



**BOARD OF ADJUSTMENT
MEETING AGENDA
June 28, 2023
Bentonville City Hall
305 SW A St
4:00 PM**

Meeting Link: https://us06web.zoom.us/webinar/register/WN_qTJc5QyNTUebePKyMIQxNA

- I. Call to Order**
- II. Approval of April 26th Meeting Minutes**
- III. New Business**

- 1. Jampana** **Variance***
NE Steinbeck Dr (VAR23-0017)
 - Front Building Setback
- 2. Jampana** **Variance***
NE Doyle Dr (VAR23-0018)
 - Front Building Setback
- 3. Jampana** **Variance***
NE Steinbeck Dr (VAR23-0019)
 - Front Building Setback
- 4. Jampana** **Variance***
NE Chaucer St (VAR23-0020)
 - Front Building Setback
- 5. Donckers** **Variance***
3214 SW Warberry Ave (VAR23-0021)
 - Front Building Setback
- 6. Bradford** **Discussion**
302 NW Lasalle (VAR23-0016)
 - Front Fence Variance – Approved Administratively by Planning Director
- 7. Discussion on Amendment to Sec 1100.06 Fence and Wall Requirements** **Discussion**



**BOARD OF ADJUSTMENT
MEETING AGENDA
April 26, 2023
Bentonville City Hall
305 SW A St
4:00 PM**

Meeting Link: https://us06web.zoom.us/webinar/register/WN_h0Y7xSRMTJC_eKoeQf84gg

Board Members Present: Joe Haynie, Celia Swanson, Dean Kruithof (Chair), Sam Pearson, BJ Phillips

City Staff Present: Luke Aitken, Tom Adler, Bradley Gavrielides (Via Zoom)

I. Call to Order

- Meeting is called to Order by Chairman Kruithof at 4:00 PM.

II. Approval of April 12th Meeting Minutes

- Motion to approve meeting minutes by ____, second by ____.
- April 12th meeting minutes approved 5-0.

III. New Business

1. Haney Enterprises

Variance*

1004 NW A St (VAR23-0012)

Lot Width

- Mr. Aitken reads the staff report outlining the request.
- Chairman Kruithof opens the public hearing.
- Chairman Kruithof closes the public hearing.
- Mark Haney, the applicant, states that the lot is 0.16 feet short of the 40 feet.
- Motion by Phillips to approve the variance as presented, second by Haynie.
- Project is approved 5-0.

2. Nuthalapati

Variance*

2000 & 2002 NE Chaucer St (VAR23-0013)

Front Setback

- Mr. Aitken reads the staff report outlining the request.
- Chairman Kruithof opens the public hearing.
- Chairman Kruithof closes the public hearing.
- Venkata Nuthalapati, the applicant, gives an overview of what the variance is for and why he is requesting the variance.
- Chairman Kruithof states that the staff report states that the lots to the north got an approved variance for the same request about a month ago.

- Board member Pearson asks if the garage in the previous variance was flush with the house as this variance is requesting.
- Discussion stating that the previous variance garage was flush with the house.
- Motion to approve by Haynie, second by Swanson.
- Variance is approved 5-0.

3. **Damon Epps**

Variance*

105 NE I St (VAR23-0014)

Fence Height

- NOTE: A public hearing notice was published in the paper and a sign posted on the subject property for this request to be heard at this meeting, but staff determined after the fact, that a variance was not needed to achieve the applicant's proposed fence design. A public hearing will need to be held for this item, but no action will be needed by the Board of Adjustments.
- Chairman Kruithof explains what is occurring with this project and hearing.
- Chairman Kruithof opens the public hearing.
- Chairman Kruithof closes the public hearing.
- Consensus from the Board to not take any action on the project.

Adjournment

- Meeting is adjourned.



Jampana

2205, 2301, 2303 NE Steinbeck Dr

BOA Date: 6/28/2023

Reviewer: Luke Aitken, Planning Technician

Project Number	VAR23-0017
Applicant / Current Owner	Muni Jampana
Site Area	+/- 0.46, 0.35, & 0.33 acres respectively
Current Zoning	PUD, Planned Unit Development
Variance Request	Zoning Code Article: 401, Zoning District Regulations Section: 401.10 Planned Unit Development (e)(1) Modifications permitted.
Related Projects	PUD04-13000004, PP04-08000038, FP08-03000003, VAR23-0007, VAR23-0013

Property Description

These properties are located in North Bentonville at 2205, 2301, & 2303 NE Steinbeck Dr and are currently zoned PUD, Planned Unit Development.

Regulation

Zoning Code Article Section 401.10(e)(1) Modifications Permitted, allows building setbacks to be modified via Planned Unit Development Zoning. The approved PUD for this subdivision requires a minimum 30 foot setback for street facing garages.

Variance Request

The applicant is requesting a variance of ten feet from the minimum front garage setback of 30 feet, required by the approved PUD zoning of the properties in question. This variance would allow the construction of single family homes with street facing garages 20 feet from the front property line of each lot in question.

Background

The applicant states that the unique topography at the rear of the three properties creates a unique hardship, limiting the buildable area on each property. The properties feature steep slopes at the rear which create challenges for construction of single family homes. The lot topography, is not the result of the current lot owner. The narrative also states that the existing grades appear to be the result of the original subdivision design and construction. The applicant also claims that if a 30 foot front setback was enforced they would not have a usable rear yard similar to other homes in the same neighborhood. The drastic elevation changes could create challenges for the applicant in regard to grading the lots to be flat enough for building while adhering to the City's current grading and drainage regulations.

The applicant concludes that a literal interpretation of the required setbacks set forth by the PUD for this subdivision would mean a much smaller homes would have to be built on all lots, thereby reducing property values of neighboring homes.

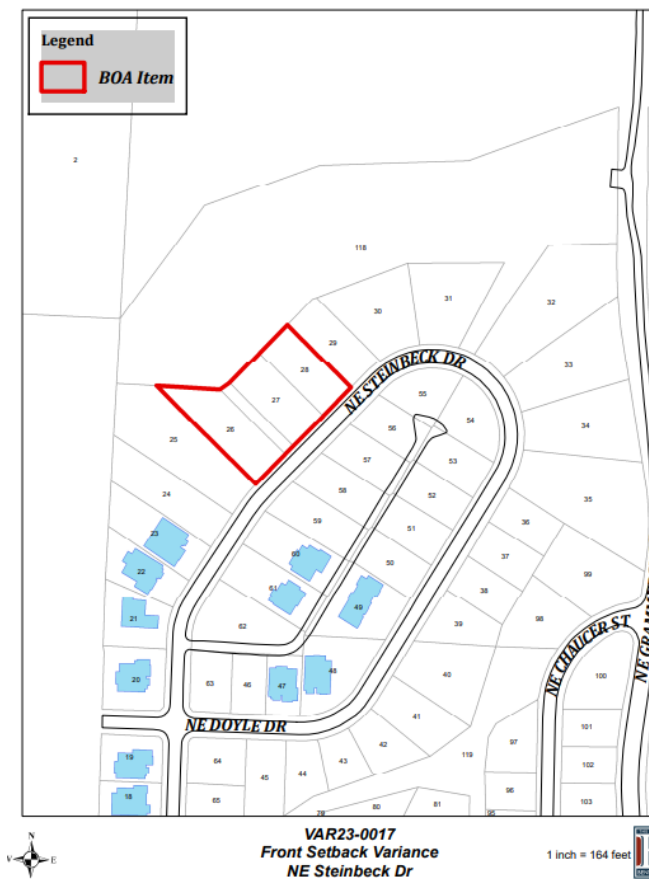
Public Comment

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.



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.

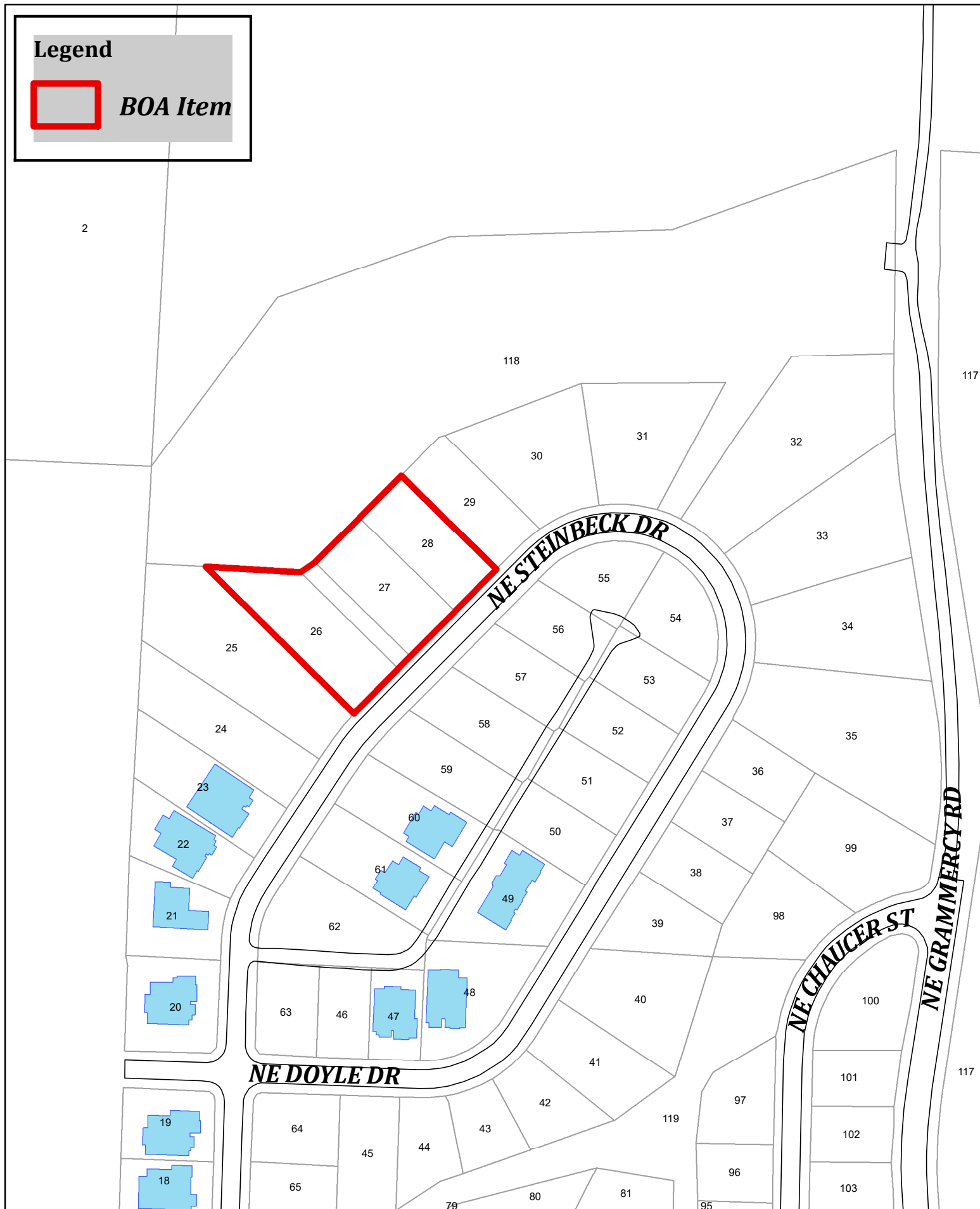
(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of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



BOA Item



VAR23-0017

***Front Setback Variance
NE Steinbeck Dr***

1 inch = 164⁶feet



Gator District

May 29th 2023

City of Bentonville
305 SW A St
Bentonville AR 72712

RE: Font Building Setback Variance – **30' to 20'**
Lot# **26,27 and 28** Grammercy Park Subdivision

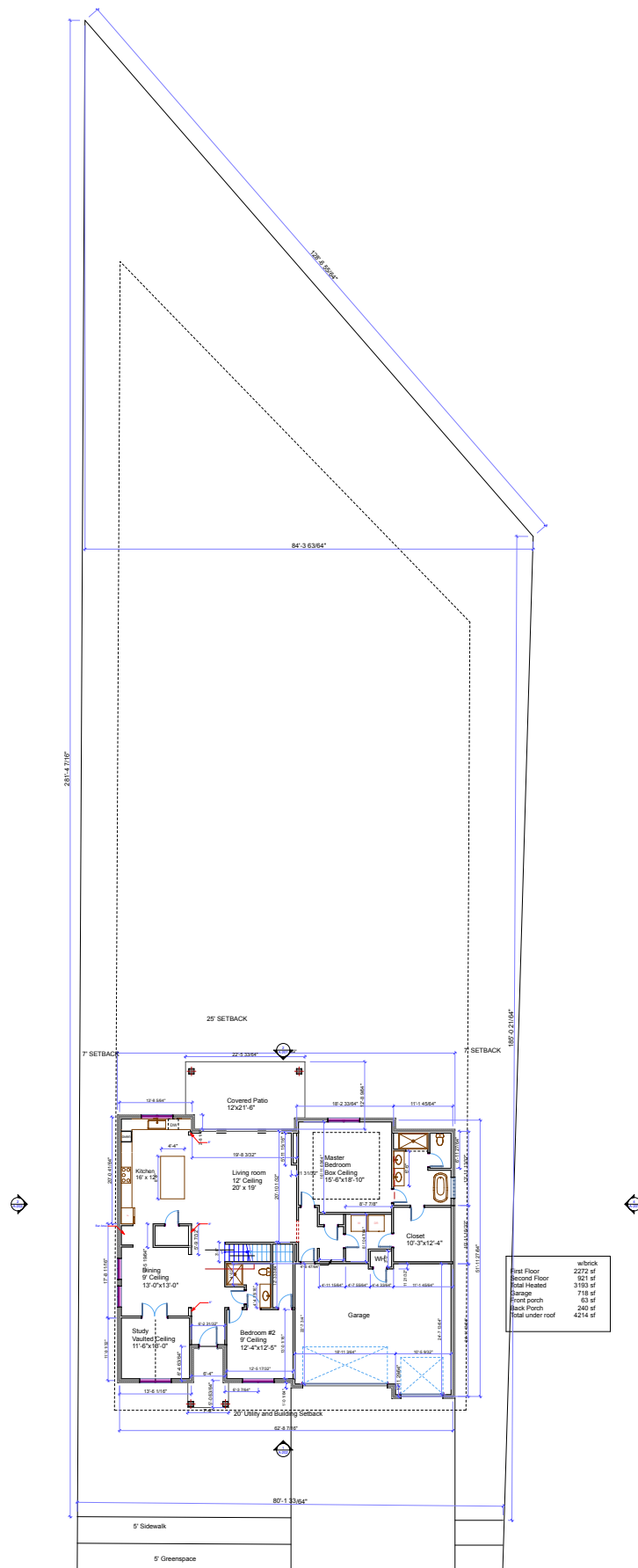
To whom it may concern, please consider a building setback variance for the referenced project. These lots have its own set of challenges and requires some accommodations to make it work. See the following responses, below, to the required criteria.

The special condition and circumstance that exists for the lots is the rear yard topography. These lots are not buildable well into the rear buildable area of the lots; therefore, the proposed homes need shifted to the front. Literal interpretation of the setback ordinance would mean a much smaller house would have to exist on both lots, thereby reducing property values of its neighbors.

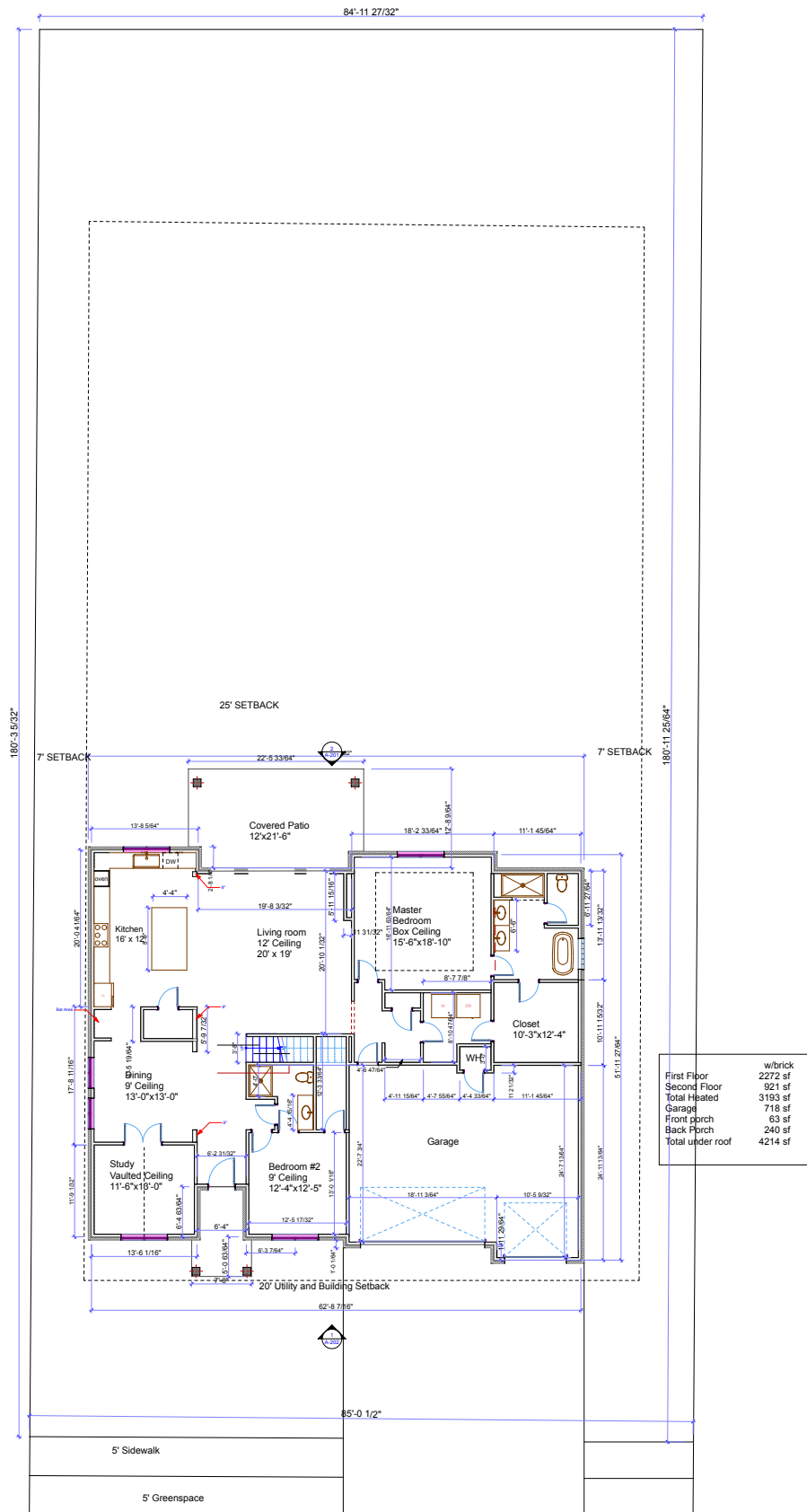
The special condition in this case, the lot topography, is not the result of the current lot owner. The existing lot grades appear to be result of subdivision design and construction. In summary, this setback variance meets the standard criteria established for granting variances. This letter is submitted for your review and approval.

Sincerely,

Muni Jampana
RAY Residential Homes LLC
Gator District LLC



First Floor	2186 sf
Second Floor	886 sf
Total Heated	3072
Garage	694
Front porch	63
Back Porch	240
Total under roof	4069





Jampana

3204, 3202, 3200 NE Doyle Dr

BOA Date: 6/28/2023

Reviewer: Luke Aitken, Planning Technician

Project Number	VAR23-0018
Applicant / Current Owner	Muni Jampana
Site Area	+/- 0.68, 0.65, & 0.94 acres respectively
Current Zoning	PUD, Planned Unit Development
Variance Request	Zoning Code Article: 401, Zoning District Regulations Section: 401.10 Planned Unit Development (e)(1) Modifications permitted.
Related Projects	PUD04-13000004, PP04-08000038, FP08-03000003, VAR23-0007, VAR23-0013

Property Description

These properties are located in North Bentonville at 2205, 2301, & 2303 NE Steinbeck Dr and are currently zoned PUD, Planned Unit Development.

Regulation

Zoning Code Article Section 401.10(e)(1) Modifications Permitted, allows building setbacks to be modified via Planned Unit Development Zoning. The approved PUD for this subdivision requires a minimum 30 foot setback for street facing garages.

Variance Request

The applicant is requesting a variance of ten feet from the minimum front garage setback of 30 feet, required by the approved PUD zoning of the properties in question. This variance would allow the construction of single family homes with street facing garages 20 feet from the front property line of each property.

Background

The applicant states that the unique topography at the rear of the three properties creates a unique hardship, limiting the buildable area on each property. The properties feature steep slopes at the rear which create challenges for construction of single family homes. The lot topography, is not the result of the current lot owner. The narrative also states that the existing grades appear to be the result of the original subdivision design and construction. The applicant also claims that if a 30 foot front setback was enforced they would not have a usable rear yard similar to other homes in the same neighborhood. The drastic elevation changes could create challenges for the applicant in regard to grading the lots to be flat enough for building while adhering to the City's current grading and drainage regulations.

The applicant concludes that a literal interpretation of the required setbacks set forth by the PUD for this subdivision would mean a much smaller homes would have to be built on all lots, thereby reducing property values of neighboring homes.

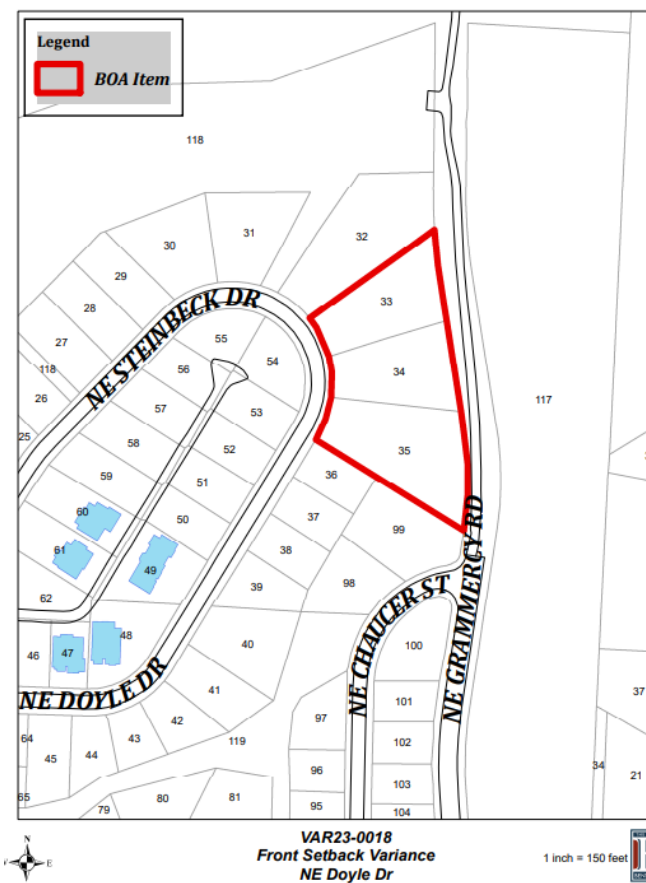
Public Comment

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.



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.

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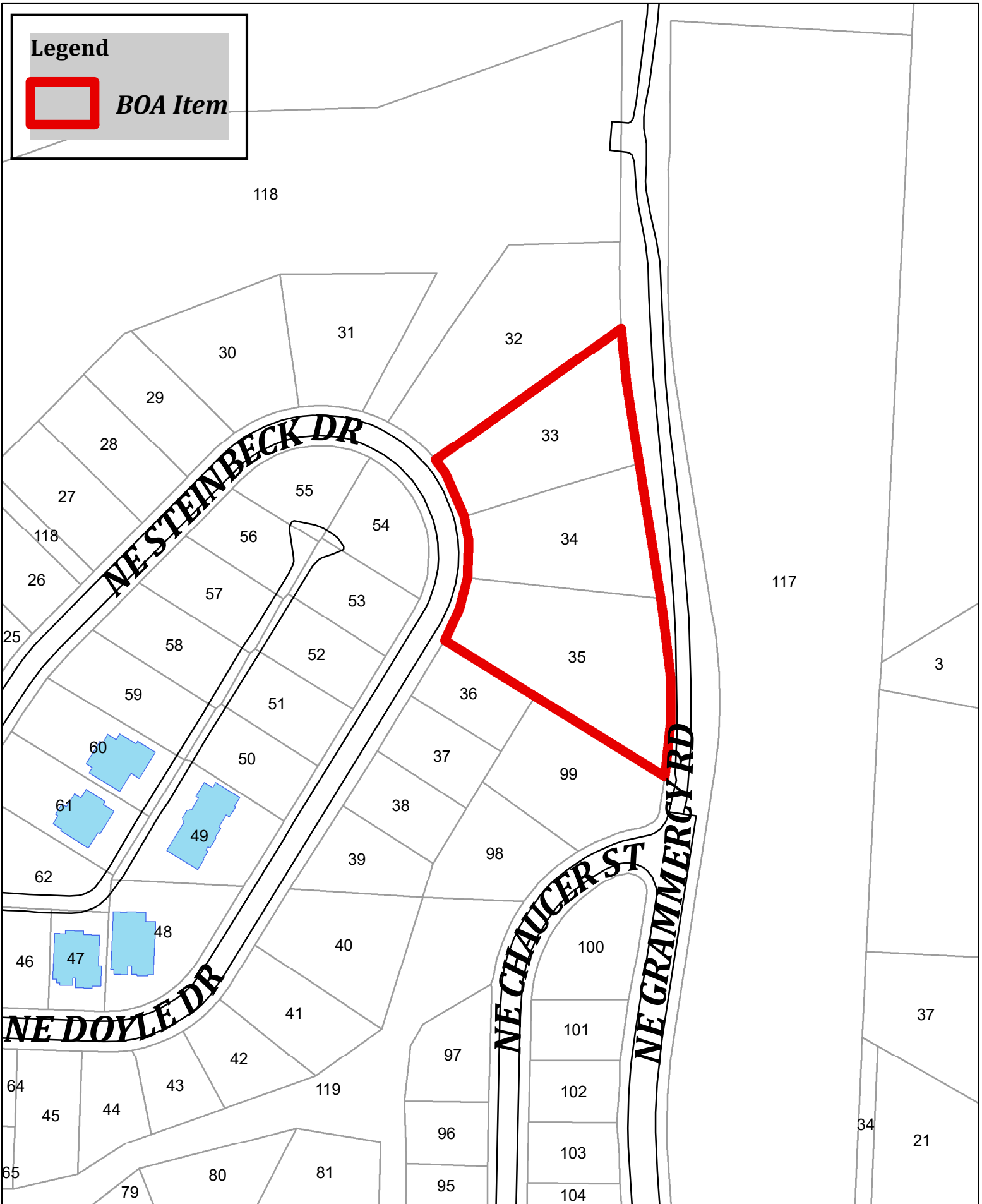
(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of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



BOA Item



VAR23-0018
Front Setback Variance
NE Doyle Dr

1 inch = 150³feet



Gator District

May 29th 2023

City of Bentonville
305 SW A St
Bentonville AR 72712

RE: Font Building Setback Variance – **30' to 20'**
Lot# **33,34 and 35** Grammercy Park Subdivision

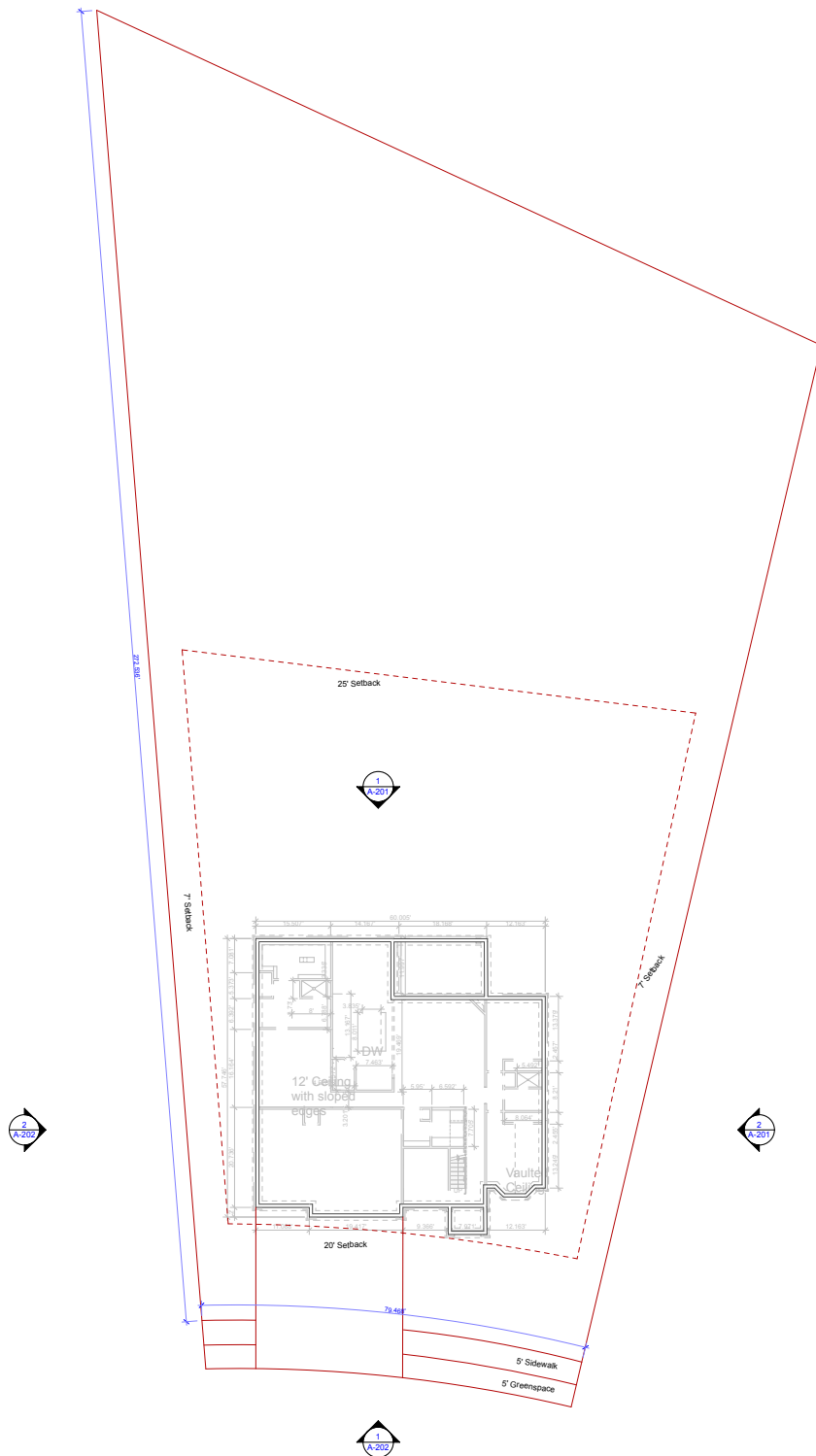
To whom it may concern, please consider a building setback variance for the referenced project. These lots have its own set of challenges and requires some accommodations to make it work. See the following responses, below, to the required criteria.

The special condition and circumstance that exists for the lots is the rear yard topography. These lots are not buildable well into the rear buildable area of the lots; therefore, the proposed homes need shifted to the front. Literal interpretation of the setback ordinance would mean a much smaller house would have to exist on both lots, thereby reducing property values of its neighbors.

The special condition in this case, the lot topography, is not the result of the current lot owner. The existing lot grades appear to be result of subdivision design and construction. In summary, this setback variance meets the standard criteria established for granting variances. This letter is submitted for your review and approval.

Sincerely,

Muni Jampana
RAY Residential Homes LLC
Gator District LLC





Jampana

2307 NE Steinbeck Dr

BOA Date: 6/28/2023

Reviewer: Luke Aitken, Planning Technician

Project Number	VAR23-0019
Applicant / Current Owner	Muni Jampana
Site Area	+/- 0.52 acres
Current Zoning	PUD, Planned Unit Development
Variance Request	Zoning Code Article: 401, Zoning District Regulations Section: 401.10 Planned Unit Development (e)(1) Modifications permitted.
Related Projects	PUD04-13000004, PP04-08000038, FP08-03000003, VAR23-0007, VAR23-0013

Property Description

This property is located in North Bentonville at 2307 NE Steinbeck Dr and is currently zoned PUD, Planned Unit Development.

Regulation

Zoning Code Article Section 401.10(e)(1) Modifications Permitted, allows building setbacks to be modified via Planned Unit Development Zoning. The approved PUD for this subdivision requires a minimum 30 foot setback for street facing garages.

Variance Request

The applicant is requesting a variance of ten feet from the minimum front garage setback of 30 feet, required by the approved PUD zoning of the property in question. This variance would allow the construction of a single family home with street facing garage 20 feet from the front property line.

Background

The applicant states that the unique topography at the rear of the property creates a unique hardship, limiting the buildable area of the lot. The property features steep slopes at the rear which create challenges for construction of single family homes. The lot topography, is not the result of the current owners actions. The narrative also states that the existing grades appear to be the result of the original subdivision design and construction. The applicant also claims that if a 30 foot front setback was enforced they would not have a usable rear yard similar to other homes in the same neighborhood. The drastic elevation changes could create challenges for the applicant in regard to grading the lot to be flat enough for building while adhering to the City's current grading and drainage regulations.

The applicant concludes that a literal interpretation of the required setbacks set forth by the PUD for this subdivision would mean a much smaller home would have to be built on the lot, thereby reducing property values of neighboring homes.

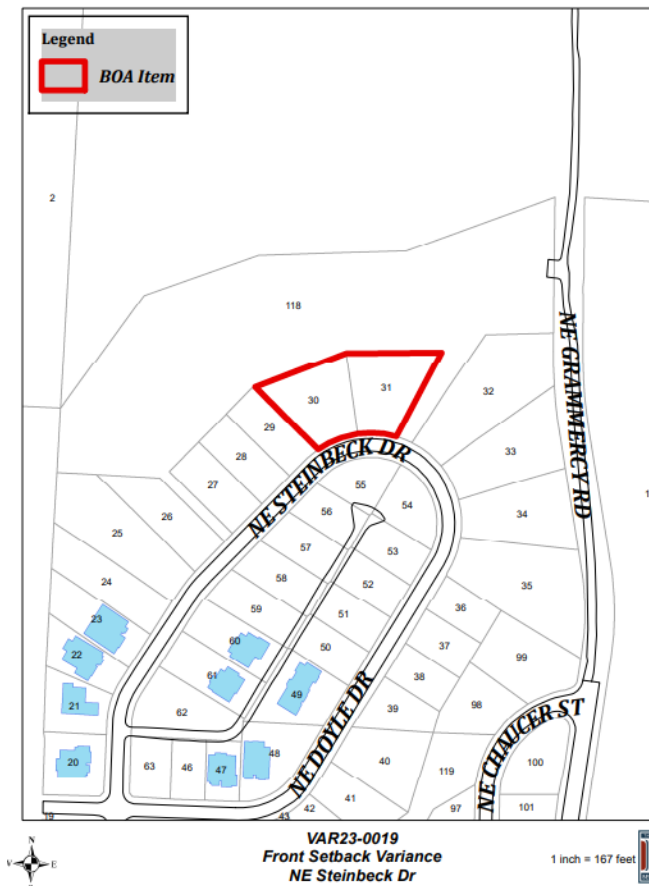
Public Comment

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.



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

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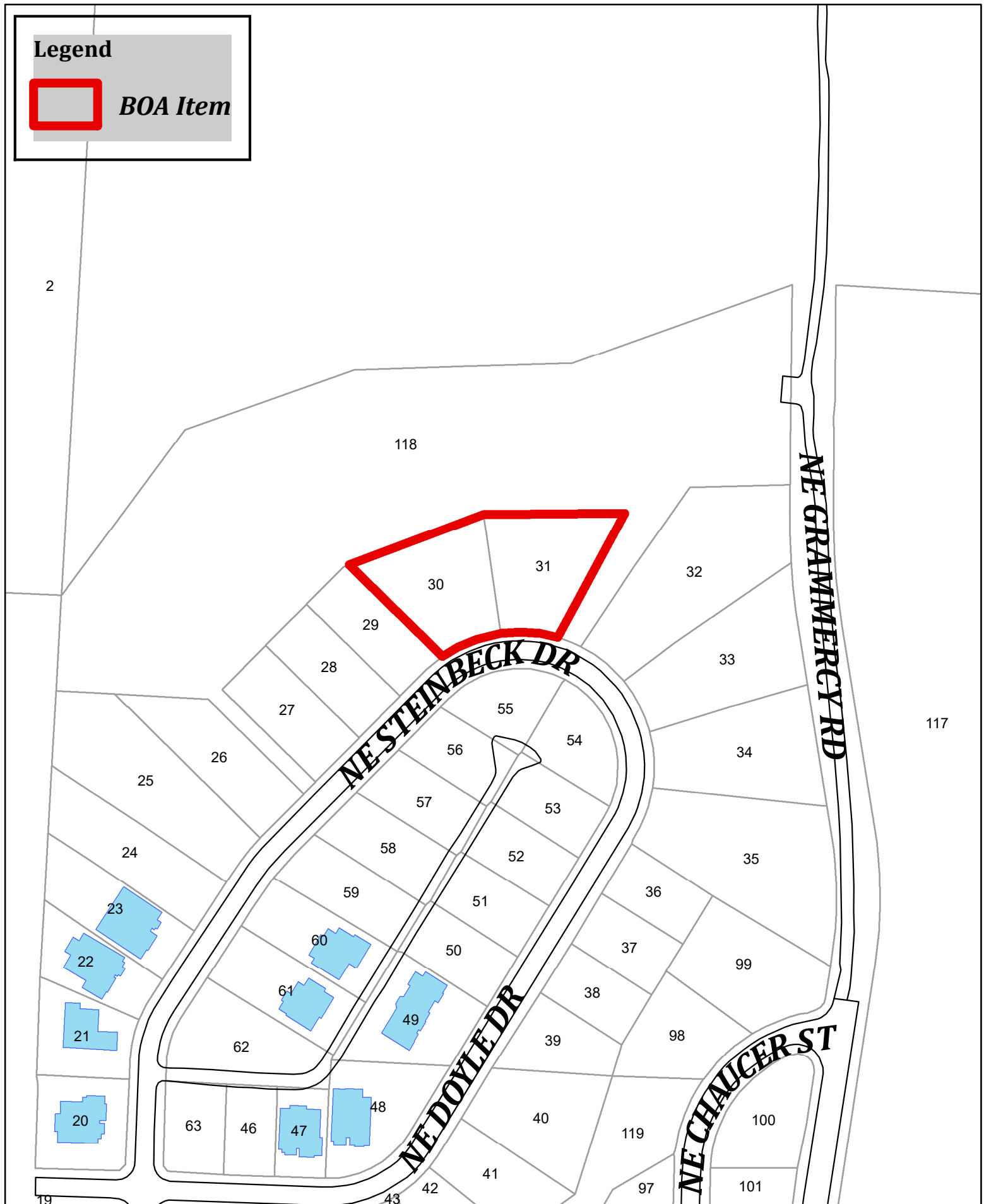
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(6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter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

Legend



BOA Item



VAR23-0019
Front Setback Variance
NE Steinbeck Dr

1 inch = 1670 feet



Gator District

May 29th 2023

City of Bentonville
305 SW A St
Bentonville AR 72712

RE: Font Building Setback Variance – **30' to 20'**
Lot# **30 and 31**, Grammercy Park Subdivision

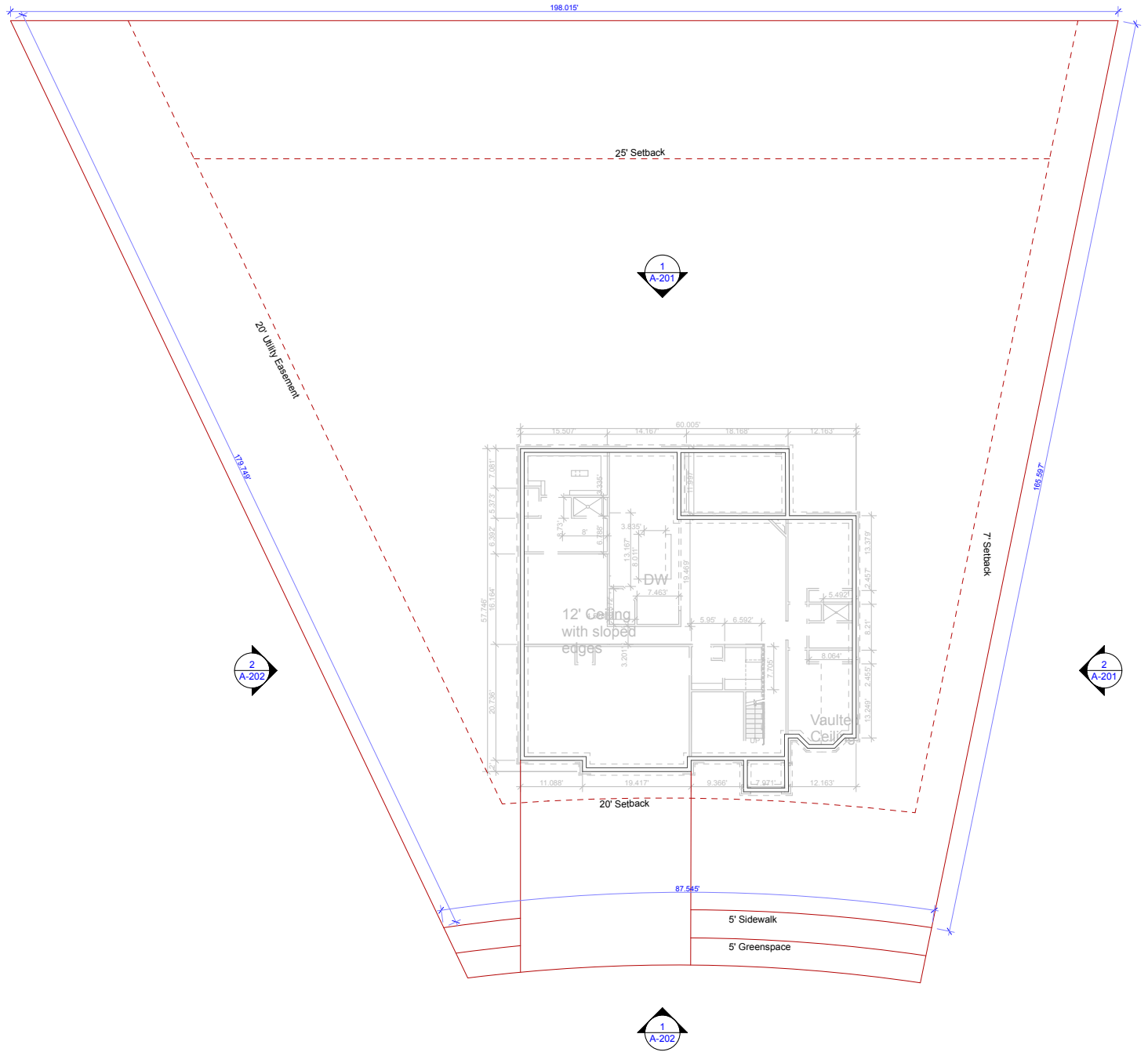
To whom it may concern, please consider a building setback variance for the referenced project. These lots have its own set of challenges and requires some accommodations to make it work. See the following responses, below, to the required criteria.

The special condition and circumstance that exists for the lots is the rear yard topography. These lots are not buildable well into the rear buildable area of the lots; therefore, the proposed homes need shifted to the front. Literal interpretation of the setback ordinance would mean a much smaller house would have to exist on both lots, thereby reducing property values of its neighbors.

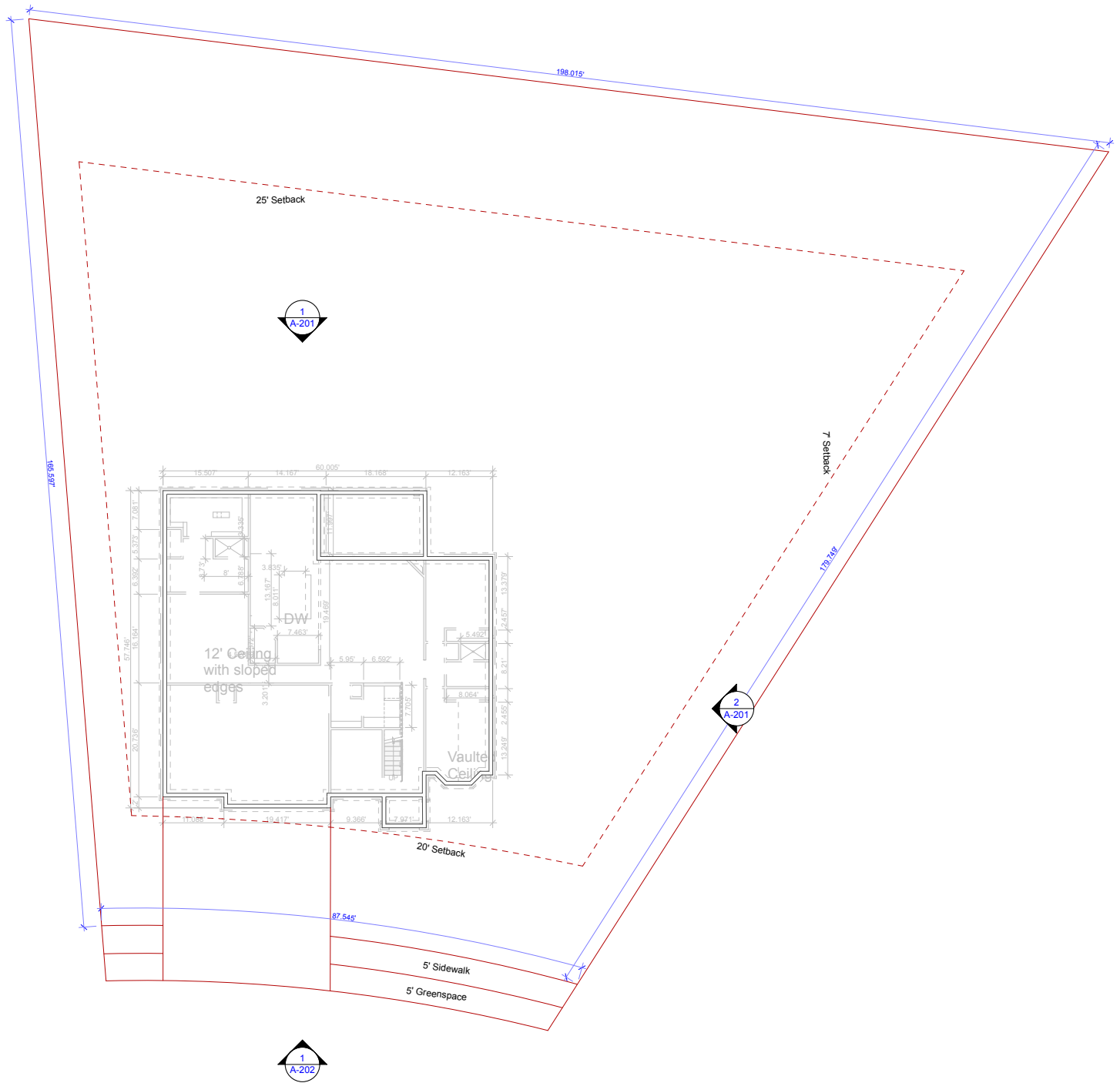
The special condition in this case, the lot topography, is not the result of the current lot owner. The existing lot grades appear to be result of subdivision design and construction. In summary, this setback variance meets the standard criteria established for granting variances. This letter is submitted for your review and approval.

Sincerely,

Muni Jampana
RAY Residential Homes LLC
Gator District LLC



X: 0'
Y: 0'
N Z: 0'





Jampana

1901, 1903, 1905 & 1907 NE Chaucer St

BOA Date: 6/28/2023

Reviewer: Luke Aitken, Planning Technician

Project Number	VAR23-0020
Applicant / Current Owner	Muni Jampana
Site Area	+/- 0.21, 0.21, 0.23 & 0.20 acres respectively
Current Zoning	PUD, Planned Unit Development
Variance Request	Zoning Code Article: 401, Zoning District Regulations Section: 401.10 Planned Unit Development (e)(1) Modifications permitted.
Related Projects	PUD04-13000004, PP04-08000038, FP08-03000003, VAR23-0007, VAR23-0013

Property Description

These properties are located in North Bentonville at 1901, 1903, 1905 & 1907 NE Chaucer St and are currently zoned PUD, Planned Unit Development.

Regulation

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Variance Request

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Background

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The applicant concludes that a literal interpretation of the required setbacks set forth by the PUD for this subdivision would mean a much smaller homes would have to be built on all lots, thereby reducing property values of neighboring homes.

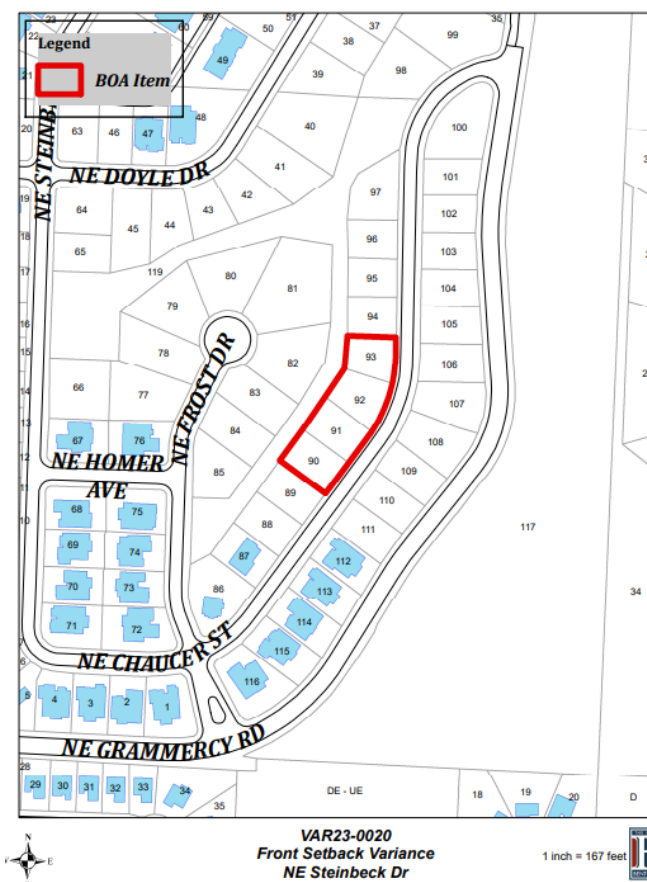
Public Comment

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.



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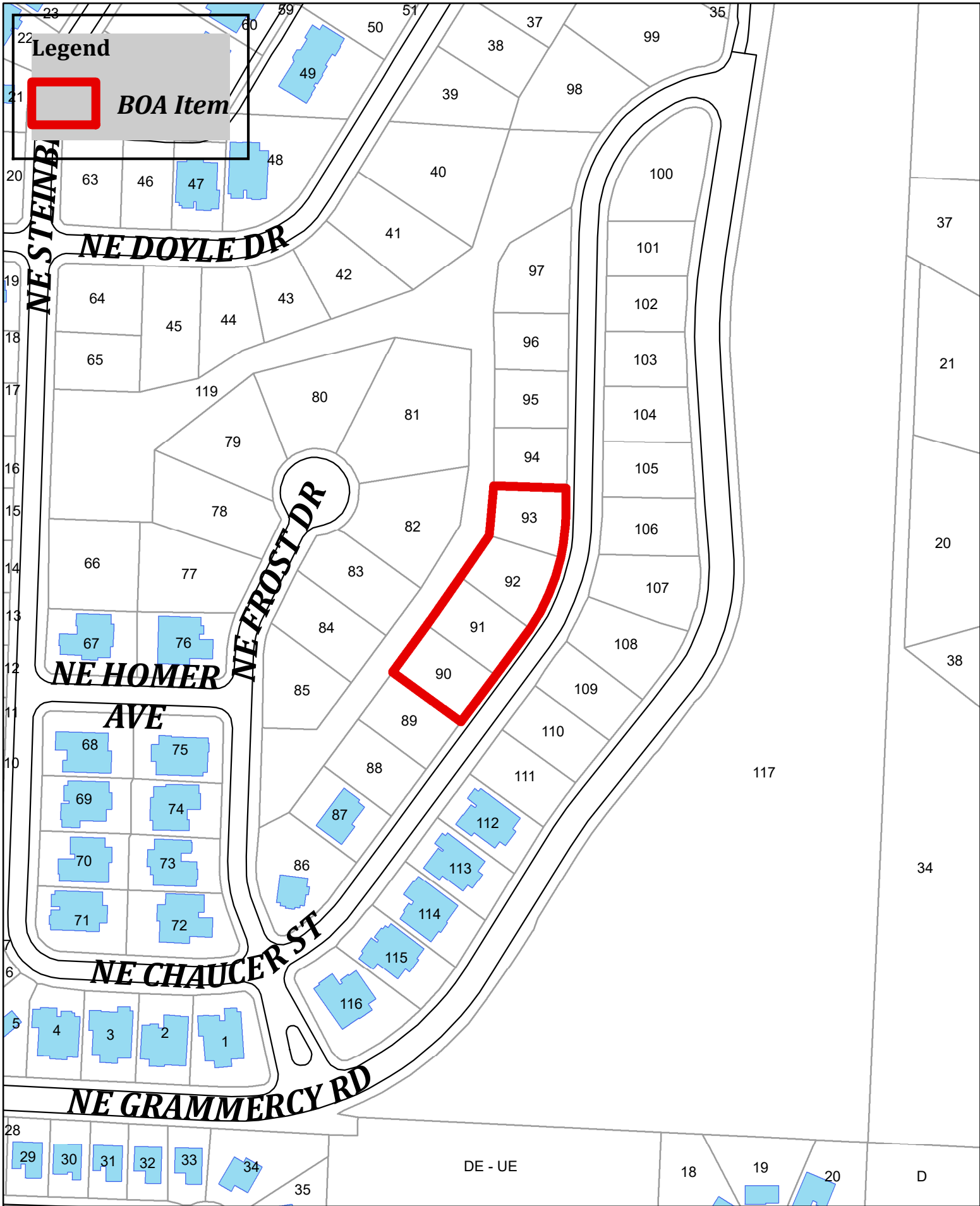
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VAR23-0020
Front Setback Variance
NE Steinbeck Dr

1 inch = 167⁶feet



Gator District

May 29th, 2023

City of Bentonville
305 SW A St
Bentonville AR 72712

RE: Font Building Setback Variance – **30' to 20'**
Lot# **90,91,92 and 93** Grammercy Park Subdivision

To whom it may concern, please consider a building setback variance for the referenced project. These lots have its own set of challenges and requires some accommodations to make it work. See the following responses, below, to the required criteria.

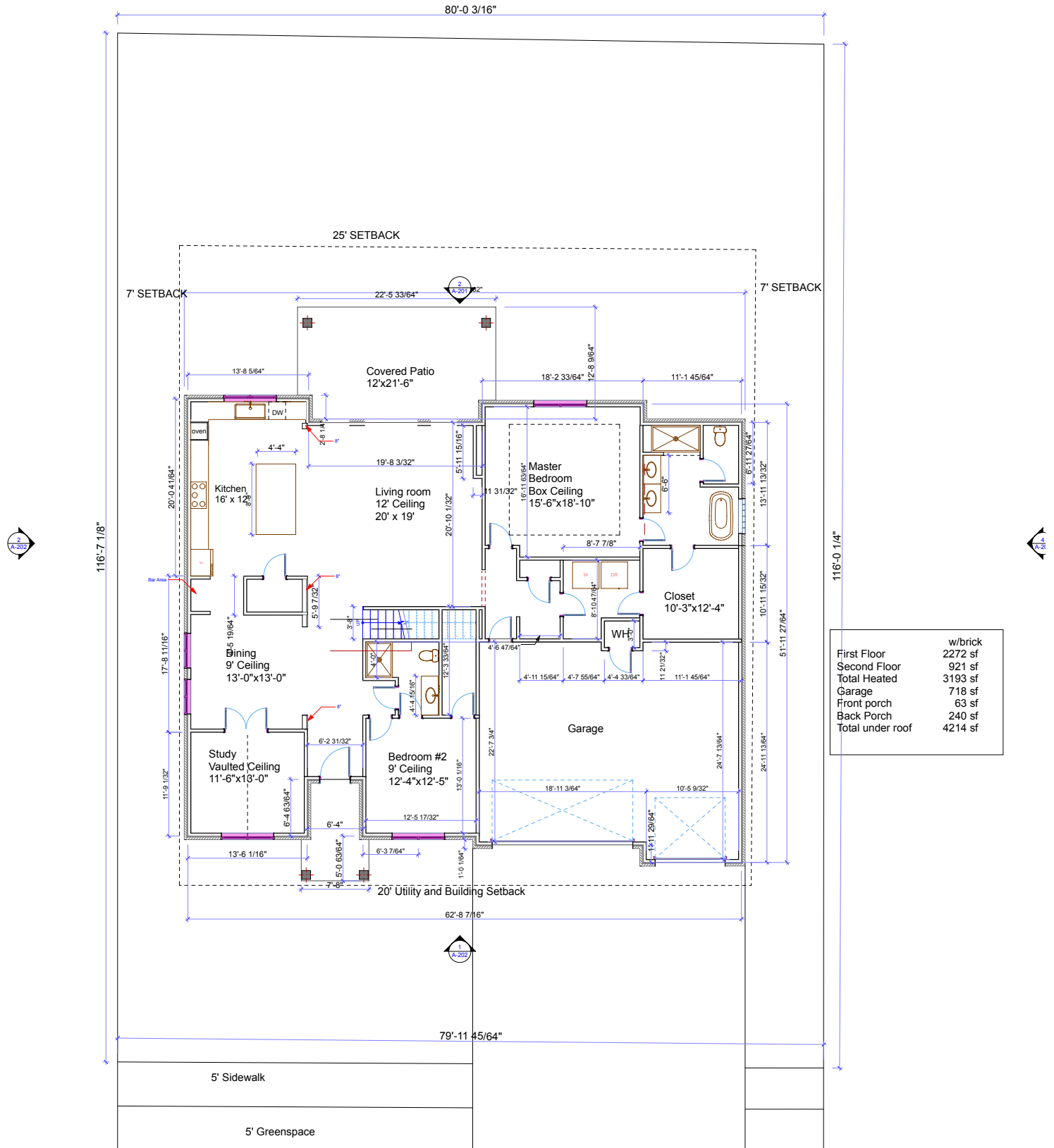
The special condition and circumstance that exists for the lots is the rear yard topography. These lots are not buildable well into the rear buildable area of the lots; therefore, the proposed homes need shifted to the front. Literal interpretation of the setback ordinance would mean a much smaller house would have to exist on both lots, thereby reducing property values of its neighbors.

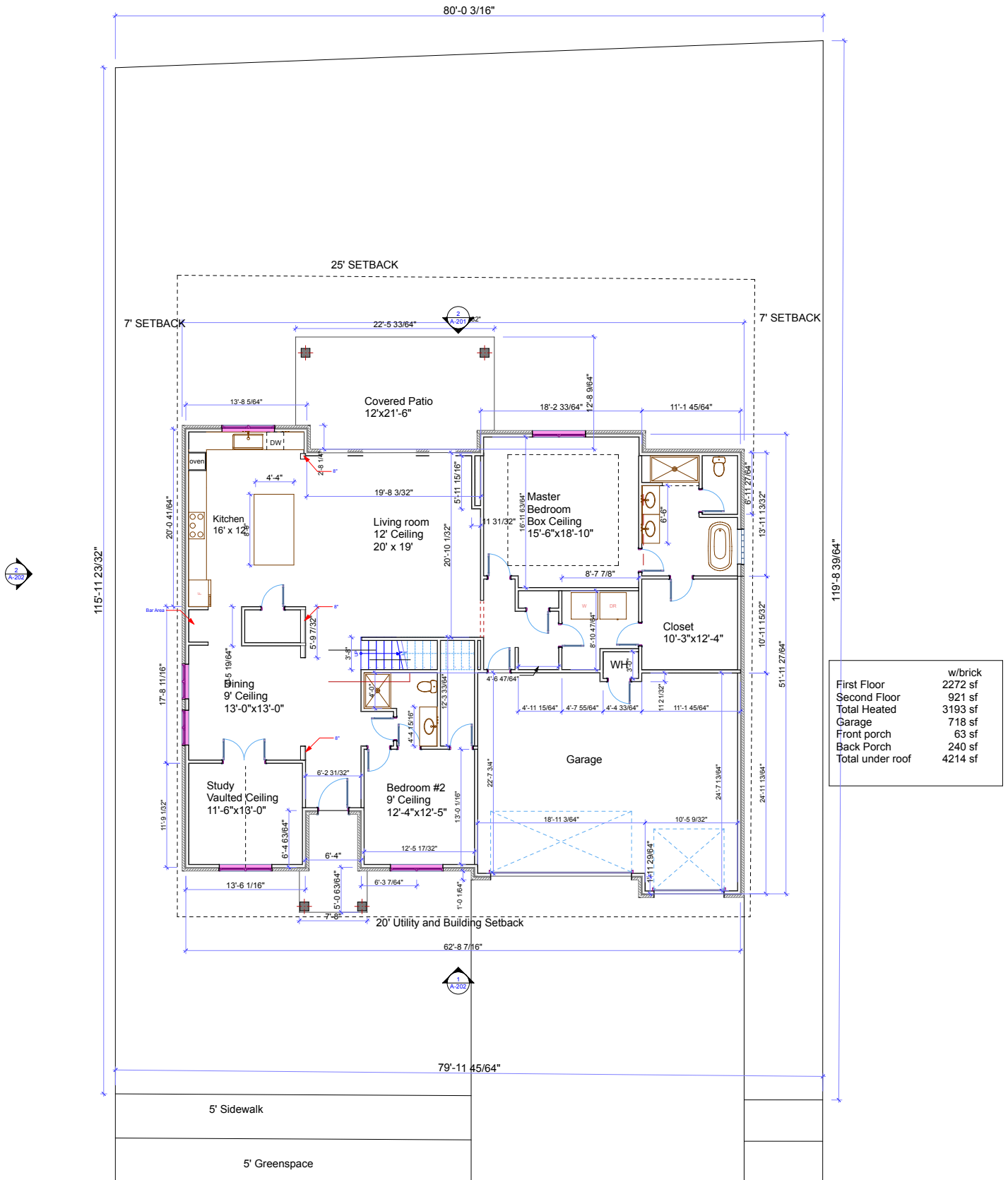
The special condition in this case, the lot topography, is not the result of the current lot owner. The existing lot grades appear to be result of subdivision design and construction. In summary, this setback variance meets the standard criteria established for granting variances. This letter is submitted for your review and approval.

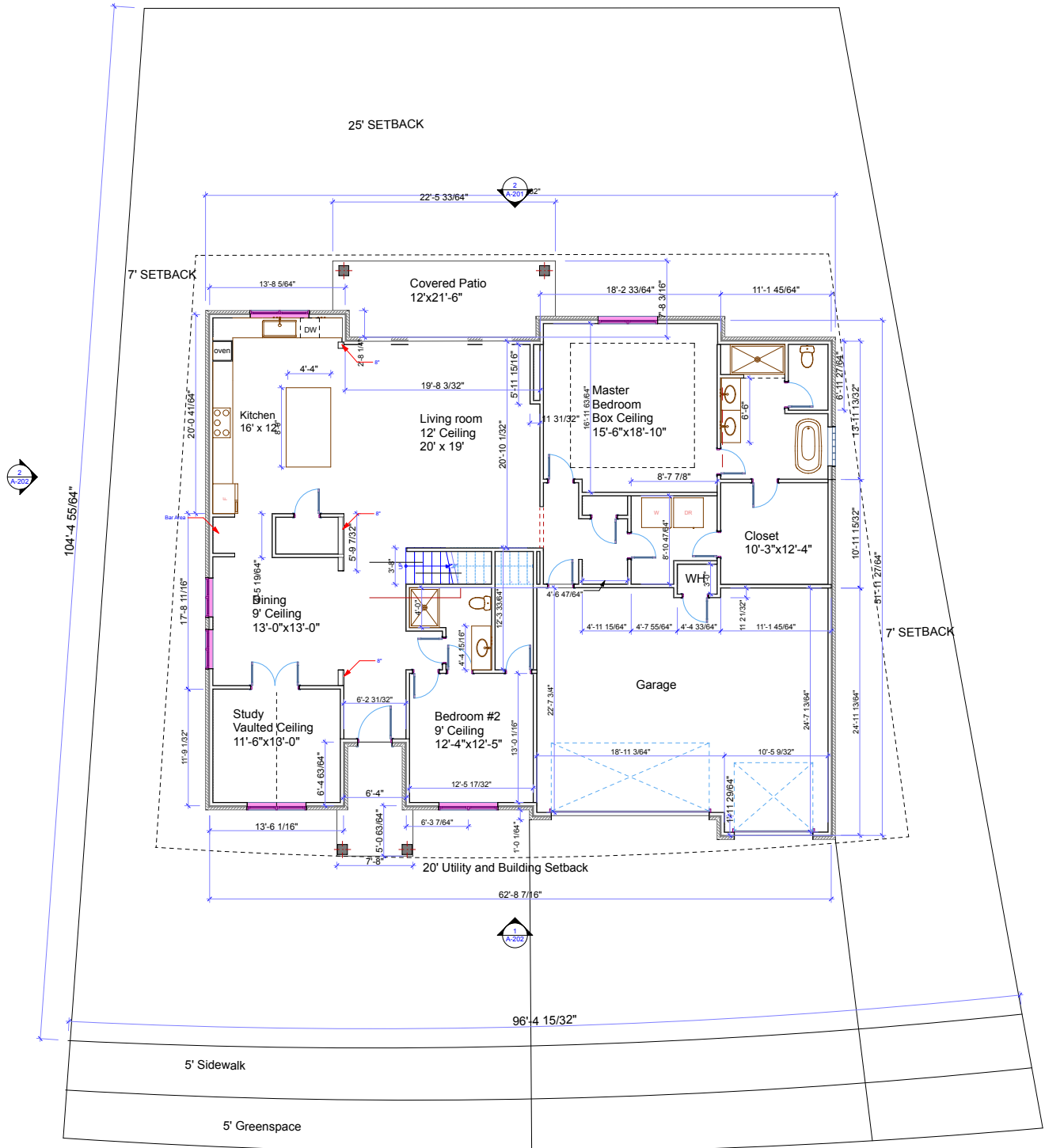
Sincerely,



Muni Jampana
RAY Residential Homes LLC & Gator District LLC









Donckers

3214 Southwest Warberry Avenue

BOA Date: 6/28/2023

Reviewer: Bradley Gavrielides, Planning Technician

Project Number	VAR23-0021
Applicant / Current Owner	Jill Donckers
Site Area	+/- 0.14 acres
Current Zoning	R-ZL, Zero Lot Line
Variance Request	Zoning Code Article: 401, Zoning District Regulations Section: 401.10 Residential (R) Districts Regulations (c) Residential (R) districts setback standards.
Related Projects	N/A

Property Description

This property is located at 3214 Southwest Warberry Avenue and is currently zoned R-ZL, Zero Lot Line.

Regulation

Zoning Code Article Section 401.07 Residential (R) Districts Regulations requires a minimum for 20 feet for the front setback in an R-ZL zoned property.

Variance Request

The applicant is requesting a variance of 3.5 feet from the minimum front setback of 20 feet. This variance would allow the construction of the porch with a front setback of 16.5 feet from the front property line.

Background

The applicant states the reason for the variance is to build a porch because the home is south facing, the direction storms typically move in leads to direct rains pummeling the front of the home, and the one foot overhang creates a lack of shelter for the front door. The combination of these three things has cause damage due to water getting in. The applicant states that a carpenter recommended the porch to prevent further damage to home and the POA has approved of the porch.

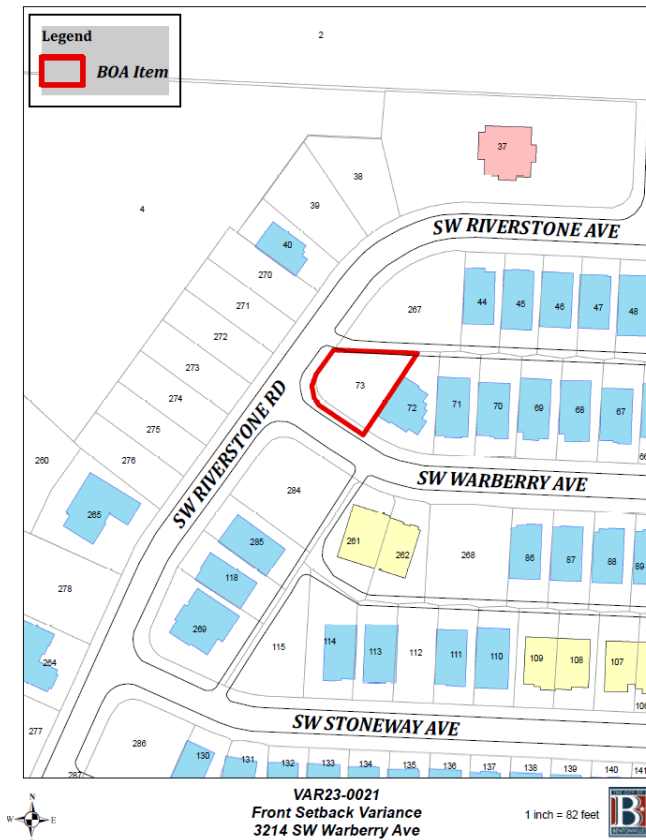
Public Comment

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.



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.

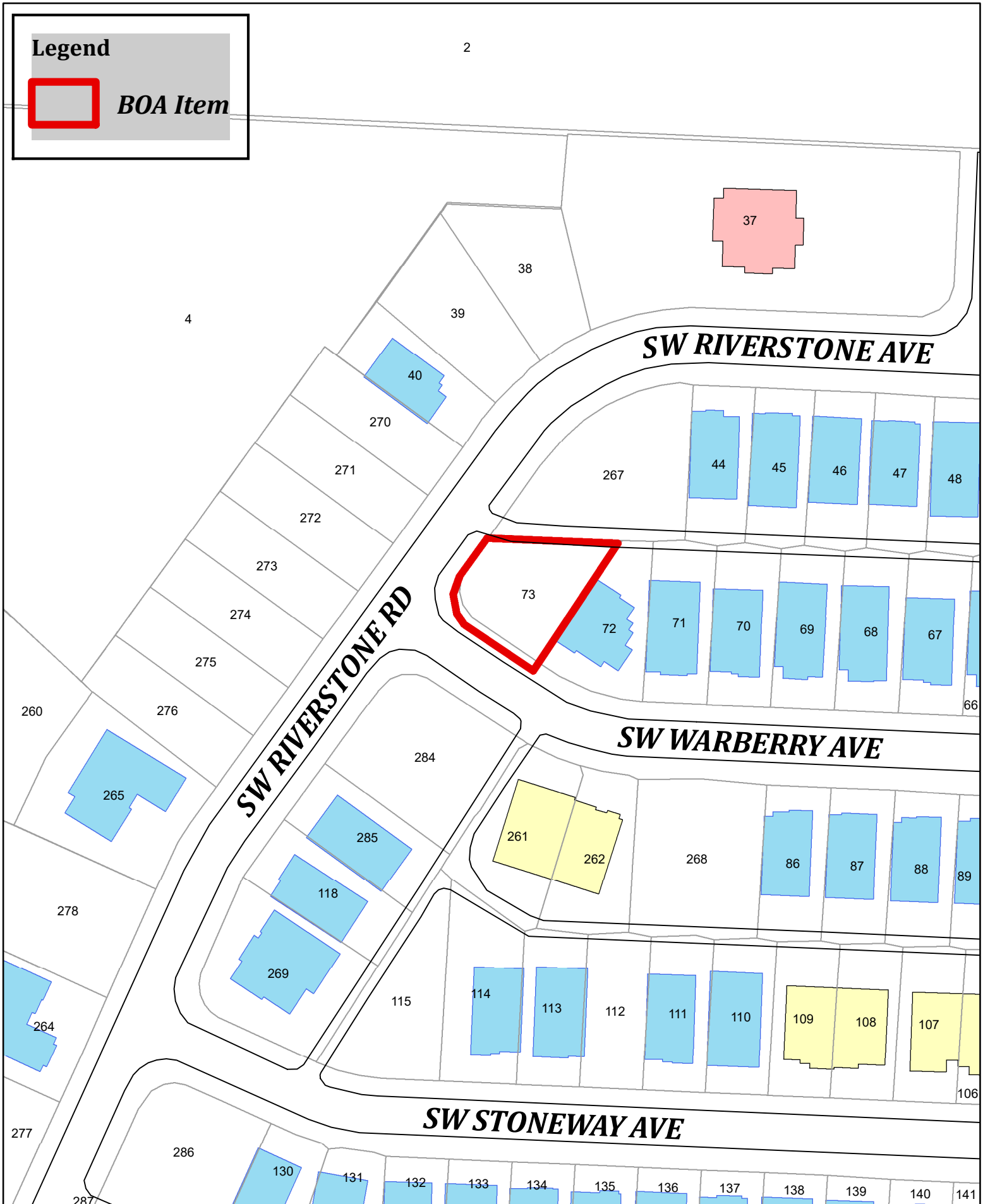
(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of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



BOA Item



VAR23-0021

**Front Setback Variance
3214 SW Warberry Ave**

1 inch = 82.3 feet



Richard A. and Jill S. Donckers

3214 SW Warberry Ave
Bentonville, AR 72713-5282
479-426-2482 / 479-366-5455
viedvacker@gmail.com

June 8, 2023

Board of Adjustment
305 SW A St
Bentonville, AR 72712

To Whom it May Concern:

We are requesting a variance on the setbacks for the unenclosed portico we are adding to the front of our home at 3214 SW Warberry Ave. The reason we are building this portico is because the home is south facing, the direction storms typically move in leads to direct rains pummeling the front of the home, and the 1' overhang creates a lack of shelter for the front door. The combination of these three things has cause damage due to water getting in.

In the three and a half years that we've owned the home, we've experienced the door jamb and part of the door rotting due to rain waters hitting it and leaking in. With only a 1' overhang, the front door has no protection. The home builder that we purchased it from had put corner pads on the front door to try to assure a good fit. As a preventative measure to help protect the door and door jam, we primed and painted them roughly a year and a half after we had moved in. However, due to the constant exposure to the elements, the damage continued.

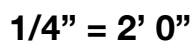
After some more time, it became evident that water has been leaking in and seeping along the baseboards. At this point, not knowing the extent of the damage behind the walls, we contacted a carpenter experienced in this type of work. He looked at the damage, replaced the door jam and brick moulding and worked on shoring up the door to try to stop the water from coming in. However, it became evident quickly that more was needed, at which point he suggested building a portico with no walls to keep as much direct rain off the front of the home as possible, which our POA approved.

However, the setbacks come up to within 2 feet of the front of the home. To properly build the unenclosed portico, columns are needed that are positioned within the setbacks by 3' 3 3/4". We are requesting this variance to not only protect the appearance of the home but also reduce further damage both inside and outside the home from the weather we experience here in Northwest Arkansas.

Sincerely yours,



Richard A. and Jill S. Donckers



To whom it may concern

We are asking for a fence variance from section 1100.06 Fence and Wall requirements (h) Fence design standards (1) fence height from 6 ft to 8 ft due to the elevation drop in our backyard. Our backyard almost drops down 6 ft at the corner of our lot and our back fence does not allow us the privacy that others in our neighborhood have. Even with an 8 ft fence from ground level at the house and our pool we believe that the 8 ft fence will still act more like a 6 ft fence but that is still better than the current situation. There are currently other 8 ft fences in our subdivision that backup to NW A st. Last year the neighbors behind us have built an above ground pool and deck that is 4 ft above elevation that allows us to see their pool and residents from not only our backyard but from inside our house. Our neighbors are in agreement with us and would also appreciate the 8 ft variance.

Thank you for your consideration.

Clayton and Christine Bradford

<  +14795448270 ✓

This message is from an unsaved number. Beware of
smishing and phishing.

Block number

Sunday, May 28

Hi Clayton- this is
Tyler at 2003 NW
Desoto. We are good
with the taller fence.
Thanks for reaching
out.

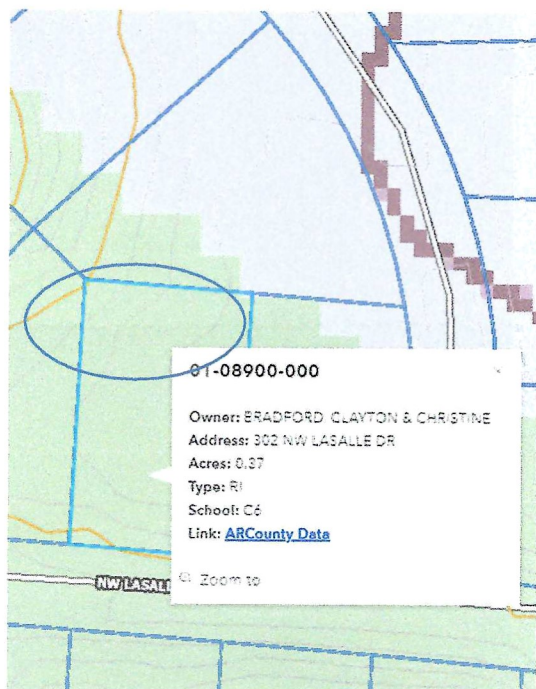
7:29 PM



Proposed 8ft fence



Benton County GIS shows elevation drop 2 ft per line. So a total drop of over 4 ft from our house elevation



Neighbors pool



Our view of neighboring pool

