



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

Meeting Link: https://us06web.zoom.us/webinar/register/WN_Rmu-QKFvSNa0BVcZH-O2UA

- I. Call to Order**
- II. Approval of July 12th Meeting Minutes**
- III. New Business**
- IV. Old Business**

***Note:** Originally the BOA held the advertised public hearings for these items and then tabled them at their June 28th meeting, as the applicant was absent. The applicant was also absent at the following July 12th meeting. With no representation present for Items 1-4 of Old Business, on July 12th, the Board decided unanimously that these items shall remain tabled until their next meeting on July 26th.*

- | | |
|------------------------------|------------------|
| 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 | |



**BOARD OF ADJUSTMENT
MEETING MINUTES
July 12, 2023
Bentonville City Hall
305 SW A St
4:00 PM**

Meeting Recording:

https://us06web.zoom.us/rec/share/7c3HJUlqy_zODvZydLUvX3BaMAFxpCb6Vr1QaRo9TPkKX6X0rLaJQCKX8B_Xxja.hM3y3ivqPyZXA2e5

Board Members Present: Celia Swanson, Dean Kruithof (Chair), BJ Phillips

Board Members Absent: Joe Haynie, Sam Pearson

City Staff Present: Tom Adler, Luke Aitken

I. Call to Order

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

II. Approval of June 28th Meeting Minutes

- Motion by Phillips to approve the meeting minutes as presented, Second by Swanson.
- July 12th meeting minutes are approved 3-0

III. New Business

1. Pujari

Variance*

1005 Brockton Ave ([VAR23-0022](#))

Side Yard Fence – Height and Location

- Mr. Aitken clears up some details of the staff report, giving clarification to the board on the code sections relevant to the request at hand
- Mr. Aitken reads the staff report, outing the applicant's request
- Chairman Kruithof opens the public hearing
- Mr. Pujari, the applicant, gives a presentation with photographs of his property and states his concerns which necessitate his variance request
- Mr. Pujari presents photos to the board which illustrate the sightline from his neighbor's driveway would not be impeded with a 6-foot-tall fence in his side yard if it is adequately set back from the right of way to the west
- Public hearing is closed
- Board members discuss details of the proposed fence layout with staff and the applicant, confirming the fence location is adequately separated from utilities
- Variance request is approved 3-0

IV. Old Business

***Note:** The applicant was absent again, failing to represent Items 1-4 of Old Business. The Board decided these items shall remain tabled until the applicant can be present. Originally the BOA held the public hearings for these items and then tabled them at their June 28th meeting.*

- | | |
|--|------------------|
| 1. Jampana
NE Steinbeck Dr (VAR23-0017) <ul style="list-style-type: none">• Front Building Setback | Variance* |
| 2. Jampana
NE Doyle Dr (VAR23-0018) <ul style="list-style-type: none">• Front Building Setback | Variance* |
| 3. Jampana
NE Steinbeck Dr (VAR23-0019) <ul style="list-style-type: none">• Front Building Setback | Variance* |
| 4. Jampana
NE Chaucer St (VAR23-0020) <ul style="list-style-type: none">• Front Building Setback | Variance* |

*** Meeting is adjourned at 4:28 PM by Chairman Kruithof ***



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.

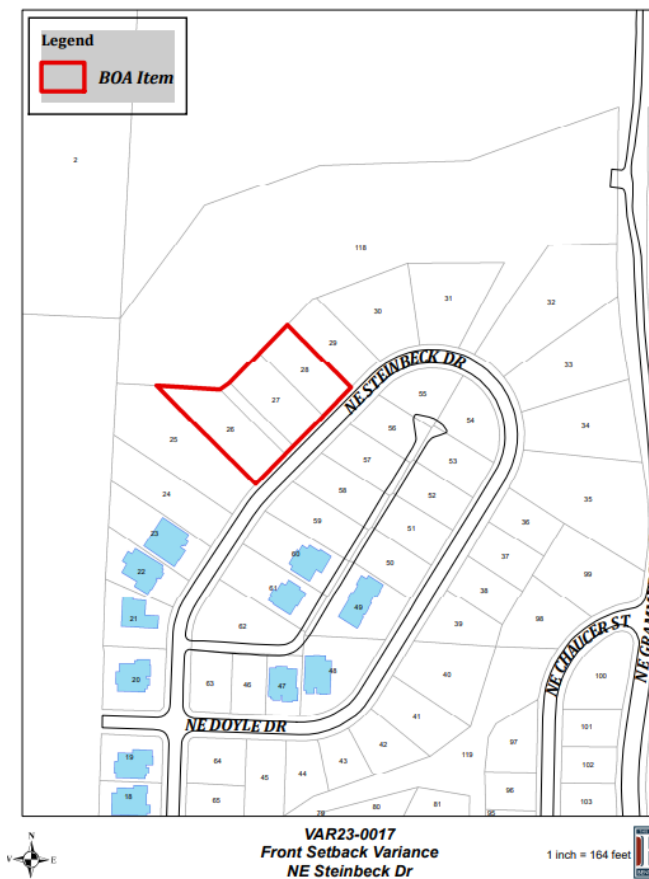
Public Comment

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.

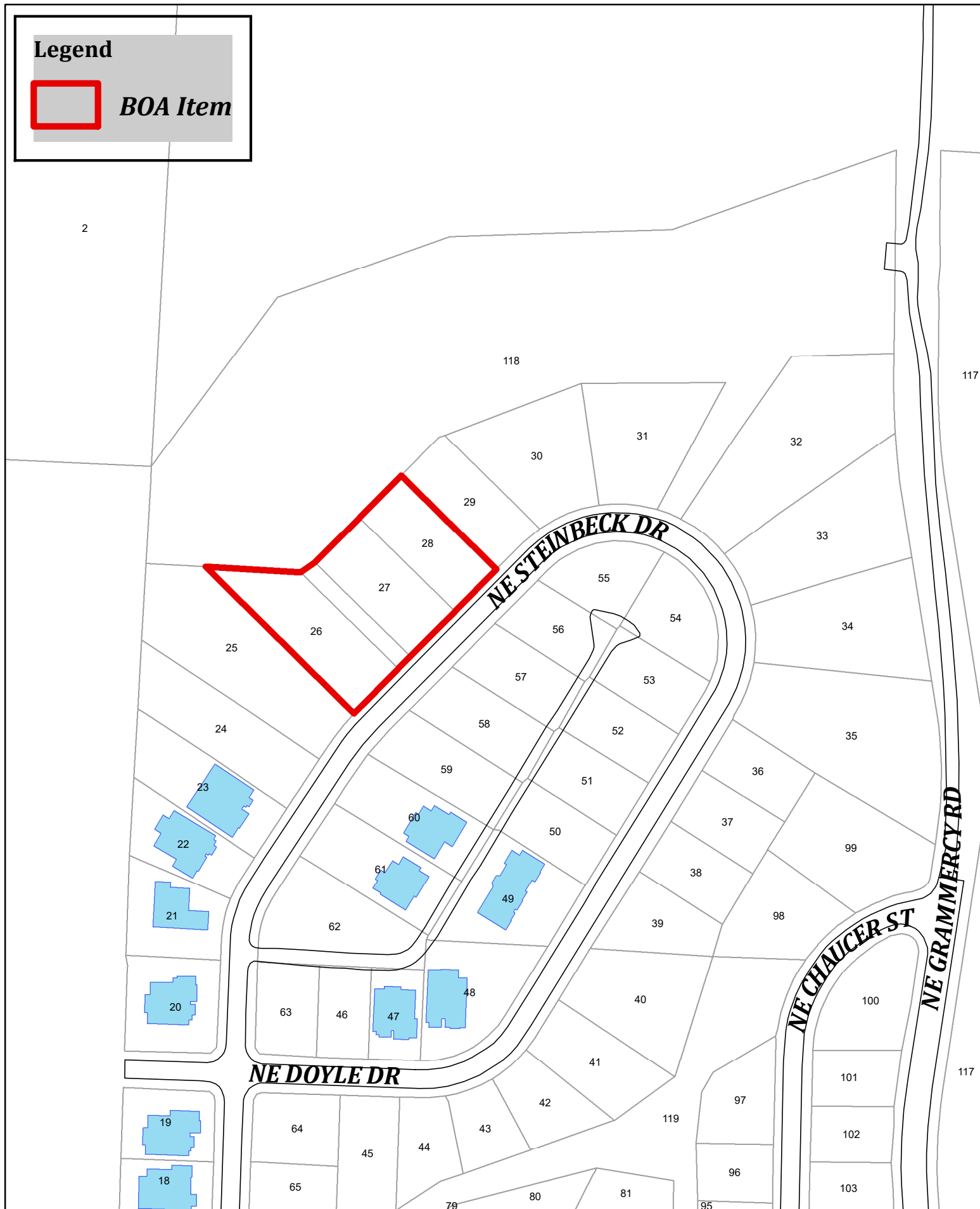
(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of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

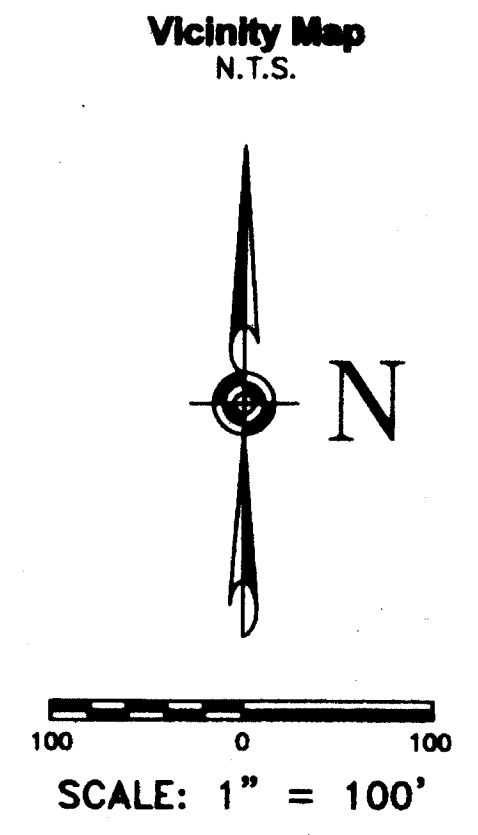
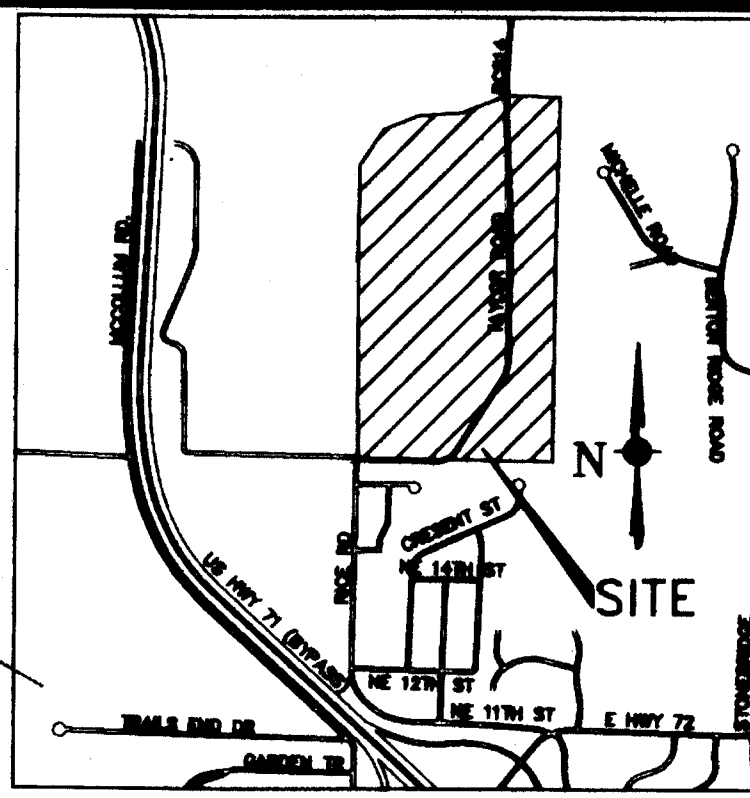
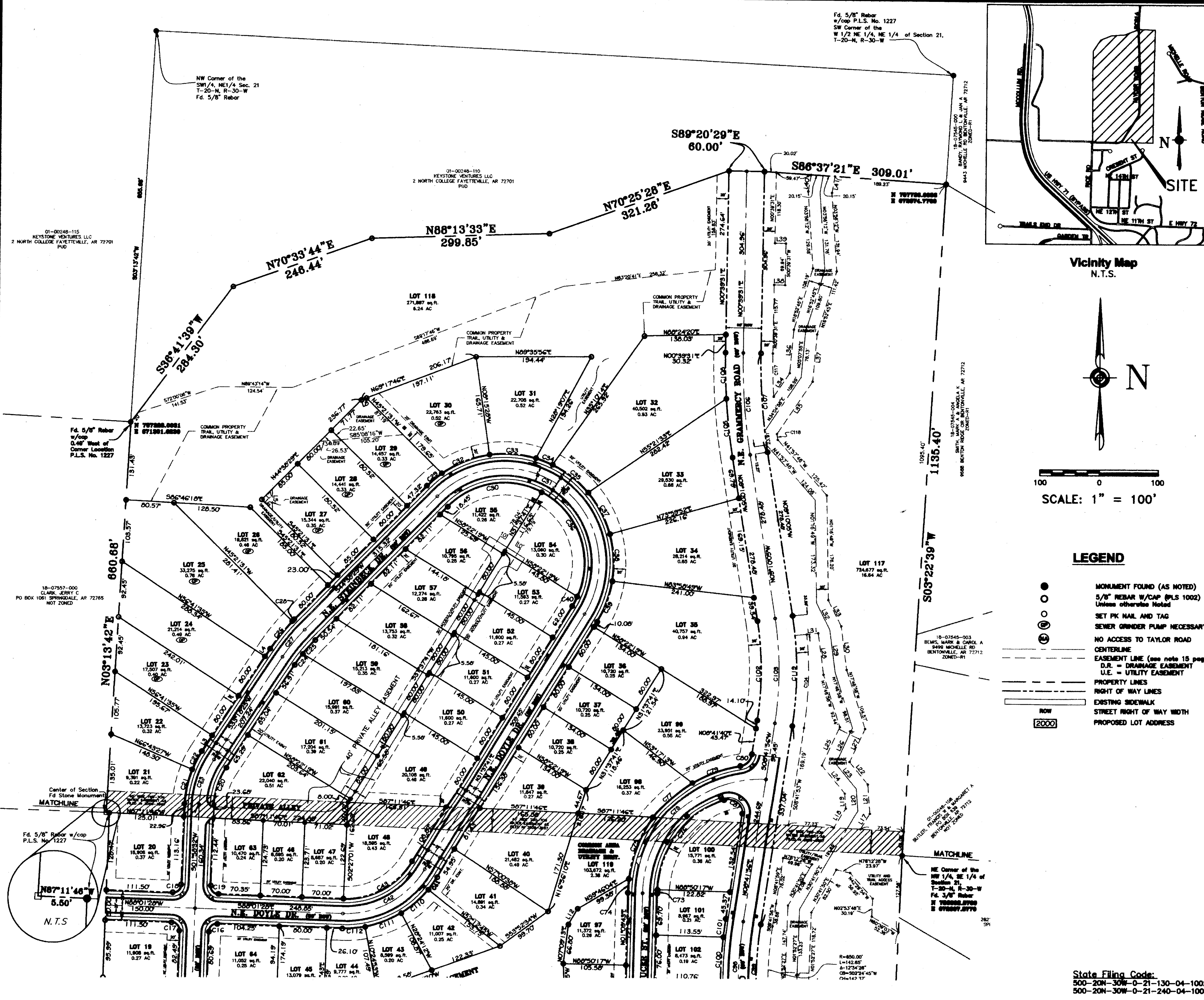


VAR23-0017

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

1 inch = 164⁶feet





LEGEND

- MONUMENT FOUND (AS NOTED)
- 5/8" REBAR W/CAP (PLS 1002)
- Unless otherwise noted
- SET PK NAIL AND TAG
- SEWER GRINDER PUMP NECESSARY
- NO ACCESS TO TAYLOR ROAD
- CENTERLINE
- EASEMENT LINE (see note 15 page 3)
- D.R. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- PROPERTY LINES
- RIGHT OF WAY LINES
- EXISTING SIDEWALK
- STREET RIGHT OF WAY WIDTH
- PROPOSED LOT ADDRESS

State Filing Code:
500-20N-30W-0-21-130-04-1002
500-20N-30W-0-21-240-04-1002

Benita DeHelds-Circuit Clerk
Book/Pg: 2009/76
Term/Cashier: CASH/2009
02/25/2009 210102PM
Fees: \$15.00
Book: 2009 Page 76
Recorded with Above
PLAT Book & Page
02/25/2009

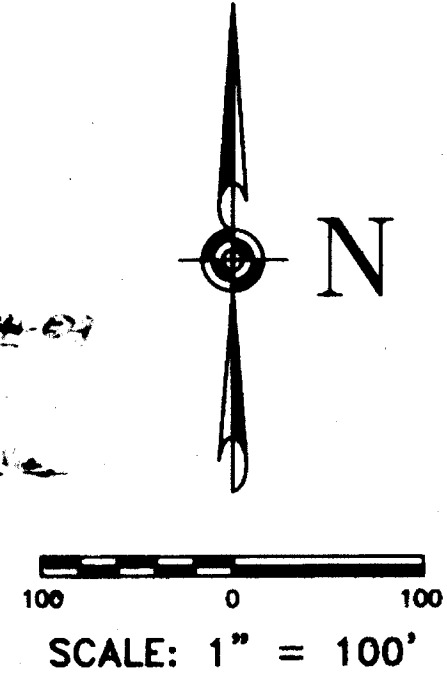
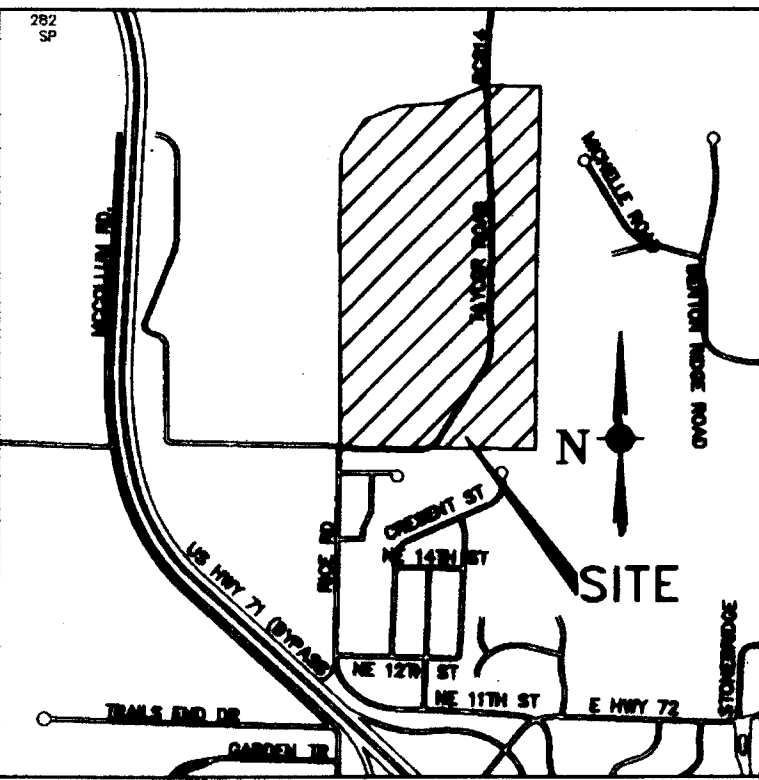
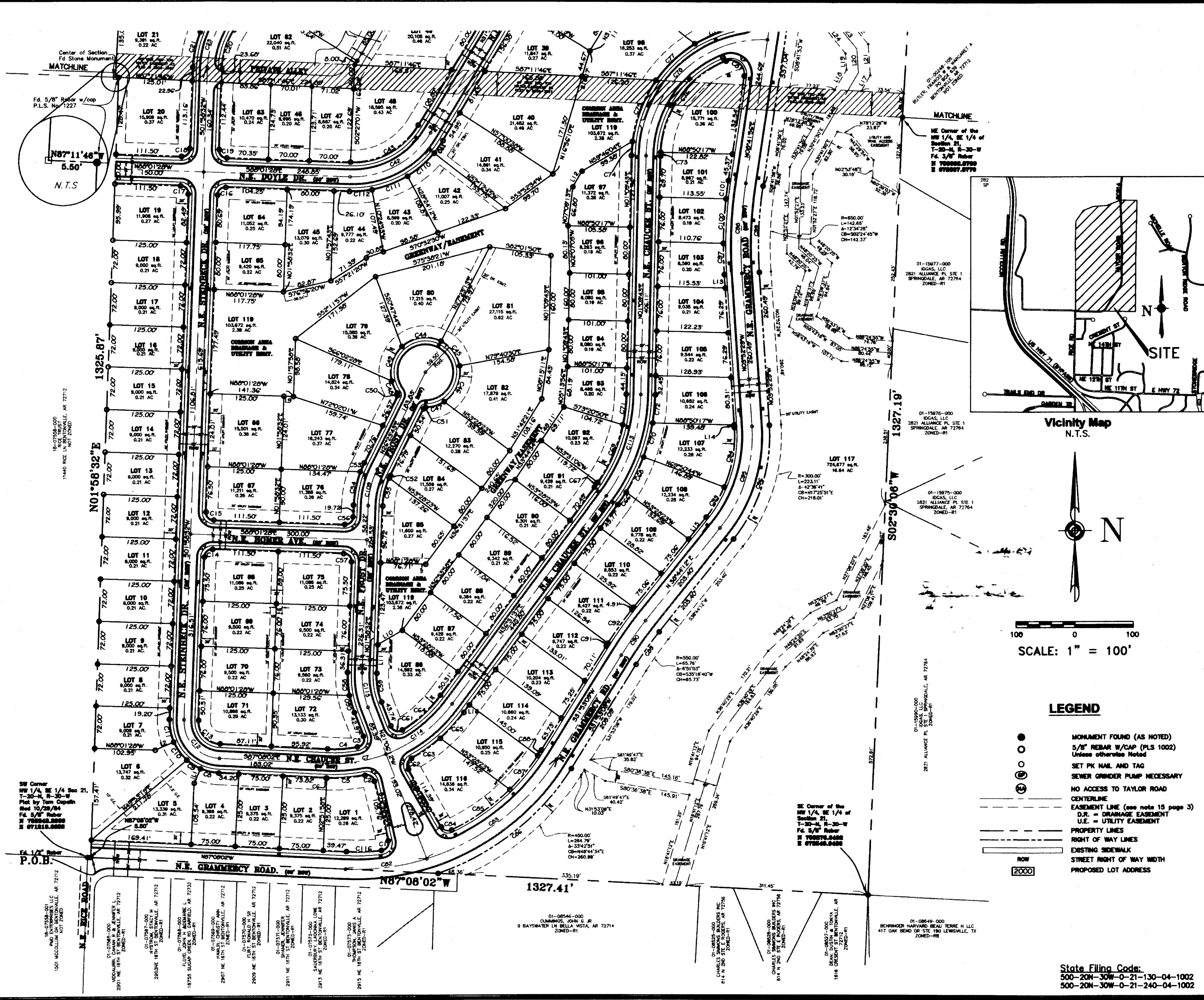
DEVELOPER:
KEYSTONE VENTURES, LLC
#2 NORTH COLLEGE
FAYETTEVILLE, AR 72701
PHONE: (479)-587-1045
FAX: (479)-587-1257

FINAL PLAT
GRAMMERCY PARK ADDITION
PHASE I
PART OF THE SW1/4, NE1/4 & NW1/4, SE1/4
SECTION 21, T-20-N, R-30-W

REGISTERED
STATE OF ARKANSAS
NO. 1002
PROFESSIONAL LAND SURVEYOR
C. D. GRAY

Civil Engineering
Landscape Architecture
Land Planning
Surveying
SAND CREEK
Engineering and Landscape Architecture, Inc.
610 West 1st Street
Fayetteville, AR 72701
Ph: (479) 464-8888 Fax: (479) 464-8884

PLS: CEG
CAD: GEN, CEG, WGG
FIELD: GEN, WGG
FIELD: CEG
DWG: 04043final-plat.dwg
DATE: FEBRUARY 19, 2009
SHEET: 1 OF 3



- LEGEND**
- MONUMENT FOUND (AS NOTED)
 - 5/8" REBAR W/CAP (PLS 1002) Unless otherwise noted
 - SET PK NAIL AND TAG
 - SEWER GRINDER PUMP NECESSARY
 - NO ACCESS TO TAYLOR ROAD
 - CENTERLINE
 - EASEMENT LINE (see note 15 page 3)
 - D.R. = DRAINAGE EASEMENT
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 - PROPERTY LINES
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 - EXISTING SIDEWALK
 - STREET RIGHT OF WAY WIDTH
 - PROPOSED LOT ADDRESS

State Filing Code:
500-20N-30W-0-21-130-04-1002
500-20N-30W-0-21-240-04-1002

FINAL PLAT
GRAMMERCY PARK ADDITION
PHASE I
PART OF THE SW1/4, NE1/4 & NW1/4, SE1/4
SECTION 21, T-20-N, R-30-W

REGISTERED
STATE OF ARKANSAS
NO. 1002
PROFESSIONAL LAND SURVEYOR

Civil Engineering
Landscape Architecture
Land Planning
Surveying
SAND CREEK
SAND CREEK SURVEYING & LANDSCAPE ARCHITECTURE, INC.
10101 N. 10TH ST., SUITE 100
FORT SMITH, ARKANSAS 72712
PH: (505) 464-8888 Fax: (505) 464-8884

PLS: CEG
CAD: GEN, CEG, WGG
FIELD: GEN, WGG
FIELD: CEG
DWG: 04043final-plat.dwg
DATE: FEBRUARY 19, 2008
SHEET: 2 OF 3

DEVELOPER:
KEYSTONE VENTURES, LLC
92 NORTH COLLEGE
FAYETTEVILLE, AR 72701
PHONE: (479)-587-1045
FAX: (479)-587-1257

Recorder-Circuit Clerk
Book 17, Page 177
Filed for Record: 2/19/08
Recorded: 2/19/08
Total Fees: \$15.00
Book: 2008, Page: 77
PLAT: Book 1, Page 77
02/23/2008

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

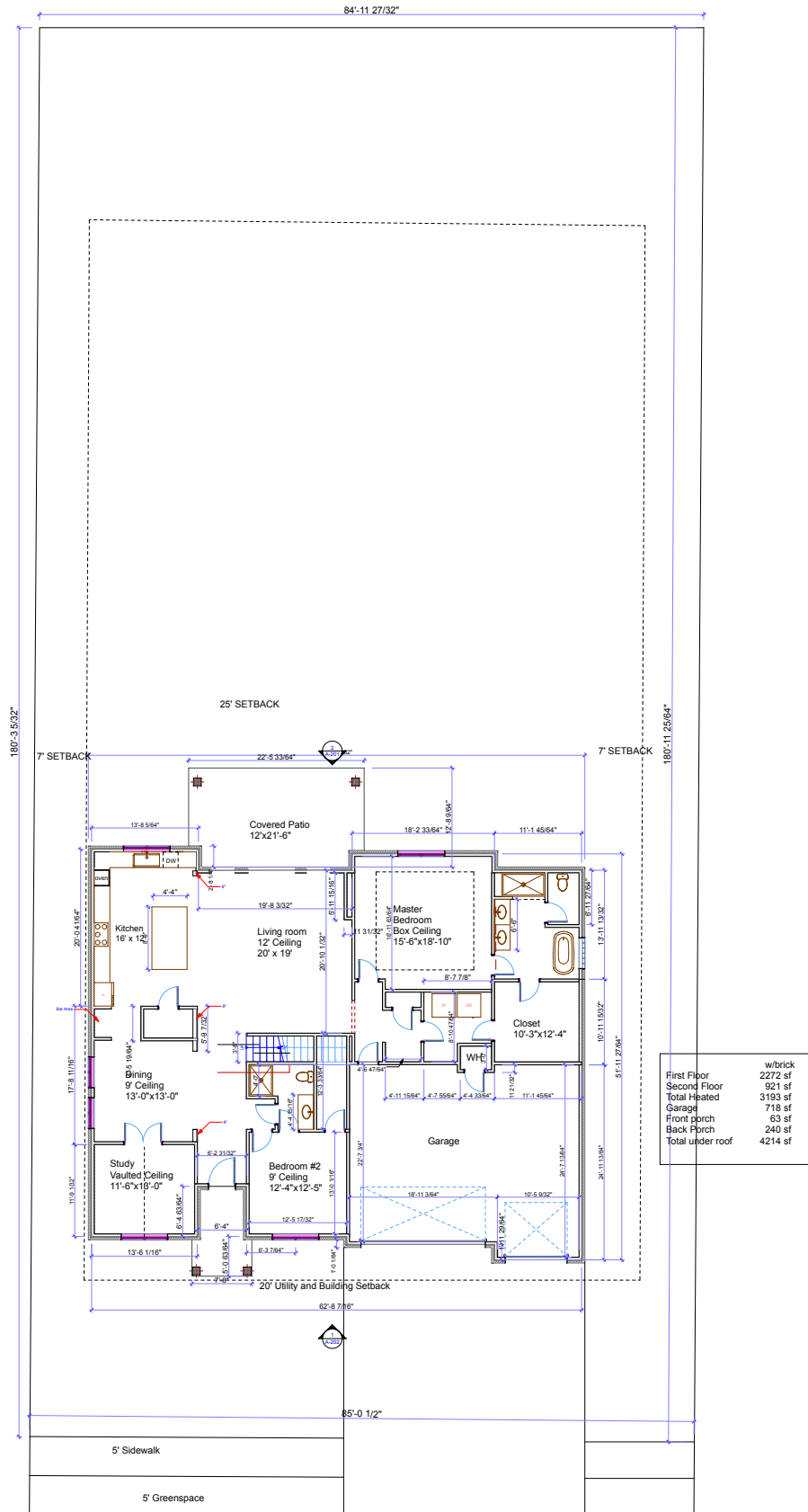
To whom it may concern, please consider a building setback variance for the referenced project. These lots have its own set of challenges and requires some accommodations to make it work. See the following responses, below, to the required criteria.

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





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.

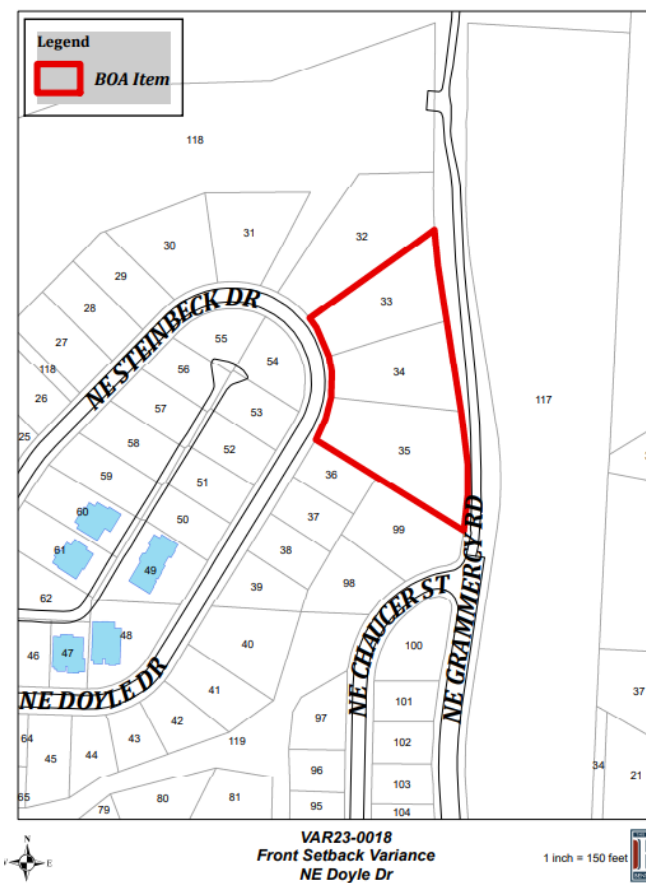
Public Comment

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:

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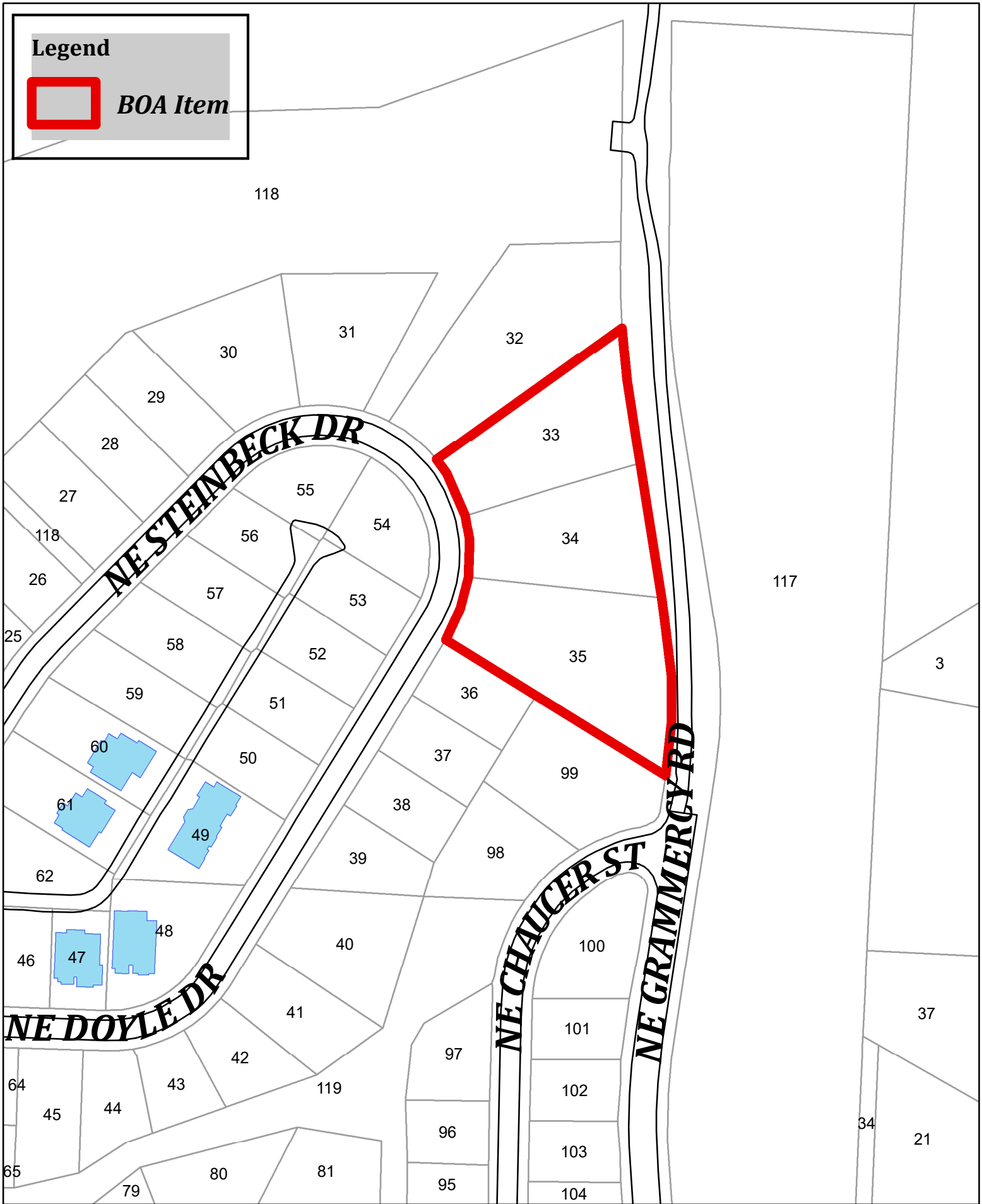
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(6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter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

Legend



BOA Item



VAR23-0018
Front Setback Variance
NE Doyle Dr

1 inch = 150 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# **33,34 and 35** Grammercy Park Subdivision

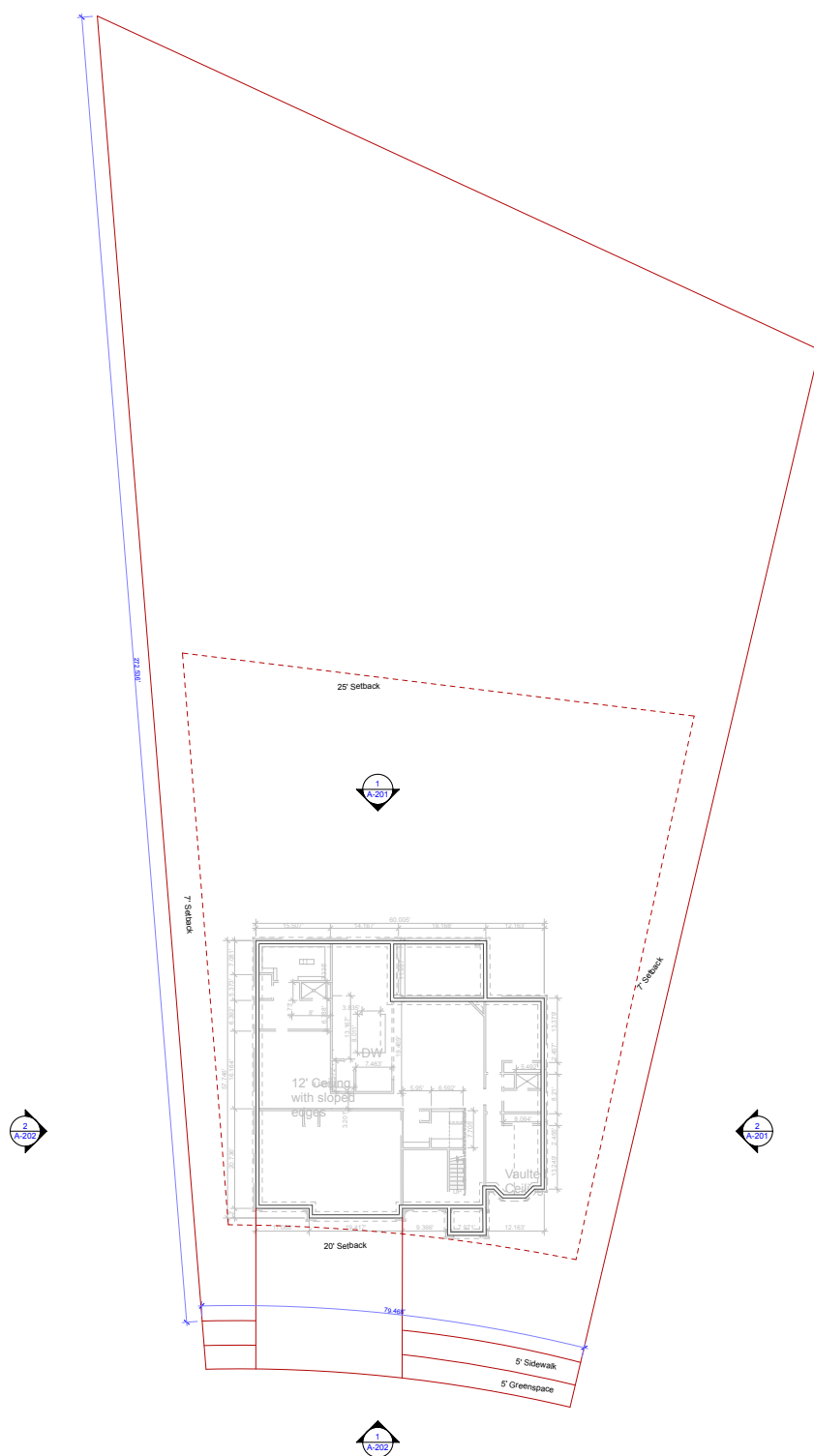
To whom it may concern, please consider a building setback variance for the referenced project. These lots have its own set of challenges and requires some accommodations to make it work. See the following responses, below, to the required criteria.

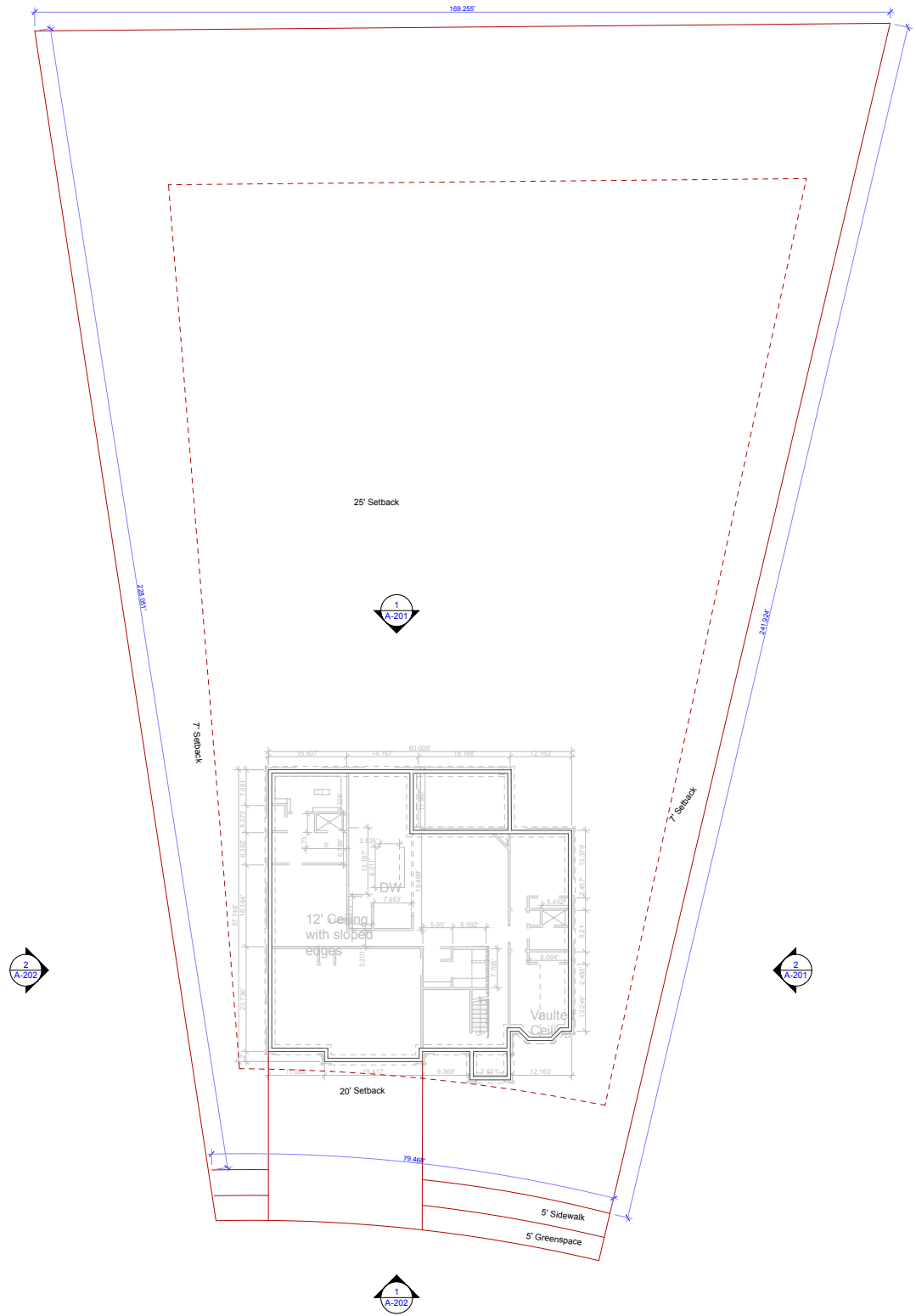
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The special condition in this case, the lot topography, is not the result of the current lot owner. The existing lot grades appear to be result of subdivision design and construction. In summary, this setback variance meets the standard criteria established 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.

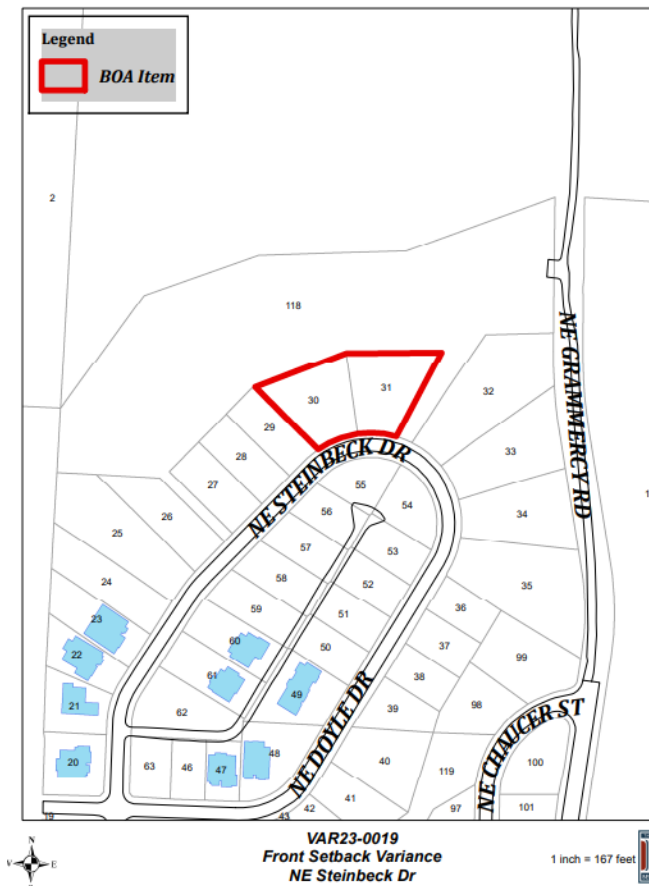
Public Comment

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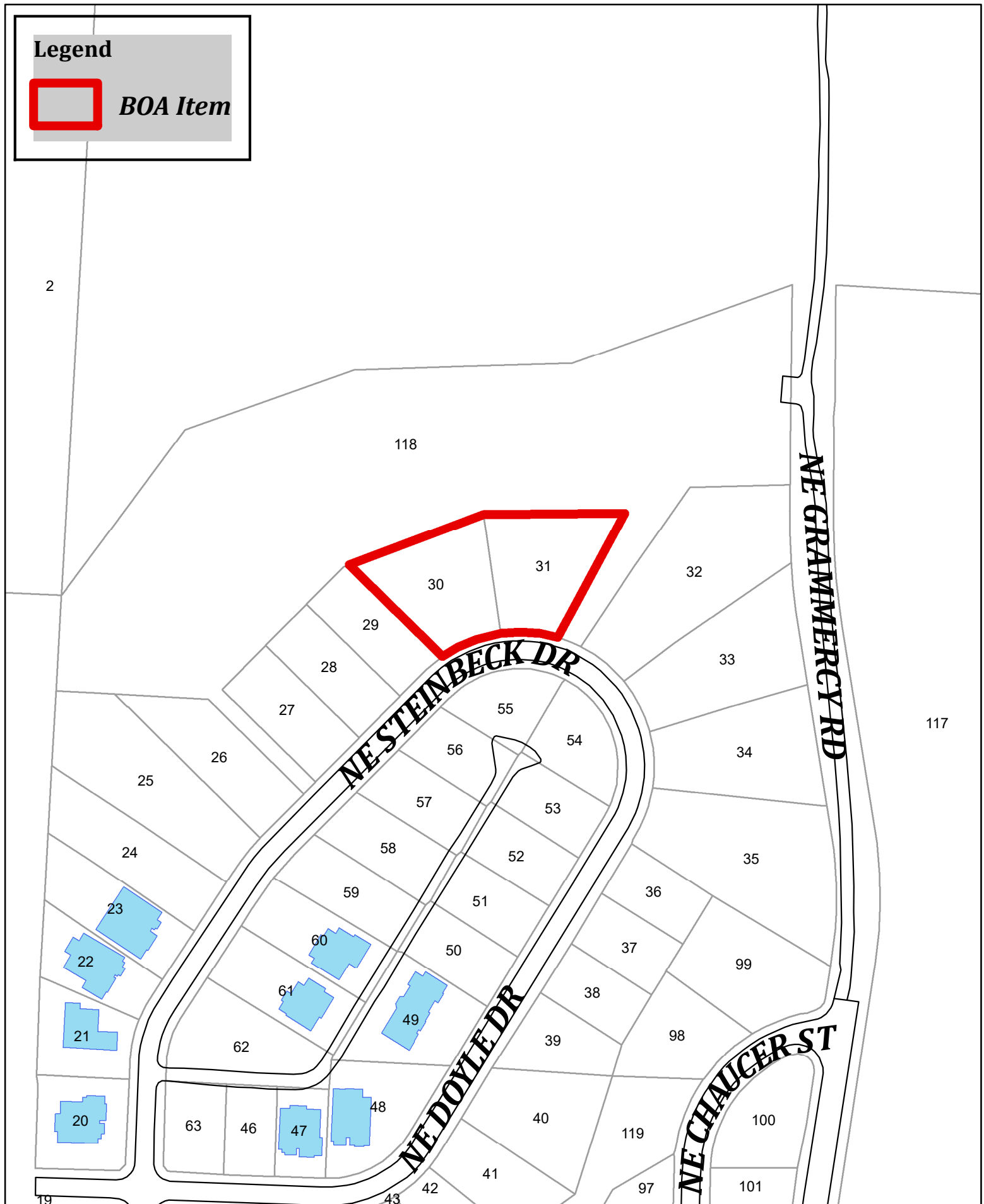
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(6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter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

Legend



BOA Item



VAR23-0019
Front Setback Variance
NE Steinbeck Dr

1 inch = 167²/₃ 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

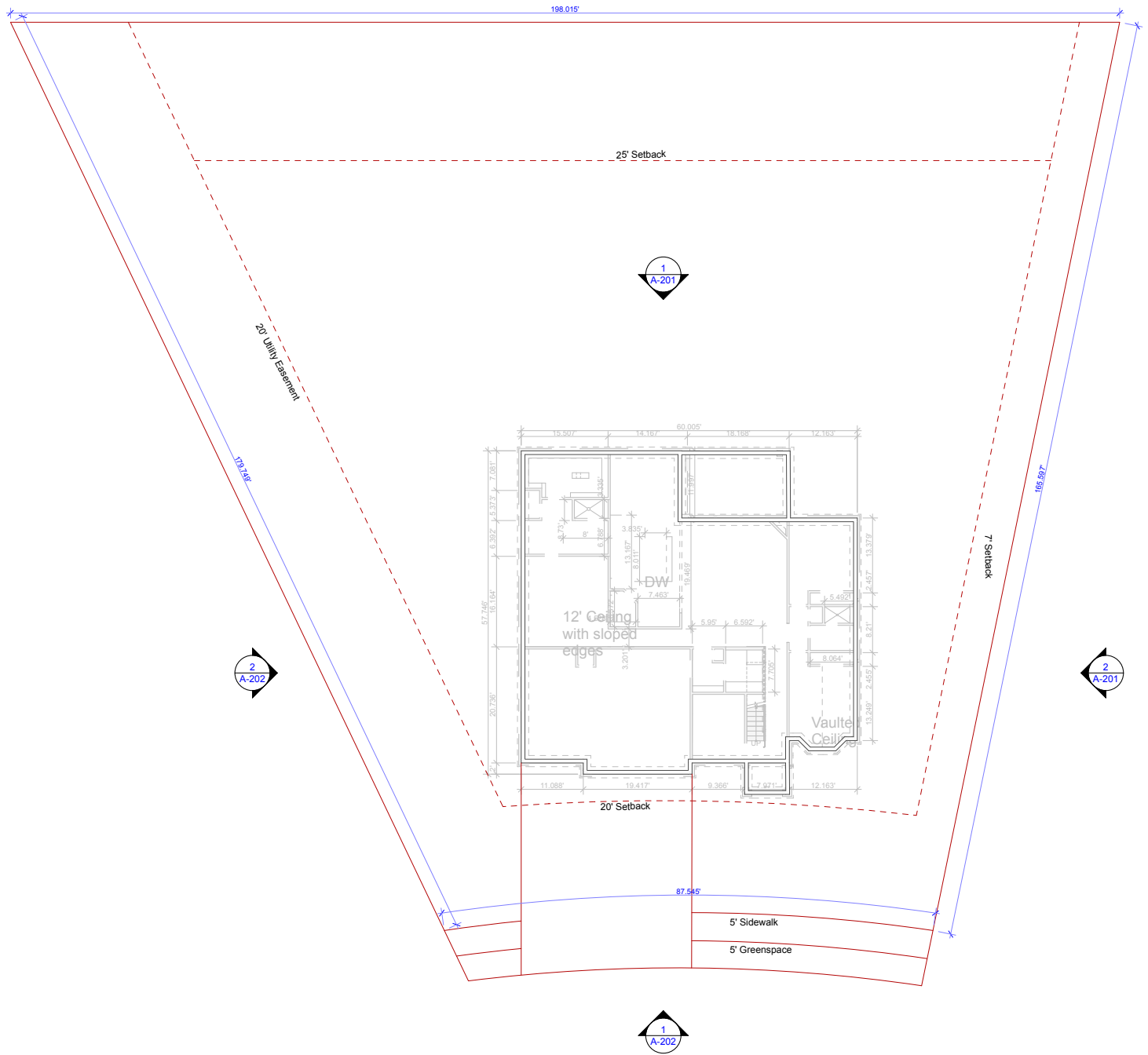
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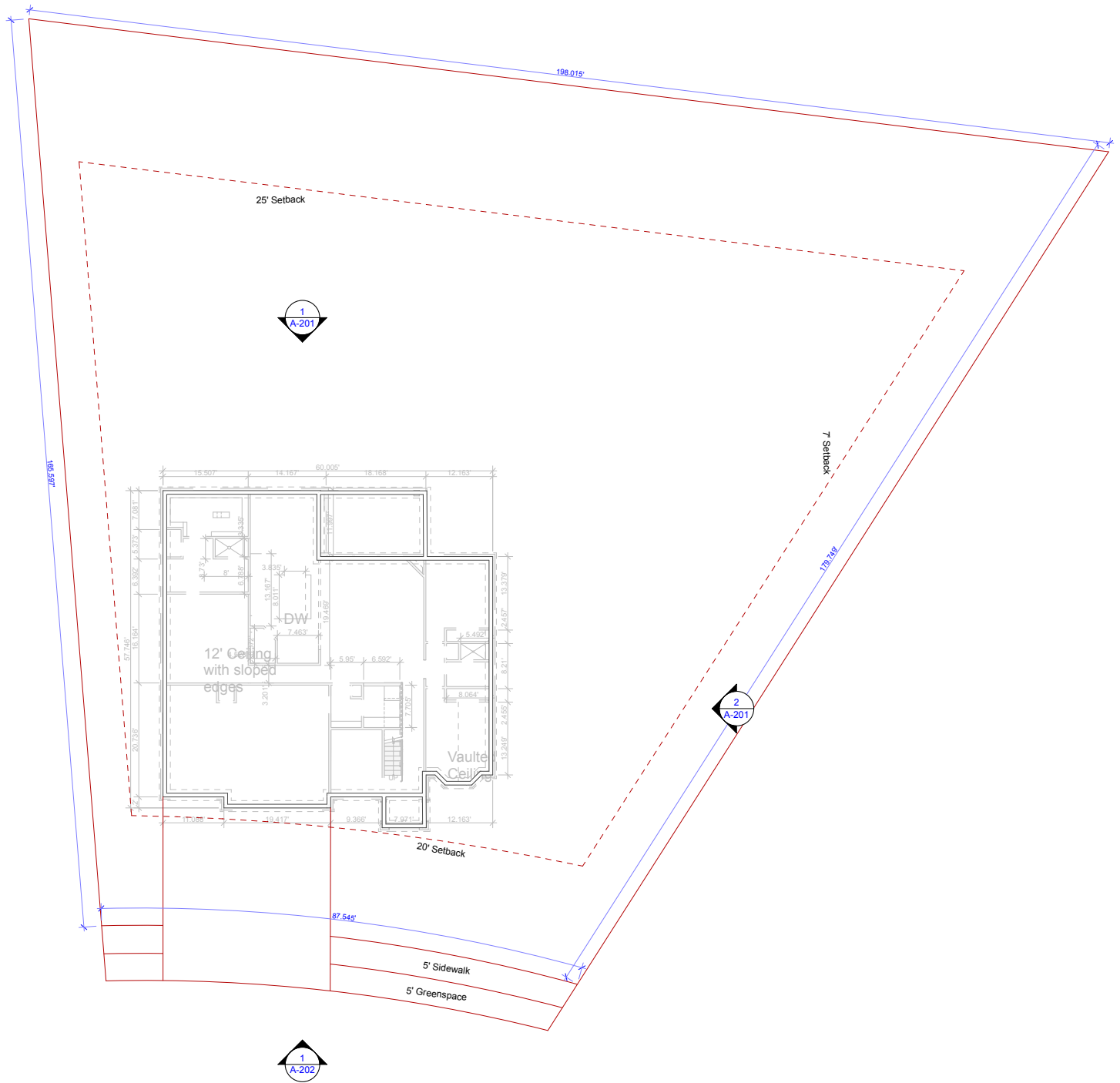
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Sincerely,

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

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.

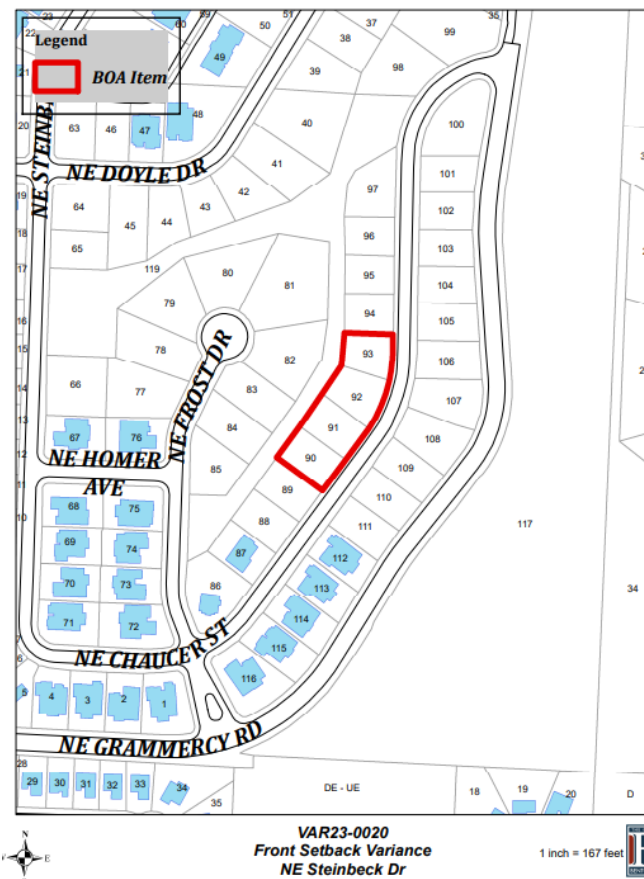
Public Comment

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.

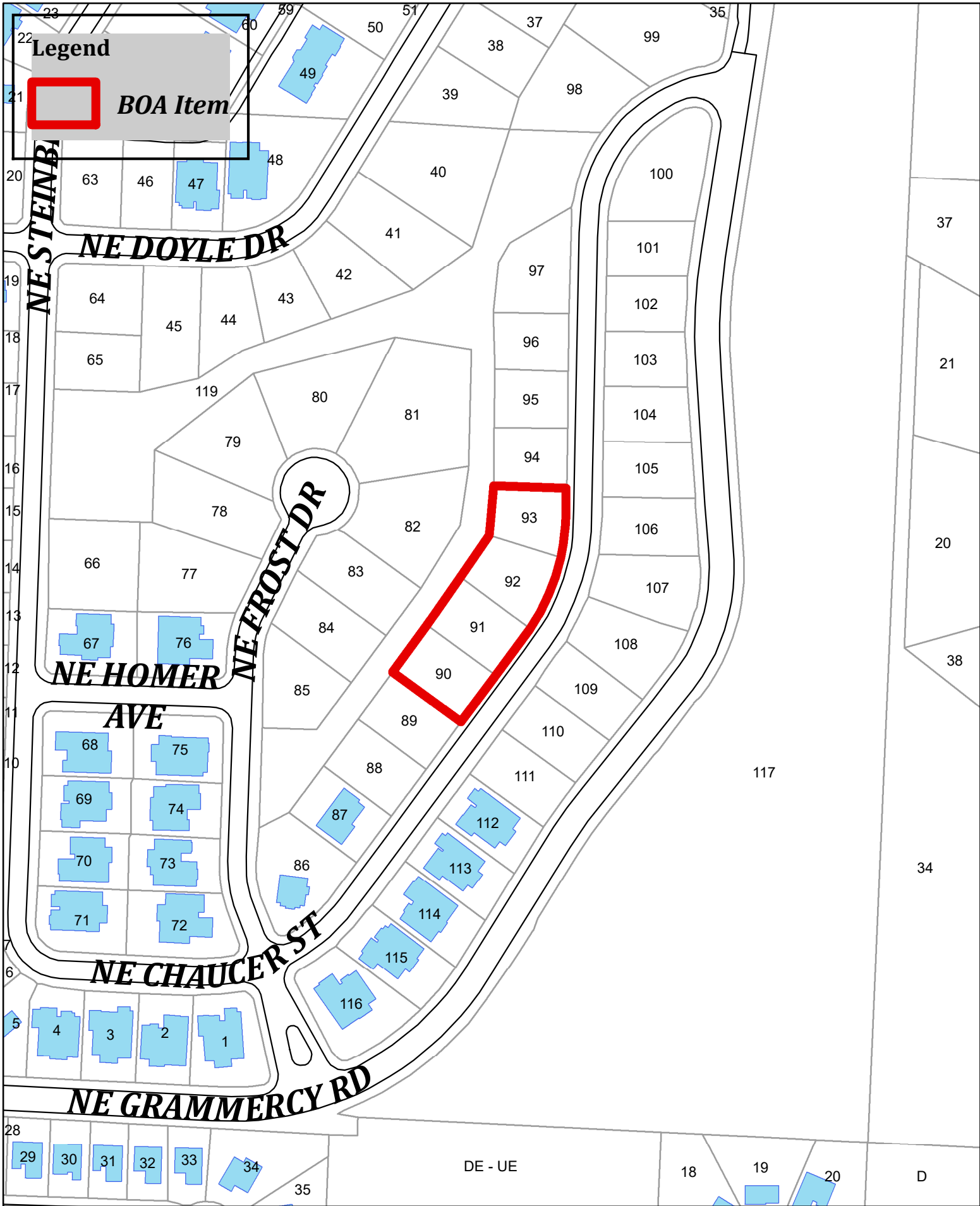
(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(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.

(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.



VAR23-0020
Front Setback Variance
NE Steinbeck Dr

1 inch = 167⁸feet



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.

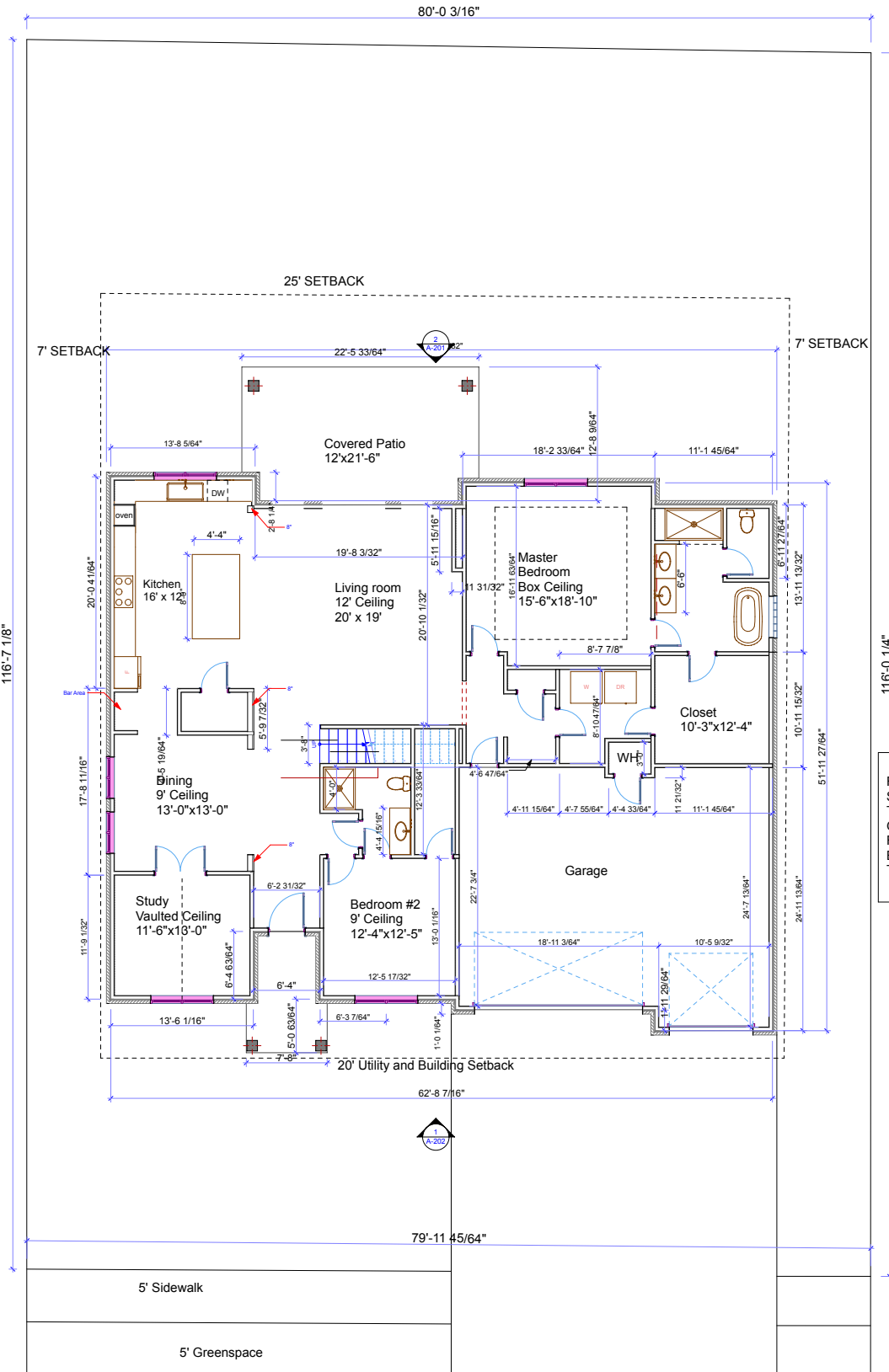
The special condition and circumstance that exists for the lots is the rear yard topography. These lots are not buildable well into the rear buildable area of the lots; therefore, the proposed homes need shifted to the front. Literal interpretation of the setback ordinance would mean a much smaller house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



	w/brick
First Floor	2272 sf
Second Floor	921 sf
Total Heated	3193 sf
Garage	718 sf
Front porch	63 sf
Back Porch	240 sf
Total under roof	4214 sf

