



**BOARD OF ADJUSTMENT
AGENDA
May 29, 2019**

- I. Call to Order**
- II. Approval of Minutes**
- III. New Business:**

- 1. LaRose Fields, LLC**
 - 1401 SE Eagle Way ([VAR19-0011](#))
 - Sign Setback

Variance*

- IV. Other Business**
- V. Adjournment**

Board of Adjustment
Minutes
May 8, 2019

Meeting called to order by Rick Rogers, Chairman

Present: Rustin Chrisco, Joe Haynie, Jan Holland, and Rick Rogers
Absent: Sam Pearson
Staff: Tyler Overstreet and Ali Worley

Motion by Mr. Haynie, seconded by Ms. Holland to approve the minutes of April 24, 2019 as written.
Approved 4-0

New Business

Item #1

Stroud, Variance Request for 708 E Central Avenue, Rear Yard Fence Height, VAR19-0010

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Daryl Stroud, owner and applicant, explains his request to the Board members.

There is some discussion.

Approved 4-0

Other Business

There is discussion on the intent of the 8 foot tall fence regulation for DN-zoned districts.

Motion by Mr. Haynie, seconded by Ms. Holland to adjourn.

Meeting adjourned

Ali Worley

*A copy of this recording can be obtained from the Bentonville Planning Department.

BOA STAFF REPORT

VAR19-0011, LaRose Fields, LLC, Sign Setback

TO: Bentonville Board of Adjustment Members
THRU: Ellen Norvell, Community Development Director
FROM: Tyler Overstreet, Planner
BOA DATE: May 29, 2019

GENERAL INFORMATION:

Representative: Matt Reese, Your Sign Studio

Applicant: LaRose Fields, LLC

Location: 1401 SE Eagle Way

Existing Zoning: C-2, General Commercial

Existing Land Use: Car Wash Facility

REQUEST: Variance(s)

Front Yard Fence Location Variance		
	Regulation	Request
Article 801, Section 801.15.c.2, Freestanding signs – nonresidential districts, Setback.	Signs with an area greater than 32 square feet shall be setback a minimum of 10-feet from property lines.	Request of: 0-feet Variance of : 10-feet

SURROUNDING ZONING:

Direction	Zoning
North	A-1, Agricultural
South	C-2, General Commercial
East	C-2, General Commercial
West	C-2, General Commercial

BACKGROUND:

The applicant has submitted a variance request to the setback requirements for a freestanding, monument style sign located at 1401 SE Eagle Way. The applicant is requesting that a 60 square foot sign be permitted on their property line, which a variance of 10-feet from the 10-feet required by ordinance. According to the applicant's narrative, due to utility conflicts, this is the only potential location where they could place the sign.

At the time of this request, there are no public utilities that would be impeded by the proposed variance.

For additional information, please reference the attached documents.

PUBLIC COMMENT:

Staff has **NOT** received public comment regarding this request.

CONDITIONS OF APPROVAL:

If approved, the following condition(s) shall apply:

1. The approved variance shall be for the proposed height, location and materials of the sign only as provided by the applicant within this application.
2. The sign shall maintain a minimum of 5-feet of separation from any public utility.
3. The applicant shall obtain an approved sign permit prior to constructing the sign.

Dear Bentonville Board of Adjustments,

In this narrative we will outline the special conditions and circumstances that exist as why we asking the board to allow for a variance on our monument sign placement.

As you can see in the attached pictures there is utilities in the corner of the property that basically allow for only one spot which is the proposed location for we are asking for variance. That variance would need the leading edge of the sign to sit on the property line thus eliminating the setback. This is the only spot based on the report from both Sand Creek Engineering as well as Harrison French & Associates.

Thanks



CLIENT

Diamond Wash

JOB NAME

monument



PROOF DATE: 3/14/19
DESIGNER: Matth

PLEASE CONFIRM ALL PROOF SPECS ARE ACCURATE. IT IS YOUR RESPONSIBILITY TO CHECK FOR ANY AND ALL ERRORS. WE ARE NOT RESPONSIBLE FOR ERRORS AFTER APPROVAL. ANY ADDITIONS OR CORRECTIONS AFTER PROOF APPROVAL WILL BEAT CUSTOMER'S EXPENSE.

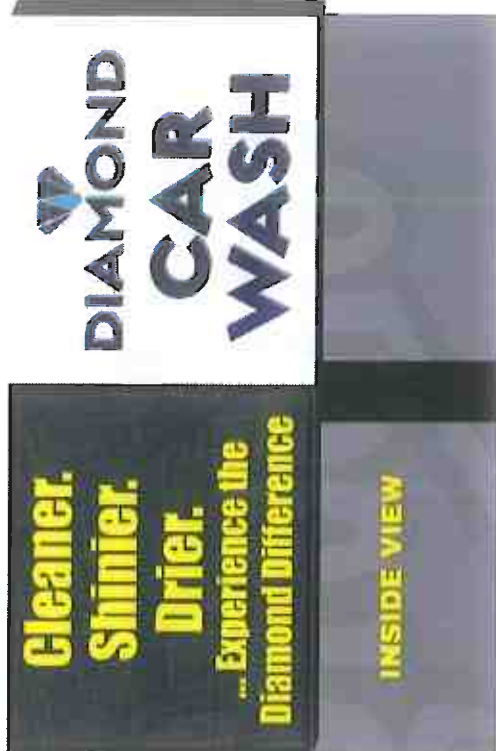
479-250-4844 | www.yoursignstudio.com

144 in



60 in
96 in

144 in



60 in
36 in

APPROVED:

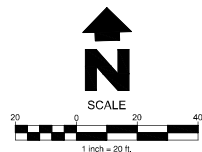
DATE:











=====	PROPERTY LINE
~~~~~	WATERLINE (PEX SDRW; ALL FITTINGS TO BE BRASS, WRAPPED IN POLY)
-----	SANITARY SEWER LINE
-----	UNDERGROUND TELEPHONE
-----	UNDERGROUND ELECTRIC
-----	GAS LINE
=====	STORM SEWER
=====	LIMITS OF PONDING
-----	IRRIGATION CONDUIT
	GAS METER
	2" WATER METER
	1" IRRIGATION WATER METER
	WATER VALVE
	SANITARY SEWER CLEAN-OUT
	ELECTRIC METER
	ELECTRIC TRANSFORMER

- 1N. CONNECT TO BUILDING; SEE MEP PLANS (BY OTHERS)
- 2N. CONNECT TO EXIST. ELECTRICAL PAD MOUNTED SWITCH GEAR
- 3N. CONNECT TO ELECTRIC METER
- 4N. CONNECT TO EXIST. GAS LINE
- 5N. REDUCED PRESSURE ZONE BACKFLOW ASSEMBLY FOR BUILDING WATER SERVICE IS LOCATED INSIDE THE UTILITY ROOM; SEE PLUMBING PLANS (BY OTHERS)
- 6N. TAP BY CITY OF BENTONVILLE AT OWNERS EXPENSE
- 7N. EXIST. SANITARY SEWER STUB OUT TO BE PLUGGED BY CONTRACTOR
- 8N. 1" IRRIGATION SERVICE LINE
- 9N. REDUCED PRESSURE BACKFLOW DEVICE FOR IRRIGATION; SEE IRRIGATION PLANS
- 10N. 1" IRRIGATION METER; SEE IRRIGATION PLANS
- 11N. CONNECT TO EXISTING ELECTRICAL SERVICE

- 1D. SANITARY SEWER CLEAN-OUT (SEE MEP PLANS FOR SCHEDULE),  
SEE DETAIL 1/C5.1
- 2D. NOT USED
- 3D. UTILITY TRENCH AND BEDDING, REFER TO CITY OF BENTONVILLE STANDARD  
UTILITY DETAILS
- 4D. MANHOLE AND INTERCEPTOR, SEE PLANS (BY OTHERS), SEE DETAIL 2/C5.1
- 5D. DS-1408 THREE PHASE TRANSFORMER PAD 45-1000 kVA, REFER TO CITY OF  
BENTONVILLE ELECTRIC DETAILS
- 6D. CORE MANHOLE BY CONTRACTOR, INSTALL INTERNAL DROP, REFER TO CITY  
OF BENTONVILLE STANDARD UTILITY DETAILS

1. ALL UTILITIES MUST MEET THE MINIMUM STANDARDS OF THE CITY OF BENTONVILLE.
  - A. EXISTING WATER MAINS.
  - B. ALL WATERLINES TO HAVE GATE VALVES NEAR POINT OF CONNECTION.
  - C. ALL WATERLINES TO HAVE A MIN. OF 4' OF COVER.
  - D. ALL OVERHEAD ELECTRICAL LINES TO BE OWNED BY THE CITY OF BENTONVILLE AT OWNER/DEVELOPER EXPENSE.
  - E. 2-INCH WATER SERVICES TO BE INSTALLED BY THE CITY OF BENTONVILLE.
  - F. ALL OVERHEAD ELECTRICAL LINES TO BE OWNED BY THE CITY OF BENTONVILLE.
2. CONTRACT BENTONVILLE ELECTRICAL DEPARTMENT DRAWING AT 47927-1315 FOR DETERMINING OVERHEAD ELECTRICAL OR EXISTING POWER POLE LOCATIONS.
3. BENTONVILLE ELECTRICAL DEPARTMENT LAYOUT DRAWING FOR DETERMINING OVERHEAD ELECTRICAL INFORMATION SHALL BE THE SITE UTILITY PLAN.
4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THIS DOCUMENT. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.