



To: Members of the Board of Adjustment, Applicants & Neighboring Property Owners  
From: Jonathan B. Kanipe, Town Manager  
Date: May 6, 2021  
Re: **Board of Adjustment Meeting – May 17, 2021**

### Applicants:

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

Members of the Board of Adjustment & staff may visit each property prior to the meeting. If this occurs, the property owner will be notified beforehand and asked if they approve the visit. If so, the visit will be conducted in a socially distant manner consistent with North Carolina state orders related to preventing the spread of Covid-19.

### 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-adjustments>.

You are invited to attend the scheduled meeting via Zoom and make comment when called upon. Any additional information regarding the Zoom meeting will be provided on the Town's website no later than May 13, 2021.

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

**The following items of business will be considered by the Biltmore Forest Board of Adjustment on Monday, May 17, 2021 at 4:00 pm in the Town Hall Board Room via Zoom. The format for the meeting and instructions for attending the meeting via Zoom can be found on the second page of this agenda. The link for the Zoom meeting can be found at the bottom of the second page.**

1. The meeting will be called to order and roll call taken.
2. The minutes of the April 19, 2021 regular meeting will be considered.
3. Hearing of Cases (Evidentiary Hearings, Deliberations & Determinations).
  - Case 1: 10 Stuyvesant Crescent** - Special Use Permit request for Playground Structure in Rear Yard
  - Case 2: 2 Hemlock Road** – Special Use Permit request for Fence within Rear Yard and Low Retaining Wall Extension within Side and Rear Yards
  - Case 3: 341 Vanderbilt Road** – Special use permit request for swimming pool within rear yard
  - Case 4: 300 Vanderbilt Road** – Special use permit request for Replacement Fence within Rear Yard Setback
  - Case 5: 63 Forest Road** – Variance Request to Exceed Maximum Roof Coverage for Accessory Building and Special Use Request for Accessory Building
  - Case 6: 307 Vanderbilt Road** – Variance Request for Re-construction of Storage Shed within Side Yard Setback

4. Adjourn

## **Process and Procedure for May 17, 2021 Board of Adjustment Meeting via Zoom**

- All participants attending will be held in the “waiting room” prior to admittance by Town staff. Once admitted into the meeting, please mute audio until called upon by the Board chair.
- The meeting will be called to order at 4:00 p.m. by the Chair. All interested parties and applicants will be virtually sworn-in at this time.
- Each matter will be called forward and Town staff will authorize video and audio for the applicants and any person with standing for that particular case. If an applicant would like to present visual evidence, they must provide this evidence to Town staff no later than Friday, May 14, 2021.
- The Board chair, or other Board of Adjustment member, will specifically ask questions to the applicant and ask for any evidence that they would like to present.
- The Board chair, or other Board of Adjustment member, will then specifically ask for any person with standing for that specific matter to provide comment. Town staff will moderate this comment period but will ensure each person who wishes to speak or provide evidence is able to do so.
- When all evidence and testimony has been provided, the Board will deliberate and render a decision, then move on to the next matter where the process will be repeated.

## **How to Access the May 17, 2021 Board of Adjustment Meeting via Zoom**

In order to access the Board of Adjustment meeting, please visit <http://zoom.us> to sign up, for free, for a Zoom account. This will enable you to participate with your desktop or laptop computer as you see fit. The Zoom link and log-in credentials are at the bottom of this page.

You may also download the free Zoom app from the Apple Store or Google Play on your mobile iOS or Android device. This app will walk you through setting up a free account.

If you are unable to access the meeting through a web or app based format, but would still like to listen and participate in the meeting, you may do so by calling one of the phone numbers listed below and entering the meeting ID and password.

Join Zoom Meeting

<https://us02web.zoom.us/j/84624534992?pwd=Z25MTk9GVVZSL1ZvQTZ1ejRyb2Zpdz09>

Meeting ID: 846 2453 4992

Passcode: 917366