

Note – Due to health concerns related to COVID-19, and the current Federal recommendations to avoid gatherings of 10 or more people, some of the members of the Planning Commission, as well as City staff members, may attend this meeting by phone or other remote means. That being said, the Community Development Building will be open for the public to attend. Those that do attend will be asked to watch the meeting from the building’s lobby. Attendees will only be allowed into the chambers to make a public comment or to speak during any public hearing on the agenda. Those who do attend should observe the CDC recommendations concerning hygiene and social distancing (keeping at least 6 feet away from other persons present at the meeting). Moreover, no one should attend this meeting if they are experiencing any type of illness involving a fever, sneezing or coughing. Those wishing to make public comments who do not want to attend the meeting may do so in written form, submitted to planning@bentonvillear.com before 3:00 p.m. on the day of the meeting. Those comments will be communicated to the members of the Board of Adjustment. While email comments are encouraged, accommodation has also been made to allow Bentonville citizens to make “live” public comments orally in the event they cannot or do not feel comfortable attending the meeting in person. To do so, please send an email indicating a desire to make “live” oral public comments to Ali Worley at aworley@bentonvillear.com by at least 3:00pm on the day of the meeting and a reply email will be sent with instructions about how your comments can be made. Making comments will require you to register with your name, address, phone number, and email address. Procedures with respect to oral public comments still apply.



**BOARD OF ADJUSTMENT
AGENDA
July 22, 2020**

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

- 1. Buffington Lochmoor, LLC**
4605 SW Hollowbrook Street (VAR20-0018)
 - Minimum Lot Width

Variance*

- 2. Tall Oaks Construction**
424 NE Royce Loop (VAR20-0019)
 - Fence Height

Variance*

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

**Denotes public hearing*

Board of Adjustment
Minutes
July 8, 2020

Meeting called to order by Sam Pearson, Vice-Chairman. Applicants and representatives were in attendance via Zoom.

Present: Rustin Chrisco, Joe Haynie, Jan Holland, and Sam Pearson
Absent: Rick Rogers
Staff: Brian Bahr

Motion by Mr. Haynie, seconded by Ms. Holland to approve the minutes of June 10, 2020 as written.
Approved 4-0

Old Business

Item #1

Fitzgerald: Variance request for 2503 SW 8th Street, Accessory Dwelling Unit Regulations, VAR20-0012

Brian Bahr reads the staff report.

There is no public hearing as one was held previously on June 10, 2020.

Will Kellstrom, representative, Mike Fitzgerald, owner, and Jeff Scott, contractor, explain the variance request.

There is extensive discussion between the Board, staff, and representatives.

Approved 4-0

Motion by Mr. Haynie to adjourn.

Meeting adjourned

Ali Worley

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

BOARD OF ADJUSTMENT STAFF REPORT



Buffington Lochmoor, LLC

4605 SW Hollowbrook Street

BOA Date: 7/22/2020

Reviewer: Ali Worley, Planning Technician

Project Number	VAR20-0018
Applicant / Current Owner	Buffington Lochmoor, LLC PO Box 8519 Fayetteville, Arkansas
Site Area	+/- 0.39 acres
Current Zoning	R-1, Single Family Residential
Variance Request	Section 401.07.b.1, Residential districts lot and area standards, of the Zoning Code

Property Description

This property is located at the northeast corner of SW Hollowbrook Street and SW Edinburgh Avenue. The site is currently zoned R-1, Single Family Residential. Adjacent zonings are R-1, Single Family Residential, to the north, south, east, and west.

Regulation

The minimum lot width for the R-1, Single Family Residential zoning district shall be 60 feet.

Variance Request

The applicant is requesting that proposed new Lot 106 of Lochmoor Club Subdivision, Phase 2 be a minimum width of 48.18 (at its narrowest point), which is a variance of 11.82 feet.

Background

The applicant has submitted an incidental subdivision (LS20-0032) to create new Lots 106 and 107 of Lochmoor Club Subdivision, Phase 2. According to the applicant's narrative, the lot split is being submitted in conjunction with the design and construction of a trail from the Bentonville Community Center to the vicinity of the Preston Park Subdivision. The proposed Lot 106 will be labelled as non-buildable and will be used as right-of-way for the proposed trail.

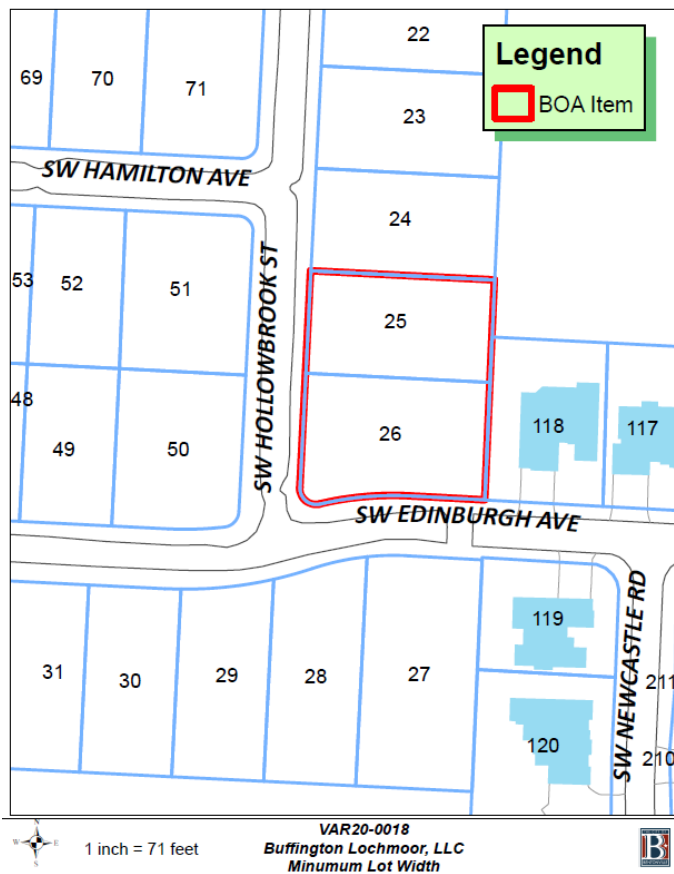
Public Comment

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

Conditions of Approval

If approved, the following conditions shall apply:

1. The approved variance shall be for the proposed layout, as provided by the applicant within this application.
2. The applicant shall be required to obtain an approved incidental subdivision through the Planning Commission.



BOARD OF ADJUSTMENT STAFF REPORT

Section 301.10.c, Standards of Approval, of the Zoning Code

Standards for approval. A variance from the terms of this chapter shall not be granted by the board of adjustment unless and until:

(1) The applicant demonstrates that:

- a. special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structure or buildings in the same district;
- b. that literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
- c. that special conditions and circumstances do not result from the actions of the applicant; and,
- d. that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(3) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.



July 8, 2020

Planning Department
City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: Variance Request for Lochmoor Lot Line Adjustment (LS20-0032)

Bentonville Planning Department:

We respectfully request your consideration of a variance to the minimum lot width required for the R-1 zoning. The proposed lot 106 is 50' wide. The Zoning Code in Section 401.7 sets a minimum lot width of 60' for this zoning.

The proposed lot line adjustment is being submitted in conjunction with the design & construction of a trail from the Bentonville Community Center to the vicinity of the Preston Park Subdivision by the NWA Trailblazers. The proposed lot 106, labeled as non-buildable on the Lot Line Adjustment, will be used as right-of-way for the proposed trail.

Thank you for your consideration. Should you have any questions, please contact the undersigned.

Sincerely,

Luke Jost, PE
Project Manager
Crafton Tull & Associates
Luke.Jost@Craftontull.com
479-878-2423

(LOT SPLIT LOTS 25 & 26 LOCHMOOR CLUB SUBDIVISION PHASE 2 CREATING LOTS 106 & 107)

NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS PROPERTY LIES WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, ARKANSAS.

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE, THIS PROPERTY IS ZONED R-1.

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: PLAT RECORD 2017-833

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS WEB SITE, AND REPRESENT THE OWNER'S LISTED NAME AT THE TIME OF THIS SURVEY.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS OR ANY OTHER FACTS WHICH MIGHT AFFECT THE PROPERTY. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR FROM EXAMINATION OF PLAT RECORD 2017-833

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

ANY UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY SURVEYED. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AND IS LISTED AS BEING IN ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255K, EFFECTIVE DATE JUNE 05, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20 FEET CLEARANCES FROM ALL ELECTRIC LINES.

THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

REGARDING THE EXISTING METERS: METER SETS TO BE SWITCHED OUT TO SINGLE METERS AND ONE SHALL BE USED FOR DOMESTIC WATER AND THE OTHER FOR IRRIGATION.

DESCRIPTION PARENT:

PART OF LOT 25 AND 26 OF A FINAL PLAT OF LOCHMOOR CLUB SUBDIVISION PHII, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2017 AT PAGE 833;

DESCRIPTION LOT 107:

PART OF LOT 25 AND 26 OF A FINAL PLAT OF LOCHMOOR CLUB SUBDIVISION PHII, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2017 AT PAGE 833, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 25 OF SAID LOCHMOOR CLUB SUBDIVISION; THENCE ALONG THE NORTH LINE THERE OF S87°09'02"E 111.15 FEET; THENCE LEAVING SAID NORTH LINE S03°04'34"W 190.75 FEET TO THE NORTH RIGHT-OF-WAY SW EDINBURGH AVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY N86°55'26"W 15.17 FEET; THENCE ALONG SAID RIGHT-OF-WAY 78.77 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 276.01 FEET AND A LONG CHORD OF S84°54'02"W 78.50 FEET; THENCE LEAVING SAID RIGHT-OF-WAY 25.93 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 14.00 FEET AND A LONG CHORD OF N50°12'17"W 22.38 FEET TO THE EAST RIGHT-OF-WAY SW HOLLOWBROOK ST; THENCE ALONG SAID EAST RIGHT-OF-WAY N02°51'56"E 188.09 FEET TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 106:

PART OF LOT 25 AND 26 OF A FINAL PLAT OF LOCHMOOR CLUB SUBDIVISION PHII, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2017 AT PAGE 833, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 25 OF SAID LOCHMOOR CLUB SUBDIVISION; THENCE ALONG THE NORTH LINE THERE OF S87°09'02"E 111.15 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE THERE OF S87°09'02"E 48.18 FEET; THENCE LEAVING SAID NORTH LINE S02°31'50"W 190.95 FEET TO THE NORTH RIGHT-OF-WAY OF SW EDINBURGH AVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY N86°55'26"W 50.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY N03°04'34"E 190.75 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

BY: _____
(PRINT)

SOURCE OF TITLE: PLAT RECORD 2017-833

STATE OF ARKANSAS)
COUNTY OF BENTON) SS
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2020
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC. _____

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY

I, KEVIN J. MONTGOMERY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

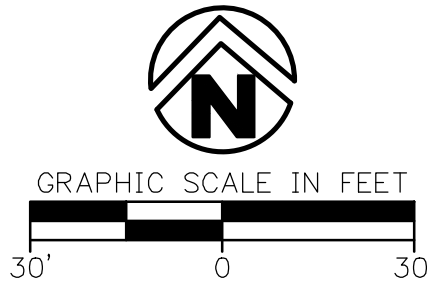
DATE OF EXECUTION: _____

CRAFTON, TULL & ASSOCIATES, INC.
BY KEVIN J. MONTGOMERY (AGENT)

SIGNED: _____
KEVIN J. MONTGOMERY (AGENT)
REGISTERED LAND SURVEYOR
NO. 1460
STATE OF ARKANSAS

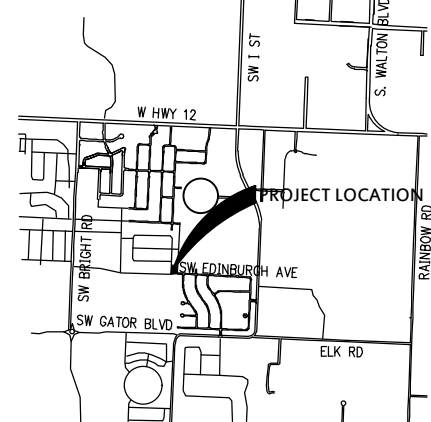
ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

RECORD INFORMATION



BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

VICINITY MAP



SEAL



LOT SPLIT LOTS 25 & 26
LOCHMOOR CLUB SUBDIVISION
PHASE 2
CREATING LOTS 106 & 107
BENTONVILLE ARKANSAS

PREPARED FOR:
NWA TRAILBLAZERS

STATE PLAT CODE:
500-19N-31W-0-13-140-04-1460

DATE: 06/10/2020
PROJECT NO: 20104100
CONTACT: K. MONTGOMERY



CERTIFICATE OF AUTHORIZATION

DELTA	DESCRIPTION	DATE

SHEET NO.:

1 OF 1

DRAWING: G:\2010\0400 - PROJECTS\INFRASTRUCTURE\SURVEY\DWG\LOT LINE ADJUSTMENT LOT 25 AND 26.DWG
LAYOUT: LAYOUT1, LAST SAVED: C:\05072, 7/7/2020, 1:43:43 PM
LAST PLOTTED BY: CHRISTIAN UMANA, 7/7/2020, 1:44:29 PM (PLOTTED BY: VALID ON HARD COPY ONLY)

BOARD OF ADJUSTMENT STAFF REPORT



Tall Oaks Construction, LLC

424 NE Royce Loop

BOA Date: 7/22/2020

Reviewer: Ali Worley, Planning Technician

Project Number	VAR20-0019
Applicant / Current Owner	Tall Oaks Construction, LLC PO Box 742 Bentonville, Arkansas 72712
Site Area	+/- 0.41 acres
Current Zoning	R-1, Single Family Residential
Variance Request	Article 1100.06.h.i.c, Fence Height for Side Exterior Yard, of the Land Development Code

Property Description

This property is located at the northwest corner of NE Marina Drive and NE Royce Loop. The site is currently zoned R-1, Single Family Residential. Adjacent zonings are R-1, Single Family Residential, to the north, south, east, and west.

Regulation

The maximum fence height for a fence or wall located in the side exterior yard shall not exceed four feet in height.

Variance Request

The applicant is requesting a maximum height of six feet, which is a variance of two feet.

Background

According to the applicant's narrative, NE Marina Drive is the second most travelled road in the subdivision. The applicant is concerned about safety risks and privacy with a four-foot fence. The fence will be located 22 feet off the property line, which exceeds the 20-foot building setback line.

It is important to note that there is an elevation change between the proposed location of the fence and the back of curb that should not hinder the sight line. In addition, the setback of the fence does not interfere with the sight triangle.

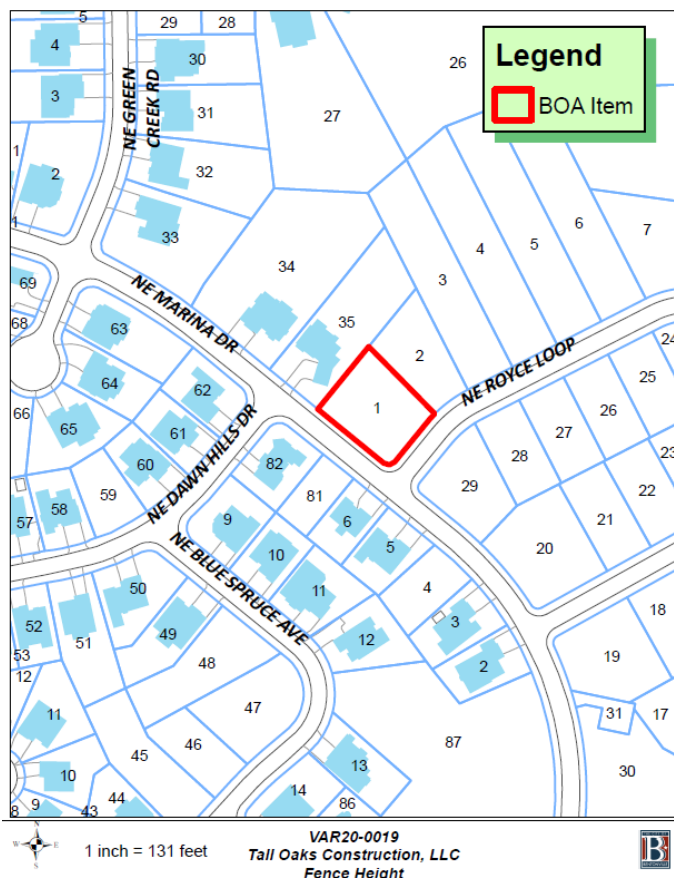
Public Comment

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

Conditions of Approval

If approved, the following conditions 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 an approved fence permit prior to constructing the fence.
3. The applicant shall be required to maintain five feet of separation from all utilities.



BOARD OF ADJUSTMENT STAFF REPORT

Section 301.10.c, Standards of Approval, of the Zoning Code

Standards for approval. A variance from the terms of this chapter shall not be granted by the board of adjustment unless and until:

(1) The applicant demonstrates that:

- a. special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structure or buildings in the same district;
- b. that literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
- c. that special conditions and circumstances do not result from the actions of the applicant; and,
- d. that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(3) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

To: Bentonville Board of Adjustment

RE: Fence Variance at 424 NE Royce Loop

Lot 1, Amber Ridge Subdivision/ Woods Creek Subdivision

We applied for a fence permit for a standard 6 foot tall privacy fence at 424 NE Royce Loop. Our request was denied based on Development Code, Article 1100, Fence and Wall Requirements, Paragraph G, Sub-paragraph c, which states:

c. Side exterior yard. The maximum height for a fence or wall located in the side exterior yard shall not exceed four (4) feet in height.

The home at 424 NE Royce Loop sits on a corner of Marina Dr. and Royce Loop. The section of fence being denied is the portion that runs on the Marina Dr. side.

Marina Dr. is the second most travelled road in the subdivision. The neighborhood amenities sit at the corner of Marina and Woods Creek Rd. Many residents use Marina as their main route to the homes on the east side of the subdivision.

We believe that a 4 foot tall fence would be a safety risk for small children and animals, along with a privacy issue for the future owner.

The placement that we are proposing is to have the fence on the Marina Dr. side set 22 feet off the property line, which is 32 feet off the

curb. This not only far exceeds the normal fence set back, but even exceeds the 20' building setback line.

We have built this same floor plan 3 other times in the same subdivision. Each of these other homes were allowed to have a 6 foot tall fence on the exterior side yard. Two of the homes had 6 foot tall fences that were placed just 5 feet off the sidewalk or approximately 15 feet off the curb. We were requesting this new fence to be 32' off the curb or 17 feet further back and we are being denied.

As we drove through the entire subdivision, we can't find any 4 foot tall fences anywhere.

We request a variance be granted to allow us to install a 6 foot privacy fence to match the exiting fences in the neighborhood.

Sincerely,

Dana Lessly

VP, Tall Oaks Construction, LLC



