

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
August 10th, 2022
Bentonville City Hall
305 SW A St
4:00 PM**

Registration Link: https://us06web.zoom.us/webinar/register/WN_3KUPiRgITqyOKCjgUbHq3g

- I. Call to Order**
- II. Approval of July 13th Minutes**
- III. New Business**

- 1. Nuta– Fence** **Variance***
1801 NW Mustang Ave ([VAR22-0030](#))
 - Fence Height Variance
- 2. Roat – Fence** **Variance***
400 SE C Street ([VAR22-0031](#))
 - Fence Setback Variance

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**BOARD OF ADJUSTMENT
AGENDA
July 13th, 2022**

Recording Link:

https://us06web.zoom.us/rec/share/zRRxv2rKIVUm_GtENZRzGlmroucaD0JoQcnhRSk-sqmk4ggRd5BizHcqTbvFFH1y.vHsJqsmKnsHwqrZe

I. Call to Order

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

II. Approval of Minutes

- **Motion to approve the minutes by Haynie, seconded by Kruithoff**
- **Approved 5-0**

III. Old Business

IV. New Business

1. Jacobs Group– New Construction

Variance*

807 SE 3rd Street ([VAR22-0028](#))

- Rear Setback Variance

- Luke reads staff report
- Jon clarifies that this request was tabled at Planning Commission
- Discussion between committee members and staff
- Public hearing opened
- Todd Jacobs (Jacobs Group), speaks
- Public hearing closed
- More discussion amongst committee members and staff
- Rogers stated that this item would need to be tabled due to the rezoning not being approved yet by Planning Commission
- Motion by Kruithoff to table the item, seconded by Pearson
- Tabled 5-0

2. Daniel Hintz & Katie Misiewicz– New Construction

Variance*

452 SW B Street ([VAR22-0029](#))

- Side Setback Variance

- Luke reads staff report
- Discussion amongst committee members
- Public hearing opened
- Wendy Staten, legal representative was available for questions
- Public hearing closed
- Daniel Hintz, owner, speaks more to the item

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.

➤ Approve 5-0

Motion to adjourn by Haynie, seconded by Pearson

Meeting adjourned

Jana Snyder
Community Development Coordinator

BOARD OF ADJUSTMENT STAFF REPORT



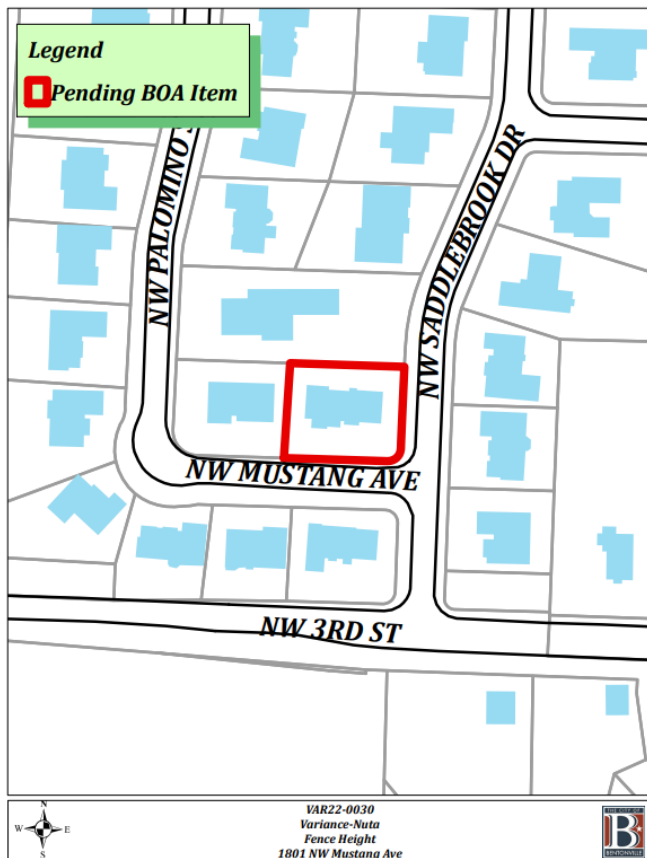
Chris Nuta

1801 NW Mustang

BOA Date: 8/10/2022

Reviewer: Christopher Hyatt, Planning Technician

Project Number	VAR22-0030
Applicant / Current Owner	Chris Nuta
Site Area	+/- 0.26 Acres
Current Zoning	R-1, Low Density Single Family Residential
Variance Request	Land Development Code Article 1100 Section 1100.06 (h) (1)



Property Description

This property is located at 1801 NW Mustang and is currently zoned R-1 Low Density Single Family Residential.

Regulation

According to Land Development Code Article 1100

Section 1100.06 (h) (1) The maximum fence height shall be six (6) feet above grade.

Variance Request

The applicant is requesting a variance of two feet from the maximum six foot height requirement for fences.

Background

According to the applicant's narrative, due to the elevation change around his home, he currently sits 20.6 feet below the homes and street to the East and 4.5 feet above the home to the West, increasing visibility and decreasing privacy. Due to the orientation and elevation of the home to the North, the home's driveway, front entrance, and garage have full visibility into the backyard and rear of the home.

The applicant's narrative also mentions that, the appointed fence contractor completed the fence permit with the six foot height listed without his knowledge. When receiving the code violation for the fence height, the applicant requested that the fence contractor correct the issue and was told they would work on it. After a month of the issue not being resolved, the applicant filed for the variance request.

The applicant concludes that, due to the elevation changes and high traffic in the neighborhood, privacy is virtually non-existent with a six foot high fence.

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 must obtain a building permit before construction begins.

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.

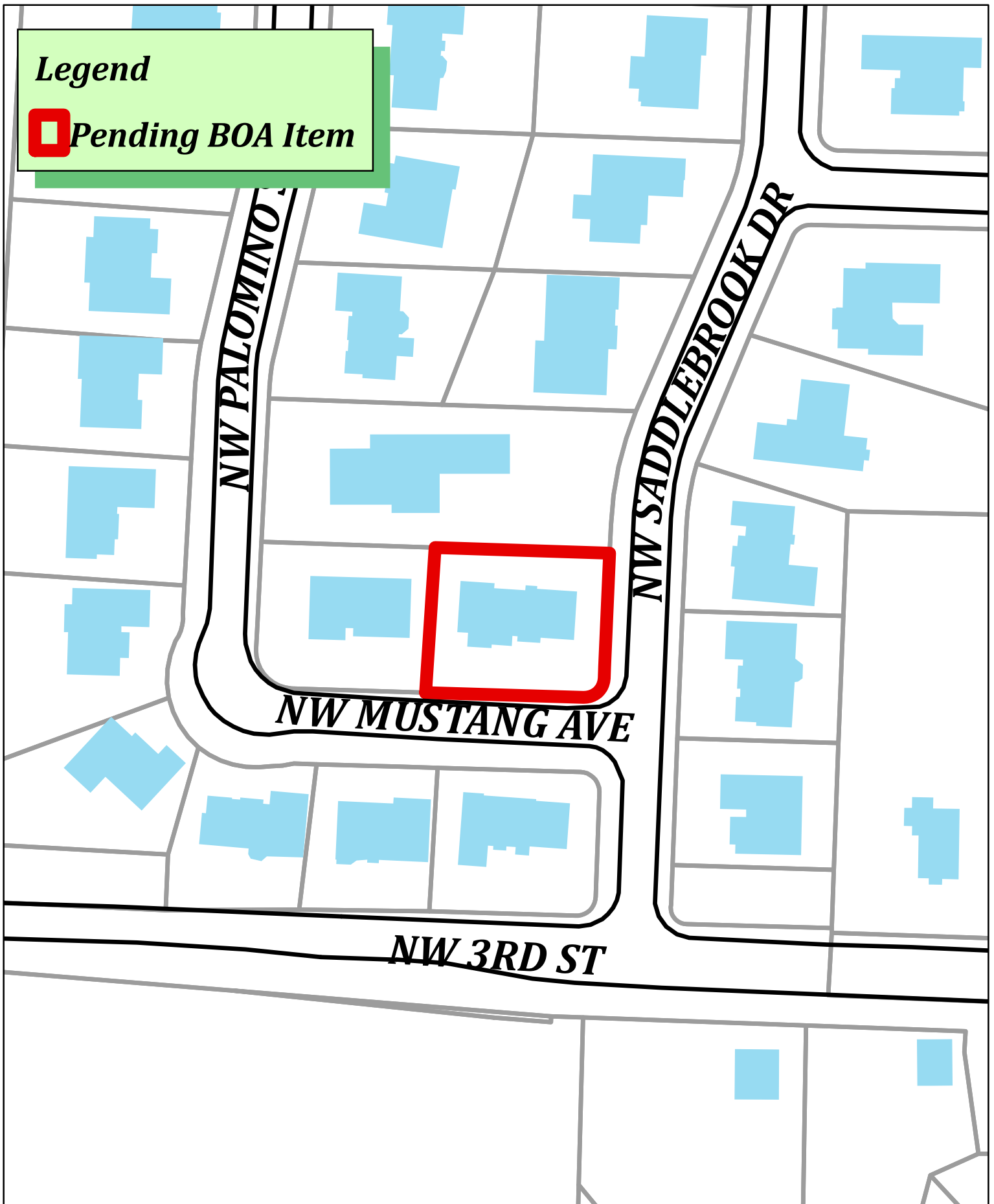
(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(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 Item



VAR22-0030
Variance-Nuta
Fence Height
1801 NW Mustang Ave



8ft Fence Variance Request: 1801 NW Mustang Avenue, Bentonville AR 72712

Property Owner: Christopher Nuta

Executive Summary: My property is in violation of city code DC Sec Art 1100.06 (Ord. No. 2006-166, 11-14-2006) due to the recent installation of an 8ft privacy fence. The need for a property fence is justified, I asked and received permission from impacted neighbors and my contractor committed to handling all permitting, resulting in the fence was built. Unfortunately, the contractor committed a permitting error and committed to fixing the error but did not do so.

This document will address the following questions:

1. Why is the 8ft privacy fence justified?
2. Why has the fence already been constructed prior to this variance request?
3. Why am I currently in violation of city code DC Sec Art 1100.06 (Ord. No. 2006-166, 11-14-2006)?

1. Why is the 8ft privacy fence justified?

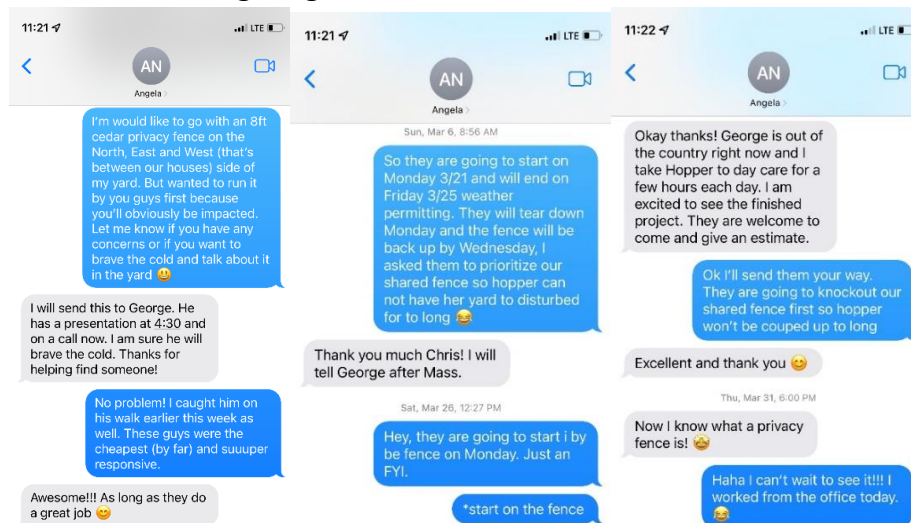
- Due to the steep hill approaching Coler MTB Preserve, my home sits 20.6 feet below the homes and street to the east and sits 4.5 feet above the home to the west, increasing visibility and decreasing privacy.
 - a. East Visibility: The neighbors, pedestrians and vehicles to the east could see directly into my backyard with full visibility to my deck area (pictures below)
 - b. West Visibility: Due to grade, I could see directly into my west neighbor's backyard and vice versa
- The home to the north of my backyard is the original farm home that the neighborhood was built around. Due to orientation and higher elevation, the home's driveway, front entrance, and garage directly faces my backyard.
 - a. North Visibility: Full visibility into my backyard deck, kitchen, living room and master bedroom
 - i. **The home is also a home-share property with travelers coming and going constantly and as the homeowner says, privacy is "non-existent back there" (see text messages below).**



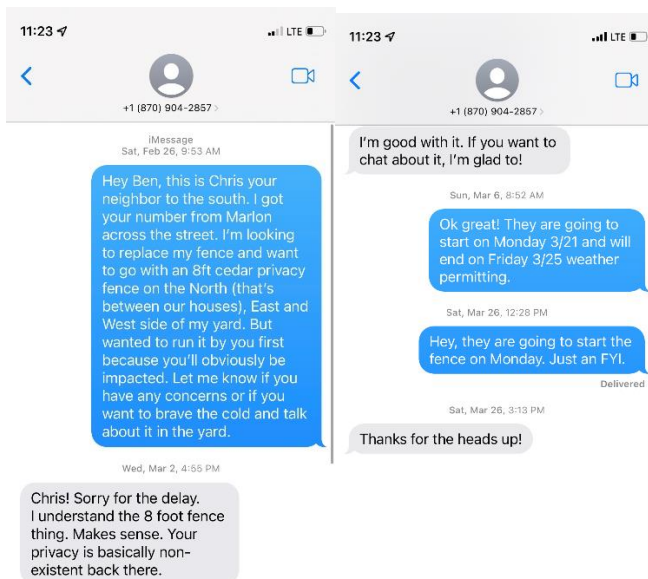


- I spoke with my property line sharing neighbors to the North and West, before contracting the contractor to build the 8ft fence.

1803 NW Mustang: Angela



305 NW Saddlebrook: Ben



2. Why has the fence already been constructed prior to this variance request?

- When selecting a contractor to perform the fence installation, permitting was top of mind.
 - Below is an email that I sent specifically asking about permitting

Estimate Nuta Cedar from DB Fence & Land Inbox x ⌵ 🖨 🔗

DB Fence & Land Feb 24, 2022, 2:17 PM ☆
Please review the estimate below. Feel free to contact us if you have any questions. We look forward to working with you. Have a blessed day, Brad Wilborne ...

Chris Nuta <chrisnuta@gmail.com> Feb 24, 2022, 2:19 PM ☆ ↩ ⋮
to dbfencecompany ▾

Thank you! One question I forgot to ask. Will I need to do any **permitting**?

Chris

...

Brad Wilborne <dbfencecompany@gmail.com> Feb 24, 2022, 2:25 PM ☆ ↩ ⋮
to me ▾

No, we'll file with city.

...

--

...

Ok, thanks. Great, thank you. Great, thanks!

- DB Fence and land submitted the following permit and completed the project on 3/31/22.
- Unbeknownst to me the permit was listed as 6 feet in error.

CITY OF BENTONVILLE		City of Bentonville		PERMIT NUMBER RFNC22-0060	
PERMIT TYPE: FENCE RESIDENTIAL		SUBDIVISION/COMM SITE: 00527 SADDLEBROOK SUBDIVISION		PARCEL: 01-09641-000	
PERMIT SUB TYPE:				BLDG USE GROUP:	
JOB ADDRESS: 1801 NW MUSTANG AVE					
DESCRIPTION:					
ZONED AS:		TOTAL SQFT: 0		SPRINKLERS:	
TOTAL WORK VALUE: \$0.00		TYPE OF CONSTRUCTION:		BUILDING USE:	
APPLICANT:				PHONE:	
MAILING ADDRESS:				FAX:	
CONTRACTOR: DB FENCE AND LAND				PHONE: (479)544-5314	
MAILING ADDRESS: 570 HOLLY ST CENTERTON, AR 72719				FAX:	
OWNER: NUTA, CHRISTOHER				PHONE:	
MAILING ADDRESS: 1801 NW MUSTANG AVE BENTONVILLE, AR 72712				FAX:	
ARCHITECT:				PHONE:	
MAILING ADDRESS:				FAX:	
FEES PAID					
DESCRIPTION		ACCOUNT	QUANTITY	PAID AMOUNT	
FENCE RESIDENTIAL		01020503221000	0	\$30.00	
				TOTAL: \$30.00	
FEES DUE					
DESCRIPTION		ACCOUNT	QUANTITY	AMOUNT DUE	
				TOTAL:	
ALL WORK TO CONFORM TO THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC). A 24 HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS.					

SIGNATURE: _____ Issued By: JENNIFER COFFMAN Date: 3/22/2022

3. Why am I currently in violation of city code DC Sec Art 1100.06 (Ord. No. 2006-166, 11-14-2006)?

- On 5/16/22 I received a visit from Darren Warren notifying me that my fence was in violation and provided me a warning.
- After discussing with Darren via phone, I was informed of the incorrect permit.
- On the same day I reached out to DB Fence and was told that it was a “paperwork issue nothing substantial” and that they were “corresponding with the city and will give you a call once I have a resolution”.
 - Correspondence below

Permit

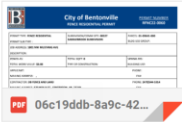
Inbox



Brad Wilborne <dbfencecompany@gmail.com>
to me

May 16, 2022, 9:44 AM







Chris Nuta <chrisnuta@gmail.com>
to Brad

May 16, 2022, 10:11 AM



Thank you sir. I assume I just need to share this with whatever inspector showed up?

Chris

On Mon, May 16, 2022 at 9:44 AM Brad Wilborne <dbfencecompany@gmail.com> wrote:

|



Brad Wilborne <dbfencecompany@gmail.com>
to me

May 16, 2022, 10:31 AM



Ya not sure what he'd be after

...

Brad Wilborne
Owner/President
DB Fence & Land



Chris Nuta <chrisnuta@gmail.com>
to Brad

May 16, 2022, 10:52 AM



Me either, but I know you guys are solid. Appreciate the response, I'll let you know if anything is up.

Let me know about the repairs when you have time.

Have a good week!

Chris
954-336-1138

...



Chris Nuta <chrisnuta@gmail.com>
to Brad

May 16, 2022, 12:48 PM



Hey Brad - Just got off the phone with the city. Can you give me a call please?

Chris
954-336-1138

...



Brad Wilborne <dbfencecompany@gmail.com>
to me

May 16, 2022, 1:45 PM



I'm corresponding with the city and will give you a call once I have a resolution. Seems to be a paperwork issue nothing substantial. Thanks

...



Chris Nuta
Great. I appreciate it. Talk soon.

May 16, 2022, 1:48 PM



- A month later, after not hearing anything from the city or DB Fence, I noticed a city vehicle taking picture of my home. I immediately reached out to DB asking for an update, which they told me that they were not actively working with the city.

**Chris Nuta**Jun 16, 2022, 12:14 PM 

Hey Brad, Checking in on the status of this permitting issue. The city stopped by my house again today and took pictures. Hoping that a fine is not forthcoming.

**Brad Wilborne**Jun 16, 2022, 12:25 PM 

I haven't had contact since I reached out to city.

**Chris Nuta** <chrisnuta@gmail.com>Jun 16, 2022, 12:30 PM   

to Brad ▾

Ok can you follow up?

Chris

- DB Fence did not follow up and as of 7/6/2022 (received verified mail and was made aware on 7/9/2022) I was in violation of city code and have 7 business days to act.
- That next week I asked DB Fence again for a follow-up but after additional correspondence with them and the city, I realized I needed to proceed with the variance process.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS:

That we, Syam Antony and Elsa Antony, husband and wife, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration to us in hand paid by Christopher Nuta, an unmarried person herein referred to as GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the GRANTEE and unto his heirs and assigns forever the following described lands located in the County of Benton, State of Arkansas:

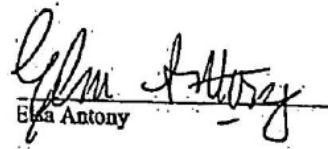
Lot 33, Saddlebrook Subdivisin, to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record "P4" at page. 38

SUBJECT TO RIHGT OF WAY/EASEMENT AND RESTRICTIONS OF RECORD, IF ANY. SUBJECT ALSO TO ANY STATE OF FACTS WHICH AN ACCURATE SURVEY WOULD REVEAL. NO WARRANTY OR REPRESENTATION IS MADE HEREIN AS TO ANY MINERAL INTEREST ON THE AFOREMENTIONED PROPERTY.

To have and to hold unto the GRANTEE and unto his heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And we hereby covenant with GRANTEE that we will forever warrant and defend the title to said lands against all lawful claims whatsoever.

WITNESS our hands this 30 day of September 2020


Syam Antony
Elsa Antony

BOARD OF ADJUSTMENT STAFF REPORT



Timothy Roat

400 SE C Street

BOA Date: 8/10/2022

Reviewer: Luke Aitken, Planning Technician

Project Number	VAR22-0031
Applicant / Current Owner	Timothy & Pamela Roat
Site Area	+/- 0.35 Acres
Current Zoning	R-1, Low Density Single Family Residential
Variance Request	Land Development Code Article 1100 Section 1100.06 (g) (2)

Property Description

This property is located at 400 SE C Street and is currently zoned R-1 Low Density Single Family Residential.

Regulation

According to Land Development Code Article 1100 Section 1100.06 (g) (2) A fence or wall shall be placed no closer than five (5) feet to the current or proposed public right-of-way as prescribed within the Master Street Plan.

Variance Request

The applicant is requesting a variance of 1.76 feet from the minimum 5-foot right of way setback requirement for fences adjacent to a public right of way. This would allow the applicant to rebuild their existing fence where it is currently located, along their property lines.

Background

According to the applicant's narrative, they have recently completed an addition to their home and, as part of this addition, are requesting this variance to allow their existing perimeter fence to be rebuilt along their property lines. The applicant states that this proposed fence location would provide the largest and safest possible outdoor area for their two non-verbal, autistic children to enjoy.

The applicant's narrative also mentions that, to comply with the ordinance as written, the fence would need to be 3.24 feet back from the property line along SE B ST, and 1 foot back from the property line along SE 4th ST. The applicant states that the figures above assume the roads in the master street plan are executed and centered between property lines. As the roads currently sit, there is approximately 25 feet and 20 feet from the edge of each road to the property line. The applicant claims that adding an additional 5 feet of setback would create 30 feet and 25 feet of space from either edge of the current roads when the master street plan only requires 11 feet.

The applicant states adding an additional 5 feet of setback from the fence to the platted right-of-way at this time without widening and centering the road creates an unnecessary amount of space for public right of way. According to the applicant's narrative, the fence along their property line also properly maintains the sight triangle on the northwest corner of their lot.

The applicant concludes that, due to the off center roads adjacent to his property, a literal interpretation of this 5-foot fence setback from the right of way along both SE B and SE 4th streets will restrict and limit their abilities to provide a large and safe play area for their two children.

Public Comment

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



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.

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.

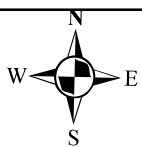
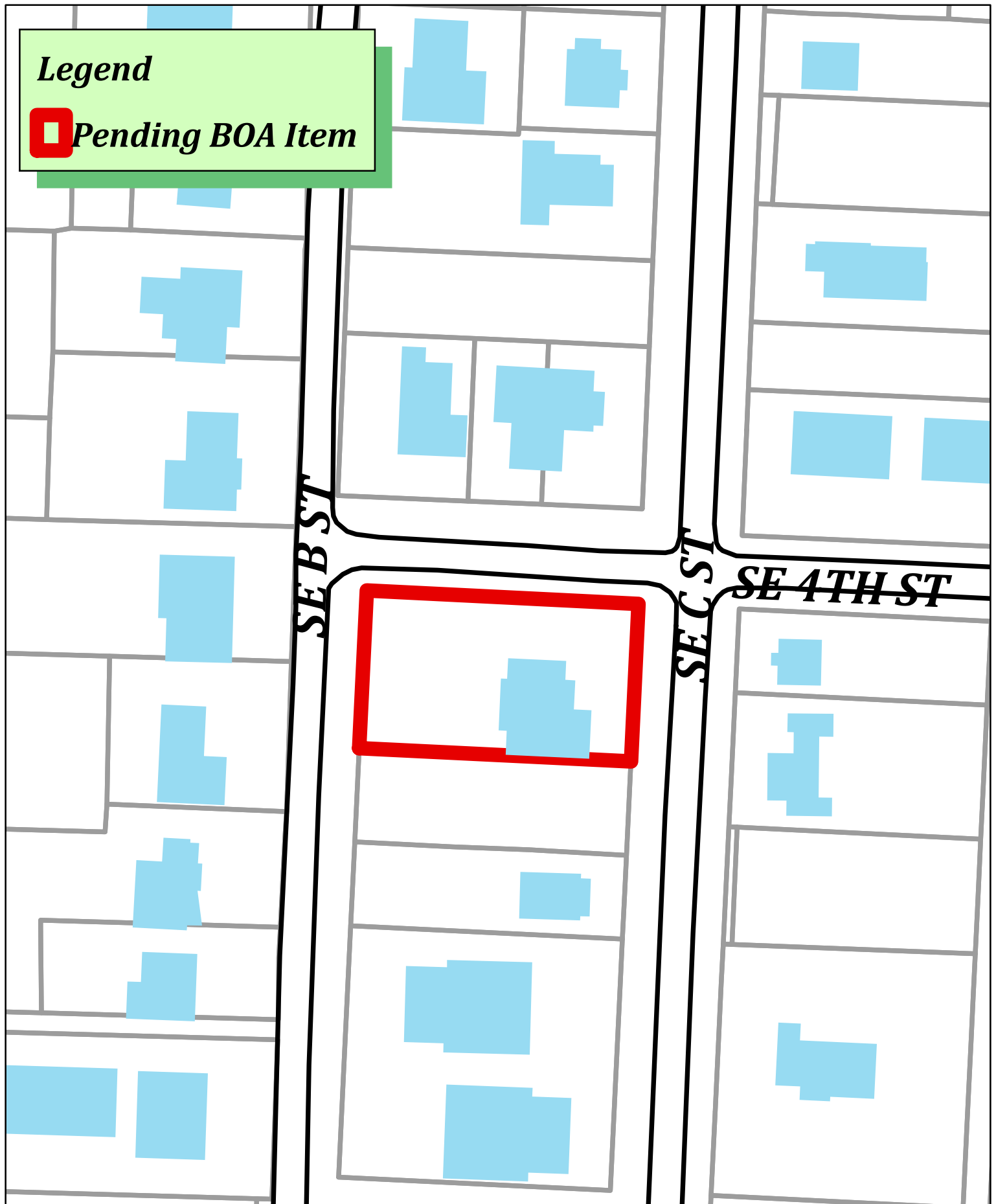
(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of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



VAR22-0031
Variance-Roat
Fence Setback Variance
400 SE C Street



July 25, 2022

To: Variance Board

From: Timothy & Pamela Roat

Address: 400 SE C ST, Bentonville, AR 72712

Re: Fence Variance Request

To Whom It May Concern:

We recently completed an expansion project of our house at 400 SE C ST. As part of this project, we are replacing the fence, and when attempting to put it back where it was located as submitted on the site plan for our project, we were informed the ordinance has changed and we need to move the fence back 5' from the property line.

We are seeking a variance in order to place the fence on our property line rather than 5' back for 3 primary reasons (further explanation are below the bullets).

1. In examining the ordinance, I believe to comply, the fence would need to be 3.24' back from the property line along SE B ST, and 1' back from the property line along SE 4th ST.
2. The figures above assume the roads in the master street plan are executed and centered between property lines. As the roads currently sit, there is approximately 25' and 20' from the edge of each road to the property line. Adding an additional 5' would create 30' and 25' of space from edge of the current roads when the master street plan only requires 11' for a road classified as local.
3. We have two non verbal severely autistic children that require a fenced yard to play. Maximizing the space in the backyard is ideal as it is too risky for them to play outside of the fence due to traffic and risk of flight.

#1 Fence Ordinance

The fence ordinance states, "*Adjacent to public right-of-way*. A fence or wall shall be placed no closer than five (5) feet to the current or proposed public right-of-way as prescribed within the Master Street Plan." The master street plan classifies each road and then defines the public right of way for each type of road. The two roads in question (SE B ST & SE 4th ST) are classified as "local". Based on the master street plan, local roads require 50' for road, green space, and sidewalks (public right of way).

Based on the plat for our property, there is 53.53' of space between property lines on SE B ST, and 58' of space between property lines on SE 4th ST. The following math yields 3.24' and 1' behind the property line for fence placement in order to comply with the ordinance.

1. **SE B ST:** 60' (50' Master Street Plan + 5' on each side for fence ordinance) – 53.53' between property lines = 6.47' needed to comply with ordinance. Divide that equally between each property = fence placement 3.24' back from property line.
2. **SE 4th ST:** 60' (50' Master Street Plan + 5' on each side for fence ordinance) – 58' between property lines = 2' needed to comply with ordinance. Divide that equally between each property = fence placement 1' back from property line.

#2 Existing Roads

The figures above assume the master street plan is executed and centered between the property lines. As the roads currently sit, there is approximately 25' of space from edge of road to the property line along SE B ST because our property line is further back from road vs the neighbor across the street. Along SE 4th ST is more evenly split, but still approximately 20' of space from edge of road to our property line. The master street plan requires 11' from edge of the road, plus 5' in fence ordinance yields 16' of space. In my opinion, adding an additional 5' at this time without widening and centering the road creates an unnecessary amount of space for public right of way. The fence on the property line also properly maintains the sight triangle on the northwest corner. Unless there are near future plans to execute the master street plan, we request to keep the fence on the property line.

Thank you for your consideration of this request. The following pages have graphical representations of descriptions above.

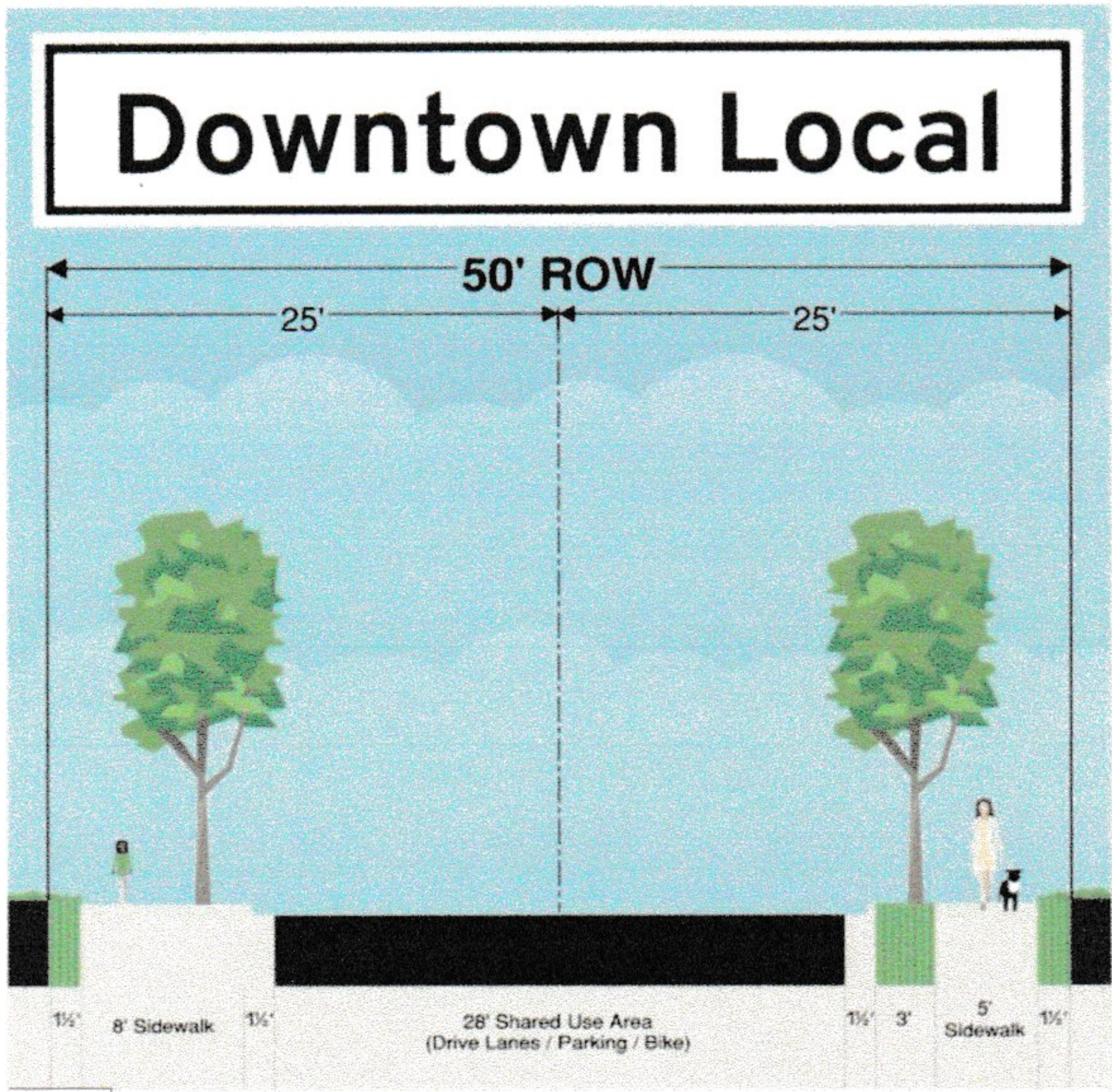
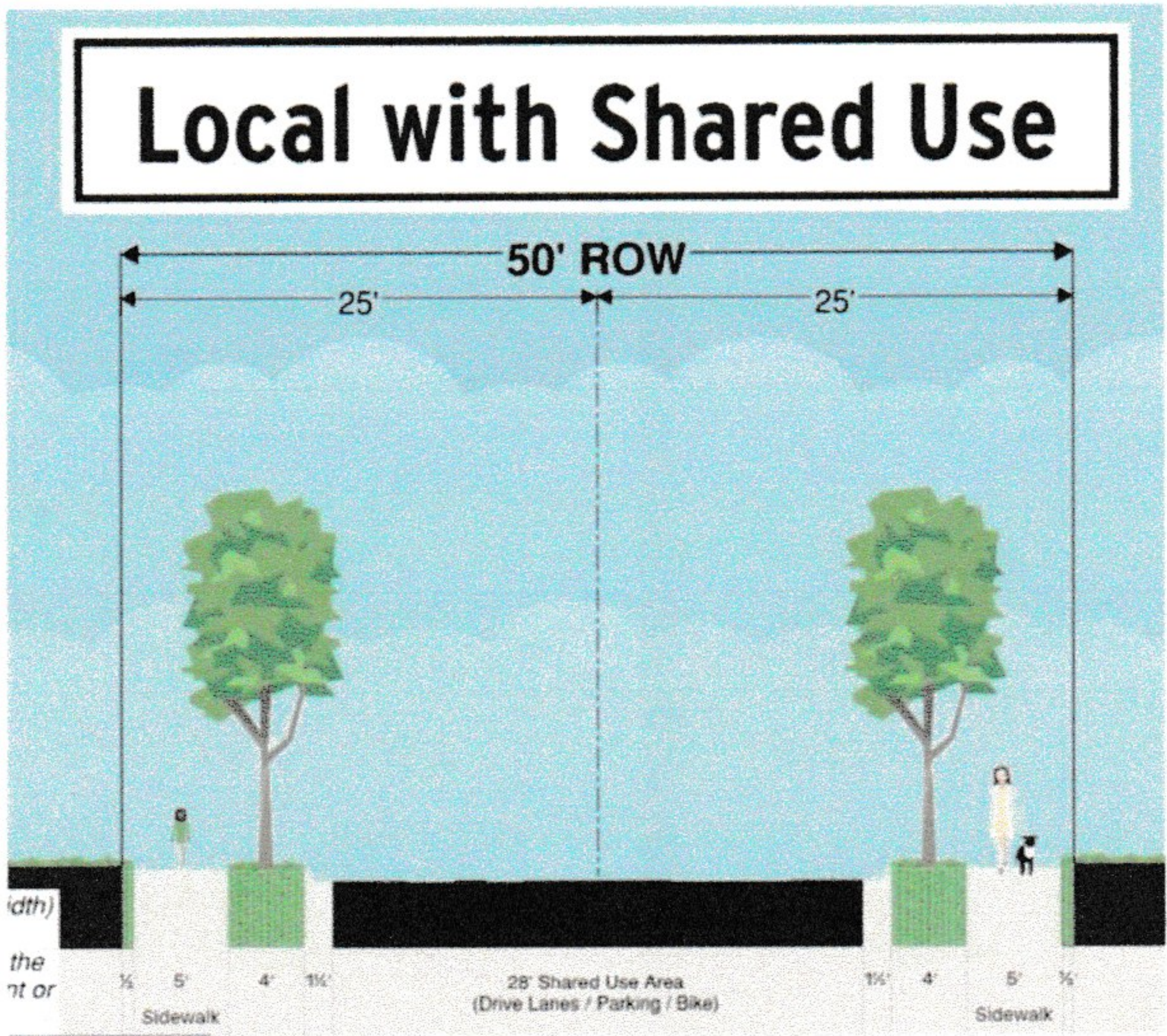
Sincerely,

Timothy & Pamela Roat

Classification of the roads with fence from Master Street Plan is “Local Road”



- In Master Street Plan, I see two options for “Local” roads
- Both have 11’ of space needed from edge of road for sidewalks/green space



LOT 8
0.35 AC M/L
ADDRESS: 402 SE "C" ST
ZONED R-1

SE 4TH ST

P.O.B.

SE "B" ST

SE "C" ST

N 748008.69 E 662765.04

N 747907.95 E 662921.42

IPF Is 529

IPF pipe

R/W LINE AS MONUMENTED

BE T.V ZONED R-1

BELT

S87°34'40"E

S87°35'41"W

N02°39'39"E

N02°39'39"E

N87°35'40"W

502°25'01"W

160.90'

160.71'

160.50'

17.50'

36.03'

94.09'

50.09'

44.00'

50.04'

94.04'

27.48'

28.47'

27.78'

28.96'

IPF 5/8" bent

IPF 5/8"

IPF pipe pinched

IPF cnc nail

01-03537-000

- Property line to property line = 53.53'
- Master Street Plan Requires 50' for local road, plus 5' on each side for fence ordinance.
- If the road were developed according to the master street plan centered between property lines, our fence would need to be 3.24' back from the property line to comply with the ordinance.
- 60' Total Space Needed – 53.53' space property line to property line = 6.47'
- Divide the 6.47' in half to split between each property = 3.24' from edge of the master street plan to my property line

$$29.53' + 28.47' = 58'$$

$$17.50' + 36.03' = 53.53'$$

- Property line to property line = 53.53'
- Master Street Plan Requires 50' for local road, plus 5' on each side for fence ordinance.
- If the road were developed according to the master street plan centered between property lines, our fence would need to be 3.24' back from the property line to comply with the ordinance.
- 60' Total Space Needed – 53.53' space property line to property line = 6.47'
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- Property line to property line = 53.53'
- Master Street Plan Requires 50' for local road, plus 5' on each side for fence ordinance.
- If the road were developed according to the master street plan and centered between property lines, our fence would need to be 3.24' back from the property line to comply with the ordinance.
 - 60' Total Space Needed – 53.53' space property line to property line = 6.47'
 - Divide the 6.47' in half to split between each property = 3.24' from edge of the master street plan to my property line

- Property line to property line = 53.53'
- Master Street Plan Requires 50' for local road, plus 5' on each side for fence ordinance.
- If the road were developed according to the master street plan centered between property lines, our fence would need to be 3.24' back from the property line to comply with the ordinance.
 - 60' Total Space Needed – 53.53' space property line to property line = 6.47'
 - Divide the 6.47' in half to split between each property = 3.24' from edge of the master street plan to my property line

Site Plan with fence line & distances to edge of road

