



**BOARD OF ADJUSTMENT
AGENDA
August 14, 2019**

I. Call to Order

II. Approval of Minutes

III. Old Business:

1. J Street Company, LLC

Variance*

2600 SE J Street ([VAR19-0018](#))

- Fence Height

IV. New Business:

1. Clark

Variance*

101 NW O Street ([VAR18-0044](#))

- Accessory Building Setback

2. Lawler

Variance*

108 NE F Street ([VAR19-0019](#))

- Front Setback

3. Kotyanker

Variance*

209 SE B Street ([VAR19-0020](#))

- Street Facing Garage Setback

V. Other Business

VI. Adjournment

Board of Adjustment
Minutes
July 24, 2019

Meeting called to order by Sam Pearson, Vice Chairman

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

Motion by Mr. Chrisco, seconded by Ms. Holland to approve the minutes of June 12, 2019 as written.
Approved 3-0

New Business

Item #1

J Street Company, LLC, Variance Request for 2600 SE J Street, Fence Height, VAR19-0018

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is no applicant present, so no explanation of hardship can be given.

Motion by Mr. Chrisco, seconded by Ms. Holland to table the item.

Tabled 3-0

Motion by Mr. Chrisco, 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

VAR19-0018, J Street Company, LLC, Fence Height

TO: Bentonville Board of Adjustment Members
THRU: Ellen Norvell, Community Development Director
FROM: Tyler Overstreet, AICP, Senior Planner
BOA DATE: July 24, 2019

GENERAL INFORMATION:

Representative: DeWayne Soper

Applicant: J Street Company, LLC

Location: 2600 SE J Street

Existing Zoning: C-2, General Commercial

Existing Land Use: Parking Lot and Basketball Court

REQUEST: Variance(s)

Front Yard Fence Location Variance		
	Regulation	Request
Article 1100, Section 1100.06.h.1, Fence Height	The maximum fence height shall be six (6) feet above grade.	Request of: 10 feet Variance of : 4 feet

SURROUNDING ZONING:

Direction	Zoning
North	C-1, Neighborhood Commercial
South	I-1, Light Industrial
East	I-2, Heavy Industrial
West	I-1, Light Industrial

BACKGROUND:

The applicant has submitted a variance request to the fence height requirements for an addition in height to an existing fence at 2600 SE J Street. The applicant proposes to construct four-feet of netting above an existing six-foot tall chain link fence, a variance of four-feet from the six-feet required by ordinance. According to the applicant's narrative, the primary purpose of the additional fence height is to prevent basketballs from bouncing outside of the existing basketball court area.

For additional information, please reference the attached documents.

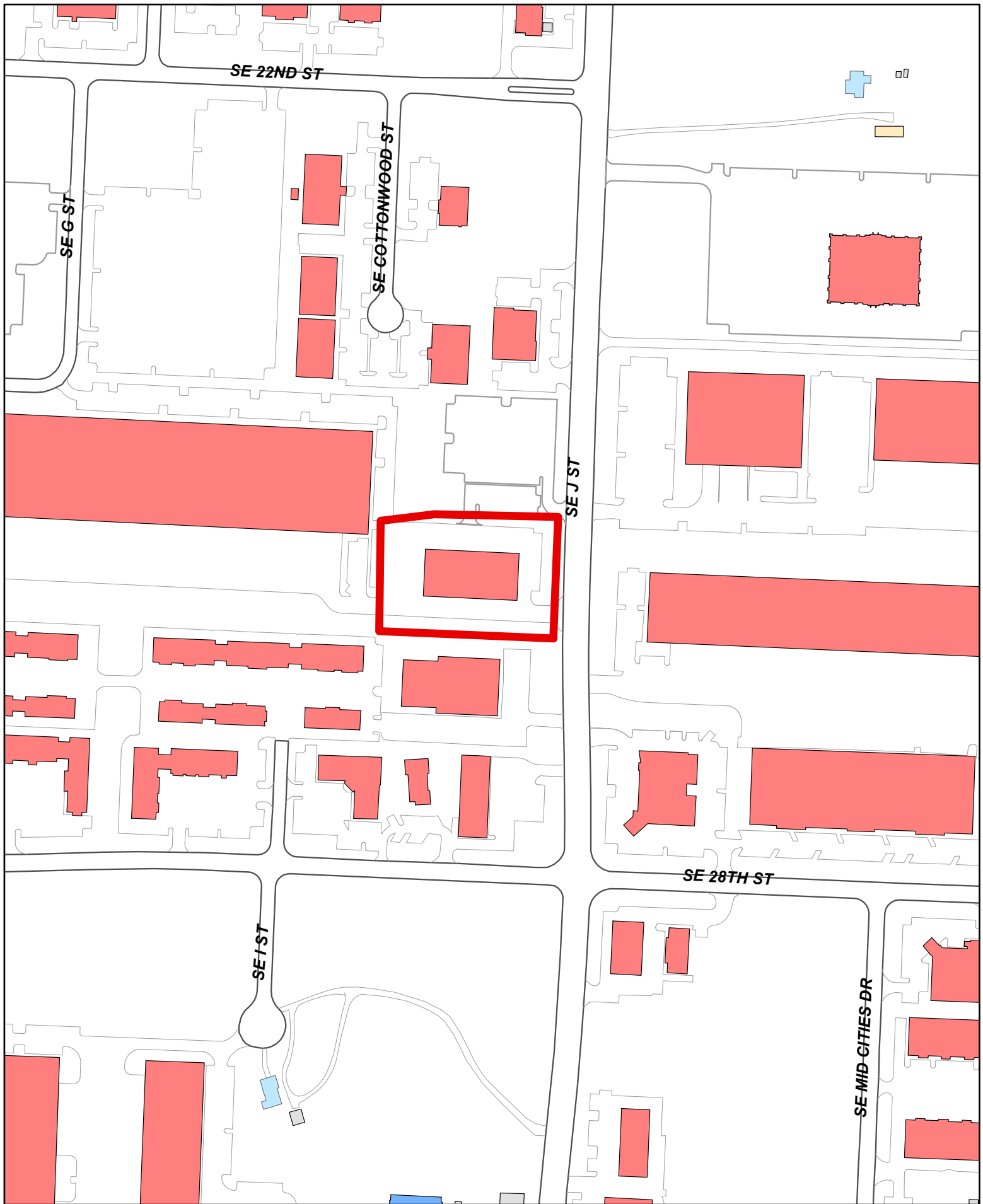
PUBLIC COMMENT:

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

CONDITIONS OF APPROVAL:

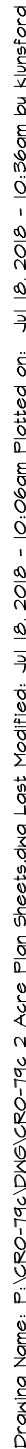
If approved, the following condition(s) shall apply:

1. The approved variance shall be for the proposed fence height, location, and materials as provided by the applicant within the application.
2. The applicant shall be required to obtain a fence permit prior to constructing the fence.



VAR19-0018
J Street Company
2600 SE J Street - Setbacks





Sheet No.:

3

10

of









BOA STAFF REPORT

VAR18-0044, Clark, Accessory nonresidential buildings setback

TO: Bentonville Board of Adjustment Members
THRU: Ellen Norvell, Community Development Director
FROM: Tyler Overstreet, AICP, Senior Planner
BOA DATE: August 14, 2019

GENERAL INFORMATION:

Representative: Mike Clark

Applicant: Mike Clark

Location: 101 NW O Street

Existing Zoning: R-1, Single-Family Residential

Existing Land Use: Low-Density Residential

REQUEST: Variance(s)

Accessory Nonresidential Building Setback		
	Regulation	Request
Article 601, Section 601.01, Accessory nonresidential buildings, Subsection c, Setbacks	Accessory nonresidential buildings shall be located no closer than five feet from any side or rear lot line. Corner lots shall not project beyond the building line required or existing on the adjacent lot.	Request of: 0-feet Variance of : 5-feet

SURROUNDING ZONING:

Direction	Zoning
North	R-1, Single-Family Residential
South	R-O, Residential Office
East	R-1, Single-Family Residential
West	R-1, Single-Family Residential

BACKGROUND:

The applicant has submitted a variance request to the setback requirements for accessory nonresidential buildings for an existing shop located at 101 NW O Street. The applicant proposes a 16'x16' covered addition to their existing shop building. The addition will have posts into the ground, necessitating the need for a setback variance.

The applicant has taken the steps to vacate existing drainage and utility easements along SW 2nd Street; therefore, no utilities or drainage facilities shall be impeded by the proposed variance.

According to the applicant's narrative, they were previously granted a variance to allow the structure at its current location.

For additional information, please reference the attached documents.

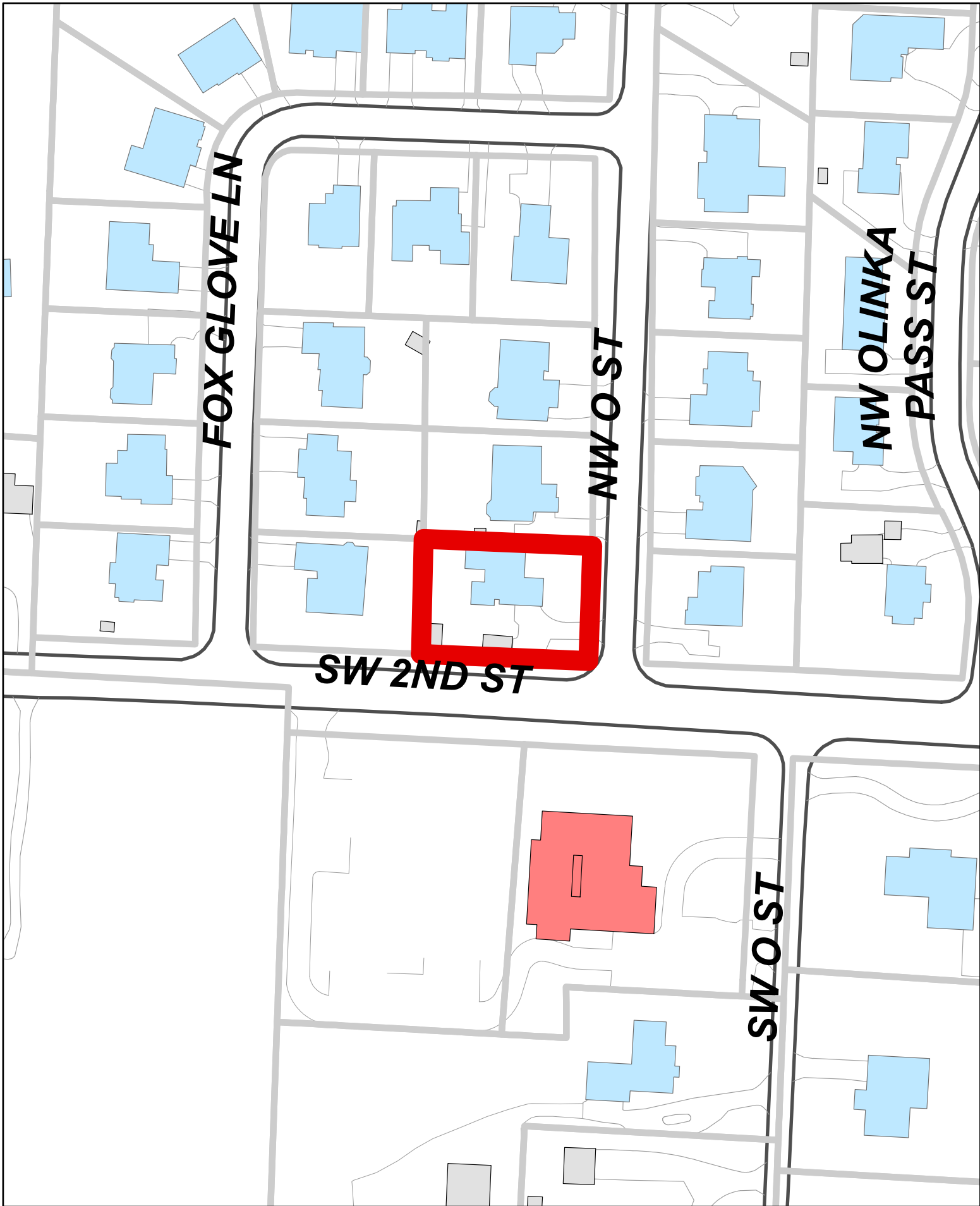
PUBLIC COMMENT:

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

CONDITIONS OF APPROVAL:

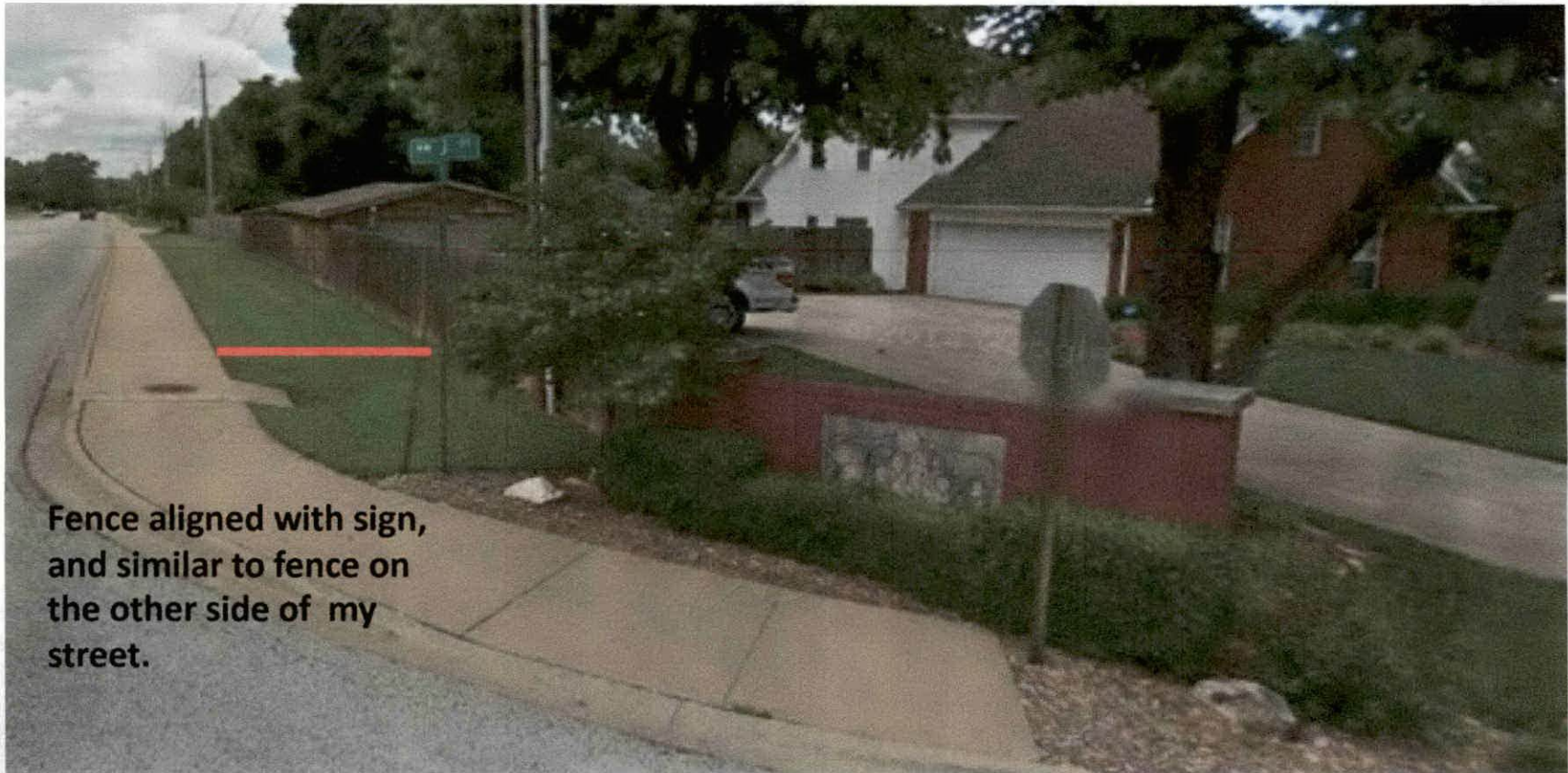
If approved, the following condition(s) shall apply:

1. The approved variance shall be for the proposed layout and setbacks as provided by the applicant within the application.
2. The applicant shall be required to obtain an approved building permit prior to constructing the addition.



VAR18-0044
Clark
101 NW O St-Fence Height





**Fence aligned with sign,
and similar to fence on
the other side of my
street.**



Current

Proposed
roof addition
16x16



01-05537-000

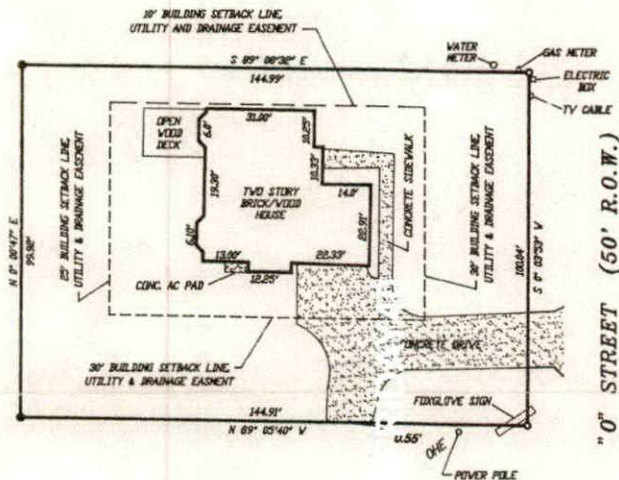
26-284

SURVEY FOR WILLIAM B. OAKLEY
101 NW "O" STREET
BENTONVILLE, ARKANSAS 72712

FILED FOR RECORD
At 2:20 O'clock P.M.

AUG 17 1994

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



ARKANSAS HIGHWAY 72 (80' R.O.W.)



LEGEND
● FOUND IRON PIN
○ SET IRON PIN

PROPERTY DESCRIPTION

Lot 24, Block 1 of Foxglove Addition, a subdivision to the city of Bentonville, Benton County, Arkansas, as shown in Plat Record Book 17 at Page 208 and filed for record on the 7th day of December, 1992 in the Office of the Benton County Circuit Clerk.

This property DOES NOT lie within Flood Zone "A" or Zone "AE" as established by the Flood Insurance Rate Map for the City of Bentonville, Arkansas. Community Panel No. 050012 0045 E; Effective Date: September 18, 1991.

SURVEYED AND PLATTED: AUGUST 11, 1994

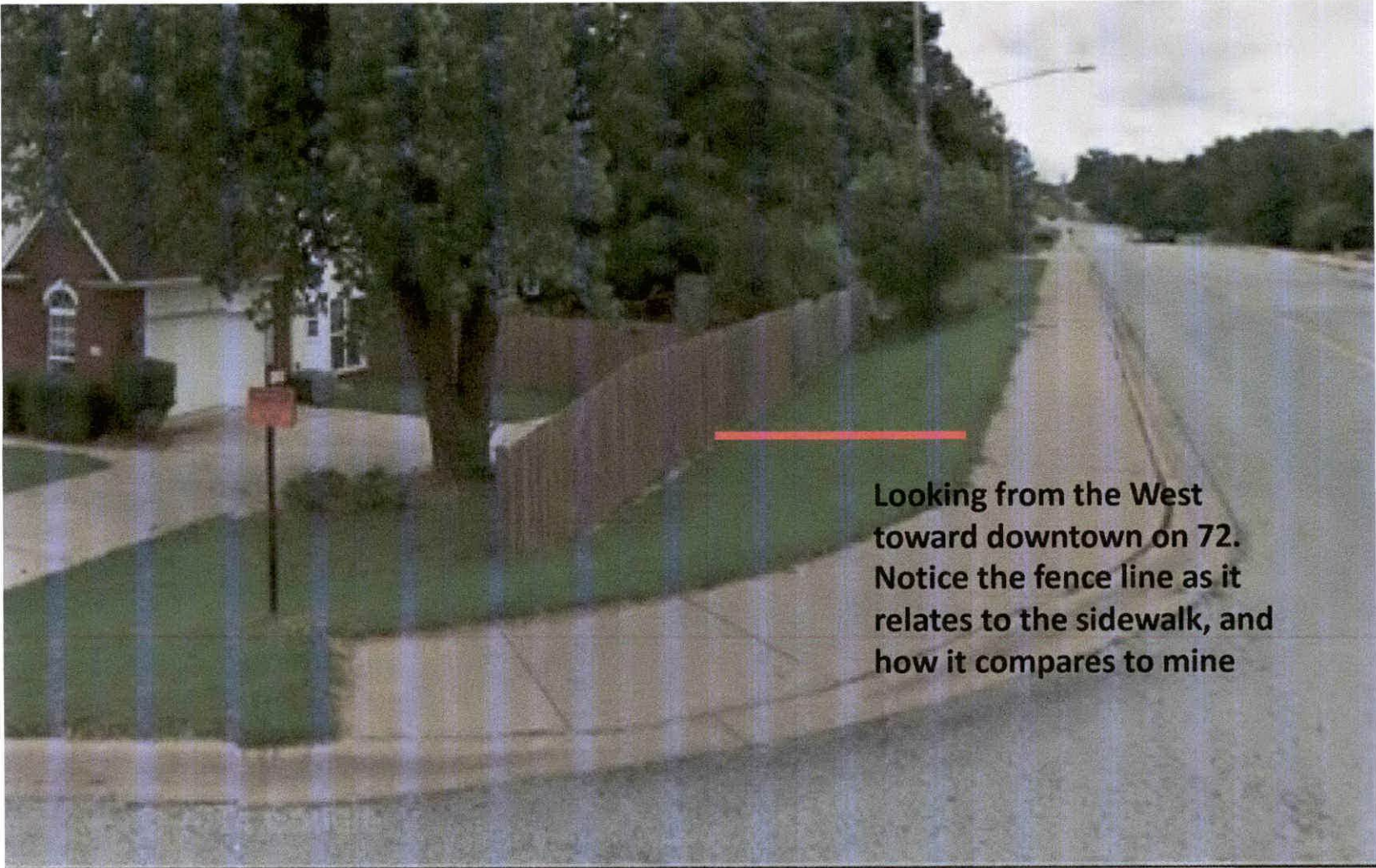
JOB NO.
94196

Hudson-Phillips Inc.
An Engineering & Surveying Company
P.O. Box 1026 Rogers, AR 72757-1026
201 So. 20th Street Suite 16
(501) 631-7248 (Fax 631-6754)





Fence aligned with sign,
and similar to fence on
the other side of my
street.



Looking from the West
toward downtown on 72.
Notice the fence line as it
relates to the sidewalk, and
how it compares to mine



Several years ago we requested a variance to be able to build a shed/shop at our house. I have an antique car that I wanted to protect, and be able to keep it clean. As I've grown older, I've picked up a few hobbies, that require me to use tools that I don't want to use in the shed/shop with my car. I'm doing woodworking with several hand tools, a table saw, miter saw, and others.

There is an area behind the shed/shop that is roughly 16x16 that I would like to cover so I can keep my tools outside of the shed/shop, and protect them from the weather without having to put them up after each use. This will only be a cover, 4 post and the roof that matches the house and shed/shop. I've recently started to cover everything with tarps, but more often than not, the tarps don't hold up. When we have a storm with strong winds the tarps will not stay put which makes it very difficult to protect my tools. The cover will allow me to leave everything out, and protect the tools. We really want to match the look of the shed/shop to keep everything consistent. We don't feel putting a metal patio cover would keep our property looking up to the same standards as the rest of our neighborhood.

**Proposed roof addition
16x16**



BOA STAFF REPORT

VAR19-0019, Lawler, Front Setback

TO: Bentonville Board of Adjustment Members
THRU: Ellen Norvell, Community Development Director
FROM: Tyler Overstreet, AICP, Senior Planner
BOA DATE: August 14, 2019

GENERAL INFORMATION:

Representative: Benjamin Bendall

Applicant: Brya Architecture

Location: 108 NE F Street

Existing Zoning: R-1, Single-Family Residential

Existing Land Use: Low-Density Residential

REQUEST: Variance(s)

Front Setback Variance		
	Regulation	Request
Article 401, Section 401.07, Residential districts regulations, Subsection d.1, Standards	The minimum front setback for properties in R-1 Zoning Districts shall be 20-feet	Request of: 9-feet, 3-inches Variance of : 10-feet, 9-inches

SURROUNDING ZONING:

Direction	Zoning
North	R-1, Single-Family Residential
South	R-1, Single-Family Residential
East	R-1, Single-Family Residential
West	R-1, Single-Family Residential

BACKGROUND:

The applicant has submitted a variance request to the front setback requirements for an addition to an existing single-family residential home at 108 NE F Street. The applicant proposes a 270 square-foot addition to their existing home. According to the applicant's plan set and narrative, the existing structure shall project no further into the front setback than it does today.

According to the applicant's narrative, the site's hardship stems from the lot's location as a corner lot, and the city's above-minimum right-of-way along NE 2nd Street. The Master Street plan currently calls out NE 2nd Street as a Collector, which requires 35-feet of right-of-way from the

centerline of the street. The current right-of-way line sits 45-feet, 5-inches from the centerline of the road, 10-feet and five-inches greater than what would be required by ordinance.

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 layout and setbacks as provided by the applicant within the application.
2. The applicant shall be required to obtain an approved building permit prior to constructing the addition.

SURVEYOR'S NOTES:

THIS IS A BOUNDARY SURVEY OF A PARCEL OF LAND AS PER SCRIVENER'S AFFIDAVIT BOOK 2015, PAGE 24936 AND WARRANTY DEED FILED IN BOOK 2011 AT PAGE 27481 ON FILE IN THE COURTHOUSE OF BENTON COUNTY, ARKANSAS.

LAST SITE VISIT:
APRIL 08, 2019

BASIS OF BEARING:
GPS OBSERVATION - GEODETIC NORTH

REFERENCE DOCUMENTS:

- 1) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 543
- 2) PLAT OF SURVEY FILED IN BOOK 2011 AT PAGE 197
- 3) FINAL PLAT OF LINCOLN AND RICE ADDITION SUBDIVISION FILED IN PLAT BOOK B AT PAGE 106
- 4) FINAL PLAT OF LINCOLN AND RICE ADDITION SUBDIVISION FILED IN PLAT BOOK B AT PAGE 101
- 5) SCRIVENER'S AFFIDAVIT FILED IN BOOK 2015 AT PAGE 24936
- 6) WARRANTY DEED FILED IN BOOK 2011 AT PAGE 27481

ZONING: R-1

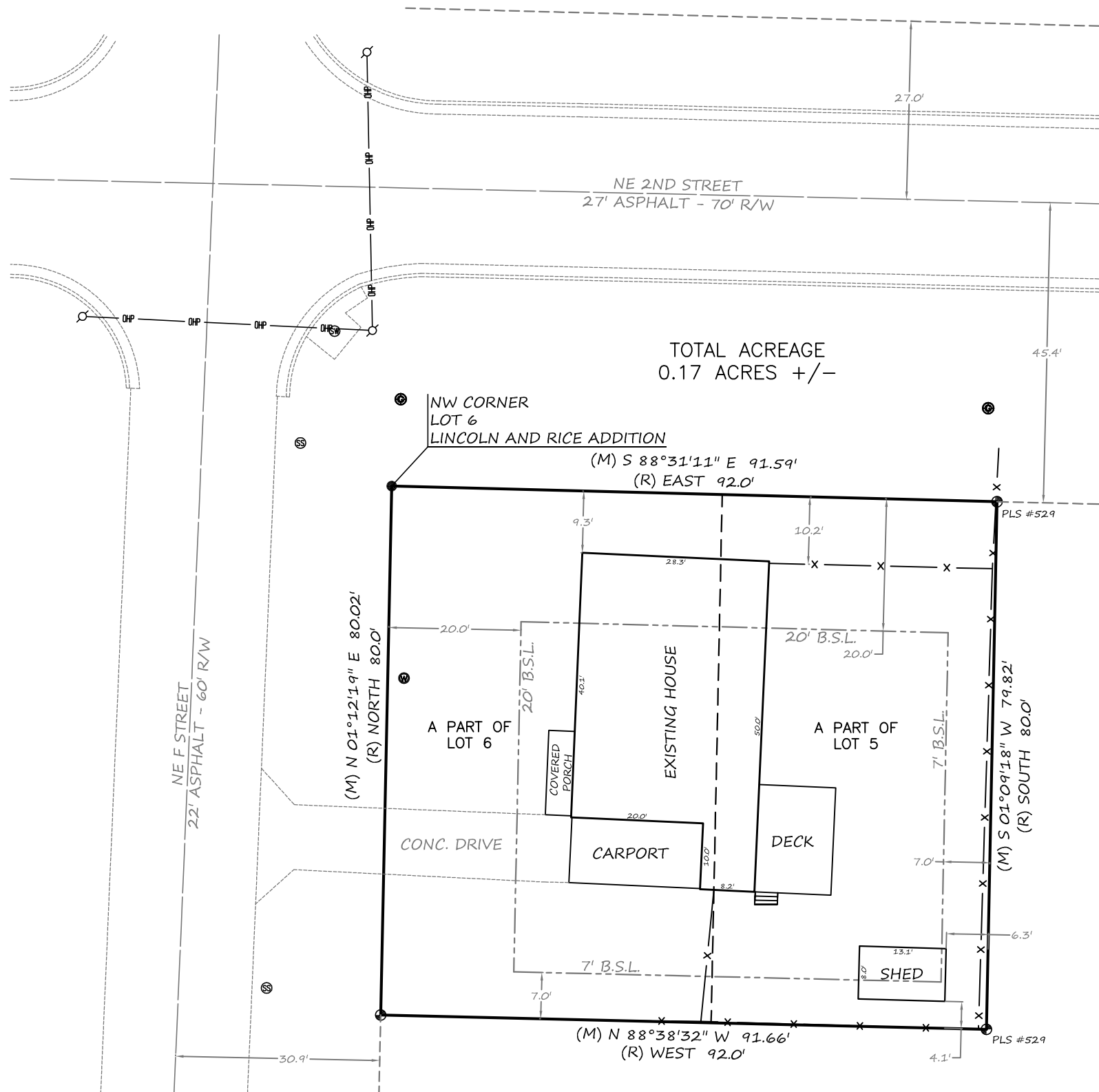
BUILDING SETBACKS: (PER CURRENT ZONING)

FRONT 20 FT
SIDE 07 FT (INTERIOR) 20 FT (EXTERIOR)
REAR 25 FT

FLOOD INFORMATION:

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE "A" OR "AE" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM (NFIP). PER THE FLOOD INSURANCE RATE MAP (FIRM) #05007C0255K DATED JUNE 05, 2012.

SCRIVENER'S AFFIDAVIT (BOOK 2015 PAGE 24936) & WARRANTY DEED (BOOK 2011 PAGE 27481):
PART OF LOTS 5 AND 6, BLOCK 2, LINCOLN AND RICE ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS,
FURTHER DESCRIBED AS BEGINNING AT THE NW CORNER OF SAID LOT 6, THENCE EAST 92.0 FEET, THENCE
SOUTH 80.0 FEET, THENCE WEST 92.0 FEET; THENCE NORTH 80.0 FEET TO THE POINT OF BEGINNING.



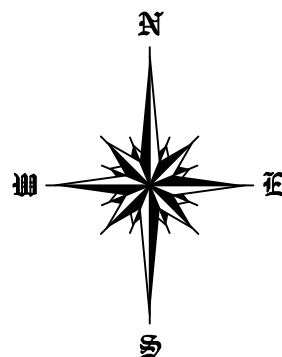
SURVEY

FOR USE OF:

DWAYNE LAWLER

LOCATION: 108 NE F STREET BENTONVILLE
BENTON COUNTY, ARKANSAS
SEC 29, T-20-N, R-30-W

CREW CHIEF: G.F. DRAWN BY: J.N. SHEET SIZE: 18x24
PLAT No. 19-070 DATE: 04/09/2019



ATLAS
PROFESSIONAL LAND SURVEYING

P.O. BOX 1026
425 N CENTENNIAL AVENUE #2
WEST FORK, AR. 72774
PH. 479.294.6177

PS #1756
COA #2875

LEGEND

- EXISTING #5 REBAR
- EXISTING #4 REBAR
- WATER METER
- UTILITY POLE
- GAS METER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- BOUNDARY LINE (R) RECORD (M) MEASURED
- LOT LINE
- ASPHALT/GRAVEL/CONCRETE
- RIGHT-OF-WAY
- FENCE
- BUILDING SETBACK LINE
- CENTERLINE ROAD
- OVERHEAD POWER

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NOTES:
LAND USE/LAND RESTRICTIONS:
EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT REFLECT ANY EASEMENTS (OTHER THAN APPARENT EASEMENTS OBSERVED IN THE FIELD AT THE TIME OF THE SURVEY) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, LAND-USE REGULATIONS, OR FACTS IN WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
UTILITIES:
EXCEPT AS SHOWN HEREON, NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC FACILITY. CONTACT ALL UTILITY PROVIDERS FOR THIS INFORMATION.
FLOOD INFORMATION:
ANY INFORMATION (TEXT, LINES, SYMBOLS, HATCHES, ETC.) ON THIS PLAT THAT MAKE REFERENCE TO FLOOD ZONES ARE APPROXIMATE AND DERIVED FROM A FLOOD INSURANCE RATE MAP (FIRM) BY GRAPHICAL PLOTTING ONLY. THIS PLAT DOES NOT REPRESENT THE SURVEYOR'S OPINION ON THE PROBABILITY OF FLOODING.

COUNTY RECORDING INFORMATION:

Variance Narrative for 108 NE 'F' Street in Bentonville, Arkansas

We, Brya Architecture, are representing property owners Dwayne Lawler and Christa Gardner in submitting for variance consideration to complete an addition, alterations, and improvements to an existing non-conforming structure at the address above.

The existing non-conforming structure is sitting over the building setback line on the north of the property. To make the building design meet our clients program and budget requirements we are proposing to extend the existing non-conforming northern wall of the existing structure eastward to meet the interior setback to the east creating 270 Sq. Ft. of additional buildable area. We are not proposing building any part of the structure closer to 2nd street than the already existing house. Also included in the project scope is building an addition within the allowed buildable area to the south of the existing structure including a garage that would not require variance.

The site's hardship is created by the existing non-conforming structure's awkward site placement and interior layout. This affects the property owner's ability to invest in the addition of their desired program while attempting to renovate a valuable downtown property and building on the charming character of the surrounding residential neighborhood. These setback ordinances, which were surely written after this structure was built leaves an 'unbuildable' margin on the site along 'F' street to the west. It is too narrow for additional program and would not be an efficient use of the site or compatible with the existing building's structural organization. We are planning a garage addition to the south, within the buildable area. The only buildable area remaining is to the east of the existing structure. To build here would situate the property owner's desired program of a new, full master suite adjacent to the existing kitchen and an existing bathroom, locking the kitchen and bath in the center of the plan with no access to exterior walls, limiting access to light and egress. Without the approved variance the proposed addition within the current buildable area to the east would limit the property owner's ability to have a private outdoor space or backyard as the addition would take up this valuable space behind the house. The property owner's desire is to keep and renovate the existing structure, rather than demolish, but would be forced to consider this option without the variance. This house is on a corner lot, with 2 large 'front' setbacks to contend with, reducing the buildable area to a small portion of the overall parcel. Without the ability to build on the additional 270 Sq. Ft. requested in this variance submittal it would will unnecessarily drive up project costs and create an undesirable and inefficient site and building layout.

BOA STAFF REPORT

VAR19-0020, Kotyankar, Street Facing Garage Setback

TO: Bentonville Board of Adjustment Members
THRU: Ellen Norvell, Community Development Director
FROM: Tyler Overstreet, AICP, Senior Planner
BOA DATE: August 14, 2019

GENERAL INFORMATION:

Representative: Beekman Builders

Applicant: Santosh & Elizabeth Kotyankar

Location: 209 SE B Street

Existing Zoning: R-1, Single-Family Residential

Existing Land Use: High-Density Residential

REQUEST: Variance(s)

Street Facing Garage Setback Variance		
	Regulation	Request
Article 401, Section 401.07, Residential districts regulations, Subsection d.2, Garages	The minimum front setback for street facing garages shall be 30-feet from the property line the garage faces.	Request of: 20-feet Variance of : 10-feet

SURROUNDING ZONING:

Direction	Zoning
North	R-1, Single-Family Residential
South	R-1, Single-Family Residential
East	R-1, Single-Family Residential
West	D-E, Downtown Edge

BACKGROUND:

The applicant has submitted a variance request to the front setback requirements for street facing garages for an addition to an existing single-family residential home at 209 SE B Street. The applicant proposes to add on to the east of their existing garage to meet the 7-foot setback requirement, and an additional 3.5-feet to the south. This addition, would place posts in the ground at 20-feet from the existing front setback line.

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 layout and setbacks as provided by the applicant within the application.
2. The applicant shall be required to obtain an approved building permit prior to constructing the addition.



1702 Beth Dr. Rogers, AR 72758 • 479-899-3943 • 479-531-9119

Concerning property at: 209 SE B

August 2, 2019

The customers, Santosh and Elizabeth Kotyankar, wish to remodel their existing garage on their property.

Their new home was built approximately 5 years ago. The existing home at that time was torn down to create room for the new structure. The garage however was left standing in its current location and the house built next to it. The architecture of the home was designed with the intent of later remodeling the garage to match it. The customer is at this time ready to peruse the remodeling of the garage.

The current garage sits 23.5 ft from its property line which runs along Henry street. Henry street, through the years, has widened as it has been resurfaced and now currently covers over the property line. Another change that has occurred through the years is that the City of Bentonville has required a right-of-way along Henry street. This right of way leaves approximately 5' of owner owned property to the right-of-way. The current setback, set by the city, which was received from planning, states that a 30' set back to the garage is required for new construction.

We are asking for a variance.

The Railroad subdivision is one of the older subdivisions located in Bentonville. Its history requires that certain new standards be reconsidered in order that the customer will not be deprived of the rights that many of the other citizens of Bentonville enjoy. Purchasing property and "fixing it up" in an older subdivision should not be penalized if the intent is to beautify and increase the property's value as well as those around. This is the intent of Santosh and Elizabeth Kotyankar.

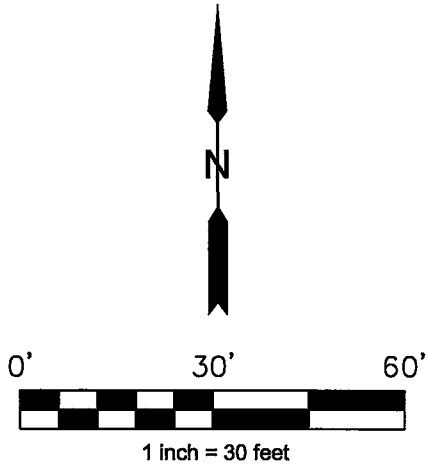
The current garage, as it stands, is no longer suitable for the demands of their growing family. Their desire is to increase its size, East to West, allowing for an extra garage bay and work area. The setback along Henry would not change at its main footing. Its East setback is 7' from the property line. The current new building plan respects that boundary. The variance that is being asked for is two-fold.

We are asking that the 30' set back be waived for the reason stated above. The plans also show that the second floor is asking to be extended toward Henry in order to accommodate architectural designs that will enhance the structure itself, plus tie in with the existing home. The second-floor addition will require piers to be poured that will be hidden under the new pour of the driveway. That structure will require posts that will extend into the setback by 2'. Its purpose is to bring the architecture of the front porch of the house, and tie it into the look of the garage.

The design and intent of this project is in no way an affront to the neighborhood nor to the City of Bentonville. We feel this project will indeed be in keeping with the desire of the people of Bentonville; the modernization and beautification of the downtown Bentonville area.

Respectfully,

Christopher Beekman – Beekman Builders



SURVEYING NOTES

COMPLETED FIELD WORK:

MARCH 08, 2013

BASIS OF BEARING:

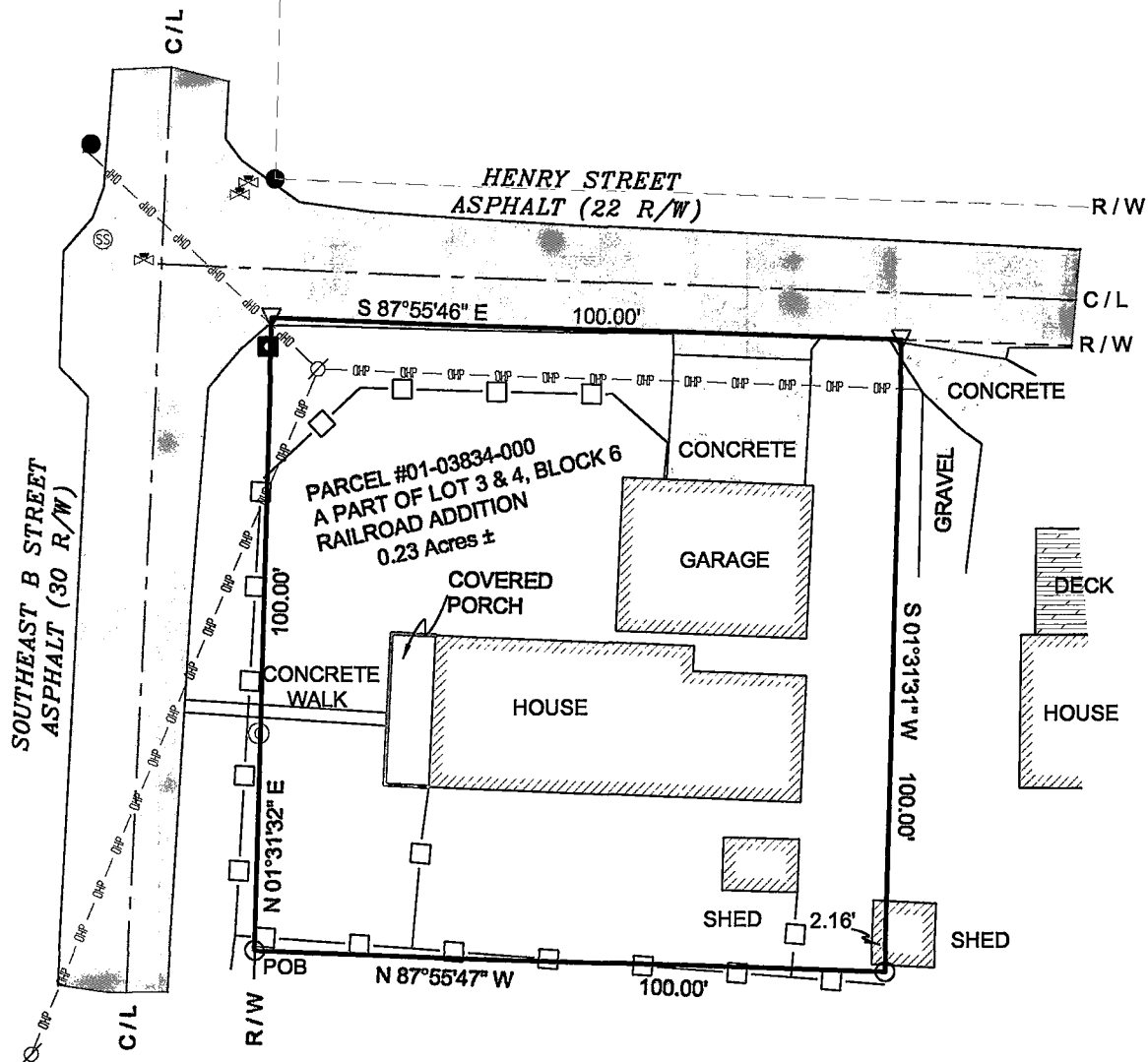
ARKANSAS STATE PLANE, NORTH GRID (NAD 88).

REFERENCE DOCUMENTS:

1. WARRANTY DEED FILED IN DEED BOOK 2011 AT PAGE 38980.

2. PLAT RECORD "A" AT PAGE 38

3. PLAT RECORD 16 AT PAGE 128



ZONING: R-1

BUILDING SETBACKS

20' FRONT

7' INTERIOR

20' EXTERIOR

25' REAR

OWNER:
SANTOSH & ELIZABETH J KOTYANKAR
209 SE 8TH ST.
BENTONVILLE, ARKANSAS 72712

SURVEY DESCRIPTION PARCEL #01-03834-000

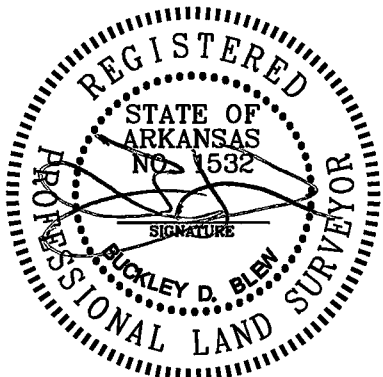
THE WEST 100 FEET OF ALL OF PART LOTS 3 AND 4 IN BLOCK 6 IN RAILROAD ADDITION TO THE TOWN (NOW CITY) OF BENTONVILLE, ARKANSAS IN BENTON COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT FOR THE SOUTHWEST CORNER OF LOT 6, BLOCK 6 RUNNING N01°31'32"E 187.00' TO A SET REBAR AND BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE EAST RIGHT-OF-WAY OF SOUTHEAST B STREET N01°31'32"E 100.00' TO A SET MAG NAIL, THENCE ALONG THE SOUTH RIGHT-OF-WAY OF HENRY STREET S87°55'46"E 100.00' TO A SET MAG NAIL, THENCE LEAVING THE SAID RIGHT-OF-WAY S01°31'31"W 100.00' TO A SET REBAR, THENCE N87°55'47"W 100.00' TO THE POINT OF BEGINNING. CONTAINING 0.23 ACRES MORE OR LESS. SUBJECT TO A SEWER LINE EASEMENT ON THE EAST PART OF TRACT AS SET FORTH IN DEED RECORD 288 AT PAGE 298

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER RESTRICTIONS OF RECORD, IF ANY.

Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2013/185
Term/Cashier: CASH2/Brenda Van Winkle
04/09/2013 12:27PM
Tran: 233594
Total Fees: \$15.00

Book 2013 Page 185
Recorded in the Above
PLAT Book & Page
04/09/2013

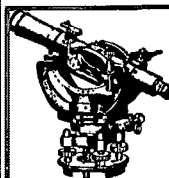
I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 8TH DAY OF MARCH, 2013.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

STANDARD LEGEND

- BOUNDARY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WOOD FENCE
- OVERHEAD POWER LINE
- SET/FOUND 1/2" REBAR
- SET/FOUND NAIL
- SET MAG NAIL
- SANITARY SEWER
- POWER POLE
- WATER VALVE
- GAS METER



BLEW & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, AR 72703
PH. (479) 443-4506 FAX (479) 582-1883
<http://www.blewinc.com>

FOR THE USE AND BENEFIT OF

SANTOSH AND ELIZABETH
KOTYANKAR

JOB # 13-097

DRAWN BY NICK

LOCATION:

PART OF LOTS 3 AND 4, BLOCK 6 IN RAILROAD ADD.

SURVEYED BY W.A.

COUNTY/STATE:

BENTON COUNTY, ARKANSAS

DATE: 03/11/2013

SET BACKS I RECEIVED
FROM PLANNING

ACCESSORY
BUILDINGS
5' SIDE &
5' BACK
SETBACKS
720 SQ FT
MAX SIZE

NO STRUCTURE
OR POOL WILL
EXTEND INTO
A EASEMENT

10' GENERAL UTILITY EASEMENT

5.0'

25.0'

Building Setback

7.0'

7.0'

HOUSE ADDITIONS
HAVE 7' SIDE SETBACK

32.5'

ADDITION

HOUSE

34.0'

DRIVEWAY

30.0'
GARAGE
SETBACK

20'
FRONT
SETBACK

5' SIDEWALK

5' GREENSPACE

100.0'

(LOT DIMENSION)

60.0'

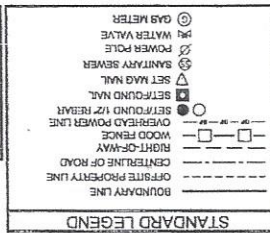
(LOT DIMENSION)



R-1 SITE PLAN REQUIREMENTS



COUNTY/STATE: BENTON COUNTY, ARKANSAS	
DATE: 03/11/2013	SURVEYED BY W.A.L.
JOB # 13-097	DRAWN BY NICK
BLENW & ASSOCIATES PROFESSIONAL LAND SURVEYORS 524 W. SYCAMORE ST., SUITE 4 FAYETTEVILLE, AR 72703 PH: (479) 443-4506 FAX (479) 582-1883 http://www.blenw.com	
PART OF LOTS 3 AND 4, BLOCK 6 IN RAILROAD ADD. FOR THE USE AND BENEFIT OF SANTOSH AND ELIZABETH KOTYANKAR	



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

ON THIS THE 8TH DAY OF MARCH, 2013,
 I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
 TO THE BEST OF MY KNOWLEDGE AND BELIEF

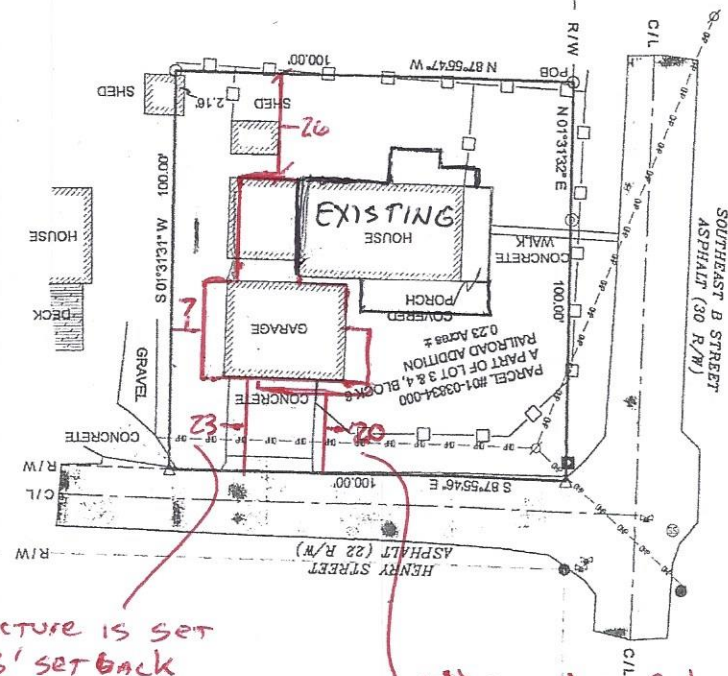
REGISTERED
 ARKANSAS
 BLENW & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS

Brenda Dashiels-Circuit Clerk
 Benton County, AR
 Book/Pg: 2013/185
 Term/Cashier: CASH2/Brenda Van W
 04/09/2013 12:27PM
 Tran: 233394
 Total Fees: \$15.00
 Book 2013 Page 185
 Recorded in the Above
 Plat Book & Page
 04/09/2013

209 SE B ST.

THE WEST 100 FEET OF ALL OF PART LOTS 3 AND 4 IN BLOCK 6 IN RAILROAD ADDITION TO THE TOWN (NOW CITY) OF BENTONVILLE, ARKANSAS IN BENTON COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
 COMMENCING AT A POINT FOR THE SOUTHWEST CORNER OF LOT 6, BLOCK 6 RUNNING N01°31'32"E 187.00' TO A SET REBAR AND BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE EAST RIGHT-OF-WAY OF SOUTHEAST B STREET N01°31'32"E 100.00' TO A SET MAG NAIL, THENCE ALONG THE SOUTH RIGHT-OF-WAY OF HENRY STREET S87°55'46"E 100.00' TO A SET MAG NAIL, THENCE LEAVING THE SAID RIGHT-OF-WAY S01°31'31"W 100.00' TO A SET REBAR, THENCE N87°55'47"W 100.00' TO THE POINT OF BEGINNING, CONTAINING 0.23 ACRES MORE OR LESS, SUBJECT TO A SEWER LINE EASEMENT ON THE EAST PART OF TRACT AS SET FORTH IN DEED RECORD 288 AT PAGE 288
 IF ANY,
 SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER RESTRICTIONS OF RECORD,

OWNER:
 SANTOSH & ELIZABETH J KOTYANKAR
 209 SE 6TH ST.
 BENTONVILLE, ARKANSAS 72712



RED LINE new

STRUCTURE IS SET @ 23' SETBACK

Additional roof design w/overhang sets at the 20' set back

SURVEYING NOTES
 COMPLETED FIELD WORK:
 MARCH 08, 2013
 BASIS OF BEARING:
 ARKANSAS STATE PLANE, NORTH GRID (NAD 83).
 REFERENCE DOCUMENTS:
 1. WARRANTY DEED FILED IN DEED BOOK 2011 AT
 PAGE 38880.
 2. PLAT RECORD "A" AT PAGE 38
 3. PLAT RECORD 18 AT PAGE 128

