

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
May 25th, 2022**

Registration Link: https://us06web.zoom.us/webinar/register/WN_JzFw-ezcRUKFbFYk4edDaA

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

- 1. Flintlock LTD Co. – New Construction** **Variance***
 - 1402 Dogwood Drive ([VAR22-0012](#))
 - Front Garage & Side Setback Variance

IV. New Business

- 1. Randall Hinton Development LLC** **Variance***
 - 503 SW E Street ([VAR22-0024](#))
 - Maximum Building Height Variance

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
May 11th, 2022**

Registration Link: https://us06web.zoom.us/webinar/register/WN_Jq_8cmWISZOhdNU_zsTYiA

I. Call to Order

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

II. Approval of Minutes for April 27th

- Mr. Kruithoff made a motion to approve the minutes, seconded by Haynie

III. Old Business

IV. New Business

1. Matthew and Alexandra Hesse

Variance*

201 SW D St ([VAR22-0020](#))

- Minimum Setback Variance

- Chris reads staff report
- Public hearing opened
- Will Kellstrom speaks for applicant
- Public hearing closed
- Discussion amongst commissioners
- Approved 4-0

2. Fariba Izadi

Variance*

3704 SW Homestead Ave ([VAR22-0023](#))

- Minimum Setback Variance

- Chris reads staff report
- Public hearing opened
- Applicant, Fariba Izadi, spoke to the item
- Public hearing closed
- Rogers moves to amend request to the 5 feet variance
- Motion by Mr. Rogers to approved, seconded by Mr. Kruithoff
- Approved 4-0

Rogers motioned to adjourn, seconded by Haynie

Jana Snyder

Community Development Coordinator

BOARD OF ADJUSTMENT STAFF REPORT



Haney – 1402 Dogwood Drive

1402 Dogwood Drive PID# 01-04167-000

BOA Date: 5/25/2022

Reviewer: Luke Aitken, Planning Technician

Project Number	VAR22-0012
Applicant / Current Owner	Mark Haney/Flintlock LTC Co.
Site Area	+/- 0.22 Acres
Current Zoning	R-1 Low Density Single Family Residential
Variance Request	Zoning Code Article: Section 401.07(c)(1), (c)(2)

Regulation

According to Zoning Code Article Section 401.07(c)(1) and (c)(2) Minimum Setback Standards, on property zoned R-1, Low Density Single-Family Residential, the minimum front setback required is 20 feet, the minimum front garage setback required for street-facing garages is 30 feet from the property line the garage faces, and the minimum side setback is 7 feet.

Variance Request

The applicant is requesting a dimensional variance of 7 feet on the east side of the property, from seven feet to zero feet. A dimensional variance of 20 feet from the front building setback, from 20 feet to zero feet, and of 30 feet from the front garage setback, from 30' to zero feet, excepting from both an additional setback triangle from the southwest corner formed by a line from a point three feet more northwards along the western setback line to a point 24 feet and five inches more eastwards along the southern setback line. These variances will leave zero feet from a potential structure to the eastern property line and at least nine feet from the front property line.

Background

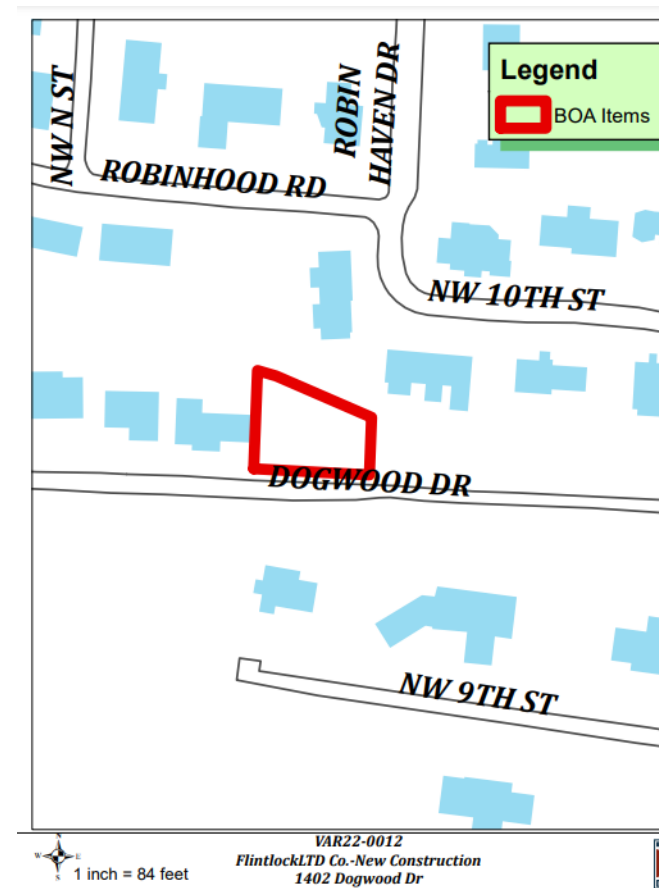
The applicant states that the shape of the lot, on which a home would be constructed, in combination with its topography creates a unique hardship. Their narrative claims it is difficult to position a home in a way that meets the requirements of the Zoning Code, and that with the parcel's flattened triangular shape, the effects of the front and rear setbacks compound with steep topography to make the lot unbuildable. The parcel to the east is already developed on its northern portion and has no buildable area immediately adjacent to this property due to its steep slope.

According to the applicant's narrative, the owner's goal is to secure enough buildable area for a single family home on the most level portion of the site. A survey of comparison lots in the neighborhood reveals a significant disparity in development opportunity for this property – most notably, 26% less buildable area and 32% less buildable garage area by lot size than other neighborhood lots. Of the lot's 9,926 square feet, only 1,778 square feet are currently permissible for a garage and all of it is over 30% grade.

The applicant concludes that variances for the front and east setbacks would increase this lot's buildable area from 28% for the main structure and 18% for the garage, up to 51% of the lot for each which would be similar to the buildable areas of other lots in the neighborhood, averaging 55% and 49% respectively.

Public Comment

At the time of writing this staff report, staff has received public comment regarding this request.



Property Description

This property is located at 1402 Dogwood Drive and is currently zoned R-1, Low Density Single Family Residential.

BOARD OF ADJUSTMENT STAFF REPORT

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.

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.

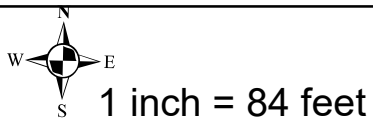
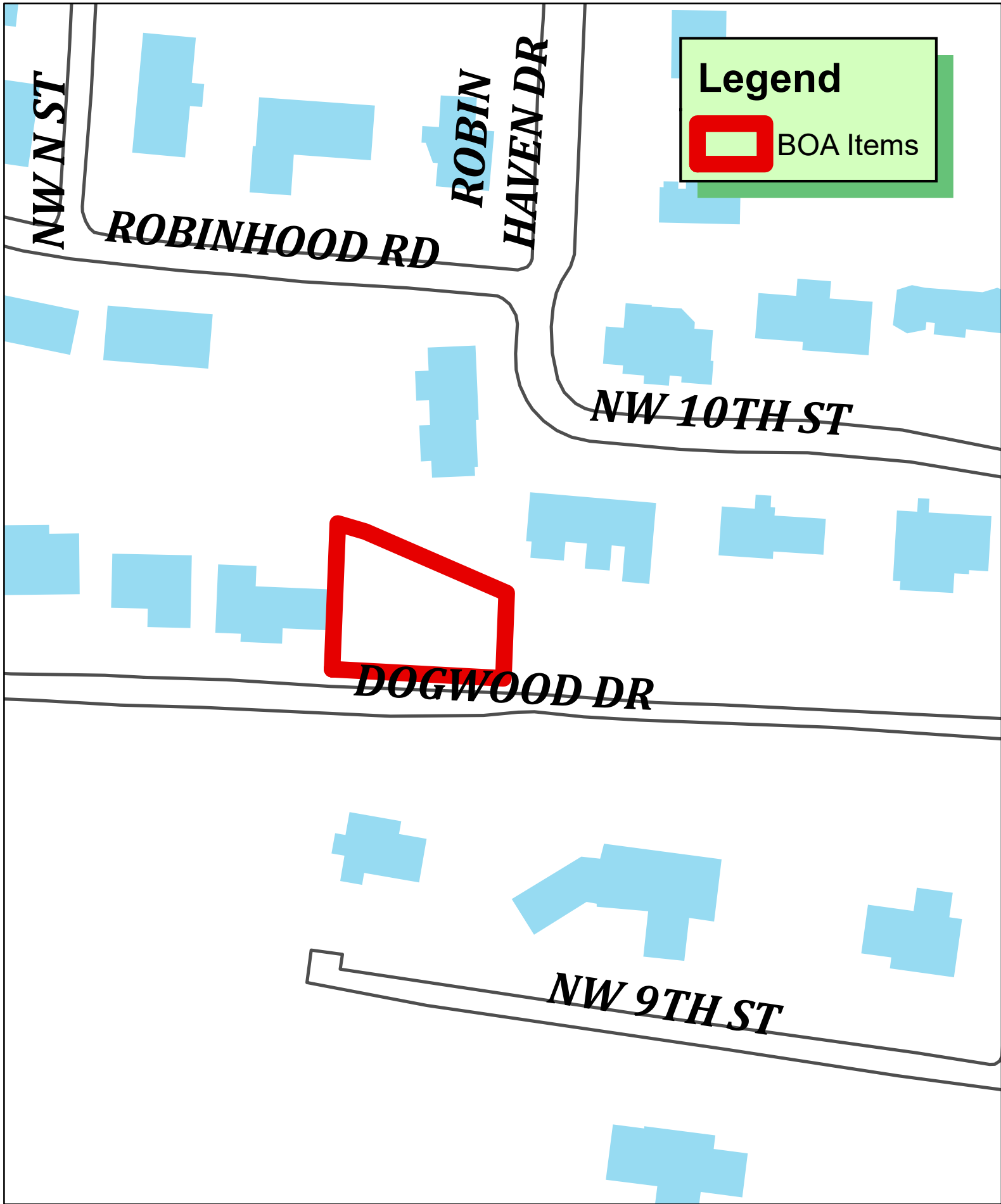
(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(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.



VAR22-0012
FlintlockLTD Co.-New Construction
1402 Dogwood Dr



April 15, 2022

PETITION FOR SETBACK VARIANCE

Dear Board of Adjustments members and Planning Department Staff,

Flintlock LTD Co on behalf of Mark Haney respectfully requests a variance to the building setbacks of 1402 Dogwood Drive (304 Vacant Lot, Parcel 01-04167-000). Per Sec.401.07.c.1 and c.2, its R-1 zoning currently requires a front setback of 20', side setbacks of 7', a rear setback of 25', and a front garage setback of 30'. The lot is longer and shallower than adjacent lots, giving it relatively high street frontage and therefore more setback area than narrower and deeper lots. With the parcel's flattened triangular shape, the effects of the front and rear setbacks compound with the steep topography to make the lot unbuildable. The attached survey and Exhibit VE.2 show this graphically along with multiple encroachments into the lot on its western edge.

The existing street-facing garage setback requirement of 30' is also problematic. Of the lot's 9,926 square feet, only 1,778 square feet are currently permissible for a garage. This buildable zone is only 18% of the parcel, and all of it is over 30% grade. To construct a vehicular drive down that far from the street would be prohibitively expensive, and driving on it in winter conditions would be potentially dangerous. Furthermore, this 18% is 32% less than comparable parcels in the neighborhood that average a buildable garage area of 49% of the lot (Exhibit VE.1).

These hardships of lot shape, corresponding setbacks, and topography are due to the unique and unusual existing circumstances of the site. These special conditions are inherent to this lot and are not a result of the actions of applicant.

The owner's goal is to secure enough buildable area for a single family home on the most level portion of the site. Literal interpretation of the provisions of Bentonville Code Sec.401.07.c.1 Setback Standards and Sec.401.07.c.2 Garage Setback Standards would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance. A survey of comparison lots (Exhibit VE.1) in the neighborhood reveals the significant disparity in development opportunity for this property – most notably, 26% less buildable area and 32% less buildable garage area by lot size than other neighborhood lots. Even compared with Reference Lot #2 that has a slightly smaller acreage, 1402 Dogwood has 22% less buildable area by lot size and 24% less buildable garage area by lot size.

Flood risk to north (see Exhibit VE.3), encroachments to the west, and steep topography drive us to request a variance to the front and east side setbacks for this parcel. We request the front setback and front garage setback be reduced to the M.S.P. Right of Way, 20' and 30' respectively, and the east side setback be reduced from 7' to 0'. These variances still leave 8'11" to 11'6" from the front property line and produce no negative impact to adjacent properties. The home across the street is set back 96' from the property line of 1402 Dogwood Drive so has sufficient visual separation. The parcel to the east is already developed on its northern portion and has no buildable area immediately adjacent to 1402 Dogwood due to its steep slope at that point, so a side setback reduction would not hamper future development or sufficient lot separation.

Reduction of the front and east setbacks at 1402 Dogwood would bring its buildable areas from 28% of the lot for the main structure and 18% of the lot for the garage up to 51% of the lot for each. This is more in line with the buildable areas of other lots in the neighborhood, averaging 55% and 49% respectively. Additionally, granting of this variance

BOUNDARY & TOPOGRAPHIC SURVEY

FIELD WORK:
NOVEMBER 6 & 7, 2021

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

BASIS OF ELEVATION:
CITY OF BENTONVILLE GPS MONUMENT #1
NAVD 88 VERTICAL DATUM

CONTOUR INTERVAL:
ONE FOOT

REFERENCE DOCUMENTS:
1) FINAL PLAT OF SHERWOOD FOREST ADDITION
FILED IN BOOK K AT PAGE 112
2) PLAT OF SURVEY FILED IN
BOOK G AT PAGE 345
3) PLAT OF SURVEY FILED IN
BOOK 12 AT PAGE 308
4) PLAT OF SURVEY FILED IN
BOOK U AT PAGE 289
5) PLAT OF SURVEY FILED IN
BOOK P1 AT PAGE 825
6) COMMISSIONERS DEED FILED IN
BOOK 2003 AT PAGE 36957

PROPERTY ZONED:
R-1

BUILDING SETBACKS:
FRONT 20ft
SIDE 07ft (INTERIOR)
SIDE 20ft (EXTERIOR)
REAR 25ft

GARAGE SETBACKS:
GARAGE, STREET FACING: 30ft FROM THE PROPERTY LINE THE GARAGE FACES
GARAGE, SIDE-OR-REAR-LOADING: 20ft FROM THE FACING PROPERTY LINE
GARAGE, ALLEY FACING: 20ft FROM PROPERTY LINE AT ALLEY

*APPLICABLE TO ATTACHED AND DETACHED GARAGES

ACCESSORY STRUCTURE SETBACKS:
DETACHED NON-RESIDENTIAL:
FRONT AS REQUIRED BY THE DISTRICT
SIDE 07ft
REAR 07ft
ACCESSORY STRUCTURE SETBACKS CONTINUED:
DETACHED ACCESSORY DWELLING:
FRONT AS REQUIRED BY THE DISTRICT
SIDE 07ft
REAR 07ft

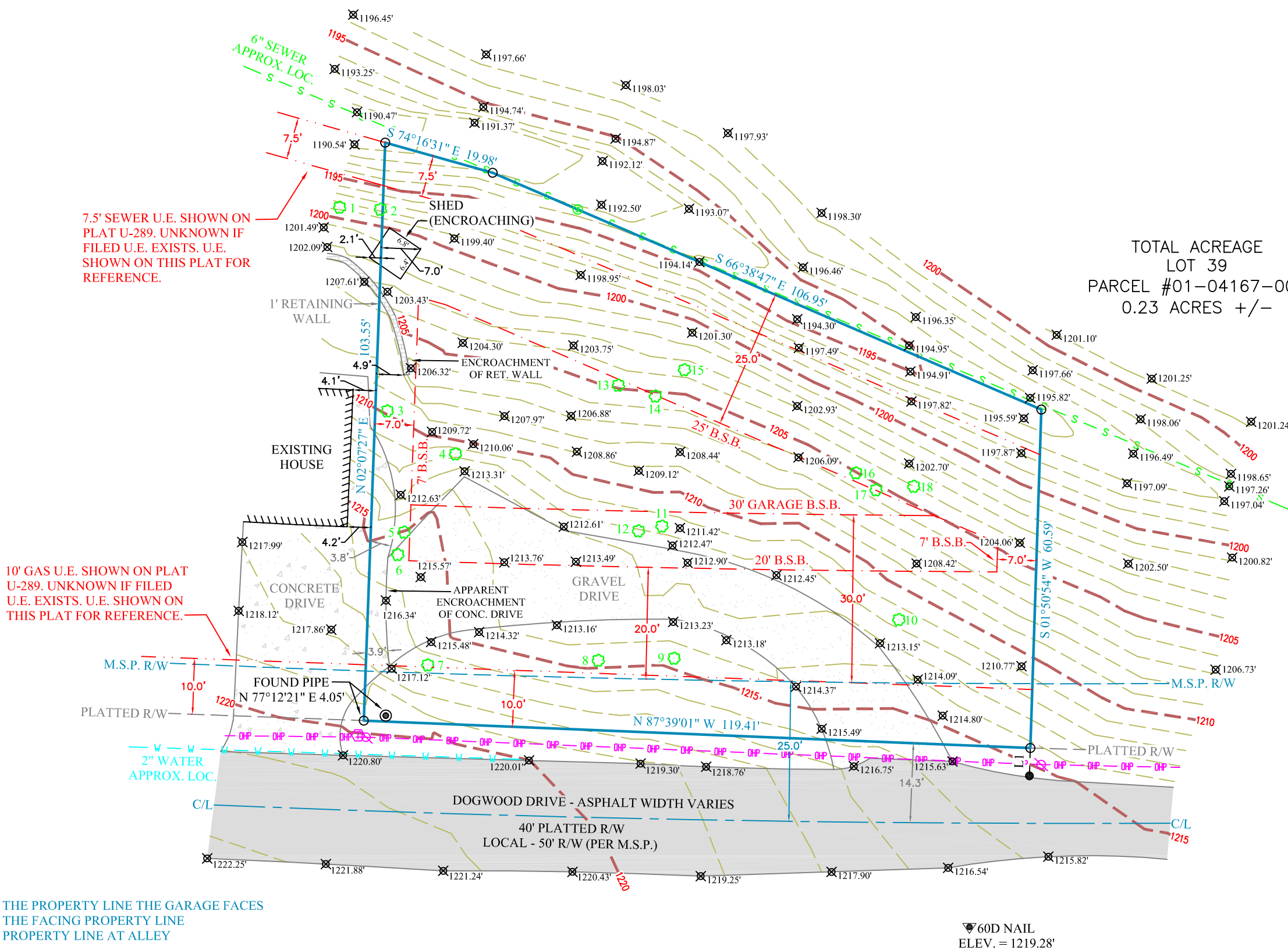
ATTACHED ACCESSORY DWELLING:
FRONT AS REQUIRED BY THE DISTRICT
SIDE AS REQUIRED BY THE DISTRICT
REAR AS REQUIRED BY THE DISTRICT

*ON CORNER LOTS, STRUCTURES SHALL NOT PROJECT BEYOND THE BUILDING LINE OF THE
PRIMARY STRUCTURE OF EXISTING PRIMARY STRUCTURE OF THE ADJACENT LOT.

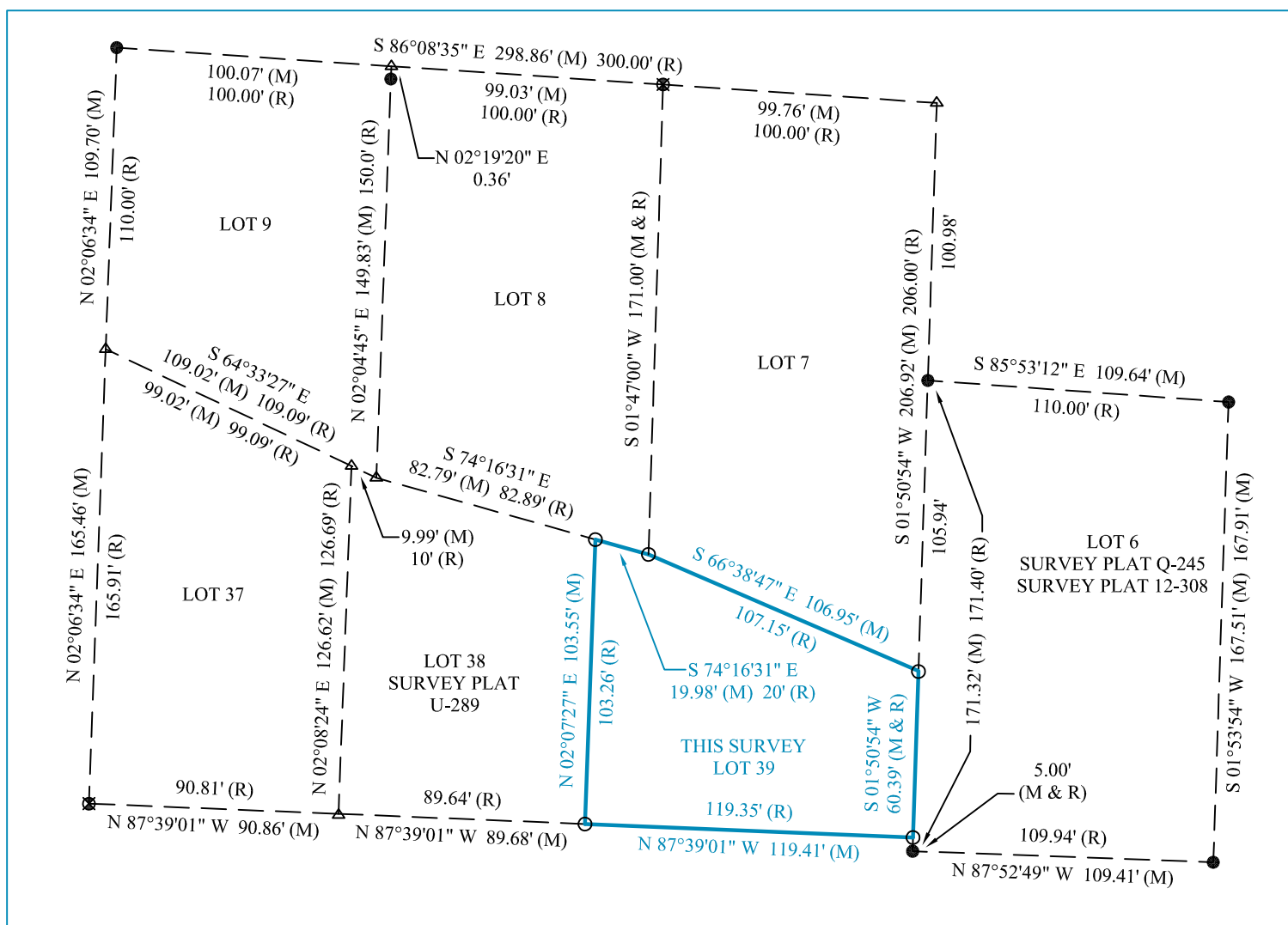
EXISTING PROPERTY DESCRIPTION:
LOT 39 OF THE REPLAT OF SHERWOOD FOREST ADDITION TO CITY OF
BENTONVILLE, BENTON COUNTY, ARKANSAS, FILED IN BOOK K AT PAGE 112.
SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NOTE:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES.
ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE
VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE
NOT SHOWN ON THIS PLAT.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL
FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0090J. DATED 09/ 28/ 2007)

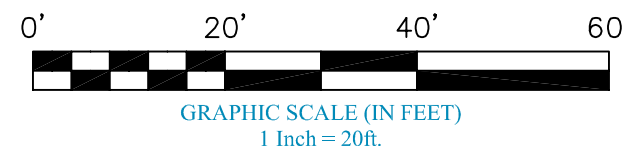
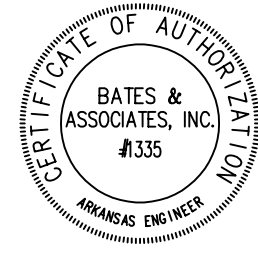


THE WORK DETAIL - N.T.S.



TREE LIST:
1) 20" OAK - 40' CANOPY
2) 10" ELM - 25' CANOPY
3) 50" MAPLE - 60' CANOPY
4) 10" DEAD TREE
5) 12" HICKORY - 30' CANOPY
6) 14" ELM - 30' CANOPY
7) 12" HACKBERRY - 30' CANOPY
8) 10" PERSIMMON - 20' CANOPY
9) 20" HACKBERRY - 35' CANOPY
10) 26" OAK - 50' CANOPY
11) 10" MULBERRY - 20' CANOPY
12) 26" OAK - 50' CANOPY
13) 18" ELM - 45' CANOPY
14) 16" OAK - 40' CANOPY
15) 36" OAK - 60' CANOPY
16) 36" OAK - 60' CANOPY
17) 10" HICKORY - 20' CANOPY
18) 24" OAK - 45' CANOPY

LINE	BEARING	DISTANCE
L1	S 01°50'54" W	5.00'

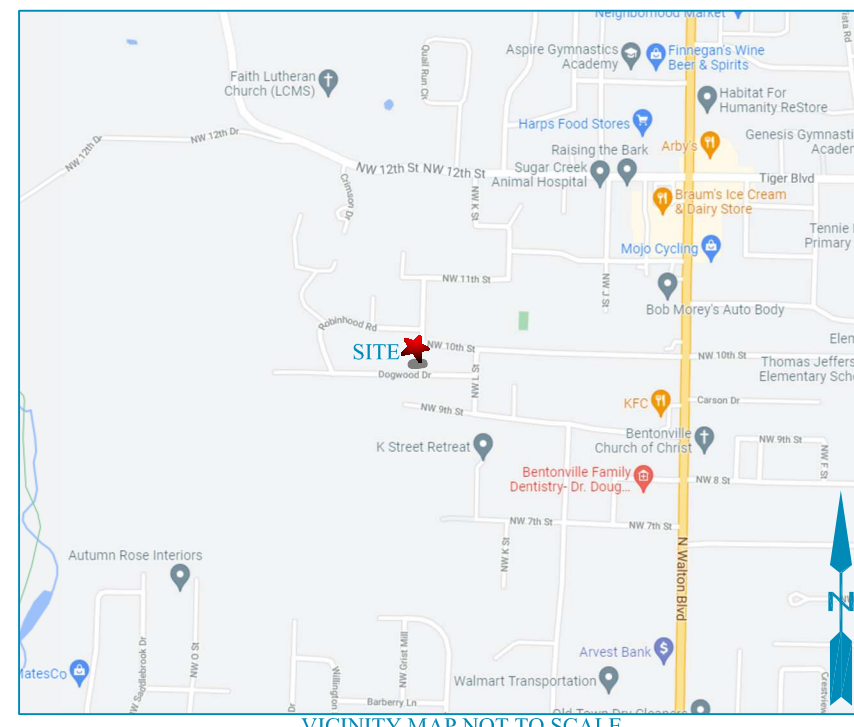


I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 7TH DAY OF NOVEMBER, 2021.

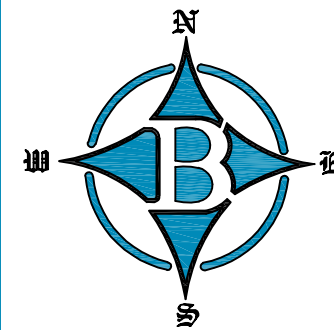


IF THE SIGNATURE ON THIS SEAL IS NOT AN
ORIGINAL AND NOT BLUE IN COLOR
THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY
HAVE BEEN ALTERED. THE ABOVE CERTIFICATION
SHALL NOT APPLY TO ANY COPY THAT DOES NOT
BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP



RECORDING NUMBER/DATE



LEGEND:
THESE STANDARD SYMBOLS WILL
BE FOUND IN THE DRAWING.

(R) RECORDED DISTANCE	(M) MEASURED DISTANCE
(S) SANITARY SEWER MH	(P) POWER POLE
(T) TIE LINE	(B) BOUNDARY LINE (MEASURED)
(C) CENTERLINE OF ROAD	(P) PLATTED RIGHT-OF-WAY
(M) M.S.P. RIGHT-OF-WAY	(W) WATERLINE
(O) OVERHEAD POWER LINE	(S) SEWER LINE
(B) BUILDING SETBACK	(U) UTILITY EASEMENT

LEGEND:
THESE STANDARD SYMBOLS WILL
BE FOUND IN THE DRAWING.

(R) RECORDED DISTANCE	(M) MEASURED DISTANCE
(S) SANITARY SEWER MH	(P) POWER POLE
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(M) M.S.P. RIGHT-OF-WAY	(W) WATERLINE
(O) OVERHEAD POWER LINE	(S) SEWER LINE
(B) BUILDING SETBACK	(U) UTILITY EASEMENT

FOR USE AND BENEFIT OF:
MARK HANEY

ADDRESS:
304 DOGWOOD DRIVE
BENTONVILLE, ARKANSAS

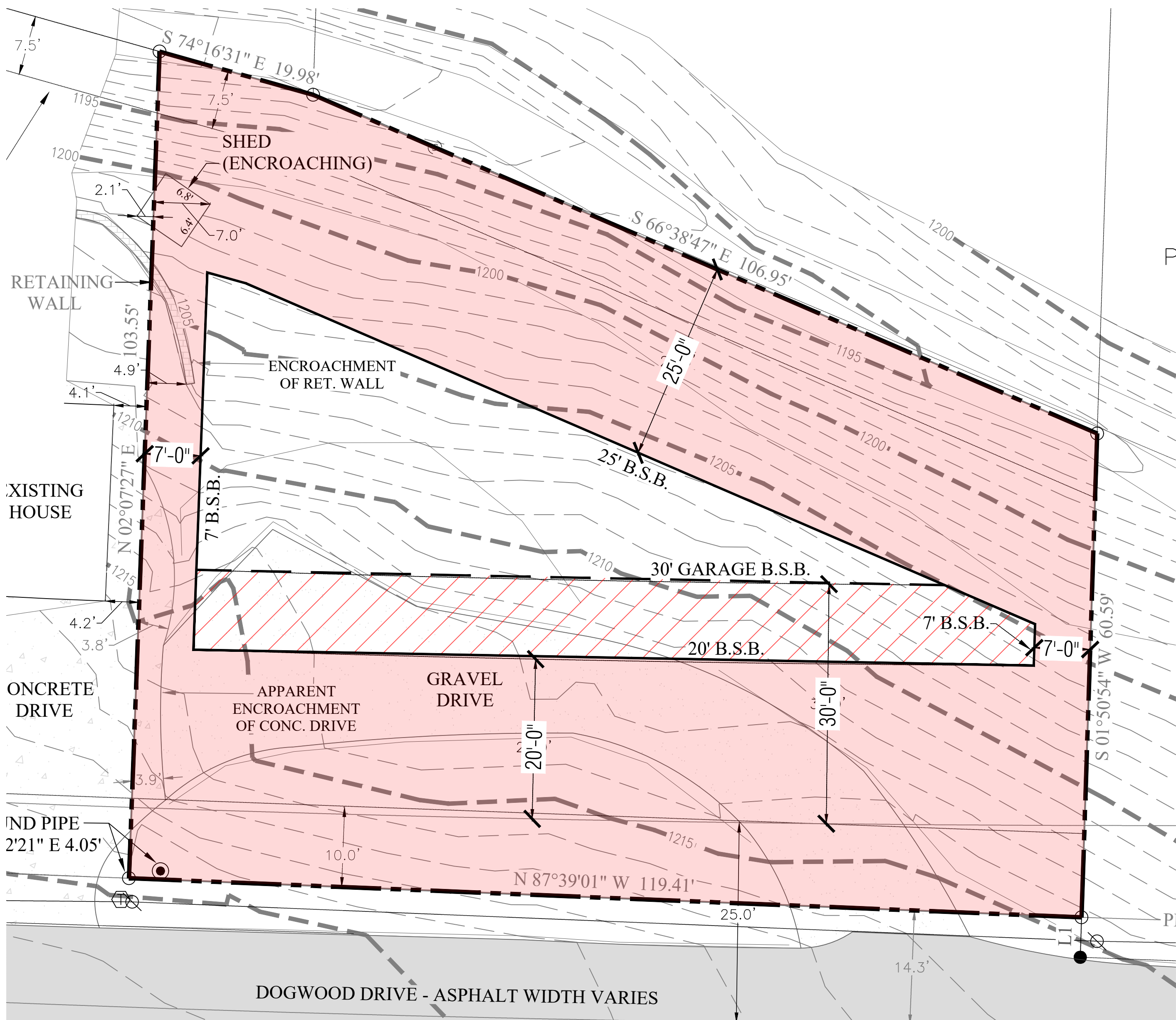
DATE: 11/17/21 SCALE: 1"=20'
SURVEYED: JA
DRAWN: AH
REVIEWED: DT
COA #1335

DRAWING #21-349



LOT COMPARISON							
LOT #	SQUARE FOOTAGE	ACRES	STREET FRONTAGE	SETBACK SF	SETBACK SF AS % OF LOT	GARAGE SF	GARAGE SF AS % OF LOT
1	11,774	0.27	99'	6,280	53%	6,280	53%
2	9,835	0.23	89'	4,912	50%	4,162	42%
3	16,082	0.37	90'	10,116	63%	9,353	58%
4	13,081	0.30	91'	7,429	57%	6,660	51%
5	10,070	0.23	89'	5,029	50%	4,275	42%
AVERAGE	12,168'	0.28	92'	6,753'	55%	6,146'	49%
1402 Dogwood	9,926	0.23	119'	2,794	28%	1,778	18%
DIFFERENCE	2,242'	0.05	27'	3,959'	26%	4,368'	32%



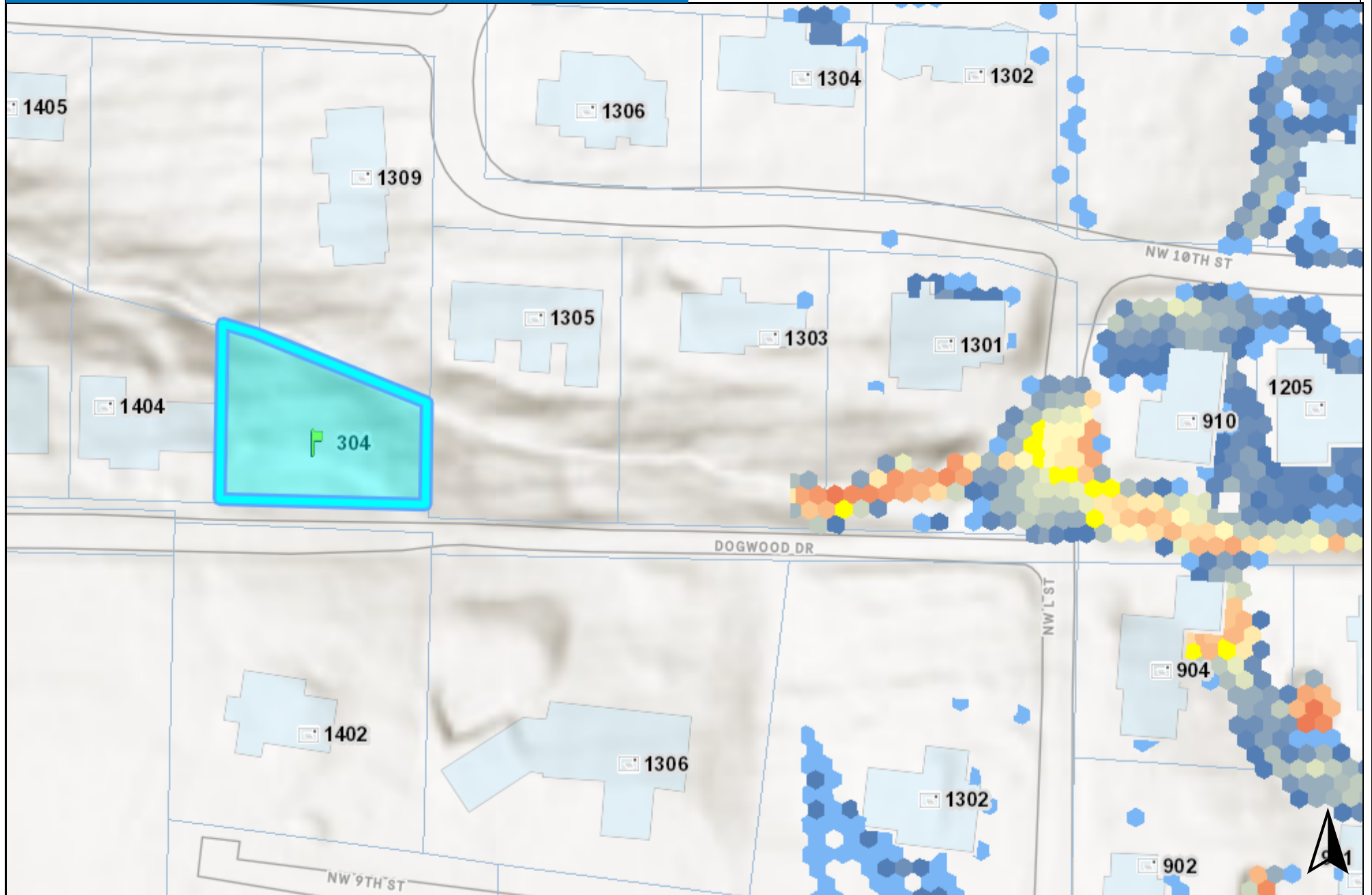


1 EXISTING SETBACKS
VE.2 SCALE: 1" = 10'

2 PROPOSED SETBACKS
VE.2 SCALE: 1" = 10'



PROPOSED AMENDMENTS						
	SQUARE FOOTAGE	ACRES	SETBACK SF	SETBACK SF AS % OF LOT	GARAGE SF	GARAGE SF AS % OF LOT
1402 Dogwood Existing	9,926	0.23	2,794	28%	1,778	18%
			NEIGHBORHOOD AVERAGES			49%
1402 Dogwood Proposed	9,926	0.23	5,061	51%	5,061	51%



The FTN Downtown Flood Study data stops just short of the parcel, yet the hillshade basemap shows how the potentially problematic flood drainage would continue to the west onto the northern part of Vacant Lot 304 (1402 Dogwood Dr.)

BOARD OF ADJUSTMENT STAFF REPORT



West Edge Townhomes

503 SW E Street

BOA Date: 5/25/2022

Reviewer: Luke Aitken, Planning Technician

Project Number	VAR22-0024
Applicant / Current Owner	Randall Hinton Development, LLC
Site Area	+/- 0.72 acres
Current Zoning	DN-2, Downtown Medium-Density Residential
Variance Request	<u>Zoning Code Article:</u> 401 Zoning District Regulations <u>Section:</u> 401.07 B, part (e), <i>DN Districts Height Standards</i>

Property Description

This property is located at 503 SW E Street and is currently zoned DN-2 Downtown Medium-Density Residential.

Regulation

Zoning Code Article Section 401.07 B, part (e) DN Districts Height Standards, states the maximum height for townhouse structures shall be 36 feet.

Variance Request

The applicant is requesting a variance of three feet and two inches from the maximum building height of 36 feet allowed by code, to enable the construction of six attached townhomes in downtown Bentonville.

Background

The applicant states that the single building proposed for construction is a six-unit townhome, with four of the units being three stories, and two of the units being two stories. The three story units have a pitched roof in keeping with the surrounding neighborhood and it is the top of these peaks where the overall building height exceeds the 36' foot maximum height allowed by code.

The applicant has concluded that, since the roof pitches which necessitate this variance request, will be used as attics and not for human occupancy, their height being in excess of the maximum allowed by code should be allowed.

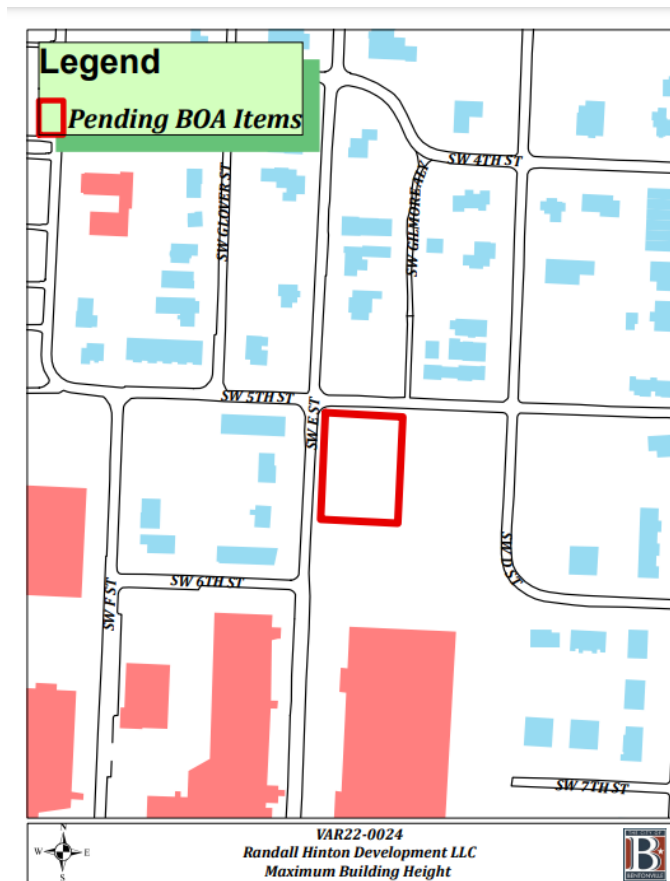
Public Comment

At the time of writing this report 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.



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.

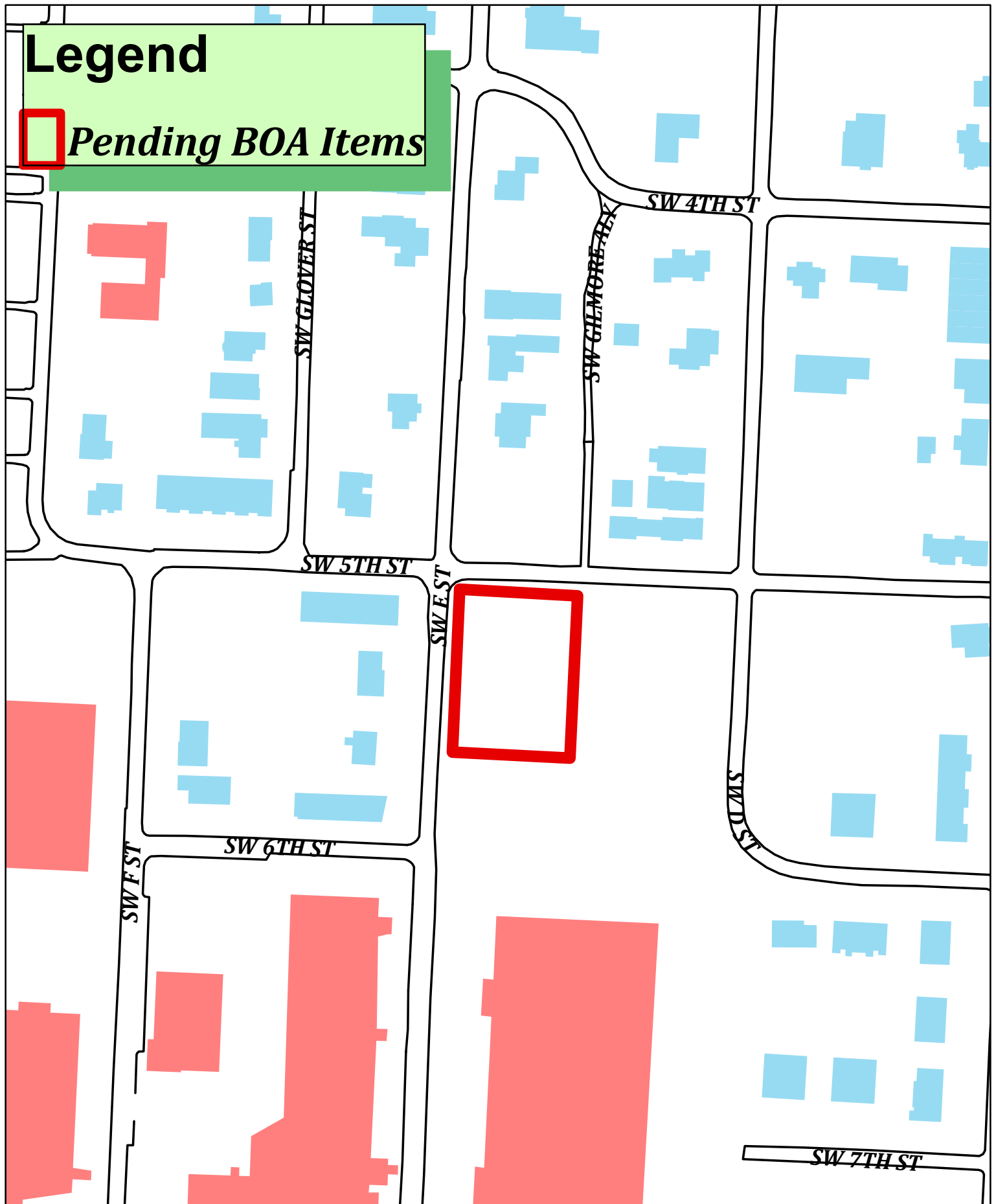
(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of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

Legend



Pending BOA Items



VAR22-0024

Randall Hinton Development LLC
Maximum Building Height





Burris Architecture

820 Tiger Blvd suite 4 Bentonville, AR 72712
479.319.6045

Date: 4-22-22

To: City of Bentonville Planning
Re: West Edge

On behalf of the ownership group, we respectfully request a waiver of primary building material, and a variance for the overall height for the “West Edge” townhome project located on SW 5th st.

Overall height - variance

The single building is a 6 unit townhome, with 4 units being 3 stories, and 2 units being 2 story. The three story units have a pitched roof in keeping with the surrounding neighborhood. It is the top of these peaks that the overall height exceeds the 36'. The code states and exception: *Exceptions. Chimneys, elevators, poles, spires, tanks, towers, and other projections not used for human occupancy may extend above the height limit.* Note that the roof pitches are an attic, and a projection not used for human occupancy.

Primary building Material - waiver

The primary building materials used on the town home project is Brick and Painted Cement Siding, both horizontal lap, as well as vertical board and batten. The siding is used as accent features, color and texture variation, and is consistent with the surrounding area architecture.

Please see the color elevations and renderings that convey the design intent.

Thank you for your consideration.

Dave P. Burris, AIA, NCARB
479-586-9400
dave@burrisarch.com

PRICING
SET
NOT FOR CONSTRUCTION

WEST EDGE
SW 5TH STREET
BENTONVILLE, AR

Burris
Architecture
820 Tiger Blvd, Bentonville, AR 72712
479-636-3531

DATE
4-22-22
JOB NO.
21110
REVISIONS

A7.0
COLOR ELEVATIONS



3 SOUTH ELEVATION COLOR
3/16" = 1'-0"

TOTAL AREA: 2381 SF 100%
BRICK: 800 SF 25%
HARDE LAP: 871 SF 24%
HARDE BOARD AND BATTEN: 758 SF 32%
GLASS: 220 SF 9%



2 NORTH ELEVATION COLOR
3/16" = 1'-0"

TOTAL AREA: 3472 SF 100%
BRICK: 1271 SF 36%
HARDE LAP: 845 SF 24%
HARDE BOARD AND BATTEN: 803 SF 23%
GLASS: 531 SF 15%



4 WEST ELEVATION COLOR
3/16" = 1'-0"

TOTAL AREA: 1485 SF 100%
BRICK: 100 SF 7%
HARDE LAP: 111 SF 7%
HARDE BOARD AND BATTEN: 452 SF 30%
GLASS: 121 SF 8%



1 EAST ELEVATION COLOR
3/16" = 1'-0"

TOTAL AREA: 1485 SF 100%
BRICK: 205 SF 14%
HARDE LAP: 494 SF 33%
HARDE BOARD AND BATTEN: 100 SF 7%
GLASS: 120 SF 8%



PRICING
SET
NOT FOR CONSTRUCTION

WEST EDGE
SW 5TH STREET
BENTONVILLE, AR

Burris
Architecture
620 Tiger Blvd, Bentonville, AR 72712
479-636-3531

DATE
4-22-22
JOB NO.
21110
REVISIONS

A7.1
RENDERINGS