES:

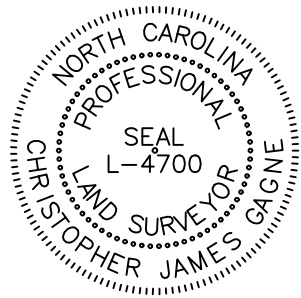
- 1) THIS PROPERTY IS SUBJECT TO ANY EASEMENTS (WRITTEN OR UNWRITTEN)
- 2) THIS PROPERTY WAS SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES
- 3) ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED
- 4) DEED REFERENCES WERE RESEARCHED IN THE BUNCOMBE COUNTY REGISTRY OF DEEDS
- 5) AREAS SHOWN HEREON WAS COMPUTED BY THE COORDINATE METHOD
- 6) THE SUBJECT PARCEL CAN BE IDENTIFIED BY BUNCOMBE COUNTY PIN#9646-43-1006
- 7) PARCEL INFORMATION AS SHOWN HEREON CAN BE FOUND IN THE TAX RECORDS OF BUNCOMBE COUNTY, NC
- 8) PARCELS SHOWN HEREON ARE LOCATED IN THE LIMESTONE TOWNSHIP
- 9) ALL BEARINGS AND ANGLES ARE ROUNDED TO THE NEAREST SECOND
- 10) THIS SURVEY DOES NOT CERTIFY LEGAL TITLE TO THE LAND ITSELF NOR TO THE BOUNDARIES SHOWN HEREON. USERS OF THIS PLAT SHOULD OBTAIN A CURRENT TITLE OPINION TO THE BOUNDARIES
- 11) RIGHT OF WAY SHOWN HEREON IS KNOWN AS CEDAR HILL DRIVE
- 12) ROAD RIGHT OF WAYS WERE CALCULATED FOR A 45' WIDTH
- 15) THIS PARCEL DOES NOT LAY WITH A SPECIAL FLOOD HAZARD ZONE AS SHOWN ONE FEMA FLOOD PANEL 3700964600J WITH AN EFFECTIVE DATE OF JANUARY 6, 2010
- 16) ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCE UNLESS OTHERWISE NOTED

CERTIFICATE OF ACCURACY AND MAPPING

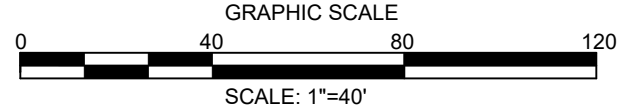
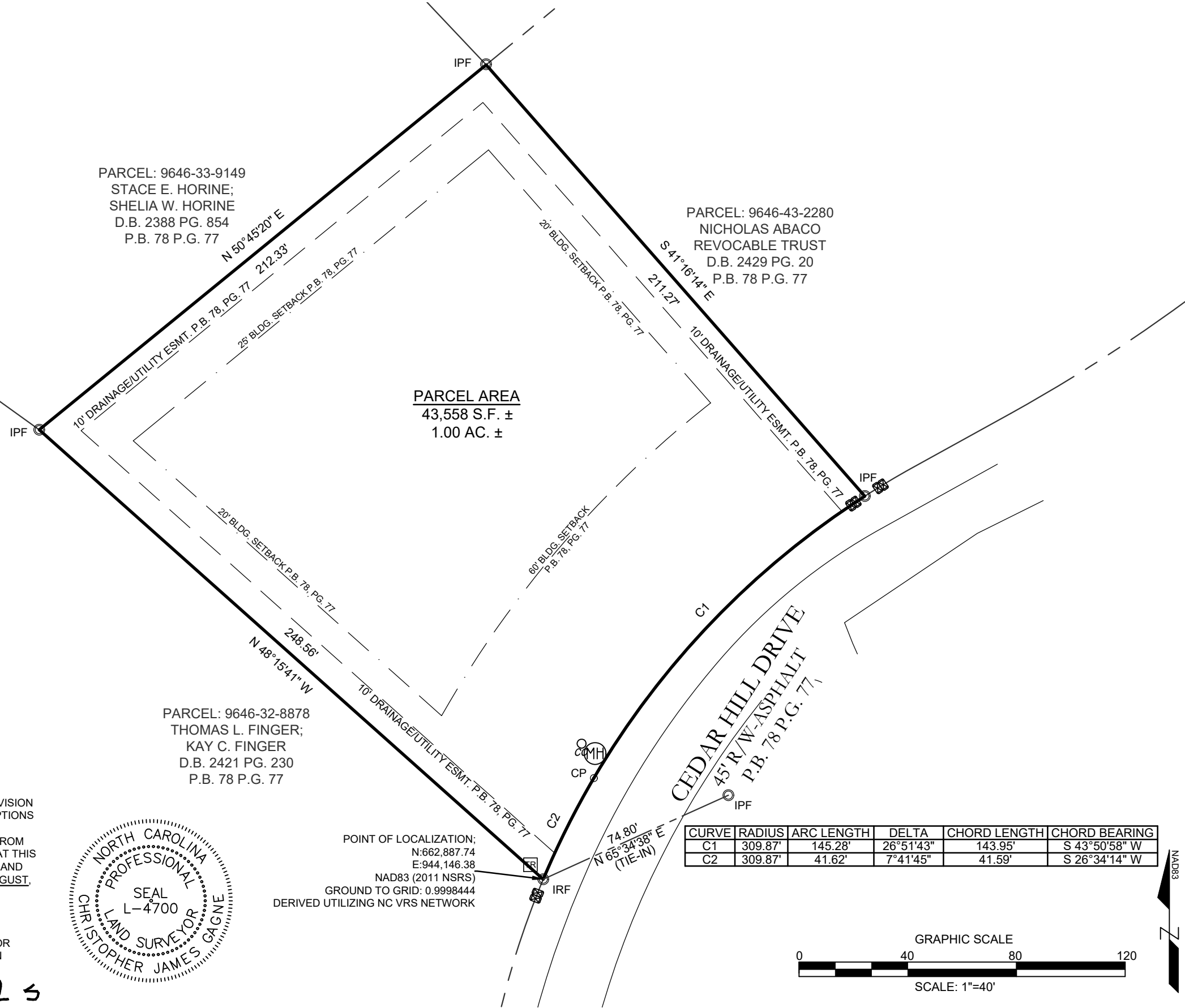
I, CHRIS GAGNE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING). THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS 31TH DAY OF AUGUST, A.D., 2024.

I, CHRIS GAGNE, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

Chris Gagne PLS
 CHRIS GAGNE, PLS LICENSE NO. L-4700



POINT OF LOCALIZATION;
 N:662,887.74
 E:944,146.38
 NAD83 (2011 NSRS)
 GROUND TO GRID: 0.9998444
 DERIVED UTILIZING NC VRS NETWORK



REVISIONS:

1	
2	
3	
4	
5	
6	
7	

OWNER:
 PIN# 9646-43-1006
 DEBORAH ANNE JACKSON;
 LYDIA CONNERTY
 DEED BOOK 5052, PAGE 1889
 PLAT BOOK 78 PAGE 77
 CEDAR HILL DRIVE LOT 6
 ASHEVILLE, NC 28803

TERMINUS LAND SURVEYING PLLC
 1302 BROOK DRIVE
 LANCASTER, SOUTH CAROLINA 29720
 TEL: 803.781.1000
 N.C. License # P-0106

BOUNDARY SURVEY CEDAR HILL LOT 6
 BUNCOMBE COUNTY
 LIMESTONE TOWNSHIP
 NORTH CAROLINA

PROJECT STATUS:
 CONCEPTUAL LAYOUT:
 PRELIMINARY LAYOUT:
 RELEASED FOR CONSTRUCTION:

DRAWING INFORMATION:
 DATE: 8/01/2024
 TIME: 11:40
 DRAWN: JG
 DESIGNED: JG
 CHECKED: JG
 SCALE: 1"=40'

SV-1
 PROJECT#: S271W01



ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS AND MANUFACTURER'S INSTRUCTIONS ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE. THESE PLANS ARE NOT DRAWN FOR ANY PARTICULAR LOCAL. YOU ARE RESPONSIBLE FOR DETERMINING AND ENSURING COMPLIANCE WITH ALL APPLICABLE CODES AND MANUFACTURER'S REQUIREMENTS.

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REG # 26390 - Westbrook

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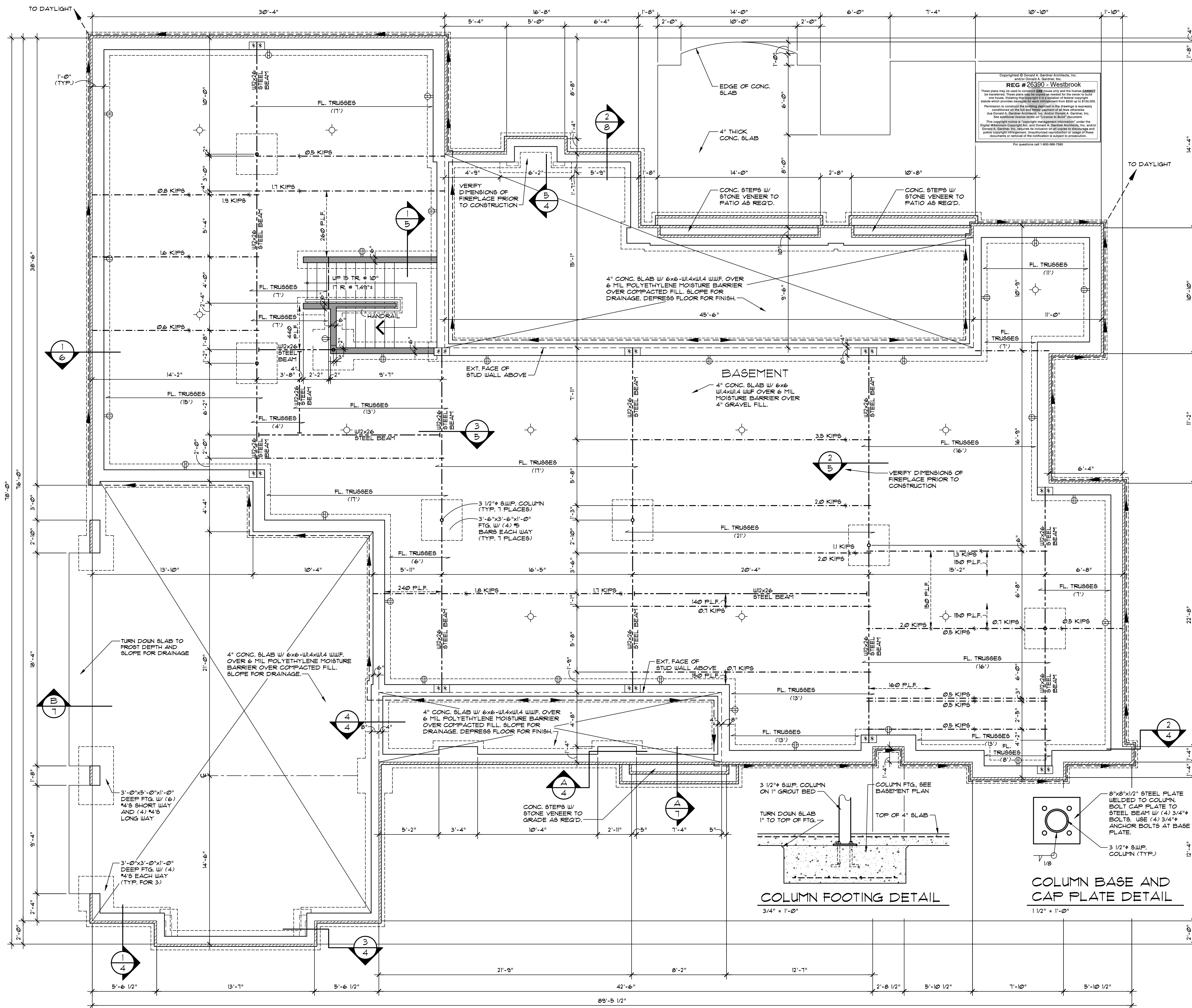
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ROSEBURG
DESIGN NO.
1318-A T MR
SHEET OF 11 LALW
DR
COVER SHEET

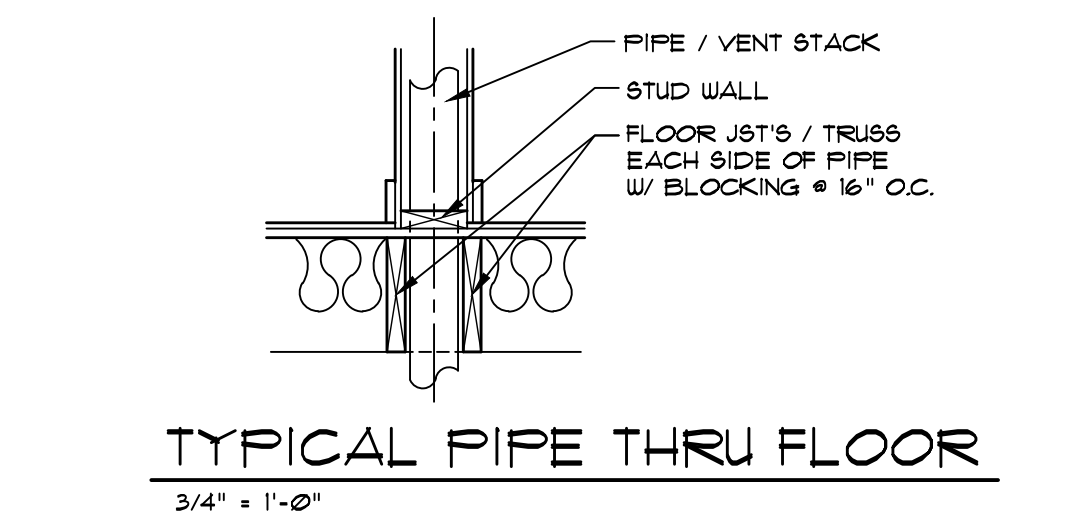
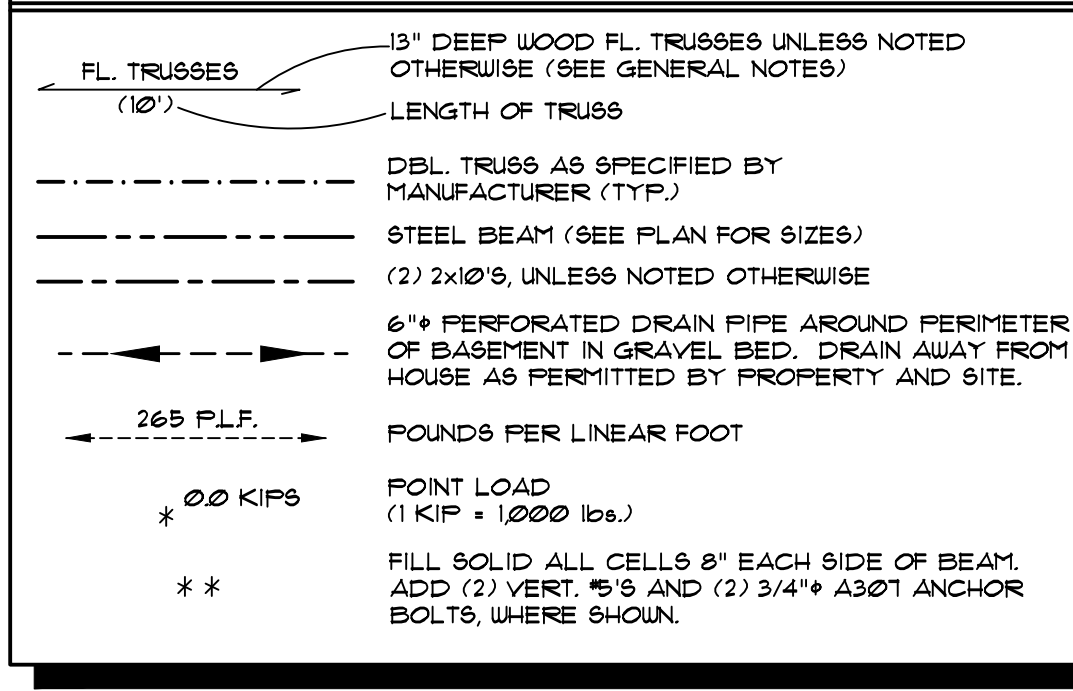


BASEMENT AND FLOOR FRAMING PLAN
 (3) INDICATES THE NUMBER OF STUDS UNDER BEAMS ABOVE
 1/4" = 1'-0"

GENERAL NOTES

- A. GENERAL:**
1. AT THE TIME OF CREATION, PLANS CONFORM TO THE "INTERNATIONAL RESIDENTIAL CODE", HOWEVER MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL AND STATE CODES.
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
 3. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
 4. ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED.
 5. CONTRACTOR SHALL INSTALL GROUND-FULT AND ARC-FULT CIRCUIT-INTERRUPTER CUTLES AS PER CODE.
 6. INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS FOR THE AREA AND CLIMATE. (INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, DRIP EDGE, AND FASTENING DEVICES).
 7. HEARTH DIMENSIONS ARE TO BE DETERMINED BY CODE.
 8. INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURER'S RECOMMENDATIONS (I.E. CONTROL JOINTS, ATTACHMENT/ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)
- B. FRAMING:**
1. UNLESS NOTED OTHERWISE FLOOR FRAMING SHALL CONSIST OF NOMINAL 15" DEEP WOOD FLOOR TRUSSES.
 2. FLOOR TRUSS SYSTEM SHALL BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER AND COMPLETE INSTALLATION DETAILS SHALL BE PROVIDED.
 3. COORDINATE ACTUAL FLOOR TRUSS DIMENSIONS WITH THE SELECTED TRUSS MANUFACTURER.
 4. PROVIDE BLOCKING BETWEEN FLOOR TRUSSES UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR TRUSSES.
 5. STUD AND JOIST SPANS WERE DETERMINED ON THE BASIS OF THE ALL OUBLE STRESSES IN THE GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU GRADE NUMBER TWO (2) KILN DRIED.
 6. PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, ABOVE AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
 7. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS.
 8. SHEATH ALL EXTERIOR WALLS WITH NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) USE 8d NAILS SPACED 6" O.C. AT PERIMETER SHEETS AND 12" O.C. AT INTERIOR MEMBERS.
- C. VENTILATION:**
1. PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS. LOCATE DOUBLE RIDGE BEAMS TO ALLOW FOR PROPER INSTALLATION OF RIDGE VENTS.
 2. PROVIDE CONTINUOUS ROOF TO WALL VENTS AT ALL JUNCTURES OF SLOPED ROOFS AND VERTICAL WALLS.
 3. THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS, AND THE EARTH (EXCEPT SPACE OCCUPIED BY A FOUNDATION WALLS OR EXTERIOR WALLS, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EA. 150 SQ. FT. OF UNDER-FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY A CLASS I VAPOR RETARDER MATERIAL WHEN A CLASS I VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EACH 1500 SQ. FT. OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FT. OF EACH CORNER OF THE BUILDING.
- D. FOOTINGS:**
1. CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING:
 - A. 16" x 12" FOOTING FOR 8" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS.
 - B. 24" x 12" FOOTING FOR 12" OR 13 1/2" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS.
 2. AT ELEVATED SLABS, PROVIDE #4 REINF. RODS TURNED UP VERTICALLY INTO THE FOUNDATION WALL @ 48" O.C. AND LIMIT UNBALANCED FILL TO 32" IN HEIGHT.
- E. CHIMNEY CONSTRUCTION:**
1. USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) SHEATHING.
 2. SPLICE ONLY ONE CORNER STUD AT ANY SPLICE. STAGGER SPLICES AT LEAST 3'-0" AND USE (4) STUDS PER CORNER.
 3. USE 10d NAILS @ 4" O.C. AROUND ALL PLYWOOD EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
 4. PROVIDE BLOCKING BETWEEN STUDS @ 4'-0" INTERVALS.
 5. CONTRACTOR TO VERIFY CHIMNEY FINISH MATERIAL WITH OWNER PRIOR TO CONSTRUCTION. IF BRICK MASONRY IS REQUIRED, CONTRACTOR TO MODIFY CONSTRUCTION OF FIREPLACE AND CHIMNEY AS REQUIRED.
- F. BASEMENT:**
1. BASEMENT WALL CONSTRUCTION SHALL BE REINFORCED MASONRY OR REINFORCED CONCRETE, AS REQUIRED BY LOCAL CODES.
 2. FOR ELECTRICAL LEGEND, SEE SHEET 3.

FOUNDATION LEGEND



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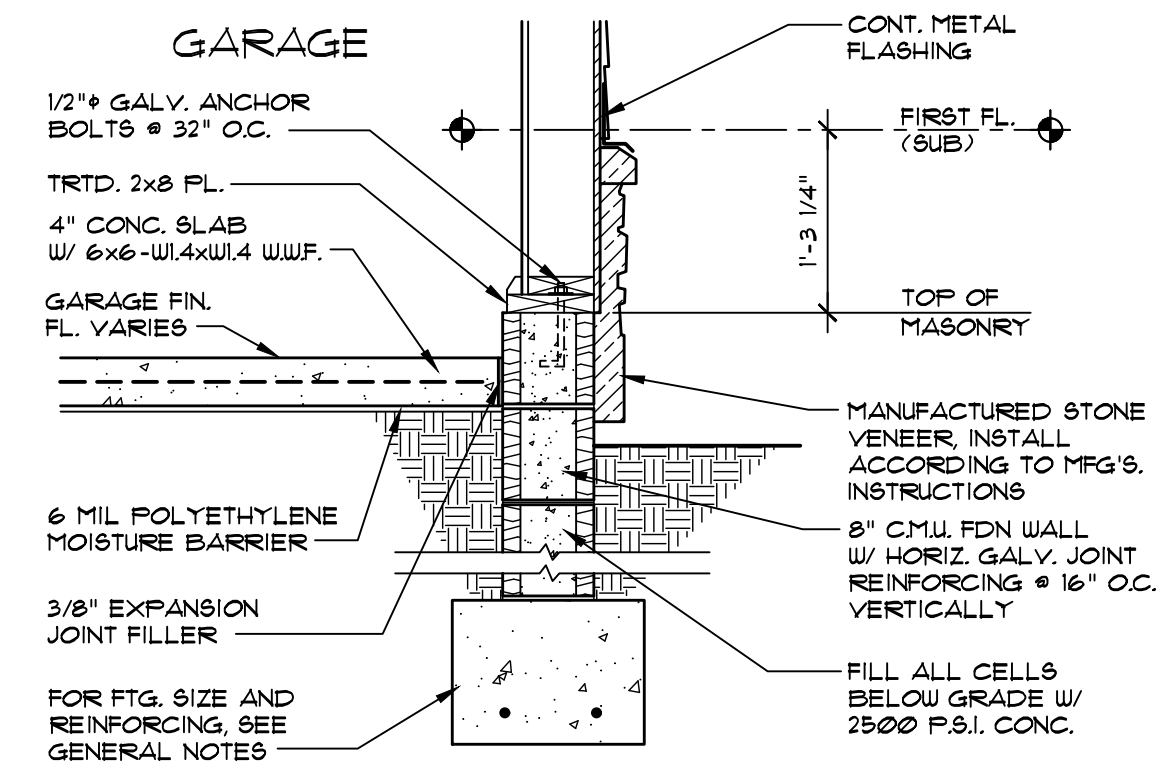
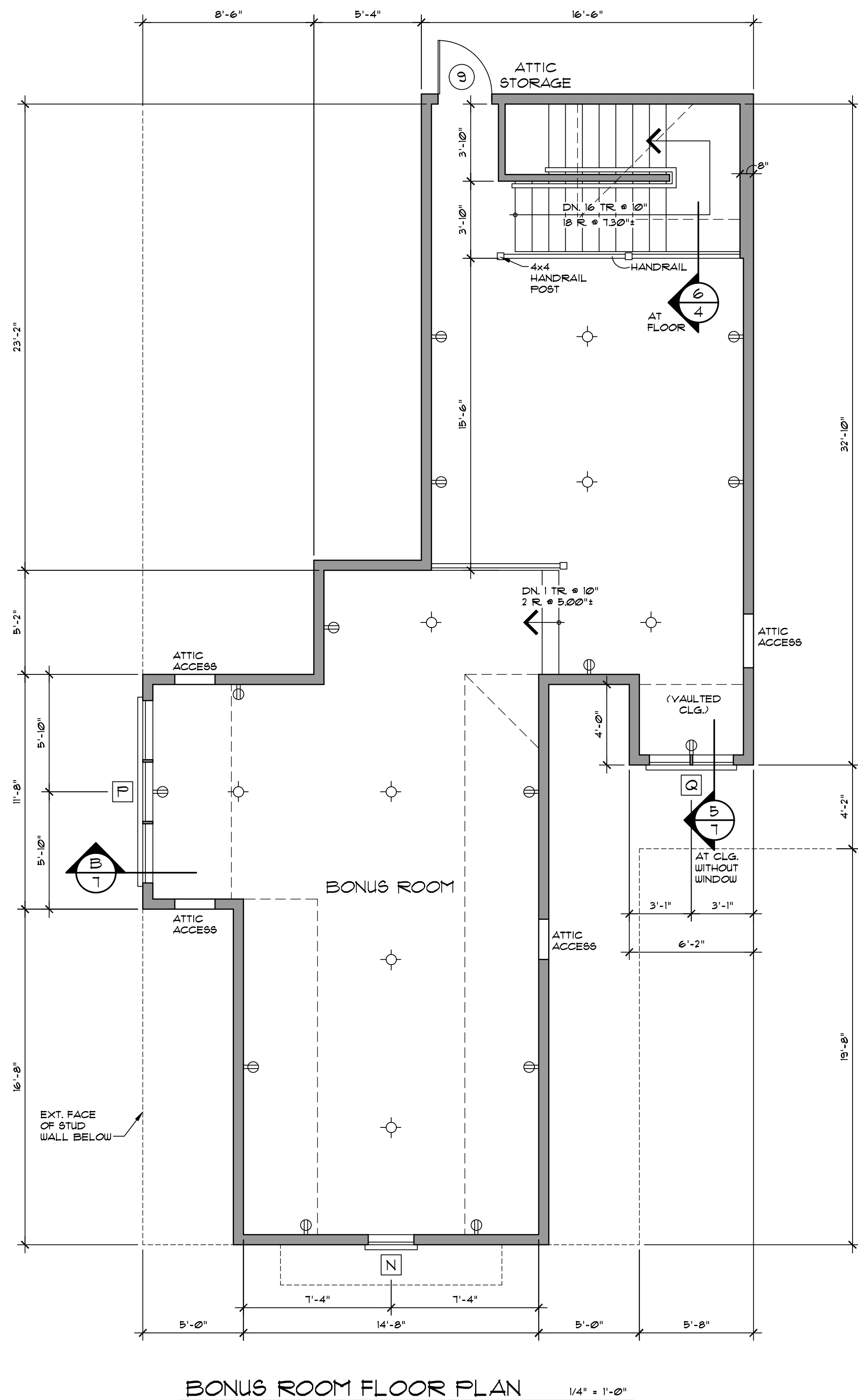
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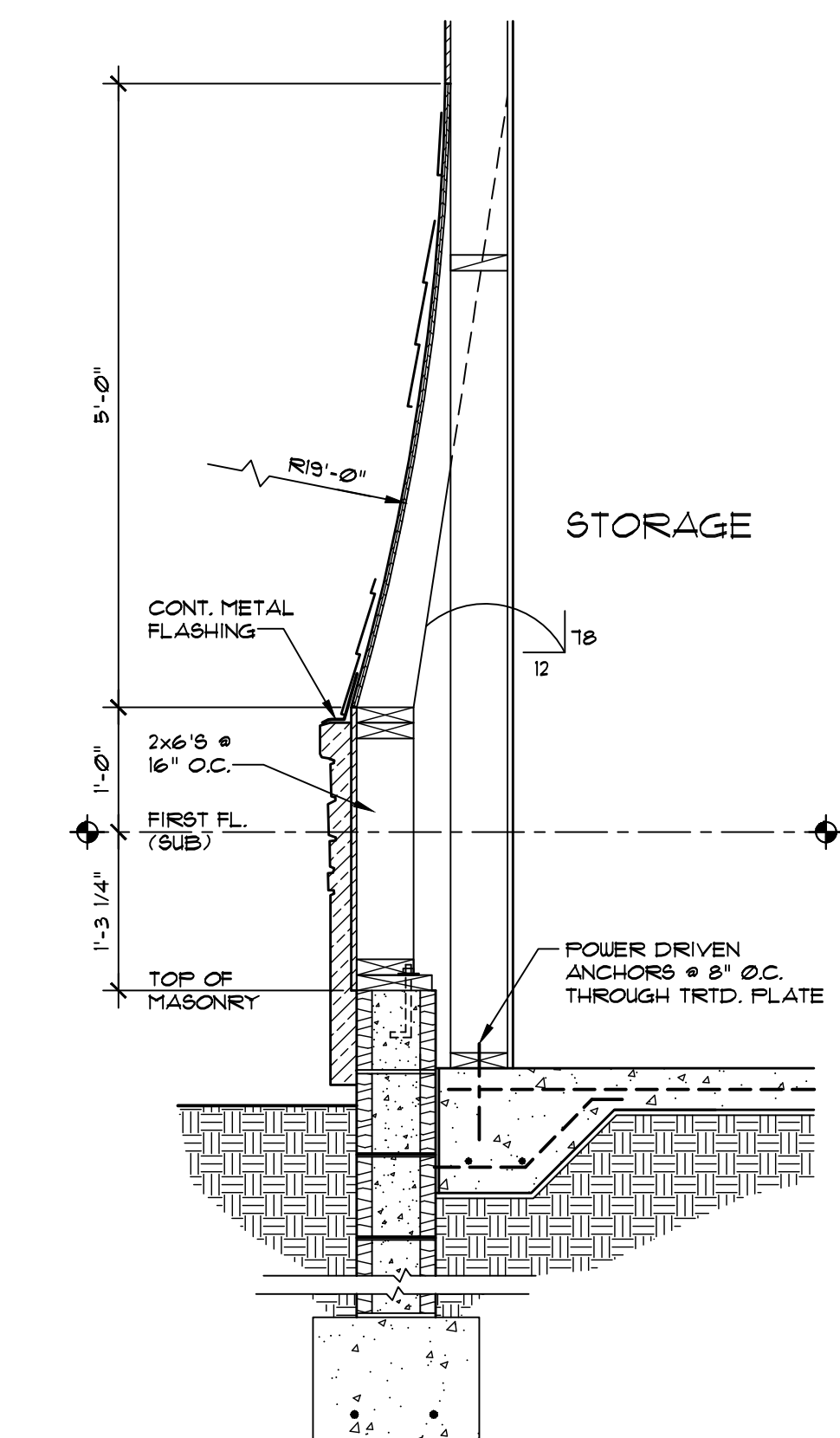
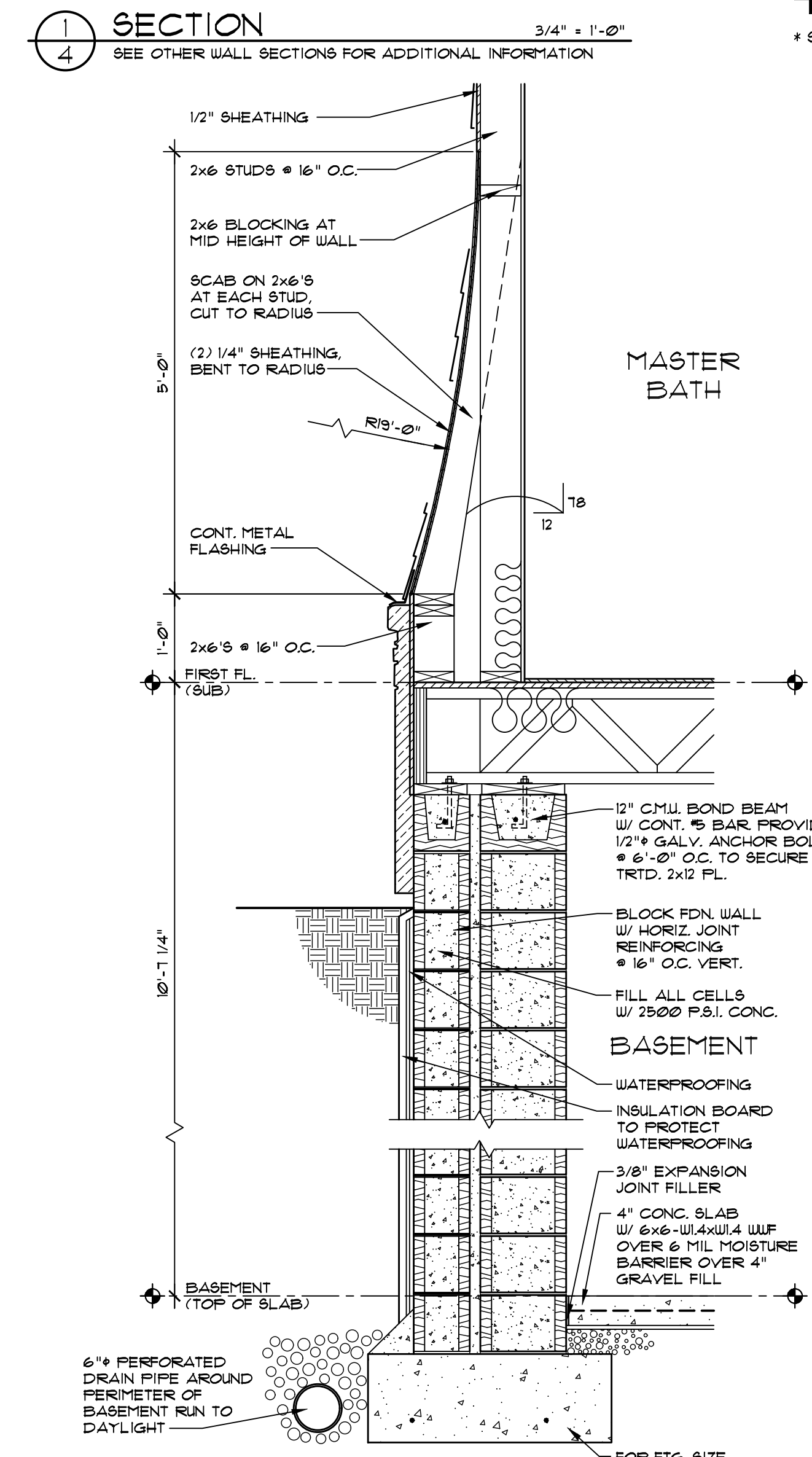
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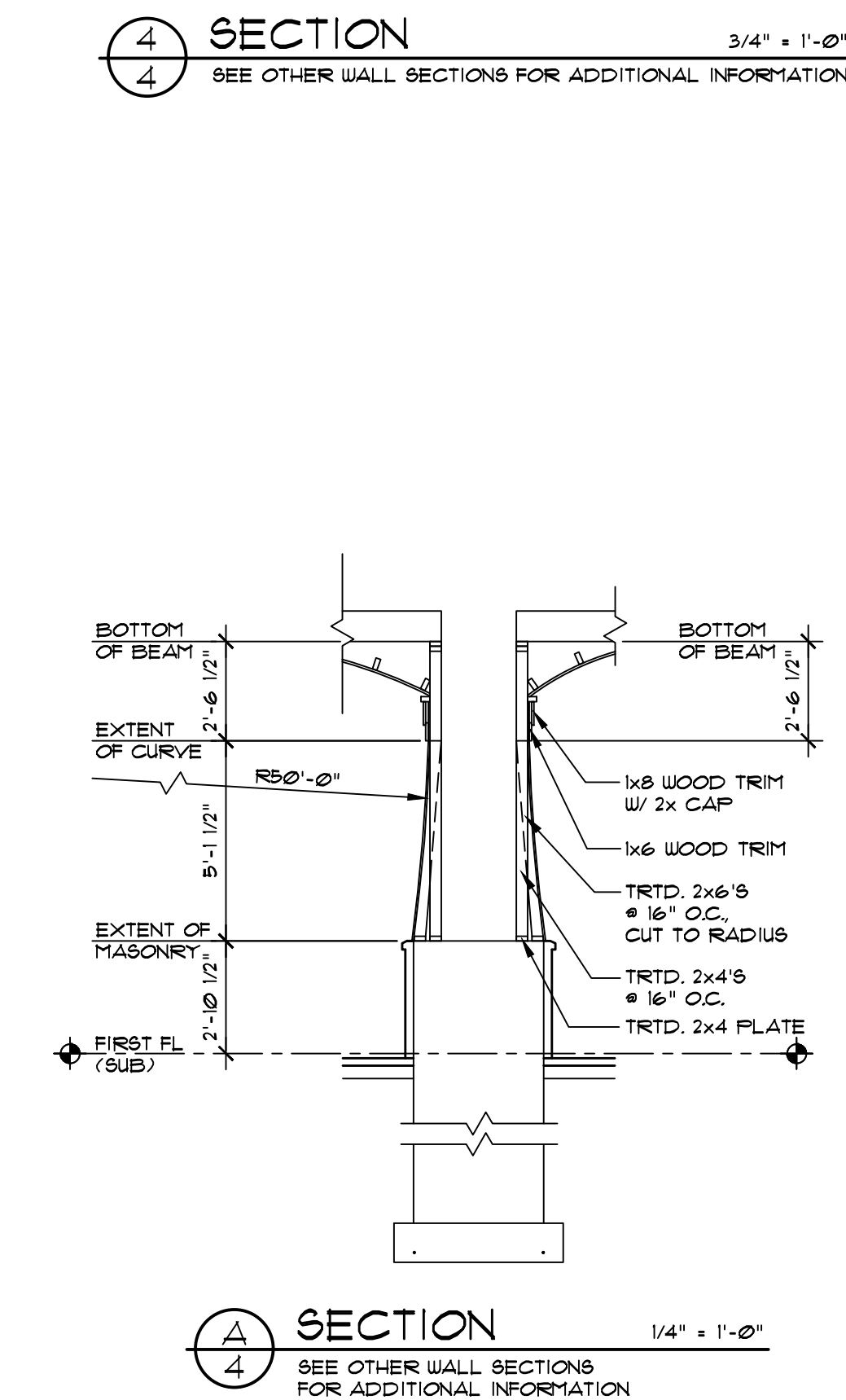
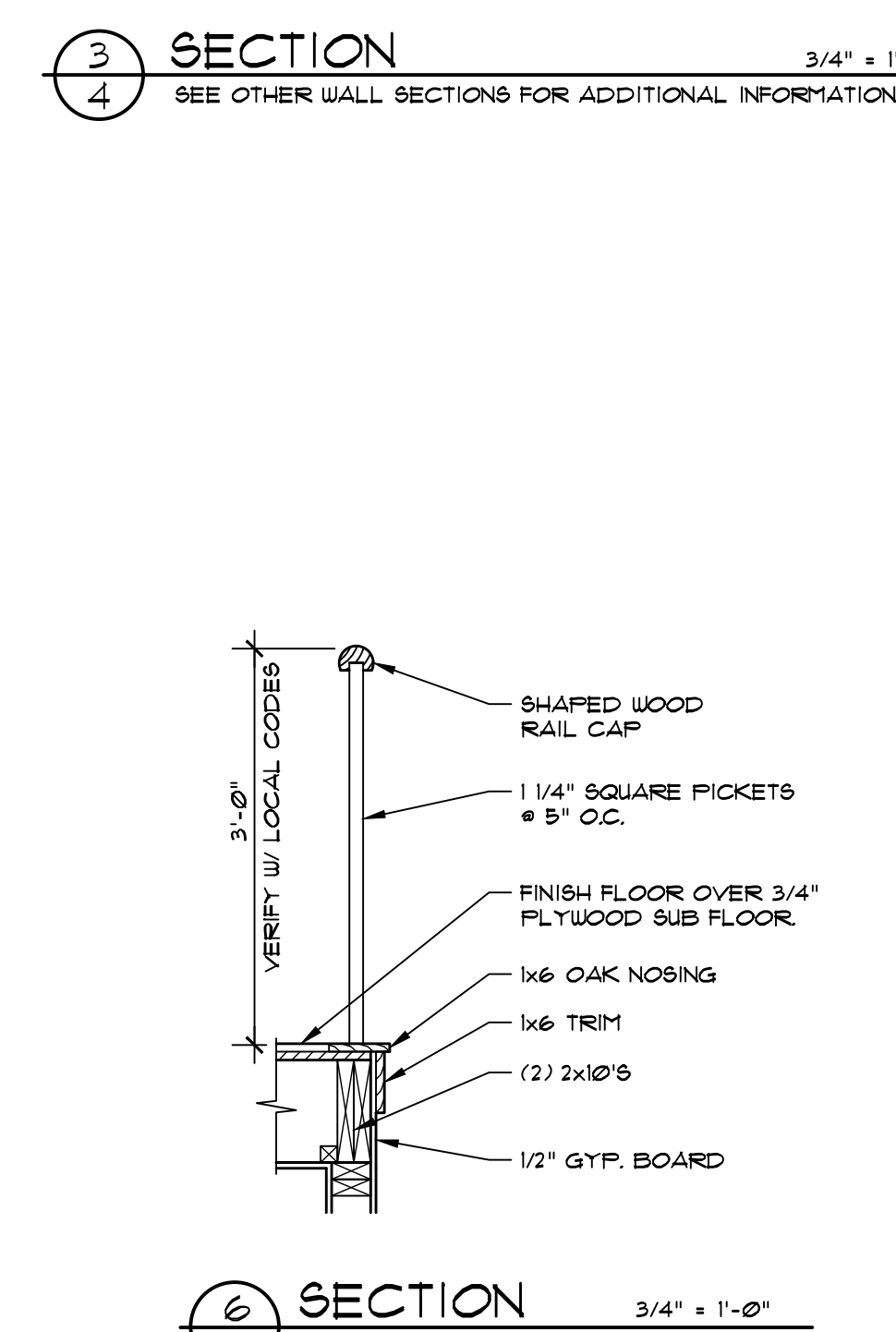
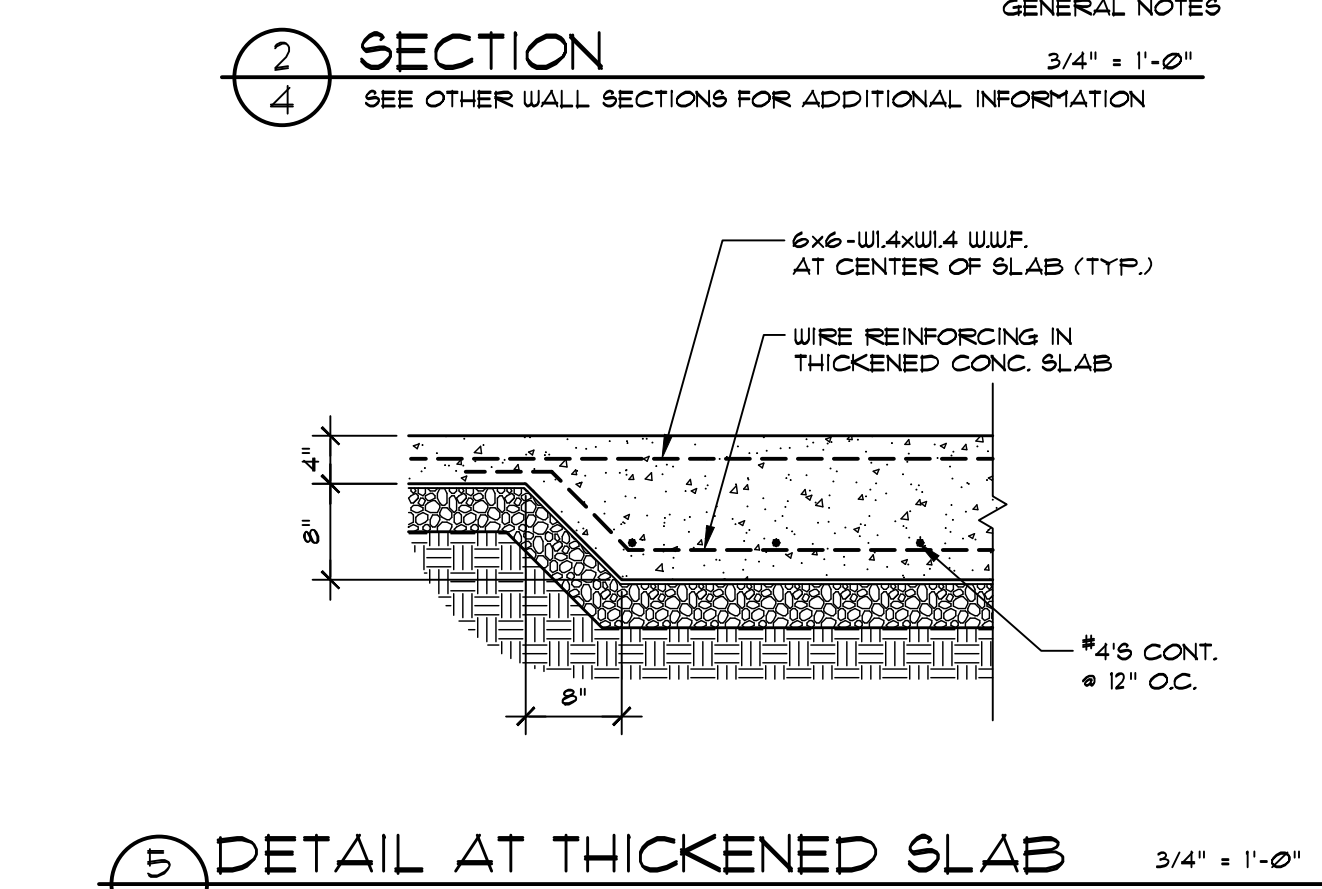
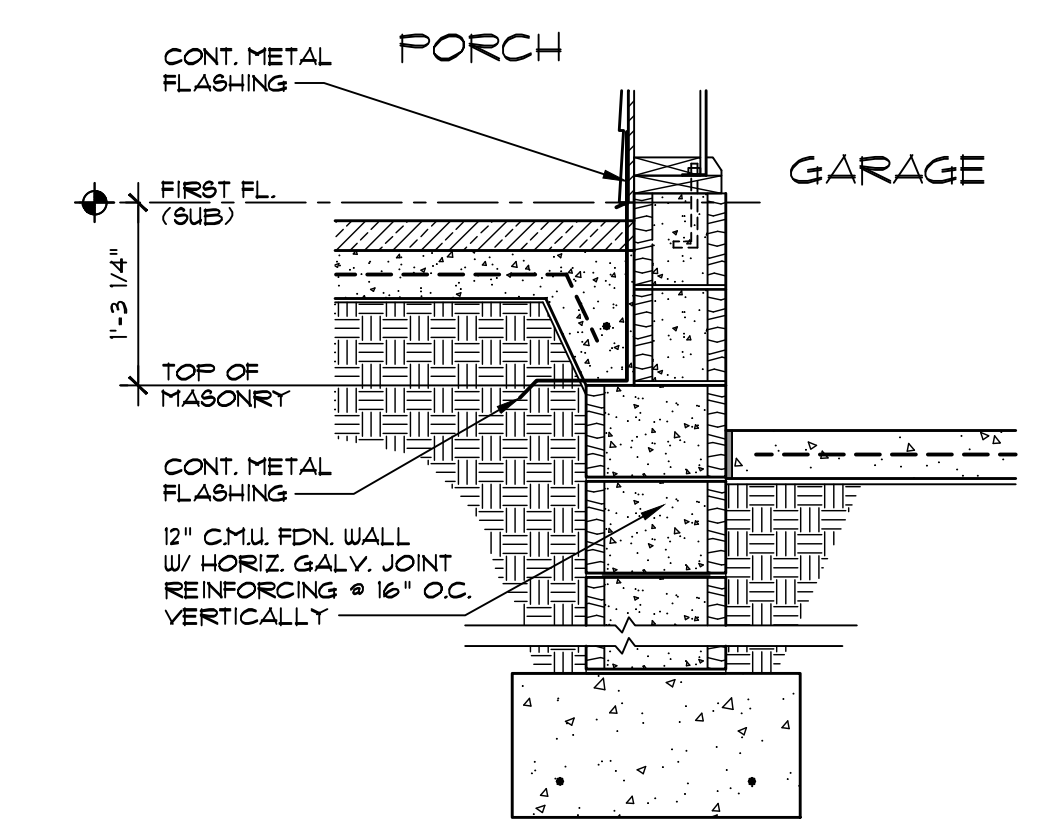


MARK	SIZE	QUAN.	DESCRIPTION	SYMBOL
1	(2) 2'-8" x 8'-0"	1	EXT. THREE-QUARTER GLASS W/ 12" ARCH HEAD TRANSOM #	
2	(2) 2'-8" x 8'-0"	3	EXT. FULL GLASS	
3	2'-8" x 8'-0"	2	EXT. FULL GLASS	
4	2'-8" x 8'-0"	1	EXT. HALF GLASS	
5	2'-8" x 8'-0"	1	EXT. 1 HOUR FIRE-RATED	
6	2'-8" x 6'-8"	1	SCREEN	
7	18'-0" x 8'-0"	1	GARAGE	
8	9'-0" x 8'-0"	1	GARAGE	
9	2'-8" x 6'-8"	1	INT. INSULATED	
10	2'-8" x 8'-0"	6	INT.	
11	2'-8" x 8'-0"	1	INT.	
12	2'-4" x 8'-0"	9	INT.	
13	1'-6" x 8'-0"	1	INT.	
14	(2) 2'-8" x 8'-0"	1	INT.	
15	(2) 2'-8" x 8'-0"	5	INT.	
16	2'-4" x 8'-0"	2	INT. POCKET DOOR	
17	2'-8" x 8'-0"	3	INT. POCKET DOOR	



MARK	SIZE	QUAN.	DESCRIPTION	SYMBOL
A	(3) 2'-8" x 4'-2"	1	D.H. W/ 12" ARCH HEAD TRANSOM #	
B	2'-8" x 5'-6"	1	D.H.	
C	(3) 2'-11" x 2'-11"	1	CABEMENT	
D	(2) 2'-8" x 6'-2"	4	D.H.	
E	(2) 3'-4" x 6'-2"	1	D.H.	
F	3'-4" x 6'-2"	2	D.H.	
G	(3) 2'-8" x 6'-2"	2	D.H.	
H	2'-8" x 6'-2"	1	D.H.	
J	2'-8" x 4'-6"	1	D.H.	
K	2'-11" x 2'-11"	2	CABEMENT	
L	(2) 2'-8" x 5'-2"	1	D.H.	
M	5'-4" x 2'-0"	2	FIXED ARCH HEAD #	
N	2'-4" x 4'-6"	2	D.H. ARCH HEAD #	
P	(3) 3'-0" x 4'-6"	1	D.H.	
Q	(2) 2'-11" x 2'-5"	1	CABEMENT	
R	2'-6" 9/16" x 3'-10" 1/4"	1	VELUX SKYLIGHT F9 M06 # *	
S	14" DIA.	4	VELUX SUN TUNNEL W/ LIGHT KIT ZTL-014 # *	

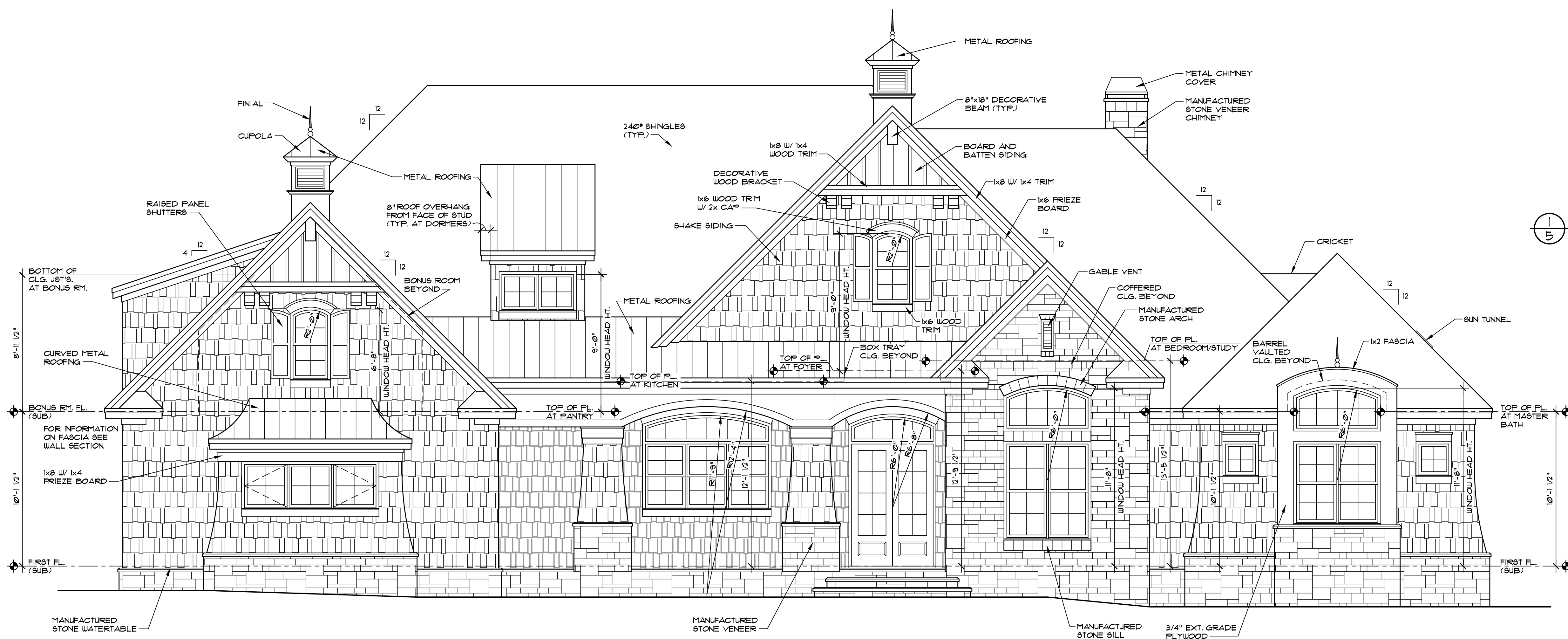
ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED.
 VERIFY LOCAL CODE EGRESS WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.
 WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
 VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION.
 VERIFY WINDOW SILL HEIGHT CLEARANCE ABOVE TUBS AND COUNTERTOPS TO ALLOW FOR TRIM AND/OR BACKSPASH.
 * SEE ELEVATION FOR RADIUS.
 ** VERIFY SKYLIGHT AND SUN TUNNEL INSTALLATION REQUIREMENTS BEFORE CONSTRUCTION. IF CURB INSTALLATION IS RECOMMENDED DUE TO CLIMATIC CONDITIONS, MODEL NUMBER AND/OR ROUGH OPENING SIZE MAY VARY.



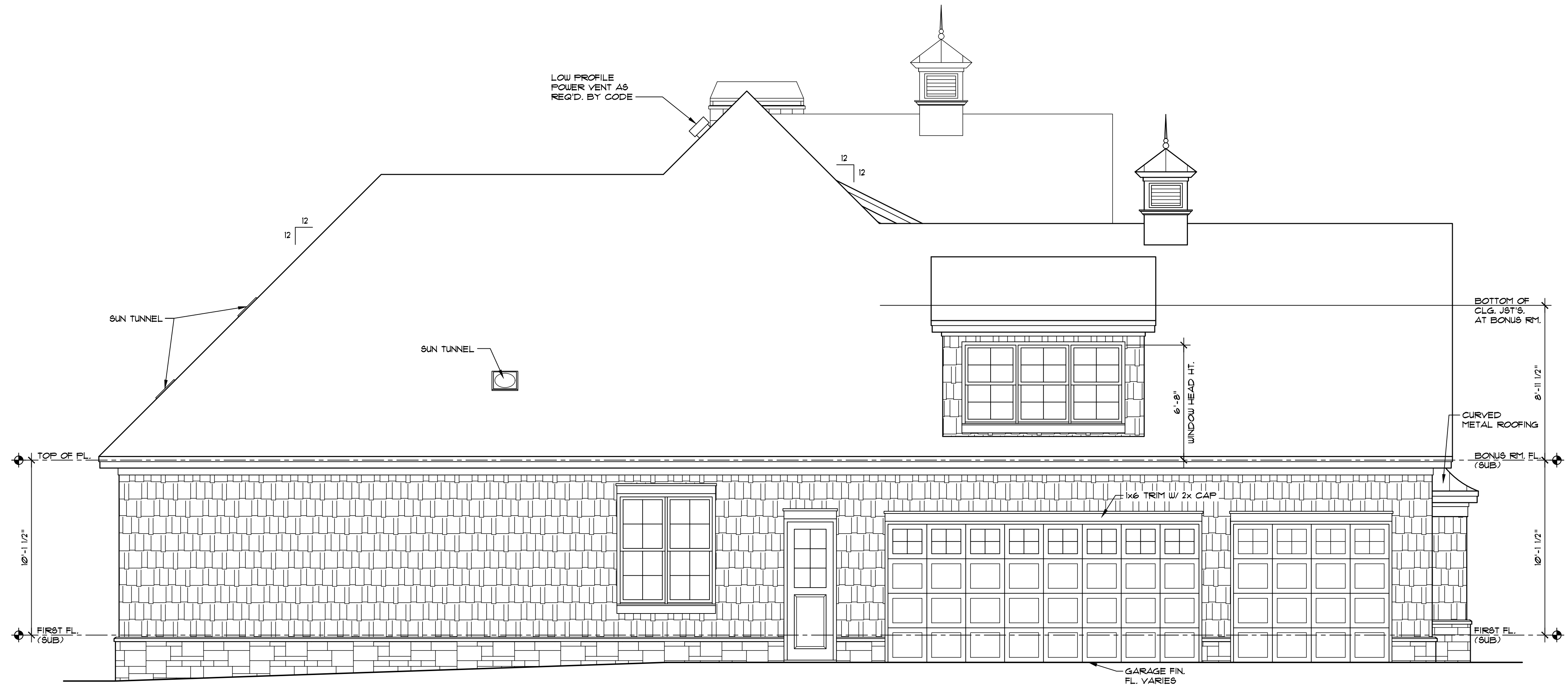
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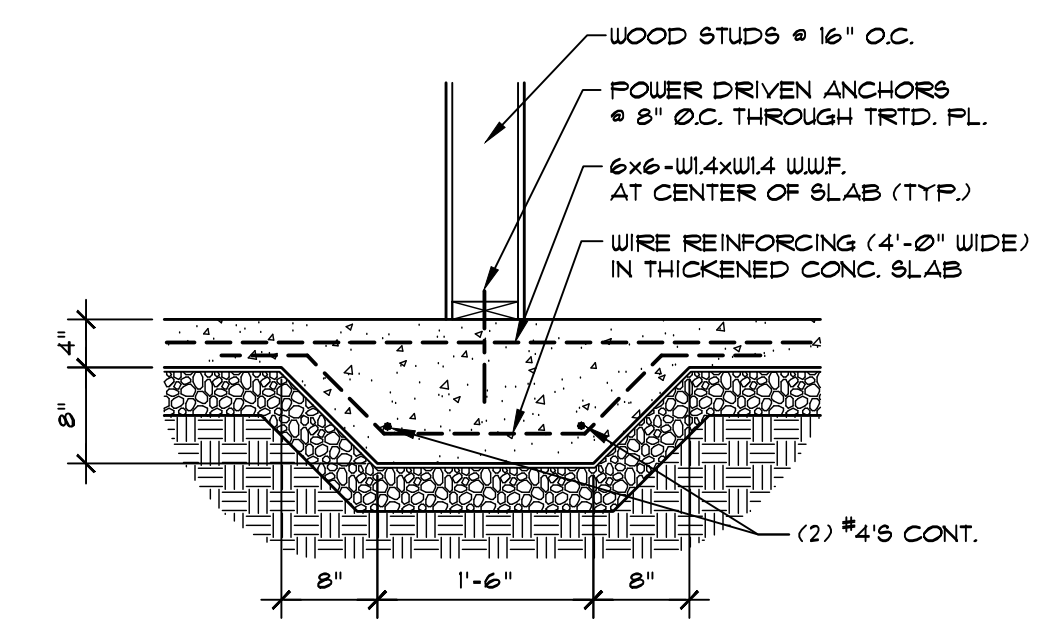
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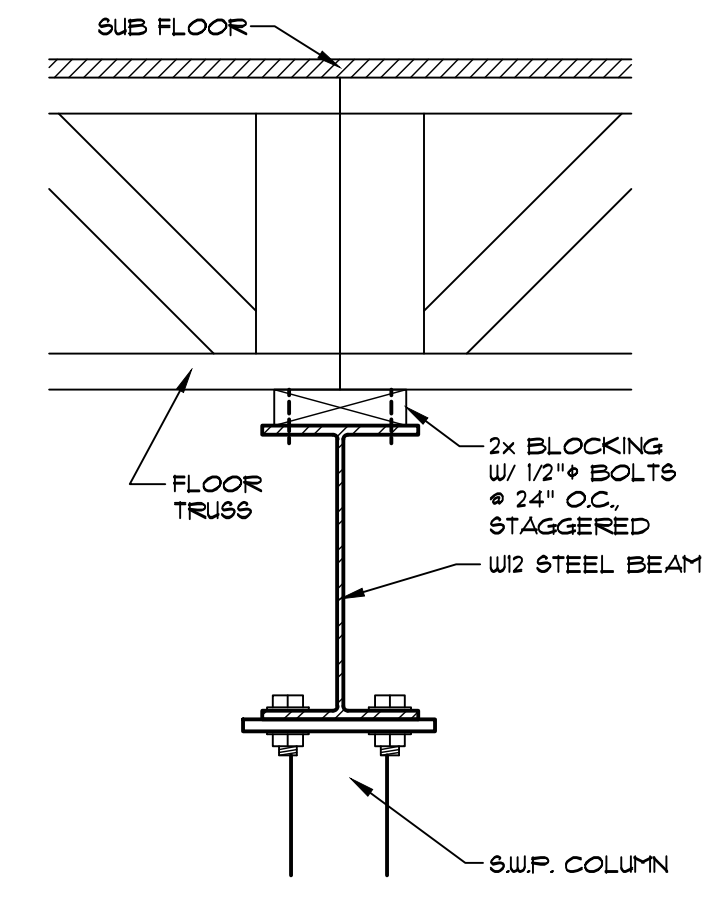
FRONT ELEVATION 1/4" = 1'-0"



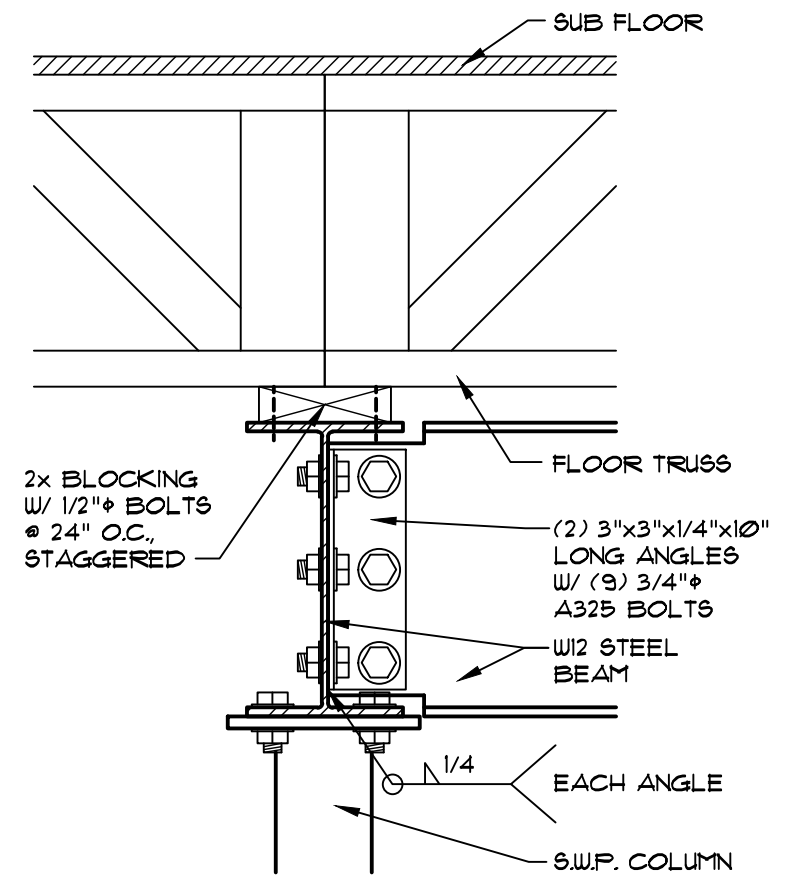
LEFT SIDE ELEVATION 1/4" = 1'-0"



1 5 DETAIL AT THICKENED SLAB 3/4" = 1'-0" (DETAIL TO BE USED AT INTERIOR LOAD BEARING WALL LOCATIONS)



2 5 SECTION 1 1/2" = 1'-0"



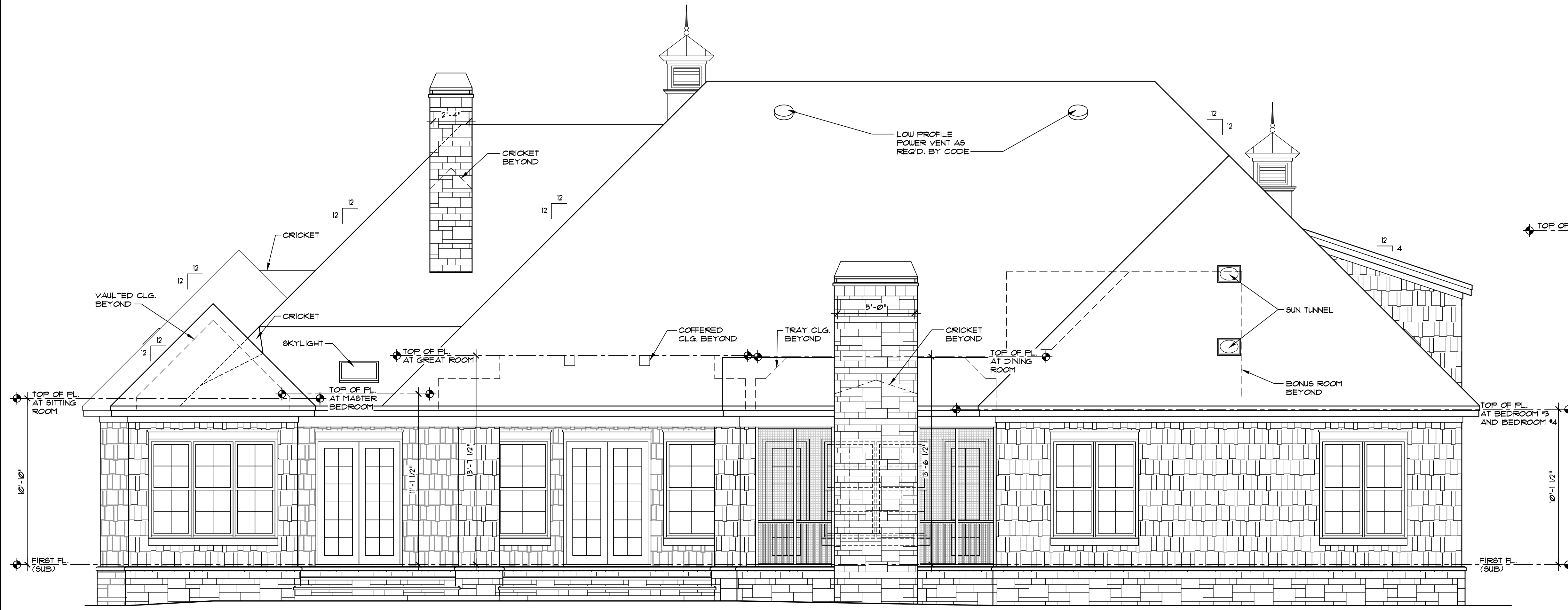
3 5 SECTION 1 1/2" = 1'-0"

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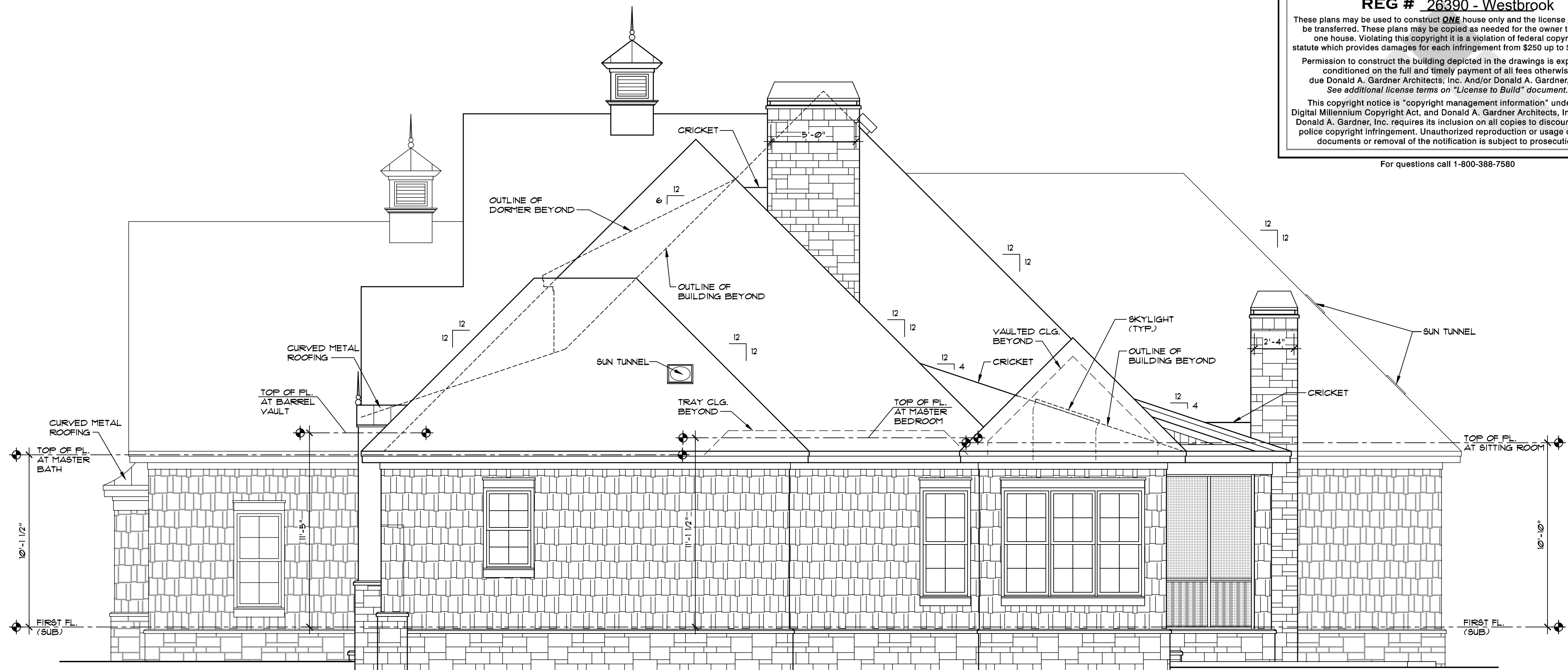
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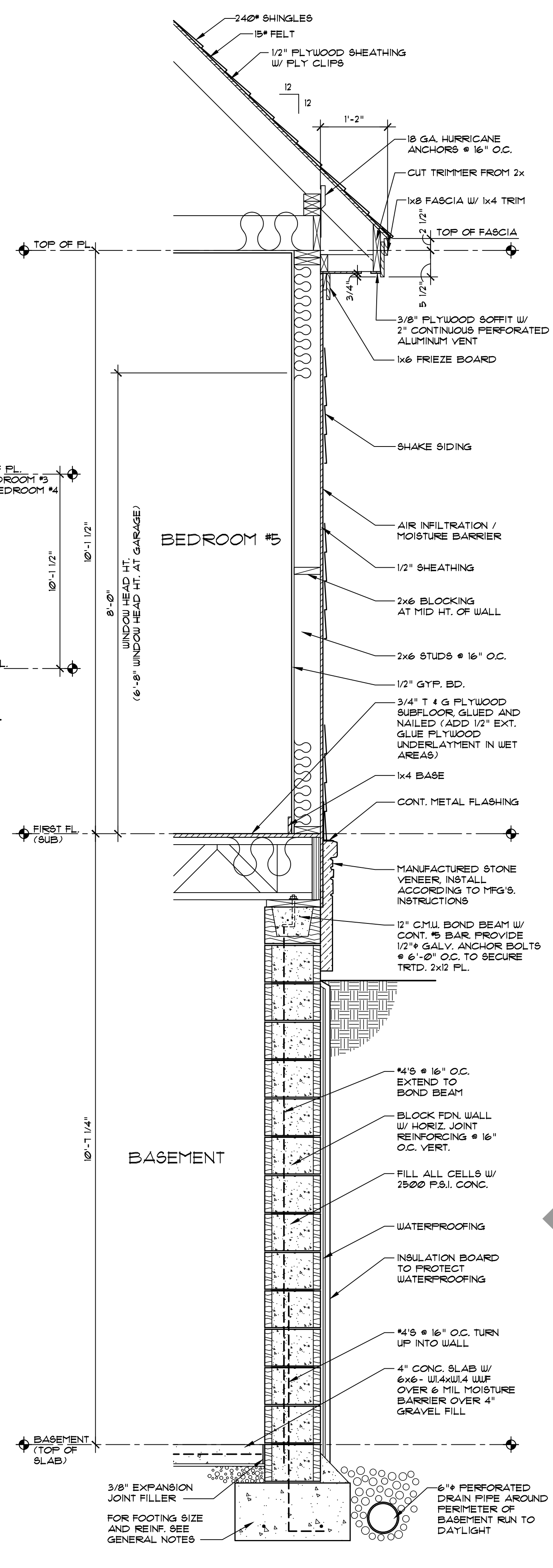


REAR ELEVATION 1/4" = 1'-0"



RIGHT SIDE ELEVATION 1/4" = 1'-0"

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SECTION 3/4" = 1'-0"

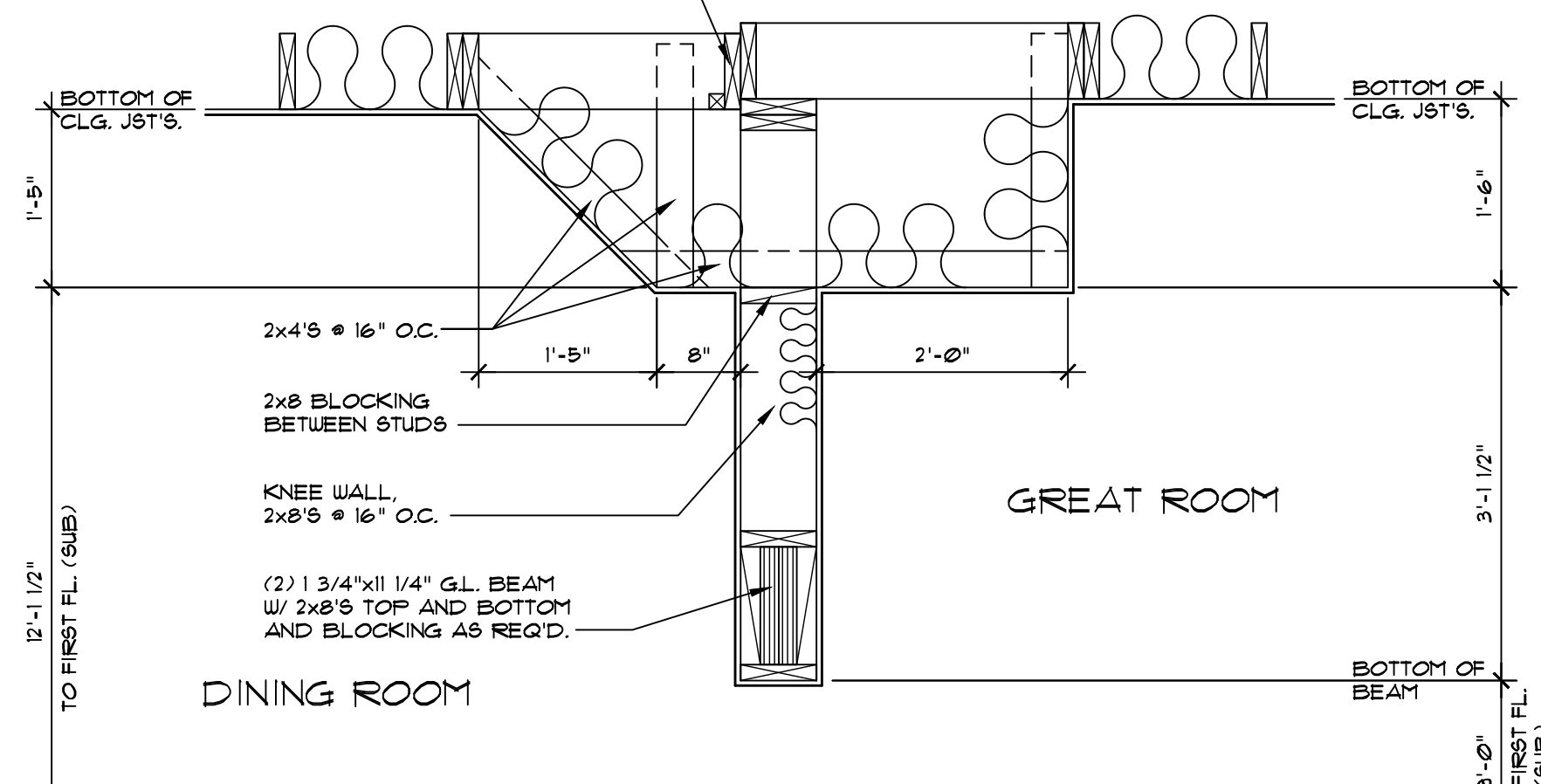
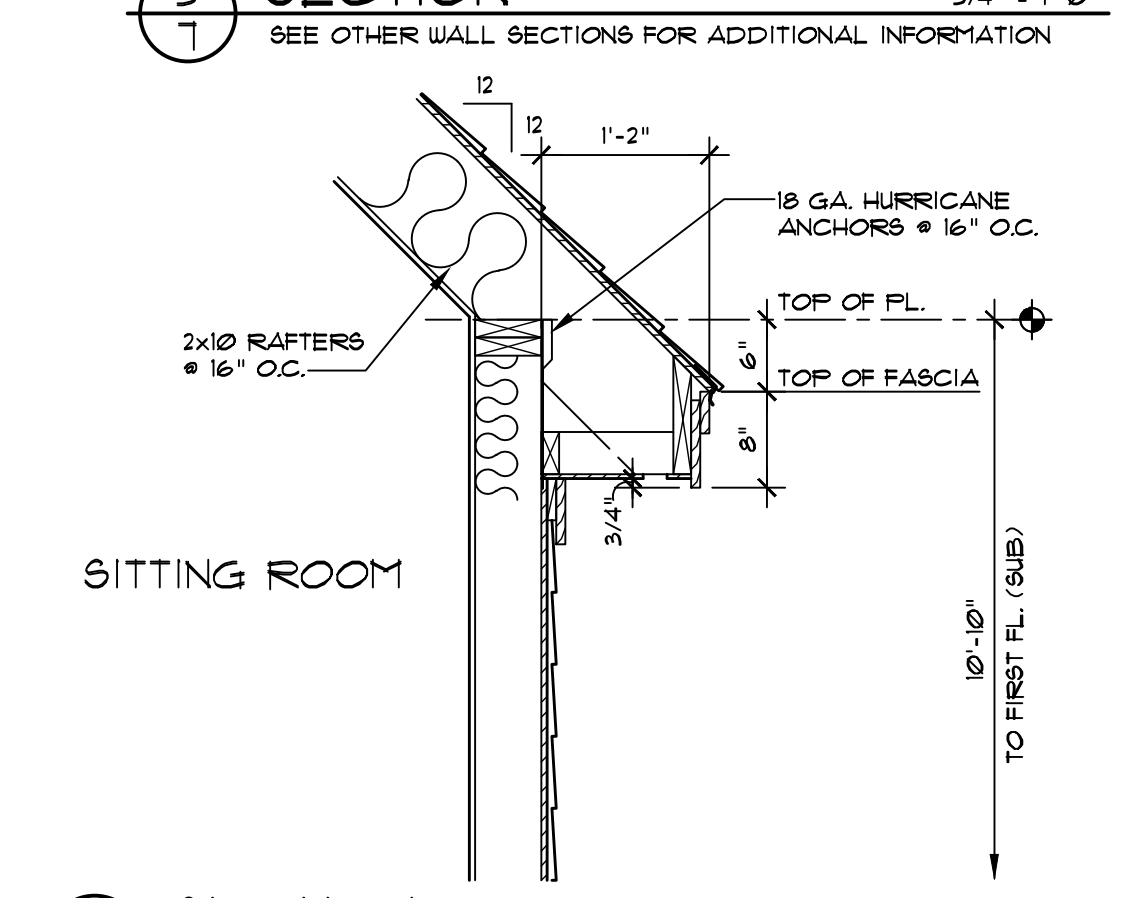
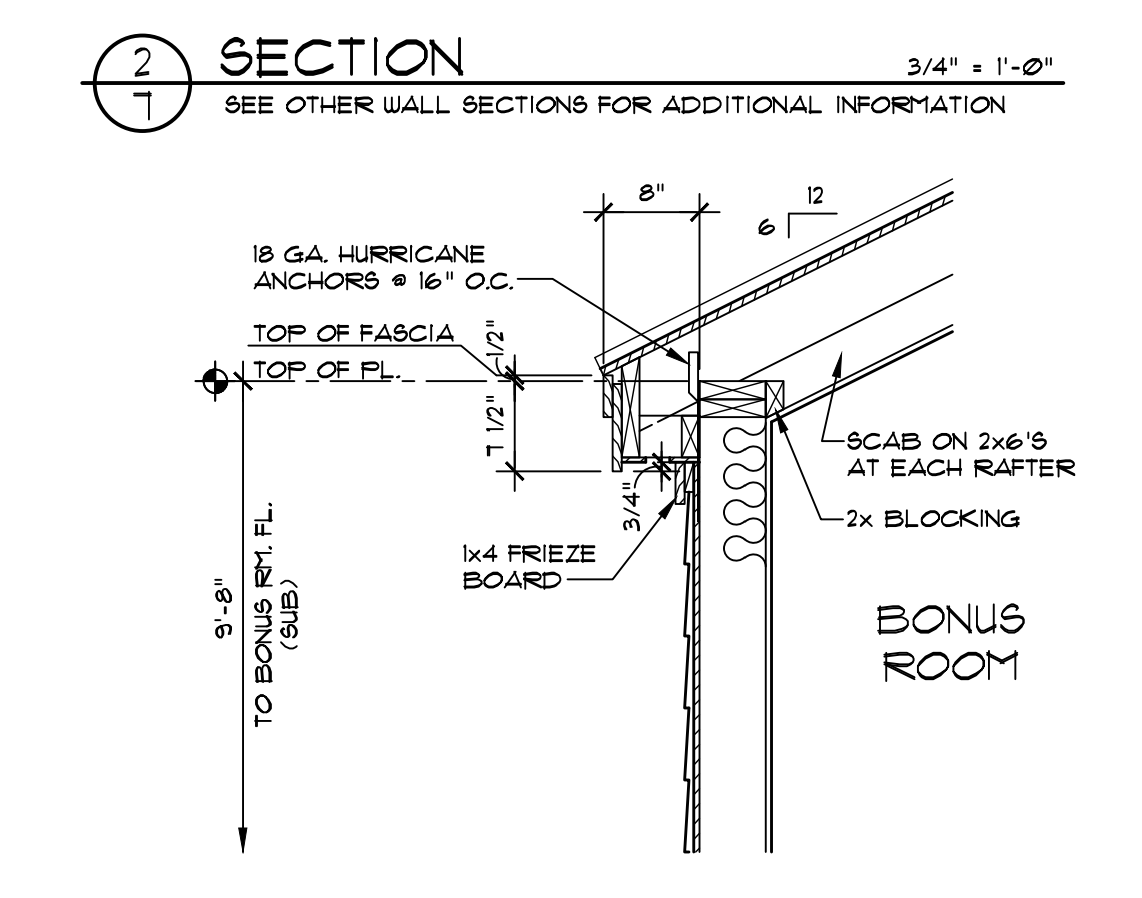
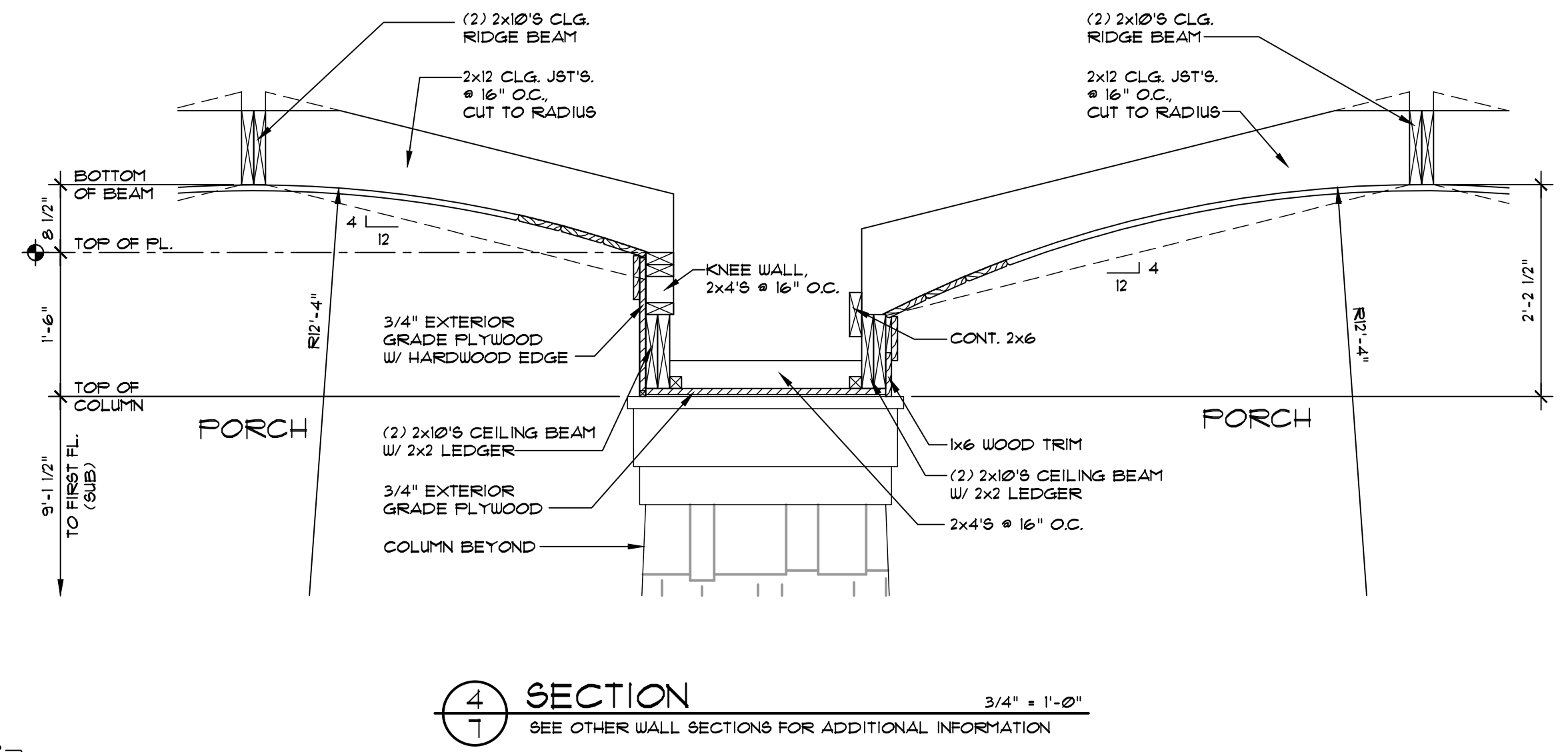
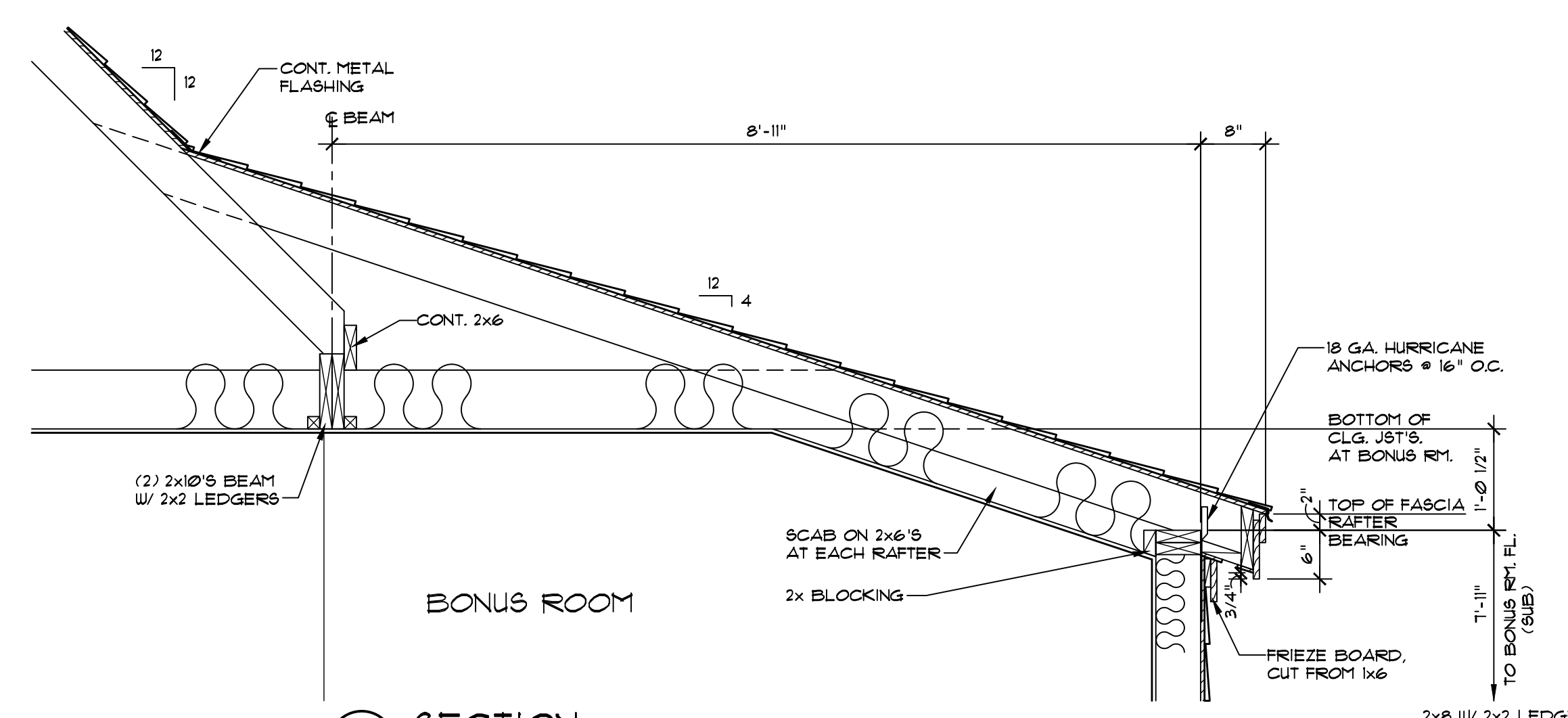
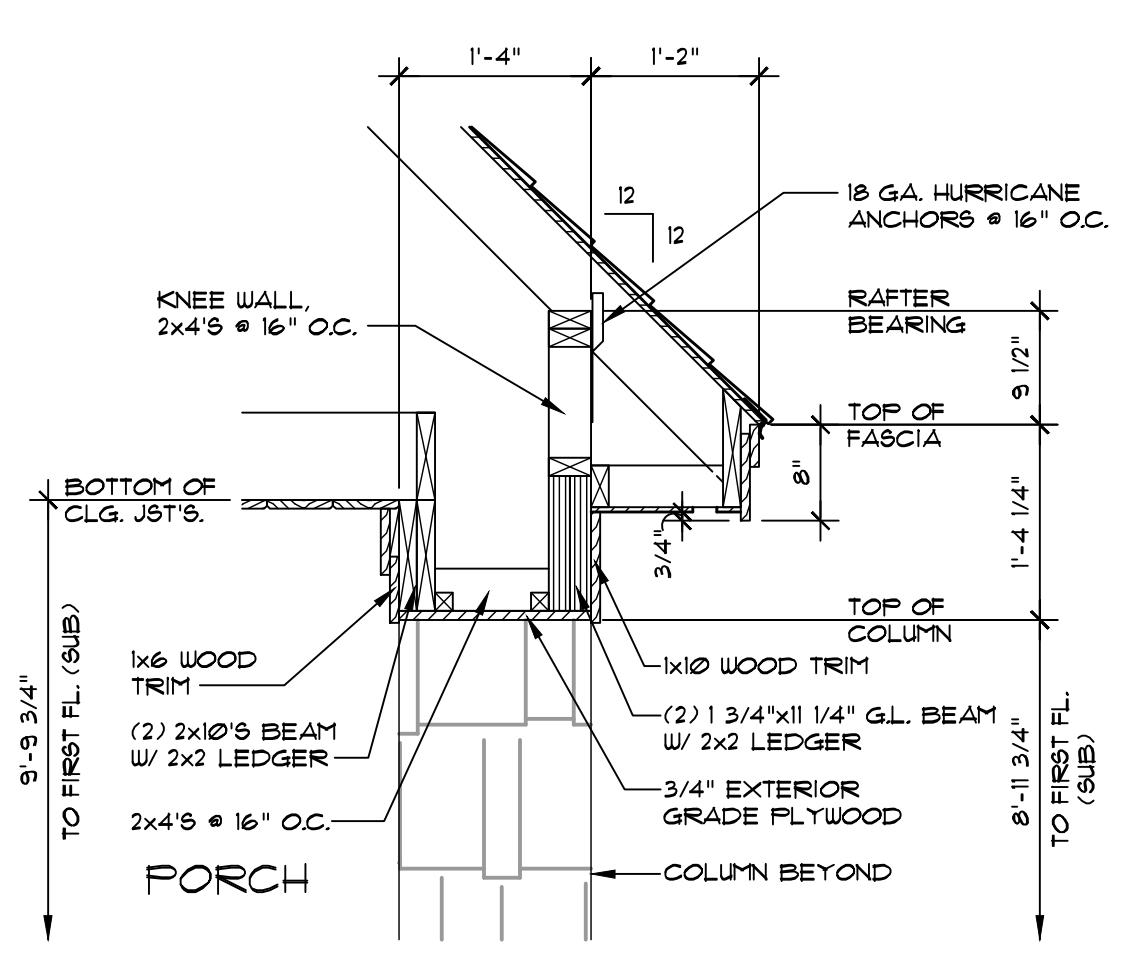
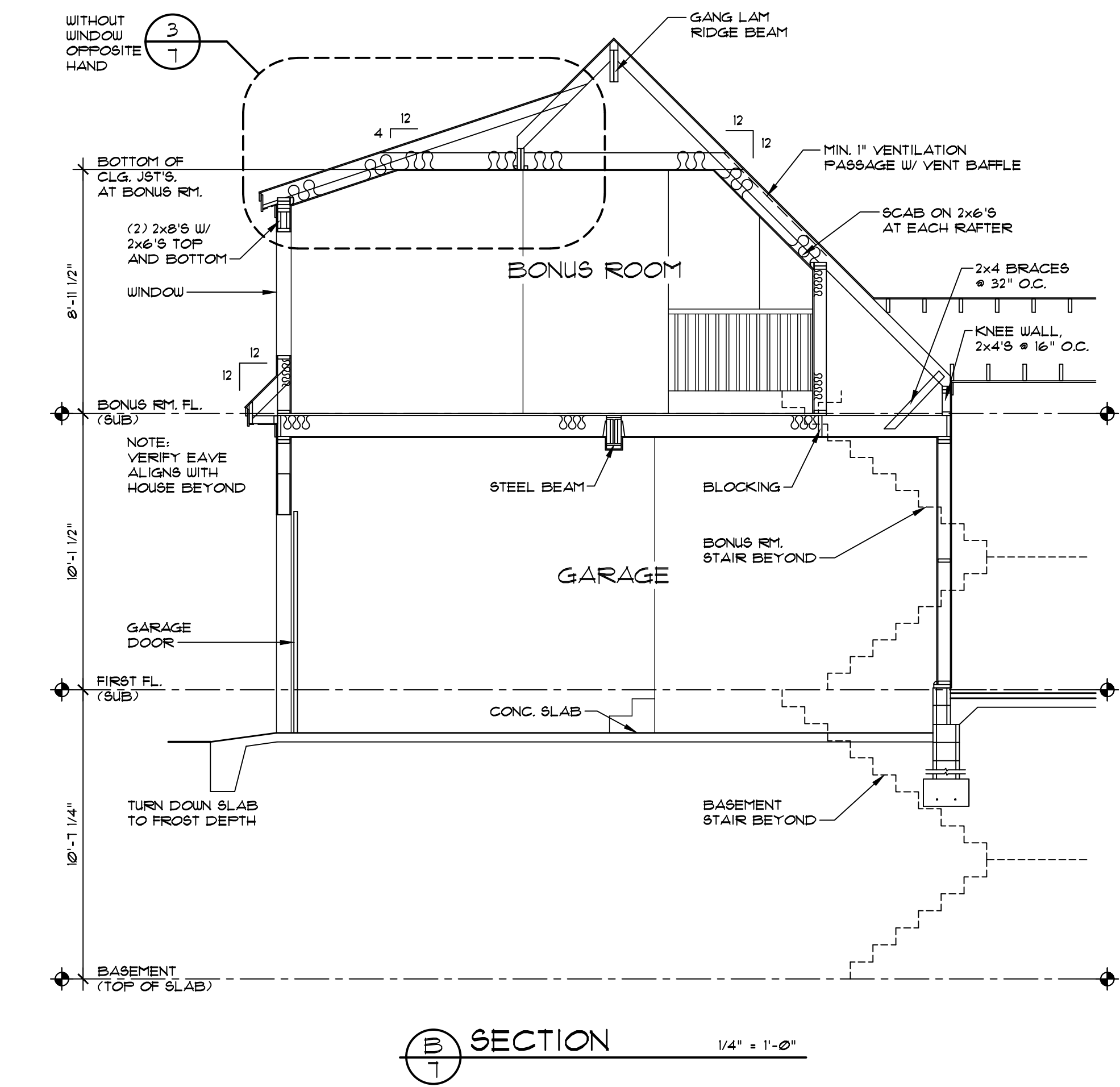
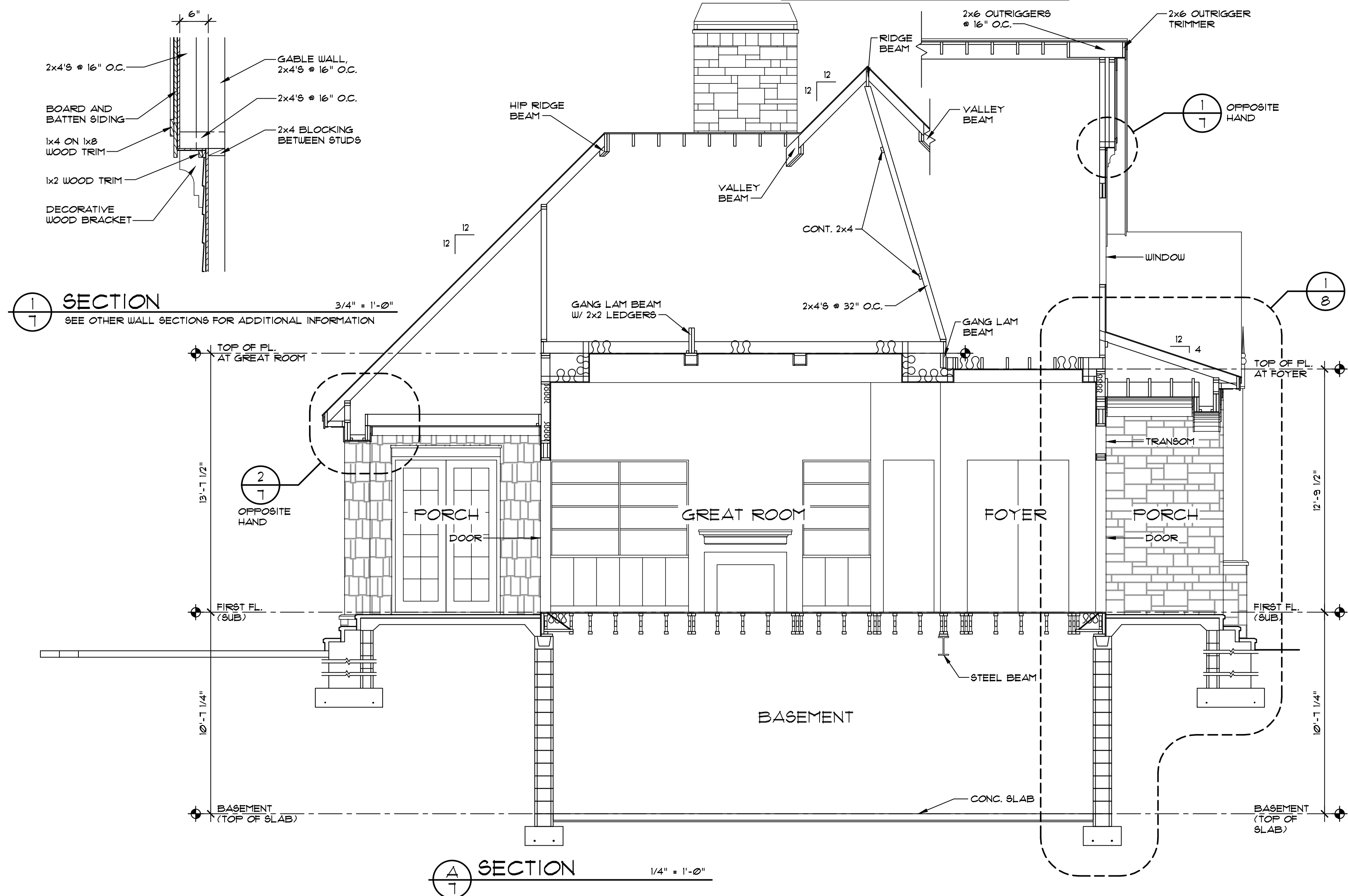
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ROSEBURG
 DESIGN NO. 1318-A T MR
 SHEET OF 6 DR LALW
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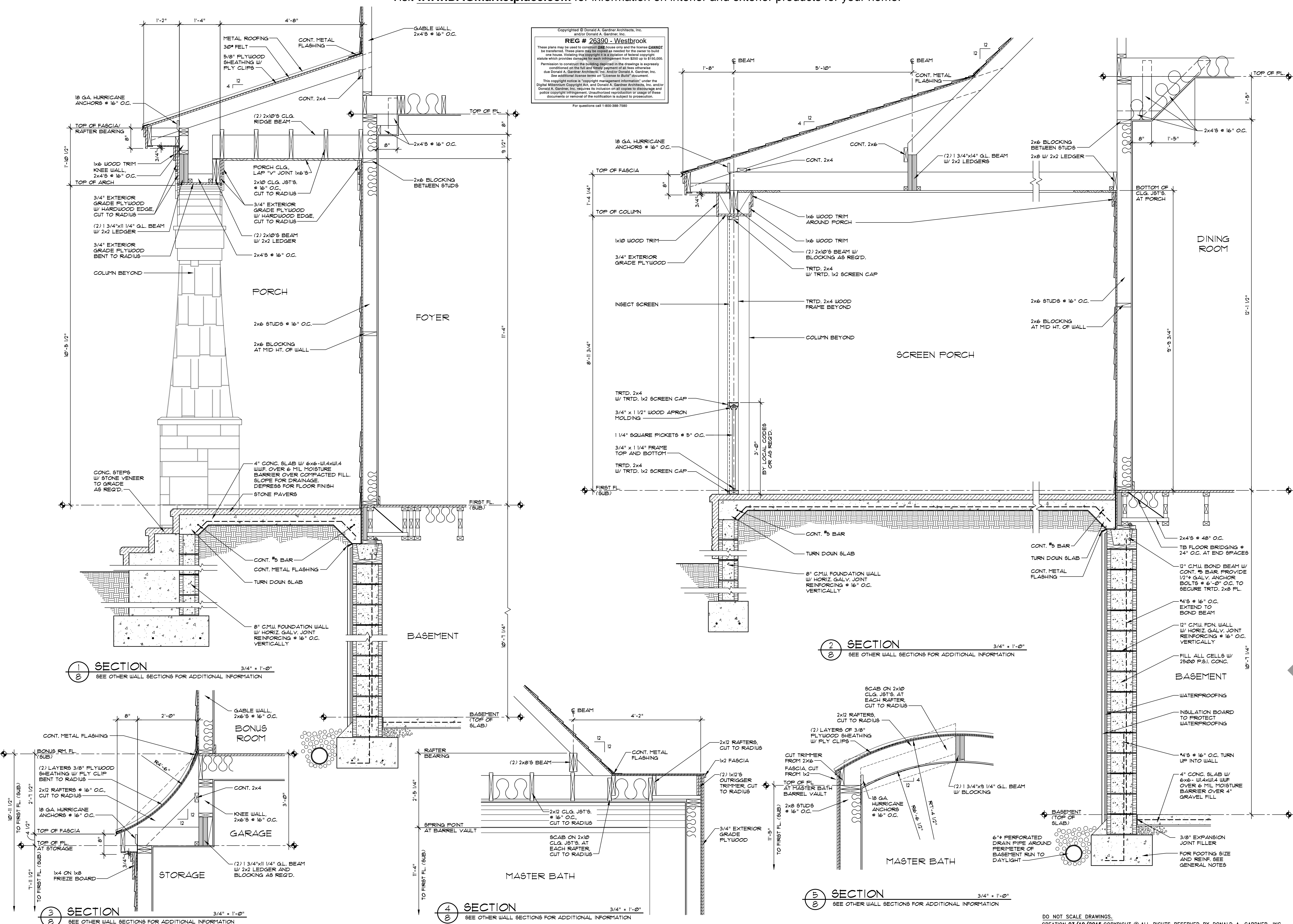
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ROSEBURG
 DESIGN NO. 1318-A T MR
 SHEET OF 11 LALW
 SECTIONS



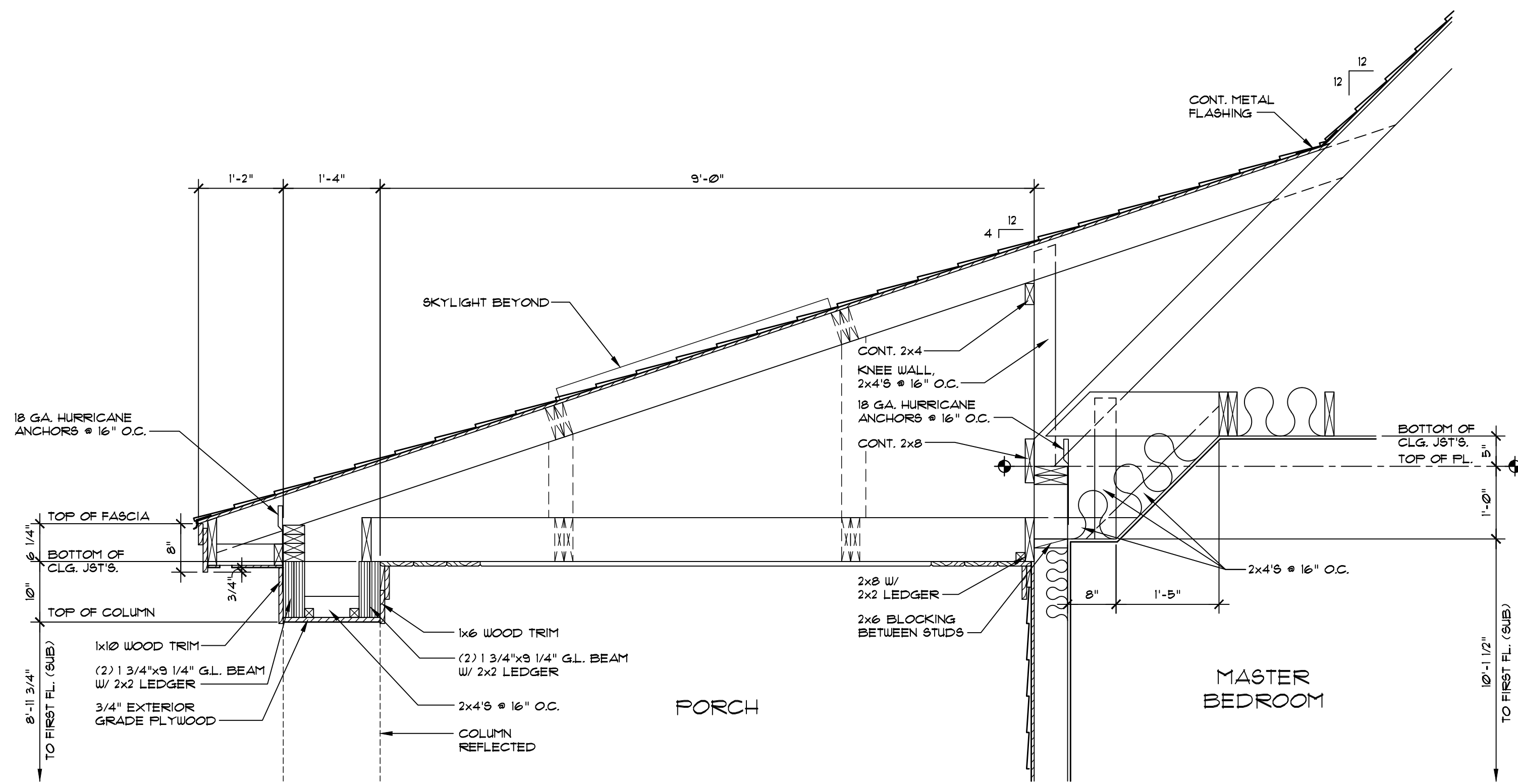
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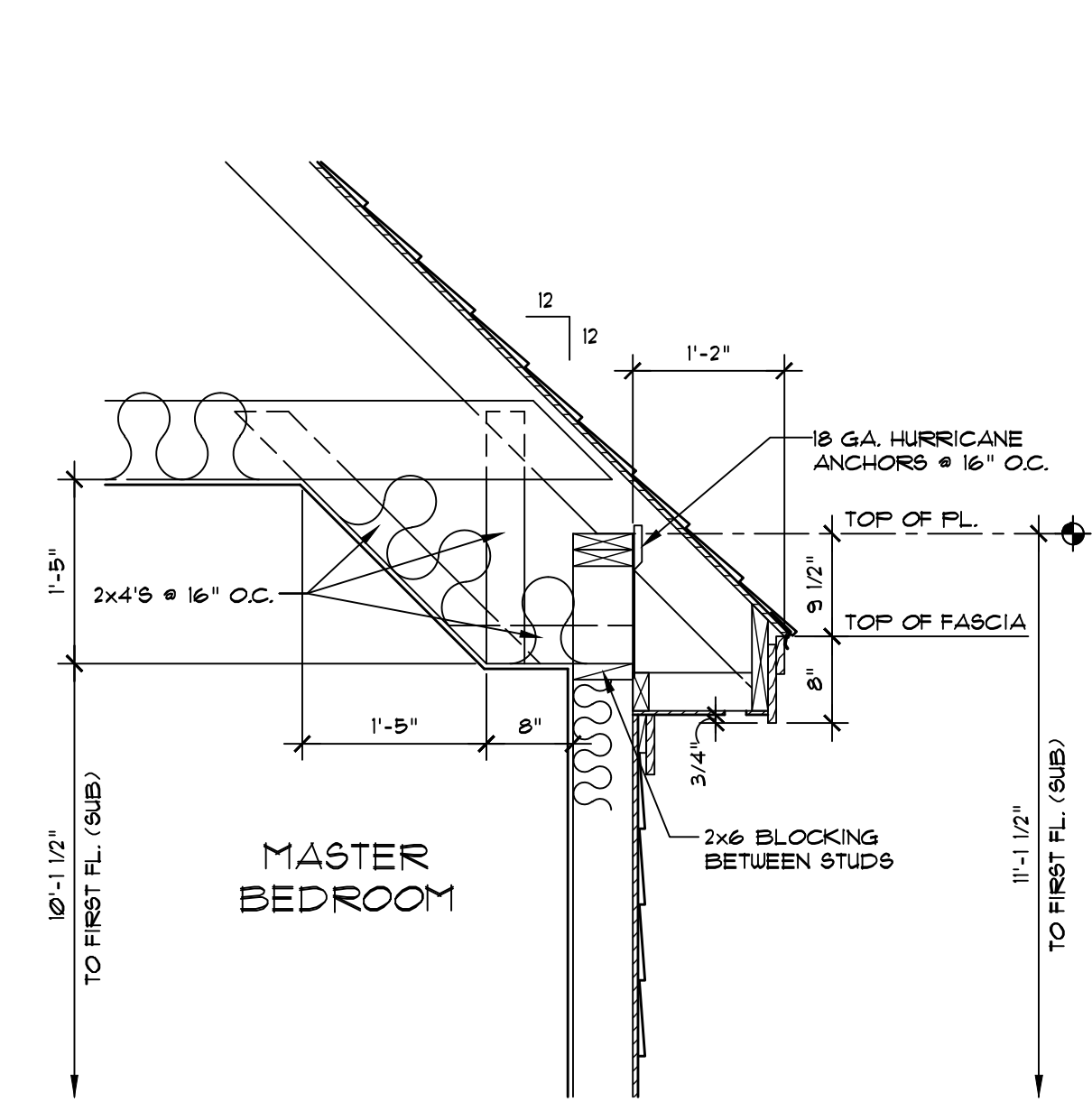
ROSEBURG
DESIGN NO. 1318-A T MR
SHEET OF DR 8 11 LALW
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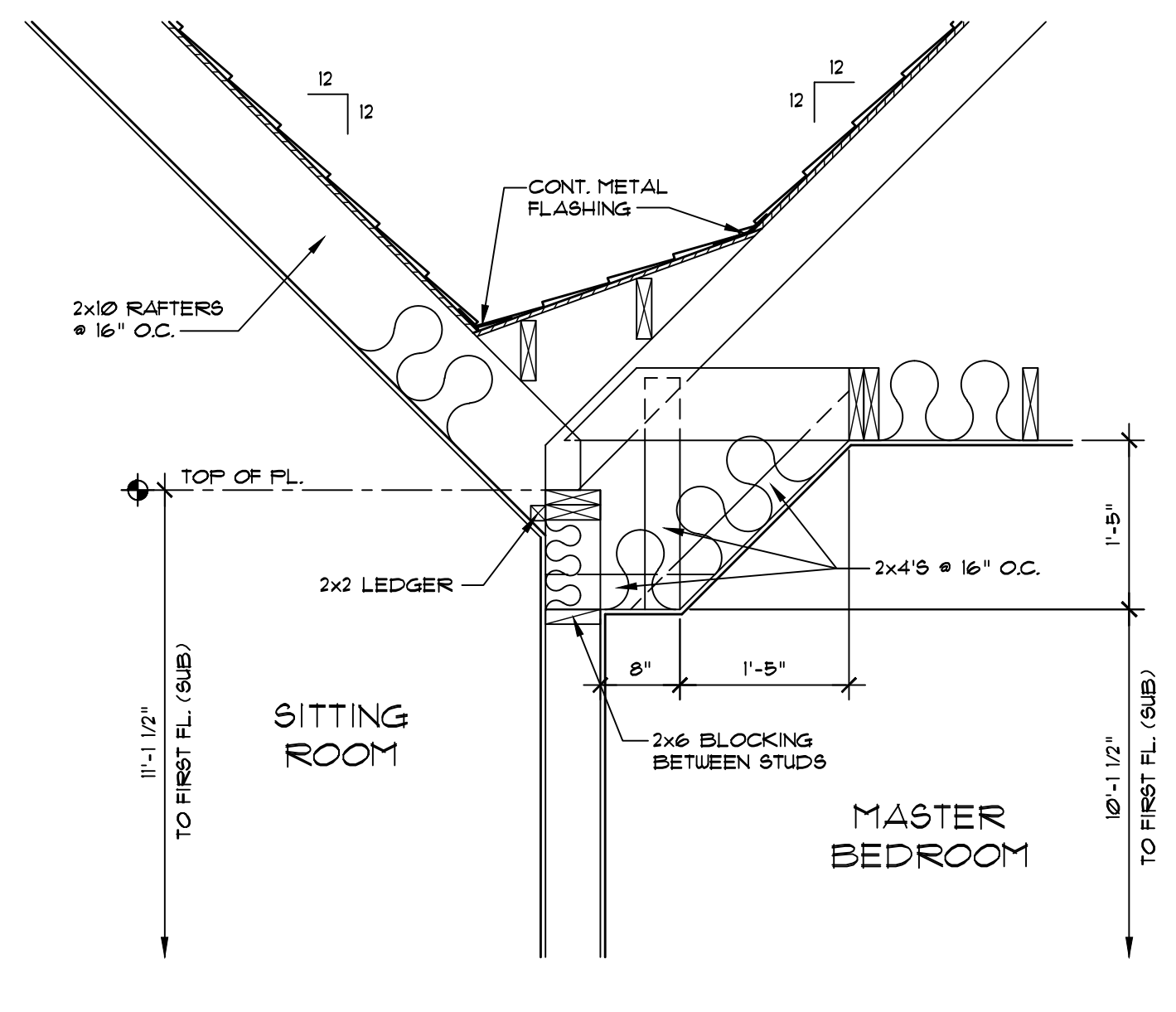
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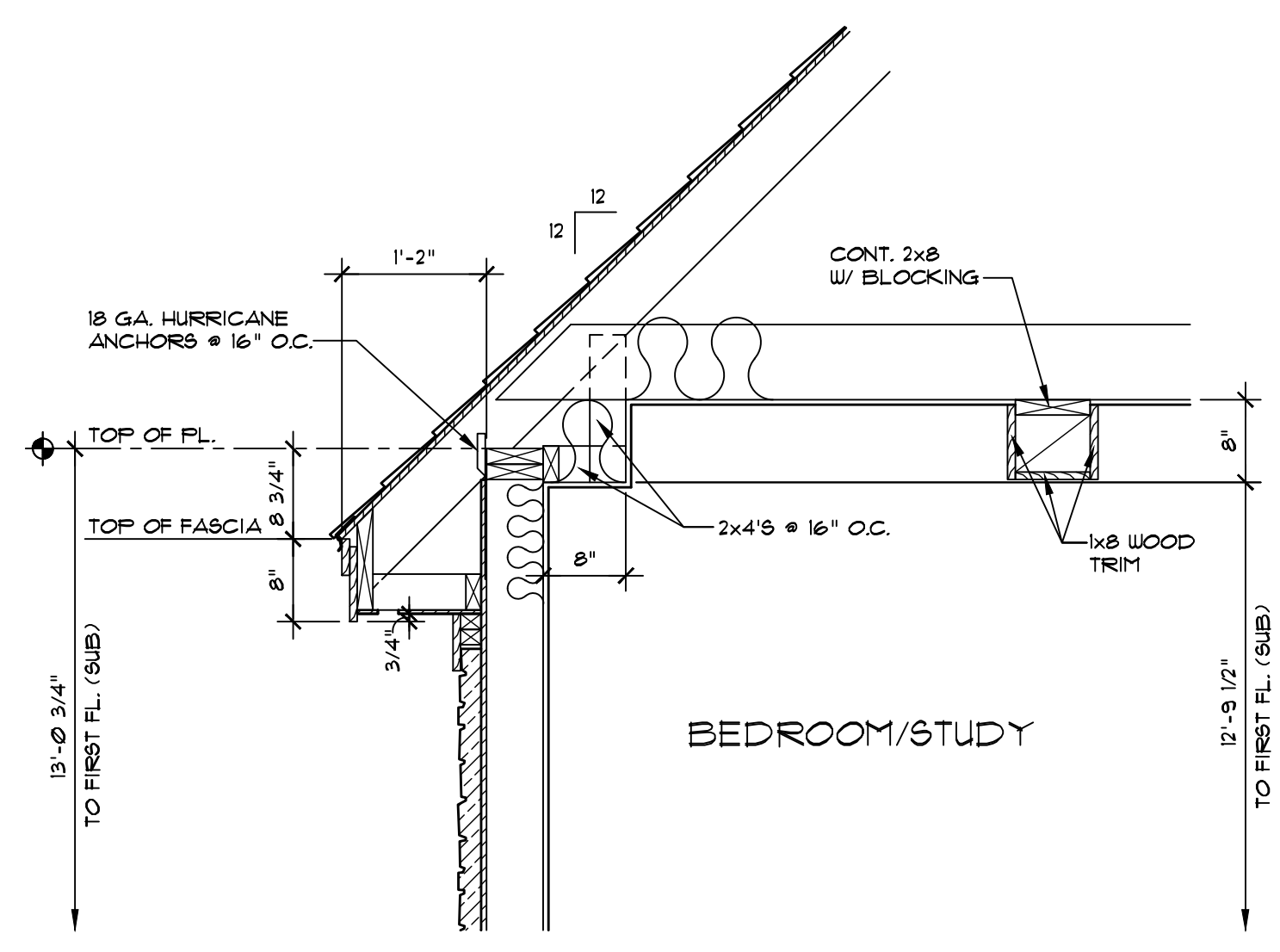
1 SECTION
3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



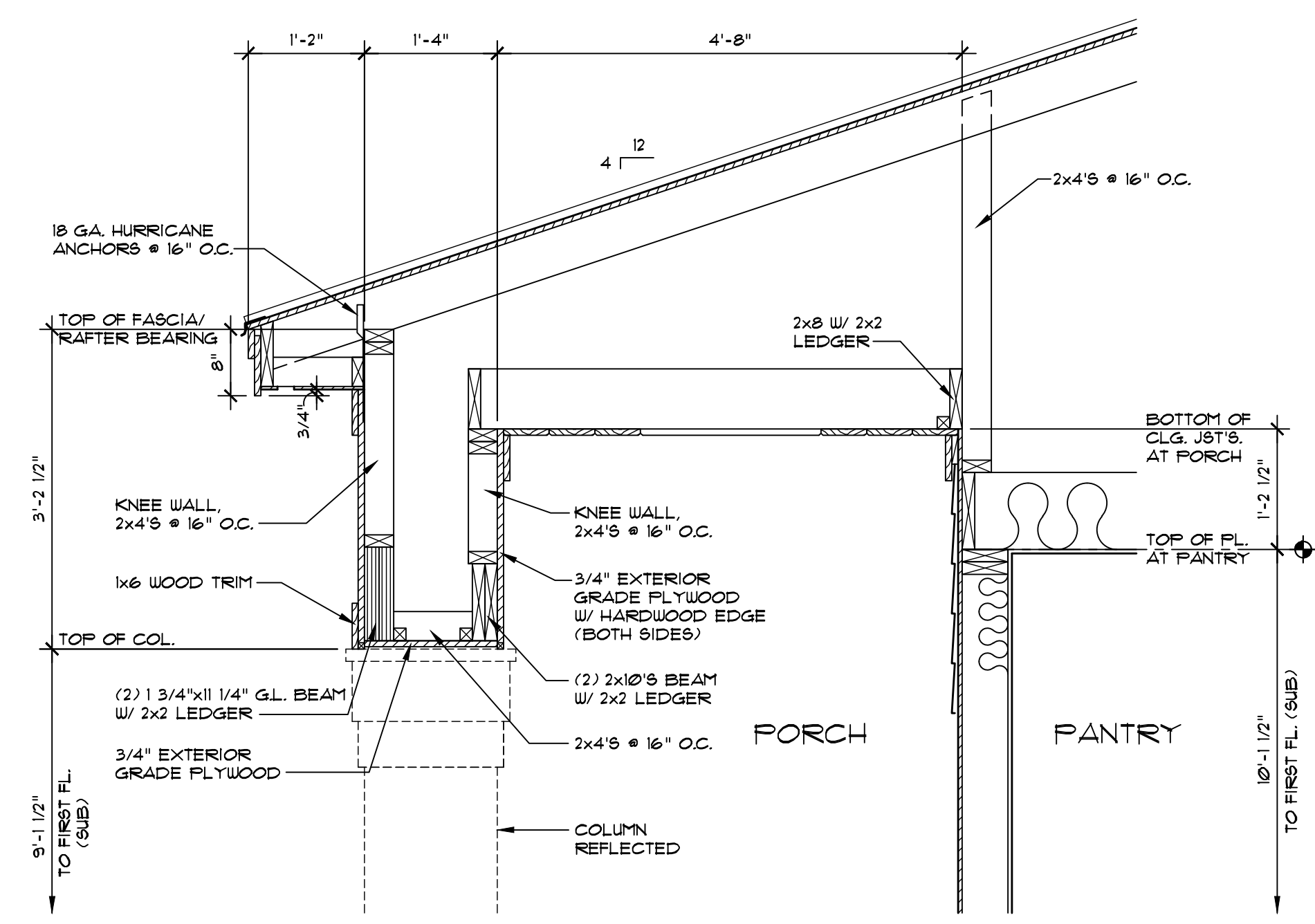
2 SECTION
3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



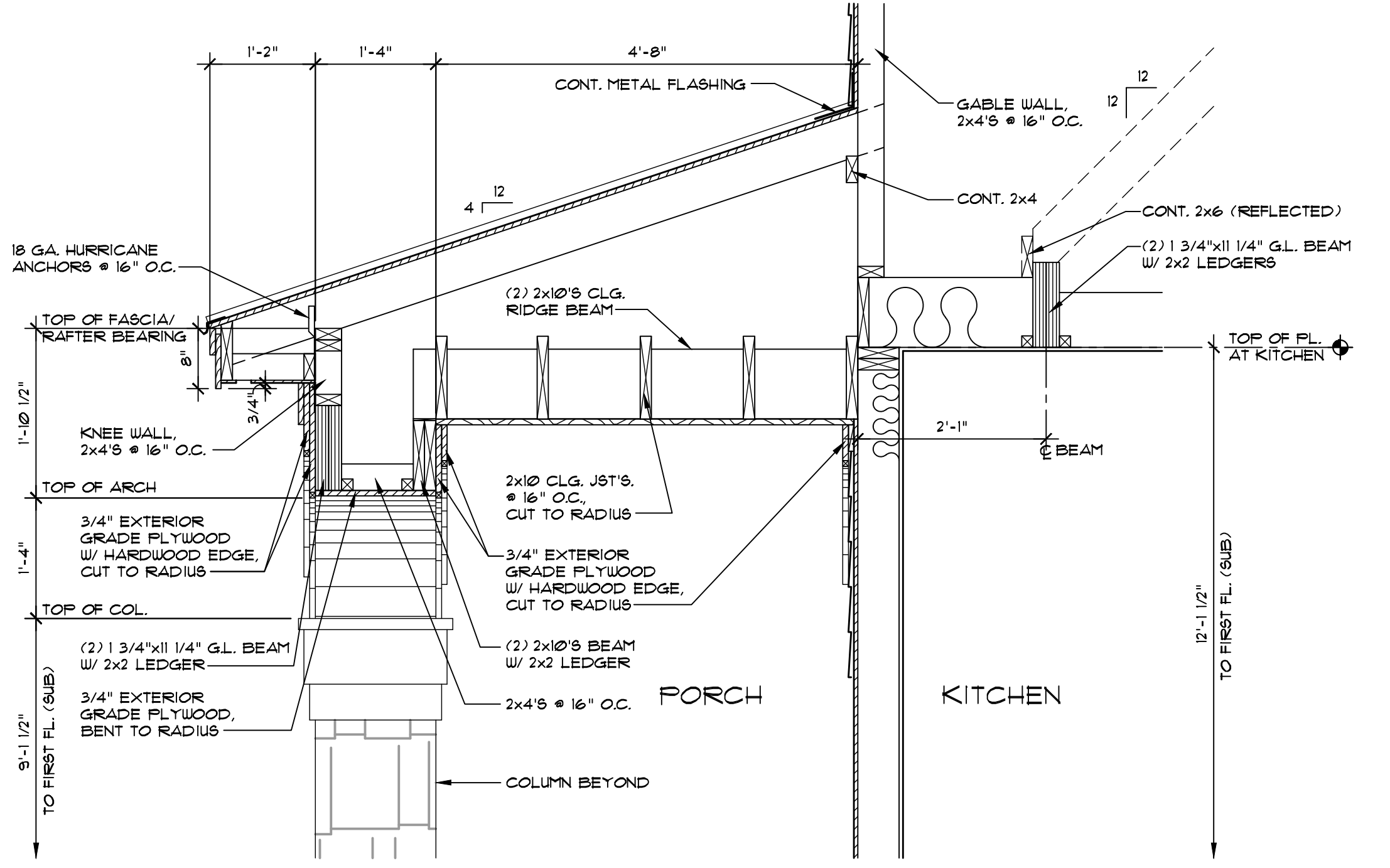
3 SECTION
3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



4 SECTION
3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



5 SECTION
3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



6 SECTION
3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

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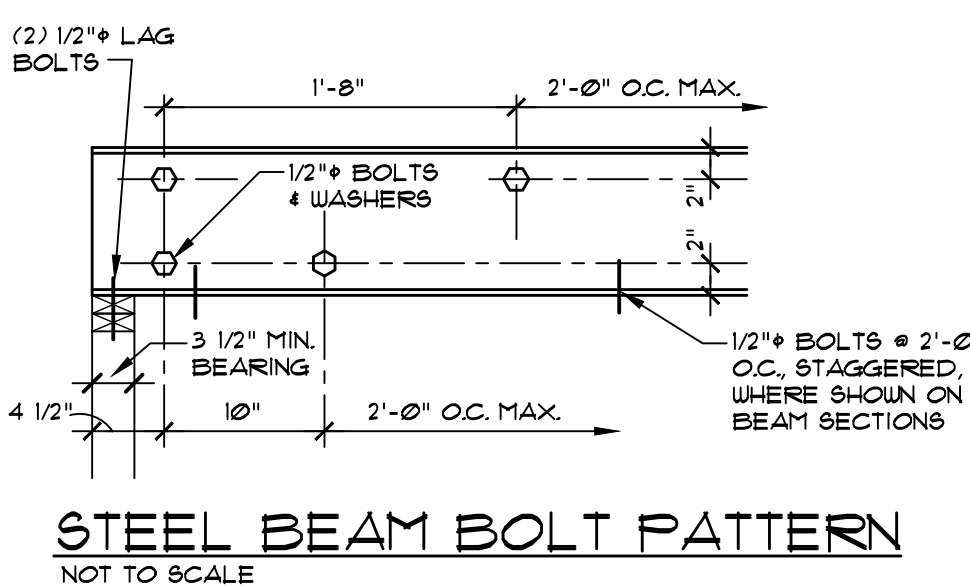
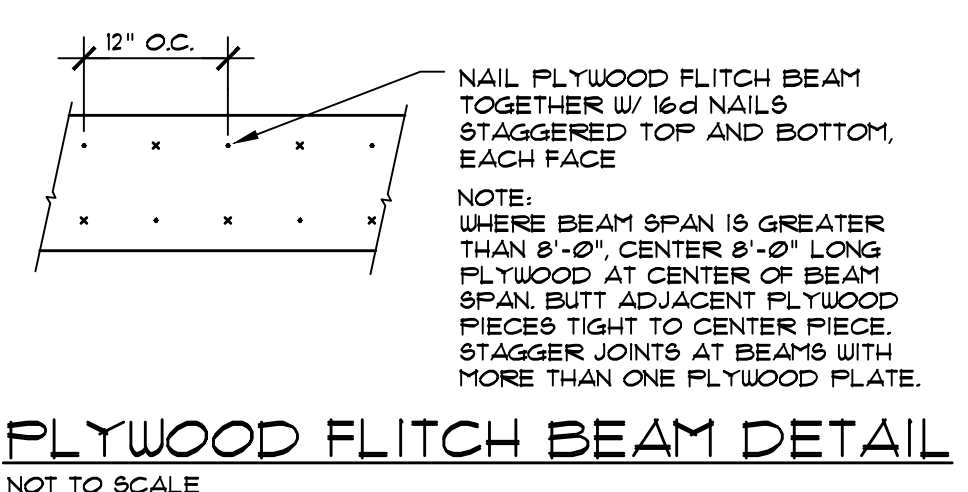
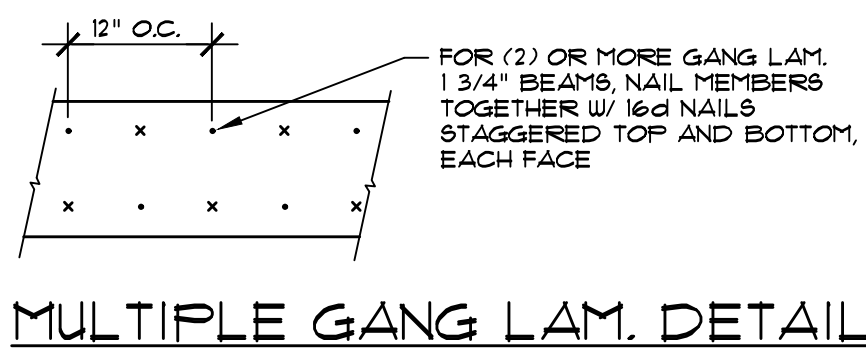
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ROSEBURG
 DESIGN NO. 1318-A T MR
 SHEET OF DR 9 11 LALW
 SECTIONS

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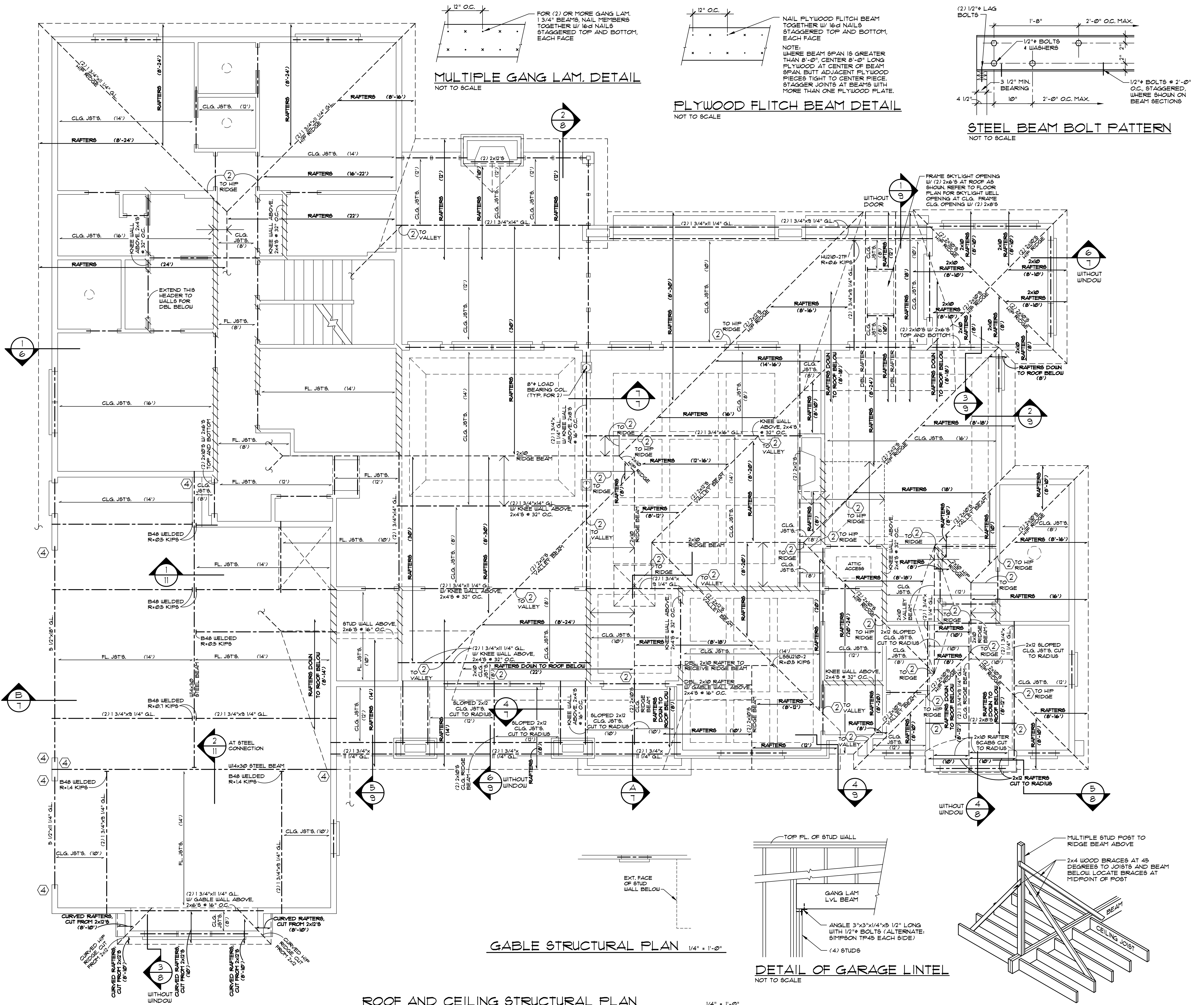


- ### STRUCTURAL NOTES
- ROOF FRAMING DESIGN IS CONVENTIONAL (STICK) FRAMING. FOR CONVERSION TO FREE-ENGINEERED TRUSS FRAMING, CONSULT A LOCAL TRUSS MANUFACTURER.
 - PROVIDE 2x6 COLLAR TIES @ 32" O.C. IN TOP THIRD OR TOP 3'-0" OF ATTIC SPACE IN ACCORDANCE WITH LOCAL BUILDING CODE.
 - UNLESS NOTED OTHERWISE, ALL INTERIOR DOOR AND WINDOW OPENINGS IN LOAD BEARING WALLS SHALL HAVE (2) 2x10'S LINTEL WITH (2) STUDS AT EACH LINTEL END (TYPICAL). LINTELS WHICH WILL NOT FIT BELOW THE WALL PLATE SHALL BE LOCATED WITHIN THE FLOOR/CEILING FRAMING ABOVE, AND THE OPENING SHALL BE FRAMED DOWN FROM THE LINTEL.
 - UNLESS NOTED OTHERWISE, ALL EXTERIOR DOOR AND WINDOW OPENINGS IN 2x4 WALLS SHALL HAVE (2) 2x10'S WITH 1/2" PLYWOOD PLATE LINTEL, AND IN 2x6 WALLS SHALL HAVE (2) 2x10'S WITH 2x6'S ON TOP AND BOTTOM. USE (2) STUDS AT LINTEL ENDS UNLESS OTHERWISE NOTED. PROVIDE STEEL LINTEL ANGLES WITH 4" MIN. BEARING WHERE REQUIRED OVER EXTERIOR MASONRY WALL OPENINGS.
 - AT ALL BUILDING CORNERS USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) MIN. 4'-0" WIDTH, USE 8d NAILS @ 4" O.C. FOR EDGE NAILING AND 12" O.C. FOR ALL INTERMEDIATE NAILING.
 - CONNECTORS INDICATED ARE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INC., SAN LEANDRO, CALIFORNIA 94571 (800-959-5099)

- ### STRUCTURAL LEGEND
- RAFTERS (X) RAFTERS, 2x6'S @ 16" O.C. UNLESS NOTED OTHERWISE
 - FL. JST'S. (X) FLOOR JOISTS, 2x10'S @ 16" O.C. WITH BRIDGING UNLESS NOTED OTHERWISE
 - CLG. JST'S. (X) CEILING JOISTS, 2x8'S @ 16" O.C. UNLESS NOTED OTHERWISE
 - PHANTOM LINE INDICATES STEEL BEAM
 - THIS SYMBOL INDICATES MAIN LOAD BEARING INTERIOR WALLS. ALL EXTERIOR WALLS ARE LOAD BEARING
 - DASH LINE INDICATES ROOF FRAMING
 - CENTER LINE INDICATES (2) 2x10'S BEAM BELOW ROOF UNLESS NOTED OTHERWISE. (SEE STUD NOTE (3) BELOW)
 - (3) INDICATES THE NUMBER OF STUDS UNDER BEAM ABOVE. NOTE: IF NUMBER OF STUDS AT BEAM ENDS ARE NOT INDICATED, USE (2) STUDS
 - BRACE ROOF TO WALL OR BEAM BELOW WITH 2x4'S @ 32" O.C.

- ### DESIGN CRITERIA
- (NOTE: ACTUAL DESIGN CRITERIA IN YOUR AREA MAY VARY. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY THESE.)
- FRAMING DESIGN BASED ON THE FOLLOWING LOADING CONDITIONS:
 ROOF + FLOOR DEAD LOADS - 15 P.S.F.
 ROOF LIVE LOAD - 20 P.S.F.
 FLOOR LIVE LOAD - 40 P.S.F.
 MAXIMUM WIND SPEED - 90 MPH. (3-SECOND GUST)
 - VERIFY SEISMIC REQUIREMENTS FOR YOUR AREA.
 - SOIL DESIGN BEARING PRESSURE IS ASSUMED 2000 P.S.F. LOCAL SOIL CONDITIONS AND/OR LOCAL PRACTICE MAY NECESSITATE A MORE STRINGENT FOOTING AND FOUNDATION WALL DESIGN. CONSULT WITH LOCAL CONTRACTOR OR BUILDING INSPECTOR.
 - INSULATION:
 CEILING - R-30
 WALL - R-13
 FLOOR - R-15
 - GL. MATERIAL SPECS
 LAMINATED VENEER LUMBER GANG LAM LVL, SHALL BE BY LOUISIANA-PACIFIC OF WILMINGTON, NC (800-999-9125) OR APPROVED EQUAL SUPPLIER. PROPERTIES SHALL MEET OR EXCEED:
 F_b = 2850 PSI
 F_v = 230 PSI
 E = 2,000,000 PSI
 GANG LAM "8" LVL'S ARE INDICATED. GANG LAM "10" LVL'S CAN BE USED BUT VARY FROM SIZES INDICATED

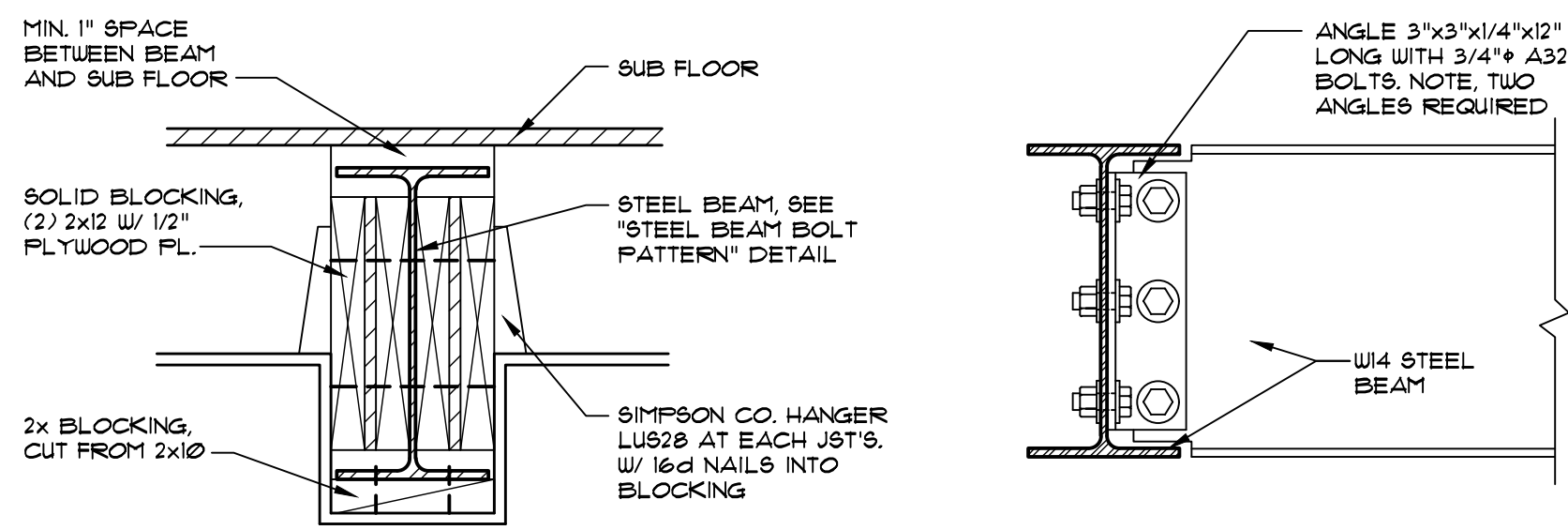
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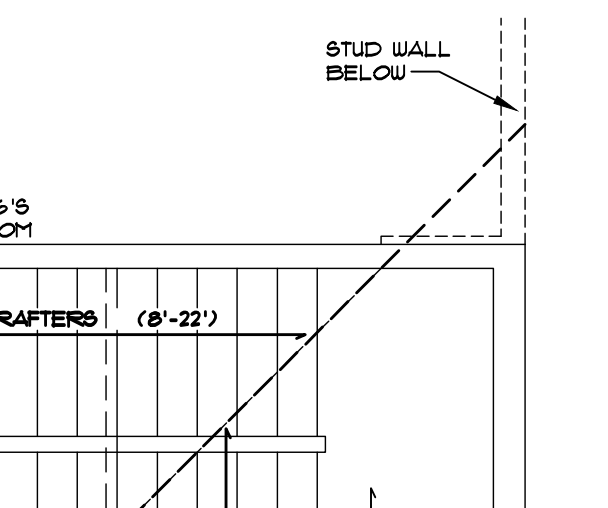
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 SHEET OF 10 OF 11 LALW
 DR
 ROOF AND CEILING
 STRUCTURAL PLAN

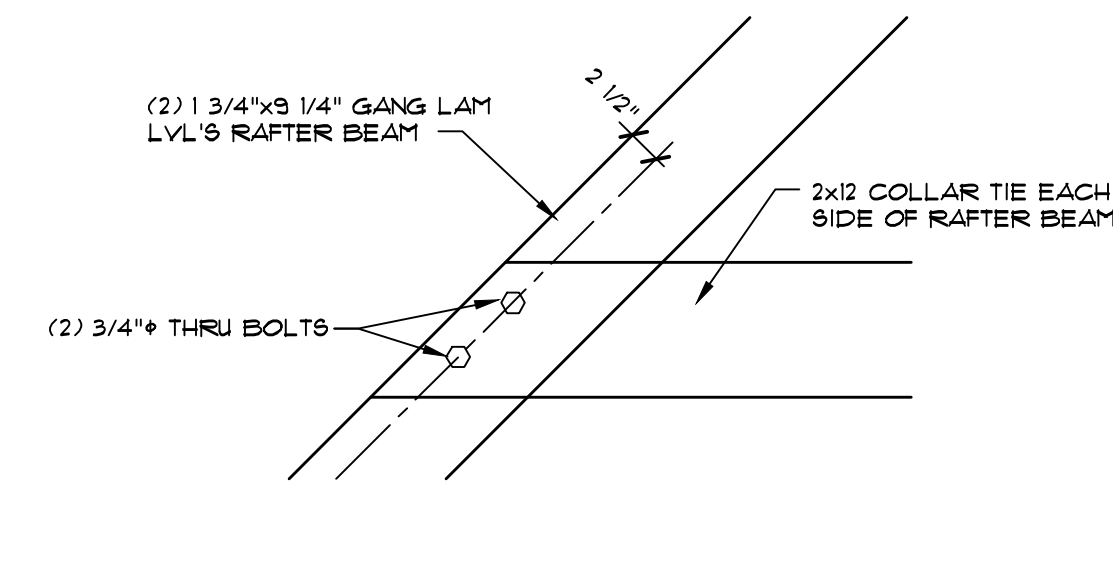
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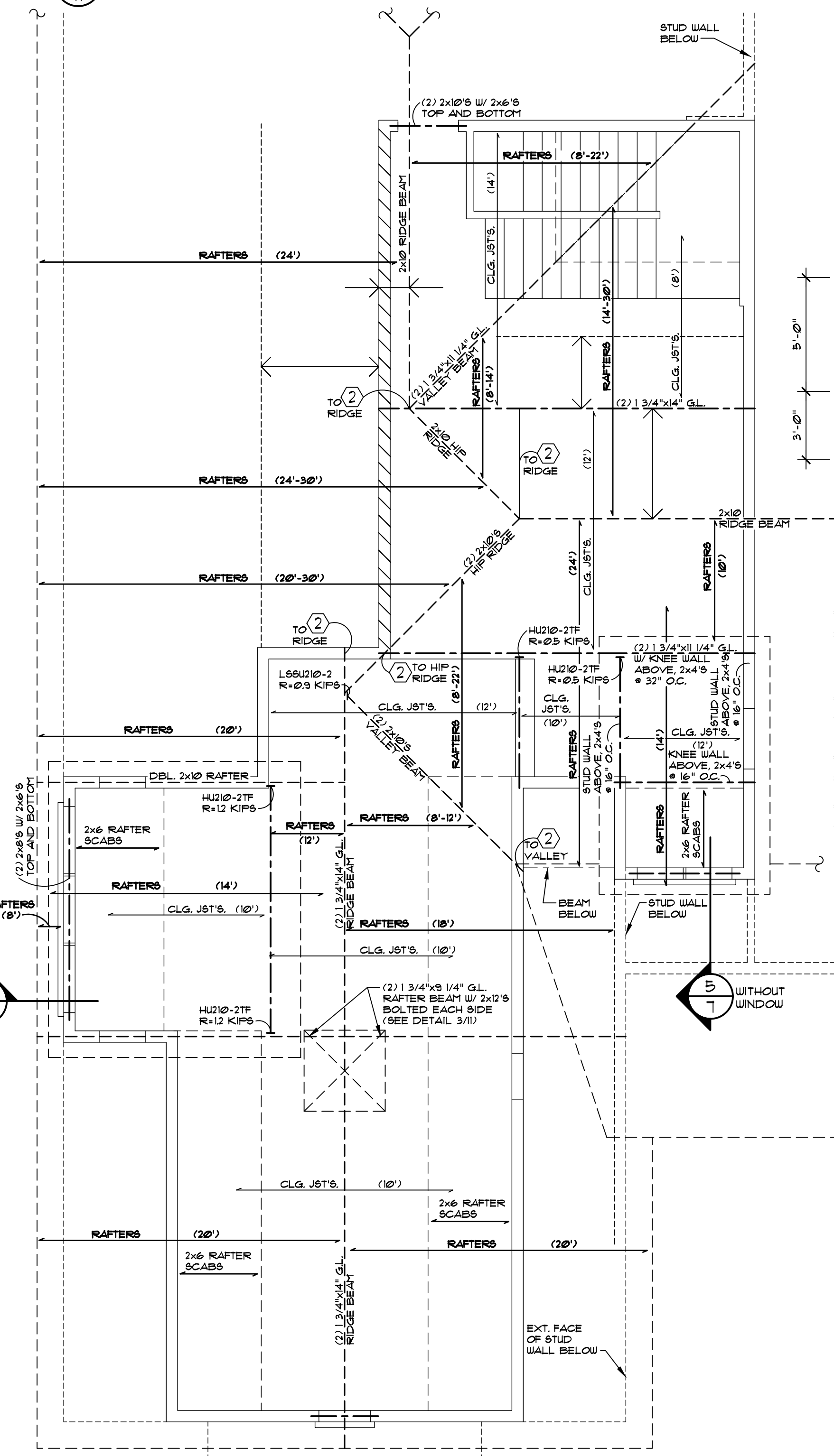
SECTION 1
1/2" = 1'-0"



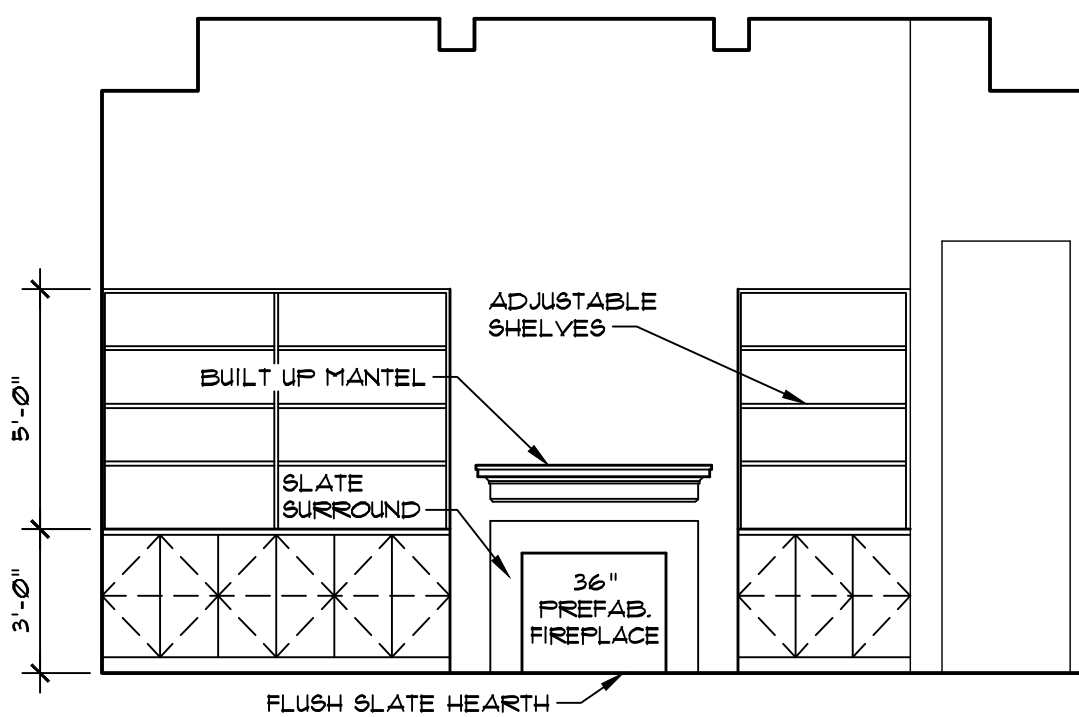
SECTION 2
1/2" = 1'-0"



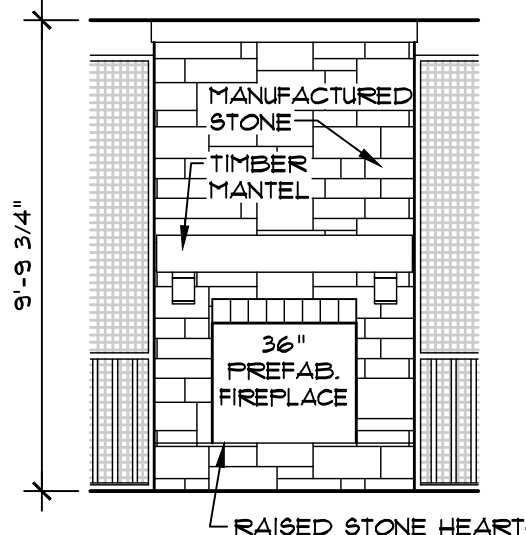
DETAIL AT RAFTER BEAM
3/4" = 1'-0"



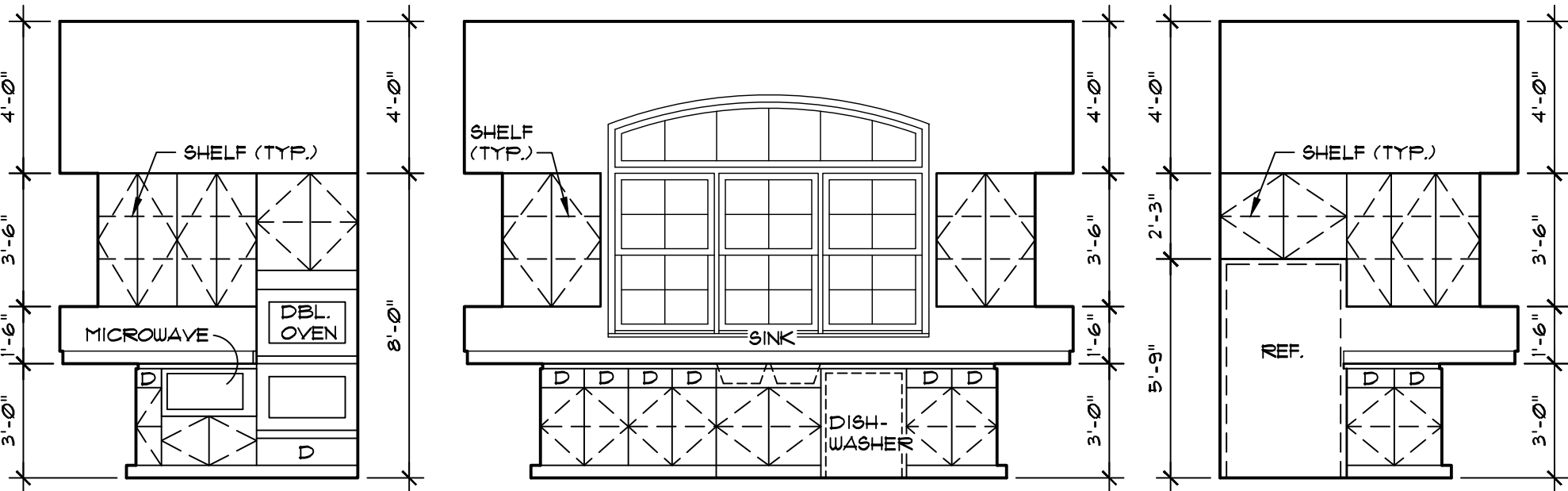
BONUS ROOM STRUCTURAL PLAN
1/4" = 1'-0"



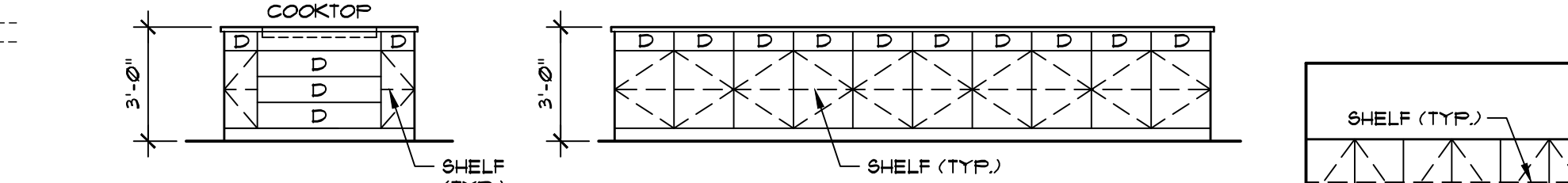
GREAT ROOM



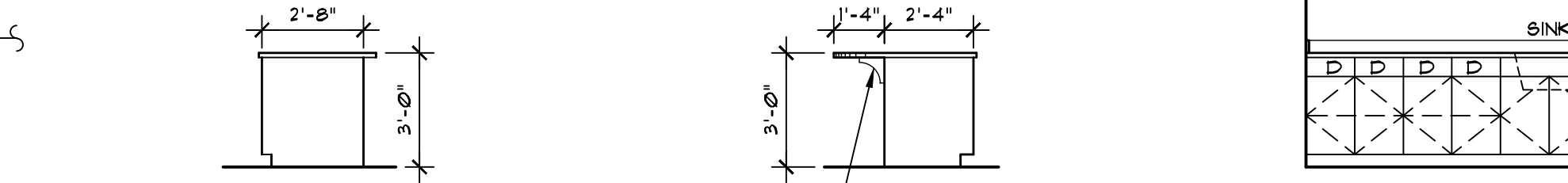
SCREEN PORCH



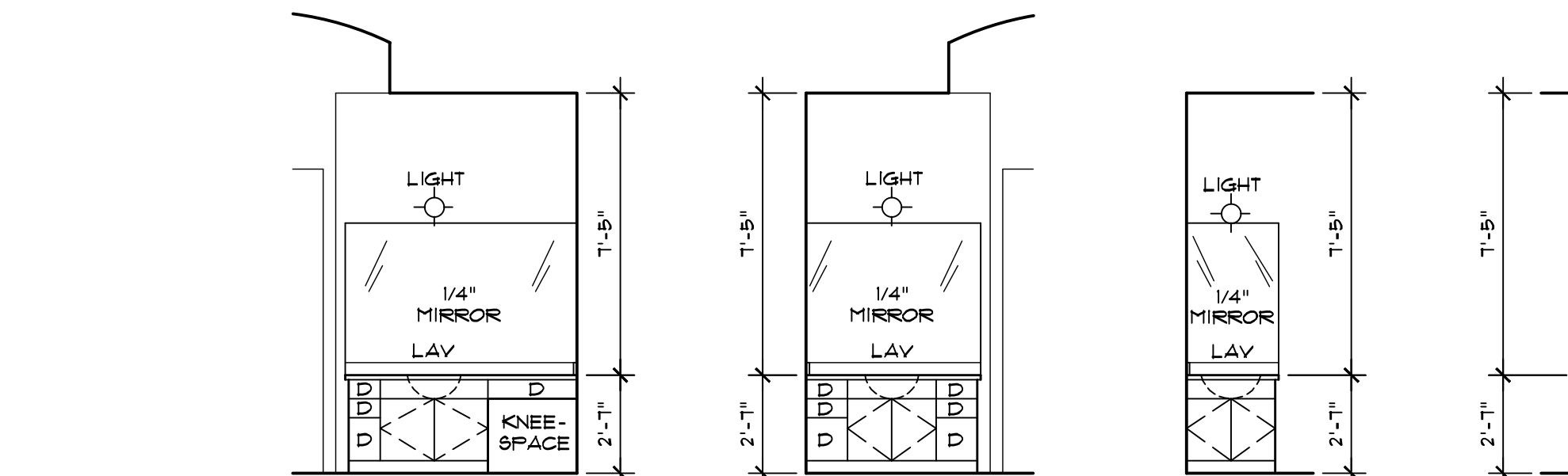
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KITCHEN



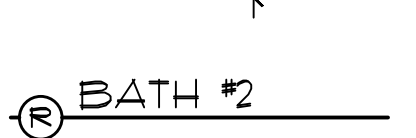
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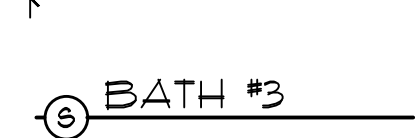
MASTER BATH



MASTER BATH



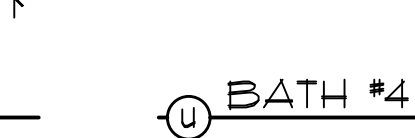
BATH #2



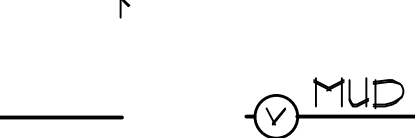
BATH #3



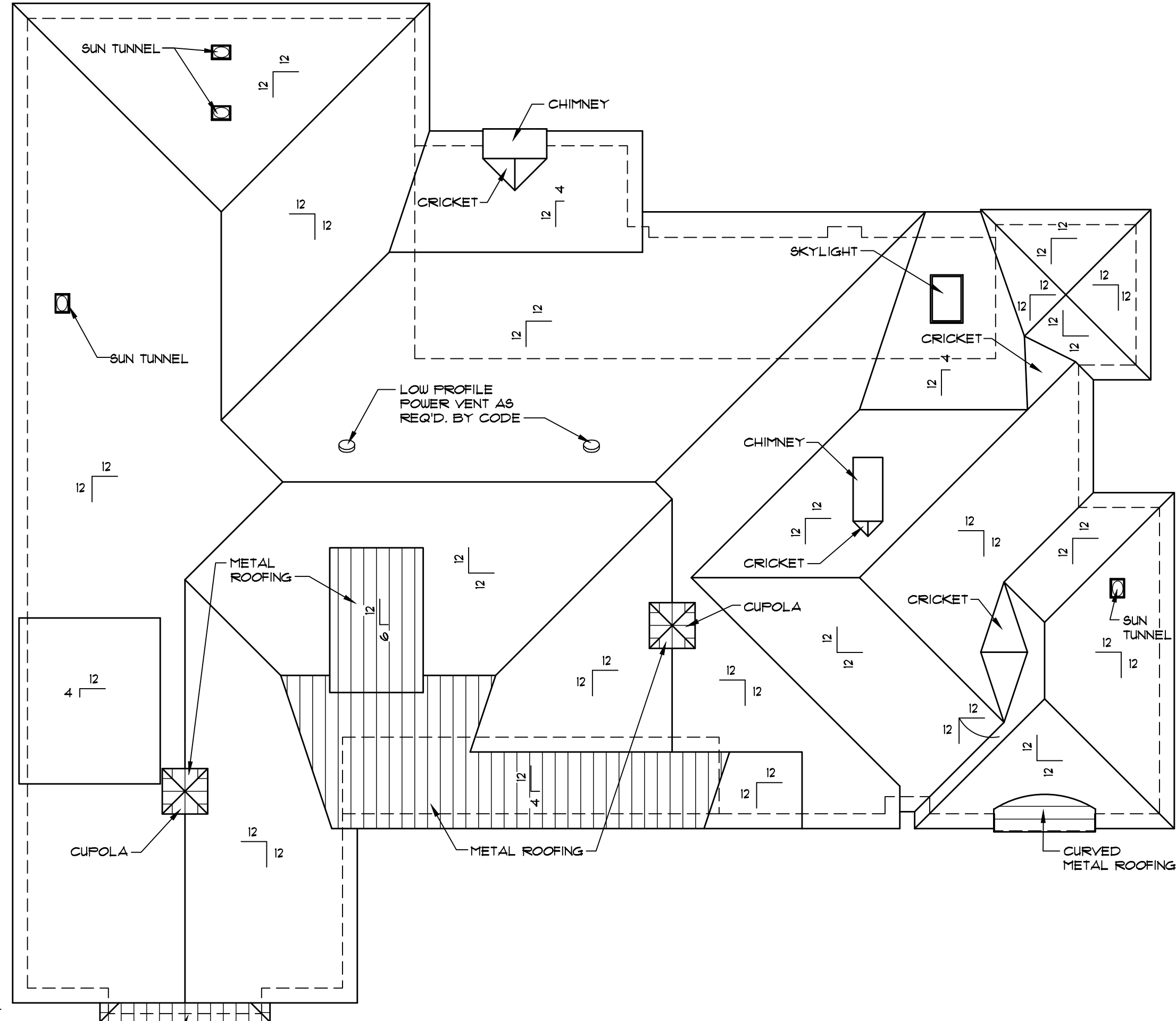
BATH #4



BATH #4



MUD ROOM



ROOF PLAN
1/8" = 1'-0"

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 AND INTERIOR ELEVATIONS

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