

40 *Mr. Littlejohn made a motion to approve the item with the following conditions:*

41 *a.) Metro Water Services must approve the work.*

42 *b.) Evergreen landscaping be installed on the east side of the home to*
43 *buffer garage and parking turn-around zones.*

44 *c.) Installation of landscaping that is needed to fill in the gaps between*
45 *the natural vegetation gaps on the right side garage.*

46 *Mr. Banks seconded the motion and it passed unanimously.*

47 3. Mr. Isaac Wantland of Wantland Ink, represented the owners of 5401 Hillsboro
48 Road in their request of conditional approval for building an extensive garage and
49 gallery addition in the Hillside protection overlay. He also requested two
50 variances: one for two retaining walls over 10 feet, and one to increase the
51 impervious surface ratio from the maximum 16% to 17.1%.

52 Mr. Wantland began by giving the board an overview of the site and the current
53 dwelling. Showing pictures, he illustrated that the home was almost completely
54 screened by vegetation. He continued that the Trust that owns the lot in question
55 also owns the parcels around the dwelling as well. He said the terrain was very
56 challenging because the grades surrounding the house were very steep.

57 The objective of the expansion was to increase the parking areas, create a service
58 entrance and add a parking garage/gallery space. Because of the steep terrain, Mr.
59 Wantland and his team were unable to reach the places they wanted to build to do
60 geotechnical reviews without disturbing land or creating a construction entrance.
61 For that reason, Mr. Wantland wanted the Board to approve the plan in concept,
62 allow his team to start work, and then come back to present more specific
63 technical aspects of the plan.

64 Andrew Stone of Andrew Stone Engineering- the consulting engineer on the
65 project, discussed the technical challenges of getting a drilling rig on the terrain to
66 do a proper geotechnical analysis. He discussed doing temporary grading along
67 the planned service drive way and building retaining walls as needed to get the
68 rigs in place to drill. (He indicated them on the plan.) Once complete, the walls
69 could become a permanent part of the road structure. They do not expect to find
70 any colluvium, but by taking a step by step approach, they can address it as they
71 go and get details needed to properly build the structure.

72 Mr. Stone further discussed watershed and drainage. He explained that there were
73 two main watersheds: some water drains toward Hillsboro Rd and the rest drains
74 toward the private cul-de-sac. Also mentioned was that the team would be
75 applying for additional approval through the state for their drainage plan.

76 Mr. Littlejohn asked Mr. Wantland to describe the actual project in detail. Mr.
77 Wantland explained that the upper garage was meant to hold up to seven (7) cars

78 and the lower garage was meant to be a gallery of fine vehicles and other art. It
79 would also have some more flexible space for functions, events, and catering.

80 Mr. Banks said he approved the general design but wondered what else needed to
81 be approved. Mrs. Deaton said that the City did not have engineered plans for the
82 retaining walls and did not yet have extensive geotechnical analysis for where the
83 bulk of the structure was to be placed. Mr. Wantland noted that there were a great
84 many possibilities for the retaining walls as far as building structure. The Board
85 discussed these types and agreed more detail would be needed.

86 In regards to the walls and the overall construction, Mr. Littlejohn asked how the
87 walls and the structure would look. Mr. Wantland responded that it would be built
88 with the same look as the existing structure, large stone. Chairwoman Rowland
89 said that they wanted it to look as if it had always been there. Mr. Wantland said
90 that was the goal as the new tower will connect all levels of the house. He added
91 that the contractor, Will Andrews Construction, has the best masons in town and
92 careful attention will be paid to the stone finishing.

93 Mr. Littlejohn asked if they had considered other options to the very large
94 “hammerhead” motor court. Mr. Wantland responded that they had considered
95 placing the motor court on the other side of the guest house, but the drive became
96 odd and disjointed from the structure. He assured the Board that they had
97 considered many options on this addition and brought them the very best option.

98 Chairman Rowland asked if there were anyone there to speak to the issue. No one
99 spoke.

100 *Mark Banks made motion to conditionally approve the request, provided that the*
101 *applicant completed the following:*

102 *a.) erosion protection and soil control plan*

103 *b.) grading plans*

104 *c.) geotechnical work*

105 *d.) final engineering*

106 *e.) storm water protection and prevention plan*

107 *f.) bring final plans to the BZA in 90 days.*

108 *The city will not issue a building permit for vertical construction until the BZA*
109 *has approved the final plans.*

110 *Jim Littlejohn seconded the motion, and the Board unanimously approved the*
111 *motion.*

112 4. The Board discussed the rules changes. *Jim Littlejohn made a motion to approve*
113 *the rules, as amended. Mark Banks seconded the motion, and the board*
114 *unanimously approved the revised rules.*

115 5. **The meeting was adjourned.**

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118 Recorder

Chairperson

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