

Note – Some of the members of the Board of Adjustment, as well as City staff members, may attend this meeting virtually. For public health reasons, those who attend in person should consider personal hygiene, the use of facial coverings, and social distancing.



**BOARD OF ADJUSTMENT
AGENDA
March 23rd, 2022**

Registration Link: https://us06web.zoom.us/webinar/register/WN_CWwJHSrYT82_hhTgyr5wdg

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

- 1. Railroad Addition – Kendall Family Home** **Variance***
250 SE B St ([VAR22-0013](#))
 - Side Setback Variance
- 2. Chardonnay Subdivision – Tayyab Covered Porch** **Variance***
Lot 20 SW Chardonnay Blvd ([VAR22-0014](#))
 - Rear Setback Variance
- 3. Windsong Subdivision – Bull Family Home/Shop** **Variance***
8395 Windsong Lane ([VAR22-0015](#))
 - Accessory Structure Size Variance

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**BOARD OF ADJUSTMENT
AGENDA
March 9th, 2022**

Meeting Recording:

https://us06web.zoom.us/rec/share/beobZCUVI0svO1I7SVAv7upDWpRQq5EehCOF_R9uArzZF7kPgoVJuEEmwXjMZEY.2matVj7F8ITmRS2I

I. Call to Order- Mr. Rogers called the meeting to order at 4:00pm

II. Approval of Minutes-

- Mr. Kruithof motioned to approve the meeting minutes, seconded by Mr. Haynie.
- Approved 5-0

III. Old Business

1. Benton County Courthouse – Monument Sign

Variance*

215 E Central Ave ([VAR22-0001](#))

- Sign Design Variance
- Request by applicant to table the item
- Tabled 5-0

2. Coffelt Townhomes – Appeal of Staff Interpretation

Variance*

407 SE B St ([VAR22-0004](#))

- Front Setback Variance
- Chris reads the staff report
- Public Hearing Opened
- Tyler Stephens (The developer) spoke to the specifics of this item
- Public Hearing closed
- Discussion amongst commissioners and staff
- Jenny Burbidge (Ecological Design Group) speaks and answers civil design questions
- Mitch (Newell Development) shares renderings.
- Mr. Rick motioned to approved, seconded by Mr. Phillips to approve with the stipulation to submit a rendering
- Approved 5-0

IV. New Business

1. NW C Street – New Construction

Variance*

408 NW C Street ([VAR22-0006](#))

- Fence Height Variance
- Chris reads staff report
- Public Hearing opened

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- Public Hearing closed
- Dave Burris, Burris Architecture (representative) gave more details on the project
- Discussion amongst committee members and staff
- No motion to approve
- Approved 4-1
- BJ abstains

2. Autumn Hills Rd – New Construction **Variance***
109 SW Autumn Hills Road ([VAR22-0007](#))

- Garage Setback Variance
- Chris reads staff report
- Public Hearing opened
- Public hearing closed
- Chase Anderson (Applicant) was available for more details
- Discussion amongst committee and staff
- No motion to approve
- Approved 5-0

3. Lowell-Phillips Co. – SE J St Partial Rezone **Variance***
Parcel ID# 01-00164-000 ([VAR22-0008](#))

- Partial Rezone Variance
- Chris reads staff report
- Staff give more clarification on the item
- Public Hearing opened
- Public Hearing closed
- Discussion amongst committee and staff
- Bill Watkins, on behalf of the applicant, addresses concerns
- Stacey Lowell (Lowell-Phillips Co.) also spoke to any concerns
- No motion to approve
- Approved 5-0

4. George and Susan Spear – Rear Deck Addition **Variance***
3 Hanna Drive ([VAR22-0009](#))

- Rear Setback Variance
- Chris reads staff report
- Public Hearing opened
- Public hearing closed
- George Spear, home owner (applicant) speaks and provides more details
- Discussion amongst committee members and staff
- No motion for approval
- Approved 5-0

5. SE L Street Development – Multifamily Development **Variance***
3302 SE L Street ([VAR22-0010](#))

- Side Setback Variance
- Chris reads staff report
- Public Hearing opened

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- Public hearing closed
- Jenny Burbidge (EDG) provides additional details
- Discussion amongst committee and staff
- No motion to approve
- Approved 5-0

6. Bob Stoker – Residential Remodel

Variance*

1808 SW D Street ([VAR22-0011](#))

- Side Setback Variance

- Chris reads staff report
- Public Hearing opened
- Public Hearing closed
- Bob Stoker (Applicant), spoke to the specifics of the remodel
- Discussion amongst committee and staff
- Staff would like to see a ‘Right of Way’ and curb and gutter be replaced
- Motion to approve based on seeing a ‘Right of Way’ and Curb replacement
- Approved 5-0

7. Flintlock LTD Co. – New Construction

Variance*

1402 Dogwood Drive ([VAR22-0012](#))

- Side Setback Variance

- Chris reads staff report
- Public Hearing opened
- Jessie Weagens at 1404 Dogwood Rd voiced their concerns
- Emily Matlock 1520 Dogwood Rd voiced their concerns
- Public Hearing closed
- Public Hearing closed
- Discussion amongst committee and staff
- Mark Haney (Owner) addresses concerns
- Hunter Atkinson (Flintlock) addresses concerns
- Motion to table by Pearson 2nd by Haynie
- Tabled 5-0

Motion to adjourn Pearson. 2nd Kruithoff. Meeting adjourned.

Jana Snyder
Community Development Coordinator

BOARD OF ADJUSTMENT STAFF REPORT



Matt Kendall

250 SE B St

BOA Date: 3/23/2022

Reviewer: Christopher Hyatt, Planning Technician

Project Number	VAR22-0013
Applicant / Current Owner	Matt Kendall
Site Area	+/- 0.14 acres
Current Zoning	DE, Downtown Edge
Variance Request	Zoning Code Article: Section 401.08-B(d)

Property Description

This property is located at 250 SE B Street and is currently zoned DE, Downtown Edge.

Regulation

According to Zoning Code Article Section 401.08-B(d) Downtown (D) Districts Setback Requirements, the minimum side setback required in DE Zones is 7 feet minimum from the property line that the structure faces.

Variance Request

The applicant has requested a 4 foot variance from the 7 foot required by code along the North property line to build a new utility room and garage.

Background

The applicant states that the required side setback would prevent the addition of the utility room and garage along the North property line.

According to the applicant's narrative, they must demolish the existing utility room and garage, with a plan to rebuild in the same location. As part of the future street improvements for SE B Street, the City of Bentonville is requiring an increase in right-of-way, which will take an additional 16.98 feet of their front yard, reducing their buildable area.

The applicant concluded that the side yard setback creates a hardship with regard to restoring and rebuilding structure to a size that is consistent with surrounding property owners to preserve and increase property values.

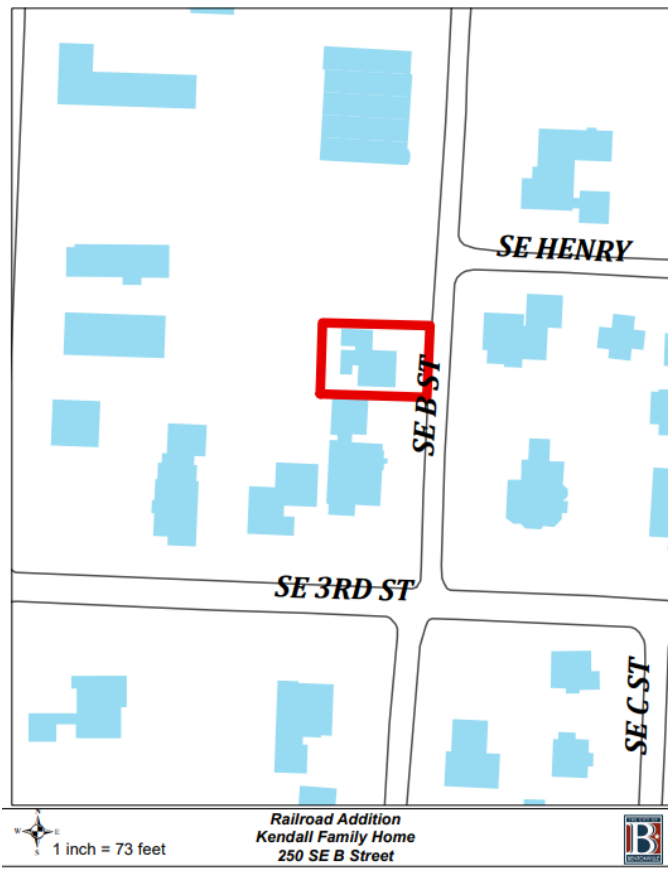
Public Comment

Staff has **NOT** received a 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 must obtain a building permit before construction begins on the development.



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.

Addition to Narrative for BOA Variance

Please find attached three additional items:

- 1) Letter of support for variance from West property owner to my lot- Jonathan Terlouw
- 2) Letter of support for variance from South property owner to my lot- Celia Swanson
Note: All adjacent lot owners have signed letter of support.
- 3) Email acknowledgement for architect Dave Burris acknowledging he has completed house plans on adjacent north lot (Phil Libin and Tammy Sun lot- they have signed letter of support also) stating that their structure will be built to conform with the 7 foot setback. With a 4 foot variance on my lot that will keep structure (two houses) separate 10 feet.

Note: No windows or doors will be on north side of garage wall and outside patio on back will not be enclosed. All eaves and overhangs will be removed also not to extend further into setback.

March 15, 2022

Celia Swanson

209 SE 3rd Street

Bentonville, AR 72712

To the City of Bentonville Board of Adjustments,

I am aware of the house plans and variance request (3 to 4 feet) on North side of the lot that Matt Kendall is presenting for 250 SE B Street in Bentonville. I am the owner of 209 SE 3rd Street which is on the South side of the lot requesting the variance. This variance will allow the lot owner to build a structure that is comparable to the surrounding houses as well as help sustain property values. I support the variance that Matt Kendall has requested.

A handwritten signature in black ink, appearing to read "Celia Swanson". The signature is fluid and cursive, with the first name "Celia" being more prominent than the last name "Swanson".

Celia Swanson

March 15, 2022

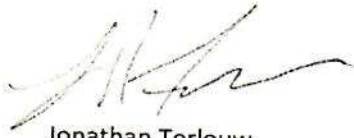
Jonathan Terlouw

207 SE 3rd Street

Bentonville, AR 72712

To the City of Bentonville Board of Adjustments,

I am aware of the house plans and variance request (3 to 4 feet) on North side of the lot that Matt Kendall is presenting for 250 SE B Street in Bentonville. I am the owner of 207 SE 3rd Street which is on the West side of the lot requesting the variance. This variance will allow the lot owner to build a structure that is comparable to the surrounding houses as well as help sustain property values. We support the variance that Matt Kendall has requested.

A handwritten signature in black ink, appearing to read 'J. Terlouw', with a stylized flourish at the end.

Jonathan Terlouw

Matt Kendall

Subject: RE: Intro

From: Dave Burris <dave@burrisarch.com>
Sent: Wednesday, March 16, 2022 11:40 AM
To: Matt Kendall <MKENDALL@arvest.com>
Subject: RE: Intro

Information Security REMINDER: This is an **EXTERNAL EMAIL**. Stop and think before **RESPONDING** or **CLICKING** a link or **OPENING** attachments.

I can confirm that the design of the to the north of 250 SE B is designed to fit within the required setbacks...as well as the 7' separating from 250 se B .

Dave P Burris, AIA
LEED AP
Burris Architecture
ph. 479.319.6045

From: Matt Kendall <MKENDALL@arvest.com>
Sent: Tuesday, March 15, 2022 2:44 PM
To: Dave Burris <dave@burrisarch.com>
Subject: Fwd: Intro

Will call you on second to last paragraph. May need a quick statement from you.

Variance Narrative

3/3/2022

Variance Request on 250 SE B Street

Bentonville Board of Adjustments

Requester: Matt and Rebecca Kendall (Kendall Trust owners)

Background:

My wife and I purchased 250 SE B street in March 2021 which is a 906 sq foot structure- 2-bedroom, 1 bath with attached utility room (unheated and cooled) and attached garage. We immediately started on house plans to restore and add onto this 1950's structure for our new permanent residence moving from Rogers.

When we purchased the property, our due diligence disclosed the property is zoned DE but a mapping error by the GIS area was corrected in September 2021 and moved back to R1. I applied for a zoning change and received the correct zoning back to DE in February 2022.

In restoring the house with a remodel and add-on we must demolish the existing utility room (unheated and cooled) as it sits on the ground (dirt) and can not get a termite policy on the house without doing that. The existing attached garage is in terrible shape and a fire hazard that needs to be removed also. Our current plan is to build back the utility area and garage in the same vicinity it is now. Please see attached house plans and survey.

Our lot is 65.86 feet in the front and approximately 97 feet on the side. It is 6484 sq feet and .149 of an acre. The City of Bentonville is requiring a taking of our property for a right of way of B street to expand which is 65.86 feet wide in front and 16.98 feet deep into our front yard. That is a further reduction of our lot size by 1118 sq feet or .03 acre which will reduce our buildable footprint to 5366 sq feet or .119 of an acre. In doing so its impossible to build a garage and utility room back that will fit on the lot property that is consistent with the area.

Our request is to obtain a 4-foot variance on the north property line to restore and rebuild a structure to a size that is consistent with surrounding property owners to preserve and increase property values. I have met with the property owner to the North and their architect Dave Burris and they are very supportive of the variance request (please see letter attached in support). I have met with the City Fire Marshall and building inspection division. Lance Blasi the chief building inspector supports our building plan and variance request also (please see letter signed by Lance in support). We will be building the north garage wall without windows or doors on the variance side and follow international residential code (IRC) with a 1 hour fire rating (1 hour assembly design) on the north garage wall including any siding.

We respectfully request this variance request due to the hardships as stated above.



Building & Fire Safety

A Division of the Bentonville Fire Department

February 28, 2022

Lance Blasi

Chief Building Inspector, City of Bentonville

305 SW A Street, Bentonville, AR 72712

To the City of Bentonville Board of Adjustments,

I am aware of the house plans and variance request (3 to 4 feet) that Matt Kendall is presenting for 250 SE B Street in Bentonville. I met in person February 25, 2022 with Matt disclosing house plans and a current survey. The 2012 International Residential Code will allow for less than 5 feet to the property line contingent on the garage wall is built to a 1 hour assembly design with no windows or doors on the north garage wall and the soffit will be rated also. Matt Kendall has agreed to this design, and will be required to apply for a residential remodel permit for final review.

Lance Blasi

Chief Building Inspector, City of Bentonville

February 28, 2022

Tammy Sun

Phil Libin

402 SW 5th St, Bentonville

AR 72712

To the City of Bentonville Board of Adjustments,

I am aware of the house plans and variance request (3 to 4 feet) that Matt Kendall is presenting for 250 SE B Street in Bentonville. I am the owner of 238 SE B Street which is on the North side of the lot requesting the variance. This is the north boundary line we share that is requesting the variance. We will be building on our lot in near future and have our house plans (Dave Burris created) ready and will be sitting our improvements at the 7-foot building setup line so 10 feet between structures is approved by us. We support the variance that Matt Kendall has requested.

DocuSigned by:

A42C4B56E52949E...
Tammy Sun

DocuSigned by:

2D71B4680501496...
Phil Libin

Property Owner Consent Form

City of Bentonville Planning Department

305 SW A Street

Bentonville, AR 72712

479-271-3122

I, Matthew H Kendall and Rebecca S Kendall Revocable Trust am the legal owner of the
(Owner's name, printed)

property located at 250 SE B Street, identified as Parcel
(Address or Street Name)

Identification Number 01-03802-000, located in
(Parcel ID)

Benton County, Arkansas.

I certify that I am the owner of the property above and that I have read the application and consent to its filing.

Matt Kendall Trustee

(Property Owner Signature)

3/6/2022

(Date)

****If one property has multiple owners, a separate signed Property Owner Consent Form is required for each owner.**



SCALE 1"=20'

20 10 0 20

SETBACK CHART, DE ZONING

FRONT SETBACK	0-20'
REAR SETBACK	12'
SIDE SETBACK	7'

LINE TABLE

LINE	LENGTH	BEARING
L1	7.09'	S87°00'49"E
L2	2.36'	N02°01'32"E

BASIS OF BEARING

ARKANSAS STATE PLANE
COORDINATE SYSTEM, CITY OF
BENTONVILLE, AR CONTROL
MONUMENTS (7 & 56).

PARCEL # = 01-03803-000

S02°01'32"W

NE CORNER
LOT 5, BLOCK 4
RAILROAD ADDITION

P.O.B.

4.26'

N47°12'52"W

80.00'

F.I.P. (BLW)

NOT HELD

3.20'

S87°00'49"E

90.01'

SLIP

32.75'

1.63'

SLIP

11.00'

30.00'

DECK

11.00'

1.63'

SLIP

25.92'

75.00'

S87°00'49"E

(1/2")

F.I.P.

MINUS NORTH 80 FEET

LOT 5, BLOCK 4

RAILROAD ADDITION

NE CORNER

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LOT 5, BLOCK 4

Donna Hardcastle, Architect
1911 N. Austin, Fayetteville
Phone | Cell 479-200-5629
donna@hardcastledesign.com

Donna Hardcastle, Architect
1911 N. Austin, Fayetteville
Phone | Cell 479-200-5629
donna@hardcastledesign.com

Addition of main level master suite, upstairs and front porch. Remodel of existing kitchen and other spaces as needed. Expand garage from one to two car.

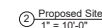
Survey

- A1 Site Plans & Overview
- A2 Main Level Plans & Schedules
- A3 Proposed Upstairs, Roof Plan & Elevations
- A4 Kitchen Details

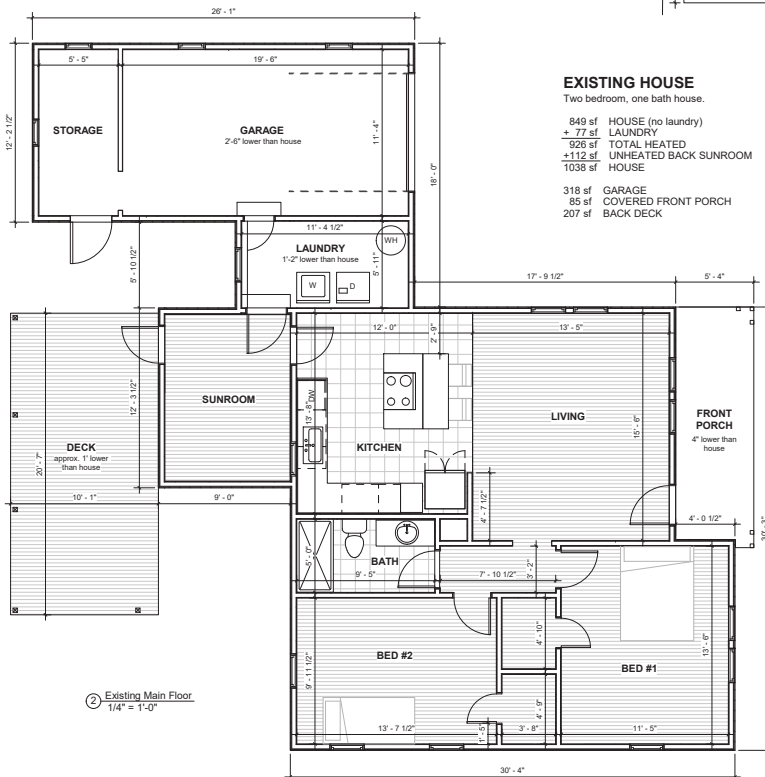
210 SE B Street., Bentonville, AR 72712
Owners: Matt & Rebecca Kendall
mattandrebecca@sbcglobal.net
Rebecca 479-531-2675

Site Plans & Overview

copyright 2021



Window Schedule						
Type Mark	Rough Opening Width	Rough Opening Height	Type	From Room: Level	From Room: Name	Head Height
A	2'-4"	4'-5"	Single Hung	Main Floor	BED #1	2'-3" 6'-8"
A	2'-4"	4'-5"	Single Hung	Main Floor	BED #1	2'-3" 6'-8"
A	2'-4"	4'-5"	Single Hung	Main Floor	LIVING	2'-3" 6'-8"
B	6'-0"	4'-0"	Single Hung Twin	Main Floor	LIVING	2'-6" 6'-6"
B	6'-0"	4'-0"	Single Hung Twin	Main Floor	MASTER BED	2'-0" 7'-0"
B	6'-0"	5'-0"	Single Hung Twin	Upstairs	BED #3	2'-9" 7'-9"
C	3'-0"	5'-0"	Single Hung	Main Floor	BED #1	1'-8" 6'-8"
C	3'-0"	5'-0"	Single Hung	Main Floor	BED #2/OFFICE	1'-8" 6'-8"
C	3'-0"	5'-0"	Single Hung	Upstairs	ATTIC/BONUS	1'-8" 6'-8"
D	1'-3"	2'-6"	Casement	Main Floor	MASTER BATH	3'-9" 6'-3"
E	1'-3"	2'-0"	Fixed	Main Floor	MASTER BATH	4'-8" 6'-8"
E	1'-3"	2'-0"	Fixed	Main Floor	MASTER BATH	4'-8" 6'-8"
F	2'-0"	3'-0"	Single Hung	Main Floor	MASTER BED	3'-0" 6'-0"
F	2'-0"	3'-0"	Single Hung	Upstairs	BED #3	3'-8" 6'-0"
G	2'-6"	4'-0"	Single Hung	Main Floor	DINING	2'-8" 6'-8"
G	2'-6"	4'-0"	Single Hung	Main Floor	DINING	2'-8" 6'-8"
J	2'-0"	3'-0"	Fixed	Upstairs	DEN	3'-8" 6'-8"
J	2'-0"	3'-0"	Fixed	Upstairs	DEN	3'-8" 6'-8"
K	2'-6"	1'-6"	Single Hung	Main Floor	DROP ZONE	5'-2" 6'-8"
K	2'-6"	1'-6"	Casement twin	Upstairs	Bath #2	6'-0" 7'-6"
K	2'-6"	1'-6"	Casement twin	Upstairs	Bath #2 Toilet & Tub	6'-0" 7'-6"
L	6'-0"	5'-6"	Casement twin	Upstairs	DEN	2'-8" 6'-2"
Grand total: 23						

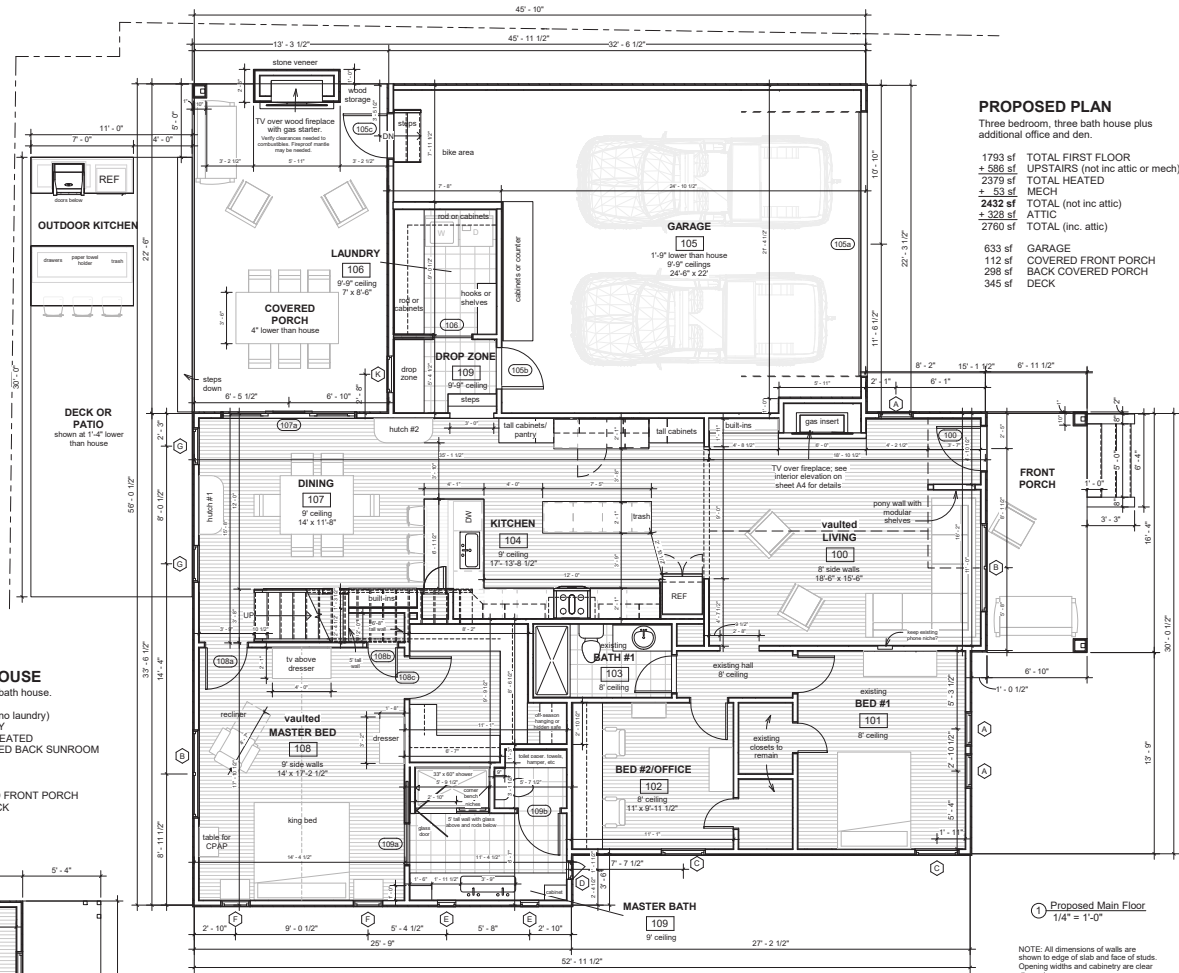


EXISTING HOUSE

Two bedroom, one bath house.

849 sf HOUSE (no laundry)
+ 77 sf LAUNDRY
+ 112 sf TOTAL HEATED
+ 112 sf UNHEATED BACK SUNROOM
1038 sf HOUSE

318 sf GARAGE
85 sf COVERED FRONT PORCH
207 sf BACK DECK



PROPOSED PLAN

Three bedroom, three bath house plus additional office and den.

1793 sf TOTAL FIRST FLOOR
+ 286 sf UPSTAIRS (not inc attic or mech)
2379 sf TOTAL HEATED
+ 53 sf MECH
2432 sf TOTAL (not inc attic)
+ 328 sf ATTIC
2760 sf TOTAL (inc. attic)

633 sf GARAGE
112 sf COVERED FRONT PORCH
298 sf BACK COVERED PORCH
345 sf DECK

Door Schedule					
Type	Width	Height	Door Number	From Room: Level	From Room: Name
Exterior	2'-10"	6'-8"	105b	Garage	garage
Exterior	3'-0"	6'-8"	105c	Garage	garage
Exterior-Front 1/4 glass	3'-0"	7'-0"	100	Main Floor	LIVING
Exterior-sliding 3 panel	9'-0"	6'-8"	107a	Garage	DINING
Garage Overhead	18'-0"	8'-0"	105a	Main Floor	GARAGE
Interior	2'-0"	6'-8"	108b	Main Floor	MASTER BED
Interior	2'-6"	6'-8"	203	Upstairs	Bath #2
Interior	2'-6"	6'-8"	204b	Upstairs	ATTIC/BONUS
Interior	2'-8"	6'-8"	204a	Upstairs	ATTIC/BONUS
Interior	2'-8"	6'-8"	202b	Upstairs	BED #3

Door Schedule					
Type	Width	Height	Door Number	From Room: Level	From Room: Name
Interior	2'-8"	6'-8"	202a	Upstairs	DEN
Interior	2'-10"	6'-8"	108a	Main Floor	DINING
Interior	2'-10"	6'-8"	108c	Main Floor	MASTER BED
Interior-double	4'-0"	6'-8"	200	Upstairs	DEN
Interior-double	5'-0"	6'-8"	201b	Upstairs	BED #3
Interior-frosted glass	2'-10"	6'-8"	109b	Main Floor	MASTER BATH
Interior-pocket	2'-8"	6'-8"	201a	Upstairs	BED #3
Interior-pocket	2'-8"	6'-8"	106	Main Floor	DROP ZONE
Interior-pocket	2'-10"	6'-8"	109a	Main Floor	MASTER BED

Grand total: 19

① Proposed Main Floor
1/4" = 1'-0"

NOTE: All dimensions of walls are shown to edge of slab and face of studs. Opening widths and cabinetry are clear dimensions.

KENDALL ADDITION & REMODEL

210 SE B Street, Bentonville, AR 72712

Owners: Matt & Rebecca Kendall

mattandrebecca@sbcglobal.net

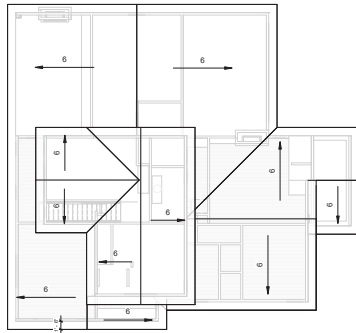
Rebecca 479-531-2675

Issue Date:
March 1, 2021

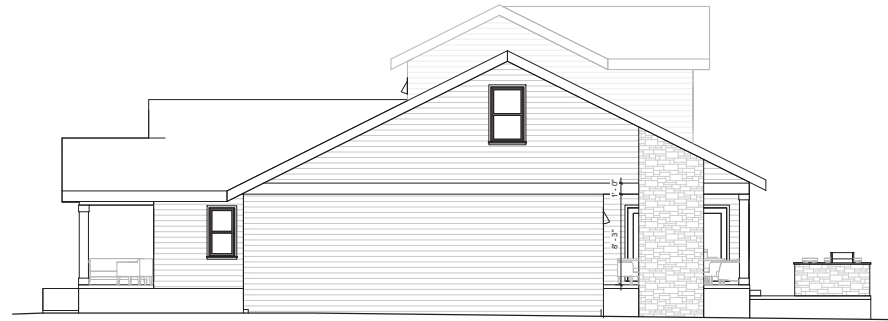
Proposed
Upstairs, Roof
Plan &
Elevations

A3

copyright 2021



1 Proposed Roof Plan
3/32" = 1'-0"



3 Proposed North (Side of Garage)
3/16" = 1'-0"



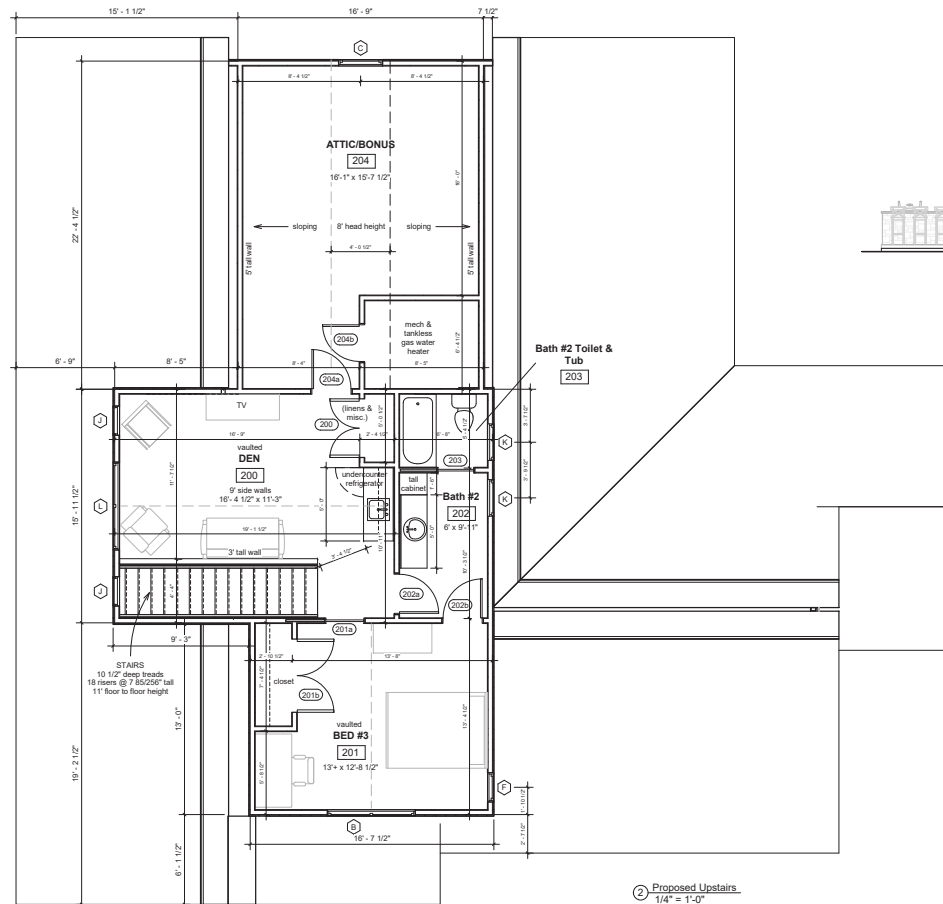
4 Proposed South (Side)
3/16" = 1'-0"



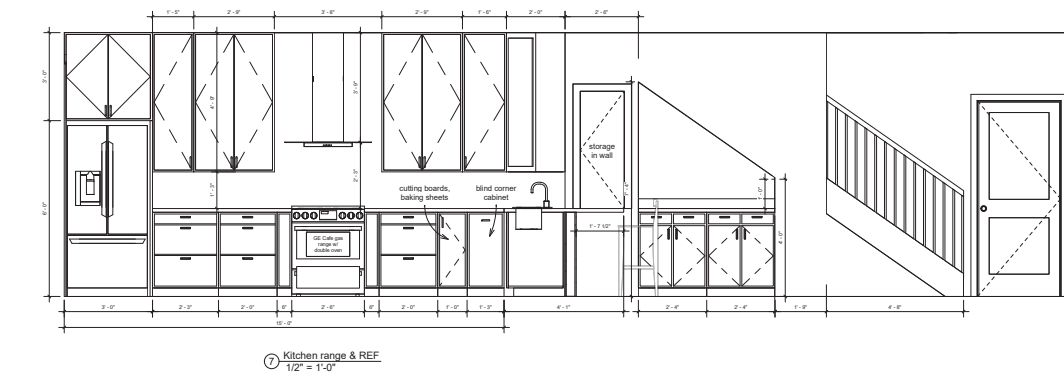
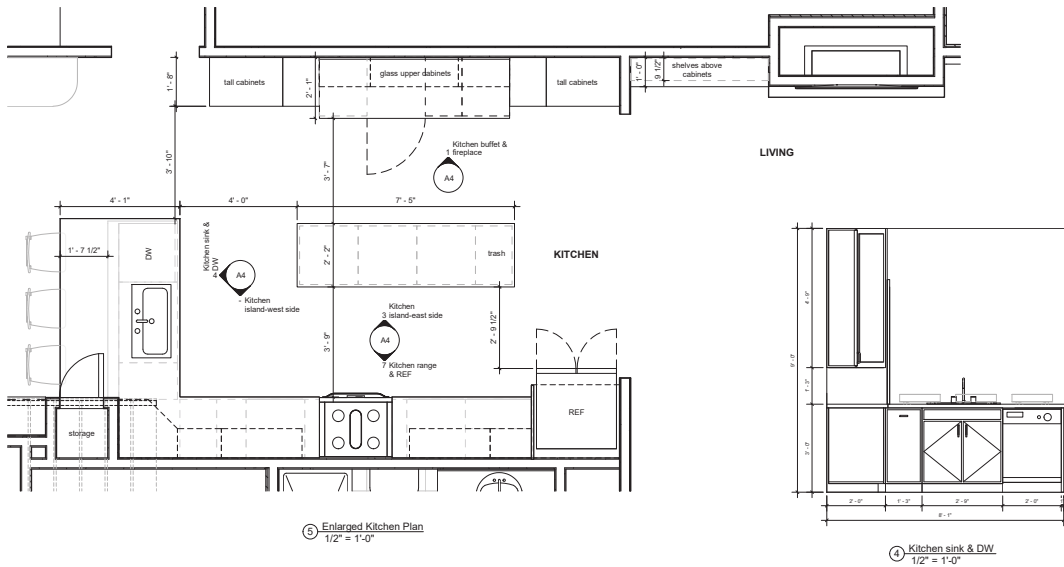
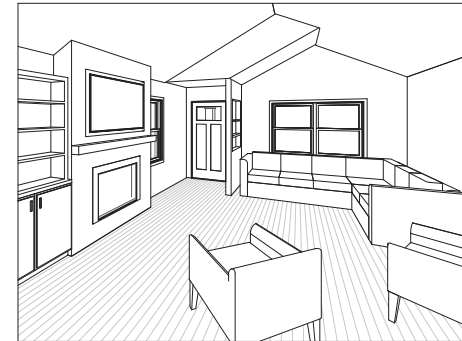
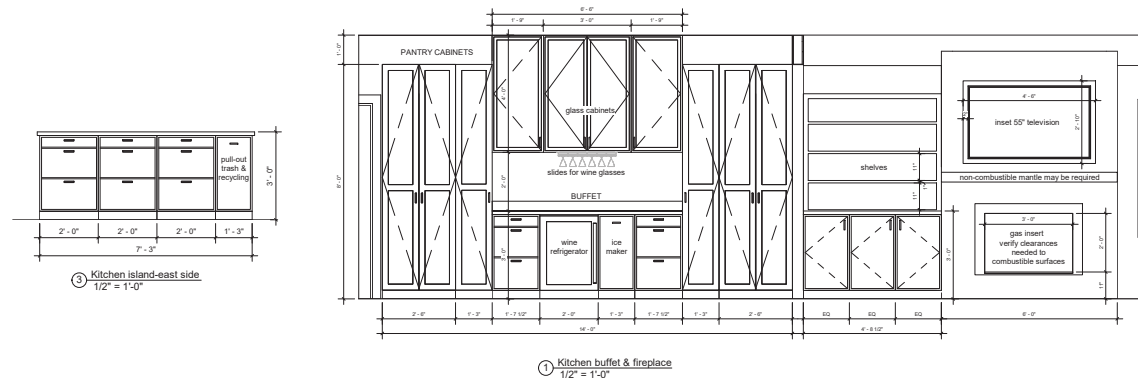
5 Proposed East (Front)
3/16" = 1'-0"



6 Proposed West (Back)
3/16" = 1'-0"



2 Proposed Upstairs
1/4" = 1'-0"



BOARD OF ADJUSTMENT STAFF REPORT



Arsalan Tayyab

Lot 20, SW Chardonnay Blvd.

BOA Date: 3/23/2022

Reviewer: Christopher Hyatt, Planning Technician

Project Number	VAR22-0014
Applicant / Current Owner	Arsalan Tayyab
Site Area	+/- 0.24 acres
Current Zoning	R-1, Single Family Residential
Variance Request	Zoning Code Article: Section 401.07(c)

Property Description

This property is located at Lot 20 SW Chardonnay Blvd. and is currently zoned R-1 Low Density Single Family Residential.

Regulation

According to Zoning Code Article Section 401.07(c) Residential (R) Districts Setback Standard, the minimum rear setback required in R-1 Zones is 25 feet minimum from the property line that the structure faces, and the minimum setback for a street facing garage is 30 feet.

Variance Request

The applicant has requested a 5 foot variance from the 25 foot rear setback required by code along the West property line, as well as, a 5 foot variance along the North property line, where the garage faces.

Background

According to the applicant's narrative, they are requesting the change from the 25 foot rear setback to a 20 foot rear setback to accommodate a covered porch along the West property line. The rear setback runs along-side private property that is not part of the Chardonnay subdivision.

Upon staff review of the site plan, in order to meet the minimum side setback of 7 feet along the South property line, the garage would encroach by 5 feet along the North property line, creating a hardship with fitting their design into the lot.

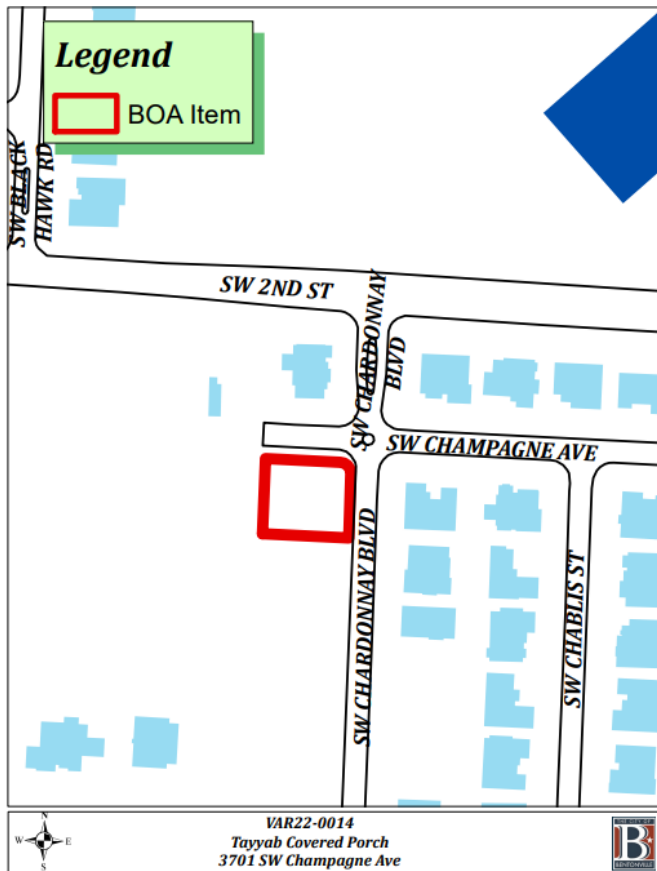
Public Comment

Staff has **NOT** received a 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 must obtain a building permit before construction begins on the development.



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.

Property Owner Consent Form

City of Bentonville Planning Department

305 SW A Street

Bentonville, AR 72712

479-271-3122

I, ARSALAN TAYYAB am the legal owner of the
(Owner's name, printed)

property located at LOT 20, SW CHARDONNAY BLVD, identified as Parcel
(Address or Street Name)

Identification Number 01-10239-00, located in
(Parcel ID)

Benton County, Arkansas.

I certify that I am the owner of the property above and that I have read the application and consent to its filing.

Arsalan Tayyab
(Property Owner Signature)

3/6/2022
(Date)

****If one property has multiple owners, a separate signed Property Owner Consent Form is required for each owner.**

Property Owner Consent Form

City of Bentonville Planning Department

305 SW A Street

Bentonville, AR 72712

479-271-3122

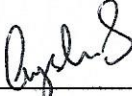
I, AYESHA SHAIKAT am the legal owner of the
(Owner's name, printed)

property located at LOT 20, SW CHARDONNAY BLVD, identified as Parcel
(Address or Street Name)

Identification Number 01-10239-000, located in
(Parcel ID)

Benton County, Arkansas.

I certify that I am the owner of the property above and that I have read the application and consent to its filing.


(Property Owner Signature)

3/6/2022
(Date)

****If one property has multiple owners, a separate signed Property Owner Consent Form is required for each owner.**

L202027112**BENTON CO. AR FEE \$25.00**

PRESENTED & E-RECORDED

05/13/2020 01:37:57 PM

BRENDA DESHIELDS

Circuit Clerk & Recorder

2004455-123

After recording please return to:

Waco Title Company

2592 S. 48th St.

Springdale, AR 72762

WARRANTY DEED MARRIED PERSONS

File #: 2004455-123**KNOW ALL MEN BY THESE PRESENTS:**

That we, **Srikishan Tadiparthi and Madhuri Latha Karumuri, husband and wife**, hereinafter called GRANTOR(S), for and in consideration of the sum of ---One AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Arsalan Tayyab and Ayesha Shaukat, husband and wife**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Arsalan Tayyab and Ayesha Shaukat, husband and wife**, hereinafter called GRANTEE(S), and unto their heirs and assigns forever, the following lands lying in **Benton County, Arkansas** to-wit:

Lot 20, Chardonnay Subdivision, being a Replat of Lot 2 of Patton Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record P4 at Page 814.

Subject to easements, rights-of-way, and protective covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases.

TO HAVE AND TO HOLD the same unto the said Grantee(s), and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And we hereby covenant with said Grantee(s) that we will forever warrant and defend the title to the said lands against all claims whatsoever.

And we, Srikishan Tadiparthi and Madhuri Latha Karumuri, husband and wife, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee(s) all our rights of curtesy, dower and homestead in and to the said lands.

Prepared under the supervision of
Brian Blackman, Attorney
2592 S. 48th St.
Springdale, AR. 72762

WITNESS our hands and seals on this 8th day of May, 2020.

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

GRANTEE OR AGENT: _____

T. Sri Kishan
Srikishan Tadiparthi

GRANTEE'S ADDRESS: _____

K. Madhuri Latha
Madhuri Latha Karumuri

ACKNOWLEDGMENT

STATE OF Arkansas)
COUNTY OF Benton) SS.

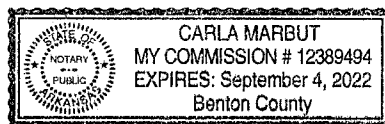
On this day, before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Srikishan Tadiparthi and Madhuri Latha Karumuri** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 8th day of May, 2020.

Carla Marbut
Notary Public

My Commission Expires:

9/4/2020





STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 2004455-123

Grantee: ARSALAN TAYYAB AND AYESHA SHAUKAT
Mailing Address: 3402 SE 8TH ST.
BENTONVILLE AR 727120000

Grantor: SRIKISHAN TADIPARTHI AND MADHURI LATHA KARUMURI
Mailing Address: 3908 SE SYCAMORE ST.
BENTONVILLE AR 727130000

Property Purchase Price: \$57,000.00
Tax Amount: \$188.10
County: BENTON
Date Issued: 05/13/2020
Stamp ID: 1713948672

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Arsalan Tayyab

Grantee or Agent Name (signature): By waw title as agent Date: 5-13-2020

Address: _____

City/State/Zip: _____



CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in **Doc Num L202027112**
05/13/2020 01:37:57 PM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder

To: Bentonville board of Adjustments

For: Variance request for Lot 20, SW Chardonnay Blvd

Patton Addition

Parcel # 01-10239-000

To whom it may concern,

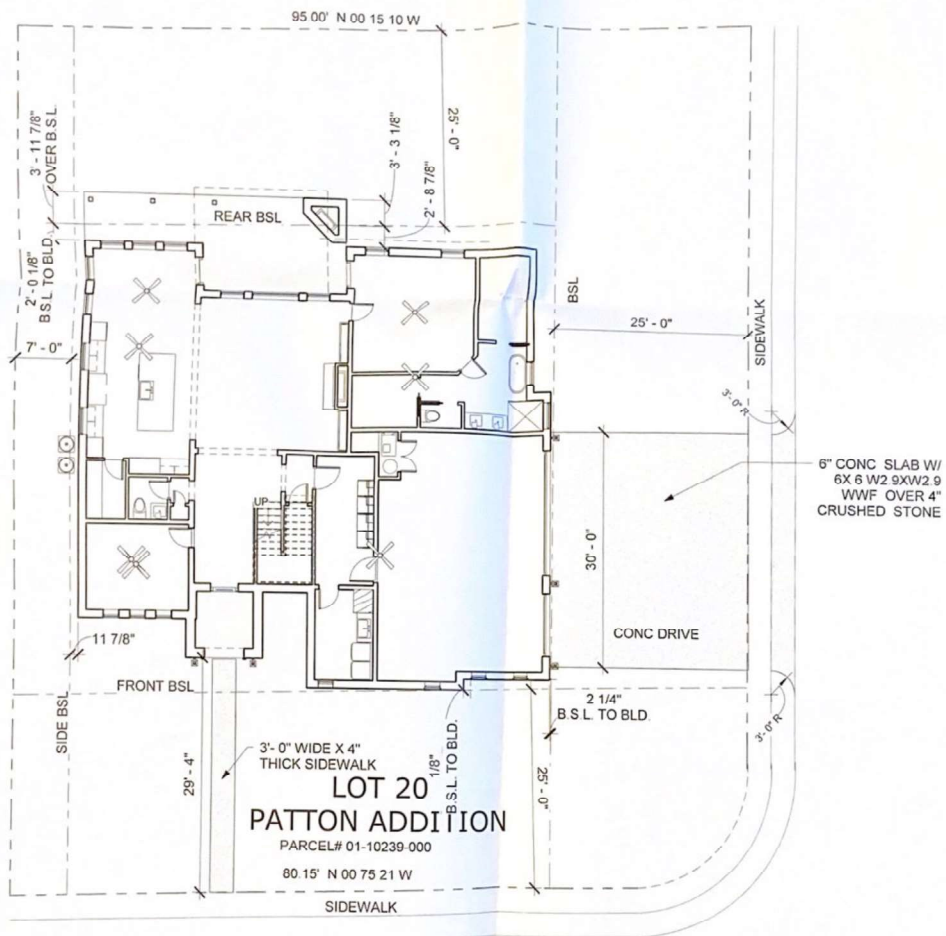
The property is surrounded by 25' setbacks on 3 sides. Due to these setbacks, the building area is limited.

We are requesting to change the 25' rear setback to a 20' rear setback to accommodate a covered porch that is not a livable enclosed space. The rear setback that we are asking about joins private property that is not part of the Chardonnay Subdivision.

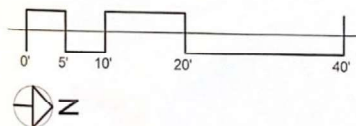
Please consider this for all we are asking is for a covered patio and fireplace that would be encroaching into the 25'.

Sincerely,

Arsalan Tayyab & Ayesha Shaukat



1 SITE PLAN
1" = 10'-0"



Timothy D. Duffy Architect
535 Lynn Drive
Pea Ridge AR 72751
(479)586-3238
tduffyar@yahoo.com

TIMOTHY D. DUFFY
ARCHITECT



02/11/2022

No.	Description	Date

ARSALAN
HOUSE
BENTONVILLE,
ARKANSAS

SITE
PLAN

Project number 2021031
Date 02/11/2022
Drawn by Author
Checked by Checker

AS1.1

Scale 1" = 10'-0"

2/11/2022 10:58:55 PM

[illegible]

TIMOTHY DUFFY
Architect

SITE PLAN

ARSALAN
HOUSE
BENTONVILLE,
ARKANSAS

AS1.1

Project number	2021031
Date	02/11/2022
Drawn by	Author
Checked by	Checker
AS1.1	
Scale	1" = 10'-0"

BOARD OF ADJUSTMENT STAFF REPORT



Bull – 8395 Windsong Lane

8395 Windsong Lane PID# 01-16419-000

BOA Date: 3/23/2022

Reviewer: Luke Aitken, Planning Technician

Project Number	VAR22-0015
Applicant / Current Owner	Ross Bull
Site Area	+/- 1.3 Acres
Current Zoning	R-1 Low Density Single Family Residential
Variance Request	Zoning Code Article: Section 601.01(b)



Property Description

This property is located at 8395 Windsong Lane and is currently zoned R-1, Low Density Single Family Residential.

Regulation

According to Zoning Code Article Section 601.01(b) Accessory Structures - Size, on property zoned R-1, Low Density Single-Family Residential, the total square footage of individual accessory structures may not exceed 50% of the total square footage of the primary structure on the lot. Except, that accessory structures on lots greater than two acres in size are exempt from this size requirement.

Variance Request

The applicant is requesting a variance of 3,682 square feet from the maximum allowed accessory structure size of 1,318 square feet, which is 50% of the size of the existing 2,636 square foot primary structure on the lot in question.

Background

The applicant states that they are requesting this variance to allow the construction of a 5,000 square foot storage building in the northwestern corner of the property. The applicant purchased this property in order to have room to build this structure which would be used to store a 97 foot long recreational vehicle and trailer, three cars, and a home gym.

According to the applicant's narrative, in September of 2021 the applicant successfully rezoned this property from A-1 Agricultural to R-1 Low Density Single Family Residential. The applicant claims that this rezoning was requested in order to achieve smaller setback requirements allowing them to move the proposed structure further away from their home.

The applicant claims they have neighbors nearby with similarly large accessory structures on their property. They also claim that they were never informed by city staff that the size of the structure would be an issue when they submitted their rezoning request. However, the accessory structure size was not detailed in the applicant's rezoning narrative letter.

In conclusion, the applicant states they bought this property under the impression they would be able to build the accessory structure. They claim that although the structure may be large, it will be behind their home and sheltered from the back and side by wooded areas and they plan on taking steps to landscape the area around the structure to make it as attractive as possible.

Public Comment

Staff HAS received a 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 must obtain a building permit before construction begins.
3. The applicant shall submit a revised site plan showing only one ingress/egress onto Windsong Lane, per Land Development Code Article 1100.02, Access Management Standards.

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.

We are requesting a variance so we build a place to store our RV and Trailer. They are a combined length of over 97 ft. We will also use part to store three cars and have an in a home gym. We bought this acreage (which was zoned agricultural at the time) in order to have room to place this structure.

We went through the process to rezone from agricultural to residential in order to have a smaller set back and be able to move it farther from our home. When we went through this process in September, we weren't informed that the size of the structure could possibly be a problem, and never even knew it would require a variance, although we were very open about our plans. We never received any cautions that this might not be permitted for any reason. We were led to believe all that was left was obtaining the proper building permit.

Plus there are other homes in our small area who have accessory structures, including one homeowner who has several larger ones. So it didn't occur to us that building this would be a problem.

We've worked with the county several times to build structures, and know a bit about this process, and the importance of good communication. When we went through the process with them, we were told immediately if our project was in bounds with the rules in play. If they weren't, we were told immediately and made any necessary adjustments. We pray the city will take this into account and allow us to complete our process with no fraud intended on our part.

So once it was rezoned in September of last year, we understood we would only need the permit, and could start our project. During this crazy expensive building time, we went ahead and ordered and paid \$68,000 for the building to help us afford this project and now have those parts sitting in our front yard. We also had to have someone come out and do dirt work because of drainage issues from the property behind and beside us, and had them go ahead and prepare a pad for building. Altogether we've already paid over \$120,000.00, again thinking there would be no problems. We aren't extravagant people, and taking care of our things by providing a shelter for them is very important to us. We realize we are blessed to even have what we do, and want to take good care of them. We bought this property because we thought we would be able to do that. This may be a large building, but it will be behind our home, and sheltered from the back and side by wooded areas. We plan on taking steps to landscape the area around it, and make it as attractive as possible. We now realize it will take a variance to allow us to do that, and appreciate your understanding and consideration.

3/22/2022

Hardship

When I look back to the beginning of Straightline Automotive it is hard to believe all of the progress we've made. I originally purchased the property at 9143 Greenhouse Road with the intent of providing a home for my family but, as a then self-employed single father, I was inspired to utilize the space I had and establish my business there. I took my dream of running my own automotive shop and turned it into a reality. In the past several years I have taken the 1.5 acre tract at Greenhouse Road and have developed it into a thriving business that offers a vital service as well as stable employment opportunities for the NWA community. With growth in mind, I closely consulted with Benton County Planning which successfully resulted in the raising of 3 new structures on the property and adding on to 1.

As my family dynamics changed, I purchased another home on Windsong Lane to move my family to. Two aspects that initially drew me to our new property were how close it was to the shop and that it had great prospects of adding more structures. This second factor was especially appealing to me because I wanted to be able to move my personal assets from the commercial property to our new home, freeing up space for more projects within the business. However, we (my wife, Kristi, and I) soon learned that adding a building to the new property would be difficult with the zoning it has. We approached the City of Bentonville to go through the process of rezoning. During this process we feel we have been very transparent about our objectives in this new building and at no point did we encounter a notice of caution to move forward. Thinking that everything was going relatively smoothly, we moved on to the permit side of the building process with the City. Even after turning in our site plan we still never receive any signs of pushback. We are told we need a variance, we pay for the variance. Now, after the pad is complete and the building material is delivered, we are told that we aren't allowed to build this size of building! We are currently at a standstill – incredibly frustrated and unable to move forward with our plans.

Further Context

I am inspired by the quote “if you love what you do you'll never have to work a day in your life.” This rings true for my life: I love the automotive industry. Even after 38 years, I still wake up energized and eager to get to work. This enthusiasm coupled with my entrepreneurial mindset and business-centered mindset have propelled Straightline to the success that it is today and has proven the automotive industry to be a profitable, worthwhile career. Now, with the knowledge and financial blessings I have accumulated over the years, I feel I am in such a place that allows me to give back to the industry and community in a greater way. Despite the obvious obstacles that came during the height of the pandemic, I proposed an idea to my board that centered around opening an automotive vocational school. This idea was inspired throughout my time as a member of the advisory panel for NTI (Northwest Tech Institute) located in Springdale for the past 6 years. One of the things I noticed was that as a state-run facility, it is difficult to make immediate real-world changes. This led me to the thought of a private, local school that

Ross Bull

3/22/2022

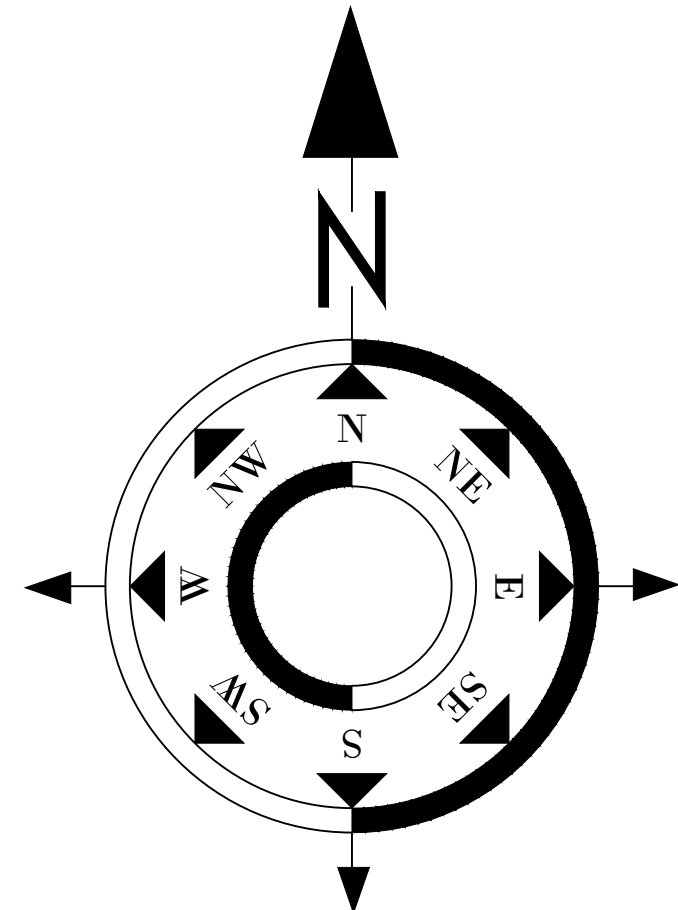
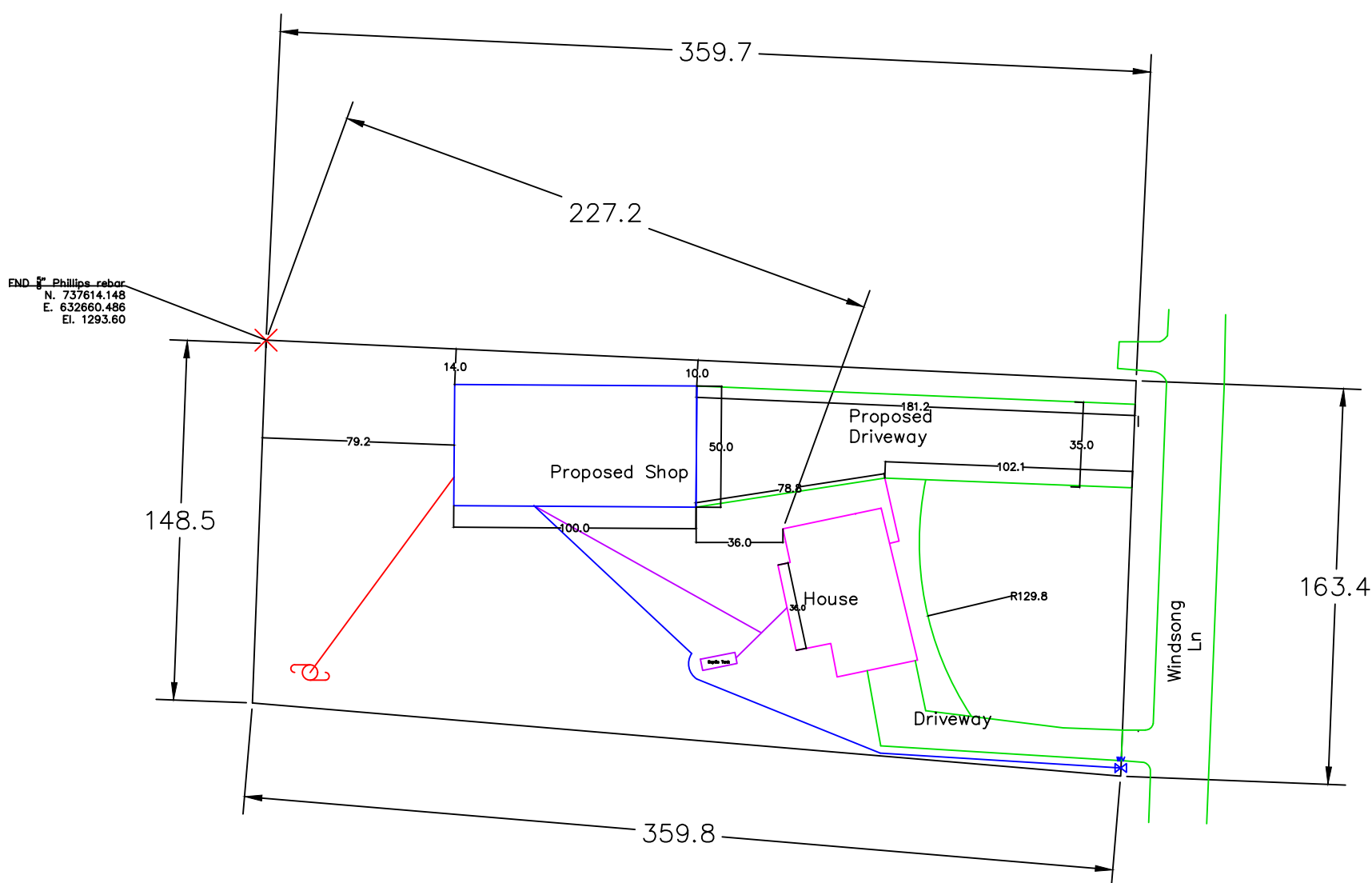
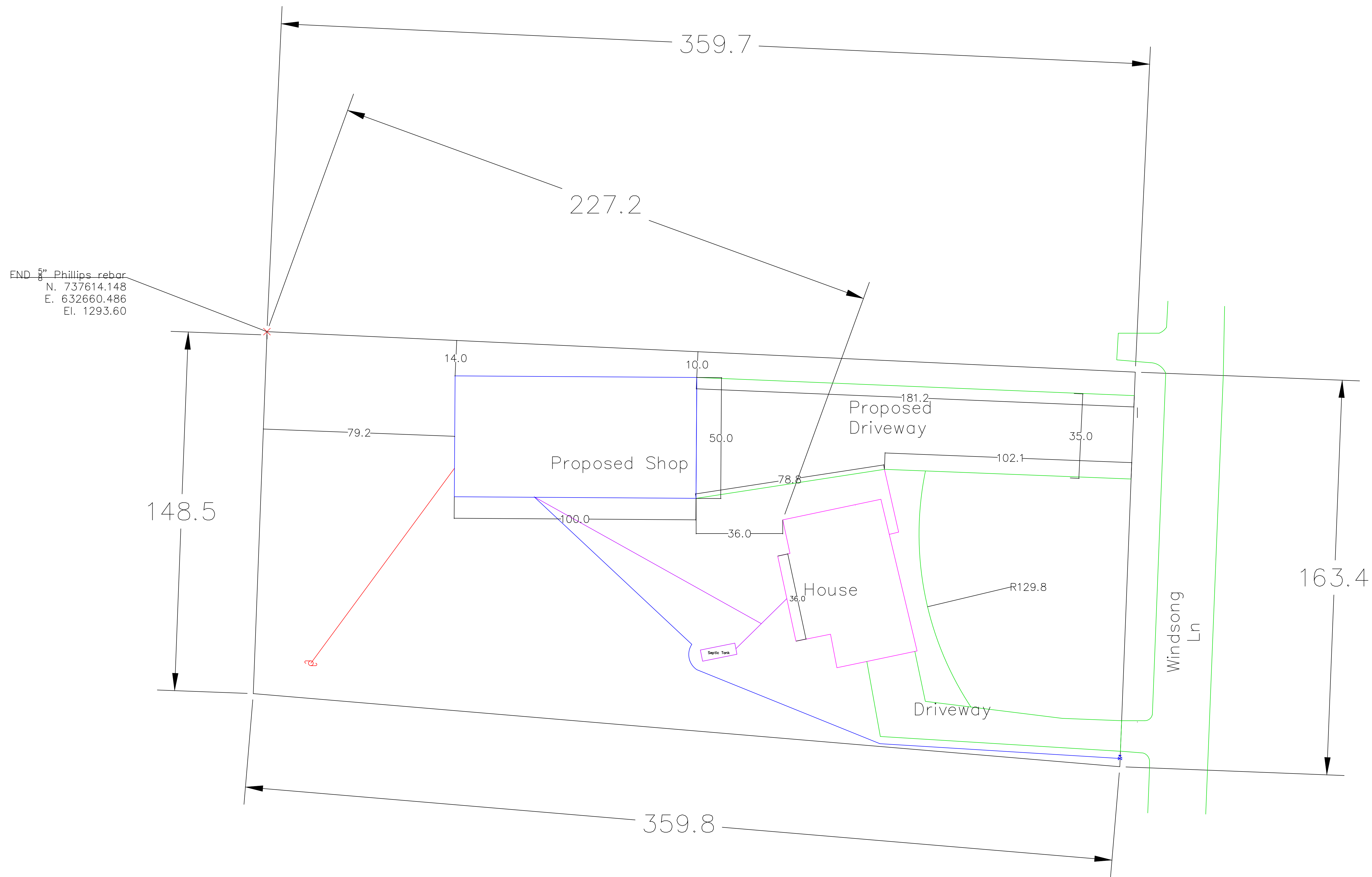
facilitated these changes we hoped to see. I have also recently been invited to join a panel for the Bentonville education system high school called IGNITE. As some of you may know, this program is trying to reunite trades with traditional education. I love my trade and hope to inspire kids to expand their expectations of a future career and develop meaningful skills at a trade school.

I am also in contact with an instructor out of Las Vegas who puts together a curriculum from ASE (National Institute for Automotive Service Excellence) for precisely this type of trade school. Everyone I have trusted with this idea is excited for it: large car dealerships, small repair facilities, lube shops, etc. We have an opportunity here to feed knowledgeable, experienced students into each of these areas of the industry. I, along with some other local business partners, already have huge financial investment in this idea already. We are wanting to move forward and make this idea a reality.

Bottom Line

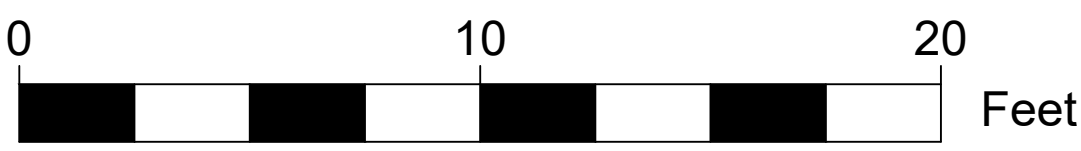
Thinking of the logistics of this vocational school, I have the perfect setup at the Greenhouse location. We have the facilities and equipment for classroom *and* hands-on apprentice applications. However, because we are unable to build the new structure at Windsong Lane, this prime space is unfortunately being taken up by my private assets. The inability to raise this new building brings other, much greater aspirations to a startling halt.

As with anything of this magnitude, confidentiality and timing are very important. I am aware that many more in-depth processes need to occur to make this vocational school a reality, but I have consistently proven that I am dedicated to growth and learning – you don't get to where I am today without. I ask that you consider this potentially great opportunity for the kids in the community and all the success that they could see by attending a school like this.



PID 01-16419-000

02/17/2022



REVISIONS

NO.	BY	DATE	DESCRIPTION

Contact: Kristi Bull
Phone: (479)276-2536
Email: RossandKristi@gmail.com

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Mark C. Rawlings and Rosline Sidal Rawlings aka Roslin A Sidal, husband and wife**, herein called Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantees, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Ross A. Bull and Kristi L. Bull, husband and wife**, hereinafter called Grantees, and unto their heirs and assigns forever, the following lands lying in Benton County, Arkansas, to-wit:

Lot 2, Windsong Subdivision, Phase I, to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record "P2" at Page 830.

SUBJECT to existing easements, mineral reservations, conveyances and/or leases, and covenants and restrictions of record, if any.

TO HAVE AND TO HOLD the same unto the said Grantees, and unto their heirs and assigns forever, together with all improvements thereon and all rights, privileges and appurtenances thereunto belonging.

AND, Grantors will WARRANT and FOREVER DEFEND the same unto said Grantees, their heirs and assigns against said Grantors, their heirs or assigns, and all and every person or persons whomsoever lawfully claiming, or to claim the same.

Prepared under the supervision of:
Caitlin JM Johnson
624 W Walnut St.
Rogers, AR 72756
479-631-8274

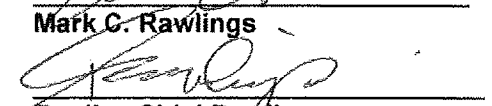
I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument. 21-1394

MAIL TAX STATEMENTS TO:

GRANTEE/AGENT

WITNESS our hands and seals this 19 day of May 2021.


 Mark C. Rawlings

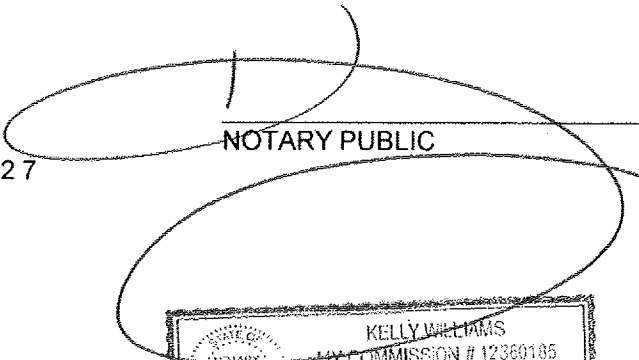

 Rosline Sidal Rawlings

ACKNOWLEDGMENT

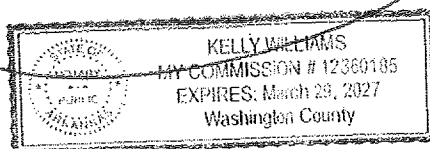
State of Arkansas)
)ss
 County of Benton)

ON THIS DAY before the undersigned, a Notary Public, duly qualified and acting, within and for the said County and State aforesaid, personally appeared **Mark C. Rawlings and Rosline Sidal Rawlings**, to me personally well known as the Grantors in the foregoing Warranty Deed, and stated that they executed the same for the consideration and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 19 day of May 2021.


 NOTARY PUBLIC

My commission expires: 03/29/27





STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 21-1394

Grantee: ROSS A. BULL AND KRISTI L. BULL, HUSBAND AND WIFE
Mailing Address: 8395 WINDSONG LANE
BENTONVILLE AR 727120000

Grantor: MARK C. RAWLINGS AND ROSLINE SIDAL RAWLINGS, AKA ROSLIN A
Mailing Address: SIDAL, HUSBAND AND WIFE
8395 WINDSONG LANE
BENTONVILLE AR 727120000

Property Purchase Price: \$420,000.00
Tax Amount: \$1,386.00

County: BENTON
Date Issued: 05/20/2021
Stamp ID: 654747648

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): HARBOR CLOSING COMPANY

Grantee or Agent Name (signature): _____ Date: 5.20.2021

Address: 5247 WEST METRO PARK CROSSING

City/State/Zip: ROGERS, AR 72758



CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in **Doc Num L202138220**
05/20/2021 12:39:05 PM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder

PROPERTY OWNERS WITHIN 200 FT OF 8395 WINDSONG LANE

Richard G and Guadalupe Rodriquez	8367 Windsong Lane, Bentonville, AR 72713
Gavin Edwards	101 NW Olinka Pass Street, Bentonville, AR 72712
Ronald and Judiith Baker	8403 Windsong Lane, Bentonville, AR 72713
John and Shantell Owen	8485 Windsong Lane, Bentonville, AR 72713
Mia and Kevin Meenen	8402 Windsong Lane, Bentonville, AR 72713
William and Sarah Miller	8400 Windsong Lane, Bentonville, AR 72713
David and Diane Chen	8300 Windsong Lane, Bentonville, AR 72713
Edward and Elaine Segeleon	12746 Windsong Lane, Bentonville, AR 72713
Christopher Barrett @ Kacey Burgess-Barrett	12774 Windsong Lane, Bentonville, AR 72713
James and Pam Barrett	8489 N Vaughn Road, Bentonville, AR 72713
Donald and Patsy Cook	8501 N Vaughn Road, Bentonville, AR 72713
Shasta Properties	3509 S. Vaughn Road, Bentonville, AR 72713
G and N Huber Farm LLC	12713 Huber Road, Bentonville, AR 72713

Kristi Bull (Huff) 8/16/21
Kristi Bull

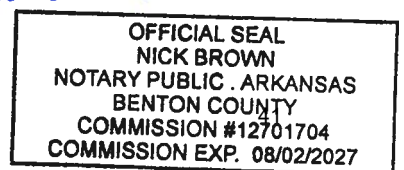
Kristi Huff

State of Arkansas
 County of Benton

On this the 16th day of August, 2021 before me, Nick Brown, ~~the~~ the undersigned Notary personally appeared Kristi Huff known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Nick Brown



Property Owner Consent Form

City of Bentonville Planning Department

305 SW A Street

Bentonville, AR 72712

479-271-3122

I, Ross Bull am the legal owner of the
(Owner's name, printed)

property located at 8395 Windosong Ln, identified as Parcel
(Address or Street Name)

Identification Number 01-16419-000, located in
(Parcel ID)

Benton County, Arkansas.

I certify that I am the owner of the property above and that I have read the application and consent to its filing.

Ross Bull
(Property Owner Signature)

8-13-21
(Date)

****If one property has multiple owners, a separate signed Property Owner Consent Form is required for each owner.**

Property Owner Consent Form

City of Bentonville Planning Department

305 SW A Street

Bentonville, AR 72712

479-271-3122

I, Kristi Bull am the legal owner of the
(Owner's name, printed)

property located at 8395 Windsor Lane, identified as Parcel
(Address or Street Name)

Identification Number 01-16419-000, located in
(Parcel ID)

Benton County, Arkansas.

I certify that I am the owner of the property above and that I have read the application and consent to its filing.

Kristi Bull
(Property Owner Signature)

8/15/21
(Date)

****If one property has multiple owners, a separate signed Property Owner Consent Form is required for each owner.**